

Town of Gawler

Willaston Cemetery - When is Development Approval Required



Willaston Cemetery Significance

In South Australia, places and objects of identified state heritage value are protected under the *Heritage Places Act 1993* and the *Planning, Development and Infrastructure Act 2016 (PDI Act)*.

Gawler and its surrounding suburbs contain many buildings and structures of heritage value. These structures provide the Town of Gawler with a uniquely historic character, which is highly valued by its local community as well as visitors to the area.

One of the first large public cemeteries to be established after the passing of the Regulation of Cemeteries Act in 1862, the Willaston Cemetery reflects contemporary social attitudes towards the location, management, and layout of cemeteries in the mid-19th century. It contains the graves of some of South Australia's most significant figures and is noted for its high-quality monuments and outstanding collection of cast iron work, associated with Gawler's role as an industrial centre.

The State Heritage listing of the Cemetery in 2001 is a recognition of the Cemetery's historic value and a commitment to its future preservation and conservation for the enjoyment of future generations.

State Heritage Places and Development Approval – when is it required?

Any work (development) to a State Heritage Place is defined through the PDI Act as (Part 1(3) (e) interpretation):

“in relation to a State Heritage Place – 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”

Town of Gawler

Willaston Cemetery - When is Development Approval Required

Works that may materially affect the heritage value of the State Heritage Place and require Development Approval prior to the commencement of works include but may not be limited to the following:

- installation of a new headstone that exceeds 1 metre in height.
- installation of a new headstone adjacent to a grave or monument of significance.
- the alteration or conservation of an existing grave of significance. Conservation does not include cleaning with potable water or general maintenance of a grave.
- alteration of an existing grave that already exceeds 1 metre in height or will result in the overall height exceeding 1 metre

For further information regarding whether proposed works constitute development, contact should be made with Town of Gawler.

Prior to submitting a Development Application (DA), the Town of Gawler offers a pre DA assessment which will be undertaken by a qualified Heritage Architect. The application can be reviewed and the applicant can be advised of any missing information or requirements prior to lodgement. Whilst this will not eliminate the need for a DA, it will streamline the DA process once it has been submitted.

Submitting a Development Application (when required)

The development application will be required to be submitted via the State Government's Planning Portal (www.plan.sa.gov.au) with mandatory documentation. The mandatory documentation includes:

- Site Plan demonstrating the land and location (i.e. plot) of the proposed works – A Willaston Cemetery Site Plan is available for download and use within an application via:
<https://www.gawler.sa.gov.au/services/cemeteries/willaston-cemetery/?a=1146865>
- A Plot Plan
- Elevation drawings and or clearly annotated photographs documenting the proposed works (including dimensions, where appropriate)
- A written specification clarifying the details of proposed finishes, colours, materials, conservation methods and techniques (where applicable)
- In some circumstances (i.e. masonry exceeding 1 metre in height), engineering specifications and connection details from the manufacturer may be required during the building assessment. Town of Gawler's Building Officers will request this detail on a case-by-case basis if/when required.

Upon submission, the application documents will be reviewed and verified by Town of Gawler's planning staff. The lodgement of the application will also require payment of the applicable applications fees, which include:

- Lodgement Fee
- Planning Assessment Fee
- State Heritage Referral Fee
- Building Assessment Fee (if required).

Please contact Town of Gawler's planning administration staff on 8522 9211 for confirmation of application fees. Fees are gazetted by the State Government each fiscal year.

Assessment Process

Prior to lodging the development application, it is recommended to contact council as we offer a pre lodgement advisory service for applications for new monumentation in proximity to historic monuments, new monuments exceeding 1.00 metre in height and applications for conservation or repair of historic monuments. This would assist applicants to prepare their application for assessment by the planning team and Heritage SA.

Town of Gawler

Willaston Cemetery - When is Development Approval Required

Once your development application has been lodged with the mandatory documentation and the associated application fees received, the development application assessment will formally commence.

During the assessment, the application will be referred to Heritage SA (being the delegate of the Minister responsible for the Heritage Places Act 1993) for consideration of heritage impact and a response. The aim of this referral is to determine if the proposed works are appropriate in the context of the State Heritage Place. Heritage SA will consider the proposal and may seek additional information/clarification before finalising their response to the Town of Gawler.

Once the Heritage SA response has been received, Town of Gawler staff will proceed to determine your application unless any future clarification or information is required.

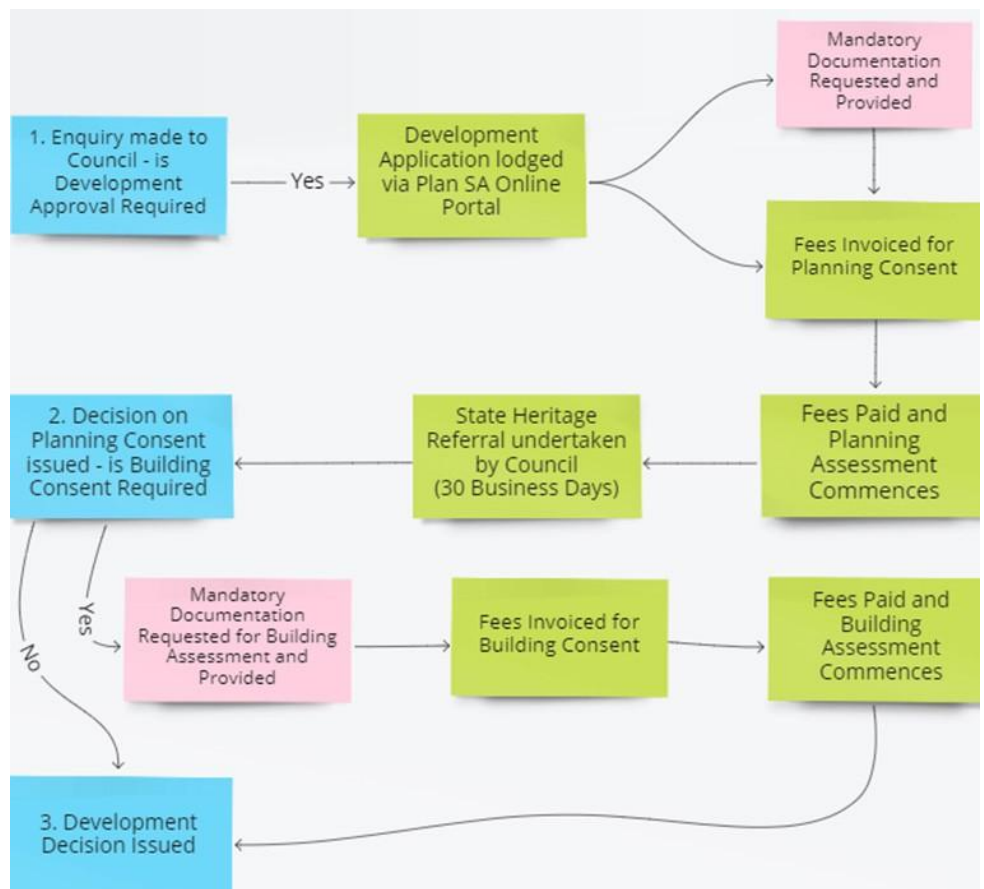
Typically, Development Applications lodged in the Willaston Cemetery will be subject to a maximum legislated timeframe of 50-70 business days (excluding time for any requested information). This timeframe includes:

- Planning Assessment – 50 Business Days
 - o Planning Assessment (Council) – 20 Business Days
 - o Heritage SA Referral timeframe – 30 Business Days
- Building Assessment (if required) – 20 Business Days

Whilst a 50-70 Business Day assessment timeframe is allocated to the assessment of such applications, Town of Gawler will endeavour to consider proposals as promptly as possible.

For this reason, prior planning for your burial requirements is highly recommended.

A Flow Chart of the process is provided here:



Town of Gawler

Willaston Cemetery - When is Development Approval Required

General cleaning and maintenance

In accordance with the Willaston Cemetery Conservation and Management Plan, general cleaning of monuments with potable water and maintenance can be undertaken without the requirement of lodging a Development Application. Please refer to the Willaston Cemetery – Grave Cleaning and Maintenance Fact Sheet for further information.

Further Information

For additional information, please contact Town of Gawler's Cemetery Officer or Duty Planner on 8522 9211 or via email on: planningadvice@gawler.sa.gov.au

Advice with respect to State Heritage properties can also be obtained from the SA Government State Heritage Unit at the Department for Environment and Water on 8124 4960 or via the webpage at www.environment.sa.gov.au/topics/heritage

Content for this fact sheet is consistent with Policy recommendation 9 of the adopted [Willaston Cemetery Conservation and Management Plan](#)

Other available fact sheets include:

- Interments (Burials & Cremations)
- Renewals of Interment Rights and Re-Use of Sites
- Grave Cleaning and Maintenance
- General Questions