

Heritage Standard

Gawler Church Hill
State Heritage Area

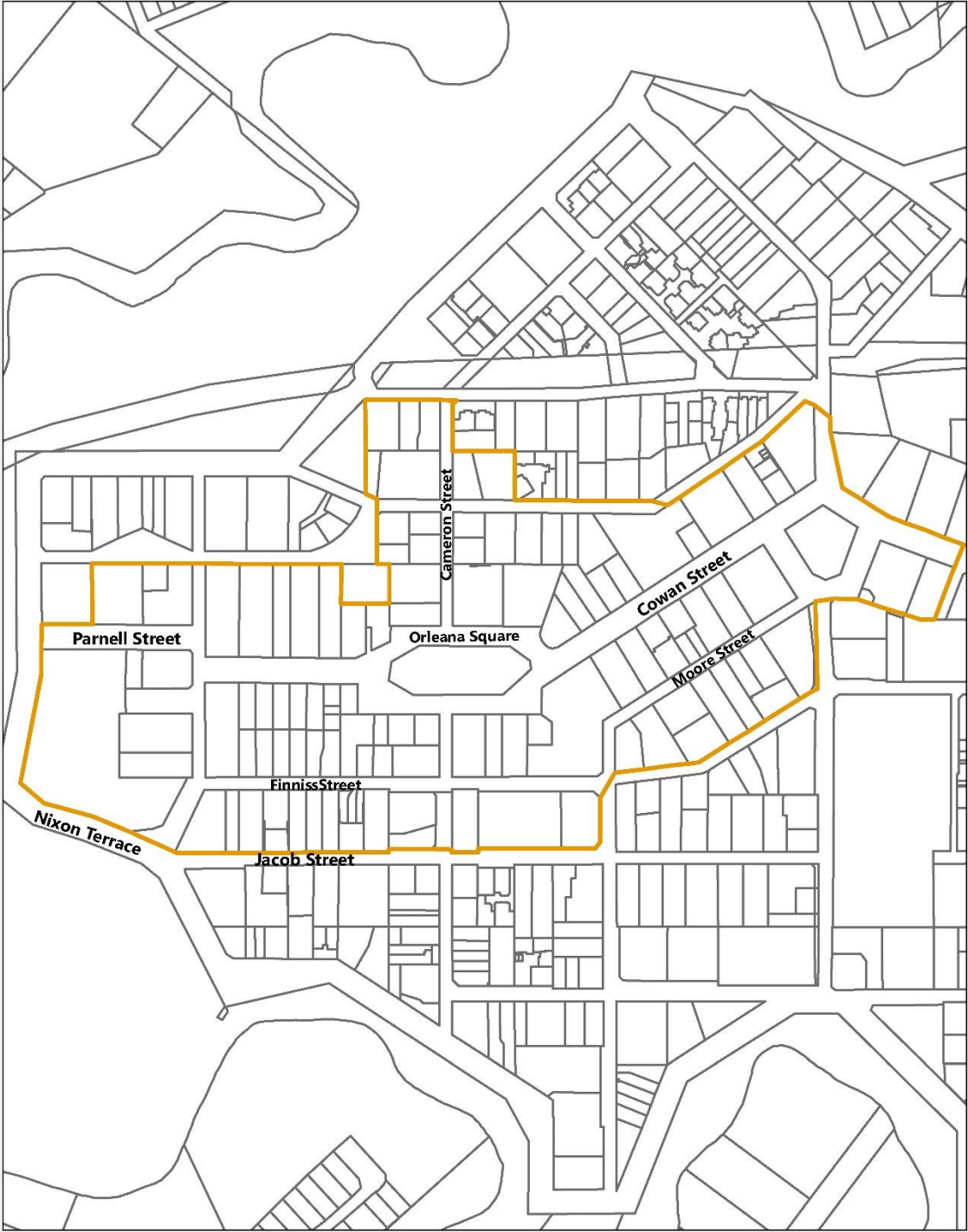


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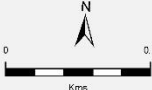
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Gawler State Heritage Area



Legend
 State Heritage Area

Produced by Heritage SA
Department for Environment and Water
81-95 Wymouth St. Adelaide SA 5000
<https://www.environment.sa.gov.au/>
Data Source DEW/DIT
Compiled 28 May 2023
Projection Lambert Conformal Conic
Datum Geocentric Datum of Australia, 2020



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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 1978-1980 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.

Development of a place listed in the South Australian Heritage Register that is located within a State Heritage Area is covered by the State Heritage Place overlay which, in this instance, will take precedence over 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 the *Planning and Design Code* (Code). It is a supplementary tool of the Code and is referenced in the State Heritage Area Overlay.

Any proposals to undertake development within a State Heritage Area will be referred to the Minister responsible for administering the *Heritage Places Act 1993*, who has the authority to direct the decision. Heritage South Australia (Heritage SA) in the Department for Environment and Water is the Minister's delegate for decisions on referred development applications. The Heritage Standard forms a key part of Heritage SA's assessment of these 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

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 is 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 and within a few years 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 Mitiwari.³ By the second half of the 19th century many Kaurna were physically dislocated from country and each other.⁴ Colonial records suggest Kaurna began to return to the Adelaide Plains in significant numbers in the 1950s

¹ <https://www.charlessturt.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 Mulla Wirraburka ("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

and in the latter decades of the twentieth century were able to re-assert their ongoing relationship with and on country and they continue to 'speak for the Adelaide Plains'⁵ including Gawler.

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. 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 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 growth.

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 Finnis & 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.⁶ 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 18000 acres was approved for the Gawler area by the Resident Commissioner after a requisite initial payment was made by James Dundas Murray and John Reid for 4000 acres. The syndicate of investors for the special survey 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 Finnis & 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 Gawler is the only town in South Australia outside Adelaide planned by Light, who passed away in October 1839. In a letter to friend George Palmer, he described being approached by many colonists to '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 Finnis and Co., who had been part of the South Australia's original survey team.¹⁰

Gawler was one of the earliest planned towns in the province outside Adelaide and its original layout which shares key elements with Adelaide's plan remains recognisable in Gawler Church Hill. Of the 240 acres set aside for the town 140 acres were donated by investors for public use, including parklands, parks and squares, a cemetery, markets, streets and public buildings. A parkland belt separates building allotments from the South Para and North Para Rivers which bound the town, safeguarding the waterways and their flood plains, ensuring public access to water and focussing the town's urban centre by enclosing the original plan on three sides.¹¹ Town acres at the edge of the plan which loosely follow the path of the rivers, were bounded by wide terraces much like those between city and parkland in Adelaide. To the east the plan extended one acre 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

⁵ <https://adelaide.history.sa.gov.au/subjects/kaurna-people>

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

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.

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 to Port Adelaide passed through Gawler and again on the return journey loaded with supplies.



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

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 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 services to establish in Gawler which soon becoming a regional service centre.

Agricultural development from the 1840s into the Mid North region, and into the northeast including the Barossa Valley, meant Gawler became an important regional centre. 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 it 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, and sold two years later to Walter Duffield who became a successful local business owner, investor and pastoralist. The mill burnt down shortly after but was rebuilt in 1867 by Duffield as the New Victoria Mill. During the 1850s and 1860s the number of buildings increased markedly along with the town's population and much of the land in Gawler Church Hill was subdivided for residences.¹⁶

In 1850, Burra mining interests opened Port Wakefield to facilitate the transportation of ore to Port Adelaide by barge rather than bullock dray. 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 and the growing Murray agricultural region. 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

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

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

¹⁵ Williams, 1964, p.198

¹⁶ See: Pastoral Pioneers of South Australia, 1927; ¹⁶ 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

agricultural land to be selected in smaller blocks and on credit accelerating agricultural development in the colony and increasing Gawler's importance as a regional hub.

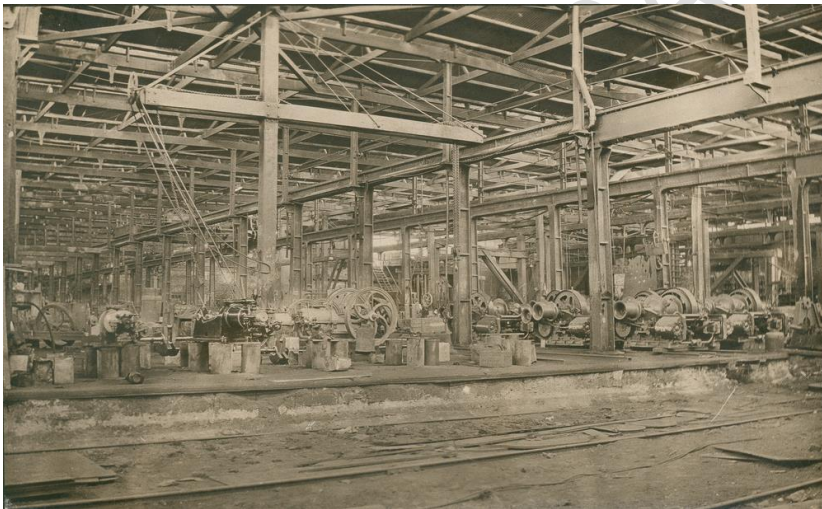
Population growth in the area resulted in the introduction of local government in 1853 and 1854 with Gawler included in the district of Barossa West. The residents of Gawler were dissatisfied with the services they received for their rates and lobbied to gain an independent incorporation which was granted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

Newspaper references to the name Church Hill in connection with the original town plan date back to 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 appeared in the 1850s including Willaston and Bertha to the north, Gawler East to the east in 1851 and Evanston to the south in 1853. All of these would be 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.



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

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 and existing operations were expanded increasing 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 the opening of mineral deposits across the NSW border in Broken Hill and further afield in WA.

While heavy industry struggled to remain viable during the general depression of the 1890s commerce in Gawler 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 areas foundered. During these decades commercial businesses

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

¹⁹ Whitelock, 1989, pp. 102-103

remained relatively 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 twentieth century. Railway wagons and plant were no longer required from Gawler's manufactories as the Government of South Australia's railway authority established railway workshops at Islington near Adelaide in 1883 and 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 its independence from Adelaide declined with it.



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

Local industry and employment in Gawler continued to decline after the Second World War and 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 industrial sector employed only 250 people. While this could have been disastrous for the town, Gawler's proximity to Adelaide enabled it to become a commuter town with over half of Gawler's working population travelling to Adelaide and surrounds for work by 1962.²¹

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 with the widest being 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 the course of 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 had not been purchased in advance by speculators 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 the most 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 eventually built in Cowan Street, in 1856, but not in Light Square as indicated on early plans and a Congregational Church

²⁰ Williams, 1964, p.197-201

²¹ Williams 1964, pp.199-206

²² Hignett 1981, p.4

²³ Whitelock 1989, pp.207-212

was built in 1851 adjacent to Light Square. A small Methodist Church was built in 1850 in Tod Street and replaced by a larger church on Tod Street in 1869. The Zion Lutheran Church on Dundas Street, accessible from Orleana Square was built 1921-22 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 in the plan but visually in the 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 civil and civic development, a police station was first built in 1842 and rebuilt in 1863, and courthouse next door, originally built in 1857 and 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 Finnis and Co.'s original town plan.

1.4. Reference documents

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1.5. Supporting Reference documents

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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 1988)

2.2. What is of heritage significance?

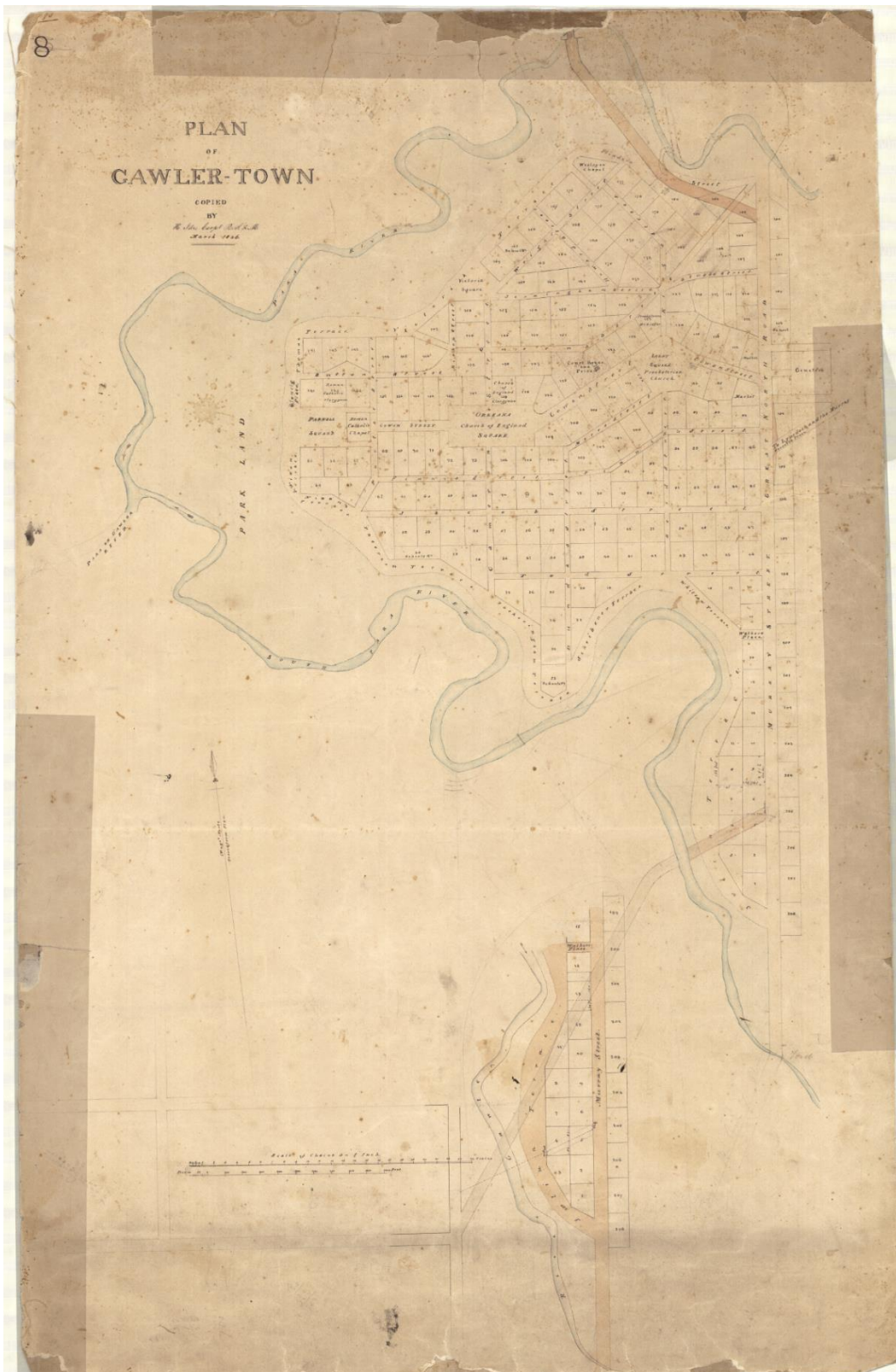
Background

19th 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, 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 some parklands in their planning. Gawler was one of the earliest country towns and the only private town with 'true parkland features.'²⁵

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-19th century town planning in South Australia.

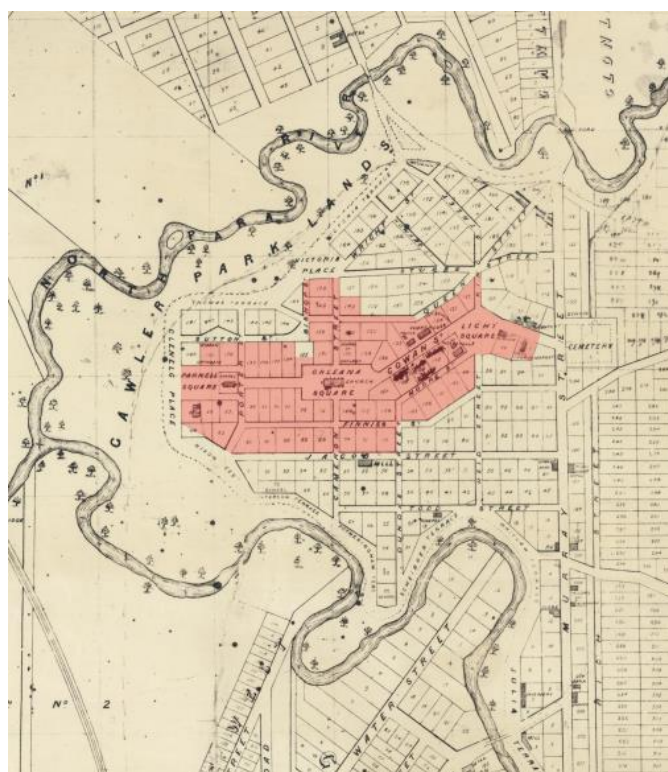
The heritage significance of Gawler Church Hill was formally recognised in 1985 when it was designated a State Heritage Area under the *South Australian Heritage Act 1978-1980* with a boundary amendment in 2008 under the *Development Act 1993*. The State Heritage Area captures nearly all the original allotments along Cowan Street, three central axis squares and much of Church Hill's building stock relating to the period 1839 to 1921. 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 church buildings which predate 1921.

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

Heritage Standards – Heritage Value (Gawler Church Hill State Heritage Area)



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

SLSA, b1641544, showing subdivision as drawn by Light, Finnis and 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.

Plan of Gawlertown, (part), Warren, George & Charles Combe, 1863 SLSA, b1641544,

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

Building Form

Gawler Church Hill State Heritage Area is primarily residential containing single detached houses and some early row cottages, with groups of common setbacks and street orientation, creating a unified rhythm of scale and form. Scale and age of houses within the Area vary, with simple built forms ranging from cottages and villas to federation bungalows. The earliest house forms are rectangular with gable ends. Later residences typically have more complex 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 contrasts and highlights the scale, form and density of intact residential development.

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

- 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 Gawler Church Hill State Heritage Area is sited entirely within the original plan and captures its primary axis along the ridge of Church Hill.



- 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.



- 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.



Colour images in this section – source Heritage SA

Heritage Standards – Heritage Value

(Gawler Church Hill State Heritage Area)

Colour images in this section – source Heritage SA

- d. Tree lined streetscapes developed in Gawler Church Hill and are a strong visual element in the State Heritage Area. Mature trees enhance and frame dominant vistas and accentuate the open space, layout and character of the Area.



- e. Original street infrastructure including bluestone kerbing and guttering as well as rubble stone guttering remains adding to the heritage value of the Area.



- f. Medium-density residential development is dominant in Gawler Church Hill. Development reflects early subdivision patterns as well as topographical advantages, with larger dwellings often built on elevated and more desirable blocks.



- g. Topography is an important part of the heritage value of the Gawler Church Hill Area. 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.



Colour images in this section – source Heritage SA

Heritage Standards – for Development (Gawler Church Hill State Heritage Area)

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

- face brick and/or stone construction, quoining of brick, stone or render
- gable or hipped roof dwellings clad with corrugated steel sheeting (22 to 40 degrees)
- brick chimneys of varying heights and widths with simple decorative cornice
- verandahs to street facing façade of dwellings including bullnose, ogee or concave with ornamentation appropriate to age, typology and style of building



Dwelling, Gawler SLA B 40201, circa 1900.



Colour images in this section – source Heritage SA

Heritage Standards – for Development (Gawler Church Hill State Heritage Area)

- timber framed windows, single or double sash, or casement, vertical in proportion, small in scale to dwellings



Dwelling Gawler SLSA B 40202, circa 1900.

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



SLSA B 32012, 1909.



- front fencing to dwellings:
 - face stone wall with or without rendered or face brick capping
 - rendered masonry walls
 - masonry with decorative iron panels,
 - timber paling,
 - timber/metal post and rail,
 - crimped wire
 - hedging



- freestanding single-story outbuildings of varying size include sheds and stables with gable or single pitched roofs, masonry walls or walls clad in corrugated steel sheeting or timber.



Colour images in this section – source Heritage SA, archives

3. Heritage Standards for Development (Gawler Church Hill State Heritage Area)

3.1. Purpose of Heritage Standards for Development

Any proposals to undertake development within a State Heritage Area will be referred to the Minister responsible for administering the *Heritage Places Act 1993*, who has the authority to direct the decision. Heritage South Australia (Heritage SA) in the Department for Environment and Water is the Minister's delegate for decisions on referred development applications. The Heritage Standard forms a key part of Heritage SA's assessment of these development proposals.

Heritage Standards:

- provide a basis for decisions regarding management of heritage impact of development by Heritage SA Heritage Officers.
- include heritage principles and location specific detail on how development can be undertaken to ensure heritage values are protected
- propose a minimum acceptable standard for development related solutions within the State Heritage Area.

A State Heritage Area includes both private and public spaces (including streets) and the Heritage Standard is applicable to development across the entire State Heritage Area.

Development associated with a State Heritage Place and also within a State Heritage Area is defined in the [Planning, Development and Infrastructure Act 2016](#) Part 1, 3 (1). Additional definition specific to a State Heritage Place or Area includes:

"(e)—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".

The [State Heritage Area Overlay 'Procedural Matters \(PM\) Referrals'](#) – identifies the types of development to be referred to the Minister responsible for the *Heritage Places Act 1993* - Heritage SA, for assessment and direction.

Exemptions to the definition of Development within a State Heritage Area are scheduled in the [Planning, Development and Infrastructure \(General\) Regulations 2017 – Schedule 5](#)



Heritage Standards – for Development (Gawler Church Hill State Heritage Area)

3.2. Land use

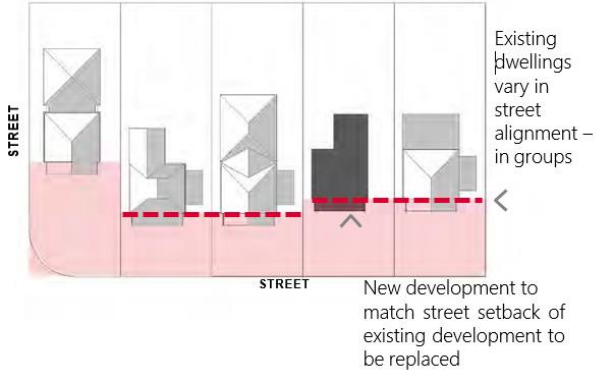
(refer: State Heritage Area Overlay – Alterations and Additions PO 2.2)

A copy of Light, Finnis and Co.'s original plan for Gawler has not been discovered however an early plan of 'Gawler-Town' copied in 1846 shows a hierarchy of streets, public squares, surrounding terraces, parklands and cemetery. Murray Street aligned with the main route between Adelaide and regions north and east and became the town's main commercial locale. Along Cowan Street, which is the primary axis of the original layout, some land use is noted and includes civic buildings such as churches with associated residences, a courthouse and prison. Cowan Street's primacy resulted in other development in this vicinity being primarily residential.

Principles	Acceptable Standard
3.2.1. Land Use Designation of land use in the original plan for Gawler reflected mid-19th 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	Land use within the Gawler Church Hill State Heritage Area reflects the established, significant pattern of use within the Area. Public squares are open or accommodate church buildings. Cowan Street contains some civic buildings and dwellings. Other streets are primarily residential. Adaptive reuse of existing buildings is possible 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/Out buildings**)

Principles	Acceptable Standard
3.3.1. Siting of new buildings The streets of Gawler Church Hill illustrate a visually intact 19th century town plan enhanced by extant 19th and early 20th century building stock. The scale of development in the Gawler Church Hill State Heritage Area is typical of South Australian country towns with 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: a) Street and side boundary setbacks Building scale and setbacks create a visual rhythm within Gawler Church Hill. Dwellings vary in alignment in groups along streets and are generally consistent in scale, and subdivision layout. Setbacks are to maintain the established character of streetscapes and reflect the original pattern of development.	Dwellings: where new development is replacing an existing dwelling it is aligned to match front façade setback of the dwelling to be replaced. New dwellings are set back a minimum of 1m from side boundaries. New development on a vacant site, or replacing non-residential development, has front and side setbacks that match adjacent development, to maintain the spatial character of the streetscape in the vicinity. 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. 

Note: Diagrams in this section indicative only. Gawler specific drawings being prepared.



Heritage Standards – for Development (Gawler Church Hill State Heritage Area)

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 1839-1921 are of heritage value, and 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 New development to not dominate the existing scale of single storey established residential development. Larger scale non-residential buildings such as churches provide a counterpoint in scale, reflecting their landmark importance in the built environment. Churches located along Cowan Street afford views and vistas throughout the Area which are to be maintained.	Dwellings: Site coverage of residential development (including ancillary development) to match site coverage of residential allotments in the immediate vicinity and not exceed 50%. New dwellings are 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 will 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 roof forms including simple or parapet gable end and hipped roofs. Roof pitch will typically be 30-40°.	Dwellings: Roof forms, roof pitch and eaves match those typical in the surrounding area. Verandah roof form and pitch complement's building roof form. Non-residential development: Roof forms and pitch compatible with domestic and civic streetscapes, scaled to maintain the existing hierarchy of landmark buildings in the Area.
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 facing the street do not dominate façades in area and are vertically proportioned. Non-residential development: Façade proportions reflect existing development in surrounding area.
d) Verandahs and porches Front verandahs are a common feature to a majority of residential and commercial buildings of heritage value throughout the Area.	Dwellings: A verandah or porch feature to street façade to be incorporated into new development, similar to existing dwellings within the streetscape. Non-residential development: Include porches and verandahs consistent with existing civic buildings in the area that is of a similar scale and typology.

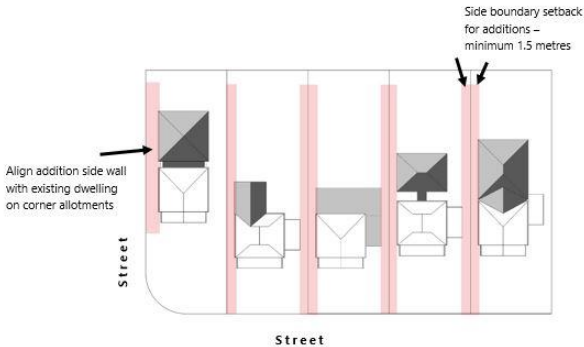
Principles	Acceptable Standard
3.3.3. Materials, finishes and colours Architectural features including materials of buildings associated with the period 1839-1921 are of heritage value in Gawler Church Hill State Heritage Area. These materials include face stone, face brick or rendered masonry walls with 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 <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.

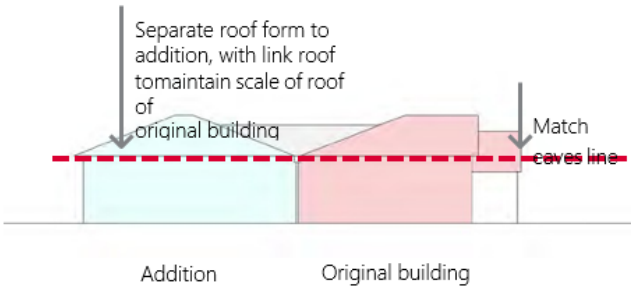
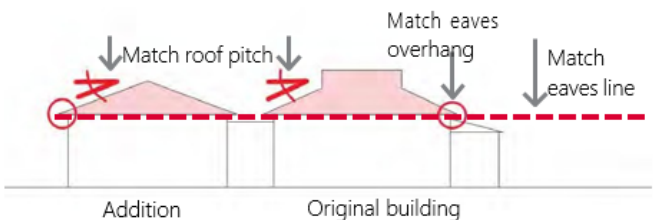
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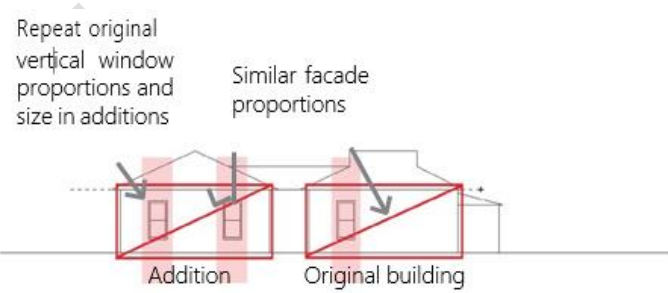
3.4. Alterations and additions

(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 19th and early 20th century development.

Principles	Acceptable Standard
3.4.1. Site and location of additions Streetscapes of Gawler Church Hill State Heritage Area illustrate key principles of 19th century town planning and in particular Light's application of these in the South Australian landscape. Development will complement existing development in setback, scale, and layout. Views, vistas and visual heirarchy in the Area are protected. Development is to have regard to the following: a) Street and side boundary setbacks The established pattern of building set backs and open space within Gawler Church Hill result in a visual rythm within streetscapes which is important to the heritage character of the State Heritage Area. Street and side boundary setbacks vary according to building age and style, and allotment size.	Dwellings: Proposed additions are located to the rear and directly behind the line of existing dwellings 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. Side boundary setbacks of additions, (except in the case of attached cottages), are set back a minimum of 1.5 metres from any point along a side boundary or in line with 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 19th and early 20th century buildings within the Gawler Church Hill State Heritage Area illustrate the built response to Light, Finnis & Co's original town plan and the 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. 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 single storey in height, matching the eaves height of the existing dwelling. Where seen from the street and surrounding public areas, additions are to be designed so the original scale of the dwelling is still clear. A break in roof line between dwelling and addition is required.  <i>Side elevation – another example of roof treatment to maintain existing dwelling scale</i> Two storey additions can only be in the form of an attic or mezzanine room and cannot raise the original ridge line of the roof or alter the single storey appearance of buildings. Non-residential development: The scale of additions to non-residential development should not dominate the existing building and should be recognisable as an addition.
b) Roof form and pitch Roof form and pitch of existing heritage buildings associated with the 1839-1921 period in the State Heritage Area are associated with building styles and practices of the period. Verandahs and chimneys contribute to heritage value.	Dwellings: Where seen 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.  <i>Side elevation – existing dwelling and addition (one option)</i>

Principles	Acceptable Standard
	Existing chimneys are to remain and not be removed when roof cladding is updated. Non-residential development: New roof forms are typically to match roof form and pitch of the existing building.
c) Façade proportions Horizontal proportions of established cottages and villas are common throughout the area.	Dwellings: Where seen from the street and surrounding public areas, additions to dwellings complement the proportions of front and side façades of existing buildings. New window and door openings facing the street should be similar in proportion and extent. Street facing plate glass walls and plate glass doors are not accepted.  <i>Side elevation – existing dwelling and addition with similar window proportions and glass area</i>
d) Alterations to original building features of heritage value Architectural features of buildings associated with the 1839-1921 period in 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 retained and not painted or render finished. Original façade features to the street, such as, windows and doors, are retained in their original configuration and material. The original detailing of verandahs is to be maintained. Verandahs are to remain unenclosed. Where original façade features have been removed/altered and evidence of these features is not clear, reinstatement is acceptable using architectural detailing copied from archival images or nearby dwellings/buildings of a similar style. Non-residential buildings: Original façade features in view of the street are retained in configuration and material.



Heritage Standards – for Development (Gawler Church Hill State Heritage Area)

Principles	Acceptable Standard	
	Face brick and stone external walls are retained and not painted or render finished.	
3.4.3. Materials, finishes and colours Architectural features of buildings constructed from 1839-1921 within the Gawler Church Hill State Heritage Area are of heritage value, illustrating the foundation and development of this part of the town. Materials and colours deemed acceptable will need to be approved for each case.		
The design of alterations and additions is to have regard to the following:	Acceptable	Not supported (where visible from street/public space)
a) Roofing and rainwater goods (new) Main roof, verandahs and outbuildings	• deep profile corrugated galvanised or Colorbond metal sheet (if appropriate to project) – dark red or green; light or mid grey tones • half round or ogee profile gutters, metal round downpipes to match existing • guttering and downpipes to match profile consistent with age and style of building (or existing if original) • scribed roof cappings • finials and cast iron lace work if supported by historical evidence	• steel sheeting with rectangular/square profiles Zincalume finish • roof tiles where not on original building • quad, square or 'D' profile gutters • Roof tiles or other heavy weight materials where not on existing building
b) Exterior walls (new)	• stone or brick to match original building • brick or rendered quoining to match existing • natural colour render (white or stone) • corrugated deep profile metal sheeting for small	• square profile steel sheeting • concrete blocks • fibre cement sheeting • cement render • stone veneer facing • stone construction not in keeping with existing style or materials



Heritage Standards – for Development (Gawler Church Hill State Heritage Area)

The design of alterations and additions is to have regard to the following:	Acceptable	Not supported (where visible from street/public space)
	- rear additions – galvanised or Colorbond (if appropriate to project) in light to mid grey tones - rendered masonry	- painting of unpainted masonry - unpainted exposed timber - vertical weatherboard
c) Proposed external doors and windows in view of the street	- timber framed doors – simple face, four panel, may include side and fan lights - timber, or matching aluminium/steel, framed flywire screen doors - timber framed windows, vertically proportioned (double-hung sash or casement) - timber framed shutters if evidence of shutters as part of the original street façade exists	- sliding doors - decorative aluminium screen 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.	not development	
e) Verandah posts	- square timber posts (120x120mm minimum) - decorative timber posts if supported by historical evidence	- steel or concrete posts - post shoes
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, studios, ancillary accommodation and sheds; fences and gates; signage; solar panels and rainwater tanks. 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 supporting business 19th and early 20th Century outbuildings are typically smaller in scale than main buildings and are freestanding with gabled, hipped or low pitch skillion roof forms clad in corrugated iron sheeting. Walls are typically face stone, or framed walls with galvanised, corrugated steel cladding. Development is to have regard to the following:	
h) Outbuildings (garages, carports, sheds, studios, offices, ancillary accommodation and outbuildings supporting business) New outbuildings complement the scale, form, materials, site location and relationship of outbuilding development common to the vicinity. Outbuildings to not visually dominate main building.	New attached/ detached outbuildings are at least four metres behind the front façade of existing building where enclosed, or one metre behind the façade if open. Outbuildings are at least 1 metre from side boundaries and 1 metre from rear boundaries. No part of the structure (eaves or fascia) to be closer than 450mm to any boundary. Outbuildings to not dominate the site or streetscape and are to be no greater than 60 square metres in area where visible from the street. Single width garage doors are acceptable when in view of the street, with tilt-up, panel lift mechanism, or double hinged doors clad with horizontally aligned open timber battens, planking, plain panels or open bars. Roll up doors or double width doors acceptable only where not visible from the public realm. If visible from the public realm, installation of permanent shipping containers as dwellings, additions or ancillary structures is not supported. Support may be granted for temporary use of shipping containers during construction of new development.

Heritage Standards – for Development (Gawler Church Hill State Heritage Area)

Principles	Acceptable Standard								
i) Pergolas Garden structures such as arbours and pergolas complement and do not visually detract from existing structures or streetscape.	New freestanding or attached pergolas in front of buildings to not exceed 15 square metres in size and to match verandah fascia height of adjacent buildings.								
3.5.2. Fences and gates Early fencing styles include stone boundary walls, a distinct feature of the Gawler Church Hill Area. Low walls and open fencing allow a visual appreciation of the Area's scale and residential character. Original fencing styles included timber post and rail, timber pickets, woven wire, cast iron, rolled steel and rendered or face stone with or without face or rendered brick header course. Garden gates were often timber, cast iron or rolled steel.	New fencing to match the existing palette of materials in the locality, to be appropriate to the age and style of existing adjacent building and maintain the visually open character of the Area. Existing boundary walls and wrought iron gates to be retained and restored. Where required walls may be extended in length but not height. Post and rail framed, corrugated profile, steel sheet fencing is acceptable for side and rear fences.								
a) Fences and gates (replacement or new)	<table> <tr> <th>Location</th><th>Accepted</th></tr> <tr> <td>(a) Boundary A shown below</td><td> - Open fence no higher than 1.5m - Solid stone fence no higher than 1.2m - On corner allotments taper to side fence height, level with front façade of house. </td></tr> <tr> <td>(b) Boundary B shown below</td><td> - No higher than 1.8m. - Stone, corrugated or timber </td></tr> <tr> <td>(c) Boundary C shown below</td><td> - Open fence no higher than 1.5m - Solid stone fence no higher than 1.2m - Where there is height change to side fence section taper from front boundary to level with front façade of house. </td></tr> </table>	Location	Accepted	(a) Boundary A shown below	- Open fence no higher than 1.5m - Solid stone fence no higher than 1.2m - On corner allotments taper to side fence height, level with front façade of house.	(b) Boundary B shown below	- No higher than 1.8m. - Stone, corrugated or timber	(c) Boundary C shown below	- Open fence no higher than 1.5m - Solid stone fence no higher than 1.2m - Where there is height change to side fence section taper from front boundary to level with front façade of house.
Location	Accepted								
(a) Boundary A shown below	- Open fence no higher than 1.5m - Solid stone fence no higher than 1.2m - On corner allotments taper to side fence height, level with front façade of house.								
(b) Boundary B shown below	- No higher than 1.8m. - Stone, corrugated or timber								
(c) Boundary C shown below	- Open fence no higher than 1.5m - Solid stone fence no higher than 1.2m - Where there is height change to side fence section taper from front boundary to level with front façade of house.								
	The diagram illustrates a property boundary with a building and a fence. The building is on the left, and the fence is on the right. The fence is labeled 'A' and 'B'. The building is labeled 'C'.								

Principles	Acceptable Standard
3.5.3. Signage Signage is to be minimal and of a low profile, sited to avoid negatively impacting views and vistas within the State Heritage Area. a) Advertising signage	All signs in the Gawler Church Hill State Heritage Area require development approval. Signage will not conceal or obstruct historic detailing, project beyond the building silhouette or skyline, or otherwise be dominant visually. 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 will be compatible with associated building. Community Buildings: Signs for community, school and religious buildings will be small, free-standing structures located so as not to interrupt views or vistas or negatively impact the character or setting of existing buildings. Interpretive and/or directional signage to be informed by a site-wide signage strategy, facilitating design consistency and dual-purpose functionality. Signage should not negatively impact the setting and experience of the Area.
b) Directional and interpretive signage	
3.5.4. Skylights Roof forms are significant to the heritage values of the State Heritage Area.	Skylights are flush with roof cladding and do not impact the roof form. Dormer windows and roof windows are supported if not visible from the public realm.



Heritage Standards – for Development (Gawler Church Hill State Heritage Area)

Principles	Acceptable Standard
3.5.5. 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, of modest size, with corrugated profile of galvanised or Colorbond (mid-grey tones) finish steel. 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. Roof mounted evaporative units are located on rear planes of roofs and coloured to match roof sheeting. Antennae and satellite dishes and other telecommunications equipment is located out of view from public streetscapes. Ground-mounted options to the rear of buildings, concealed with roof planes or planting are options.

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. The division of land is to reinstate or maintain the general pattern and character of the original subdivision layout of 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 to create additional allotments is not appropriate if resultant development doesn't match surrounding established spatial and built form scale. Division of land or adjustment of boundaries supported if it reinstates or maintains remnants of 1839 subdivision pattern.	Allotments created by new land division are to be compatible with 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 landscaping and tree planting of Gawler Church Hill assist in creating strong visual corridors to 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 19th 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 creating views and vistas. Ample open space in the form of parks, squares, and private gardens also contribute to the visual harmony and character of the Gawler Church Hill State Heritage Area. Development is to have regard to the following: • Footpaths and driveways • Rear laneways • Blue stone kerbing; blue stone or rubble guttering • Street tree planting and verges • Open space parks • Internal reserves (east section) • Street garden reserves • Services and infrastructure	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. Where they do affect heritage values, formal referral to the Minister Responsible for the Heritage Places Act is anticipated, via the Development Approval process. As such works vary in scope, early discussion between Heritage South Australia and the Town of Gawler Council is required to confirm if works materially affect the heritage values of Gawler Church Hill.

3.8. Demolition

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

Demolition of buildings associated with the period 1839-1921, 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 1839-1921 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 and Co., as well as the social development of Gawler and 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 1921 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 <i>Principles and Acceptable Standards</i> of 3.4 New Development.
b) Demolition of out buildings and dwelling additions	Dwellings and non-residential buildings: Demolition of lean-tos, building additions, garages and sheds is not supported unless the proposed structure and associated building is deemed not to be of heritage value and subject to confirmation that removal does not adversely impact heritage values of the State Heritage Area.
c) Public realm infrastructure	Demolition and replacement of kerbing, footpaths, street furniture or other public realm park and streetscape features of heritage value acceptable subject to confirmation that 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 a development matter where not of minor in nature and 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 maintenance ensure the longevity 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 19th century features of the Area. Conservation practices must avoid embellishing architectural details and adding features not common to the style and era of the building. The following conservation works are deemed ‘development’: • 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 floor tiling • Gable repairs - infill • Rising damp repairs • Repairs to front fences – rot, pest damage, subsidence, damp and deterioration to masonry sections, corrosion to metalwork	Dwellings and non-residential buildings: seek the advice of a Heritage South Australia heritage officer before undertaking conservation repairs to dilapidated building fabric. Some works will require development approval. The Relevant Authority (Town of Gawler Council), in conjunction with Heritage SA, can provide advice to ascertain if works are of a minor nature and do not require approval.