Heritage Standard

Beltana State Heritage Area



SOUTH AUSTRALIA

Government of South Australia

Department for Environment and Water

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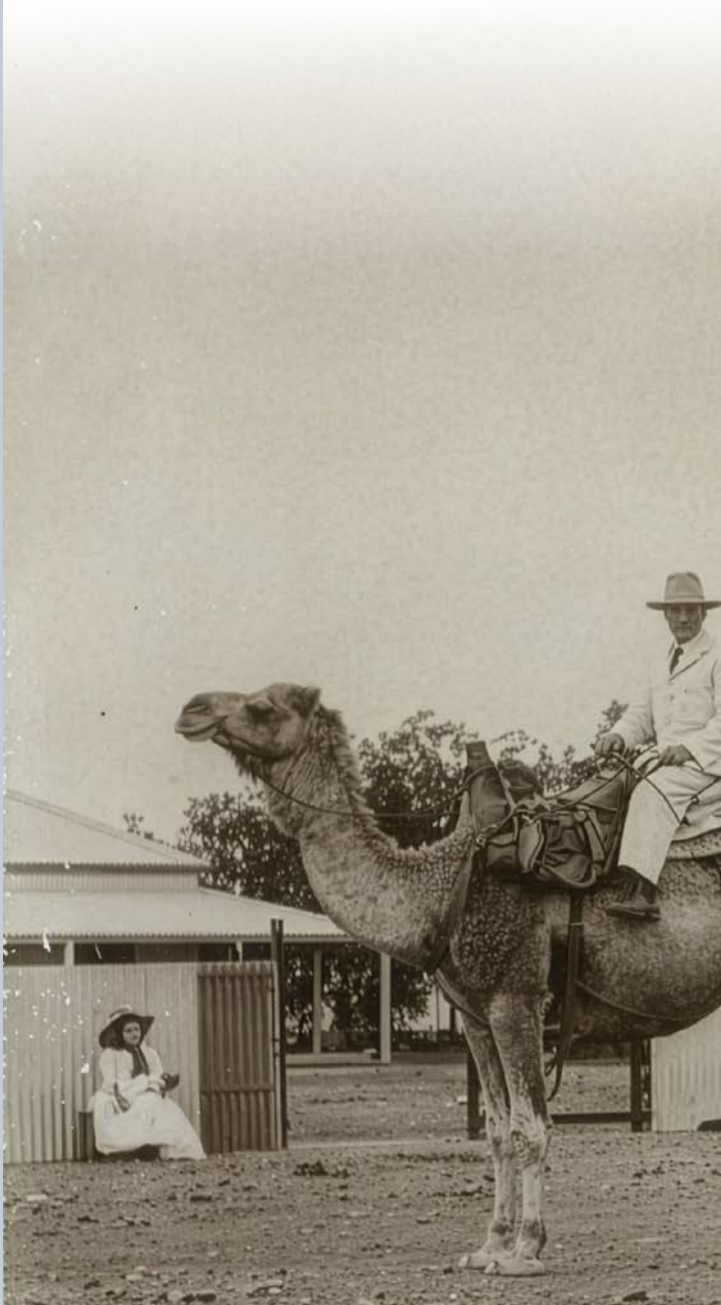
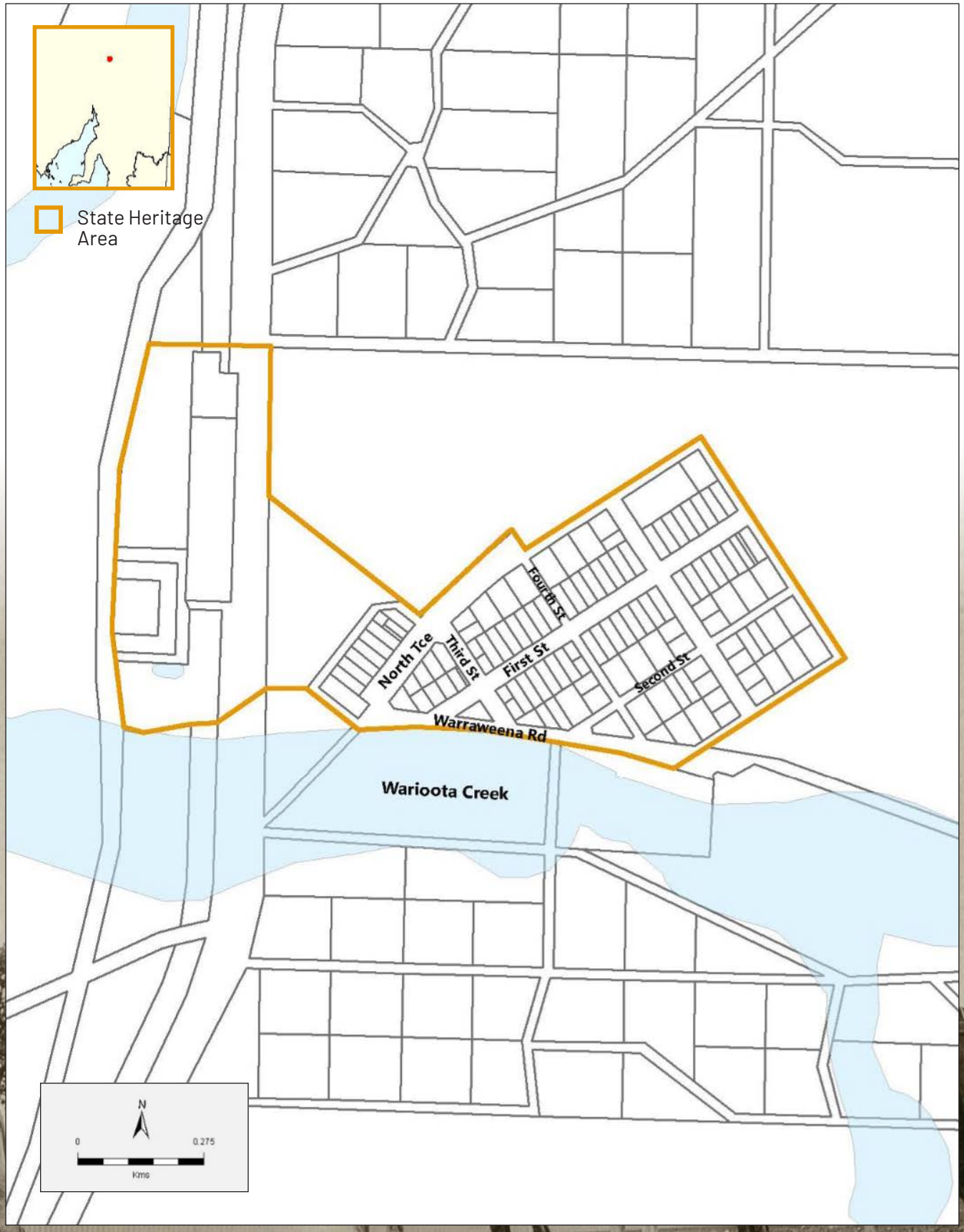


Inside cover image: Riding camels Beltana, c. 1915, State Library of South Australia, B-9845

Front Cover image: Beltana Railway Station, 1897, State Library of South Australia, PRG-1610-11-182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1. Background

1.1. Beltana State Heritage Area

South Australia's State Heritage Areas represent significant aspects of the State's rich natural and cultural heritage. Beltana was designated as a State Heritage Area under the *South Australian Heritage Act 1978-1980* in 1987. The designation ensures that future development of properties and open spaces within the Area is managed in a way that maintains the Area's heritage value.

1.2. Purpose of Heritage Standards

Heritage Standards are published in accordance with the *Planning, Development and Infrastructure Act 2016* and its Planning and Design Code (Code). They are a supplementary tool of the Code and are 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. In the case of unincorporated areas such as Beltana, the relevant authority is the Department for Housing and Urban Development.

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.

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.

The Heritage Standard is presented in three parts:

1. **Background -** the historical development of Beltana 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 – Beltana

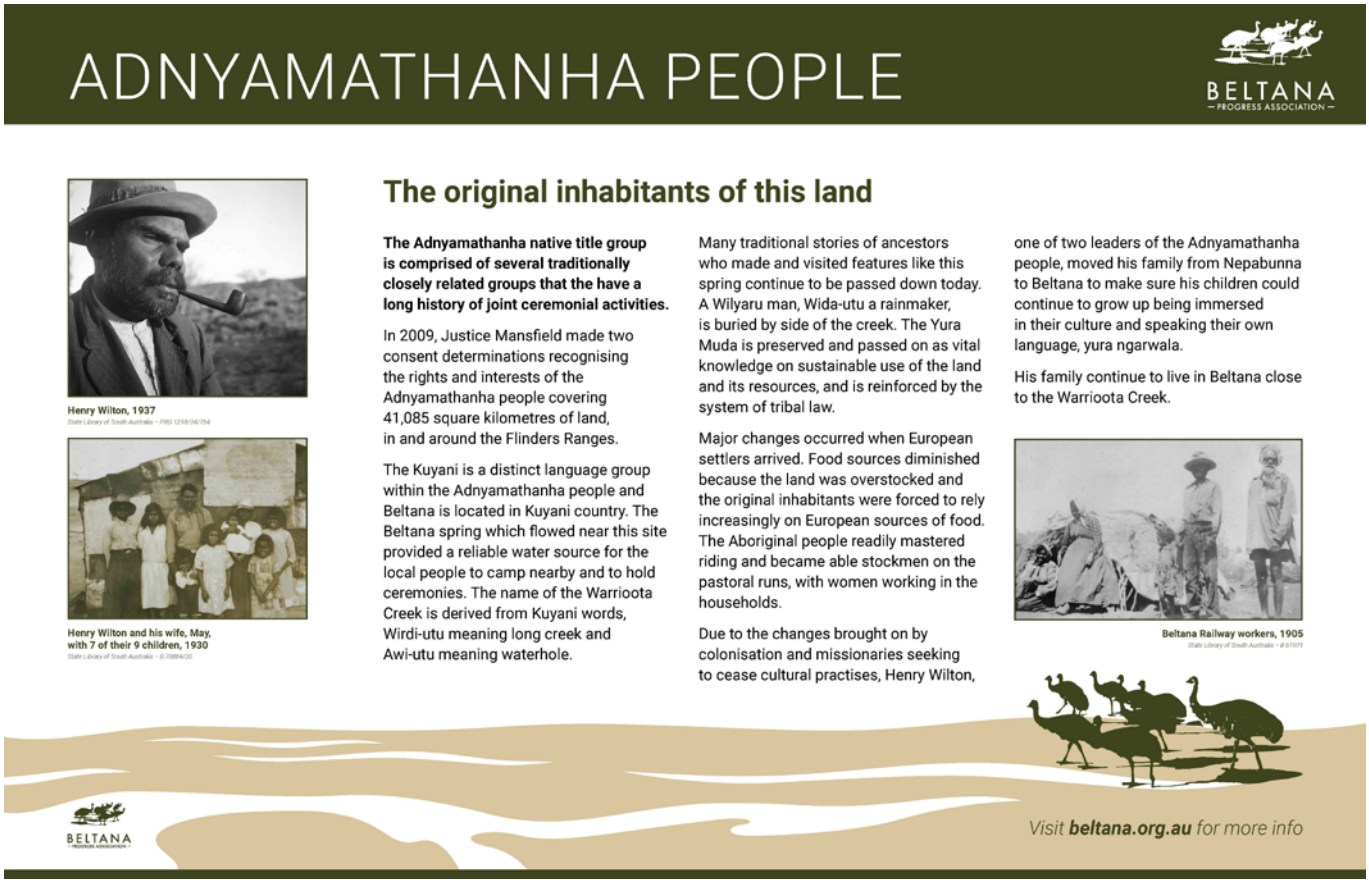
Kuyani-Adnyamathanha Country

Kuyani or Kuyani-Adnyamathanha is one of four closely related language groups of Aboriginal people associated with land around the Northern Flinders Ranges of South Australia. These four groups include Kuyani, Pirlatapa, Wailpi and Yadliyawara and are collectively known as Adnyamathanha.[1] Adnyamathanha or Yura (people) are recognised as the Traditional Owners of the country around the northern Flinders Ranges, north-east into the Gammon Ranges and from the eastern side of Lake Frome to the eastern edge of Lake Torrens. Native Title has been determined in favour of Adnyamathanha over country including the area surrounding Beltana which is on the traditional land of the Kuyani.[2]

Beltana is located on Warrioota Creek, a name derived from Adnyamathanha words Wirdi-utu (long creek) and Awi-utu (waterhole). This watercourse provided a reliable water source for Adnyamathanha and was an important seasonal place to camp. The banks of Warrioota Creek also provided resting and meeting places along the Red Ochre trade route particularly for those travelling to the Pukardu mines, near Parachilna Gorge. Red ochre mined at Pukardu

1 Peggy Brock, "North Flinders Ranges" in Peggy Brock and Tom Gara (eds), *Colonialism and its Aftermath: a History of Aboriginal South Australia,* Wakefield Press, Mile End S.A., 2017. p.245

2 Adnyamathanha Traditional Lands Association (Aboriginal Corporation) RNTBC | PBC (nativetitle.org.au)



Information board produced by the Beltana Progress Association in consultation with local Adnyamathanha community members. Reproduced with the permission of the Beltana Progress Association.

possesses 'deep religious significance' for many Aboriginal cultures and has numerous ceremonial, medicinal and decorative uses. Aboriginal groups travelled long distances to mine and trade for ochre and strict cultural protocols regarding access were enforced by the Adnyamathanha. Mining ochre remained an important activity for Aboriginal people into the 1930s.[3]

The arrival of colonial settlers to the Northern Flinders area from the 1850s saw land appropriated for grazing, mining and settling. Frontier clashes between the Adnyamathanha and colonial settlers occurred as access to country including culturally important sites, food sources and water was increasingly restricted. The government began supplying rations to the Adnyamathanha from 1853, and from 1860 a system of food distribution through pastoral leases was formalised and became a tool of colonial control across the colony. As land and water supplies were degraded through grazing, the Adnyamathanha become more reliant on rations. Supplies were delivered through regulated outlets,[4] firstly at Beltana Homestead and later Beltana Police Station.[5]

Several Aboriginal sites have been identified in the vicinity of Beltana township along the north and south banks of Warioota Creek and include manufacturing and camp sites. Manufacturing sites contain cultural artifacts using post European and traditional materials and techniques.[6] By the early 1920s many Adnyamathanha were settled at Ram Paddock Gate north of Beltana, near Angapena Station

3 Peggy Brock, "North Flinders Ranges", 2017. p.251-252

4 R. W. Ellis, '"*Beltana, South Australia*", Cases of Conservation Policies (Buildings and Significant Sites Within the Settlement)', Australia ICOMOS Proceedings: *The tide of Australian settlement – conservation of the physical evidence*, Beechworth, April 1978, Canberra, 1978. pp.95-95

5 'Snapshots from Beltana', in *Observer (Adelaide, SA : 1905-1931)*, 3 December 1921 p. 25 http://nla.gov.au/nla.news-article165665912 accessed 26 March 2021

6 Betty Ross, 'Site Documentation: Beltana', unpublished report, 1979, in Austral Archaeology and Donovan Associates, *Flinders Ranges Heritage Survey: Volume 6*, State Heritage Branch, 1995. pp. 1-24



Camel Drivers, Beltana, 1870, State Library of South Australia, SLSA B-61979

where they set up a permanent community. From this base they ran businesses such as carting. They moved seasonally to camps on nearby stations such as Beltana for work where they were known as skilful horse riders and stockmen. In 1931 the community relocated west to Nepabunna, on what had become Balcoona Station, and in 1973 they were granted freehold over 20 square km of country. The Adnyamathanha have maintained a presence across their traditional country including in Beltana.

Overview

The Beltana State Heritage Area encompasses the surveyed town of Beltana and the adjacent cemetery and railway yards. The location of Beltana was influenced by the establishment of Beltana Pastoral Station in the 1860s, the associated importation of camels and cameleers into the Colony, the discovery of copper at Sliding Rock in 1869 and the locating of a repeater station for the Overland Telegraph Line at Warrioota Creek 1871.

Afghan Cameleers

The first grazing lease around Warrioota Creek was taken up by John Haines in 1855. Robert Barr-Smith acquired Beltana Station with his business partner Thomas Elder in 1862 along with a number of other holdings in the area. Properties held by Elder Smith & Co were later amalgamated with nearby land held by Samuel Stucky and became the basis of the Beltana Pastoral Company.[7]

In 1861, colonial explorer John Mackinlay led an expedition to find lost explorers Burke and Wills in the far north of the state. Elder and Stuckey joined the party for part of the expedition. The pair were impressed with the camels used by the team, and they recognised an opportunity to introduce the animals into the region as an alternative to horses and mules. In 1866 the pair imported 124 camels into the country of which 109 reached Beltana Station. They were accompanied by 31 Afghan cameleers with equipment who gathered from nearby regions and departed from the port of Karachi, Sindh in India, now Pakistan.

Referred to as Afghans or 'Ghans' by Australian colonists, these cameleers migrated from regions across what is now Afghanistan and Pakistan. The cameleers originally settled in a camp near Beltana Homestead, but later moved to Warrioota Creek near Beltana township. This group was one of the earliest non-European migrant groups in South Australia. They played a significant role in colonial exploration and settlement, particularly in the continent's interior.[8] A large site identified in the 1970s, during archaeological explorations along the south bank of Warrioota Creek, includes remnants of an Afghan camp

7 Peter Bell, 'Beltana State Heritage Area: History', in Austral Archaeology and Donovan Associates, *Flinders Ranges Heritage Survey: Volume 6*, State Heritage Branch, 1995. p.6

8 Peter Scriver, 'Mosques, Ghantowns and Cameleers in the Settlement History of Colonial Australia', *Fabrications*, vol.13, no.2, 2004. pp.23-24



Sliding Rock Mine, Cadnia, 1876, State Library of South Australia, SLSA B-8368



Overland Telegraph Construction Party, John Little, A. G. Patterson, Charles Todd and A. J. Mitchell, 1872, State Library of South Australia, SLSA B-4639

site. The identified Afghan campsite overlaps with a Yura campsite placing the two groups in close proximity in the context of the community.[9]

Once a camel stud was established at Beltana Station, the 'Afghan' community and Beltana became the centre of a transport and trade system intrinsic to South Australia's remote regions.[10] Camels were used for exploration and to carry goods and supplies to and from stations and settlements. Afghans were largely in control of their own industry and camels were engaged in the construction of the iconic Overland Telegraph from 1871. Construction of The Great Northern Railway from Port Augusta to Beltana which was built in 1881 and extended to Oonadatta in 1884 also involved Afghans and camels as a major component of their labour force and logistics. In the twentieth century the line became known as the 'Ghan' in honour of the Afghan workers and was extended to Alice Springs and finally Darwin.

Mining

Early mining throughout South Australia helped fund the colony with copper, its most lucrative resource. In 1870 copper was discovered at Sliding Rock, approximately 25km from Beltana Station giving rise to the region's first substantial colonial era mine. Prospectors and businesses were drawn to the site, and it quickly became a profitable venture. An adjacent settlement named Cadnia was surveyed in 1872 and by 1876 the town catered for up to 500 miners and their families.

Water management was a problem from the outset and in 1877 the mine failed because underground water which continually flooded the mine had increased to a point where it was not controllable. As Sliding Rock closed, the community moved away with many settling in or around Beltana. By 1880 the town of Cadnia was mostly abandoned.[11]

The Overland Telegraph

In 1870 Charles Todd, head of the Electric Telegraph Department of South Australia, was contracted to construct the Overland Telegraph Line between Adelaide and Port Darwin, linking Australia with the rest of the world. Construction of the line, spanning some 3,000km through the centre of the continent, was one of the most significant engineering feats undertaken in nineteenth century Australia.[12] The project was planned in three sections, to be constructed simultaneously. The southern section which included a site in Beltana extended approximately 800km from Port Augusta to Macumber River, north of Oodnadatta.[13]

Todd and the exploring party reached Beltana Homestead in June 1870 and prepared to survey the route to Port Darwin. Beltana Station manager John Ross was engaged to explore the country north of Lake Eyre for a suitable route for the line, and to locate timber for telegraph poles and sufficient

9 Betty Ross, 'Site Documentation, Beltana, 1979', 1995

10 Peter Scriver, Katharine Bartsch & Md. Mizanur Rashid, 'The Space of Citizenship: Drifting and Dwelling in "Imperial" Australia', *Fabrications*, vol.26, no.2, 2016. p.146

11 Donovan & Associates and Austral Archaeology, *Flinders Ranges Heritage Survey: Volume 8, Mining Places*, Dept Environment and Water, 1995. pp. 8-9

12 Kevin T. Livingston, 'Charles Todd: powerful communication technocrat in colonial and federating Australia' in *Australian Journal of Communication, Volume 4*, Issue 3, 1998. p. 5

13 Ivan Hull, *The Rise and Fall of Beltana, A Settlement Study*, SA, 1973. p.6



Beltana railway station, State Library of South Australia, SLSA B58254

water for stock and the team. Ross also determined the site for the first repeater station at the Warrioota Creek crossing, on the track from Beltana Station to Sliding Rock Mine.[14]

The Beltana Telegraph Station, initially constructed from galvanised iron, was operational by June 1871, when the section of line from Port Augusta to Beltana was completed. On 22 October 1872, the full length of the Overland Telegraph Line was completed, and communications were established between Adelaide and the northern hemisphere. Messages that once took as long as three months to travel by ship now took just a few hours. In 1878, voice contact was made along the line between Strangways Springs and Beltana.

The galvanised iron building was replaced by a stone building in 1875 and soon after, the Beltana Telegraph Station replaced Beltana Homestead as the site for mail deliveries.[15]

Great Northern Railway

A 'Great Northern Railway' running from Port Augusta to Port Darwin was first proposed in 1863. However, it was not until 1881 that the railway reached Beltana and 1882 when the first section of the line was completed at Farina, known at the time as Government Gums.[16] The opening of the railway brought the town's most prosperous years with the population more than doubling, due to an influx of construction workers, teamsters, engineers and others involved with the project. Thousands of timber sleepers were prepared (many in Warrioota Creek) and laid, bridges were constructed and a large reservoir was built to service the steam locomotives.[17]

The railway complex included a large stone station building and smaller stone buildings for crew quarters, as well as an engine shed, a large freight platform with cranes, a turntable and a water tower. Water for the locomotives was provided from the reservoir south of the station, which was mainly filled by a system of diversion weirs and creek channels.[18]

Development and growth

Martin's Eating House was constructed in 1870 near the Warrioota Creek crossing after the discovery of copper and subsequent development of Sliding Rock Mine and Cadnia

14 Bell, 'Beltana State Heritage Area: History', 1995. p. 4

15 Graham Aird and Nick Klassen, Beltana, *The Town That Would Not Die, Lutheran Publishing House*, Adelaide,1984. p.22 & 135

16 Ellis, "Beltana South Australia", 1978. p.99

17 Bell, 'Beltana State Heritage Area: History', 1995. p. 4

18 Aird and Klassen, *Beltana*, 1984. p.85



Rear of eating house Beltana, 1930, State Library of South Australia, PRG-991-54-2-49

township east of Beltana. Originally constructed from pine, mud and corrugated iron, this was the first building in the area of Beltana township and offered accommodation, refreshments and supplies. A new stone building replaced the original structure in 1873 and in 1874 Mr Martin gained licences as astorekeeper and publican. Martin's Eating House became the Beltana Hotel, catering to miners, teamsters, coaches and other travellers.[19]

Beltana's most prosperous years were from the late 1870s until the 1930s largely due to mining activities and the transcontinental railway which arrived in Beltana in 1881.[20] Although Sliding Rock Mine failed, numerous small colonial mining activities continued in the northern Flinders Ranges, many in the vicinity of Beltana, where miners and their families often lived. Copper, silver and lead were also mined in the area from the late 1880s.[21]

In 1873, a Government Survey was completed, and Beltana was gazetted as a town with Martin's Eating House and the early Telegraph Station at its nucleus. The town survey which consisted of 180 acres, laid out a grid of streets with 115 allotments surrounded by parklands, following the pattern of government town surveys of the time. Allotments were reserved for community buildings such as a police station, school and courthouse.[22]

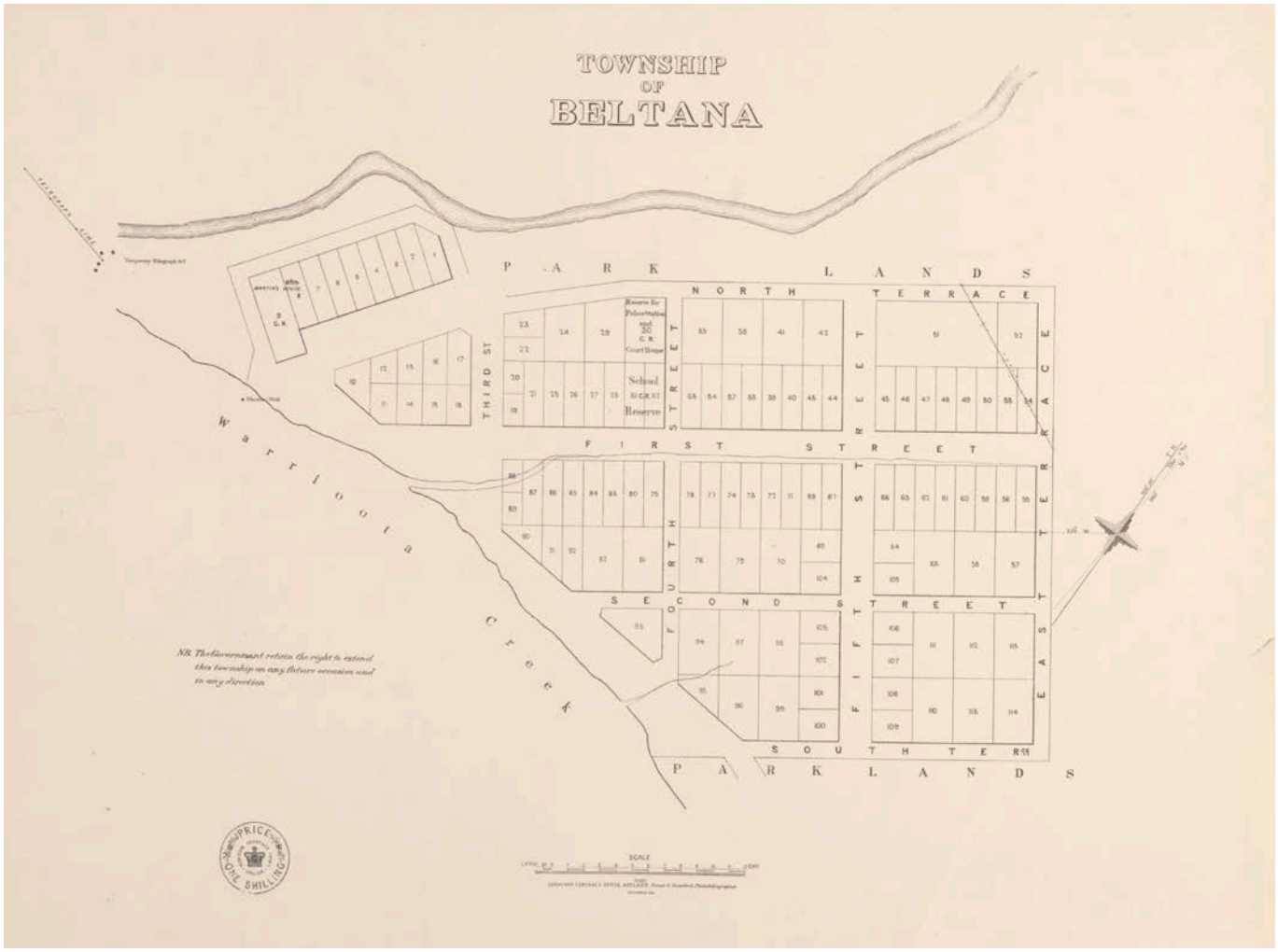
The town developed, with services that were once provided at Beltana Homestead now offered in the town. Cobb & Co. coaches and teamsters regularly stopped at the Beltana Hotel, and the Telegraph and Post Office brought people from around the district to use its services and collect mail.

19 Aird and Klassen, *Beltana*, 1984. p.134-136

20 Bell, 'Beltana State Heritage Area: History', 1995. p.5

21 Ellis, "Beltana South Australia", 1978. p.100

22 South Australia Surveyor Generals Office, 1881, National Library of Australia, nla.obj-231952457-1



Township of Beltana, South Australia Surveyor General's Office, 1881, nla.bj-231952457-1



Police Station, Beltana, 1897, State Library of South Australia, SLSA B-47482



Beltana Hotel, 1900, State Library of South Australia, SLSA B-64279

Beltana residents petitioned the Government for a police representation in the town, and in February 1879, Police Trooper Henry Panton arrived to manage an area from Parachilna to Kopperamanna on the Birdsville Track.[23] By 1881 a residence, office and lock-up were completed and Sergeant John Dann and two mounted constables were stationed in Beltana. The stone office building had four main rooms, while the cell block was comprised of a row of three cells, backed by horse stalls and fodder shed.[24]

More businesses were established to service travellers and the local community, including a blacksmith, butcher and general store and a second hotel named the Royal Victoria Hotel which was constructed in 1878. In 1881 local businessman and auctioneer Theodore Hantke had an Assembly Hall built for various functions including public meetings, church services, concerts and dances.[25] A corrugated iron school building was relocated from Cadnia in 1878 after the closure of Sliding Rock Mine. It later became the teacher's residence when a new stone building was constructed in 1893. Beltana was always a one-teacher school, with a peak enrolment of 50 students in 1904.[26]

According to directories of the time, the population of Beltana included a medical practitioner, a gardener, a teacher, a court clerk, three butchers, two hotel keepers, a carpenter, a saddler, three blacksmiths, a fruiterer, three storekeepers, a police sergeant, three teamsters, two station managers, three telegraph and post workers, three miners, one mining captain and two prospectors. Court was held every second month, there was a hospital and church with outreach services, a mining exchange, a local brewery and police station with cells. This list does not include residents of nearby camps or Beltana Station which would have included many of the Afghan community who worked primarily in transport, and the Adnyamathanha community who mostly worked on sheep and cattle stations hand, in transport and other services.[27] Beltana had become an important service centre for the region.



Buttfield's Cash Store, Beltana, circa 1897, State Library of South Australia, SLSA PRG-1610-11-96

23 http://www.environment.sa.gov.au/heritage/shas/pdfs/beltana_police.pdf

24 Aird and Klassen, *Beltana*, 1984. pp. 63-67

25 Aird and Klassen, *Beltana*, 1984. p.138

26 Aird and Klassen, *Beltana*, 1984. pp.113-119

27 Ellis, "Beltana South Australia", 1978. pp.97-99



Reverend Robert Mitchell Smith of Dunesk Mission Beltana, 1897, State Library of South Australia, SLSA B-61823



Opening of the Inland Mission Nursing Home, Beltana, 1919, State Library of South Australia, SLSA B-61970

Smith of Dunesk Mission, Australian Inland Mission (AIM) and AIM Nursing Home

The Presbyterian Church based the travelling 'Smith of Dunesk Mission' in Beltana in 1894 providing the regional community with regular church services and support. Rev. Robert Mitchell of Port Augusta was the first Mission Patroller and when in town he rented a cottage on Second Street which became the Manse and was later purchased by the Mission in 1898.[28] Smith of Dunesk operated throughout north-eastern South Australia and Rev. Mitchell aimed to visit every person located within the mission at least once a year. His daughter Agnes accompanied him as they visited shearers, station hands, miners, railway workers, Aboriginal and 'Afghan' camps and isolated cottages providing entertainment on a pedal organ. Mitchell's work extended beyond that of a traditional minister, as he also provided medical and dental assistance when needed. Ill-health prevented Rev. Mitchell from continuing his patrol duties and he was replaced four years after his arrival.[29]

In 1902, the Smith of Dunesk Mission also purchased Peter Doig's Assembly Hall in 1902.[30] The building is still owned by the Presbyterian Inland Mission and is occasionally used for services.

Rev. John Flynn was based in Beltana with the Smith of Dunesk Mission from 1911-12. Known as 'Flynn of the Outback' he worked to address isolation and a lack of medical care in Australia's outback and went on to see the formation of the Australian Inland Mission and the Flying Doctor Service. In 1919, the old manse on Second Street was renovated to become one of the Australian Inland Mission's earliest nursing facilities in remote outback locations. Named the Mitchell Nursing Home it was staffed by two Nursing Sisters, who conducted clinics for all. The 'Amy Fairfax Wing', a women's and maternity ward was added in 1927. The Nursing Home continued to serve Beltana's community until the mid-1950s.[31]

Beltana's decline

From the 1920s, drought, depression and mechanisation resulted in a decline in outback populations including that of Beltana. By 1914, the Beltana Telegraph Office had become non-official, although it continued to operate until 1926 when local telegraphist, Elsie Coultas, retired. The Telegraph building was sold in 1940, and the telephone switchboard was relocated to the general store. In 1932 the Presbyterian Mission closed, and services were based in Port Augusta.[32]

28 Bell, 'Beltana State Heritage Area: History', 1995. pp.4-5

29 George Wilson, *The Flying Doctor Story: a pictorial history of the Royal Flying Doctor Service of Australia*, Weldon Russell, NSW 1989. p.14-26

30 Wilson, *The Flying Doctor Service*, 1989. p.14

31 Aird and Klassen, *Beltana*, 1984. pp.123-131

32 Aird and Klassen, *Beltana*, 1984. pp.15-24



Beltana Assembly Hall, State Library of South Australia, SLSA B47481



Beltana Assembly Hall, DEW, 2020

Leigh Creek Coalfield north of Beltana, opened in 1940 and the associated township was built adjacent to the mine. The government town of Leigh Creek started as a camp of tents but established with housing and services including a school and hospital to support a population of 1000 people.[33] The sparsely populated northern Flinders Ranges could not support two service centres in close proximity and Beltana continued to decline, although it still provided some services to local pastoralists.

In 1956, the railway line was upgraded to standard gauge and the line was realigned 10km away from Beltana, to ease the gradients at Puttapa Gap, for the heavily laden coal trains travelling from Leigh Creek to Port Augusta. This resulted in further population decline as railway employees left Beltana. Shortly after the Royal Victoria Hotel closed in 1957 and the police station the following year. The school closed in 1967 with the remaining children bussed to Leigh Creek for their education. Buttfield's store remained open until 1967 and then moved to the old railway station to become both pub and general store. In 1983 the main road was also realigned to run closer to the railway, and the store closed.[34]

Present

Beltana has a small, active and engaged population with some permanent and some transient or part time residents and it remains an important community and township in the region. Since the nineteenth century, Beltana has brought together the broader outback community in the region for social events such as horse racing, cricket, tennis, picnic days and dances.

The Community Hall which provided a venue for many of these events, was initially privately owned but was eventually purchased by the Beltana Progress Association in 1951. Despite a dwindling population and the end of many of the recreational activities in the later half on the twentieth century, the Association has maintained and upgraded the hall, and it continues to be an important venue and communication centre for the town and surrounding outback community.

In 1987 Beltana township was listed as a State Heritage Area due to its importance to Adnyamathanha culture and to a broader indigenous population, to the history of Afghans in South Australia and as a pivotal hub in early pastoral and transport industries, and for its role in the colonial development of South Australia.

33 Bell, 'Beltana State Heritage Area: History', 1995. 6

34 Hull, *The Rise and Fall of Beltana*, 1973. p.36

1.4. Supporting reference documents

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2. Heritage Value

2.1. Statement of significance

Beltana is of heritage value for the following reasons:

'The Beltana State Heritage Area was declared in recognition of its significance as a link with so many important episodes in South Australia's history - early pastoral settlement, transport and administration and the missionary work of the Presbyterian Church. People of Aboriginal, Afghan and European descent all regard Beltana as an important place in their history.'

(as entered in the South Australian Heritage Register 17 July 1987)

2.2. What is of heritage significance?

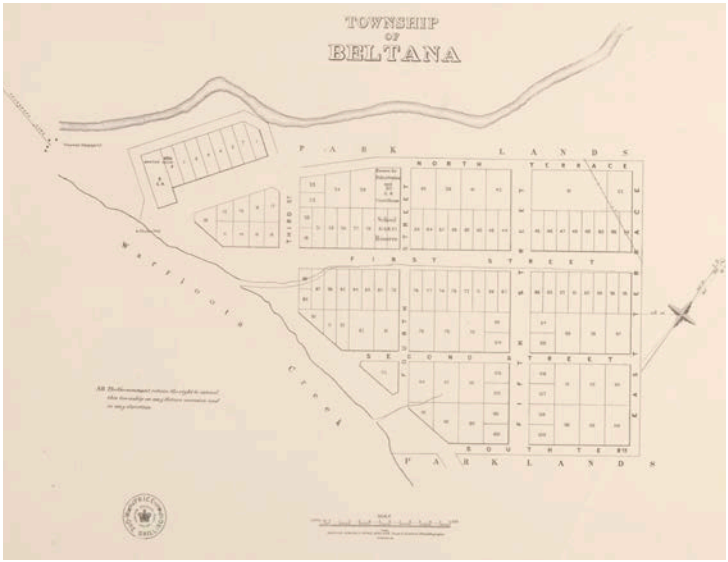
Beltana is an example of a rural settlement established as a communication and transport hub, and regional centre for mining and pastoral endeavours in the region. The town and site are of pre and post-colonial significance to people of Aboriginal decent including and beyond local groups. Beltana is also central to the story of South Australia's early Afghan community and the introduction of culture and faith to the colony and to Australia. The layout and extent of the original town is evident in the road network, extant buildings and ruins and though small is a notable settlement in the area. The combination of buildings and street layout, which is characteristic of park land towns laid out in rural South Australia, are significant to the character and story of Beltana.

The period between 1870, when the town was first laid out, and 1930, when the town began decline, is of particular significance to the colonial heritage of the Beltana State Heritage Area.

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

Unless otherwise stated all images by DEW.

a. The government town was surveyed in 1873 and included a gridded layout, street hierarchy and parklands. The layout and extent of the town remains evident through extant urban fabric.



Township of Beltana, South Australia, Surveyor-General's Office and Frazer Crawford, 1881, National Library of Australia, nla. obj-231952457

b. The landscape character of the town refers to the open nature of the town through which the natural landscape remains a strong visual component. It is emphasised by the sparsity and scale of development and open fencing.

Native, endemic vegetation is important to the landscape character of the State Heritage Area.



c. Artefacts and sites containing artefacts in the landscape which relate to the Aboriginal, Afghan and European history of the State Heritage Area are of value and inform the heritage values.

The protection of Aboriginal heritage including ancestral remains, sites and objects is covered under the *Aboriginal Heritage Act 1988*.



d. Buildings in the Beltana State Heritage Area including remnants and ruins from the era 1870 to 1930 reflect the establishment of Beltana as a regional hub.

Building styles and typologies are typical of outback communities of the era.



Beltana view from east, 1897, State Library of South Australia, SLSA B-47475

e. Intact or remnant buildings constructed partially underground relate to the town's arid location.





f. The scale of extant buildings, building remnants and ruins from the era 1870 to 1930 are modest, including single storey residential and non-residential structures, typical of rural settlements in the region.



g. Informal public realm streetscape including partially sealed or unsealed roads, unsealed footpaths and no formal guttering, parking, street signs or lighting reinforce the remote outback character of Beltana.



h. Infrastructure relating to transport and communication including telegraph station building, railway station building, as well as water supply including railway dam and concrete trough.

Water supply structure including railway dam, concrete trough.





Architectural features of heritage value include:

- Extensive use of locally sourced materials including locally sourced stone and native pine.

  Pragmatic repurposing of materials reflect the isolation of Beltana.



- Quoins are not common in Beltana and occur primarily in what was originally non-residential development. Extant quoins are stone, or brick and may be rendered.



- Roofs are simple in form and include hipped, gable and skillion roofs.



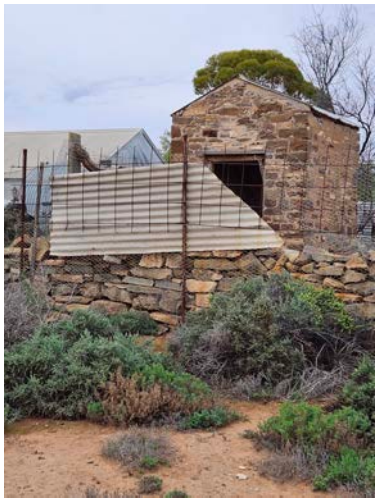
- Verandahs and lean-tos are common in Beltana. Verandahs are predominantly straight single pitch roofs with or without hips and may be stepped or continuous with main roof. Bullnose or concave roofs are less common. Posts are simple and there are few decorative features.



- Vertically proportioned door and window openings are typical with simple timber doors and sash or casement windows.



- Freestanding outbuildings are of traditional form and material. Roofs are typically skillion or gable end.



- Open timber post and wire fencing maintains the visually open landscape character of Beltana. Solid fencing such as stone or corrugated iron is low and used close to buildings to delineate house gardens from native scrub.



3. Heritage Standards for Development (Beltana)

3.1. Purpose of Heritage Standards for Development

Officers within Heritage SA in the Department for Environment and Water are the Minister's delegate for advice on referred development applications. Heritage Standards form a key part of Heritage SA's assessment of the heritage impact of referred development proposals by:

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

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

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

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

> ***"...—the demolition, removal, conversion, alteration or painting of, or addition to, the place, or any other work that could materially affect the heritage value of the place".***

Work relates to changes to the exterior of a property within a State Heritage Area and could include repairs, additions, or new construction. Repairs are typically considered 'work' where they are significant in scope or have a large effect on heritage value. Exemptions to the definition of Development within a State Heritage Area are scheduled in the *Planning, Development and Infrastructure (General) Regulations 2017 – Schedule 5*. In this instance a 'material impact' is one which is significant and/or important to the heritage values of the State Heritage Area. Refer to Section 2.2 for heritage values.

It is the role of the Relevant Authority to confirm if proposed work within a State Heritage Area is considered 'development' and therefore requires a development application (DA). In the instance of Beltana which is out of local government areas the Relevant Authority is the State Planning Commission who may delegate planning decisions to the State Commission Assessment Panel (SCAP). Consulting with Heritage South Australia at any point in regard to building works and conservation is encouraged.

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

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

Generally, Heritage SA can support the proposal and direct conditions of approval, or direct refusal if heritage values are unacceptably compromised. Heritage SA regularly runs a grants program for the conservation of State Heritage Places. A successful grant application will still require a Development Application for conservation work to proceed.

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 Beltana State Heritage Area is a place of historic significance, demonstrating the role of the town as a transport and service hub during the colonial expansion supporting mining and pastoral industries and communication networks into the State's north. The site is also important to the story of South Australia's early Afghan community and local and broader indigenous groups.

One of Beltana's defining characteristics is its remote location. This can present problems for development and conservation as Beltana's location makes access to skilled trades difficult and sourcing materials can be prohibitively expensive. Heritage SA aims to uphold development standards but acknowledges that appropriate solutions may need to be negotiated.

Any future development is to conserve the character of the Area and uphold its heritage values through:

- maintaining visual character and setting
- maintaining evidence of original town survey pattern
- conservation of existing buildings, structures and ruins to ensure their long-term viability
- maintaining unity of built form, with new buildings compatible in design and form to existing buildings of heritage value
- adaptation of existing buildings to ensure ongoing or adaptive reuse where appropriate
- retention of town's open 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.

3.2. Land use

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

Early subdivision and land use in Beltana reflects history the town's perceived potential and its form as a nineteenth century government town.

Principles	Acceptable Standard
3.2.1. Land Use Development in Beltana followed the surveyed layout of allotments. Park Lands surround three sides of the surveyed town. Development is **to have regard to** the following:	
a. **Land use and planning** Future land uses proposed within the State Heritage Area do not obscure understanding of the original layout of the township and its open landscape character.	Future land use is to complement the open, rural charater of Beltana. Buildings in Beltana are primarily residential or rental accomodation. Adaptive reuse of buildings and new development will reflect the the rural town character of Beltana and support new industries such as heritage and event tourism.

3.3. New Buildings (not ancillary/outbuildings)

(refer: State Heritage Area Overlay - Built Form PO1.1 to 1.5)

New buildings are acceptable if it can be shown that there is minimal adverse visual impact upon the State Heritage Area.

Due to the open landscape, low, vegetation and sparse development most buildings are visible from the public realm on all sides. As such consideration will be given to all elevations of a building and an understanding that front and rear facades and traditional acitivites may vary and therefore allowances made for public realm visibility.

Principles	Acceptable Standard
3.3.1. Siting of new buildings The sparsity of development in Beltana reflects its remote location and the planning history of South Australia where townships were surveyed in their entirety prior to the sale of land. Building frontages generally align with streets and vary in set backs. New buildings are to have regard to the following:	
a. **Street and side boundary setbacks** Street setbacks in Beltana vary, however, open space between buildings is a common feature.	**Dwellings:** new development to align with existing boundaries. No new construction should take place between the street boundary and front of existing buildings. Set backs are to complement existing development in the vicinity and ensure new develoment does not disrupt views of features of heritage value. **Non-residential development:** building development is to repeat site setbacks common to existing development in the vicinity and maintain the open character of the town.
3.3.2. Form and design of new buildings The form, scale and architectural features of existing buildings, including ruins and remnants, in Beltana related to the era 1870-1930 are of heritage value. New buildings **are to have regard** to the following:	
a. **Scale** The consistently single storey scale of established development should be retained. New development should not dominate the streetscape or landscape or reduce the historic character of the area. Non-residential buildings are small in scale with their landmark importance in the built environment reflected through their form. Future non-residential development will be modest in scale and form.	**Dwellings:** Residential development (including ancillary development) is to be limited in site coverage to maintain the open character of the town. New dwellings are to be single-storey in height, with eaves, roof ridge and wall heights to complement those common to the surrounding area. **Non-residential development:** The scale of new non-residential development will not dominate or detract from existing development or the open landscape character of the area.

b. Roof form and pitch Buildings of heritage value feature roof forms associated with the period 1870-1930 and include gable end and hipped roofs to primary builidngs. Roof pitch will complement building style and roofs in the immediate vicinity. Verandahs are simple without decoration.	**Dwellings:** New dwellings are to have roof forms, pitch and eaves to complement those typical in the area. **Non-residential development:** Roofs of new development to reflect the scale form and pitch of roofs in the immediate vicinity and be appropriate for building form. Development to have appropriate roof pitch so as not to visually dominate.
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:** New buildings are to complement the proportions and architectural features of the front façade of existing buildings. **Non-residential development:** Façade proportions are to reflect development in surrounding area that is of heritage value.
d. Verandahs and porches Front verandahs are a common feature to a majority of residential and (originally) commercial buildings of heritage value throughout the Area.	**Dwellings:** New development is to incorporate a verandah or porch feature to the primary street façade, and to provide articulation similar to existing dwellings within the streetscape. Verandahs to match building form and are to be simple straight pitch without decoration. Verandahs may be continuous from main roof or vertically separated. **Non-residential development:** New development will include porches and verandahs consistent with existing development in the area that is of a similar scale and typology. Verandahs to non-residential development to be simple pitched, bullnose or concave without decoration.
3.3.3. Materials, finishes and colours Buildings including remnants and ruins in Beltana State Heritage Area are of heritage value. Building materials used in Beltana from the era 1870-1930 include stone, brick, corrugated iron and timber.	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

Principles	Acceptable Standard
3.4.1. Site and location of additions The landscape and streetscapes of Beltana State Heritage Area illustrate nineteenth centruy colonial development of South Australia's far northern regions. Development which relates to the era 1870-1930 is of heritage value. Development **is to have regard to** the following:	
a. Street and side boundary setbacks The character of Beltana's streetscape is achieved through set backs and spacing with visible open space between buildings.	**Dwellings:** proposed additions are to be located behind and to the rear of existing dwellings, not extending beyond dwelling width. Street and side setbacks are to ensure in the open landscape charater of the Area and views of heritage features are maintained. **Non-residential development:** Development is to complement site setbacks common to existing surrounding development.
3.4.2. Design of additions The form, scale and architectural features of existing buildings, including ruins and remnants, in Beltana related to the era 1870-1930 are of heritage value. Development **is to have regard to** the following:	
a. Scale Development is consistently single storey and small scale. New alterations and/or additions will not dominate or disrupt the established scale or reduce the historic character of the area. Non-residential buildings are small in scale with the landmark importance of individual buildings in the landscape reflected through form. Alterations and/or additions to existing non-residential development will be modest in scale and form and will complement existing development of heritage value.	**Dwellings:** Residential development including ancillary devlopment is to be limited in site coverage to maintain the open landscape character of Beltana. Additions are to be single storey in height with eaves height to complement existing dwellings. Where seen from the street and surrounding public areas, additions are to maintain a clear visual seperation between new and original to ensure the original scale and form of the dwelling remains clear. A break in roof line between dwelling and addition is preferred. **Non-residential development:** The scale of additions to non-residential buildings is to maintain visual separation and the visual hierarchy of the existing building of heritage value.

b. Roof form and pitch Roof form and pitch of existing heritage buildings relating to 1870-1930 era in the State Heritage Area are associated with building styles and practices of the period and the remote location of the Area.	**Dwellings:** Where seen from the street and surrounding public areas, the roof form, ridge height and roof pitch of additions to dwellings are to complement or match the roof form, pitch and eaves of the exisitng dwelling. Lean-to addition roofs are to be set out below the eaves line of existing roof, with shallower pitch. Existing chimneys are to remain and not be removed when roof cladding is updated. **Non-residential development:** New roof forms are to be simple in form and complement existing builings.
c. Façade proportions Horizontal façade proportions punctuated with veritcal window and door openings are common to buildings of heritage value throughout the area.	**Dwellings:** Where visible from the street and surrounding public realm additions to dwellings are to complement the proportions of the front and side façades of existing building. Plate glass walls and sliding glass doors are not accepted where visible from the public realm in relation to building façades of heritage value. **Non-residential development:** Façade proportions of additions will complement existing buildings.
d. Alterations to original building features The architectural features of extant buildings, remnants and ruins which relate to the era 1870-1930 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 render finished. Original façade features, windows and doors are to be retained in their original configuration and material, where visible from the street. Simple detailing and lack of decoration is to be maintained. Verandahs to the front/primary façade are to remain unenclosed. Where original features have been removed/altered reinstatement is acceptable if there is supporting documententation or material evidence. **Non-residential buildings:** Façade features of heritage value are to be retained in their original configuration and material, where visible from the street. Face brick and stone external walls are to be retained and not painted or render finished.

3.4.3. Materials, finishes and colours

Architectural features of buildings which relate to the era 1870-1930 in Beltana are of heritage value.

Principles	Acceptable standards	
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)	• deep profile corrugated galvanised roofing • galvanised half round or ogee profile gutters, • round galvanised downpipes are preferred • Colorbond will be considered on a case-by-case basis • round poly pipe (painted) may be considered as part of an overall water supply system • scribed roof cappings	• steel sheeting with rectangular/ square profiles, • Zincalume finish sheeting, • roof tiles • modern quad or 'D' profile gutters • square profile downpipes • plastic gutters or downpipes on primary house façade (front) • roof tiles or other heavy weight roofing materials
b. Exterior Walls (new) Note: existing face stone/brick external walls to original dwellings will not be rendered or painted.	• stone or brick to match original building • brick or rendered quoining to match existing • natural colour render (lime or stone) • galvanised corrugated metal sheeting • natural (log) facing, vertical timber • horizontal timber boards	• square profile steel sheeting • stone veneer facing • stone construction not in keeping with existing style or materials • vertical weatherboard

c. Proposed external doors and windows in view of the street	• timber framed doors – simple face • timber framed flywire screen doors • timber framed windows, vertically proportioned (sash or casement)	• sliding doors • decorative aluminium screen doors • aluminium framed windows • horizontally proportioned windows
d. External painting Any paint scheme should complement the character of the township and landscape. Stripping of historically painted timber or painting of unpainted external surfaces to existing buildings is not supported.		
e. Verandahs	• straight verandahs are the dominant form • concave or convex verandahs may be appropriate in some instances • corrugated galvanised metal sheet • Colorbond will be considered on a case-by-case basis • gutters and downpipes to match roof • log/log shape posts • square timber posts (110x110mm nominal)	• steel or concrete posts • steel sheeting with rectangular/ square profiles • 'Zincalume' finish • roof tiles • modern square profile gutters or downpipes • plastic gutters or downpipes
f. Fencing and walls	• refer **3.6.2 Fences, Walls and Gates**	
g. Ancillary development	• Refer **3.6 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 Beltana includes: carports, garages and sheds; studios and ancillary accommodation; fences and gates; signage; solar panels and skylights; rainwater tanks; and other 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 (carports, garages and sheds, studios, offices and ancillary accommodation). Outbuildings contribute to the built form heritage values of Beltana. Existing outbuildings in Beltana from the period 1870-1930 are typically freestanding with simple skillion or gable roofs. Materials include corrugated galvanised metal sheeting and stone.	
a. **Outbuildings** Outbuildings to compliment the architectural language of existing buildings and not visually dominate in the State Heritage Area.	Where visible from the public realm, the permanent installation of shipping containers is not supported within the State Heritage Area. Support may be granted for the **temporary** use of shipping containers to support development, for a period of time determined by Heritage SA, prior to installation (no longer than 24 months) Attached outbuildings to buildings which predate 1930 are not supported. **Attached** outbuildings: New attached outbuildings are to: • be **open structures** with no walls or doors, sited a minimum of one metre behind principal front wall of dwelling (e.g. carport) • be a minimum of two metres from side or rear boundaries • have eaves height to match front verandah • have posts that are nominally 110mmx110mm square minimum dimensions or 150mm diameter circular minimum dimension • have a simple roof form separate from the main roof Detached outbuildings: New detached outbuildings are single storey, rectalinear in floor plan and: • located 3 metres behind the line of rear wall of primary building

Principles	Acceptable Standard
	• not visually dominant in the vicinity or the Area • are constructed using stone, rendered masonry, corrugated steel sheeting, lightweight weather board cladding, vertical logs • are roofed with corrugated steel sheeting • have roof form and pitch to complement primary building on allotment, may include skillion Doors to new garages or sheds are to be sliding or hindged clad, with corrugated metal sheeting or timber planking. Roll up doors are not acceptable. New outbuildings are to have regard to *Accepted Materials, Finishes and Colours* as scheduled in3.4.3.
b. **Pergolas and garden structures** Garden structures such as arbours and pergolas are not to be located between the front façade and street. Garden structures to not obscure views of buildings or features of heritage value within the Area.	**Dwellings:** freestanding, or attached pergolas (timber posts, with flat, open timber roof frames) in front gardens must not exceed 15 square metres in size and will match verandah fascia height of adjacent buildings.
3.5.2. Fences and gates Simple rural fencing styles contribute to the open landscape character of the Beltana State Heritage Area.	New fencing to match palette of materials typical to locality. Fencing on allotment boundaries is primarily timber post or steel dropper and strand wire or open wire mesh. Fencing closer to development may be more solid including timber paling, corrugated steel sheet or stone walls. Gates are primarily agricultural in style and match the rural character of the area.

Principles	Acceptable Standard	
a. Fences and gates (replacement or new)	**Location**	**Accepted**
	Where new fencing is required	Open fence: • no fencing • timber post and rail • post and wire – stranded or mesh Solid fence: • corrugated iron post and rail • stone • post and rail with timber palings
	Front fences	Fence in front of the primary façade of a building are to be: • open- no higher than 1200mm • solid - no higher than 900mm high.
Small yards typically close to primary buildings are common in Beltana.	Yards	Yard fences which are not in front of primary façade of heritage building may be: • solid– no higher than 1800mm • open – no higher than 2000mm
	Boundary	Boundary fences are typically open post and wire and: • may not obscure features of heritage value in the landscape • will complement the open landscape character of the Area

Principles	Acceptable Standard
3.5.3. Signage A distinguishing feature of Beltana is an absence of signage including street signage.	
a. **Advertising signage**	Signage is of a scale that complements the heritage values of Beltana, does not conceal or obscure heritage detailing and does not project beyond building silluettes. Permanent LED screen, flashing or backlit illuminated signs are not supported. Community buildings: signs to be small and free-standing structures.
b. **Directional and interpretive signage**	Interpretive signage to be located to avoid cluttering the landscape. External, free-standing signs are acceptable where visual impact on setting and views is minimal.
3.5.4. Skylights Roof forms in Beltana are simple and contribute to the heritage values of the State Heritage Area.	Dormer windows are not supported in Beltana. 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 Solar panels provide environmental benefits. Solar panels are to be located to minimise their visual impact on buildings or views of heritage value and in the streetscape.	Solar panels are to: • not obscure or detract from views of buildings, relics or ruins of heritage value • not detract from the open landscape character of the State Heritage Area • be installed so componentry, including cabling, conduits, batteries and inverters are not visible from the public realm • be black framed • be arranged in a symmetrical group (not staggered) with a margin of visible roof edge around the group Solar panels mounted on roofs are to: • be located on roof planes not visible from public realm and sited below the ridge • be located as far as practical on the lower part of the roof • be located on buildings that are not visible from the public realm • be located on ancillary structures where possible • be located on the ground, behind the front façade of the primary building • be flush with roof plane Solar panels mounted on ground are to be located: • behind the front façade of the primary building • to minimise visual impact on features of heritage value
3.5.6. Rainwater tanks and plumbing Rainwater tanks are a characteristic visual feature of the townscape and are essential to the ongoing use of Beltana township.	Corrugated metal tanks of smaller size are preferred when visible from the public realm. Larger scale tanks and/or plastic tanks that are corrugated in profile are to be located unobtrusively and screened. Galvanised tanks are in keeping with the visual character of the Area. Plastic tanks are acceptable and should be corrugated and mid-grey or neutral in colour. Pumps and septic tank systems should be located to minimise visual impact on buildings of heritage value and the streetscape and concealed using screening of vegetation, corrugated galvanised sheeting, stone walling, or small sheds of traditional materials.

Principles	Acceptable Standard
3.5.7. Plant and ancillary equipment	**Windmills and wind generators** are characteristic features of Beltana's townscape. New windmills and wind generators are to be simple in design, and located to not obscure features of heritage value where possible. Installations such as **hot water units and water pumps** are located to the rear of properties to avoid negatively impacting views of buildings, relics or ruins of heritage value. Installations may be screened by vegetation or structures such as walls, fencing or small sheds of appropriate material and form. **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 units are located on rear planes of roofs and coloured to match roof sheeting. **Antennas and satellite dishes** should be sited to minimise visual impact from the public realm. Ground-mounted locations with screening or roof mounted on the rear plane of buildings are generally suitable. Infrastructure for **new technology** (such as electric cars) is supported in principle. The size, appearance and location of supporting infrastructure will be negotiated on a case-by-case basis to minimise negative impacts on the State Heritage Area.

3.6. Land division

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

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

Principles	Acceptable Standard
3.6.1. Land division characteristics The historic land division of Beltana township is an example of government surveyed towns of the nineteenth century which supported colonial settlement in regional South Australia. Beltana is one of the most northern examples of a government township layout and included park lands following a pattern described by the surveyor general Goyder. The established pattern of allotment size and orientation is to be maintained.	Any division of land or adjustment of boundaries should only reinstate or maintain the historic land division layouts of the 1870-1930 Beltana township area. Subdivision and amalgamation of land is inappropriate unless it supports the conservation of historic sites and structures. Existing public reserves, roads, laneways are to be preserved. 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)

Principles	Acceptable Standard
3.7.1. Landscape character Beltana has a distinct landscape character that reflects its remote outback location. Development **is to have regard to** the following:	
a. **Views and Vistas**	The natural setting of Beltana is a significant feature of the town. Open views and vistas of the township settled amongst the hills of the northern Flinders visually dominate.
b. **Historic routes**	Historic routes from Beltana east to Sliding Rock mine and Cadnia Township, and the Old Beltana Road and railway line which run north and south from the township reflect Beltana's history as a regional hub.

c. **Street layout** • **Footpaths and driveways** • **Designated park lands** • **Services and infrastructure**	Main streets of the original town layout are still visible and create the structure of the town. Actions involving the replacement or upgrade of public realm infrastructure and works on roads and reserves are typically not defined as development in the PDI Act 2016. These actions are not exempt from the definition of development in the case of a State Heritage Area where works materially affect the heritage values. Early discussion between Heritage SA and the Outback Communities Authority, the Beltana Progress Association and other community based groups are important to ascertain if proposed work materially affects heritage values of the Area. Where they do affect heritage values, development approval is required. Other non-statutory documentation such as Conservation Management Plans and Concept Plans may provide guidance as part of Heritage SA advice.

3.8. Conservation and management of ruins

Some key points to conserving ruins can be found in the document Ruins – A Guide to Conservation and Management, available on Heritage South Australia's website: https://www.dcceew.gov.au/sites/default/files/documents/ruins.pdf and include:

- A ruin is a place that no longer serves its original function or purpose and it is unlikely to ever fulfil that role again
- A heritage ruin is defined as a place that currently, through abandonment, redundancy or condition, is disused and incomplete, is usually no longer maintained and appears unlikely to regain its original or a substantive use, function or purpose other than interpretation
- Ruins are sometimes the only remaining physical evidence of significant historical events, phases, activities or way of life.
- Recording, documenting and monitoring a ruin is the best way to safeguard our knowledge about a place.

Beltana State Heritage Area has a number of buildings and places within its boundary which would be considered ruins but are not individually listed as such. As Beltana is an occupied township which attracts numerous visitors each year, this can present safety concerns for residents and property owners. Steps to manage public safety could include:

- fencing with signage
- a controlled/prescribed decline of structures
- intervention to prevent further decline

Where a site requires management/intervention for public safety, owners should contact a heritage officer/architect from Heritage SA and a plan to manage the site agreed on.

3.9. Archaeology

Beltana State Heritage Area is potentially rich in archaeological artefacts. If an archaeological artefact believed to be of heritage significance is encountered during excavation works, disturbance in the vicinity must cease and the South Australian Heritage Council must be notified (DEWheritage@sa.gov.au)

Where it is known in advance (or there is reasonable cause to suspect) that significant archaeological artefacts may be encountered, a permit is required prior to commencing excavation works.

Please note that while this document relates specifically to non-Aboriginal heritage, the conservation of Aboriginal archaeology and artefacts is covered under the *Aboriginal Heritage Act 1988*. Aboriginal Heritage including artefacts and sites are protected and queries should be directed to Aboriginal Affairs and Reconciliation within the Attorney-General's Department.

3.10. Conservation of heritage buildings

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

Conservation work to repair dilapidated building fabric is considered a development matter where not 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
3.10.1. Conservation approach The external fabric of existing buildings of heritage value in the Beltana State Heritage Area is to be conserved and restored. Correct repair methods and maitenance ensure the longevity of buildings in Beltana. The aim is to only repair as much as needed, so that early building fabric and heritage features are retained where possible. Conservation practices must avoid embellishing architectural details and 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 floor tiling • Gable repairs - infill • Rising damp repairs • Repairs to front fences – rot, subsidence, damp to masonry sections, corrosion to metalwork	**Buildings of heritage value:** seek the advice of a Heritage SA heritage officer/architect before undertaking conservation repairs to dilapidated building fabric. Works that are more than 'minor in nature' require development approval. Heritage SA can provide free advice regarding conservation, and repair work to buildings and sites of heritage value. The relevant authority is the State Planning Commission and is also available to give guidance and advice and is able to identify if work requires a development application.

3.11. Demolition

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

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

Principles	Acceptable Standard
3.11.1. Demolition Any demolition work is deemed 'development' within the State Heritage Area. Development is to have regard to the following:	
a. Demolition of buildings	Demolition of buildings or parts of buildings which relate to the era 1870-1930 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 **3.4 New Development.**
b. Demolition of out buildings and dwelling additions	Demolition of dwelling lean-tos, building additions, garages and sheds is not supported unless: • the proposed structure and/or associated building postdates 1930 and removal does not adversely impact on the heritage values of the State Heritage Area. • 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.
c. Public realm infrastructure	Removal or replacement of roads, furniture or other public realm features of heritage value is only acceptable where heritage values are not compromised.
d. Demolition of ruins and remains	Demolition of ruins or remains which relate to the heritage values in the State Heritage Area is not acceptable (See: 3.8).

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SOUTH AUSTRALIA

Government of South Australia
Department for Environment and Water