

Heritage Standard

Burra State Heritage Area

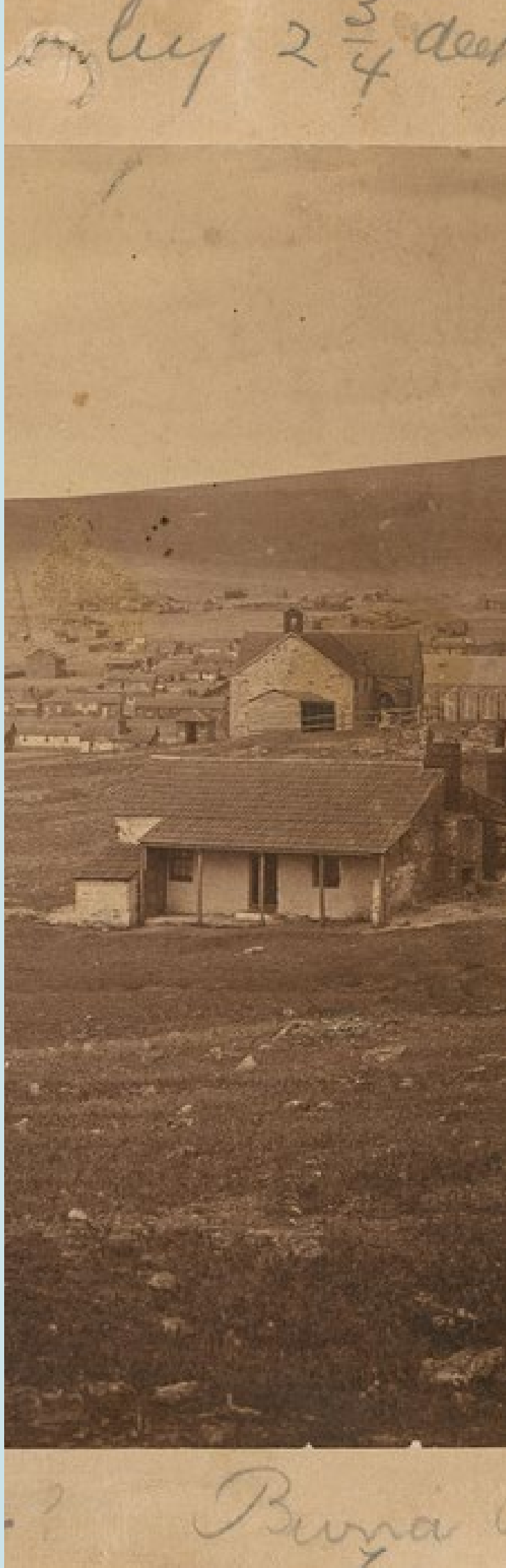


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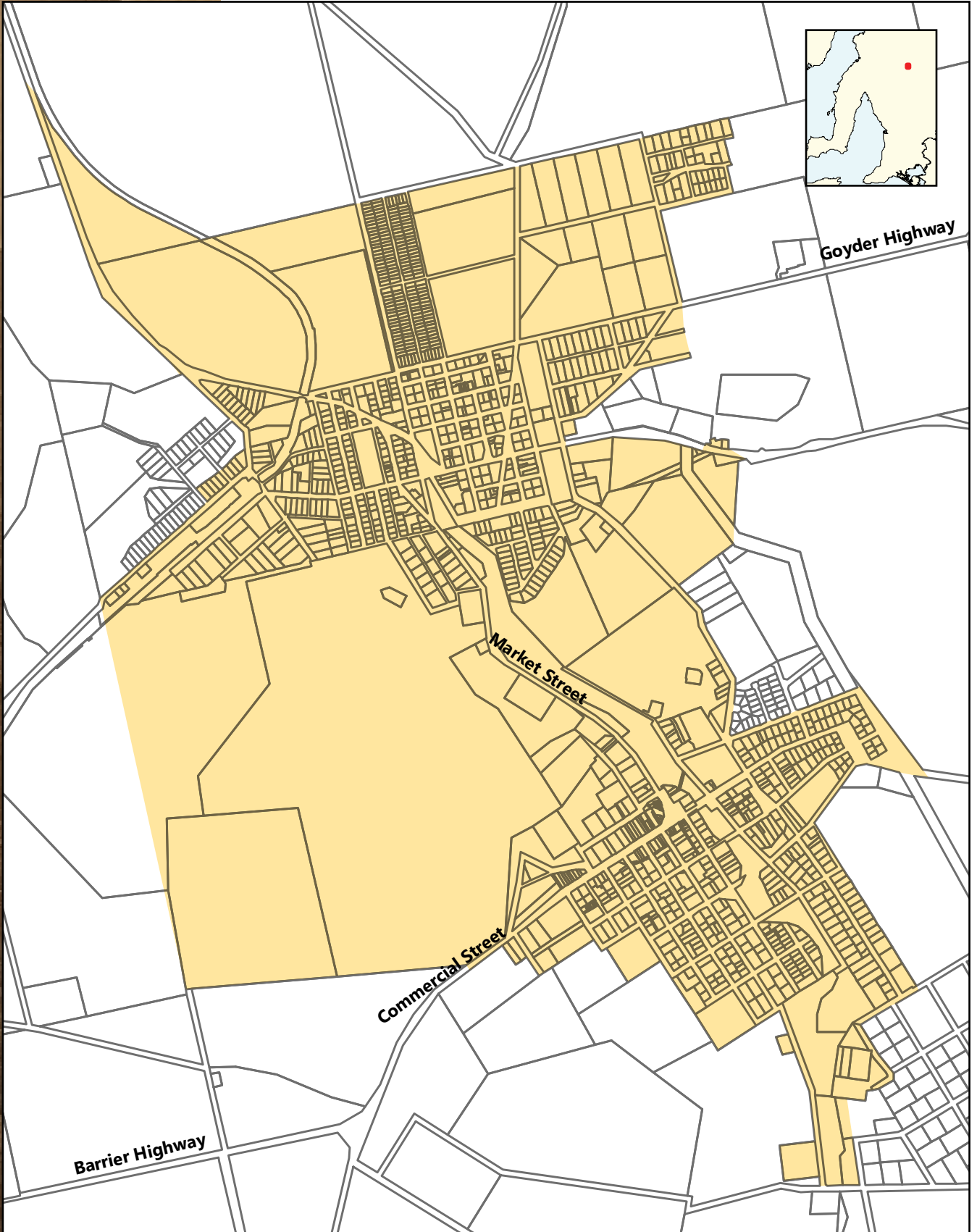
COVER IMAGE: Burra Mine 1876, State Library of South Australia, SLSA B 4150, circa 1870.

THIS PAGE: Burra Township 1874, State Library of South Australia, B 12174, 1874



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less if necessary*

Burra State Heritage Area



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1. Background

1.1. Burra State Heritage Area

South Australia's State Heritage Areas represent significant aspects of the State's rich natural and cultural heritage. Burra was designated as a State Heritage Area under the *South Australian Heritage Act 1978-1980* in 1993. The designation ensures that future development of properties within Burra is managed in a way that maintains the Area's heritage value.

The Burra State Heritage Area includes several State Heritage Places and an Object listed in the State Heritage Register. If proposed development involves a State Heritage Place or Object located within a State Heritage Area which is also independently listed in the South Australian Heritage Register, the policy of the Planning and Design Code's State Heritage Place Overlay will take precedence over that of the State Heritage Area Overlay.

1.2. Purpose of Heritage Standard

The Heritage Standard is published in accordance with the *Planning, Development and Infrastructure Act 2016* and its Planning and Design Code (Code). It is a supplementary tool of the Code and is referenced in the State Heritage Area Overlay.

Proposals to undertake development within a State Heritage Area may be referred by the Relevant Authority to the *Minister responsible for administering the Heritage Places Act 1993*, for consideration of impact on the heritage values of the State Heritage Area.

The Relevant Authority decides if a referral is required. The State Heritage Area Overlay 'Procedural Matters (PM) Referrals', identifies the types of development in a State Heritage Area that require referral.

Officers within Heritage South Australia (Heritage SA) in the Department for Environment and Water are the Minister's delegate for advice on referred development applications. Generally, Heritage SA can support the proposal and direct conditions of approval, or direct refusal if heritage values are unacceptably compromised. The Heritage Standard forms a key part of Heritage SA's assessment of the heritage impact of referred development proposals.

The Heritage Standard is presented in three parts:

- 1. Background** - the historical development of Burra and the principles that underpin the State Heritage Area listing
- 2. Statement of Significance** –the South Australian Heritage Register listing, including the context and description of the heritage values
- 3. Heritage Standards for Development** - Principles and Acceptable Standards for development proposals

1.3. History – Burra

Ngadjuri ownership and dispossession

People of the Ngadjuri Nation are traditional owners of lands in South Australia's Mid North region, north of Gawler as far as Orroroo, east of Clare, and west to Manna Hill and includes the township of Burra. The appropriation of Aboriginal land began immediately following the arrival of colonists to South Australia in 1836, firstly in the vicinity of the primary settlement of Adelaide, then expanding quickly into adjacent land for agriculture development. The growth of European mining, and agricultural activities around Burra from the early 1840s had 'cumulative and irreversible' consequences for the Ngadjuri People.¹ Timber taken to support the mining industry denuded the landscape of trees; sheep polluted the waterways, further degraded the landscape and competed with local fauna; and the expansion of agricultural settlement east of Burra from the mid-1870s caused Ngadjuri People to be 'fenced out of their own land.'²

It is likely that by the 1870s most Ngadjuri had been forced from their traditional lands by the pressures of agricultural and mining development.³ The Ngadjuri People and culture have endured despite the pressures of colonial settlement. In July 2023 the Ngadjuri People were recognised as native title holders by the Federal Court over an area of land which includes Burra.⁴

1 Peter Birt and Vincent Copley, 'Coming back to country: a conversation at Firewood Creek', in Claire Smith and H. Martin Wobst (eds), *Indigenous archaeologies: decolonizing theory and practice*, Routledge, London/New York 2005. 250

2 Ngadjuri Nation, *About Us*, <http://www.ngadjuri.com.au/aboutus.html>, accessed 6 December 2021.

3 Birt and Copley, 'Coming Back to Country', 2005, 251

4 South Australian Native Title Services, <https://www.nativetitlesa.org/native-title-sparks-bright-future-for-ngadjuri-people/>, accessed October 2023

Morphett's pump house, boiler house and winding house, Burra, circa 1915-1930, State Library of South Australia, SLSA PRG 733/507.



Copper mining in Cornwall

The county of Cornwall in England once possessed rich mineral resources including tin and copper. From the Bronze Age, tin mining was a dominant industry in Cornwall and the exhaustion of surface deposits beginning in the sixteenth century resulted in the development of deep mining technology. Copper mining supplanted tin mining in Cornwall in the eighteenth century and high global demand resulted in the rapid emergence of an industrialised mining landscape, characterised by 'deep underground mines, engine houses, foundries, new towns, smallholdings, ports and harbours, and their ancillary industries.'⁵

Mining in Cornwall traditionally employed a mining team structure of a mine captain and teams of tutworkers (piece workers) who sunk shafts and were paid by linear measure and tribute workers who were paid a percentage of the ore value for its extraction. Miners engaged in tutwork sunk shafts, excavated levels and were paid a low but reliable rate per fathom, while teams of tribute workers bid for the right to mine lodes made accessible by tutwork and were paid according to the value of ore mined. This system promised flexibility and independence for miners with

little risk to investors and played an important role in the success of Cornish mining.⁶

The early development of the steam engine occurred in Cornwall, driven by the mining industry's need to efficiently dewater deep mines, to allow work below groundwater level. The first practical steam engine, with motion transmitted from steam cylinder to water pump through a pivoting beam or bob, was devised by Thomas Newcomen in 1712. Improvements by James Watt were commercialised in 1776 and were protected by patents. When these expired in 1800, the steam engine developed rapidly. The engine known as the 'Cornish' engine evolved from Watt's design and reached its zenith around 1850, coinciding with peak production at the Burra Burra Mines. Cornish engineers developed two main varieties of the Cornish engine: the beam pumping engine, in which the reciprocating see-saw motion of a cast-iron beam or "bob" powered subterranean pumping apparatus known as "pitwork", and the beam rotative engine which translated the motion of the bob into rotary motion, allowing the engine to drive machinery including crusher rolls, dressing machinery and winches. Cornish engines were manufactured by firms such as Williams' Perran Foundry and Harvey's Hayle Foundry. Both exported all over the world and supplied large Cornish pumping engines brought to South Australia.

⁵ Swanbury Penglase, *Australian Cornish Mining Sites: Burra. Conservation Management Plan*, for regional Council of Goyder, 2017. 16

⁶ Masao Yamanaka, 'Tribute System and Cost Book Principle: South Australian Copper Mining Business in the Mid-Nineteenth Century', *Otemon Economic studies*, 18, 1985. 8-9

Panoramic view of Burra Copper Mines with horses pulling kibble buckets of ore to the surface, circa 1870, State Library of South Australia, SLSA B 4149



A major economic depression in the 1840s and the decline of Cornish copper mining in the 1850s coincided with the discovery and exploitation of copper in places such as South Australia, Chile and the United States, providing impetus for Cornish miners and their families to emigrate in large numbers.⁷ They took with them hard-rock mining expertise as well as their vernacular building traditions, social and cultural customs, religious beliefs and identity.⁸ Tall masonry engine houses and the tapered cylindrical chimneys of their associated boiler houses were defining characteristics of the Cornish mining landscape and were transposed into South Australia.

The Burra Burra Mine

Copper was first discovered in colonial South Australia by pastoralists Bagot and Dutton in 1842 near the soon to be established town of Kapunda. In 1845, shepherds Thomas Pickett and William Strear independently discovered copper outcrops at two locations further north on the Burra Creek. Under regulations of the *Waste Lands Act 1842*, mineral rights could only be acquired outside of Counties by purchasing a Special Survey of 20,000 acres in one contiguous block, at a cost of £1 per acre.⁹ Two parties, namely the South Australian Mining Association (SAMA) and the Princess Royal Mining Company (PRMC), jointly

7 Jim Faull, 'The Cornish miner in South Australia', in Jonathan Shelby (ed), *South Australia's Mining Heritage (Special Publication No. 7)*, Dept. of Mines and Energy South Australia, Adelaide SA, 1987. 139

8 G. J. Drew and J. E. Connell, 'Cornish Beam Engines', in *South Australian Mines (Special Publication 9)*, Department of Mines and Energy of South Australia, Adelaide SA, 1993. 13-51

9 Ian Ahul, *The Story of 'Monster Mine': The Burra Burra Mine and its Townships 1845-1877*, District Council of Burra, Burra SA, 1986. 23-31

purchased the Burra Creek Special Survey in July 1845 then drew lots to determine ownership of the outcrops. The SAMA acquired Pickett's northern outcrop, which became the 'lucrative' Burra Burra Mine, while Strear's southern outcrops proved unproductive, and the associated Princess Royal Mine closed in 1851.¹⁰

The SAMA commenced mining at Burra on 29 September 1845. Production of copper ore soon eclipsed the Kapunda mines, and in 1847 Burra Burra Mine produced more copper than all 94 copper mines in Cornwall. Burra Burra Mine emerged as the largest mine in Australia, a title it held for a decade from 1845.¹¹ Copper mining reputedly saved the colony from bankruptcy, and by 1850 South Australia was one of the largest producers of copper in the world, with the value of mineral exports exceeding that of wool and grain.¹²

Burra was home to the first large population of Cornish people in South Australia. Henry Ayers, secretary and later managing director of the Burra Burra Mines, conducted an 'intensive recruiting drive' through agents in Cornwall, where unemployment and overpopulation encouraged families to accept assisted passage to South Australia. By 1851 Burra Burra Mine employed over 1,000 men and boys, most of them Cornish. The influx of Cornish families made Burra one of Australia's largest inland settlements.¹³

The SAMA imported six Cornish engines from foundries in Cornwall which were transported from Port Adelaide on purpose-built, bullock-drawn jinkers one of which, the *Burra Jinker* survives today. The engines were installed in large stone engine houses built to standardised Cornish designs.

The Burra smelts

Smelting is a process of extracting metal from ore through the application of heat and chemical reduction. During the 1840s much of the world's copper, including copper from Burra, was smelted in the Welsh town of Swansea, close to the coalfields that supplied fuel for the smelters. Export costs led South Australian mining interests to establish local smelters, however early attempts by the SAMA to smelt copper at Burra in 1846-1847 failed due to a lack of expertise. In 1848 the SAMA leased land on the east side of Burra Creek to the Patent Copper Company (PCC) which opened the Burra Smelts in April 1848. PCC shipped materials and experienced Welsh smelters and their families to Burra, and this operation

became the largest smelter outside Swansea until 1861. Initially the Burra Smelts were fired by timber cut from crown land. When this practice was prohibited, the PCC imported over 400 mules and 20 muleteers (drivers) from Chile to cart coal from Port Wakefield. German smelters were also encouraged to emigrate to South Australia adding to Burra's multicultural population. After 1861 most of the ore from Burra was smelted in Port Adelaide and the Burra Smelts closed in 1869.¹⁴

The Burra townships

Numerous townships developed in the vicinity of the Burra Burra Mine to service its growing population. The first township Kooringa, a Ngadjuri word, meaning 'place of she-oaks', began to establish from 1845 on the SAMA land south of the Burra Burra Mine site and adjacent to Burra Creek. During this early development, the site for Paxton Square and Paxton cottages was established and these cottages are among some of the earliest company housing in Australia. In 1846 a more formal layout was established when George Strickland Kingston, surveyor, architect and Director of the SAMA laid out an extension to the new town of 80 half acre allotments.

Prior to 1869 Kooringa allotments could be leased but not purchased freehold and rents were high, leading many miners and their families to excavate dugouts along the banks of Burra Creek. 'Creek Street' as it was known, boasted a population of up to 2,600 by 1851 however floods devastated the creek community that year and many were discouraged from returning. Some families remained, but the dugout homes were mostly deserted by 1860. In response to the SAMA's monopoly at Kooringa, the South Australian Government laid out the township Redruth in 1849, on the northern boundary of the Burra Creek Special Survey. The intent of this was substantially undermined when Henry Ayers and George Kingston attended the auction of land for Redruth and acquired 77 of 120 allotments for the SAMA.

Several private townships were also established in the vicinity of the mines. In 1846 Scottish speculators opened the Bon Accord Mine north of the Burra Burra Mine. The mine failed and closed in 1849 but the Bon Accord Mining Company used some of its land west of Redruth to survey the town of Aberdeen that year. From 1855 the English and Australian Copper Company (originally PCC) established the village of Llwhchwr, east of Redruth, to house Welsh

10 Swanbury Penglase, *Australian Cornish Mining Sites*, 2017. 20

11 Jennifer M.T. Carter and Roger Cross, 'Success and Failure: Earliest Attempts at the Commercial Smelting of the 'Monster Mine's Copper Ore in the Province of south Australia', in *Journal of the Historical Society of South Australia*, 1998. 20

12 R. Keith John, 'The Cornish at Burra, South Australia', in *Journal of Australian Mining History*, Vol. 4, 2006. 170

13 G. J. Drew and J. E. Connell, 'Cornish Beam Engines', 1993. 75

14 Swanbury Penglase, *Australian Cornish Mining*, 2017. 31-71

Panoramic view of Burra copper mine. circa 1880, State Library of South Australia, SLSA B12538.



smelters. In 1857, Kooringa landowner Thomas William Powell surveyed the town of Hampton to the north-east of Llwchwr. The direct railway from Adelaide to Burra opened in 1870, terminating on Bon Accord land and in 1872 the Scottish Association established New Aberdeen adjacent to its earlier subdivision. In 1876 the townships associated with the Burra Burra Mine amalgamated to form the Corporation of the Town of Burra, however they retained their individual identities until 1940, when the name Burra was adopted.¹⁵

Decline of mining

The 1850s gold rush in Victoria enticed people from around Australia and the world to try their luck in the new goldfields. As a result, the working population of many rural towns including Burra went into decline, and the Burra Burra Mine was forced to close from October 1852 until

January 1855. After this period, the production of copper ore began to decline and in 1864 the SAMA recorded its first losses as newer mining operations in places like Moonta and Kadina, southwest of Burra, became competitive. In 1867 underground mining at Burra ended and the mine closed however on the recommendation of English mining engineer John Darlington, the operation was successfully reopened as an open cut mine in 1870. Burra Burra Mine closed again in 1877 due to falling world copper prices. The Bon Accord Mine which closed in 1849, was reopened in the late 1850s, but was closed again in 1863 after failing to locate a profitable lode.

As South Australia's pastoral industry expanded in the second half of the nineteenth century Burra prospered as a regional centre. This resulted in significant building work and enabled the town to survive beyond its mining origins. The single room Burra Burra Miners' and Mechanics'

¹⁵ Swanbury Penglase, *Australian Cornish Mining*, 2017. 34-66

Institute building built in 1857 was extended and reopened in 1875 as the Burra Institute and later become the Town Hall in 1945. The Burra Community School, originally an early government Model School, opened in 1877. Religious buildings built during this period include the present St Mary's Anglican Church, 1879, Salvation Army Citadel, 1885 and a substantial remodelling of the Burra Primitive Methodist Church in 1879-80.

In 1971, the open cut mine at Burra was reopened, and worked to a depth of 100 metres before finally closing in 1981. Reopening the mine resulted in the loss of some original mine structures and today the mine site is dominated by the flooded open cut pit. Three engine houses stand on its perimeter, while complex structures remain underground including shafts connected by horizontal levels.¹⁶

The efforts of the local community and the National Trust of South Australia have allowed the mine site and townships of Burra to remain highly intact. On 28 January 1993 Burra was designated a State Heritage Area and, along with Moonta, was added to the National Heritage List on 9 May 2017. Burra continues to be a regional centre, with a focus on cultural heritage tourism.

1.4. Reference Documents

Birt, Peter and Vincent Copley, 'Coming back to country: a conversation at Firewood Creek', in Claire Smith and H. Martin Wobst (eds), *Indigenous archaeologies: decolonizing theory and practice*, Routledge, London/New York 2005.

Carter, Jennifer M.T. and Roger Cross, 'Success and Failure: Earliest Attempts at the Commercial Smelting of the 'Monster Mine's Copper Ore in the Province of south Australia', in *Journal of the Historical Society of South Australia*, 1998

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Swanbury Penglase, *Australian Cornish Mining Sites: Burra. Conservation Management Plan*, for regional Council of Goyder, 2017.

Masao Yamanaka, 'Tribute System and Cost Book Principle: South Australian Copper Mining Business in the Mid-Nineteenth Century', *Otemon Economic Studies*, 18, 1985.

1.5. Supporting reference documents

Auhl, Ian L., *Burra Conservation Study Part 1*, for District Council of Burra and the Department of Housing, Urban and Regional Affairs to the Australian Heritage Commission, 1978.

Lester, Alf, Howard Murton and Stephen Anders, *Burra Conservation Study Part 2*, for District Council of Burra and the Department of Housing, Urban and Regional Affairs, the Department for the Environment and the National Trust, 1978.

Swanbury Penglase, *Australian Cornish Mining Sites: Burra. Conservation Management Plan*, for regional Council of Goyder, 2017.

¹⁶ G. J. Drew and J. E. Connell, 1993. p. 75

2. Heritage Value

2.1. Statement of Significance (Burra State Heritage Area)

Burra is of heritage value for the following reasons:

The Burra State Heritage Area is of significance to the economic and social history of South Australia and is a testament to the success of copper mining in the area. In the late 1840s, the Burra Mine made South Australia the most prosperous colony in Australia. At one stage the mine was the second largest producer of copper in the world. Comprising the mining area and a complex of what were originally separate townships which are now merged into one, the area provides evidence of early mining, industrial and urban functions with Welsh and Cornish influences.

(As entered on the South Australian Heritage Register, 28 January 1993)

2.2. What is of heritage significance?

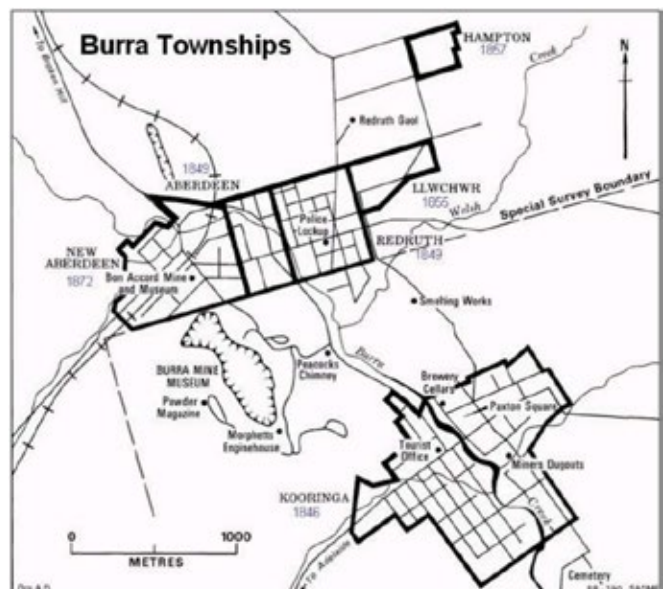
Burra's built environment derives from two historic phases of development. The State Heritage Area retains many mid-nineteenth century structures dating from its 1845-1877 mining activities. Later buildings reflect the town's role as a regional centre for agriculture and local government into the early twentieth century.

Burra is one of only two areas in Australia where Cornish and Welsh mining technology, skills and culture is demonstrated to a high degree. The town's layout, location and buildings from the period 1845 to 1915 all contribute to the heritage character of the State Heritage Area.

Features within the State Heritage Area which contribute to the heritage value of the State Heritage Area include:

- a. The town layout defined by areas of settlement to the northwest and southeast of the adjacent mining sites.

The original layout of company, government and private townships, evidence of gridded subdivisions, road networks and historic trade routes.



Burra Townships, Source: Primary Industries & Resources SA

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- b.** Nineteenth and early twentieth century building stock reflects Burra's early development as a mining town and later as a regional centre.



Shop of J. Harris and Son, 1908, State Library of South Australia, SLSA B 27701.

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- c.** Civic and commercial buildings including churches, school, town hall, banks, hotels and shops reflect the social life of Burra and development of the township through the nineteenth and early twentieth century. Larger buildings create a visual contrast with primarily single storey residential development.



Above: St Mary's Anglican Church, Market Street DEW 2016

Below: Burra Community School Bridge Terrace DEW 2005

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- d. Market Square provides a focal point for the commercial and civic centre of Burra. The rotunda and war memorial highlight the prosperity and community spirit of the town in the post-mining era.



Market Square, Kooringa DEW 2024

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- e. Shop fronts along Commercial and Market Streets with parapets, verandahs across the footpath, recessed doors and large display windows create a unified retail/town centre character leading up to and around Market Square.



Drewe & Crewes building Commercial Street, DEW 2005

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- f. Residential development includes some of the earliest known company housing in South Australia. Of particular note are attached houses and row cottages built for mine workers.



Above: Thames Street DEW 2024



Below: Tivers Row Cottages DEW 2024

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- g.** Larger nineteenth and early twentieth century houses contrast with workers cottages and reflect the social and economic development of Burra from 1846 to 1915.



Vineyard Terrace DEW 2005

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- h.** Dugouts along the banks of Burra Creek and its tributaries demonstrate the rent-free living conditions of the earliest settlers.



Dugouts along Burra Creek DEW 2017.

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- i.** A density of mature, planted and natural vegetation contrasting with a backdrop of bare hills. In particular: red gums in Burra Creek; aloe in Redruth; pines in Bon Accord and Bridge Terrace; formal street plantings of white cedar, carob and plane trees.



Chapel Street DEW 2024

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- j.** Informal public realm streetscapes including absence of parking bays and repetitive lighting. Early, high stone kerbs and drains survive in areas. Although many roads are sealed, outlying streets remain gravelled.



Bluestone kerb, wide informal verge and unsealed footpath, Chapel Street DEW 2024

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- k.** Bridges crossing Burra Creek from east to west link settlements on either side of the Burra River, supporting the various township communities.



Mine Bridge DEW 2005



Above: Kooringa Bridge DEW 2024



Below: Redruth Bridge DEW 2005

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- l.** The ruin township of Hampton illustrates the original extent of development connected to the mines and the rapid rise and decline of the local population during the nineteenth century.



Hampton township site. DEW 2023

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- m.** Burra Mine Site area, including buildings, machinery, as well as sub-surface archaeology, including abandoned shafts and buried remnants.



Burra Mines DEW 2024

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- n. Burra Smelts Site and remnants including yard, storehouse, superintendent's residence, bridge abutments and smelter ruins.



Burra Mines smelter chimney remnants. DEW 2005

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- o. The Burra Jinker is listed as a State Heritage Object, an integral part of the heritage value of Burra and contributes to the story of mining in the Area.



Burra Jinker State Heritage Object. DEW 2005

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- p. Vistas and views which maintain visual connections between the historic mining operations sites and the divided areas of settlement within the State Heritage Area.



View from mine site lookout, east with settlement to the north and south. DEW 2024

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- q. The open nature of Burra's layout includes informal open spaces, formal parks, playing fields and a green belt along Burra Creek.



Burra Creek near Kooringa Bridge, DEW 2024

Architectural features of heritage value include:

- Extensive use of local bluestone (Hampton Quarry) provides a visually unified built environment. Walls were typically face stone or limewashed random rubble coursed stone (with or without lined pointing); with rendered or face brick quoins and surrounds.



Police Lockup and Stables DEW 2024

- Gable end or hipped roofs, steeply pitched, clad with timber shingles or corrugated steel sheeting.



St Just Street DEW 2024

- Timber-framed, open verandahs with straight-pitched, concave or flat bullnose corrugated iron sheet roofs, supported on plain timber posts, often added to dwellings years after construction. Later nineteenth and early twentieth century buildings or verandah additions to earlier buildings may include some ornamentation.



Market Street DEW 2024

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- Vertically proportioned timber doors and sash/casement window openings. Multi-paned windows, timber plank doors.



Truro Street DEW 2005

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- Lean-to additions to rear of buildings.



Sancreed Street DEW 2024

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- Small scale, freestanding outbuildings with a gable, hipped or skillion roof, constructed in stone or clad in galvanised, corrugated steel or timber planks.



Sancreed Street DEW 2024

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- Low open fencing to the front of allotments, including stone walls, timber post and rail or post and wire reinforce the visually open character of Burra streetscapes.



George Street DEW 2023

3. Heritage Standards for Development (Burra State Heritage Area)

3.1. Purpose of Heritage Standards for Development

Heritage Standards form a key part of Heritage SA's assessment of the heritage impact of referred development proposals by:

- providing a basis for assessment of heritage impact of development by Heritage SA Heritage Officers.
- including heritage principles and location specific detail on how development can be undertaken to ensure heritage values are protected.
- proposing a minimum acceptable standard for development related solutions within the State Heritage Area.

Any future development within a State Heritage Area is regulated by the *Planning, Development and Infrastructure Act 2016*, (PDI Act) assessed against the Planning and Design Code (the Code):

- Each State Heritage Area is mapped as illustrated in the South Australian Property and Planning Atlas (SAPPA). A State Heritage Area includes both private properties and public spaces (including streets and reserves).
- The Code prescribes planning policy requirements for the assessment of development within a State Heritage Area through the State Heritage Area Overlay.

Any work (development) within a State Heritage Area is defined through the PDI Act as: (*Part 1(3) (e) Interpretation*):

"...—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".

Work relates to changes to the exterior of a property within a State Heritage Area and could include repairs, additions, or new construction. Repairs are typically considered 'work' where they are significant in scope or have a large effect on heritage value. Exemptions to the definition of Development within a State Heritage Area are scheduled in the *Planning, Development and Infrastructure (General) Regulations 2017 – Schedule 5*.

It is the role of the Relevant Authority (typically the Local Council) to confirm if proposed work within a State Heritage Area is considered 'development' and therefore requires a development application (DA). In the first instance, contact

your local council to ask if what you are proposing is considered development.

Proposals to undertake development within a State Heritage Area may be referred by the Relevant Authority to the *Minister responsible for administering the Heritage Places Act 1993*, for consideration of impact on the heritage values of the State Heritage Area.

The Relevant Authority decides if a referral is required. The State Heritage Area Overlay 'Procedural Matters (PM) Referrals', identifies the types of development in a State Heritage Area that typically require referral.

Officers within Heritage South Australia (Heritage SA) in the Department for Environment and Water are the Minister's delegate for advice on referred development applications. Generally, Heritage SA can support the proposal and direct conditions of approval, or direct refusal if heritage values are unacceptably compromised.

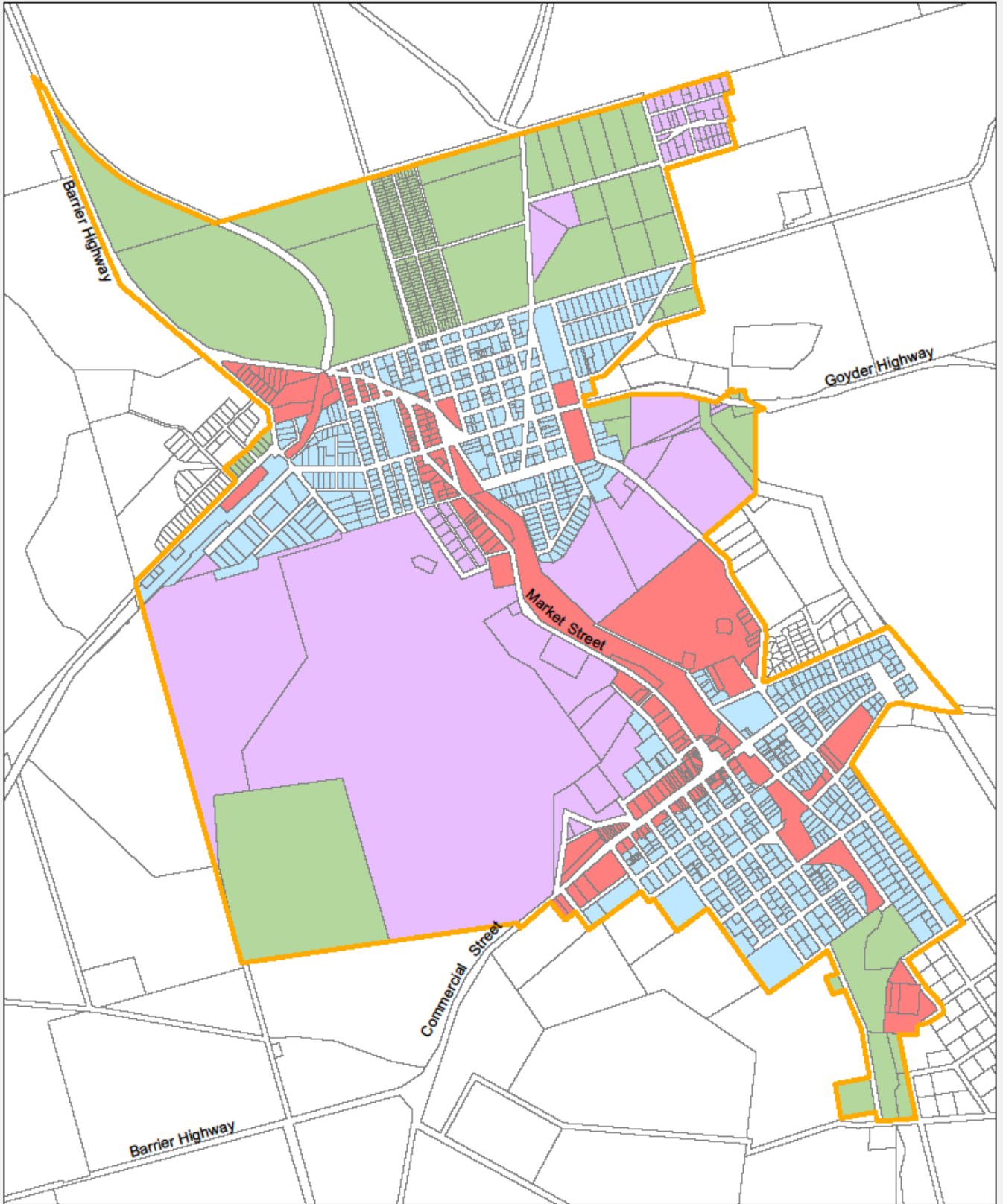
Proposed development to the exterior and interior of a State Heritage Place, within in a State Heritage Area, is separately prescribed by the State Heritage Place Overlay, of the Planning and Design Code and is assessed in addition to the State Heritage Area assessment.

The Burra State Heritage Area is a place of historic and archaeological significance, demonstrating mining history in South Australia. Any future development is to conserve the character of the Area and uphold its heritage values through:

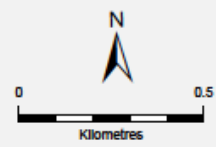
- maintaining evidence of original patterns of land use and division
- reinforcement of the mining village character
- retention of significant views across the historic mining site and out towards agricultural land
- retention and conservation of the buildings, structures and ruins of heritage value
- adaptation of existing buildings and structures to ensure their long-term conservation and viability
- maintaining unity of built form, with new buildings compatible in design and form to existing buildings of heritage value
- retention of the town's landscape character

Note: this Heritage Standard is valid for all development proposals submitted on or after the date of publication. Development prior to this date will have been assessed under different provisions and therefore cannot be used as a precedent for future development.

Heritage South Australia Burra State Heritage Area



- State Heritage Area
- Burra Main Street and Civic Precinct
- Burra Residential Precinct
- Burra Rural Town Precinct
- Burra Heritage Sites Precinct



Produced by Department for Environment and Water
 Heritage South Australia
 Data Source ABS Remoteness Areas & Heritage SA Register
 Web <https://www.environment.sa.gov.au/topics/heritage>
 Compiled 20 February 2024
 Projection Transverse Mercator
 Datum Geocentric Datum of Australia, 2020

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3.2. Land use

(refer: State Heritage Area Overlay – Alterations and Additions PO 2.2)

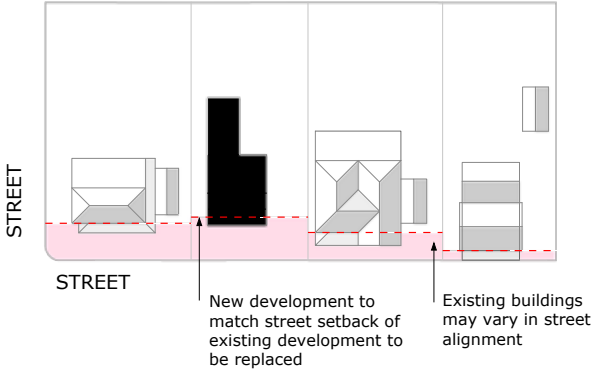
Land use patterns in the Burra State Heritage Area reflect the nineteenth century discovery of mineral deposits, in particular copper, its subsequent exploitation and the development of townships supporting both mining and agricultural industries. Land south of the mine was acquired by the South Australian Mining Association (SAMA) in 1846 where the town of Kooringa was laid out. In response to the SAMA’s monopoly on housing, the South Australian Government laid out the township of Redruth in 1849 to the north of the mine. The private township of Aberdeen was surveyed in 1849 and New Aberdeen in 1872 by Scottish speculators, in response to the establishment of the Bon Accord Mine. In 1855 the English and Australian Copper Company established the village of Llŵchwr which was initially taken up primarily by Welsh families working in the Burra Smelter.

Principles	Acceptable Standard
<p>3.2.1. Land use</p> <p>Land use intent associated with the State Heritage Area is important to understanding Burra’s mining and settlement history. Original land use is evidenced in Burra’s informal grouping of settlements established to support mining operations.</p> <p>Development is to have regard to the following:</p>	
<p>3.2.2. Land use planning</p> <p>Future land uses proposed within the State Heritage Area to not obscure Burra’s land use development pattern for the period 1845-1915.</p>	<p>The layout of Burra reflects the development of small townships around the mining sites, operations and infrastructure. Commercial and civic buildings are primarily distributed along the main thoroughfare of Commercial and Market Streets running northeast and northwest through Burra South. Dwellings are distributed along residential streets behind main thoroughfares.</p> <p>Adaptive reuse of significant buildings is possible if the external appearance from the street is retained.</p> <p>Development within the Burra Heritage Sites Precinct is restricted to conservation, interpretation and the sensitive adaptation of existing mine related buildings and structures.</p>

3.3. New buildings

(Refer: State Heritage Area Overlay - Built Form PO1.1 to 1.5 – **note: this section does not refer to Ancillary/Outbuildings**)

New buildings within the State Heritage Area will not adversely materially impact on identified heritage values of Burra.

Principles	Acceptable Standard
<p>3.3.1 Siting of new buildings</p> <p>Burra’s original townships contain some of South Australia’s earliest miners’ housing – detached and row cottages. Commercial and public buildings associated with the former mining community line the main streets, contributing to the built form character of a mining village.</p> <p>The scale, form and location of 1845-1915 era development reflects early establishment of settlement.</p> <p>New buildings are to have regard to the following:</p> <p>a. Street and side boundary setbacks</p> <p>Building setbacks vary in alignment, often in groups, along streets.</p> <p>New building setbacks are to maintain and reflect established setbacks.</p>	<p>Dwellings: Where new development is replacing an existing dwelling, front and side setbacks are to repeat existing on the allotment. If not replacing an existing development, new dwelling setbacks are to reflect those of adjacent development, maintaining established setback patterns in the streetscape.</p> <p>Non-residential buildings: new development to adopt site setbacks common to existing surrounding non-residential development.</p> <p>In streetscapes where buildings post-date 1915 in construction, front and side setbacks are to repeat existing setbacks on the allotment or in the surrounding street.</p> <p>New development to be sited to complement and not visually dominate the existing streetscape.</p> 
<p>b. Ancillary development</p>	<p>Refer 3.5 Ancillary development</p>

Principles	Acceptable Standard
<p>3.3.2 Form and design of new buildings</p> <p>The form, scale and architectural features of existing buildings in Burra associated with the period 1846-1915 are of heritage value, and demonstrate early mining, industrial and urban functions.</p> <p>New buildings are to have regard to the following:</p> <p>a. Scale</p> <p>New residential development will not visually dominate the prevailing scale of established residential development.</p> <p>Larger non-residential buildings such as churches or civic buildings provide a visual counterpoint in scale, reflecting their landmark importance in the built environment.</p>	<p><i>Burra Main Street & Civic Precinct</i></p> <p>Dwellings: Site coverage of residential development to match coverage of residential allotments in the immediate vicinity. New buildings to be single storey in height. Eaves and ridge heights are to match those typical of existing dwellings in the surrounding area.</p> <p>Non-residential buildings: The scale of new non-residential development to reflect the scale and mass of existing non-residential development in the area.</p> <p><i>Burra Residential Precinct</i></p> <p>Dwellings: Site coverage of residential development to match coverage of residential allotments in the immediate vicinity.</p> <p>New buildings will be single storey in height. Eaves and ridge heights are to match those typical to existing dwellings in the surrounding area.</p> <p>Non-residential development: new non-residential development is not supported in this precinct.</p> <p><i>Burra Rural Town Precinct</i></p> <p>Dwellings: Site coverage of residential development to match coverage of residential allotments in the immediate vicinity.</p> <p>New buildings to be single storey in height. Eaves and ridge heights are to match those typical to existing dwellings in the surrounding area.</p> <p>Non-residential buildings: The scale of new non-residential development will reflect the scale and mass of existing non-residential development in the area.</p>

Principles	Acceptable Standard
<p>b. Roof form and pitch</p> <p>Buildings of heritage value in Burra typically have pitched gable or hipped roofs, often without eaves. Chimneys are often visually dominant, sometimes set diagonally, servicing more than one room.</p> <p>Outbuildings either reflect main building roof forms or have skillion roofs.</p>	<p>Flat roofs are not acceptable in the State Heritage Area.</p> <p><i>Burra Main Street Precinct & Civic Precinct</i></p> <p>Dwellings: Roofs to reflect scale, form, pitch (minimum 30 degrees) and eaves heights of those typical in the immediate vicinity.</p> <p>Non-residential buildings: Roofs to reflect scale, form and pitch of those in the immediate vicinity. Development of a larger scale footprint to have appropriate roof pitch so as not to visually dominate the existing streetscape or disrupt the visual hierarchy of buildings.</p> <p><i>Burra Residential Precinct</i></p> <p>Dwellings: Roofs to reflect scale, form, pitch (minimum 30 degrees) and eaves heights of those typical in the immediate vicinity.</p> <p><i>Burra Rural Town Precinct</i></p> <p>Dwellings: Roofs to reflect scale, form, pitch (minimum 30 degrees) and eaves heights of those typical in the immediate vicinity.</p> <p>Non-residential: Non-residential rural buildings to be hipped or gable-ended with roof pitch to complement established development of this type within precinct.</p>
<p>c. Façade proportions and openings</p> <p>Buildings in Burra from 1845-1915 feature horizontally proportioned facades with vertically proportioned doors and window openings.</p>	<p>Dwellings: New dwelling facades to repeat the proportions of existing street facing facades in the vicinity, including window and door openings.</p> <p>Non-residential: New development facades to repeat the proportions of existing street facing facades in the vicinity, including window and door openings.</p>
<p>d. Verandahs</p> <p>Early dwellings incorporated front facades without verandahs, or later verandah additions of simple style (e.g. Upper Thames Street, Paxton Square).</p> <p>Original nineteenth century verandahs and balconies, on later nineteenth century dwellings and commercial buildings were often more elaborately decorated.</p>	<p>Verandahs to be simple, have pitched roofs with straight, concave or bullnose forms supported on plain timber posts, clad in corrugated steel sheet. Spacing of verandah posts to complement façade proportions.</p> <p>New, elaborately decorated verandahs are not supported in the Burra State Heritage Area.</p>
<p>3.3.3 Materials, finishes and colours</p> <p>The material finishes of Burra's early heritage buildings reflect Cornish and Welsh building practices, with later buildings from the 1846-1915 era typical of South Australian country towns of that period.</p>	<p>New development is to have regard to <i>Accepted Materials, finishes and colours</i> as scheduled in: (Alterations and additions) 3.4.3 Materials, finishes and colours, incorporating those common to the era of heritage value of the State Heritage Area.</p>

3.4 Alterations and additions

(refer: State Heritage Area Overlay - PO 2.1)

Additions and alterations are acceptable, provided they do not visually dominate existing buildings or the surrounding streetscape of heritage value. Any addition or alteration is to complement the established building, without attempting to imitate architectural features.

Principles	Acceptable Standard
<p>3.4.1 Site and location of additions</p> <p>Development reflects the existing spatial pattern of streetscapes and the visual prominence of established development.</p> <p>Development is to have regard to the following:</p>	
<p>a. Street and side boundary setbacks</p> <p>Additions and alterations repeat site setbacks common to existing surrounding development of heritage value.</p>	<p>Dwellings: Additions are to be located to the rear of existing dwellings, not exceeding existing building width, to maintain historic built form scale and pattern of development seen from streetscapes.</p> <p>Additions are to be located a minimum of 1.5 metres from 1.5 metres from rear or side boundaries. Additions may follow the alignment of existing dwelling if it is located less than the minimum distance from a side boundary.</p> <p>Non-Residential Development: Development is to repeat the site setbacks common to existing surrounding development. Additions are to be located so they do not dominate or visually detract from existing buildings.</p> <div data-bbox="821 1317 1487 1747" data-label="Diagram"> <p>The diagram illustrates four building footprints along a street. A vertical pink line on the left side of each footprint indicates the side boundary setback. The first two buildings have additions shown as grey shapes extending from their rear walls. The third building is a simple rectangular footprint. The fourth building has a complex footprint with a grey addition. The street is labeled 'STREET' at the bottom left and bottom center. A title above the diagram reads 'Side boundary setbacks for additions - minimum 1 metre'.</p> </div>

3.4.2 Design of additions

The form, scale and architectural features of existing buildings relating to the period 1845-1915 in Burra are of heritage value, demonstrating the development of the town, construction techniques and way of life.

New additions are **to have regard to** the following:

a. Scale

Burra retains a consistent single storey scale of established residential and retail development, with various non-residential two-storey exceptions.

Community buildings such as schools and churches, are larger in scale, reflecting their landmark importance.

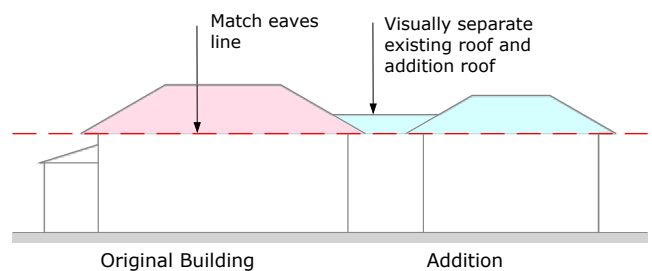
Burra Residential Precinct & Main Street and Civic Precinct

Dwellings:

Where seen from the street and/or surrounding public realm, additions are to be designed so that the original scale of the dwelling is still obvious.

Additions to existing development to match eaves height of existing building.

A break in roof line between original building and addition is required.



Elevation – example of roof treatment to maintain form and scale of original dwelling

Two storey additions are acceptable as an attic or mezzanine room, to limit height of additions to that of the original ridge line of the roof.

To maintain understanding of the existing built form scale of original dwellings, large additions are to be designed as a group of smaller, interconnected buildings, each of similar footprint scale to that of the original dwelling, referencing the historic, incremental expansion of original, modestly scaled building.

Non-residential development: The scale of additions are to not visually dominate the established development. Additions to existing retail buildings are to be single storey.

Burra Rural Town Precinct

Dwellings & Non-Residential: The scale of new additions to complement existing development and not dominate existing development or landscape.

Principles

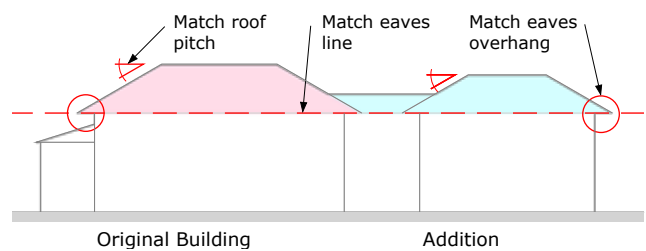
b. Roof form and pitch

Roof form and pitch of existing heritage buildings illustrate the Burra's connection to Cornish and Welsh traditions, including short span, steep gable and simple hipped roofs.

Acceptable Standard

Burra Residential Precinct & Main Street & Civic Precinct

Dwellings: Where visible from the street and surrounding public areas roof form, ridge height and roof pitch of additions to complement the existing building of heritage value. Eaves and gable projections to match existing.



Elevation – existing dwelling and addition (one option)

Lean-to additions to be set out below the gutter line of existing roofs.

Chimneys to existing roofs are not to be removed when roof cladding is updated.

Non-residential development: Roof form, ridge height and roof pitch of additions to match or complement the existing building of heritage value.

Burra Rural Precinct

Dwellings & Non-residential development: Additions to existing development to have a complementary roof form and not visually dominate the landscape.

Principles

c. Façade proportions

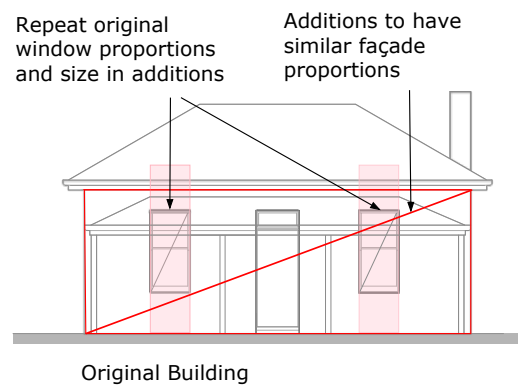
Horizontal proportions of façades of established buildings, divided by vertically proportioned door and window openings, are common throughout the State Heritage Area.

Acceptable Standard

Burra Residential Precinct & Burra Main Street and Civic Precinct

Dwellings: Where visible from the public realm, additions to dwellings are to complement the proportions of façades of existing buildings of heritage value.

Plate glass walls and doors are not acceptable where visible from the public realm.



Existing dwelling – window and façade proportions

Non-residential development: Façade proportions of new development will complement façades of existing development of heritage value.

Burra Rural Precinct

Dwellings: Plate glass walls and doors are not acceptable where visible from the public realm.

Non-residential development: Window and door openings to additions visible from the public realm to be similar in proportion and extent to existing development.

Principles	Acceptable Standard
<p>d. Alterations to original building features</p> <p>Architectural features associated with the development of Burra's settlements which relate to the period 1845-1915 contribute to the heritage values of the State Heritage Area.</p>	<p>Refer [3.10 Conservation Works] for further details.</p> <p><i>Burra Residential Precinct & Burra Main Street & Civic Precinct</i></p> <p>Dwellings: Face brick and stone external walls are to be retained and not painted or render finished.</p> <p>Façade features, including windows and doors, are to be retained in their original configuration and material where visible from the public realm.</p> <p>Original detailing of front and side verandahs is to be retained. Front verandahs are to remain unenclosed.</p> <p>Where original façade features have been removed/ altered and evidence of these features is not clear, reinstatement is acceptable using architectural detailing copied from nearby dwellings/buildings of similar style/era.</p> <p>Non-residential development: Face brick and stone external walls are to be retained and not painted or render finished.</p> <p>Façade features to commercial and community buildings including doors and windows are to be retained in their original configuration and material where visible from the public realm.</p> <p>Where original façade features have been removed/ altered and evidence of these features is not clear, reinstatement is acceptable using architectural detailing copied from nearby dwellings/buildings of similar style/era.</p> <p><i>Burra Rural Precinct</i></p> <p>Dwellings: Face brick and stone external walls are to be retained and not painted or render finished</p> <p>Façade features, including windows and doors, are to be retained in their original configuration and material where visible from the public realm.</p> <p>Non-residential: Original façade features of existing buildings of heritage value to be retained.</p>

Principles	Acceptable Standard	
<h3>3.4.3 Materials, finishes and colours</h3> <p>The architectural features of existing 1845-1915 era buildings within Burra are of heritage value, demonstrating Cornish and Welsh construction practices, techniques and way of life. Buildings are consistent in design and material, using locally quarried stone, with dressed stone or brick quoins, chimneys and window/door surrounds.</p>		
<p>The design of alterations and additions is to have regard to the following:</p>	<p>Acceptable</p>	<p>Not supported (where visible from the street/public realm)</p>
<p>a. Roofing and rainwater goods (new)</p> <p>Roof cladding, flashings, gutter and downpipe profiles are to match original, traditional profile. Where evidence of an original gutter profile exists this should be reinstated.</p>	<ul style="list-style-type: none"> • deep profile, corrugated, galvanised or Colorbond metal sheet in light or mid-grey tones • galvanised or Colorbond (mid grey) ogee or half round profile gutters • round galvanised or Colorbond (mid grey) downpipes 	<ul style="list-style-type: none"> • metal sheeting profiles, other than traditional corrugated • 'Zincalume' finish • PVC or square profile metal gutters & downpipes • roof tiles or other heavy weight materials where not matching existing building material • quad, square or 'D' profile gutters • decorative roof elements where not on existing building
<p>b. Exterior walls (new)</p> <p>Dwellings and outbuildings are typically constructed of local random rubble bluestone with dressed stone or brick quoins and surrounds. Additions and outbuildings are clad in corrugated iron, timber weatherboard or masonry. Larger dwellings, civic and commercial buildings may have stone or rendered quoins.</p> <p>Stone construction to follow traditional construction methods and style – laid in the direction of the stone bed, roughly coursed and pointed to match existing with lime mortar.</p> <p>Note: Existing face stone and brick to original dwellings to not be rendered or painted.</p>	<ul style="list-style-type: none"> • face stone and/or brick to or rendered masonry • natural colour render (white or stone) • deep profile, corrugated, galvanised metal sheet Colorbond metal sheet light or mid grey tones (if appropriate to the project) • painted timber cladding – horizontal (150mm x 19mm) 	<ul style="list-style-type: none"> • square profile steel sheeting • Zincalume metal sheeting • concrete blockwork • fibre cement sheeting • cement render • stone veneer facing • painting of previously unpainted masonry • Unpainted/ exposed timber • vertical weatherboard or other light weight cladding

<p>The design of alterations and additions is to have regard to the following:</p>	<p>Acceptable</p>	<p>Not supported (where visible from the street/public realm)</p>
<p>c. Proposed external doors and windows in view of the public realm</p> <p>Timber doors and double-hung sash or casement windows, vertically proportioned with substantial timber frame profiles.</p>	<ul style="list-style-type: none"> • simple, timber framed, recessed panel doors appropriate to the period • timber framed (woven) flywire screen doors • timber-framed windows, matching traditional cross-sectional details; vertically proportioned double-hung sash or casement, four-pane casement (square format); timber-framed, metal clad window hoods to match traditional details 	<ul style="list-style-type: none"> • sliding doors/windows • decorative aluminium screen/security doors • horizontally proportioned and/or large windows
<p>d. Exterior painting</p> <p>Note: Painting of unpainted external surfaces to existing buildings is not supported.</p>	<ul style="list-style-type: none"> • painting of additions is not deemed development, but compatible colours are encouraged 	
<p>e. Verandahs (new)</p> <p>Where altered, verandahs should be reinstated to original or appropriate form and detailing. Introduction of decorative elements (e.g. cast iron lacework and turned posts) is inappropriate where it was not part of the original construction.</p>	<ul style="list-style-type: none"> • simple, dressed, timber posts • spandrel ends clad with vertical boards, timber barge trim or metal-flashed top & untrimmed bottom edges • simple timber or iron brackets where evidence of existing original or appropriate to new building style • flagstone, timber board, natural ground or plain concrete floors 	<ul style="list-style-type: none"> • decorative timber posts • steel or concrete posts • tiled verandah floors to pre 1870s dwellings • decorative elements such as finials or lacework unless supported by historical evidence
<p>f. Fencing</p>	<ul style="list-style-type: none"> • refer 3.5.2 Fences and Gates 	
<p>g. Ancillary development</p>	<ul style="list-style-type: none"> • Refer 3.5 Ancillary development 	

3.5 Ancillary development

(refer: State Heritage Area Overlay - PO3.1-3.3) – garages, carports, sheds, verandahs, solar panels, signage, fences

Ancillary development in Burra includes carports, garages and sheds; studios, offices and dependent accommodation; fences and gates; signage; solar panels and skylights, rainwater tanks and other ancillary services. While such development is of a secondary nature, it may still have an adverse impact on the heritage value of the State Heritage Area if not managed appropriately.

Principles	Acceptable Standard
<p>3.5.1 Outbuildings including carports, garages and sheds; studios, offices and dependent accommodation.</p> <p>Outbuildings contribute to the built form heritage values of Burra. Existing outbuildings in Burra are typically small, freestanding and rectilinear in plan, with short-span, steeply pitched, gabled, hipped or low-pitch skillion roof forms. Materials used include stone, or galvanised corrugated steel wall and roof cladding.</p> <p>Development is to have regard to the following:</p>	
<p>a. Outbuildings (garages, carports, sheds, studios, offices, ancillary accommodation and outbuildings supporting business)</p> <p>Detached outbuildings located to the rear of buildings continue the established historic pattern of development in Burra.</p> <p>New outbuildings are to have regard to <i>Accepted Materials, Finishes and Colours</i> as scheduled in 3.4.3.</p>	<p>If visible from the public realm, the permanent installation of shipping containers as dwellings, additions or ancillary structures is not supported within the State Heritage Area. Support may be granted for temporary use of shipping containers during construction of new development.</p> <p><i>Burra Residential Precinct & Burra Main Street & Civic Precinct</i></p> <p>Where visible from the public realm</p> <p>Attached outbuildings:</p> <p>New attached outbuildings (e.g. carports) are to:</p> <ul style="list-style-type: none"> • be open structures with no walls or doors, sited a minimum of 1 metre behind principal front wall of dwelling • be structures with street facing doors and/or side walls, (only supported if existing building postdates 1923), located a minimum of 4 metres behind principal front wall of dwelling • be a minimum of 1. metre from any side boundary • be a minimum of 1 metre from rear boundary • have no part of structure (eaves or fascia) closer than 450mm to any boundary • have eaves height to match front verandah, or if no verandah, eaves no higher than the primary building eaves • have a roof pitch to match front verandah, using similar details, and if no verandah, have roof pitch to complement main roof • have posts that are 120x120 mm minimum in dimension • have simple roof form separate from main roof

Principles

Outbuildings continued

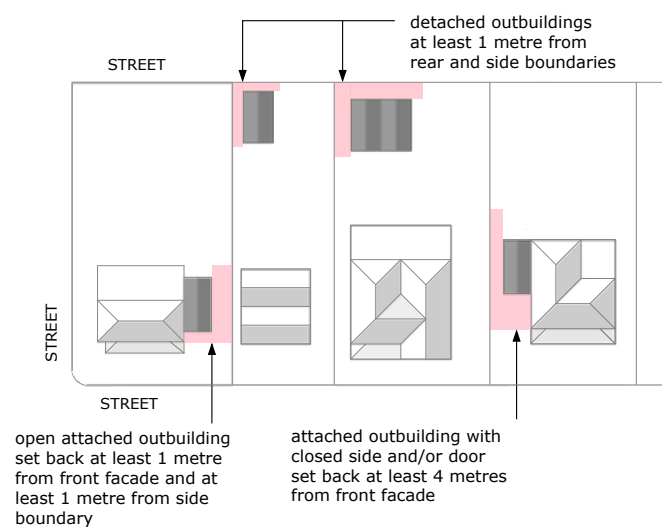
Acceptable Standard

Detached outbuildings:

New detached outbuildings are single storey, rectilinear in floor plan and:

- located behind the line of rear wall of primary building
- are a minimum of 1 metre from a side boundary
- are a minimum of 1 metre from rear boundary
- not visually dominate the site or streetscape, or existing building of heritage value
- be no greater than 60 square metres in area where visible from the public realm
- have roof form and pitch to complement existing primary building of heritage value

Where visible from the public realm, single width garage doors are supported. Double car width doors are only supported where not visible from the street.



Burra Rural Precinct

Detached outbuildings do not dominate existing buildings, streetscape or landscape or obscure heritage features.

b. Pergolas and garden structures

All Precincts

Pergolas to be located to the rear or side of existing buildings, to avoid adversely impacting on views from the public realm.

Principles	Acceptable Standard	
<p>3.5.2 Fences and gates</p> <p>Fencing is an important feature of the heritage character of the settlement and nineteenth century growth of Burra. Original fencing was low in height, constructed of timber pickets, post/wire, stone or corrugated iron sheet.</p> <p>Extensive stone walling survives in some areas.</p>	<p>New fencing to match palette of materials typical to locality. Fencing styles to reflect informality of traditional post and wire, post and rail or timber picket fencing, reinforcing Burra’s rural setting.</p> <p>Existing stone walls to be retained and, where appropriate, restored and extended.</p> <p>Corrugated, galvanised steel sheet fencing to secondary boundaries is acceptable.</p> <p>Replacement of inappropriate fencing materials is supported.</p>	
a. Fences and gates (replacement and new)	Location	Accepted
	<p>Main Street and Civic Precinct, Residential Precinct</p> <p>Where a new fence required:</p>	<p>Fencing to complement era and style of existing associated building.</p> <p>Open fence:</p> <ul style="list-style-type: none"> • no fencing • low stone walls • post and wire • post and rail • simple timber picket <p>Solid fence (side or rear):</p> <ul style="list-style-type: none"> • vertical timber paling • hedge • deep profile corrugated metal post and rail
	<p>a. Boundary A shown below</p>	<ul style="list-style-type: none"> • open fence no higher than 1.2m • solid fence no higher than 1m • on corner allotments taper to side fence height, level with front façade of principal building
	<p>b. Boundary B shown below</p>	<ul style="list-style-type: none"> • no higher than 1.8m

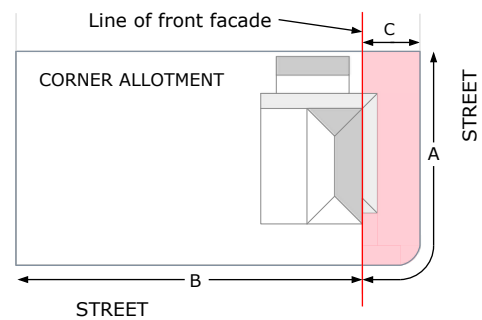
a. Fences and gates (replacement and new)

Location

Accepted

c. Boundary C as shown below, and other adjoining property boundaries

- where there is a height change to side fence section taper from front boundary to level with front façade of building.



1. Rural Town Precinct

- agricultural fencing, post and wire or post and rail
- timber palings vertical hedges
- stone walls
- timber or metal gates to complement fencing

2. Burra Heritage Places Precinct

- unfenced, or
- security / safety fencing (e.g. around mine shafts)
- open in style and consistent across site

principles	Acceptable Standard
<p>3.5.3 Signage</p> <p>Signage to be designed and sited to avoid visual dominance within views of the State Heritage Area.</p>	
<p>a. Advertising signage</p>	<p><i>Burra Residential Precinct & Main Street & Civic Precinct</i></p> <p>Signage is of a scale that complements the heritage values of Burra, does not conceal or obstruct historic detailing and does not project beyond building silhouettes.</p> <p>Permanent LED screen, flashing or backlit illuminated signs are not supported. Corporate signs must conform to the signage guidelines set out in this Standard.</p> <p>Commercial (office / retail) buildings: signage is restricted to two building mounted signs per business location with regard to the following:</p> <ul style="list-style-type: none"> • Signage to be located within the building’s street façade, and one other facade only. • Traditional locations such as parapet walls, fascia boards, gable ends, infill end panels hung below verandah fascias, painted on shop windows or fence mounted are supported. • Total fixed signage area will not exceed 10 percent of the affected sign area. • Flat wall signage must not exceed 1500mm wide and 500mm high. • Verandah signage must not exceed 1800mm wide and 300mm high. • Signage materials, finishes and colours to be compatible with the building. Colour schemes that visually dominate will not be supported. <p>Community Buildings: Signs to be small and free-standing.</p>
<p>3.5.4 Skylights</p> <p>Roof forms are significant to the heritage values of the State Heritage Area</p>	<p>Dormer windows are not supported in the Burra State Heritage Area where visible from the public realm.</p> <p>New or replacement skylights are to be low profile and located out of view of the public realm. Skylights on street facades are not acceptable.</p>

principles	Acceptable Standard
<p>3.5.5 Solar panels</p> <p>Solar panels provide environmental benefits. Panel arrays are to be located out of streetscape view, irrespective of building orientation.</p>	<p>Solar panels within the State Heritage Area are to be:</p> <ul style="list-style-type: none"> • located on roof planes not visible from the public realm and sited below the ridge • located on sheds, carports, garages or pergolas, that are not visible from the streetscape • installed so componentry including cabling, conduits, batteries and inverters is not visible from the public realm • mounted flush with roof plane • black framed • arranged in a symmetrical group (not staggered) with a margin of visible roof edge around the group. <p>If no other mounting location is possible, side roof-mounted solar panels must be:</p> <ul style="list-style-type: none"> • located at least 4 metres behind the front of the roof (but not on a corner site) • located as far as practical on the lower part of the roof
<p>3.5.6 Rainwater tanks</p>	<p>Corrugated metal tanks are to be used within view of the street within the State Heritage Area.</p> <p>Modern poly plastic style tanks are to be screened with vegetation, when in view of the streetscape.</p>
<p>3.5.7 Plant and ancillary equipment</p>	<p>Hot water units, water pumps and effluent systems are to be located to the rear of properties, underground or otherwise concealed by vegetation or within small sheds.</p> <p>Air conditioners are not located on street façades and external air handing (condenser) units are screened from view of the public realm. Roof-mounted evaporative units are to be located on rear roof planes and coloured to match roof sheeting.</p> <p>Antennae and satellite equipment to be located out of view of the public realm.</p> <p>Infrastructure for new technology (such as car charging) is supported in principle. The size, appearance and location will be negotiated on a case-by-case basis to minimise any negative impacts on the State Heritage Area.</p>

3.6 Land division

(refer: State Heritage Area Overlay - PO4.1)

Land division refers to boundary adjustments and sub-division of allotments within the State Heritage Area.

Principles	Acceptable Standard
<p>3.6.1 Land division characteristics</p> <p>Burra's settlement pattern spanning 1846-1915 remains largely intact. Townships of grid form subdivision were established north and south of the mining operations.</p> <p>Development is to have regard to the following:</p>	
<p>a. Land division</p> <p>Subdivision of existing allotments to create additional allotments for development purposes is not supported.</p>	<p>Any division of land or adjustment of boundaries should only reinstate or maintain the original historic land division layouts of the 1845-1915 era Burra State Heritage Area.</p> <p>Subdivision and amalgamation of land is not supported unless it enhances the conservation of historic sites and structures.</p> <p>Existing public reserves, roads, laneways are to be preserved.</p> <p>Boundary adjustments to remedy boundary anomalies are acceptable where they are of a minor nature.</p>

3.7 Landscape context and streetscape amenity

(refer: State Heritage Area Overlay - PO5.1)

The landscape character of Burra is a key part of its heritage value, defined by its natural topography, water courses and vegetation as well as its remnant historic mining activity and settlement pattern. Prior to European settlement, the landscape was most likely a River Red Gum open woodland with a mix of grass and shrub understorey, little of which remains. Despite this, Burra's introduced and regenerated vegetation plays an important role in defining the character of the town.

Principles	Acceptable Standard
<p>3.7.1 Landscape character</p> <p>Set within a valley surrounded by cleared hills, Burra's built heritage remains contained within its original boundaries. Past town planting reinforces the contrast between townscape and rural countryside.</p> <p>The public realm is distinguished by established trees and an absence of developed street amenities. Increasing planting and maintaining minimal infrastructure on public land reinforces the historic rural settlement character of Burra.</p> <p>Development is to have regard to the following:</p>	
<p>a. Views and vistas</p>	<p>All Precincts</p> <p>Significant views and vistas of an open landscape between the Burra Heritage Mine Precinct and town settlements is to be maintained.</p>
<ul style="list-style-type: none"> • Footpaths and driveways • Kerbing • Street tree planting and verges • Open space parks • Street garden reserves • Services and infrastructure 	<p>Actions involving the replacement or upgrade of public realm kerbing, footpaths, street trees, street furniture, lighting, and works on roads, including closed roads and reserves by a local council are typically not defined as development in the PDI Act 2016.</p> <p>These actions are not exempt from the definition of development in a State Heritage Area where works materially affect the heritage values and are not listed in Schedule 5 of the PDI Regulations. As such works vary in scope, early discussion between Heritage South Australia and the Goyder Regional Council is required. Where they are likely to have a significant or large-scale impact on heritage values, development approval is required.</p>

3.8 Demolition

(refer: State Heritage Area Overlay - PO6.1)

Demolition of original buildings, structures, public realm elements and other features of identified heritage value is not acceptable.

Principles	Acceptable Standard
<p>3.8.1 Demolition</p> <p>Burra’s surviving significant building fabric provides important evidence of a once thriving mining enterprise and its associated settlements.</p> <p>The form, scale and architectural features of existing buildings, structures and landscape features of the 1846-1915 era are of heritage value.</p> <p>Any demolition work is deemed ‘development’ within the State Heritage Area. Development is to have regard to the following:</p>	
<p>a. Demolition of buildings</p>	<p>Demolition of buildings or structures erected before 1915 is not supported, unless:</p> <ul style="list-style-type: none"> The building (or part) to be demolished is determined to not contribute to the heritage value of the State Heritage Area, or the structural condition of the building represents an unacceptable risk to public or private safety and results from actions and unforeseen events beyond the control of the owner and is irredeemably beyond repair. <p>Replacement buildings must have due regard to the <i>Principles and Acceptable Standards of 3.3 New Buildings</i>.</p>
<p>b. Demolition of structures, outbuildings and additions</p>	<p>Demolition of building lean-tos, building additions, garages and sheds and other ancillary buildings within the State Heritage Area erected after 1915 is not supported, unless:</p> <p>The proposed structure and/or associated building postdates 1915 and removal does not adversely impact on the heritage values of the State Heritage Area.</p> <p>Any replacement buildings/structures must have due regard to the <i>Principles and Acceptable Standards of 3.4 Alterations</i> and additions and 3.5 Ancillary development.</p>
<p>c. Demolition of public realm infrastructure</p>	<p>Demolition and replacement of public realm infrastructure is acceptable where heritage values are not compromised.</p>
<p>d. Demolition of mining remains</p>	<p>Demolition of ruins / remains of mining activity is not supported.</p>

3.9 Conservation works

(refer: State Heritage Area Overlay - PO7.1)

Conservation work to repair dilapidated building fabric is considered development where the works may materially affect the heritage values of the State Heritage Area. Getting the right advice is important, to save time, cost and to ensure the ongoing and appropriate management of buildings and sites.

Principles	Acceptable Standard
<p>3.9.1 Conservation approach, Built Fabric</p> <p>Significant ruins and building fabric and structures of heritage value within the Burra State Heritage Area is to be conserved and maintained.</p> <p>Correct repair methods and maintenance ensure the longevity of buildings in Burra. The aim is to only repair as much as needed, so that early building fabric and ruins are retained where possible, illustrating the significant heritage features of the town and mine areas. Conservation practices must avoid embellishing architectural details and adding features not common to the style and era of buildings.</p> <p>Reconstruction of ruinous structures is not supported as it compromises the authenticity of the place.</p>	
<ul style="list-style-type: none"> • Roof repairs/replacement, verandah repairs/ replacement • External timber repair • Removal of paint finishes from external face brick and stone surfaces • External wall repairs and repointing/rendering • Chimney repairs – stabilisation, repointing • Verandah floor tiling • Gable repairs – infill • Rising/falling damp repairs • Repairs to historic fences • Repair/stabilisation of ruins and underground workings 	<p>Seek the advice of a Heritage South Australia Heritage Officer before undertaking conservation repairs to dilapidated building fabric.</p> <p>Works that are considered to materially affect the heritage values of the State Heritage Area require development approval.</p> <p>The Relevant Authority (Goyder Regional Council) in conjunction with Heritage South Australia, can provide adviceconfirming if works are likely to materially affect the heritage values of the State Heritage Area.</p>



Size to be 6"



← Whs. hart only →

Burra

long only 2 $\frac{3}{4}$ deep no more
less if necessary



Who built this? ↑

1874? Buena Recon...



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