

# REGIONAL COUNCIL OF GOYDER

	<b>AUSTRALIAN CORNISH MINING SITE BURRA CONSERVATION MANAGEMENT PLAN TOWN WIDE PRIORITIES POLICY</b>		Department:	Governance
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## 1. PURPOSE

The formulation of a Site Wide Planning Policy helps to guide the management of the heritage places with the primary objective of protecting the **Australian Cornish Mining Site (ACMS)**: Burra's cultural significance. In ACMS (Burra) this applies to the individual places of national heritage value and the cultural landscape to ensure future care of the national values. It is intended that this occur to take account of the conservation issues associated with the place's setting and context and balance these against the practical requirements for sustainable and ongoing use.

## 2. BACKGROUND

The community of the ACMS (Burra) values their heritage resource and has demonstrated their support through volunteering and sponsorship of conservation and tourism activities. As most of the places are privately owned, at times there has been concerns raised amongst the community about the added regulation and the delays occurred in achieving approval for changes. Further opportunities exist for the community in the development of heritage tourism, while providing improvements to the experience for visitors and the local economy. The management of this change and ensuring that the community, particularly private owners, is fundamental to the successful management, conservation, and transmission of the national values.

Burra's town form and character are derived from its valley setting surrounded by hills along the Burra Creek. The physical townscape of the ACMS (Burra) includes the overall character of the area as well as the visual relationships of individual elements within the broader landscape. The townscape has evolved as a result of a series of villages established to support the development of the Burra mine, surrounded by contrasting pastoral lands.

In review of the 1978 Lester Firth and Murton Pty Ltd study, the physical townscape and topographical town form have not changed substantially in Burra over the last 40 years. This is primarily due to the slow demand for new development and the abundance of land inside the town boundary within the existing State Heritage Area available for new development. Whilst new development is apparent in the town, generally the current Development Plan (and previous iterations) has appropriate controls and guidance to inform sensitive new development to complement the heritage places within the town.

**The open visual context of the Burra Mine site and Burra Smelts site are of highest significance to the National Heritage values**

## 3. SCOPE

Places on the National Heritage List are required to have management plans that set out how the heritage values will be managed and protected over time. The policies contained in this section generally follow the National Heritage management principles, as below:

- The objective in managing national Heritage places is to identify, protect, conserve, present and transmit, to all generations, their national Heritage values.
- The management of national Heritage places should use the best available knowledge, skills, and standards for those places, and include ongoing technical and community input

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to decisions and actions that may have a significant impact on their national Heritage values.

- The management of national Heritage places should respect all heritage values of the place and seek to integrate, where appropriate, commonwealth, state, territory, and local government responsibilities for those places.
- The management of national Heritage places should ensure that their use and presentation is consistent with the conservation of their national Heritage values.
- The management of national Heritage places should make timely and appropriate provisions for community involvement, especially by people who:
  - a. Have a particular interest in, or associations with, the place; and
  - b. May be affected by the management of the place.
- Indigenous people are the primary source of information on the value of their heritage. The active participation of indigenous people in identification, assessment and management is integral to the effective protection of indigenous heritage values.
- The management of national Heritage places should provide for regular monitoring, review and reporting on the conservation of national Heritage values.

#### **4. PUBLIC CONSULTATION**

Under the Local Government Act 1999 the council has the following obligations where it is required by law to follow its public consultation policy.

- Council must provide interested persons with a reasonable opportunity to make submissions regarding relevant matters
- Council must publish a notice in a newspaper circulating in the area and on the council's website, describing the matter under consideration and invite interested persons to make submissions within a period (which must be at least 21 days) stated in the notice
- Council must consider any submission received from the public during the prescribed consultation period.

#### **5. SIGNIFICANCE**

##### **5.1. The National Heritage list values are the basis for future conservation and management**

The National Heritage values establish the place's cultural significance and are the basis for future management and conservation of the Australian Cornish Mining Site: Burra.

#### **6. TOWN WIDE FUTURE DESIRED CHARACTER**

The ACMS (Burra) needs to be preserved as a relatively intact place of historic and archaeological significance relating to Cornish mining influences. The open visual context of the Burra Mine site and Burra Smelts site are central to the National Heritage values.

Future development should carefully consider the influence on Burra's visual landscape and the historic and spatial relationships of individual places of National Heritage value.

Future conservation activities should be considered and undertaken in a coordinated manner to preserve the desired character of the place and uphold the National Heritage values. There is opportunity to capitalise on the conservation works in order to strengthen tourism, visitation, safety and interpretation across the ACMS (Burra) in a sustainable and coordinated manner without detracting from the heritage fabric or National Heritage values.

##### **6.1 TOWN WIDE OBJECTIVES**

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The following town wide objectives relate to the entire town and its setting. They are intended to provide a framework to support the conservation and enhancement of heritage places relating to the Cornish mining in Burra and should be incorporated into the objectives in statutory development controls for the town

- Protect the town form of Burra as a series of interconnected villages
- Protect and enhance the Burra Creek as the central uniting element which links the villages and provides a recreational spine through Burra
- Reinforce Burra as a green valley town within a rural pastoral landscape
- Conserve the Burra Mines Historic Site and the Burra Smelts Historic Site as the core of the National Heritage values.
- Conserve the built and natural forms of heritage places within Burra
- Protect views to and from heritage places within Burra
- Better define the town entrances to Burra
- Enhance the character and amenity within Burra through conservation of heritage places and their setting.
- Reinforce the unique streetscape typology where appropriate in the town.
- Increase interpretation opportunities across ACMS (Burra) through the development and implementation of a coordinated interpretation strategy.
- Promote and encourage walking and cycling through the development and implementation of a walking and cycling strategy for the ACMS (Burra).
- Increase wayfinding through the development and implementation of a signage strategy for the ACMS (Burra).
- Places most at risk should be given conservation priority over those that are not.

## **7. PRECINCTS**

The 21 precincts identified by Lester Firth and Murton Pty Ltd in the 1978 Burra Conservation Study have been re assessed and reconfigured into 15 precincts based on the research and analysis undertaken in the preparation of the CMP. Where possible an attempt has been made to keep precincts identical as this provides the opportunity to directly trace policy and outcomes into the future for strategic planning, and retrospectively for historical reference purposes for when the next review of this document occurs.

### **7.1. KOORINGA**

The Kooringa precinct is an amalgamation of the Civic Area, Market Square, South Gateway, South West Kooringa, South East Kooringa and Paxton Square from the previous Lester Firth and Murton Pty Ltd study. This precinct reunites Kingston's original settlement expansion plan for the township of Kooringa and is of high significance to the overall development of Burra, being the first company township in Australia. Kooringa was the central business centre for the mining townships and continues to be the civic and business heart of Burra today.

Kooringa also acts as the arrival point to the town from Adelaide along the Barrier Highway. A number of transition points are evident on the outskirts of this precinct, including a series of two planted Pine "portals" outside of the town boundary, and then the town arrival point opposite the Burra Hospital, where the road name changes to Commercial Street and the enclosing hills can be seen in the background

#### **7.1.1. FUTURE DESIRED CHARACTER**

Kooringa should continue to function as the central business district and civic heart of the town of Burra, along with fine quality early residential cottages and detached residences in the

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surrounding streets. The amenity and character of this precinct should be protected and reinforced limiting development to civic, community and landscape enhancement and the conservation and rehabilitation of heritage listed places. New development in this precinct should strictly comply with the Regional Council of Goyder's Urban Design Guidelines. The southern approach to the town is characterised by a series of "portals" of planted Pine trees before entering onto Commercial Street, these should be retained and enhanced in the future. The vista along Commercial Street looking towards Market Square with the undeveloped hills in the background showcases the town form and should be retained and enhanced.

### **7.1.2. OBJECTIVES**

Kingston's original settlement expansion plan for Koorunga should be preserved with no further subdivisions.

- New residential and commercial development within this precinct should be subject to compliance with the Regional Council of Goyder's Urban Design Guidelines with the highest level of scrutiny undertaken at the development application stage.
- Develop a master plan for the rejuvenation of Market Square as the main focus for commercial and civic activity with consideration of traffic management and returning road space to green / pedestrian space.
- Reinstate the street typology cross section with street trees wherever possible in all streets apart from Commercial Street and Market Street.
- Screen incongruous and intrusive development from streets using landscaping, street trees and new fencing in accordance with the Regional Council of Goyder's Urban Design Guidelines.
- Link the dugouts sites along the banks of Burra Creek to Market Square along a Burra Creek town walk.
- Identify current market trends and research from the tourism strategy to identify key places and future social and community needs that could support the adaptive re use and conservation of vacant places in this precinct, in particular Commercial and Market Streets.
- Encourage existing businesses and new developments to front onto the Burra Creek wherever possible
- Improve permeability across the Creek to the School and Caravan Park and Paxton Square through new / upgraded bridges.
- Develop a walking and cycling strategy for the town to encourage walking and cycling in this precinct.
- Develop a signage strategy for the town to increase wayfinding through this precinct.
- Consider an entry statement at the southern approach to Koorunga to highlight the entrance to the town.

### **7.2. CEMETERY AREA**

The Cemetery precinct is located to the south of Koorunga and consists of the current Cemetery site (1850 onwards) on the east side of the Burra Creek and the original Koorunga Cemetery (1845-1850) located on the west side of the Creek. The original Koorunga Cemetery was abandoned as it was prone to flooding from the gully which runs through it and there were reports of human remains being uncovered. Both sites provide a valuable resource for those interested in Cornish mining history (and the history of other cultures that assisted in the formative development of the town). The ongoing community work at the original Koorunga Cemetery is noted in reinstating headstones and planting and maintaining landscaping, along with the interpretive signage erected to inform visitors on the history of the site.

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A Conservation Plan for the Burra Cemeteries was prepared by McDougall & Vines in 1991. The Conservation Policies and Recommendations from this report are still valid and should be implemented.

In particular, the poor condition of original headstones in the current Cemetery is noted with many in a state of decay resting against the Cemetery wall.

**7.2.1. FUTURE DESIRED CHARACTER**

Both the original and current Cemetery sites should be conserved as passive places for reflection, memorial and interpretation for descendant families and visitors to Burra.

**7.2.2. OBJECTIVES**

- The 1991 Conservation Plan by McDougall & Vines should be revised as a conservation including review of the original reports recommendations.
- Develop a linkage between the old and new Cemetery across Burra Creek.
- Provide interpretive signage at the new Cemetery.
- Use the Cemetery as a terminus for a Burra Creek town walk.
- Increase wayfinding to the new and original Cemetery from the heart of the town.
- Develop a coordinated interpretation strategy for this precinct.

**7.3. EAST KOORINGA**

East Kooringa is located to the east of the original Kooringa settlement beyond Welsh Place and Paxton Square, and is primarily residential in nature with some more recent infill development which is incongruous with the early settlement development. A Housing Trust subdivision exists north of Paxton Terrace and in-between the school oval. This is located outside of the State Heritage area boundary.

**7.3.1. FUTURE DESIRED CHARACTER**

East Kooringa provides an opportunity for complementary infill development and rejuvenation of previously developed incongruous development. In addition, there is opportunity for the continued enhancement, conservation and rehabilitation of heritage listed places within this precinct.

**7.3.2. OBJECTIVES**

- Reinstate the street typology cross section with street trees wherever possible in all streets.
- Screen incongruous and intrusive development from streets using landscaping, street trees and new fencing in accordance with the Regional Council of Goyder's Urban Design Guidelines.

**7.4. COMMUNITY SCHOOL AND BRIDGE TERRACE**

This precinct is an amalgamation of the Community School precinct and the Bridge Terrace precinct from the previous Lester Firth and Murton Pty Ltd study. This precinct brings together education and community facilities for the town including the community school, library, kindergarten / preschool sporting ovals, playground and the caravan park.

**7.4.1. FUTURE DESIRED CHARACTER**

This precinct should continue to grow and develop as a community hub into the future. The amenity and character of this precinct should be protected and reinforced limiting development

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to community and landscape enhancement and the conservation and rehabilitation of heritage listed places.

The caravan park does make a significant economic and social contribution to the town and rather than relocating it, the extent of the park could be reduced to enable public access to the Burra Creek frontage. The caravan park could then extend further north along Bridge Terrace, or over Bridge Terrace to the eastern side.

**7.4.2. OBJECTIVES**

- Develop a master plan for the rejuvenation of the caravan park to increase amenity and de privatise the creek edge- offset this with increased space north along Bridge Terrace and / or over Bridge Terrace.
- Encourage adaptive reuse of heritage places on Bridge Terrace including the Unicorn Brewery site for community or commercial uses.
- Continue conservation works on all heritage places including the stone walling to the recreation field on Paxton Terrace.

**7.5. SMELTS AREA**

The Smelts precinct sits opposite the mine site and in-between the two townships of Kooringa and Redruth. It extends from Burra Creek east to the extents of the town and presents as a barren and exposed landscape with the dark blue / grey slag heaps and remains of former stone buildings present. Views into the site and from the site towards the mine site and beyond are good at depicting the overall town form and the harsh environment the Cornish miners would have endured and been exposed to.

The Burra Smelts Historic Site remains as an important archaeological site as described in the previous Lester Firth and Murton Pty Ltd study. It is acknowledged that investment has been made in securing the site and providing interpretive signage and wayfinding to enhance visitor understanding of the site.

The Smelts yard and Storehouse are of particular significance but require urgent conservation works due to their state of decay and risk of collapse.

The Smelts area boundary has been adjusted for this document to incorporate the subdivision in the northwest corner of the site. This realignment brings the boundary back to the original SAMA Section 1 boundary, and the area contains residences associated with the Smelting operations including the Smelts Manager's Residence and Office.

**7.5.1. FUTURE DESIRED CHARACTER**

This precinct is important in showcasing the National Heritage values of the ACMS (Burra) and in particular Welsh smelting practices.

**7.5.2. OBJECTIVES**

- Following the preparation of an archaeological zoning map, designate the Smelts area a place of archaeological significance under the Heritage Places Act 1993 to further protect the site.
- Prepare a conservation strategy for the Smelts area to interpret its National Heritage values and to conservation of its fabric.
- Reinstate the former Smelts site boundary

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- Investigate the long-term strategic acquisition of the Smelts yard and Storehouse for conservation and future interpretation
- Develop a coordinated interpretation strategy for this precinct.

## **7.6. REDRUTH**

The township of Redruth was laid out by the South Australian Government in 1849 as a freehold development in response to the SAMA's private leasehold township of Koorunga. It sits at the northern extremity of Burra beyond the SAMA Section 1 boundary on the eastern side of Burra Creek. It is primarily residential in nature and contains many fine examples of attached row housing and small-scale cottages. Tivers Row Cottages on Truro Street are the finest example of these attached cottages, and Truro Street as a precinct presents as a relatively intact precinct within Redruth with historic and visual importance. Other civic buildings, including the Redruth Primitive Methodist Hall and the Redruth Police Station, cells and stables, and the Redruth Courthouse contribute to understanding the lifestyle of early Cornish migrants. Newer development at the northern and eastern extremities of Redruth (including the later subdivision of Milerton), along with infill development is inconsistent with the historic residential building typology. This has had a negative effect on the visual character of the township and is intrusive to the Truro Street precinct in particular.

### **7.6.1. FUTURE DESIRED CHARACTER**

The amenity and character of Redruth should be protected and reinforced limiting development primarily to residential use and landscape enhancement, with further conservation and rehabilitation of heritage listed places. New development in this precinct should strictly comply with the Regional Council of Goyder's Urban Design Guidelines to reinstate the village feel and the title of "Little Cornwall" as described in previous Lester Firth and Murton Pty Ltd study.

### **7.6.2. OBJECTIVES**

- New residential development within this precinct should be subject to compliance with the Regional Council of Goyder's Urban Design Guidelines with the highest level of scrutiny undertaken at the development application stage.
- Reinstate the street typology cross section with street trees wherever possible in all streets of Redruth apart from Ludgvan Street.
- Screen incongruous and intrusive development from streets using landscaping, street trees and new fencing in accordance with the Regional Council of Goyder's Urban Design Guidelines. Continue conservation works on all heritage places.
- Identify current market trends and research from the tourism strategy to identify key places and future social and community needs that could support the adaptive re use and conservation of vacant places in this precinct.
- Improve permeability across the Creek to Bests Place and the Mine site through new / upgraded bridges.
- Develop a walking and cycling strategy for the town to encourage walking and cycling in this precinct.
- Develop a signage strategy for the town to increase wayfinding through this precinct.

## **7.7. LLWCHYR**

Llwchyr is located northeast of Redruth and is separated with parklands planted with Eucalypts. It is primarily residential in nature but has a distinctly different character from Redruth with few remaining buildings yet extensive original stone walls.

### **7.7.1. FUTURE DESIRED CHARACTER**

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Due to its physical parkland separation from Redruth, Llŵchyr has good development opportunities for new residential development without strict application of the Urban Design Guidelines.

It should be noted though that sensitive design responses are still encouraged that consider hip roof forms, integrated verandahs and complementary materials for roof and facade treatments.

The relatively intact stone walling however should be conserved and reinstated wherever possible as a unique element of the precinct.

#### **7.7.2. OBJECTIVES**

- New residential development within this precinct is encouraged but not in strict accordance with the Regional Council of Goyder's Urban Design Guidelines.
- Screen incongruous and intrusive development from streets using landscaping, street trees and new fencing in accordance with the Regional Council of Goyder's Urban Design Guidelines.
- Amend zoning to Residential from Primary Production to enable future residential development.

#### **7.8. HAMPTON**

The township of Hampton was surveyed and laid out in 1857 and sits separately from the rest of Burra to the north east beyond the Gaol. It sits prominently above the rest of the town and good views are noted looking back towards Burra and to the mine site from Hampton.

Little change is noted from the previous Lester Firth and Murton Pty Ltd study. Hampton remains as a collection of ruins, with continued deterioration of remnant stone cottages, stone walls and outbuildings. One exception is the reconstruction of Jacka House using heritage materials and traditional construction techniques to stabilise the cottage.

Some interpretive signage is evident naming each of the remnant cottages, and it is noted that Hampton is in the custodianship of the National Trust providing increased protection from vandalism, uncontrolled access and further neglect.

##### **7.8.1. FUTURE DESIRED CHARACTER**

Hampton needs to be preserved as an intact township of historic and archaeological significance relating to the lifestyles of the Cornish mining community at Burra. There is opportunity to improve interpretation.

Hampton could serve as a place for traditional trade training in heritage building construction as exemplified by the current works to Jacka House.

#### **7.8.2. OBJECTIVES**

- Investigate Hampton a place of archaeological significance under the Heritage Places Act 1993 to further protect the site.
- Prepare a conservation strategy for Hampton to prioritise conservation activities at heritage places at risk.
- Amend zoning to Historic Mining to protect the site and heritage places within it.
- Develop a coordinated interpretation strategy for this precinct.



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**7.9. GAOL**

The Gaol is located north of the township of Redruth on Tregony Street. Built in 1856 it was the first gaol to be built outside of Adelaide. It is a site contributing to the lifestyle and regulatory function of the town during the Cornish mining period.

The Gaol is owned and maintained by the National Trust and is one of Burra's most visited heritage places and was used as a location for the movie Breaker Morant during the 1970's.

**7.9.1. FUTURE DESIRED CHARACTER**

The Gaol should continue to function as one of Burra's most visited heritage places into the future and further tourism opportunities should be sought based on previous success.

**7.9.2. OBJECTIVES**

- Continue conservation works on the Gaol to maintain its level of conservation and interpretation.
- Investigate longer term strategic tourism opportunities for the Gaol based on previous achievements.
- Develop a master plan for the rejuvenation of the Gaol environment around the building to consider car parking, access and movement, landscaping, shade and other amenities for tourists and visitors.

**7.10. RAIL/BON ACCORD AREA**

This precinct sits north of the Burra Mine site and is bound by Copperhouse Street and West Street. The precinct contains a collection of heritage places including the Bon Accord Mine site, the Burra railway station and the Bon Accord Hotel which are all popular tourist attractions. The more recently added silos (1962) provide a defining visual element for this precinct and can be seen throughout the town- most notably from the northern gateway.

The precinct is somewhat secluded from the town centre with key access via Morehead Street and a number of directional fingerboard signs attached to the Morehead Street sign at the Bests Place intersection.

The Bon Accord Mine site is owned and managed by the National Trust. It contains a valuable collection of Cornish mining artefacts (and other memorabilia) on display in an open area museum, and within buildings. Tours are available of the displays, and a working blacksmith demonstration studio. It is noted that the site and the tourist offerings are looking dated and in need of further funding to modernise and refresh the site.

The 1859 Captains Cottage has had recent conservation and adaptation works undertaken and it is used as bed and breakfast accommodation, which is supported as a means of generating income to assist in further conservation and interpretive works at the site.

The Burra railway closed for passenger services to Adelaide in 1986, and then for grain transportation in 1999. However, the station has a very active community group (Friends of the Burra Railway Station) who have strategically and progressively sought funding and government support to undertake conservation works on the station building. This work is ongoing and at the time of writing this report conservation work is underway on the re-creation of the arched roof station canopy and the restoration of EDIE a 1917 Commonwealth Railways kitchen and dining car, with works due to be completed in time for the 150th commemoration of the arrival of Burra's first train in 2020.

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The professionalism and effort given by this community group to the railway station is commendable and serves as a good model for other community groups leveraging funding for heritage conservation works. The adaptive reuse of the station as a bed and breakfast, interpretive centre, and future function centre is supported.

**7.10.1. FUTURE DESIRED CHARACTER**

The Bon Accord Mine site and the Burra railway station should continue to contribute to tourism in Burra with further interpretation and adaptive reuse work to increase the quality of the offering to tourists. This should be the focus of new development in the precinct.

The Bon Accord Mine site, under the care and custodianship of the National Trust should consider how to support the Burra Mine in showcasing the Cornish mining history of Burra in a coordinated and complementary way.

Travel between this precinct and the Burra Mine site (and the town centre) should be improved for walking and cycling, along with appropriate wayfinding.

Increased amenity for tourists and visitors needs to be considered in this precinct with new landscaping and shade trees and the retention of the tall stand of Pine trees at the entrance to the Bon Accord Mine site as a landmark feature.

**7.10.2. OBJECTIVES**

- Prepare a conservation strategy for the Bon Accord Mine site to conserve its fabric, review its interpretive role in telling the story of the Burra Mine and broader opportunities and uses.
- Develop a master plan for the Burra railway station environment to consider car parking, access and movement, landscaping, shade and other amenities for tourists and visitors.
- Develop a walking and cycling strategy for the town to encourage walking and cycling in this precinct.
- Develop a signage strategy for the town to increase wayfinding through this precinct.
- Develop a coordinated interpretation strategy for this precinct.

**7.11. ABERDEEN**

Aberdeen is located in between Bests Place and the Bon Accord Mine and north of the Burra Mine site. It is primarily residential in nature, but former shops are located along Morehead Street which are referenced in the Lester Firth and Murton Pty Ltd study in 1978 when the Burra railway line was still operational. It seems that the closure of the railway line may have contributed to the closure of these shops.

The area is characterised by a number of good quality terrace, detached cottages and dwellings, some of which have been upgraded and turned into tourist accommodation

**7.11.1. FUTURE DESIRED CHARACTER**

The amenity and character of Aberdeen should be protected and reinforced limiting development primarily to residential use and landscape enhancement, with further conservation and rehabilitation of heritage listed places. New development in this precinct should strictly comply with the Regional Council of Goyder's Urban Design Guidelines.

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Morehead Street is an important link between the town centre and the Bon Accord Mine site and the Burra railway station. It should be a focus of future residential development, landscape enhancement and commercial development in the adaptive re use of old shops

**7.11.2. OBJECTIVES**

- New residential development within this precinct should be subject to compliance with the Regional Council of Goyder's Urban Design Guidelines with the highest level of scrutiny undertaken at the development application stage.
- Reinstate the street typology cross section with street trees wherever possible in all streets of Aberdeen.
- Screen incongruous and intrusive development from streets using landscaping, street trees and new fencing in accordance with the Regional Council of Goyder's Urban Design Guidelines.
- Encourage conservation works on all heritage places.
- Identify current market trends and research from the tourism strategy to identify key places and future social and community needs that could support the adaptive re use and conservation of vacant places in this precinct particularly along Morehead Street.
- Develop a walking and cycling strategy for the town to encourage walking and cycling in this precinct.
- Develop a signage strategy for the town to increase wayfinding through this precinct.

**7.12. BESTS PLACE**

Bests Place is strategically located at the intersection of Young, Morehead and Ludgvan Streets. It presents as a secondary town centre for Burra North and is called as such in the 1978 Lester Firth and Murton Pty Ltd study. This is supported in the Town Centre zoning of this precinct. However, it seems that vehicle movement patterns have changed in Bests Place between 1978 and today with the reconfiguration of the junction of the Barrier Highway and the Goyder Highway taking through traffic behind Bests Place on the other side of the Burra Creek. This change (as well as the closure of the Burra railway station) is likely to have had a negative impact on the commercial viability of businesses.

The bridge linking Morehead Street east over the Burra Creek to Ludgvan Street has been closed to all vehicular traffic further disconnecting Bests Place from Redruth. The bridge is of the same design as the bridge linking Commercial Street to Kingston Street and is of heritage value.

The buildings on the corner of Morehead Street and Bests Place, in particular the Royal Exchange Hotel and Sara's ("Tivers Corner") are of fine quality and present well, however more recent development south of this intersection do not complement the architectural qualities of these buildings, do not present well to the street and are incongruous with the precinct.

**7.12.1. FUTURE DESIRED CHARACTER**

Bests Place should be conserved and rejuvenated as a secondary town centre to complement and support Market Square. Efforts should be made to encourage new commercial businesses to open in Bests Place, particularly at the intersection of Morehead Street. Incongruous development should be rejuvenated or removed from this precinct.

**7.12.2. OBJECTIVES**

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- Develop a master plan for the rejuvenation of Bests Place as a secondary town centre to Burra with the main focus on stimulating commercial and civic activity with consideration of traffic management and returning road space to green / pedestrian space and improved shade and amenity.
- New commercial development within this precinct should be subject to compliance with the Regional Council of Goyder's Urban Design Guidelines with the highest level of scrutiny undertaken at the development application stage.
- Screen incongruous and intrusive development from streets using landscaping, street trees and new fencing in accordance with the Regional Council of Goyder's Urban Design Guidelines.
- Encourage conservation works to all heritage places.
- Amend zoning to Historic Mining from Town Centre at the southern extent of Bests Place to consolidate the Town Centre zone and protect other mine related heritage places on the western side of Bests Place / Market Street.
- Identify current market trends and research from the tourism strategy to identify key places and future social and community needs that could support the adaptive re use and conservation of vacant places in this precinct in particular for Tivers Corner.
- Encourage existing businesses and new developments to front onto the Burra Creek wherever possible.
- Improve permeability across the Creek to Redruth through upgrading and reopening the bridge over the Burra Creek to Redruth.
- Link Bests Place along the banks of Burra Creek to Market Square along a Burra Creek town walk.
- Develop a walking and cycling strategy for the town to encourage walking and cycling in this precinct.
- Develop a signage strategy for the town to increase wayfinding through this precinct.

### **7.13. BURRA HISTORIC MINE AREA**

The mine site sits centrally in Burra between the original townships of Kooringa and Redruth to the west of Burra Creek. Many other State Heritage places are located within its boundaries.

Due to the later open cut operations the physical landscape of the site has been altered through the ill-considered placement of the overburden within the valley forming the entrance to the site, though this has created good viewing locations across the town.

Recently a large water tank has been placed on the hill within the Mine site that is visible from within the Mine site and across Burra. This is visually intrusive and compromises the visual amenity of the Mine site and the town

#### **7.13.1. FUTURE DESIRED CHARACTER**

The Mine site and its associated elements need to be conserved as the core of the National Heritage values of the ACMS (Burra). It has the potential to become a site of international significance with careful planning and curation.

The Mine site also has the capacity for broader tourism opportunities utilising the open cut.

The overburden within the valley at the mine entry should ultimately be removed to return its original topography and to expose the former historic mine infrastructure concealed below.

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The unfortunate siting of a large water tank within the Burra Mine site on top of the open cut overburden and adjacent several landmark State Heritage Places is visible from across Burra and from the town approaches. Although the tank is essential infrastructure for the town, it constitutes intrusive development on this Nationally Listed Heritage Place and has had adverse effects on the visual amenity of the town. In the short term actions should be investigated to reduce its intrusive qualities. A longer-term action could be to relocate the tank to a less sensitive site or put the tank underground on the same site.

**7.13.2. OBJECTIVES**

- Prepare a conservation strategy for the Mine site to realise its potential as the key place for the interpretation of Cornish mining as outlined in the National Heritage values and the conservation of its fabric.
- Investigate the Mine site a place of archaeological significance under the Heritage Places Act 1993 f Reinstate the former Mine site boundary (prior to the subdivision of Graham in the northeast corner of the site).
- Amend zoning to Historic Mining from Town Centre to reconnect the site and protect other mine related heritage places.
- Investigate the long-term strategic acquisition of the former SAMA Storeman's Dwelling (SAHR No. 10049) and former SAMA Storeroom, Yard and Walls (SAHR No. 10019) for conservation and future interpretive use.
- Prepare a long-term strategy for the removal of the open cut overburden to unearth and interpret buried mine infrastructure such as the jiggling grounds, buddle pits and ore floors and return the geographic townscape back to a "pre-open cut" state.
- Exclude any new mining activities on the mine site.
- Reduce the visual impact of the new water supply tank, with the ultimate aim of its removal to a less intrusive location.
- Develop a coordinated interpretation strategy for this precinct.

**7.14. BURRA CREEK**

The Burra Creek is an important visual element and forms the spine of Burra linking the former townships together as one. It functions as the community's main green open space and contains artefacts relating to the Cornish mining history such as the abutments of the bridge connecting the Mine and Smelter, as well as being used as the dugout homes for the Cornish miners.

The playground and picnic / park area between Paxton Square and Market Square has a high amenity value and is popular with visitors and the community, as is the highly manicured landscaping south of the Commercial Street Bridge.

Both the Heysen Trail and Mawson Trail run beside Burra Creek, and the Johnny Green Trail traverses the creek to reach various heritage places across the town. There is a variety of different signs along the creek which need a review, update and better coordination for wayfinding.

Paths along the Burra Creek for walking and cycling are limited and vary in quality. It is also noted that lighting is sparse and generally poor along the creek.

Permeability across Burra Creek is limited to several historic bridges which are not Disability Discrimination Act compliant. It is noted that the pedestrian bridge linking Bridge Street West to Bridge Street East next to the Bowling Club is currently closed and in need of repair.

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Artefacts such as the Jubilee Fountain, bridge abutments and Dugouts need conservation and interpretation.

Public art offerings, as demonstrated by the ephemeral art displays located on the edge of Burra Creek are a good way of activating the creek and providing points of interest which celebrate the cultural history of the town.

The work of the Burra Revegetation Group is acknowledged in conjunction with the Council in maintaining and revegetating the creek with native species in line with the Revegetation Action Plan produced by EBS Ecology in 2013. This is supported as a way of re-engaging the community with the creek and promoting its use.

It is noted that La Pecora Nera (The Black Sheep) restaurant on Upper Thames Street has built a rear deck which overlooks the Burra Creek, taking advantage of views across and along the creek. This is supported as a means of activating the creek edge and providing passive surveillance. This is in contrast to other existing development such as the caravan park, Burra Motor Inn, Burra SA Ambulance Service and Burra Discount Tyres that have privatised and blocked access to Burra Creek. Note that the latter two developments are built outside of the Town Centre zone in the Opens Space zone.

Finally, it is noted that good work has been conducted by Council and various Community Groups to make better use of the Burra Creek, but this seems to have been done in an ad hoc way. A landscape master plan for the Burra Creek was prepared in 1994 by Woods Bagot suggesting a holistic upgrade of the creek from the Golf Course to the Cemetery, but this does not seem to have been implemented.

#### **7.14.1. FUTURE DESIRED CHARACTER**

Burra Creek should be the centrepiece of the town's community recreation and open space system. It will provide a high-quality environment for residents and visitors with a good walking and cycling network and coordinated wayfinding to connect the town centre to other heritage places in Burra. It should also provide interpretive information on the Cornish mining history of the town and the Burra Creek as a supporting and complementary element to the Mine site and Smelter site in particular, but also to the Dugouts and to other places of significance.

Future development adjacent to the Creek, should allow for public access and take advantage of views over and along the creek to assist in activating and providing passive surveillance.

The amenity and character of this precinct should be protected and reinforced limiting development to civic, community and landscape / biodiversity enhancement and the conservation and rehabilitation of heritage listed places and other artefacts.

Finally, this precinct crosses over with or is adjacent to most other precincts in the town hence the policy provided overlaps with some policy from other precincts.

#### **7.14.2. OBJECTIVES**

- Prepare a masterplan for the Burra Creek based on previous work undertaken (Woods Bagot Landscape Concept Plan and EBS Ecology Revegetation Action Plan) to provide a link between the various places within the ACMS (Burra), while providing interpretive information.

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- Investigate the Burra Creek (Open Space Zone) as potentially a place of archaeological significance under Heritage Places Act 1993.
- Prioritise conservation activities at heritage places at risk - particularly the Dugouts.
- Develop a Burra Creek town walk to link significant places together across and along the banks of Burra Creek from the Cemetery to the northern gateway and beyond to the Burra railway station.
- Remove incongruous and intrusive development adjacent Burra Creek over time including Burra SA Ambulance Service and Burra Discount Tyres that block access to Burra Creek the creek and return to open space.
- Develop a walking and cycling strategy for the town to encourage walking and cycling in this precinct.
- Develop a signage strategy for the town to increase wayfinding through this precinct.
- Develop a coordinated interpretation strategy for this precinct considering significant archaeological sites along Burra Creek including the Dugouts and collapsed Dugouts west of Mitchell Flat Road.

#### **7.15. NORTH GATEWAY**

This gateway encompasses the arrival point into the town from the north along the Barrier Highway. The Burra Golf Course provides a green sense of arrival along with heavy planting of Pine trees along the Barrier Highway. A town bypass along West Street then onto Copperhouse Road directs through traffic around the town and past the Burra railway station. Further south towards the town, the embankment where the former rail bridge over the Barrier Highway ran is still evident. This was classed at the town gateway in the 1978 Lester Firth and Murton Pty Ltd study.

The Burra Creek and green edge of the town provides high amenity and glimpses through vegetation to the former rail bridge on the southern side of the road along with the town backdrop (and the highly visible water tank). On the northern side of the road the Showground's are evident followed by some unattractive industrial commercial businesses which need screening.

The junction of the Barrier Highway with the Goyder Highway at Young Street presents as a logical town entry point. The bridge at this location over Burra Creek could be an iconic entry statement into Bests Place. The condition of this bridge is poor and pedestrian / cycling amenity is poor. It is noted that the Burra Revegetation Group are active in this area and could assist Council further in improving the amenity of this north gateway

##### **7.15.1. FUTURE DESIRED CHARACTER**

The northern approach to the town is characterised by a green sense of arrival provided by the Burra Golf Course and the heavy planting of Pine trees along the Barrier Highway, these should be retained and enhanced in the future.

The bridge to Bests Place over Burra Creek at the junction of the Barrier Highway and the Goyder Highway should be upgraded as the town's northern entry statement. Furthermore, it is understood that a former hotel and croquet club was demolished adjacent to this bridge when the Goyder Highway bypass was built. Remnant stone walls still exist in this location and could be incorporated into some form of town entry statement with feature lighting.

##### **7.15.2. OBJECTIVES**

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- Screen incongruous and intrusive development from the town entry using landscaping, street trees and new fencing in accordance with the Regional Council of Goyder's Urban Design Guidelines.
- Develop a walking and cycling strategy for the town to encourage walking and cycling in this precinct.
- Develop a signage strategy for the town to increase wayfinding through this precinct.
- Consider an entry statement to highlight the northern entrance to the town.

**8. RECORDS**

All records should be treated in accordance with Local Government GDS40.

**9. REVIEW**

This policy shall be reviewed by Council annually (or on significant change to legislation or aspects included within this policy that could affect the health and safety of workers).

**10. REVIEW HISTORY**

Document History	Version No:	Issue Date:	Description of Change:
	1.0	20.07.2021	Adopted refer 112/21