

DRAFT HERITAGE STANDARD FOR GAWLER CHURCH HILL STATE HERITAGE AREA

FACT SHEET

Gawler Church Hill State Heritage Area is located in the centre of the plan for Gawler devised by Light, Finnis & 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*)

State Heritage Areas are protected under the Planning and Design Code by:

1. State Heritage Area Overlay

The State Heritage Area overlay ensures changes to and development within an area are managed in a way that maintains the area's cultural significance. This means alterations and additions to existing buildings or new buildings are assessed against – and uphold – the heritage values of the State Heritage Area. As well as outlining the policies controlling demolition, design, new buildings, and additions, the Heritage Standard provides for better recognition of public areas and sets out referrals to the Minister responsible for the *Heritage Places Act 1993*. The State Heritage Area Overlay takes precedence over the policies contained in the underlying zone/s and general policies in the Planning and Design Code.

2. Ministerial Power of Direction

Development within a State Heritage Area that may impact on its heritage values must be referred to the Minister responsible for the *Heritage Places Act 1993*. The Minister has authority to direct decisions on development applications that directly affect a State Heritage Place or Area. This means that the Minister (or their delegate) can confirm support, or direct conditions of approval, or direct the relevant authority to refuse development applications if they are considered to have an inappropriate impact on the State Heritage Area.

3. Heritage Standard

Applications for development approval in a State Heritage Area are required to be referred, by the relevant authority, to the Minister responsible for the *Heritage Places Act 1993*. The Minister delegates assessment and decisions to Heritage South Australia in the Department for Environment and Water.

A Heritage Standard is an assessment tool, linked to the State Heritage Area Overlay within the Planning and Design Code. The Heritage Standard provides principles and acceptable minimum standards for development proposals and forms the basis of Heritage South Australia's decisions on proposed development referrals.

Heritage South Australia is in the process of developing Heritage Standards for all State Heritage Areas, replacing the current guidelines for development. The Heritage Standard for the Colonel Light Gardens

State Heritage Area was the first to be completed and was developed by Heritage South Australia in consultation with landowners and key stakeholders.

For State Heritage Areas where Heritage Standards are yet to be developed, Heritage South Australia will continue to use the existing guidelines for development.

4. Zoning

The Gawler Church Hill State Heritage Area is primarily located within an Established Neighbourhood Zone with two allotments located in a Township Mainstreet Zone. Development within an Established Neighbourhood Zone includes a range of houses with new development sympathetic to existing built form character and development patterns. Predominant streetscape character is to be retained and have regard to key features. Development within a Township Main Street Zone must contribute to the vibrancy and activity of public spaces and reinforce the traditional main street character.

5. What kind of development is allowed in a State Heritage Area?

Any development within a State Heritage Area must be approved by the relevant (planning) authority in accordance with the *Planning, Development and Infrastructure Act 2016* (PDI Act).

Development is defined by the PDI Act, and the *Planning Development Infrastructure (general) Regulations 2017* and includes:

- Building work
- The demolition, removal, conversion, alteration or painting of, or addition to a State Heritage Place*
- Any work that could materially affect the heritage value of the place

***To note:** legally, any property in a State Heritage Area is considered a State Heritage Place.

Below is a diagram that illustrates the relationship between the *Planning, Development and Infrastructure Act 2016* and the *Heritage Places Act 1993*.

Relationship between Acts

