Heritage Standard

Gawler Church Hill State Heritage Area

SOUTH AUSTRALIA

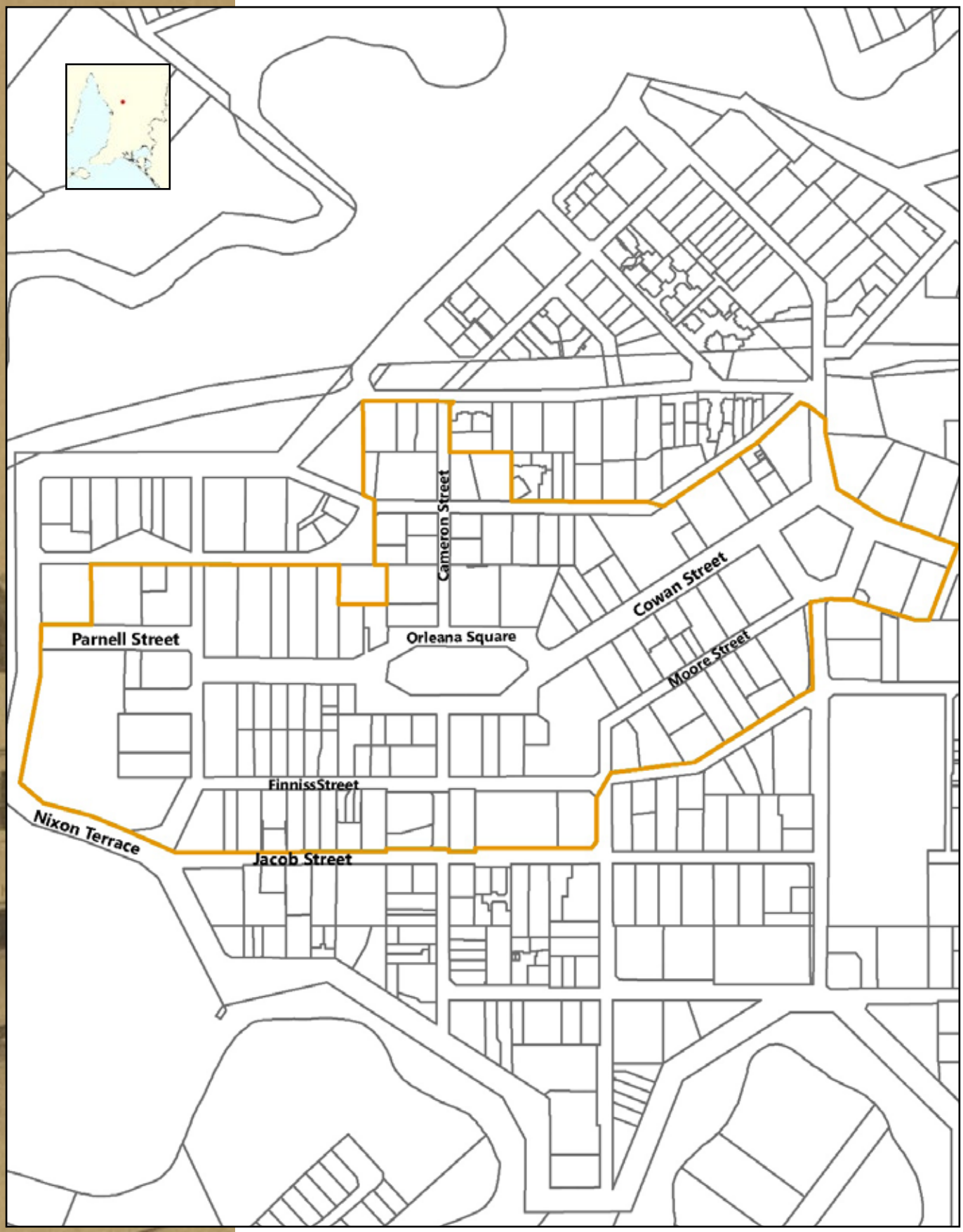
Government of South Australia
Department for Environment and Water

Contents

COVER IMAGE: Shaw, James, 'Gawler Town, S.A. from the south', circa 1866, State Library of South Australia, SLSA, B 4631

THIS PAGE: Gawler, Part 4 of panorama, with Old Bushman Inn, circa 1874, SLSA, B 11766/4

Gawler Church Hill State Heritage Area



1. Background

1.1. Gawler Church Hill

South Australia's State Heritage Areas represent significant aspects of the State's rich natural and cultural heritage. Gawler Church Hill was designated as a State Heritage Area under the *South Australian Heritage Act 1978* on 6 June 1985. The designation ensures that future development of properties and open spaces within Gawler Church Hill is managed in a way that maintains the Area's heritage value.

The Gawler Church Hill State Heritage Area also includes several State Heritage Places 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 Standards

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 historic development of Gawler Church Hill and the principles that underpin the State Heritage Area listing
2. **Statement of Significance** – the South Australian Heritage Register listing and the context and description of the heritage values
3. **Heritage Standards for Development** – Principles and Acceptable Standards for development proposals

1.3. History – Gawler Church Hill

Kaurna Country

Kaurna Meyunna Yerta (Kaurna traditional lands), extend from Cape Jervis in the south to Crystal Brook in the north and are bounded by the Mount Lofty Ranges and Gulf Saint Vincent.[1] After the arrival of colonists in 1836, settlement was established in the heart of Kaurna Country and spread quickly putting pressure on the Kaurna People and within a few years had pushed them to the edges of their traditional country and beyond. The township of Gawler was founded on Kaurna Country in 1839 by European settlers with Gawler Church Hill located adjacent to a traditional Kaurna meeting place now known as Parridla Taikondi Park, parridla meaning rivers and taikondi meaning coming together.[2]

The traditional word for river, or fast flowing stream is pari and its derivation para was used by colonists to name the two local rivers, North Para and South Para which flow around the Gawler Church Hill area and converge to the west of an escarpment. More generally the Gawler area may have been known as Mitiwarti.[3] By the second half of the 19th century many Kaurna People were physically dislocated from country and each other.[4] Colonial records suggest Kaurna People began to return to the Adelaide Plains in significant numbers in the 1950s and in the latter decades of the 20th century were able to re-assert their ongoing relationship with and on country and today they continue to 'speak for the Adelaide Plains'[5] including Gawler.

1 https://www.charlesturt.sa.gov.au/community/arts,-culture-and-history/kaurna-culture/kaurna-country, visited 03/06/2022

2 https://www.gawler.sa.gov.au/about-gawler/aboriginal-torres-strait-islanders/significant-local-areas visited 02/06/2022

3 https://hekyll.services.adelaide.edu.au/dspace/handle/2440/124990, visited 03/06/2022

4 Tom Gara, 'The Life and Times of Mullawirraburka ("King John") of the Adelaide Tribe', 88-132, in Luise Hercus and Jane Simpson (eds) *History in portraits; biographies of 19th century South Australian Aboriginal people,* Australian History Inc, Canberra, 1998, p.125

5 https://adelaidia.history.sa.gov.au/subjects/kaurna-people

'Gawler township' 7-8 July 1843, 1843, State Library of South Australia, SLSA B 2434/1.

Gawler

Colonial surveys and town planning

The Province of South Australia began in Britain as a social plan underpinned and financed by colonial practices of resource appropriation and speculative land sale. The manifestation of this venture was urban centric, beginning in the 1830s with the prospective sale of town and country land, followed by arrival, occupation, appropriation, survey and sale of town acres in the original Adelaide plan laid out by Colonel William Light and his survey team. During subsequent decades country acres were surveyed and selected, and expansion across the province followed in a similar pattern of speculation, survey, plan and sale. The planned pattern of colonial expansion in South Australia helped control the speed and location of settlement, protected investment and was a source of funds for labour and infrastructure to support the growth of the province.

Colonel William Light first visited the site of Gawler as South Australia's Surveyor General in 1837, during a short expedition around the areas now known as Lyndoch and the Barossa Valley. At that time Light identified Gawler as topographically suitable for urban development, with a reliable water supply, arable land, and close proximity to Adelaide. In 1838, Light resigned his position as Surveyor General and established a private land agency called Light, Finniss & Co. with Boyle Travers Finniss, William Jacob, Henry Nixon and Robert Thomas, all of whom had worked with the original colonial survey team.

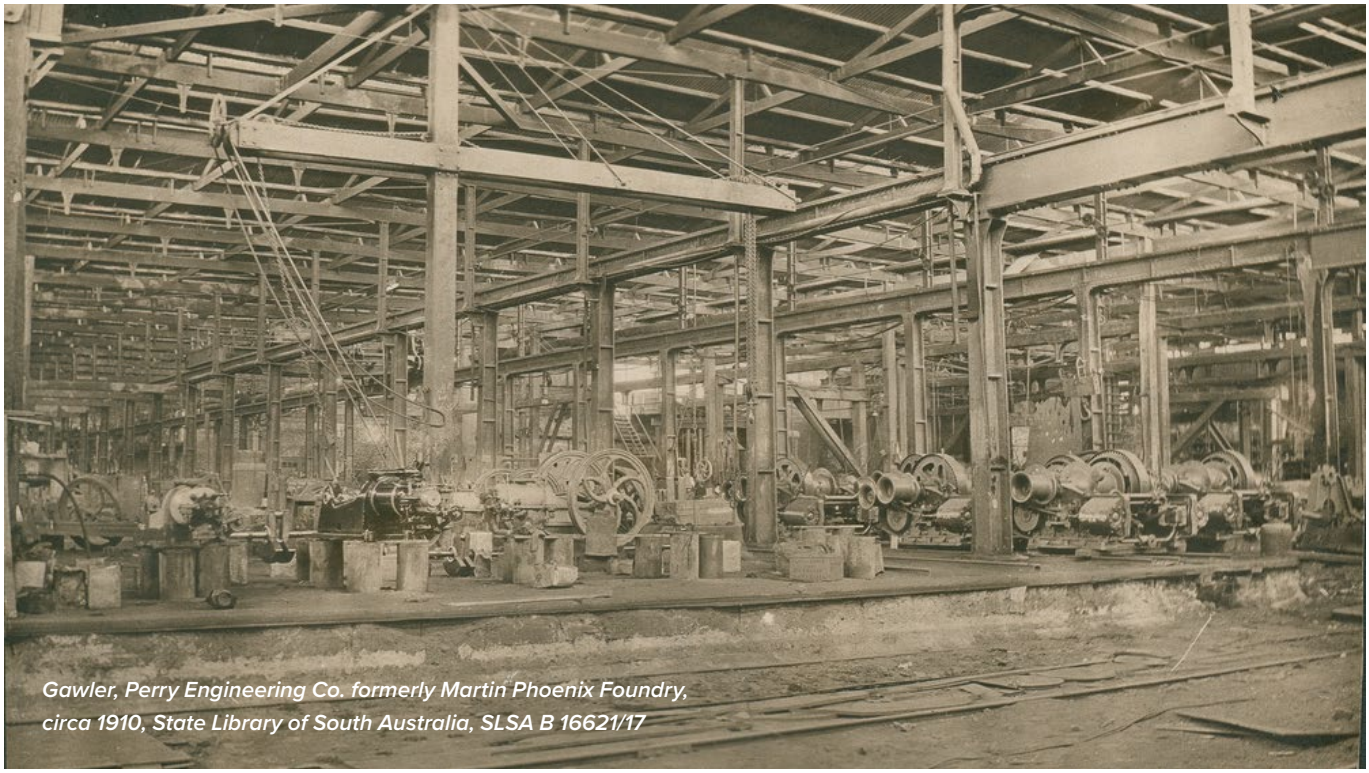
In 1839 Light visited the area again, this time with David McLaren, manager of the South Australian Company as both men sought to identify land suitable for survey and investment. McLaren did not take up the opportunity to apply for this land on behalf of the South Australian Company however a private consortium took up the option. A special survey of 15000 acres in the area was approved by the Resident Commissioner after a requisite initial payment was made by Henry Dundas Murray and John Reid of £4000 for their choice of 4000 acres.[6] The syndicate of investors for the 4000 acres also included Stephen King and Henry Johnson who had travelled to the province with Murray and Reid aboard the *Orleana*; James Fotheringham, Thomas Stubbs and John Lindsay Patterson, who were known to Murray; John Sutton, Robert Tod and his brother Patrick James Tod, William Field Porter, and colonial chaplain Rev. C. B. Howard.[7]

Investors in the special survey employed Light, Finniss & Co. to design and layout a town, which was situated according to Light's recommendation and named after the colony's governor, George Gawler.[8] The plan for Gawler is the only one in South Australia outside Adelaide overseen by Light, who passed away in October 1839. In a letter to friend George Palmer, he described being approached by many colonists to

6 Donald Leslie Johnson, *Anticipating Municipal Parks: London to Adelaide to Garden City,* Wakefield Press, Adelaide, 2019, p.138

7 *Pastoral Pioneers of South Australia: Volume II,* Publishers Limited, Adelaide, 1927, pp. 36-37

8 Robert Cheesman, *Patterns in perpetuity: new towns, Adelaide South Australia: a study of adaptive planning processes*, Thornton House, Adelaide, 1986, pp.114-116



Gawler, Perry Engineering Co. formerly Martin Phoenix Foundry, circa 1910, State Library of South Australia, SLSA B 16621/17

'survey, plan towns, etc. for them ... I have refused all but Gawler which I have just planned.'[9] The town was laid out by William Jacob, of Light, Finniss & Co.[10]

Gawler was one of the earliest planned towns in the province beyond Adelaide and its original layout, which shares key elements with Adelaide's plan, remains recognisable in the Gawler Church Hill State Heritage Area. Of the 240 acres set aside for the town 140 acres were donated by investors for public use which included parklands, parks and squares, a cemetery, markets, streets and public buildings. A parkland belt which separates town allotments from the South Para and North Para Rivers, safeguarded the waterways and their flood plains, ensured public access to water and focussed the town's urban centre by enclosing the original plan on three sides.[11] Town allotments at the edge of the plan which loosely follow the path of the rivers, were bounded by wide terraces much like those between town acres and parkland in Adelaide. To the east, the plan extended one lot beyond the north-south road, which was named Murray Street as it passed through Gawler. The remaining 3760 acres from the survey were initially retained as agricultural land.[12]

Development – agriculture, mining and industry

Gawler emerged from plan to township gradually as colonists who had invested in the special survey began to develop or sell their pastoral investments and town land. 'In 1840, Gawler township and region had 34 inhabitants, the Old Spot Hotel, a police barracks, two smith's shops and six houses.'[13] Some of the original purchasers had settled on their country acres and these households brought the population of Gawler to 85.[14] The amount of traffic and projected future traffic at this time was enough for the government to provide funds for a bridge over the North Para River. The growth of the town was boosted by copper mining north of Gawler, beginning in Kapunda in 1842 and Burra in 1845. As mines were established bullock drays carrying copper ore passed through Gawler on their way to Port Adelaide and on the return journey to mining townships loaded with supplies.

Travellers, including those carrying supplies overland, to and from developing regions in the province and from as far away as New South Wales broke their journey in

9 Light Papers, Light to Geo. Palmer 16 April 1839 (SAA PRG. 1/117 p.24) in Hignett & Co., 'Gawler Heritage Study, Stage 1', 1981, p.9

10 Michael Williams, 'The Parkland Towns of South Australia and New Zealand', *Geographical Review,* 56, 1, 1966, pp.72-77

11 Michael Williams, 'Gawler: the changing geography of a South Australian Country Town', *Australian Geographer,* 4, 1964, p.197

12 E. H. Coombe in Cheesman, 1986, p.114.

13 Taylor Weidenhofer, 'Church Hill Management Plan', 1998, p.9

14 Hignett & Company, 'Gawler Heritage Study: Stage 1,' Adelaide, 1981, p.10

Gawler, a day's ride from Adelaide, resulting in constant traffic and business for the town.[15] Busy through traffic provided the impetus for industries and businesses to establish in Gawler and the town soon become a regional service centre.

Agricultural development in South Australia expanded into the mid north and northeast regions, including the Barossa Valley, and Gawler played an important role in this growth. In 1847, John Jones established a small agricultural engineering workshop in Gawler and in 1848 James Martin began making bullock drays and later farm machinery. Martin's business was the largest of its kind in Gawler and had a substantial impact on settlement growth.

In 1848 a school was established in Fotheringham Street on one of the sites marked out in early plans. By 1850 the township had an Anglican church, a flour mill, hotels, a schoolhouse, a police station, in all over 60 buildings. The first mill in Gawler was the Victoria Mill built in 1845, by original investor Stephen King. King sold to Walter Duffield two years later and Duffield became a successful local business owner, investor and pastoralist. The mill burnt down shortly after the sale but was rebuilt in 1867 by Duffield as the New Victoria Mill. During the 1850s and 1860s the town's population increased markedly and much of the land in Gawler Church Hill was subdivided for residences.[16]

In 1850, Burra mining interests opened Port Wakefield at the top of Gulf Saint Vincent to facilitate the transportation of ore to Port Adelaide by barge rather than bullock dray. The new port and the subsequent completion of the Adelaide Gawler Railway in 1857 and its extension to Kapunda in 1860 resulted in the decline of much of the mining traffic which had been important in Gawler's early development. Despite this, local manufacturing continued to grow supported by an increase in agricultural production and traffic from Adelaide to the Barossa Valley and the growing Murray agricultural regions. By 1863, James Martin's business was manufacturing 230 reaping machines yearly and was a major employer in town.[17] The introduction of the Strangways Land Act in 1869 allowed for agricultural land to be selected in smaller blocks and on credit accelerating agricultural development in the province and increasing Gawler's importance as a regional hub.

Population growth in the area resulted in the introduction of local government in 1853 and 1854 with Gawler included in the district of Barossa West. The residents of Gawler were dissatisfied with the services they received for their rates and lobbied to gain an independent incorporation which was granted in July 1857 giving the town a strong sense of identity.[18] Despite some setbacks in the 1860s including drought and crop disease impacting the regional economy at this time, Gawler continued as a successful regional centre.

Newspaper references to the name Church Hill in connection with the original town plan date back as early as 1859 when residential development in the area increased and the town of Gawler began to expand north and east beyond the original plan. New subdivisions which appeared in the 1850s include Willaston and Bertha to the north, Gawler East to the east in 1851 and Evanston to the south in 1853. All of these were quickly subsumed into the township of Gawler.

Growth and boom

During the 1860s and 1870s Gawler's industries thrived. The original limestone railway station built in 1857 was replaced with a grander slate and brick structure in 1879 reflecting the growing wealth and importance of the town.[19]

Foundries and workshops supported the growing demand for agricultural machinery and supplied materials for the expansion of the railways. Lime and brick kilns were established in Gawler and surrounds, and local limestone and bluestone quarries provided building materials during Gawler's main growth period. Flourishing agricultural production supported three significant flour mills in Gawler including the Union Mills in Murray Street, the Victoria Mills in Gawler West and the Albion Mills located in Cowan Street in the Church Hill area. Other industries operating from the 1870s included fodder-compressing, a flax mill, a lime kiln, brickworks, a brewery, a cement works, a starch and glucose factory and a tweed cloth factory. The milling boom was comparatively short-lived. As northern agricultural settlement began to decrease so too did crop yields, which resulted in a decline of the milling industry. In 1880, despite a substantial 500 tons of flour being transported from Gawler, one of the town's three mills ceased operation and by the end of the century only one of Gawler's mills remained operational.

15 Williams, 1964, p.198

16 See: *Pastoral Pioneers of South Australia*, 1927; Derek Whitelock and Gawler (S.A.). Corporation, *Gawler, Colonel Light's country town: a history of Gawler and its region – The Hills, the Plains and the Barossa Valley*, Corporation of the Town of Gawler, Gawler, South Australia, 1989 1989

17 Williams, 1964, p.198

18 South Australia, 'The Civic Record', 1986, p. 173

19 Whitelock, 1989, pp. 102-103

'Clothing Factory, Gawler, State Library of South Australia 1950 SLSA B 46818

At the beginning of the 1880s James Martin secured a contract to construct railway wagons for the South Australian Government and by 1885 two more engineering firms had established in Gawler with existing operations expanded to increase the capacity of the town to produce agricultural and mining machinery as well as railway plant. By 1897 Martin was also constructing locomotives and at the peak of production employed over 700. Another engineering firm in Gawler, May Brothers, manufactured mining and smelting equipment boosted by new mining ventures across the New South Wales border in Broken Hill and further afield in Western Australia.

While heavy industry in Gawler struggled to remain viable during the general depression of the 1890s, commerce remained relatively buoyant. In 1900 more than 100 shops, stores and workshops were operating, mostly consolidated around Murray Street and provided much needed local employment as other options faltered. During these decades commercial businesses remained consistent and eventually spread into the northern end of Cowan Street. During the decades from 1879 to 1919, population growth in Gawler coincided with industrial expansion, increasing from approximately 2000 to approximately 4500. This growth resulted in the construction of over 750 new houses taking the total number of houses in Gawler to approximately 950.[20]

Consolidation

Gawler's industrial boom subsided in the early years of the 20th century. Railway wagons and plant were no longer required from Gawler's manufactories as the Government of South Australia's railway authority established workshops at Islington near Adelaide in 1883. Demand for agricultural machinery lessened as expansion slowed and extended drought caused hardship amongst rural producers. Engineering firms of May Brothers closed in 1924 and James Martin's in 1928. During and after the First World War the industrial impetus of Gawler declined and the town's reliance on its proximity to Adelaide grew.

Local employment in Gawler continued to decline after the Second World War. By 1961 Gawler's industry had reduced to one foundry, one flour mill and one brickworks. Although new industries including a clothing factory, a butter factory and plaster works had been established, the increasingly mechanised industrial sector employed only 250 people. While this could have been disastrous for the town, Gawler's established transport links with Adelaide enabled it to become a commuter town and by 1961 over half the working population travelled to Adelaide and surrounds for work.[21]

20 Williams, 1964, p.197-201

21 Williams 1964, pp.199-206

Church Hill

'In both choice of site and layout Light provided the basis of significance which survives in Gawler today. The series of squares on Church Hill, use of parkland reserves to the river frontage, sympathy to topography to the north-south escarpment provide strong physical and visual character'.[22] Like Adelaide, a hierarchy of streets conferred by width was established in the original town plan of Gawler. The widest were Murray Street, the main north-south arterial road and Cowan Street which runs west, perpendicular from Murray Street reflecting the course of adjacent waterways and terminating at the end of the escarpment. Along Cowan Street, public space was given prominence with three squares, Parnell Square, Orleana Square and Light Square around which acres were ascribed for public buildings and churches composing the town's early civic life. Unlike Adelaide, the plan for Gawler was privately commissioned by landowners and its urban design responded freely and aesthetically to the topography, resulting in angled streets and allotments of varying shapes.

Early plans show the original layout for Gawler as designed by Light, Finniss & Co. with prime town land donated by early investors set aside for three churches of popular denominations in the three town squares along Cowan Street. St George's Church of England, was first built in Orleana square in 1847 then rebuilt 1858-1867 and St Peter's and St Paul's Catholic Church, originally built in 1850 was rebuilt in 1897-98, in Parnell Square.[23] St Andrew's Presbyterian Church was built in Cowan Street, in 1856. A Congregational Church was built in 1851 adjacent to Light Square, and a small Methodist Church built in 1850 in Tod Street was replaced by a larger church in 1869. The Zion Lutheran Church on Dundas Street, accessible from Orleana Square was completed in 1922. It is the most recent of the large churches along the escarpment. The visual dominance of the churches in Gawler, and their pre-eminent position not only on the plan but in the built landscape earned this part of original township the name Church Hill.[24]

The topography of Church Hill, its parklands as well as its separation from the commerce and traffic of Murray Street resulted in this area becoming primarily residential and many dwellings dating from the middle of the 19th century remain. Other buildings established at this time include the Old Bushman's Hotel adjacent to Light Square, originally established in 1840 and rebuilt in the 1870s, and a Catholic school built in Cowan Street in 1887. On land set aside in the original plan for civic development, a police station was first built in in 1842 and rebuilt in 1863, with adjacent courthouse originally built in 1857 then rebuilt in 1881. The retention of squares and parklands, extant building stock, street planting, and 19th century urban infrastructure, including curbing and guttering, has ensured the survival of Gawler Church Hill's visual character and the integrity of Light, Finniss & Co.'s original plan for the township.

1.4. Reference documents

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1.5. Supporting reference documents

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Hignett & Company Gawler Heritage Study: Stage 1, Adelaide, 1981

Weidenhofer, Taylor *Church Hill Management Plan*, Adelaide, 1998

22 Hignett 1981, p.4

23 Whitelock 1989, pp.207-212

24 Williams 1964, p. 197

2. Heritage value

2.1. Statement of Significance (Gawler Church Hill State Heritage Area)

Gawler Church Hill is of heritage value for the following reasons:

> Gawler Church Hill State Heritage Area is located in the centre of the plan for Gawler devised by Light, Finniss & Co in 1839. It has a distinctive character deriving from the consistent scale, form and density of the houses. Church Hill was planned with three central parks along Cowan Street and the three most dominant churches (Anglican, Catholic and Presbyterian) in Gawler had their buildings located adjacent to or in those parks. The Area forms part of a relatively intact example of mid-19th century town planning and exhibits a high degree of integrity.

(As entered in the South Australian Register, 6 June 1985)

2.2. What is of heritage significance?

Background

Nineteenth century parkland towns are a dominant urban form in South Australia. Adelaide's distinctive plan served as a model for rural settlements throughout South Australia. It influenced urban planning in New Zealand and contributed to the adoption of urban green belts globally. Prior to 1864, eleven of South Australia's forty-five towns included parklands in their planning. Gawler was one of the earliest country towns in the province and the only private town with 'true parkland features.'[25] An early plan of Gawler is held in the Town of Gawler's archival collection.

The Gawler Church Hill State Heritage Area contains many important elements of Gawler's original urban plan including street hierarchy, public squares and civic institutions making it a substantially intact example of mid-nineteenth century town planning in South Australia.

The heritage significance of Gawler Church Hill was formally recognised in 1985 when it was designated a State Heritage Area under the *South Australian Heritage Act 1978*. A boundary amendment in 2008 under the *Development Act 1993* included the Gawler Primary School site. The State Heritage Area captures many original allotments along Cowan Street, three central axis squares and much of Church Hill's heritage building stock. The period of significance is from 1839, when the town was laid out, until 1925, when St Joseph's School building was completed, represents a time in the State Heritage Area's development when much of its distinctive character is derived.

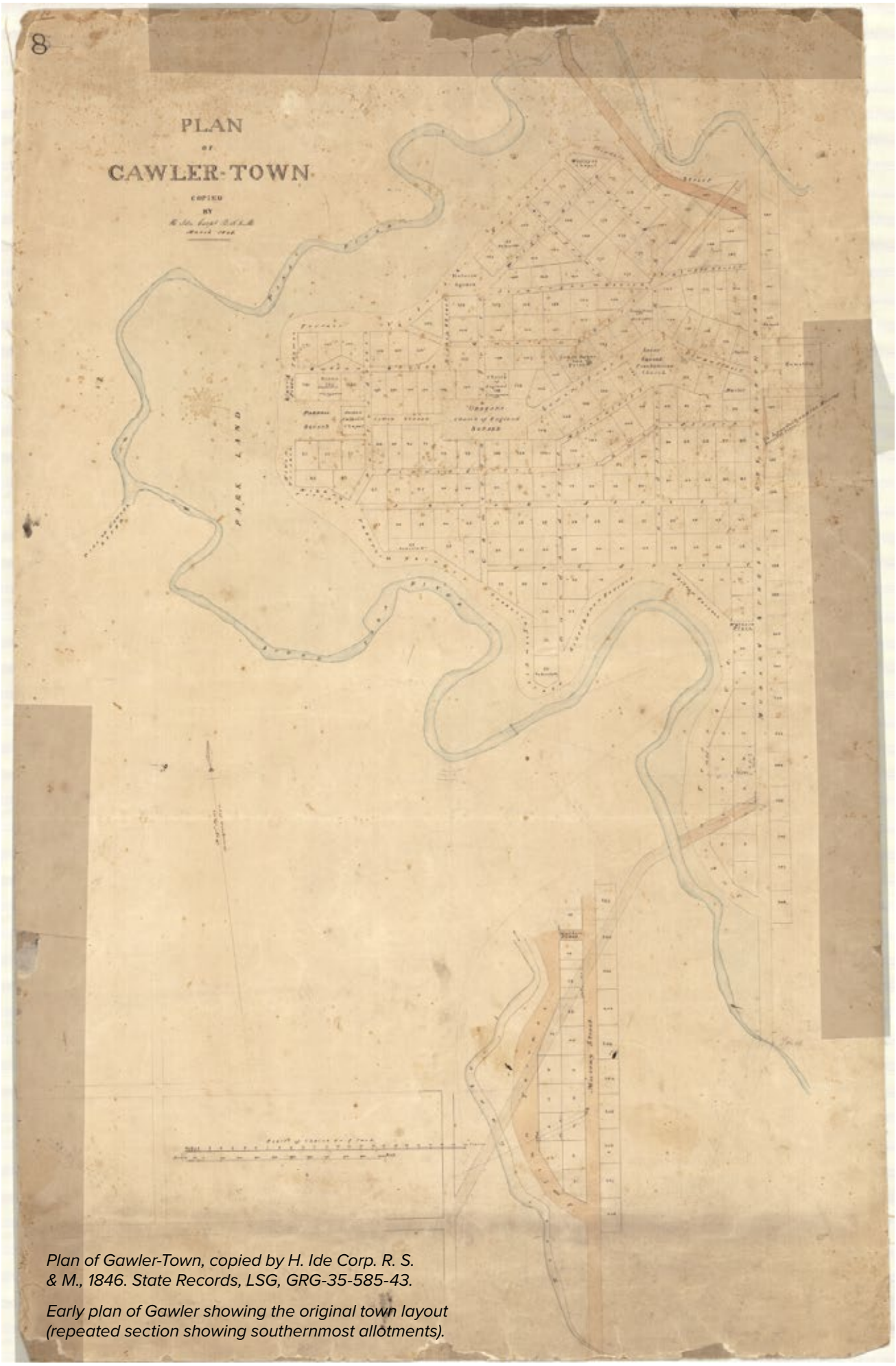
Parts of the original layout not captured by the State Heritage Area include an area to the north alienated by a 1911 extension to the 1857 railway line from Adelaide. Land immediately west of Murray Street, which now contains large scale commercial development, is not included. However, the boundary does capture the Old Bushman Hotel and the 1854 Free Presbyterian Church on Light Square and Cowan Street. The boundary safeguards important views and vistas along the escarpment and most of the large civic buildings, built between the period of significance of 1839 until 1925.

Building form

Gawler Church Hill State Heritage Area is primarily residential, containing single detached houses and some early row cottages. Early development with common setbacks, street orientation and building scale result in unified streetscapes. Variations in setback and orientation also occur in some streets, resulting in articulated streetscapes. Scale and age of dwellings within the Area vary. Simple built forms range from cottages and villas to a few early bungalow styles. The earliest dwelling forms are rectangular with gable ends. Later residences typically have more complex floor plans and roof forms.

As the name Church Hill suggests, churches are an important built form in the Area, contrasting in form and landmark scale with residential development. Churches and their subsidiary buildings are primarily located in or adjacent to open squares, providing focal points to streetscape vistas. Other non-residential development includes the police station, courthouse, school and hotel. Existing larger scale development also contrasts and highlights the scale, form and density of intact residential development.

25 Williams, 1966, pp.67-89



Plan of Gawler-Town, copied by H. Ide Corp. R. S. & M., 1846. State Records, LSG, GRG-35-585-43.

Early plan of Gawler showing the original town layout (repeated section showing southernmost allotments).

Plan of Gawlertown, Warren, George & Charles Combe, 1863.

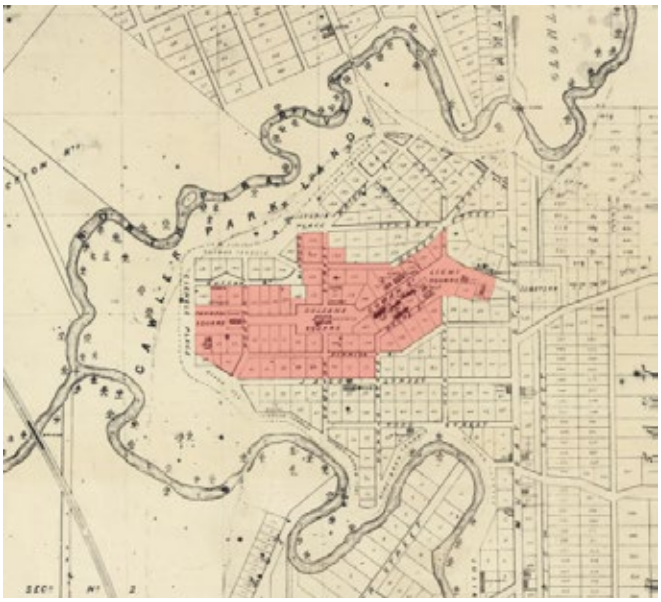
SLSA B 1641544 showing subdivision as drawn by Light, Finniss & Co. The plan shows parklands and squares, hierarchy of roads, gridded street pattern responding to topography.

By 1863 subdivisions extended the town north, east and south of the original survey.

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

Note: images in this section from DEW collection unless otherwise noted

a. The original plan for Gawler is an articulated grid which responds to topography, setting it apart from later subdivisions as the town grew. The Area is sited entirely within the original plan and captures its primary axis along the ridge of Church Hill.



Plan of Gawlertown (part), Warren, George & Charles Combe, 1863 State Library of South Australia, SLSA B 1641544

Gawler Church Hill State Heritage Area (approx.) shown shaded (shading added).

b. Ideals of mid-19th century town planning are evident along the wide avenue of Cowan Street. Public open space in the form of town squares and a hierarchy of streets link Gawler's urban form to the work of Colonel Light and the firm of Light, Finniss & Co.

Light Square, Cowan Street

c. Civic buildings such as churches, Gawler Primary School, police station and courthouse are located along the central axis of Cowan Street. These larger scale buildings create a contrast with the residential scale of the Area and lend civic importance to its main axis.

Original Courthouse, Cowan Street

d. Tree lined streetscapes are a strong visual element in the State Heritage Area. Mature trees enhance and frame dominant vistas and accentuates an open space, layout and character.

Street trees Cowan Street

e. Early street infrastructure such as bluestone kerbing and guttering as well as rubble stone guttering adds to heritage value and character of the Area.

Bluestone kerbing and rubble stone guttering

f. Residential scale development is dominant in Gawler Church Hill. Development reflects early subdivision patterns and highlights topographical advantages, with larger dwellings often built on elevated blocks.

Residential scale, Cowan Street

g. Topography is an important part of the heritage value of Gawler Church Hill. The original plan design takes advantage of the ridge which runs between the North and South Para Rivers. The rise and fall of land enable views and vistas of the area and landmark buildings.

Steep streets either side of the escarpment. Cameron Street looking towards Orleana Square.

Architectural features of extant 19th and early 20th century buildings of heritage value include:

Note: images in this section from DEW collection unless otherwise noted

- Dressed stone and/or face brick construction, quoins of face or rendered brick or stone.

Blue stone with brick quoins.
Former St George's Hall, Cowan Street

Red brick residence, Cowan Street

- Traditional roof forms, particularly gable end, hipped or double hipped roofs, clad primarily with corrugated steel sheeting.

Gable end cottage, Finniss Street

Hipped roof, Cowan Street

- Brick chimneys of varying heights and widths with a simple or decorative cornice.

Simple chimneys, Cowan Street

- Verandahs to street facing façades including straight, bullnose, ogee or concave with ornamentation appropriate to age, typology and style of building.

  Note: nineteenth century buildings may have had verandahs added after construction and are part of the story of development in the Area

Straight pitched hipped verandah, Queen Street

- Vertically proportioned window and door openings. Timber framed windows, single or double sash, or casement and timber doors.

Timber framed casement windows, Cowan Street

- Simple lean-to building forms and additions to the rear sections of dwellings.

Simple lean-to at rear of gable end cottage

- Stone boundary walls.

Stone walls to property boundaries particularly on steeper blocks, Jacob Street

- Freestanding outbuildings of varying sizes, primarily single storey, may have loft or mezzanine levels, include sheds, garages and stables.

Outbuilding with loft or mezzanine level, Finniss Street

- Decorative pediment to street facing gables.

Decorative pediment detail, Cameron Street

3. Heritage Standards for Development (Gawler Church Hill 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), and 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 *(Part 1(3) (e) Interpretation),* as:

> *" ...—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/s 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.

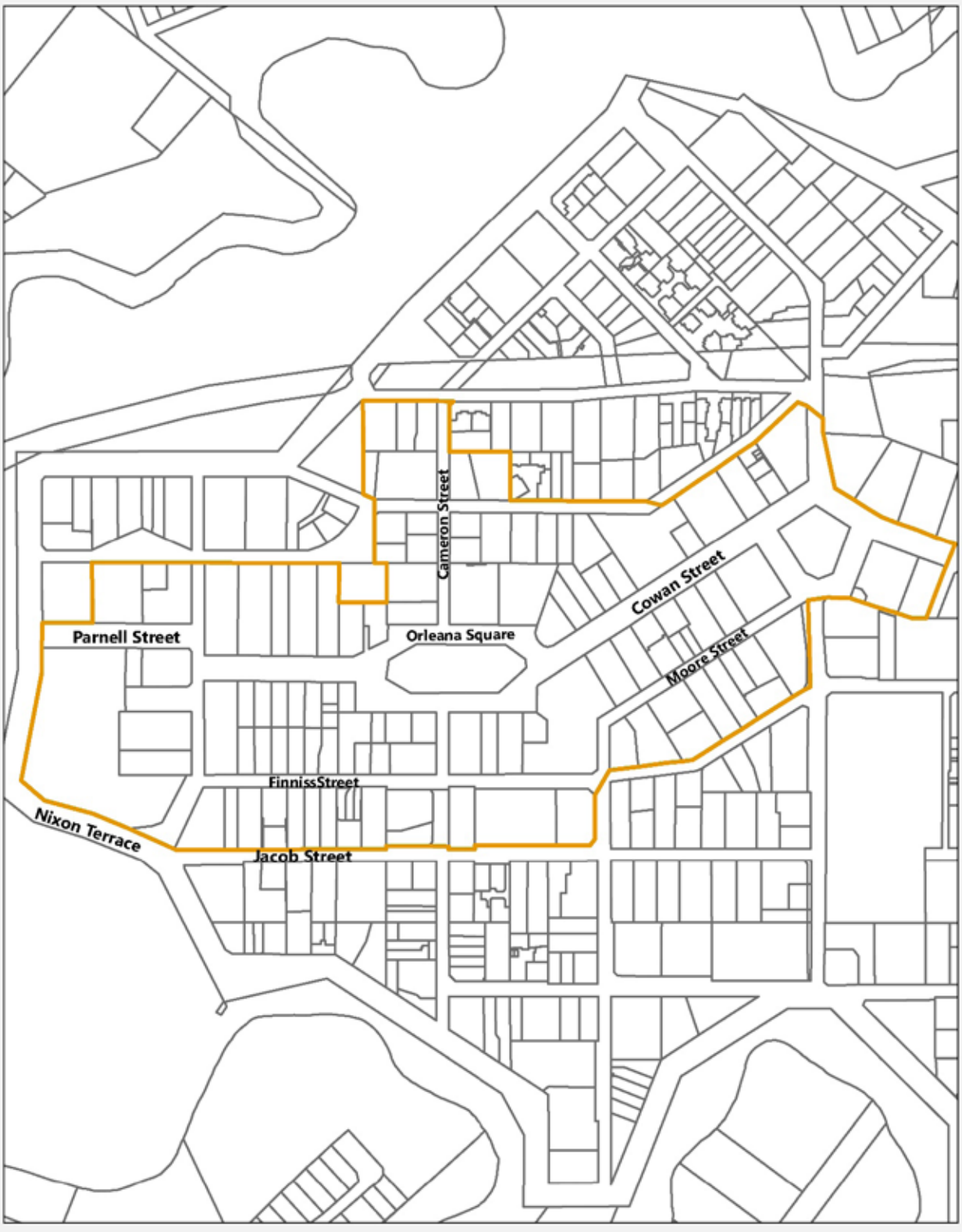
Proposed development to the exterior and interior of a State Heritage Place, within in a State Heritage Area, is separately prescribed by the State Heritage Place Overlay, of the Planning and Design Code and is assessed in addition to the State Heritage Area assessment.

The Gawler Church Hill State Heritage Area is a place of historic significance, demonstrating nineteenth century town planning ideals, in particular the work of Light, Finniss and Co. 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
- retention of significant views and vistas within Gawler Church Hill
- retention and conservation of the buildings and structures and 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.

Gawler State Heritage Area



Legend

State Heritage Area

Produced by Heritage SA
Department for Environment and Water
81-95 Waymouth St, Adelaide SA 5000
https://www.environment.sa.gov.au/
Data Source DEW/DIT
Compiled 29 May 2023
Projection Lambert Conformal Conic
Datum Geocentric Datum of Australia, 2020

N

0 0.1
Kms

Government of South Australia
Department for Environment and Water

3.2. Land use

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

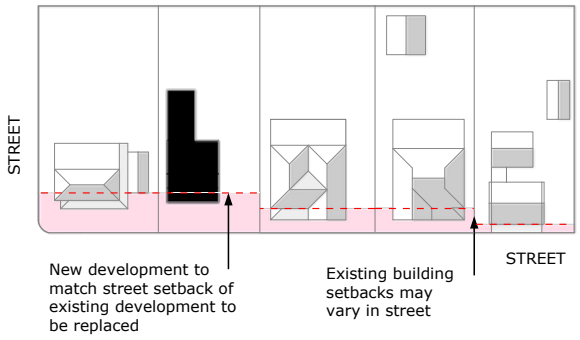
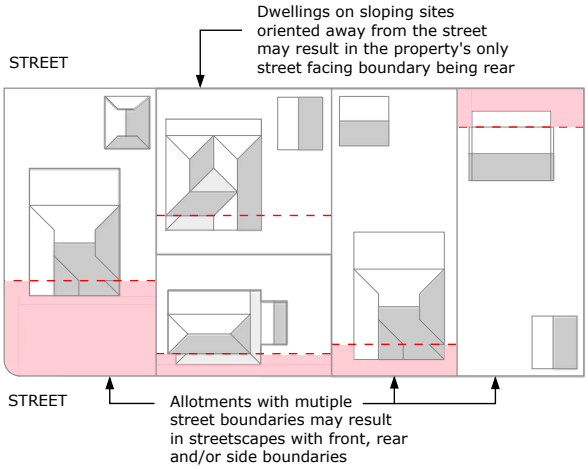
Early copies of Light, Finniss & Co.'s plan for 'Gawler-Town' include a hierarchy of streets, public squares, surrounding terraces, parklands and a cemetery. Murray Street aligned with the main route between Adelaide and regions north and east and became the town's main commercial centre. Cowan Street was sited along the top of the escarpment, perpendicular to Murray Street, and became the principal axis of the settlement plan. Some land use is noted on early plans and includes civic buildings such as churches with associated residences, a courthouse and prison. As commercial and civic activities located logically along these two primary axes much of the other development in the original layout was residential. An early plan dated 1839 is held in the Town of Gawler's archival collection.

Principles	Acceptable Standard
3.2.1. Land use Designation of land use in early plans for Gawler reflected mid-nineteenth century urban design ideals including public space in the the form of squares and parkland. Development is to have regard to the following:	
a. Land use planning	Gawler Church Hill State Heritage Area has established patterns of land use and new development is to complement and support these patterns of use. Public squares are open or accommodate church buildings. Streets are primarily residential with some civic buildings mostly in Cowan and Porter Streets. Adaptive reuse of existing buildings is acceptable. However, the external appearance of an existing heritage building will be retained and reflect its heritage value.

3.3. New buildings

(refer: State Heritage Area Overlay - Built Form PO 1.1 to PO 1.5 – note: this section does not refer to Ancillary/Outbuildings)

Principles	Acceptable Standard
3.3.1. Siting of new buildings The streets of Gawler Church Hill illustrate a visually intact nineteenth century town plan. Its character is enhanced by extant nineteenth and early twentieth century building stock. The scale of development in the Area is typical of South Australian country towns with primarily single storey residences and larger civic buildings including churches, police station, schools, hotel etc. Uniformity of scale, construction technique and materials create consistent streetscapes of development. New buildings are **to have regard to** the following:	

Principles	Acceptable Standard
a. Street and side boundary setbacks Building setbacks create a visual rhythm within Gawler Church Hill streetscapes. Dwellings vary in alignment in groups along streets and are generally consistent in scale and subdivision layout. Established setbacks contribute to the character of streetscapes and reflect the original pattern of development.	**Dwellings:** New development replacing an existing dwelling is sited to not visually dominate existing development of heritage value and to complement the character of the existing streetscape. Where the allotment has multiple street frontages, and an alternative orientation for the new dwelling is possible, front setback will reflect front setbacks common to that streetscape. New dwellings are to be set back a minimum of 1m from side and rear boundaries.  *Setbacks: street facing allotments with or without rear access*  *Setbacks: front, back and side street boundaries; street or rear facing development* Note: Streets with combined front and rear boundaries are part of the character of Gawler Church Hill. Primary building orientation will dictate if a boundary is considered to be front, side or rear and which associated setbacks apply. **Non-residential development:** new development to repeat the street and site setbacks common to existing development in the vicinity and maintain the spatial character of the streetscape.

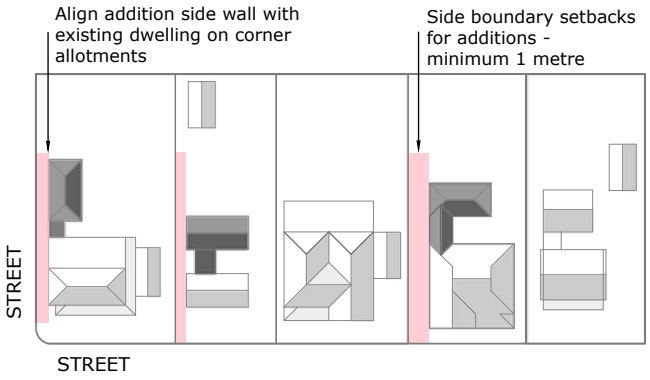
Principles	Acceptable Standard
3.3.2. Form and design of new buildings The form, scale and architectural features of existing buildings within Gawler Church Hill associated with the period 1839-1925 are of heritage value. They show the development of the Area as primarily residential, unified by a cohesive plan and elevated by the inclusion of civic and religious buildings. New buildings are **to have regard to** the following:	
a. Scale The scale of development in the Gawler Church Hill State Heritage Area is primarily residential. Larger non-residential buildings such as churches provide a visual counterpoint and reflect their landmark importance in the built environment. Churches located along Cowan Street are key in significant views and vistas.	**Dwellings:** Site coverage of residential development (including ancillary development) to complement site coverage of residential allotments in the immediate vicinity. New dwellings are primarily single storey in height, typically matching the eaves height, roof ridge and wall heights common to the surrounding area. **Non-residential development:** The scale of new non-residential development to not visually dominate or detract from the established character of the streetscape or existing landmark buildings in the State Heritage Area.
b. Roof form and pitch Buildings of heritage value feature gable or hipped roof with pitches typically 27 to 35 degrees.	**Dwellings:** Roof forms, roof pitch and eaves height and depth match/complement those typical in the surrounding area. Verandah roof form and pitch to complement building roof form. **Non-residential development:** Roof forms and pitch to complement the existing streetscape, scaled to maintain the existing hierarchy of landmark buildings in the Area. New development will not dominate the existing streetscape.
c. Façade proportions Façade proportions of residential buildings are primarily horizontal with vertically proportioned doors and window openings. Façade proportions of non-residential buildings reflect style, age and building typology.	**Dwellings:** Window and door openings to be vertically proportioned, not dominate primary street facing façade and complement development in the existing streetscape. **Non-residential development:** Façade proportions reflect existing development in surrounding area.

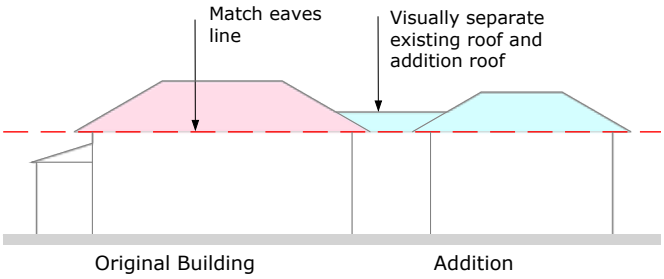
Principles	Acceptable Standard
d. Verandahs and porches Front verandahs are a common feature to a majority of residential and commercial buildings of heritage value.	**Dwellings and non-residential development:** A verandah or porch feature to the street façade with a pitched roof, straight, concave or bullnose forms supported on plain timber posts, clad in corrugated steel sheet. Spacing of verandah posts to complement façade proportions.
e. Ancillary development	Refer **3.5 Ancillary development**
3.3.3. Materials, finishes and colours Architectural features including materials of buildings associated with the period 1839-1925 are of heritage value in Gawler Church Hill State Heritage Area. These materials include face stone, face brick or rendered masonry walls, brick, stone or rendered masonry quoining, framed walls with corrugated iron or timber cladding, corrugated iron roofs, slate roofs and timber framed doors and windows.	New development is to have regard to *Accepted Materials, Finishes and Colours* 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.

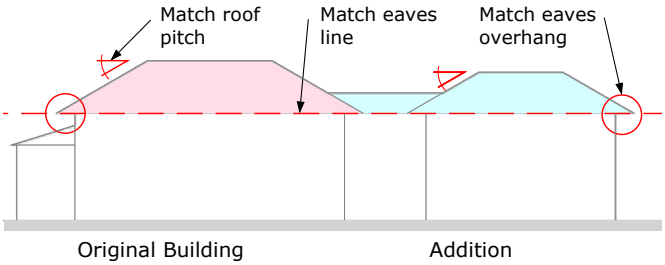
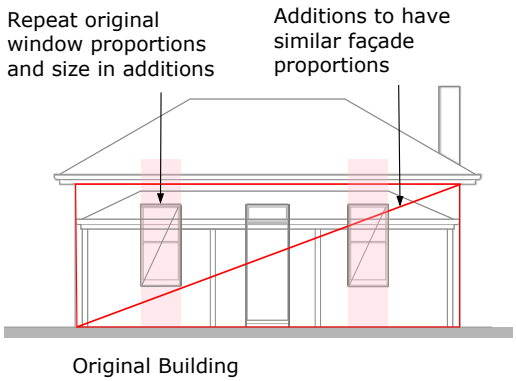
3.4. Alterations and additions

(refer: State Heritage Area Overlay – PO 2.1 and PO 2.2)

Alterations and additions to existing buildings within Gawler Church Hill State Heritage Area do not visually dominate existing buildings and/or the surrounding streetscape of heritage value. Any addition or alteration to a building is to complement established buildings, while maintaining the clearly legible pattern of nineteenth and early twentieth century development.

Principles	Acceptable Standard
3.4.1. Site and location of additions The streetscapes of the Gawler Church Hill State Heritage Area illustrate key principles of nineteenth century town planning and in particular Light's application of these in the South Australian landscape. Development **is to have regard** to the following:	
a. Street and side boundary setbacks Additions and alterations to complement the established pattern of building setbacks and open space within Gawler Church Hill streetscapes of heritage value.	**Dwellings:** Proposed additions are located to the rear and directly behind the existing dwelling and are no greater in width. On corner allotments, the side façade of additions visible from the street should not project forward of the side façade of the original building. Where rear boundaries face a street, building setbacks are to reflect the rear boundary setbacks in the vicinity. Side boundary setbacks of additions, (except in the case of attached cottages), are a minimum of 1 metre from side boundary and are located behind the existing dwelling. Additions to the side of existing dwellings are only acceptable where the shape and space available on an irregular allotment precludes rear additions. In these cases, additions to the side are to be set back from the existing front façade by at least 4 metres.  **Non-residential development:** Development is to repeat the site setbacks common to existing surrounding development.

Principles	Acceptable Standard
3.4.2. Design of additions The form, scale and architectural features of existing buildings relating to the period 1839-1925 within the Gawler Church Hill State Heritage Area illustrate the built response to Light, Finniss & Co's original town plan and the physical establishment of the town. Development **is to have regard to** the following:	
a. Scale Residential development in the State Heritage Area is consistently single storey in scale. Some two storey residential development occurs on steep sites where buildings step-down the escarpment. The larger scale of non-residential buildings, such as churches, halls and schools, reflects their landmark importance. Additions and alterations are to complement and not dominate existing built form.	**Dwellings:** Additions are primarily single storey in height, matching the eaves height of the existing dwelling. Two storey additions are acceptable on steeply sloping sites where they complement the streetscape and do not exceed the existing dwelling's roof height. Where seen from the street and surrounding public areas, additions are to be designed so the original scale of existing dwelling remains clear. A break in roof line between dwelling and addition is required.  *Elevation – example of roof treatment to maintain form and scale of original dwelling* Two storey additions in the form of an attic or mezzanine room are acceptable where the original ridge line of the roof and the single storey appearance of building is maintained. **Non-residential development:** The scale of additions to non-residential development should not dominate the existing building and should be recognisable as an addition.

Principles	Acceptable Standard
b. Roof form and pitch Roof form and pitch of existing heritage buildings illustrate building styles and construction practices of the period significance in Gawler Church Hill. Verandahs and chimneys contribute to heritage value.	**Dwellings:** Where visible from the street and surrounding public areas, the roof form, ridge height and roof pitch of additions to dwellings will complement the existing dwelling, repeating roof pitch, eaves and gable projections. Existing chimneys are to remain and not be removed when roof cladding is updated. New chimneys are to complement the form, scale and composition of existing building.  *Elevation – existing dwelling and addition (one option)* **Non-residential development:** Roof form, ridge height and roof pitch of additions to complement the existing building of heritage value.
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.	**Dwellings:** Where visible from the public realm, additions to dwellings are to complement the proportions of existing building. New window and door openings facing the street are to be similar in proportion and extent. Plate glass walls and doors are not accepted on primary and secondary street facing façades.  *Existing dwelling – window and façade proportions* **Non-residential development:** Façade proportions of additions will complement facades of existing development of heritage value.

Principles	Acceptable Standard
d. Alterations to original building features of heritage value Architectural features of buildings relating to the period 1839-1925 within the Gawler State Heritage Area are of heritage value.	Refer [3.10 Conservation Works] for further details. **Dwellings:** Face brick and stone external walls are to be retained and not painted or rendered. Façade features to any street, such as, windows and doors, are to be retained in their original configuration and material. The original detailing of front and side verandahs is to be maintained. Verandahs are to remain unenclosed where visible from the public realm. Where original façade features have been removed/ altered and evidence of these features is not clear, reinstatement on original building is acceptable using architectural detailing copied from archival images or nearby dwellings/buildings of a similar style and era. **Non-residential buildings:** Original façade features visible from the public realm are to be retained in configuration and material. Face brick and stone external walls are to be retained and not painted or rendered.

Principles	Acceptable Standard	
3.4.3. Materials, finishes and colours Architectural features of existing 1839-1925 era buildings and outbuildings within the Gawler Church Hill State Heritage Area are of heritage value, illustrating the foundation and development of this part of the town.		
The design of **alterations and additions** and **new outbuildings** is **to have regard to** the following:	**Acceptable**	**Not supported** (where visible from street/public realm)
a. Roofing and rainwater goods (new work) • Roof, verandahs and outbuildings • For new development, colours to complement building form and heritage streetscape • For additions colour to match existing development of heritage value	• deep profile corrugated, galvanised or 'Colorbond' metal sheeting • galvanised or 'Colorbond' half round or ogee profile gutters to match existing or heritage streetscape • metal round galvanised or 'Colorbond' downpipes • scribed roof cappings • decorative roof elements where supported by historical evidence or to complement existing	• steel sheeting with profiles other than corrugated • 'zincalume' metal sheeting • quad, square or 'd' profile gutters • downpipes other than round unless to match existing rectangular cast iron • roof tiles or other heavy weight materials unless to match existing building • dark grey and black roof cladding
b. Exterior walls (new work)	• face stone, face brick or rendered masonry • natural colour render (whitewash or stone) • corrugated deep profile metal sheeting– galvanised or Colorbond in light to mid grey tones (if appropriate to project) • horizontal weatherboard/ light weight cladding, painted	• square profile steel sheeting • face concrete block • stone veneer or wall tiles with stone finish/appearance • stone construction which does not complement existing heritage character of streetscape • painting of unpainted masonry • dark grey and black wall cladding

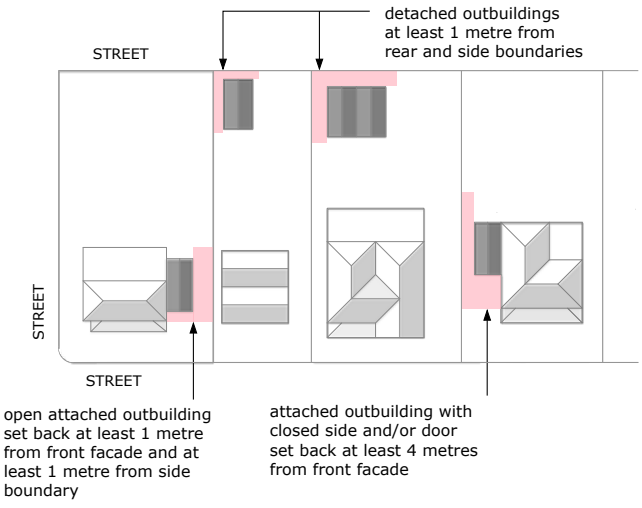
The design of **alterations and additions** and **new outbuildings** is **to have regard to** the following:	**Acceptable**	**Not supported** (where visible from street/public realm)
c. Proposed external doors and windows in view of the street	• timber doors – simple face, panelled profile may include sidelights and fanlights • timber, or aluminium/ steel, framed flywire screen doors to complement main door • timber framed vertically proportioned windows, (double-hung sash or casement) • timber framed shutters if evidence of shutters as part of the original street façade exists or if appropriate to new building style	• sliding doors • decorative aluminium screen/security doors • aluminium framed windows • horizontally proportioned and/ or large windows • roller window security shutters
d. Exterior painting Note: the painting of unpainted external surfaces of existing buildings is not supported.	• exterior painting using compatible paint colour schemes is encouraged.	
e. Verandahs	• square timber 120x120mm typically, painted • spandrel ends clad with vertical boards, timber barges or open • plain or painted concrete, slate flag floors	• decorative elements such as finials or lacework unless supported by historical evidence • steel or concrete posts unless to match existing • tiled verandah floor to existing verandahs pre 1870s
f. Fencing	• refer **3.5.2 Fences and Gates**	
g. Ancillary development	• 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.

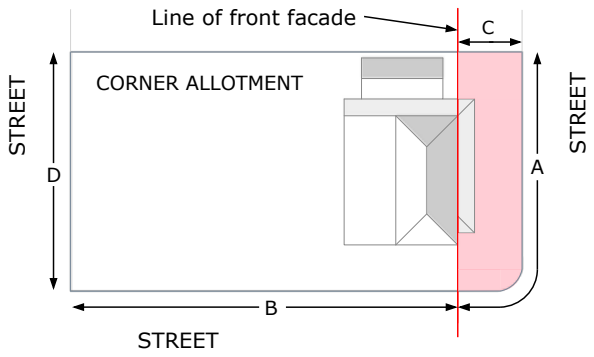
Ancillary development in Gawler Church Hill State Heritage Area includes, but is not limited to carports, garages and sheds; studios, offices and ancillary accommodation; fences and gates; signage; solar panels, rainwater tanks and other ancillary services. While such development is of a secondary nature,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

Principles	Acceptable Standard
3.5.1. Outbuildings including carports, garages, sheds; storage containers; studios, offices, ancillary accommodation and outbuildings Nineteenth and early twentieth Century existing outbuildings in Gawler Church Hill are typically smaller in scale than main buildings and are freestanding with gabled, hipped or low pitch skillion roof forms clad in corrugated steel sheeting. Materials used include stone, or framed walls with galvanised, corrugated steel cladding and galvanised corrugated steel roof. Development **is to have regard to** the following:	
a. Outbuildings (garages, carports, sheds, studios, offices, ancillary accommodation and outbuildings supporting business) Detached outbuildings located to the rear of existing buildings continue the established historic pattern of development in Gawler Church Hill.	Where 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. New outbuildings are to have regard to *Accepted Materials, Finishes and Colours* as scheduled in 3.4.3. **Attached outbuildings:** • are open structures with no walls or doors, sited a minimum of 1 metre behind principal front wall of dwelling (e.g. carport) • are a minimum of 1 metre from any side boundary • are 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 heritage streetscape • have roof form to complement and not detract from existing dwelling • have posts that are 120x120mm minimum in dimension • have simple roof form separate from main roof

Principles	Acceptable Standard
	Attached outbuildings (continued): • with street facing doors and/or side walls are located a minimum of 4 metres behind principal front wall of dwelling • have simple roof form separate from main roof • have roof form and pitch to complement primary building on allotment **Detached outbuildings:** New detached outbuildings are single storey, rectilinear in floor plan and: • are located a minimum of 3 metres from the rear wall of primary development • are a minimum of 1 metre from side and rear boundaries • where replacing an existing outbuilding, footprint and setbacks may be replicated • are no greater than 60 square metres where visible from the public realm • are constructed using stone, brick, rendered masonry, vertical horizontal lightweight weather board profile cladding, corrugated steel sheeting • are roofed with corrugated steel sheeting  Single width garage doors are acceptable when in view of the street, double width doors acceptable only where not visible from the public realm. New outbuildings will have form and scale to complement and not dominate primary building on allotment.

Principles	Acceptable Standard
b. Pergolas Garden structures such as arbours and pergolas complement and do not visually detract from existing structures or streetscape.	Pergolas are to be freestanding and positioned so they do not obscure or dominate existing heritage building.
3.5.2. Fences and gates Early fencing styles contribute to the heritage character of Gawler Church Hill Heritage Area. Heritage fencing styles include timber post and rail, timber pickets, woven wire, cast iron, rolled steel and stone walling. Garden gates were often timber, cast iron or rolled steel. Fencing is typically low along front street facing boundary. Some streets where boundaries are front and/or rear or side may be mixed in height and material.	New fencing to match the existing palette of materials in the locality, to be appropriate to the age and style of existing associated building and maintain the historic character of the streetscape and visual connections with the existing building. Fencing is to have regard to the variety of street frontages associated with an allotment. The orientation of the dwelling, primary street access and streetscape may require some individual variations. Existing stone boundary walls and wrought iron gates to be retained and restored. Walls may be extended in length but not height.

Fences and gates (replacement or new)	Location	Accepted
	Where new fence is required	Open fences: • no fence • picket or paling fence and gate • post and wire fence • open style crimped wire or woven mesh fence and gate • masonry plinth and piers with cast iron, galvanised ribbon or wire fencing Solid fence: • timber paling fence and gate, vertical cladding • hedge • deep profile corrugated metal sheeting, with post and rail (side and rear) • face stone with/ without brick trims – limestone, sandstone, bluestone

Fences and gates (replacement or new)	Location	Accepted
	Boundary A shown below	• open fences no higher than 1.5m • solid fences no higher than 1.2m • on corner allotments taper to side fence height, level with principal front façade of dwelling
	Boundary B shown below	• no higher than 1.8m
	Boundary C shown below	• open fence no higher than 1.5m street end • solid fence no higher than 1.2m street end • where there is height change to side fence section taper from front boundary to level with principal front façade of dwelling • no higher than 1.8m • allotments with street facing rear boundary may have street facing garage set back a minimum of 1m • see section: 3.6.1
		

Principles	Acceptable Standard
3.5.3. Signage Signage is historically minimal in the area. Proposed signs are not visually dominant and sited to avoid negatively impacting views and vistas within the State Heritage Area. **a. Advertising signage**	Signage to not conceal or obstruct historic detailing, be visually dominant or project beyond the building silhouette or skyline. Signs are to be no more than one square metre in area, contain no internal illumination or neon lighting. Permanent LED screen, flashing or backlit illuminated signs are not appropriate. Commercial businesses in the Area are restricted to two signs only with regard to the following: • signage to be located within the building's street façade and one other façade only • roof signage not supported • restricted to traditional locations, such as parapet walls, fascia boards, gable ends and infill end panels, fences and windows • signage materials, finish and colour to be compatible with associated building • colour schemes that visually dominate will not be supported Community Buildings: Signs to be small and free-standing structures.
3.5.4. Skylights Roof forms are significant to the heritage values of the State Heritage Area.	Dormer windows and roof windows are supported if not visible from the public realm. New or replacement skylights are to be low profile and located out of view of the public realm. Skylights on street facing façades are not acceptable.

Principles	Acceptable Standard

3.5.5. Solar panels
a. Solar panels
Adverse visual impact is voided when panels are placed out of view of public streets/areas.
	Solar panels are to be:
	• located on roof planes not visible from public realm and sited below the ridge
	• located on outbuildings that are not visible from the streetscape
	• located on side roof planes, in part view of the street, only where no other mounting locations are possible, and panels are:
	  • set back at least 4m from the front façade
	  • located as far as practical on the lower part of the roof
	  • arranged neatly in a stacked symmetrical group (not staggered) with a margin of visible roof edge around the group
	  • black framed solar panels
	  • mounted flush
	  • installed so componentry including cabling, conduits, batteries and inverters are not visible from public streets.

3.5.6. Rainwater tanks Rainwater tanks were an original feature in Gawler Church Hill State Heritage Area and were circular in plan, small in size and fabricated from galvanised iron.	Rainwater tanks are located underground or to the rear of properties to avoid adverse visual impact on the Area's character. Above ground rainwater tanks to be circular, with corrugated profile of galvanised steel sheeting or Colorbond finish steel sheeting in mid-grey tone. Plastic rainwater tanks are to be located out of view of public streetscapes and are corrugated in profile.
3.5.7. Plant and ancillary equipment	Installations such as hot water units and water pumps are located to the rear of properties to avoid negatively impacting the streetscape and concealed by vegetation or small sheds of traditional corrugated steel, timber clad or masonry walls. Air conditioners are not located on the principal façade and external air handling (condenser) units are screened from view of the public realm. Roof mounted evaporative units are located on rear planes of roofs and coloured to match roof sheeting. Antennae and satellite dishes to be located out of view of the public realm. Infrastructure for new technology (such as electric car charging) is supported in principle. The size, appearance and location of supporting infrastructure will be negotiated on a case-by-case basis to minimise any negative impacts on the State Heritage Area.

3.6. Land division

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

The original plan for Gawler by Light, Finniss & Co., is an important part of the heritage significance of the Gawler Church Hill State Heritage Area. The original plan is still evident in the street layout of the Area and the subsequent subdivision pattern tells the ongoing story of the development of Gawler Church Hill.

Land division refers to boundary adjustments and sub-division of allotments within the State Heritage Area. The division of land is to maintain evidence of the unique subdivision layout and resultant built form character of the Gawler Church Hill State Heritage Area.

Principles	Acceptable Standard
3.6.1. Land division characteristics Development is **to have regard to** the following:	
a. Land division Subdivision of existing allotments is only supported where an existing land parcel is vacant and subdivision replicates surrounding built form pattern of development.	Allotments created by new land division are to be compatible with the surrounding subdivision pattern in the State Heritage Area. Future development that is compatible with the built form and spatial pattern of the State Heritage Area to be proved as part of subdivision proposals. Existing public reserves, roads and laneways are retained. Boundary adjustments to remedy boundary anomalies are acceptable where they are of a minor nature.

3.7. Landscape context and streetscape amenity

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

The established landscaping and tree planting of Gawler Church Hill assist in creating defined visual corridors and frame landmark buildings.

Principles	Acceptable Standard
3.7.1. Landscape character The established landscape character of Gawler Church Hill State Heritage Area is reflected in the designed 1839 layout, enhanced by nineteenth and early 20th century built heritage development of the area. Urban features such as street trees, paving, kerbs and signage support understanding of the original urban plan design. A hierarchy of roads of varying widths follow the natural topography of the Area and create important views and vistas. Ample open space in the form of parks, squares, and private gardens also contributes to the visual harmony and character of the Gawler Church Hill State Heritage Area. Development is **to have regard to** the following:	
a. Views and vistas	Significant views and vistas of the two churches along Cowan Street are maintained and enhanced through tree planting that supports view corridors within the public realm. Tree planting, landscaping and fencing defining Orleana Square, Light Square and Cowan Street will enhance the significant design features of Light, Finniss & Co's plan for Gawler Church Hill.
• **Footpaths** • **Laneways** • **Bluestone kerbing; bluestone or rubble guttering** • **Street tree planting and verges** • **Open space parks** • **Services and infrastructure** • **Masonry walls**	Actions involving the replacement or upgrade of public realm kerbing, footpaths, street trees, street furniture, lighting, masonry walls and works on roads, including closed roads and reserves by a local council are typically not defined as development in the PDI Act 2016. 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 Town of Gawler Council is required. Where they are likely to have a significant or large-scale impact on heritage values, development approval is required. Other non-statutory documentation such as Management Plans may provide guidance in regard to public realm development.

3.8. Demolition

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

Demolition of buildings associated with the period 1839-1925, public realm structures, elements and other features of identified heritage value is not acceptable.

Principles	Acceptable Standard
3.8.1. Demolition The form, scale and architectural features of buildings associated with the period 1839-1925 within the State Heritage Area are of heritage value, illustrating the land use planning intent, and built response to the original plan by Light, Finniss & Co., as well as the social and historic development of the Church Hill area. Development is **to have regard to** the following:	
a. Demolition of buildings	**Dwellings and non-residential buildings:** Demolition of buildings or parts of buildings erected prior to 1925 is not supported unless: • the portion of any building or other feature 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. Replacement buildings must have due regard to the *Principles* and *Acceptable Standards* of **3.3 New buildings**.
b. Demolition of outbuildings and dwelling additions and boundary walls.	**Dwellings and non-residential development:** Demolition of lean-tos, building additions, garages, sheds and boundary walls is not supported unless the proposed structure and/or associated building postdates 1925 and removal does not adverseley impact on the heritage values of the State Heritage Area. Any replacement buildings/structures must have due regard to the *Principles and Acceptable Standards* of **3.4 Alterations and additions and 3.5 Ancillary development.**
c. Demolition of public realm infrastructure	Demolition and replacement of public realm infrastructure is acceptable where heritage values are not compromised.

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 management of buildings.

Principles	Acceptable Standard
3.9.1. Conservation approach The external fabric of existing buildings of heritage value within the Gawler Church Hill State Heritage Area is to be conserved and restored. Correct repair methods and maitenance ensure the logevity of buildings within Gawler Church Hill. The aim is to only repair as much as needed, so that early building fabric is retained where possible, illustrating the heritage features of the Area. Conservation practices must avoid embellishment of architectural details or adding features not common to the style and era of the building.	
• **Roof repairs/replacement, verandah repairs/replacement** • **Window and door replacement** • **Removal of paint finishes from external face brick and stone surfaces** • **External brick and stone wall repointing** • **Chimney repairs – stabilisation, repointing** • **Verandah floooring** • **Gable repairs - infill** • **Rising/falling damp repairs** • **Repairs to historic fences**	Seek the advice of a Heritage South Australia heritage officer before undertaking any conservation repairs to dilapidated building fabric. Works that are considered to materially affect the heritage values of the State Heritage Area require development approval. The Relevant Authority (Town of Gawler Council), in conjunction with Heritage South Australia, can provide advice confirming if works are likely to materially affect the heritage values of the State Heritage Area.

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Heritage South Australia
Department for Environment and Water

SOUTH AUSTRALIA

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