

Gawler Church Hill

State heritage area: guidelines for development



**Government
of South Australia**

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Environment and Water

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ISBN 978-1-921800-87-0

Preferred way to cite this publication

Heritage South Australia, 2018, *Gawler Church Hill State heritage area: guidelines*, DEW Technical report 2018/, Government of South Australia, through Department for Environment and Water, Adelaide

Download this document at: <http://www.environment.sa.gov.au>

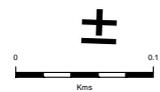
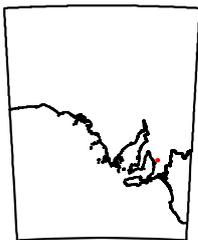
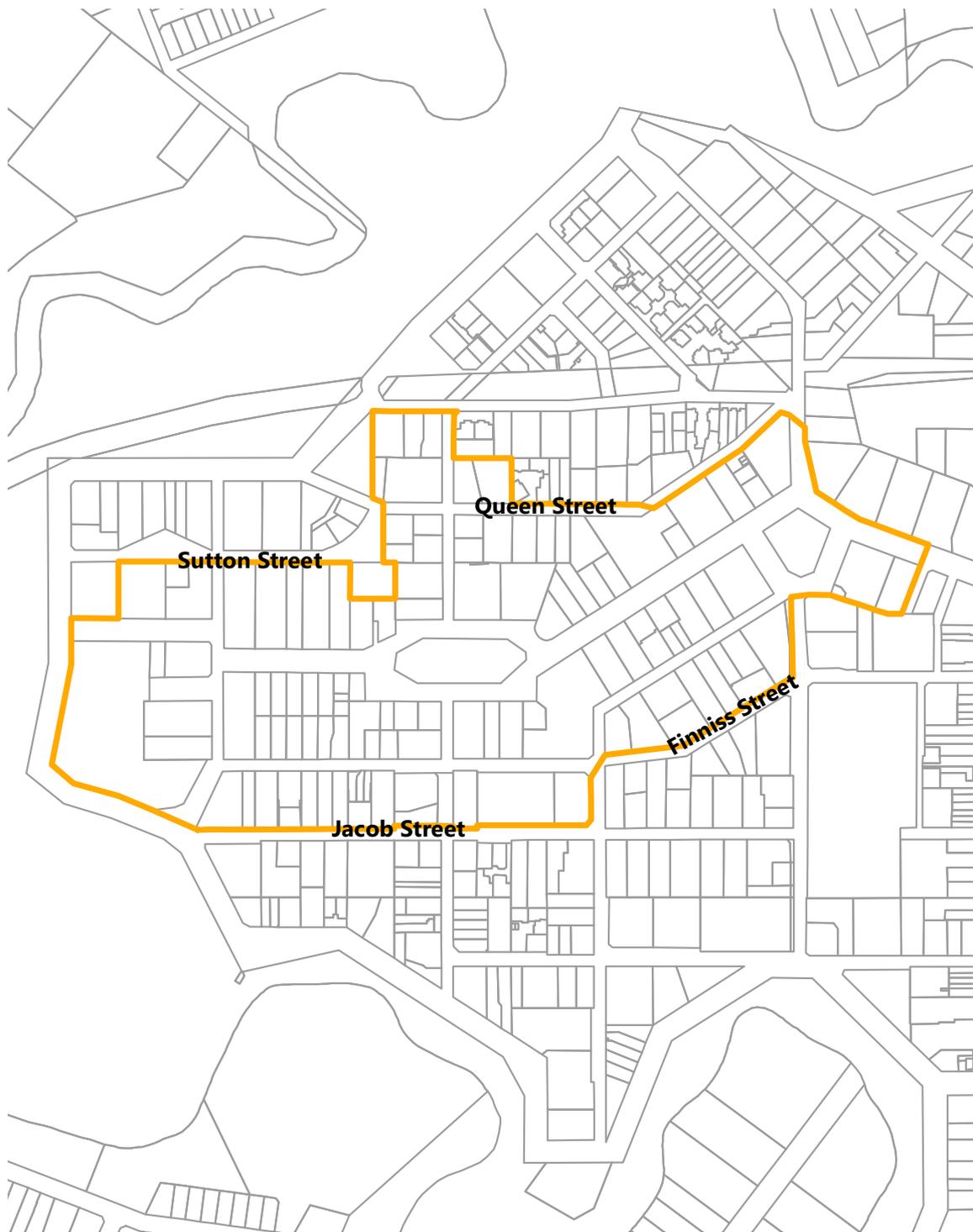
Gawler Church Hill State Heritage Area - DEW # 13948
SHA declared in 1985

The information in these Guidelines is advisory, to assist you in understanding the policies and processes for development in the State Heritage Area. It is recommended that you seek professional advice or contact the relevant State Heritage Adviser at the Department for Environment and Water (DEW) regarding any specific enquiries or for further assistance concerning the use and development of land. Being properly prepared can save you time and money in the long run.

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Gawler Church Hill State Heritage Area



MapID: 2C

1. Introduction

1.1 Gawler Church Hill State Heritage Area

South Australia's State Heritage Areas represent significant aspects of the State's rich natural and cultural heritage. Gawler Church Hill was designated as a State Heritage Area in 1985. The designation of a State heritage Area is intended to ensure that changes to and development within the area are managed in a way that the area's cultural significance is maintained.

Gawler is a prosperous commercial and residential centre adjacent to the Barossa Valley. It is located 44 kilometres north of Adelaide, on the junction of the North Para and South Para Rivers. Historically it is one of the State's largest country towns, but urban sprawl has now linked the settlement to the Greater Adelaide area.

Church Hill is an area established on a natural spur of land above the river flats that surround it, west of Gawler's main commercial street (Murray Street). The boundary of Gawler Church Hill State Heritage Area identifies a section of the initial town that has remained relatively intact, and where development has not adversely affected its historic and visual character. The natural topography provides dominance to the area that was recognised by Light and Finniss in the original survey prepared for Gawler. Cowan Street is the single most dominant feature within Church Hill as it links Light, Orleana and Parnell Squares to form a major feature of the area. Church Hill is dominated by major ecclesiastical buildings, comprising Anglican, Catholic, Lutheran, (former) Congregational and (former) Presbyterian buildings.

Cowan Street also includes the principal legal precinct for Gawler, consisting of the police station and courthouse. The remainder of the area is residential, with the exception of the Old Bushman Hotel and parts of the Gawler Primary School, which straddles the boundary to the west.

1.2 Purpose of Guidelines

These guidelines have been prepared to assist property owners who wish to carry out changes to places within the State Heritage Area. The guidelines identify the heritage significance of the area and provide guidance in relation to:

- When development proposals are required for approval
- How to conserve, maintain and repair historic buildings, structures and ruins
- Appropriate alterations and additions to historic buildings and structures
- Site and location of new development
- Change of use.

The Development Guidelines are a reference document, and all development proposals will be assessed on their merits through the development approval process.

1.3 Getting Approval

Where changes within the Gawler Church Hill State Heritage Area involve actions that constitute 'development' a statutory approval against the planning and building rules is required. An application for approval of development in or affecting Gawler Church Hill is lodged with the Town of Gawler. Note that exemptions that might apply elsewhere do not apply in the State Heritage Area.

For State Heritage Areas, 'development' as defined by the Development Act includes:

- Land division
- Change of use
- New construction
- Demolition, removal, conversion, alterations, additions and painting
- Signage
- Any other work that could materially affect the heritage value of the State Heritage Area

All development applications in the State Heritage Area that are lodged with Council will then be referred to Heritage South Australia in the Department for Environment and Water (DEW) for heritage assessment.

A checklist to guide you in preparing documents for a Development Application can also be found on the DEW website.

1.4 Seeking Heritage Advice

Getting the right advice on conservation methods is essential to preserving the heritage values of a place. Initial conservation advice can be obtained from heritage architects in Heritage South Australia or by contacting the Council. If you are planning to undertake development in the area, you are also encouraged to seek preliminary advice from Heritage South Australia or the Council.

For more detailed advice in relation to conservation issues, design advice for alterations and additions, property owners may wish to contact a suitably qualified heritage consultant. An experienced heritage consultant can help you plan the works and prepare the necessary documents required for approvals.

There are also various publications that are designed to assist property owners in planning conservation works and preparing a development proposal. They include:

- SA Guide to Developing State Heritage Places
- Heritage Impact Statement Guidelines for State Heritage Places.

2. History and Significance

2.1 History

The township of Gawler was planned by Colonel William Light in the early months of 1839 as a gateway to the State's north. It is the only country township he is said to have planned. Gawler was named to honour South Australia's second Governor, Charles Gawler, and was laid out by William Jacob, to Light's plan. The town became the model for other South Australian townships, with its grid pattern of streets, city squares and belt of parklands surrounding the township.

Gawler received its initial economic boost during the mid 1840s, with discoveries of copper at Kapunda and Burra. By the 1850s Gawler had become an established commercial centre with its own industry and trades, and a growing population. During the 1870s and 1880s the town flourished as a distribution and market centre for the vast regions to the north, with flourmills to process locally produced grain, a foundry and other industries established.

In the early 20th Century the Depression brought to a halt the success of local industry and the rate of unemployment increased. Fortunately, trade activities were maintained and the town survived as a residential and commercial centre. The end of WWI brought renewed economic and population growth and revitalised the local building history.

2.2 Significance

The Gawler Church Hill State Heritage Area was declared on the 6th June 1985, with the following Statement of Significance.

The Gawler Church Hill State Heritage Area is located in the centre of the plan for Gawler devised by Light, Finniss & Co in 1839. It has a distinctive character deriving from the consistent scale, form and density of the houses. Church Hill was planned with three central parks along Cowan Street and the three most dominant churches (Anglican, Catholic and Presbyterian) in Gawler had their buildings located adjacent to or in those parks. The Area forms part of a relatively intact example of mid-nineteenth century town planning and exhibits a high degree of integrity.

Gawler was South Australia's first country town, established in 1839 by Light and Finniss. The contribution of Gawler to the economic, social and cultural history of South Australia is widely recognised. Although this significance relates to Gawler as a whole, the Church Hill State Heritage Area forms Gawler's 'historic core' and retains the characteristics and design elements of Colonel William Light's original plan for Gawler. The Gawler Church Hill State Area is a good example of mid-nineteenth century town planning.

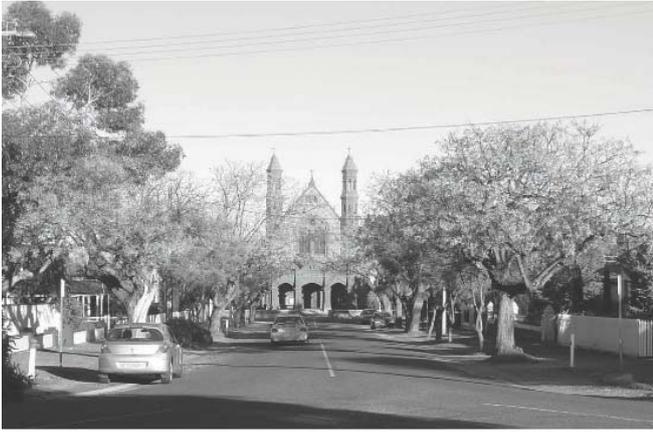
Church Hill received special consideration that was not extended elsewhere in Colonel Light's original plan for Gawler due to the natural rise in the topography. He designed a residential area with parks and land intended for churches. With the police station and courthouse alongside the churches the area has a heightened sense of purpose not evident elsewhere within the township of Gawler.

2.3 Character and Setting

As the centre of Colonel Light's original plan for the township of Gawler, Church Hill received special attention in its design. The natural 10 metre slope of the land was used as an advantage to the placement of the churches, and a sense of importance was heightened by the inclusion of the police station and courthouse to the area. Built form is mostly made up of traditional single detached dwellings, which in their own right contribute to the characteristics of the Church Hill Area. Church Hill has a distinctive 'isolated' and 'rhythmic' character, exemplified by its quiet tree-lined streets, consistent scale and form, single detached dwellings and public open space.

The main thoroughfare, Cowan Street, is a wide tree-lined street which links the three original squares – Light Square, Orleana Square and Parnell Square. The location of the three squares and the wide set design of Cowan Street create a visual connection through the Church Hill Area, which runs east to west. Unfortunately, development of the primary school along the West area of Church Hill has led to the closure of a small street behind Parnell Square, interrupting the flow of traffic and the original visual connection through Cowan Street.

The integrity of the Church Hill Area, compared to the rest of Gawler, accentuated its character and accentuates the area's reflection of important historical contributions.



Cowan Street and Catholic Church



Jacob Street Escarpment

Topography, geology and soils: The Church Hill Area is a natural spur of land, rapidly rising ten metres above the river flats surrounding it (see Map page 4). The natural physical dominance of the area was utilised by Colonel Light to highlight the church buildings in Gawler. While the rest of Gawler has become more superficially dominant, the Church Hill area has retained its physical dominance.

As a major landform of its scale, there is little threat to the topography of the area. Major structures of any height (water towers, radio and telecommunications towers, high rise development) should not be permitted in the vicinity of Church Hill, so as to retain its physical dominance.

Vegetation: Vegetation is a major factor in the area along Cowan Street and Parnell Street, and where specific examples stand out in visual terms. Vegetation in private areas contributes to the setting of individual buildings but it is mainly the street tree planting along Cowan Street which provides a strong visual, unifying element and which frames the important views to major elements.

3. Conservation of Historic Structures

3.1 Conservation, Maintenance and Repair

The first step in conserving a building is to learn as much about the building as possible. Who lived there and how was the place used? Are any old photographs in existence? This could provide information about original materials, colour (where appropriate) and the location of outbuildings. Repair and maintenance work on any unstable sections of the building should be the first priority.

Roofing Repairs

Most roofs within Church Hill were traditionally clad in corrugated galvanised iron, which was available in 6 or 8 foot lengths. Rust normally commenced where these sheets over-lapped. These may have been painted at a later date when rust became visible. Traditional iron sheets were treated with a galvanised finish to extend the base material's life. The galvanised finish would in time 'go off' to provide a visually appealing soft grey finish. Galvanised corrugated iron is still available and ideal for re-roofing.

When replacing roofing materials, original profiles and materials should be copied. Replacement corrugated iron may, therefore, be galvanised, individually painted, or pre-coated in traditional colours. New gutters and downpipes should be similar to the original profile, usually ogee profile with circular downpipes, not rectangular.

Zincalume is not a suitable replacement for corrugated galvanised iron as it does not dull in the sun, and therefore looks conspicuous. Furthermore, Zincalume roofing materials may damage existing materials, and can cause premature rusting with any direct contact to existing lead flashings.

Window and Door Reconstruction

The configuration of doors and windows to front and side walls, particularly where visible from the street, should be retained in their original proportions with timber frames. Window frames of metal (including aluminium) or plastic are not appropriate. Most dwellings within Church Hill have true double hung windows with both sashes operational; the top window sash slid down to provide ventilation whilst maintaining a level of privacy (and security) at the lower level. Reinstating the top sash to an operative condition with window locks should be considered.

Traditionally unadorned bars were fixed to windows to provide security. New security window bars, timber screen doors or metal security doors should be of an unadorned and traditional style. Using laminated glass or clear acrylic sheet to glaze windows is an unobtrusive method of providing an additional level of security. Externally mounted expanded metal mesh security door and window grilles, roller window shutters, externally mounted or canvas roller shades are not appropriate where visible from the street.

Fences

Remaining original fences in Church Hill reflect the style and period of the dwelling they enclose. These original fences should be retained and repaired. Replacements should replicate the same appearance and detailing wherever possible. When the original fence has been lost and no evidence exists, for example early photographs, then a new fence sympathetic to the style and period of the house should be used.

High front fences are not appropriate within Church Hill, whether of timber, stone, sheet metal, brick, brush or tubular metal, as they disrupt the traditional open nature of the streetscape. If privacy is desired, this can be achieved by the careful selection of bushy shrubs or hedging.

Reconstruction and Additions

Reconstruction of demolished or collapsed parts of the building should follow the pattern of the original, but there may be opportunity to incorporate changes and extensions.

Additions to an existing building can form part of the overall conservation strategy by making the place more useable. They could take the form of a simple verandah, a new outbuilding or a relatively large lean-to extension (refer to fig 1 and fig 2). See Section 5 'Development - General' for detailed advice on new construction in Gawler.

Painting

Traditional buildings within Church Hill will always appear their best when painted in an appropriate colour scheme using colours commonly available from that period. Changes to the external colours of a building require development approval.

Paint scrapes are a method of determining the early colour schemes used on a building. It is best to investigate paint in protected areas such as under the eaves or areas that are away from the direct sunlight to obtain a truer rendition of the original colour. Early colour schemes were sometimes quite adventurous and when correctly applied to a building can be outstanding.

Stripping back and polishing architectural elements and fittings should be avoided, particularly those which were originally intended to be painted, such as skirtings and architraves.

Interiors

Interiors of buildings that are included in State Heritage Areas are protected under the Heritage Act. In many cases the significance of an interior may have already been affected by the removal of original finishes or previous alteration. In these situations a lower level of significance may apply and the need for protection of the interior may be removed. State Heritage Unit architects can give advice for interior work and advise on assessment of the significance of an interior.

4. Guidelines for New Development

4.1 Desired Character

The Church Hill Area encompasses the original streets and allotments of the town of Gawler, as designed and laid out by Light, Finniss and Co. in 1839. The area is of historic significance as it still clearly shows the extent of the original town and the principles of which it was laid out.

Gawler's plan is historically significant as a successful example of a grid plan adapted to the topography and natural features of the location. The street pattern reflects the form of the rivers and topography of the hill upon which it is established. The original street pattern, rivers and local hills are still clearly identifiable, with features of note including the public square around the churches and the terraces and parklands bordering the rivers.

This area is also of historic significance as it contains many of the early buildings of Gawler – residential, commercial, public and ecclesiastical - and illustrates the built form of the town in the 19th Century.

Streets, squares and other elements that comprise the original 1839 street layout of Light, Finniss and Co. should not be modified, widened, closed or redirected in a manner that diminishes their historic integrity. Original streets, currently not used or not paved, should not be modified, widened, closed or redirected. Where paving or kerbing cannot be avoided, it should be done in a manner complementary to the detail of other streets in the policy area.

Appropriate development uses are houses and local services (recreation areas, school, childcare centres, community uses).

Objectives are:

- Retention and/or reinstatement of the street layout and subdivision pattern as designed by Light, Finniss and Co.
- Conservation and preservation of the collective elements which form the heritage value of Church Hill State Heritage Area.
- Land division that retains the historic pattern and layout of allotments in the Church Hill State Heritage Area.
- Development which enhances the existing character of the Church Hill State Heritage Area, and those physical elements which collectively create that character.
- Reinforcement of the historic character of Church Hill by encouraging, as opportunities arise, the replacement and/or adaption of non-contributory development with development that does not diminish the historic character of the area.
- Single storey dwellings, ecclesiastical, public and commercial buildings predominating in the Church Hill State Heritage Area, with the exception of existing two storey buildings, and where the topography enables the construction of a lower level into the hill face.
- Non-residential buildings which reflect the traditional character and prominence of this building type and enhance the 19th and early 20th century character of Church Hill

4.2 Change of Use

The best way to conserve a heritage building or structure is to use it. A change of use to a heritage place is likely to require some alterations and additions. Any change of use should aim to retain a place's historic character, retain a sense of its original use, conserve significant fabric, but it may also include the sensitive inclusion of new services and alterations to make it functional and sustainable.

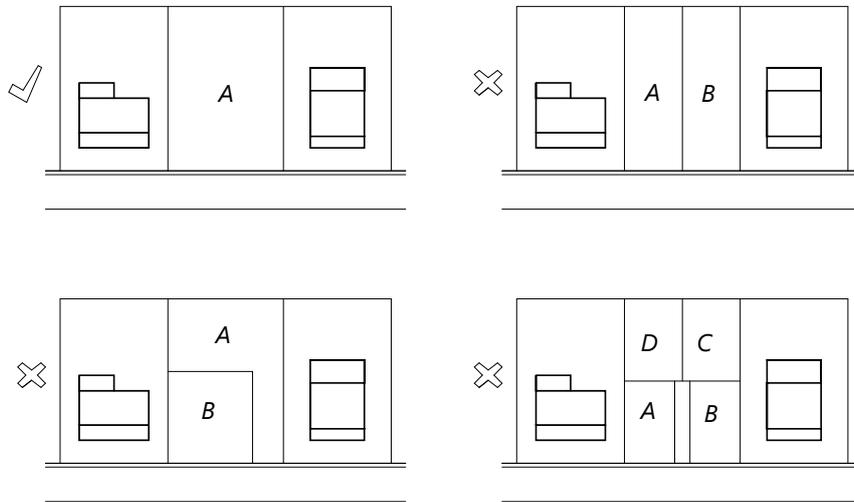
A place's adaptive reuse should also consider whether traditional materials are reused in place of new materials. Some traditional materials may be more expensive than modern materials, but they may last longer and can be more environmentally friendly. Some interior fabric of a place may be significant and important to retain when adapting a place, such as unpainted joinery, fireplaces and decorative ceilings.

4.3 Land Division

The existing pattern of land division within Church Hill is predominantly the pattern developed by Light and Finniss. Allotment sizes vary, and as a consequence built form reflects the prosperity of early landholders. Smaller parcels of land generally have smaller cottages whilst larger allotments have grander villas with large gardens and, in some cases, original outbuildings such as coach houses, laundries, kitchens etc.

Land use for institutional purposes is also of a larger scale, with substantial buildings such as the churches or courthouse occupying a dominant position on the site and within the overall streetscape.

The land division pattern established by Light and Finnis should be retained and emphasised. No new allotments of land should be created for the purpose of establishing additional residential lots. Existing vacant land, where separate and wholly contained Titles exist, may be utilised for new infill development.



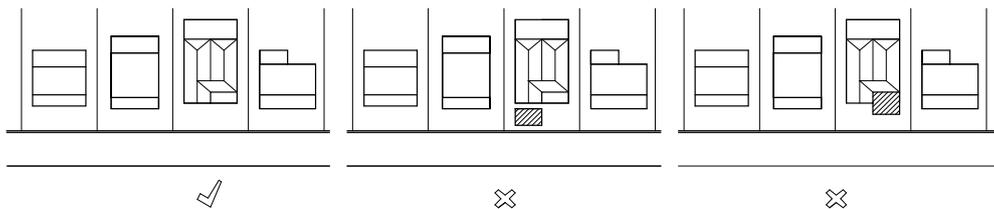
Appropriate Land Division

Pattern of division

The land division pattern established by Light and Finnis should be retained and emphasised. No new allotments of land should be created for the purpose of establishing additional residential lots. Existing vacant land, where separate and wholly contained Titles exist, may be utilised for new infill development.

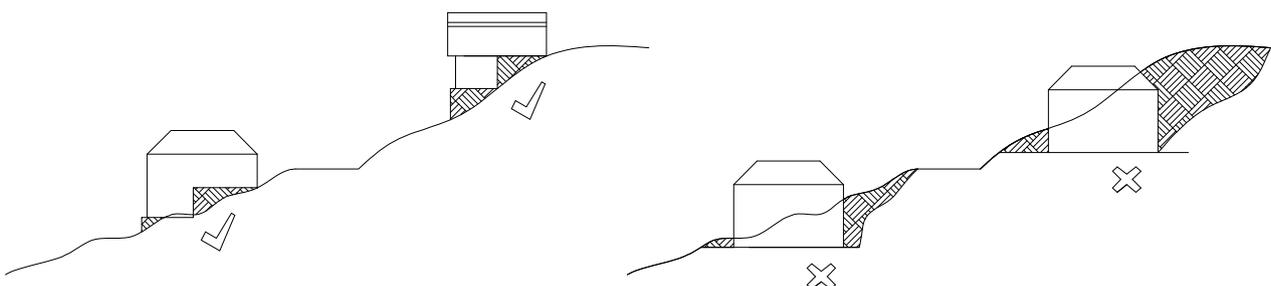
4.4 Site and Location of New Development

Development should utilise the existing building stock in preference to new buildings. Development requiring major new buildings should not be encouraged, but may proceed if it can be shown that the visual impact upon the State Heritage Area will be minimal. No building should take place between the front street boundary and existing buildings of heritage value with the exception of repair to or replacement of original elements or features.



Location of New Development

In the case where development takes place on the natural escarpment of the Church Hill Area, development should be located in such a way that it will not compromise the natural and significant slope of the land. Extensive cut and fill is not appropriate. Development should address the street, and variation in floor levels should be considered to reduce the need for cut and fill.



Development along the Escarpment

4.5 Scale and Form

Infill development

The Guidelines are directed at development of infill sites within the Gawler Church Hill State Heritage Area. Such heritage areas are defined with the purpose of retaining and strengthening existing historic character. To achieve this, development must be responsive to the site, locality conditions and the Desired Character (chapter 5.1). This means that off-the-shelf building products are unlikely to be suitable forms of development for infill sites.

On infill development, garages should be detached and set back from the front of the dwelling to prevent distraction from the streetscape. Garage roof forms should be visually separated from the main roof.

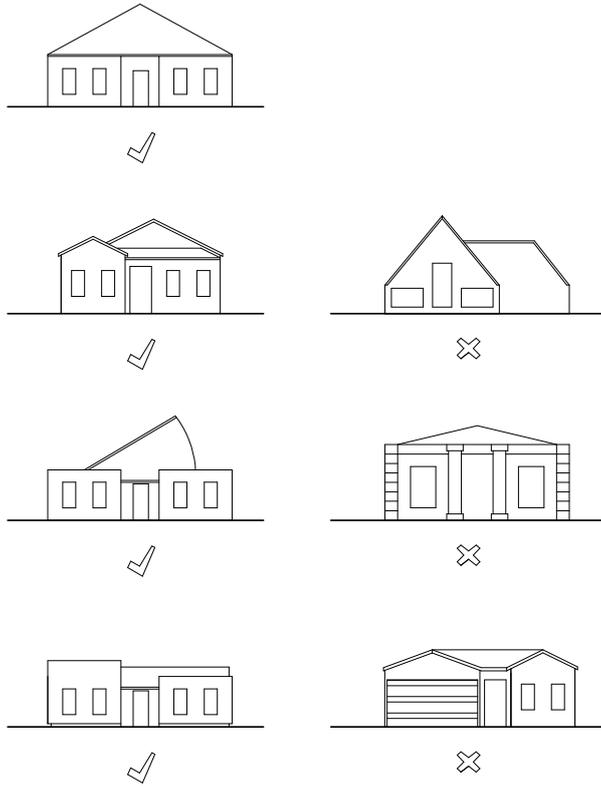
Residential

New residential development within Church Hill should complement the existing historic character of the contributory buildings. New development should not dominate within the streetscape nor reduce the historic character of the area. Pseudo-heritage styles are not appropriate.



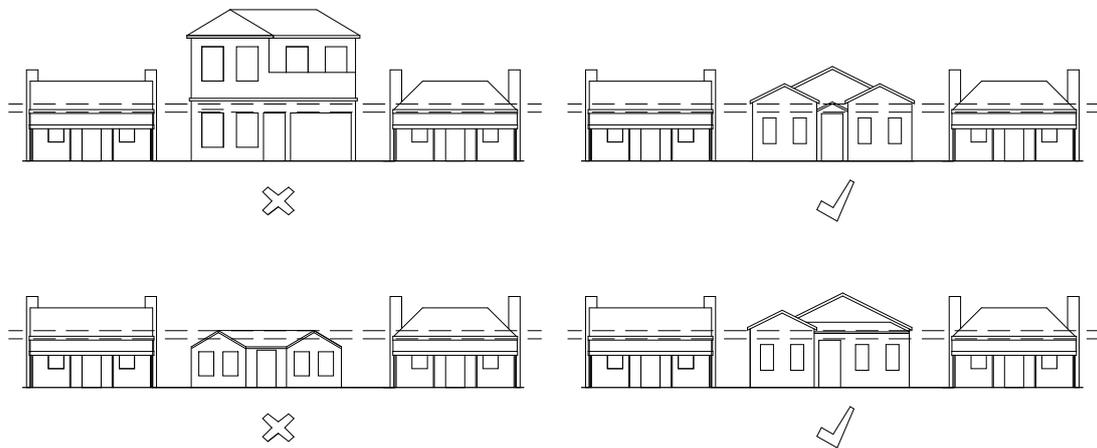
Appropriate Street Character

The designs of individual dwellings vary from early Victorian cottages to late Victorian villas and more contemporary housing of the 1960s to 80s, but they all exhibit a common scale, simple form, use of materials and traditional 'feel'. The use of verandahs is almost universal and it is the lack of this traditional element on new buildings that causes a disruption to the whole.



Appropriate Proportions and Styles

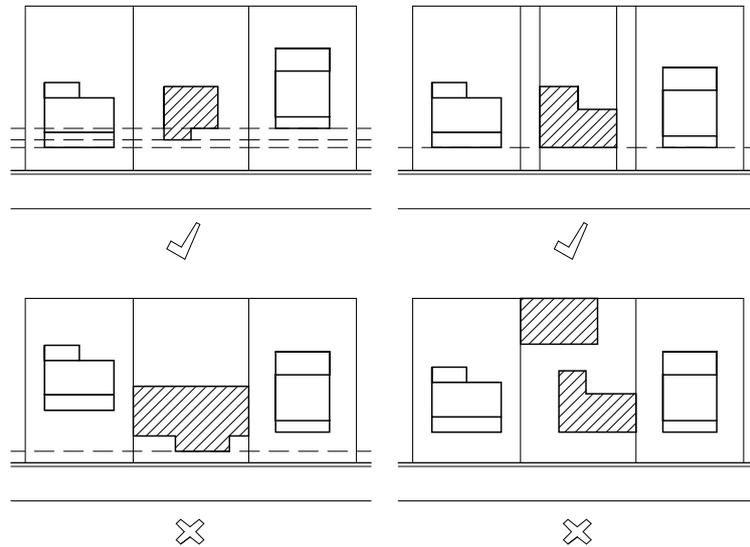
The form of new residential development should be consistent with the typical scale and proportion of nearby buildings. New development should match the height at the eaves line of adjacent contributory buildings and be consistent with the predominant eaves and ridge heights of other contributory buildings within the street. Neighbouring buildings should guide the form of new dwellings, including height, roof pitch, number of windows, their proportion and location, door openings and general massing of the building.



Appropriate Height

Sitting

New dwellings should be placed on the site to match front and side setbacks of adjacent and other contributory buildings within the same street. Where these existing setbacks vary significantly, new buildings should be located with a similar setback from front and side boundaries of the most adjacent contributory building. New buildings should be located in a manner that will contribute to the pattern created by those contributory buildings within the streetscape.



Appropriate Setbacks

Built form

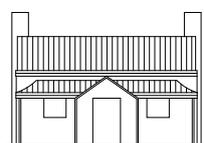
The relatively dense development of the Church Hill Area contrasts with its surroundings, particularly to the north, and contributes to a distinctive character. The buildings are essentially residential, spaced evenly along the streets. Most of the buildings share a common setback and street orientation as well.

Major Buildings such as the churches and related buildings, dominate the Area through their scale, siting and decorative detail. The Courthouse on Cowan Street is also included in this category. These structures are 'features'. Their dispersal throughout the area prevents them from becoming dominating in groups and spreads their positive influences evenly throughout the Area.

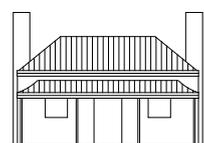
The designs of individual residential buildings and dwellings vary from early Victorian cottages to late Victorian villas and more contemporary housing of the 1960's-80's, but they all exhibit a common scale, simple form, use of materials and traditional 'feel'. The use of verandahs is almost universal and it is the lack of this traditional element on new buildings that causes a disruption to the whole. Following are descriptions of each style.

Gabled cottages

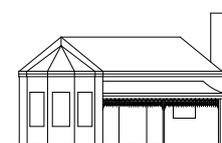
These cottages are simple in design and detail, consisting of one or two rooms with a central doorway, situated close to the street frontage, with minimal front gardens. Extensions were added to the rear as a gabled structure or lean-to section. The roof form is simple, with a single gable and a steep pitch, clad in corrugated galvanised iron. Brick or stone chimneys are often located in the end wall. Verandahs on the front are usually concave with little or no detail and of the same roof material. Timber posts and fascias are unadorned. Cast iron lace or decorative timber was sparingly used, if it all. *Gabled Cottage Symmetrical Cottage Attached Cottages Late Victorian Villa*



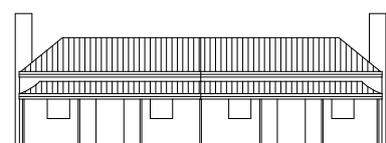
Gabled cottage



Symmetrical cottage



Late Victorian villa



Attached cottages

Symmetrical cottages

This form of cottage is common to Church Hill, characterised by a symmetrical plan with a central entrance and hallway leading off onto 2 or 3 rooms either side. Additions usually comprised of a lean-to addition at the rear. These dwellings are generally

positioned on the block to allow for a small area of garden at the front. The roof form is hipped, with a central box gutter and a steep pitch clad in corrugated galvanised iron. Narrow or no eaves are a feature of the roof, with simple timber fascias and ogee profile gutters. Chimneys with corbelled detailing are common. Bull-nose or concave verandahs on the front are of the same roof material, with little decoration.

Late Victorian Villas

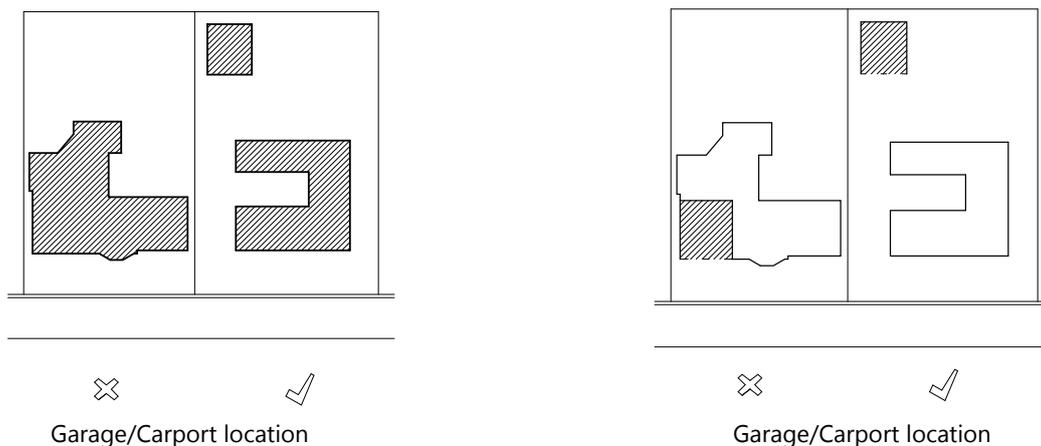
These houses are identified by the asymmetric plan, and considerably more detailing. They are generally larger with rooms leading off a central passage. Additions are of lean-to construction. Roofs have hipped form with a central box gutter, clad in corrugated galvanised iron. Eaves may be decorated with eaves brackets. A variety of verandah styles often with decorative cast iron lacework, give these houses a more opulent quality.

Attached Cottages

Simple in design and detail, these cottages are usually formed in pairs. Additions are of lean-to construction to the rear of the dwelling. These cottages are generally positioned on the block to allow for a small area of garden at the front, or no garden at all. Roofs are generally hipped, covered in corrugated iron with narrow or no eaves. Verandahs at the front are concave profile, clad in corrugated iron. The front verandah was separated with a timber framed partition, clad with corrugated iron or timber panels.

Plan form

Buildings in the Church Hill State Heritage Area mostly consist of a simple plan form. Infill development in this Area should adopt this simple layout. A simple plan does not only mean a small building form area. A large floor area can be achieved by utilising a series of simple, connected plan forms. It is critical to design the plan form as a response to site conditions and street character.

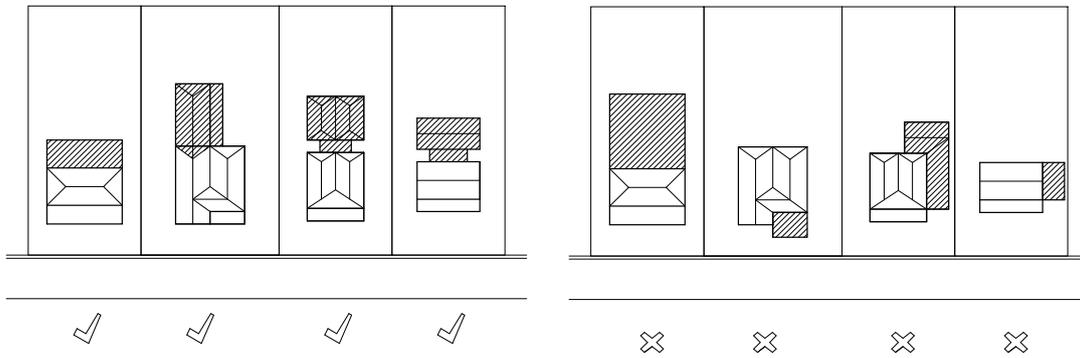


4.6 Alterations and Additions

Extensions to existing dwellings should maintain the scale and mass of the original section of the house. The design of these additions should be undertaken in a sympathetic manner, and form should follow either a lean-to construction or semi-detached addition. The roof form should follow that of the existing dwelling. Roofs extending less than 4.0 metres from the main building may be skillion.

Extensions to the simple style of cottages found in the Church Hill State Heritage Area should be simple and sympathetic in design to the original dwelling. The nature of the cottages traditionally dictates that extensions occurred to the rear of the building. New extensions should follow this precedent. Additions should be located on the exterior of the existing dwelling and be clearly identifiable from the original building. Pseudo-heritage developments are not suitable.

Additions and extensions should be located at the rear of the existing dwelling as to not detract from the original characteristics of Church Hill State Heritage Area.

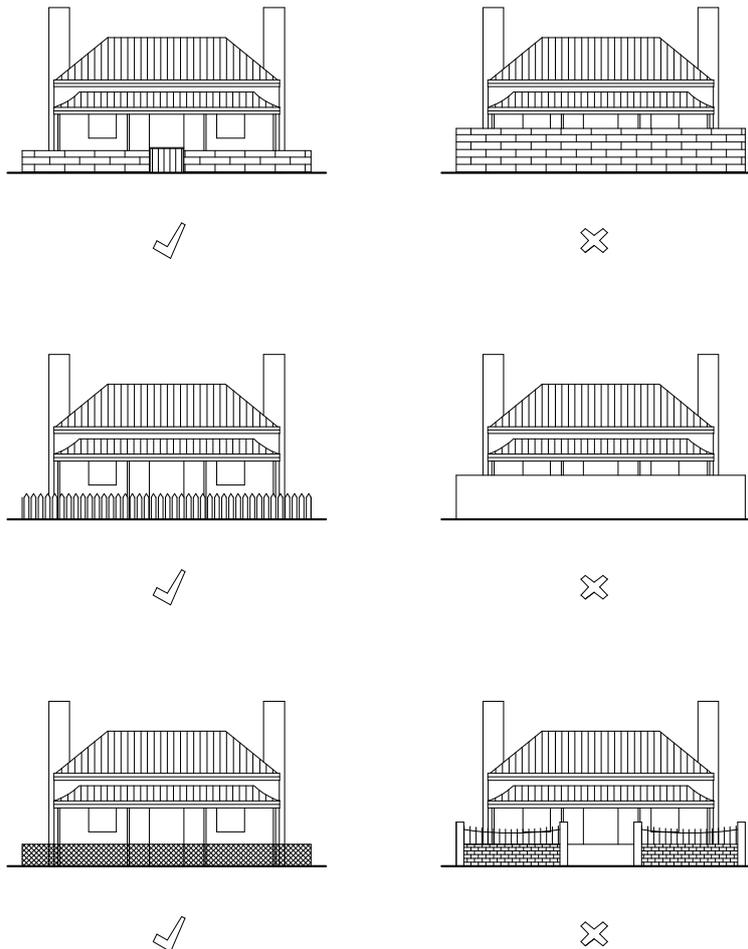


Acceptable and Unacceptable Extension Forms

Fencing

New fencing should be simple, not highly decorative, and based on historical and photographic evidence of original fencing styles. Fencing should enable a view of the house and yard from the street.

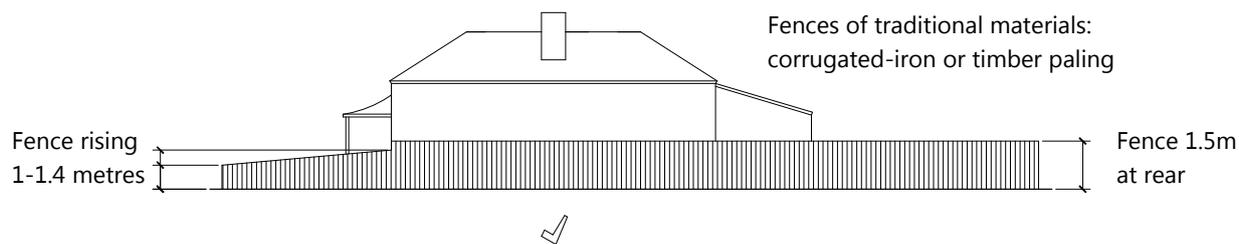
Maximum height for new front fencing should not exceed 1 metre for gable cottages, small symmetrical cottages or attached cottages. Larger symmetrical villas or late Victorian villas may have higher front fencing, but these should also retain an open nature to enable viewing of the dwelling and front yard.



Fence Profiles

Corrugated side and rear fencing should be galvanised (unpainted or painted in traditional colours) or pre-coated in traditional colours. Rear fencing and side fencing behind the alignment of the front of the building should generally not exceed 1.5 metres in height.

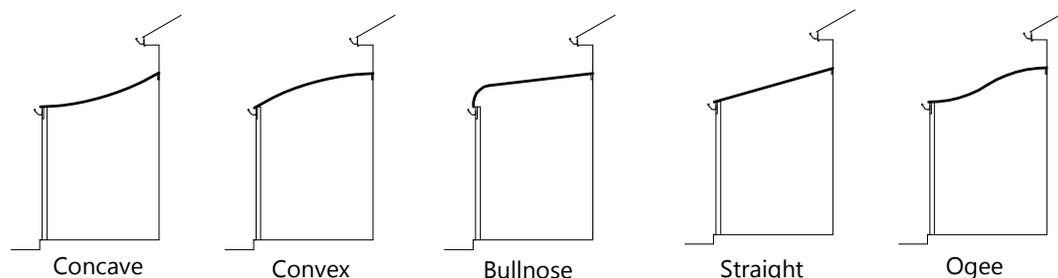
High front fencing that prevents viewing of the house and yard is not appropriate. Solid front fencing such as brush, high masonry, metal panels and tubular fencing is inappropriate. Front and side fencing to the alignment of the front of the building should be between 1 and 1.4 metres in height above the adjacent footpath level.



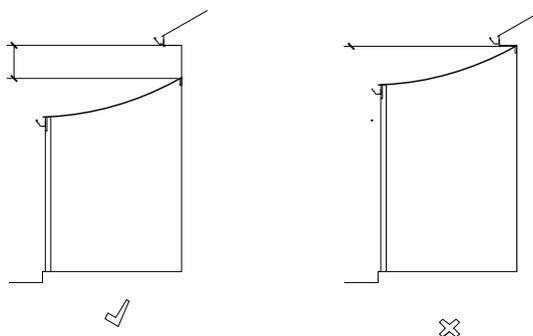
Side Fencing Profile

Verandahs

Verandahs should follow traditional forms in terms of design. Profiles most commonly used are Ogee, Concave and Bull-nosed. They should be clad in corrugated iron, which can be painted or pre-coated in traditional colours, and supported on timber posts. Verandahs should be designed in proportion to wall height.



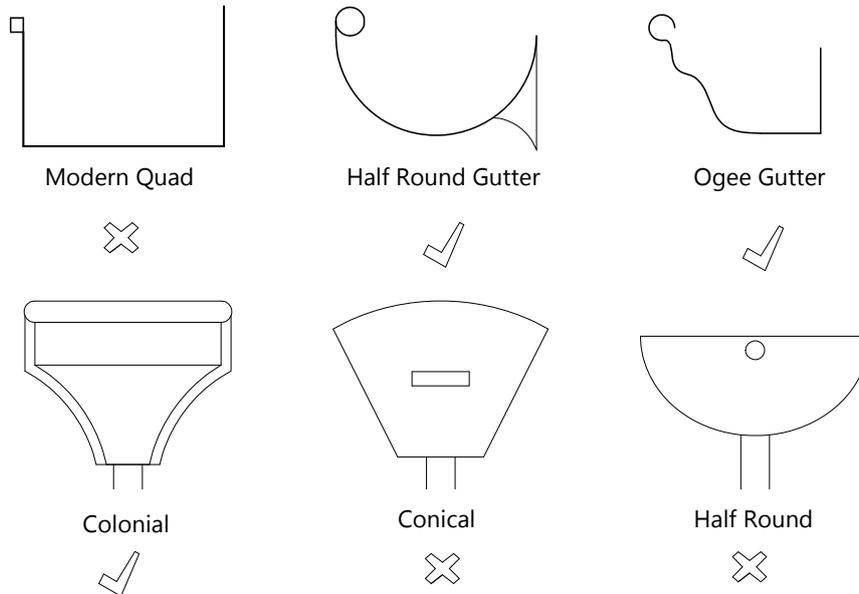
Verandah Profiles



Visual Separation of verandah from roof

Gutters and Downpipes

Gutters should be simple in profile. Common gutter styles are Ogee and Half Round. Modern profiles are not appropriate. Downpipes should be circular, not rectangular



Gutters, Rainheads and Downpipes

Landscaping

A tree planting and tree maintenance programme should be prepared to preserve, reinforce and enhance the character provided by existing trees.

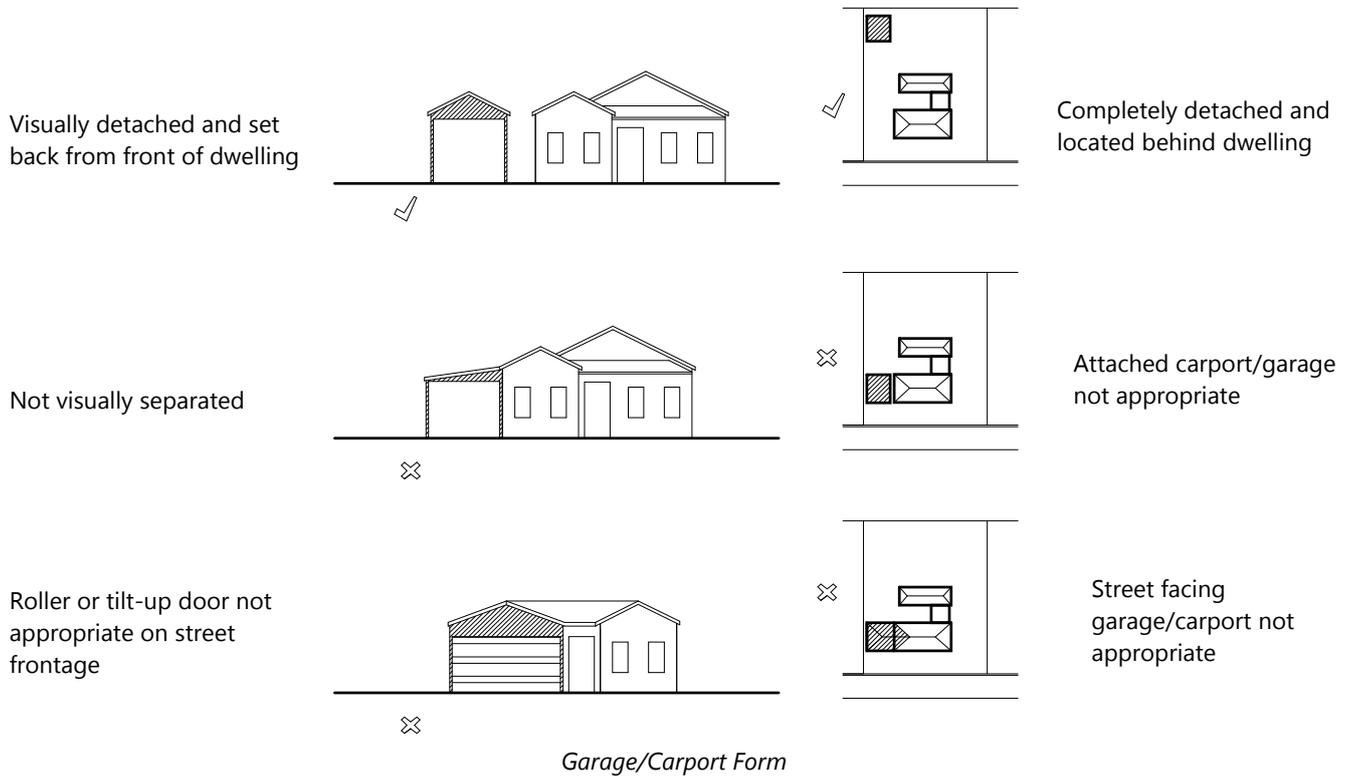
New street planting should be based on appropriate species selection and placement.

Planting of street trees to the eastern side of Light Square should be encouraged. In particular, new trees should be planted within the carriageway in a similar manner to those in Cowan Street. Protective timber bollards utilising the cruciform top should be provided whilst these street trees become established.

4.7 Carports, Garages and Sheds

Nineteenth century cottages did not have carports or garages. Consequently, the introduction of these structures must be handled with extreme care in order to prevent the unsympathetic introduction of structures that will devalue both the aesthetic character of the individual dwelling and Church Hill as a whole. The introduction of a carport or garage must be considered on an individual basis for each dwelling in order to minimise the impact on that dwelling. No standard carport or garage design can thus be provided, however, the following broad guidelines will apply;

- Carports, garages and sheds within Church Hill should be constructed to reflect, in a simplified version, the architectural style of the dwelling. Typically, roof materials and pitch should match the house.
- No carport, garage or shed should be constructed in the front yard, or attached to a dwelling, and should not obscure the view of the house, or disrupt the consistent streetscape character.
- Carports, garages and sheds should be completely detached and located behind the main dwelling.
- Roller or tilt up doors to carports on street frontages or closing driveways are not appropriate.
- Carport construction should utilise timber framework for the structural support, with corrugated galvanised iron roofing either in pitched or lean-to configuration. Steel framed carports are not appropriate.

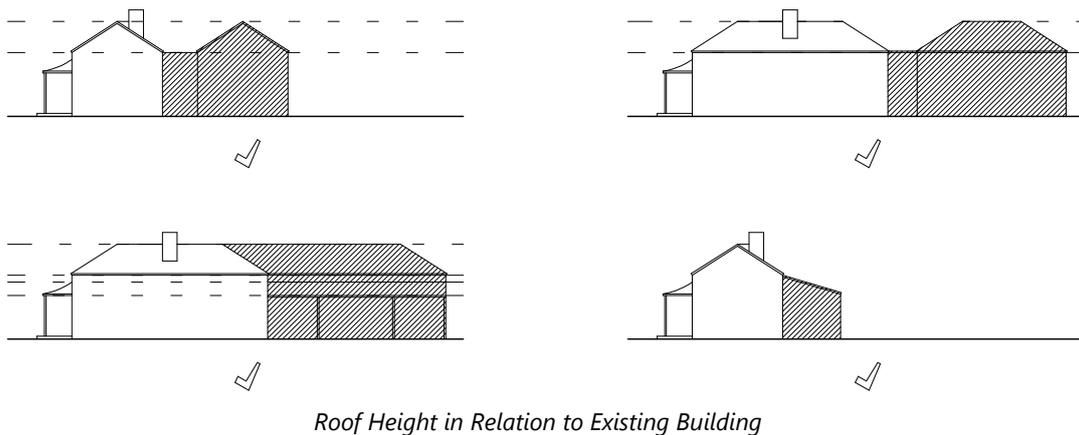


4.8 Materials, Finishes and Colours

Materials used should complement the predominant character of Church Hill State Heritage Area. Traditional materials consisted mainly of bluestone and calcrete (limestone), galvanised corrugated iron roofs and timber doors and windows.

New walls of extensions to buildings should be stone to match the original part of the building, or alternatively may be framed walls clad in corrugated galvanised iron or timber boarding or may utilise other appropriate traditional methods of construction for the area.

New roof cladding should be consistent with the original age and materials of the buildings in the same street. The predominant roof cladding type in the Area is corrugated iron profile. New or replacement iron roof sheeting should be corrugated galvanised iron, unpainted or painted in traditional colours or pre-coated in traditional colours.



New dwellings do not need to slavishly repeat traditional building detail, but rather complement the dominant colour and texture of the materials of those contributory buildings within the street.

Pseudo-heritage, such as imitation bluestone (slate veneer), reproduction cast iron decoration, false glazing bars and leadlight to principal windows, is inconsistent with the historic character of the area.

Use simple materials such as render, brick or corrugated galvanised iron (not Zinalume). Materials can be combined to introduce pattern and texture. Stone veneer is not appropriate.



Example of Building Materials

4.9 Signage

Current street signs within the Church Hill State Heritage Area comprise reflective type signage panels supported on galvanised steel posts typical of street signs elsewhere throughout Gawler and suburban Adelaide. These signs, with the exception of the small church silhouette on the sign panel, do not reflect any specific character or historical connection to the Church Hill precinct.

Street signposts should incorporate a cruciform shape at the top of the post to reflect the shape of picket fences in the area. Replacement signage may re-use the existing reflective sign or should preferably incorporate a new timber sign. An alternative for the aerial type sign is the use of painted or inscribed lettering on a timber post approximately 1.3m high with the top of the post also treated in the cruciform manner, as shown.



Street Signs

Location

Signage displays can be located within the street facing zone of the building, and on one other façade. The zone between kerb and path is appropriate for Council, Transport SA and local tourism signage only.

Traditional and historical locations for painted signs on the fascia boards of verandahs, on wall panels, and parapets may be used, but the signage should fit within, or be smaller than the panel.

Signage should complement the existing structural rhythms and details of the building. Signage that obscures building details or roof forms is not appropriate. Signs should be of scale, proportion and shape that reflect pedestrian viewpoints, and not should not dominate the building or streetscape.

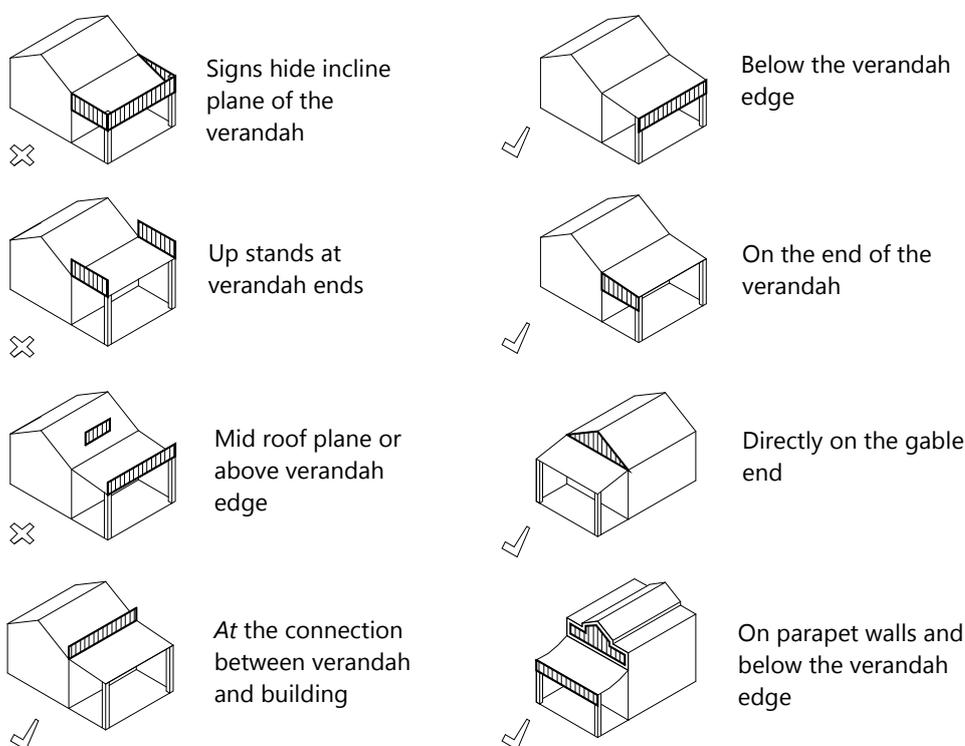
Projecting signage displays that are more than 2300mm above the footpath level are permitted beyond the building boundary, only if the location meets safety requirements.

The total area of all advertisements should not exceed 10 percent of the area of any façade of the building on which it is displayed. A clutter of disparate signs should be avoided.

Signs should be simple in shape and form. Corporate signs, logos and symbols should only be displayed where their size and location is compatible with the objectives for the zone.

Business specific signs should have a maximum surface area of 0.5m². Flat wall signs with business labels should have a maximum dimension of 1500mm wide x 500mm high, provided they are in proportion with the building or building elements to which they are attached. Verandah signage should generally be limited to 1800mm wide x 300mm high

Where signage comprises individual painted/cut out letters, the height of letters must not exceed 200mm or in proportion with the building or building elements to which they are attached, whichever is lesser.



Location, Size and Proportion and Shape of Building Signage

Generally, the background for signs should comprise a single colour and the colours used on the sign should be complementary to the building. Internally illuminated signs are not suitable. Materials will be of colour and texture that is appropriate to the building. Finish of signs should not be of a highly reflective material or finish.

In residential and other non-business zones, such as Church Hill State Heritage Area, advertisements or advertising displays should only be erected on land upon which a lawful land-use exists.

Advertising to ecclesiastical buildings should be restricted to self-contained signage panels of a freestanding nature or to smaller panels attached to the building. The area of free standing signage should not be greater than 0.75 square metres in total area.

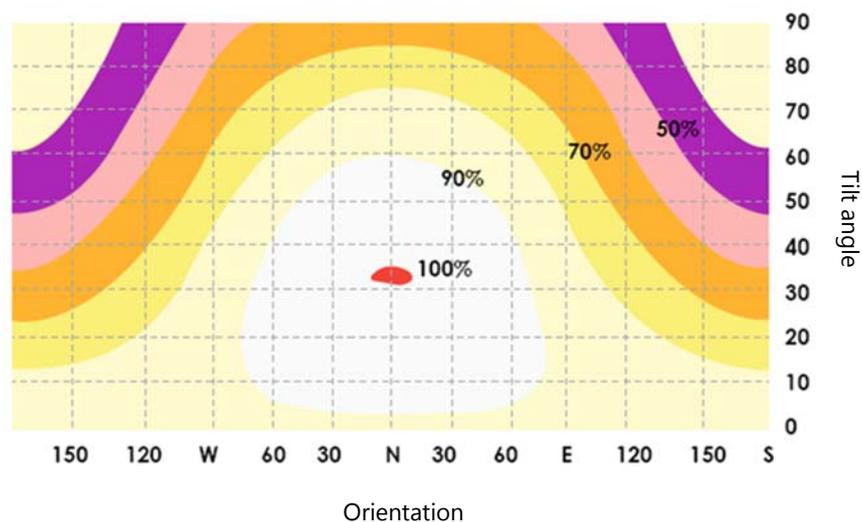
Advertisements to commercial buildings should be located in traditional signage panel areas such as parapet walls above verandahs, verandah fascia's, infill end panels and windows. Internally illuminated and neon signs should not occur.

4.10 Solar Panels, Satellite Dishes and Air Conditioners

Buildings within State Heritage Areas can be adapted to include new services and technologies, including solar technologies, and often this can be done with little or no impact on the historic character of the area.

To minimise the visual impact to the streetscape, it is desirable to mount solar panels where they are not visible. This is easily achieved on roof planes facing away from the street or on additions and outbuildings located behind the dwelling.

Placement may pose a problem for dwellings with north-facing main elevations, but solar panels can be effective on east and west faces. The diagram below demonstrates the effectiveness for a range of orientations and tilt angles for Adelaide's latitude.



Solar Panel Tilt, Orientation and Output Variation. Source: www.yourhome.gov.au 2010

Solar panels should be:

- Located on roof planes of the dwelling not visible from the street and sited below the ridge
- Located on sheds, carports, garages or pergolas, where possible, or
- Where there are no roof planes of the dwelling that meet the above criteria, panels on a side roof may be supportable where they are:
 - Well setback from the street and preferably screened by a neighbouring structure or building,
 - A small percentage of the overall roof plane,
 - Located as far as practical on the lower part of the roof,
 - Arranged neatly in a symmetrical group with a margin of visible roof edge around the group.

If these guiding principles are followed, the installation of solar panels will have a minimal impact to the historic character of an individual property, neighbours' amenity, the streetscape and overall historic character of the Gawler Church Hill SHA.

Satellite dishes and aerials should be discreetly sited to have little or no visual impact from the public realm. Ground-mounted locations with concealment planting or roof planes at the rear of buildings are likely to be the best locations.

Air conditioning units associated with historic buildings should be discreetly sited, so as to have little or no visual impact from the public realm. They should be concealed behind roof lines or located out of site on the ground. Pipework should never be installed externally on a wall visible from the street.

4.11 Public Realm

Open space

Light Square, Orleana Square and Cowan Street are major open spaces that accentuate the rather tight building development of Church Hill. Light Square is visually prominent with access abutted between the commercial development and the older residential area of the town. While adjacent elements of development are not all harsh or obtrusive, the opportunity exists to develop an extremely attractive feature in the town. The existing shopping centre development adjacent to Light Square does not 'contain' the square owing to the open nature of the car parking and as a result of the topography. As the pre-eminent

square within Church Hill, Orleana Square and the Church create a focal point both from the arrangement of street patterns and also a termination of vistas along Cowan and Cameron Streets. The boundary around the square is defined by bluestone kerbing, which has been compacted so that its existence is now hardly noticeable.

Public Utilities

Cast iron fire hydrants should be retained as evidence of the early fire services within Gawler, and in particular, Church Hill.

High tension power lines are visually obtrusive and the removal of these should be encouraged. Similarly, stobie poles and aerial cables, including bundled overhead cables, are discordant within Church Hill. Their removal should be encouraged by the provision of underground cables. No additional cabling should be installed.

New street lighting should be low key, particularly with regard to height, spacing and design of fixtures to be used. Pseudo-reproduction gasoliers are not appropriate, except the placement of gasoliers type fittings where an historic precedent exists.

Traffic and parking management

There should be no through traffic purposely channelled through the Area. This does not imply that roads should be closed off to enforce this, but the traffic situation should be monitored in the Area and action taken as necessary.

Car parking should continue as parallel parking to the kerb in all areas of Church Hill, with the exception of Cowan Street, between Porter and Orleana Square. In this area of Church Hill, angle car parking between existing street trees may be allowed, providing adequate bollard protection is afforded to all trees, and that the bluestone kerbing is raised to provide better definition of the street edge. Hardwood wheel stops should also be provided to protect the bluestone kerbing where necessary. The use of line marking for traffic or parking management/control should be avoided.

The carriageway on the eastern side of Light Square should incorporate low key traffic calming measures, namely the introduction of street trees to narrow the visual width of the street in order to reduce both traffic speed and volume. Traffic confusions generated at the intersection of Reid/Moore Streets and Light Square may be resolved by the introduction of timber bollards across the roadway on the western side of Light Square, adjacent to Moore Street. The visual connection of the road should be retained. Through traffic using Porter Street should be encouraged to use Nixon Terrace by reconfiguring the Porter Street/Jacob Street/Nixon Terrace intersection.

Footpath, kerbs, gutters and street paving

Bluestone kerbing should be retained and raised where it has been compacted into the ground to restore a kerbing height of approximately 150mm minimum.

The use of mechanical street sweepers with rotating brushes should be avoided within the areas of Church Hill where bluestone kerbing remains, as the rotating brushes are abrading the surface of the stone kerb. Mechanical street sweeping may continue, providing that the brushes do not make contact with the kerbing.

New kerbing should be upright concrete kerbing or new bluestone kerbing. Rollover concrete kerbing should not be used. Where crossover ramps are required for footpaths, then these should be constructed using either a slate slab over the water table, or an asphalt surface over compacted fill with a culvert to take the stormwater. Exposed plastic or concrete pipes or culverts should not be used. Where bluestone kerbing is removed for new crossovers or ramps, the stone should be retained and used to reinstate kerbing elsewhere within Church Hill.

Remnant cobblestone guttering in Cameron Street should be retained and preserved as an example of early stormwater engineering. Resurfacing of roads should be undertaken using a chip sealed surface coat. Resurfacing of footpaths should be in a chip sealed surface coat or compacted dolomite. Brick or modular paving should not be used.

The remnant hitching post within Cowan Street should be retained.

4.12 Archaeology

When undertaking new work that disturbs the ground in the State heritage area, consideration should be given to the potential for archaeological deposits to be revealed. Uncovering the footings of a forgotten building or well can be an exciting discovery and important part of the history of the place.

If you propose to excavate or disturb any place, you may need to obtain a permit under the *Heritage Places Act 1993* if you know or have reasonable cause to suspect that the works will or are likely to result in the discovery, damage or removal of archaeological artefacts of heritage significance. Also, if works uncover an archaeological artefact of heritage significance you must notify the South Australian Heritage Council within the period specified in the *Heritage Places Regulations 2005*. For more information on the archaeological potential of your place, contact Heritage South Australia.

Aboriginal Archaeology

Aboriginal heritage and culture is important to Aboriginal people and communities. Aboriginal sites, objects and remains are protected under the *Aboriginal Heritage Act 1988*. Certain landforms are more likely to contain evidence of Aboriginal occupation, such as areas within 2km of coasts and major waterways, areas within 100m of creek banks and lakes, parklands and road verges, and sand dunes.

If you propose to excavate land in South Australia that may uncover an Aboriginal site, approval may be required under the Act. If works uncover Aboriginal sites, objects and remains, the discovery must be reported to the Minister for Aboriginal Affairs and Reconciliation as soon as practicable.

Professional advice may be required from a suitably qualified archaeologist to assist in determining if works are likely to impact on a site, object or remain of Aboriginal importance, and the identification of such matters if uncovered during works.

5. Contacts and Resources

Department for Environment and Water (DEW)

Contact Heritage South Australia in DEW for advice on heritage conservation, historical archaeology, grant funding for State Heritage Places and further information regarding the Mintaro State Heritage Area.

There are various publications on the DEW website, many which can be downloaded for free, such as 'Maintenance and Repair of Older Buildings in South Australia' and 'Salt Attack and Rising Damp: A Guide to Salt Damp in Historic and Older Buildings'.

Phone: (08) 8124 4960

Email: DEWHeritage@sa.gov.au

Website: www.environment.sa.gov.au

Town of Gawler

Contact the Town of Gawler for information on how to lodge a development application, and advice on fees, timeframes, documentation requirements and what constitutes 'development' in Gawler.

Phone: (08) 8522 9211

Email: planningadmin@gawler.sa.gov.au

Website: www.gawler.sa.gov.au

Department of the Premier and Cabinet

Contact the Aboriginal Heritage Branch of the Aboriginal Affairs and Reconciliation Division of the Department of the Premier and Cabinet for queries that relate to Aboriginal sites, objects or remains.

Phone: (08) 8226 8900

Website: www.dpc.sa.gov.au

Resources

Australia ICOMOS 1999, *TheBurra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*, Australia ICOMOS, Burwood.

Department of Environment, Water and Natural Resources 2013, *Heritage Impact Statement Guidelines for State Heritage Places*, Department of Environment, Water and Natural Resources, Keswick.

Department of Environment, Water and Natural Resources 2012, *SA Guide to Developing State Heritage Places*, Department of Environment, Water and Natural Resources, Adelaide.

Department of Environment, Water and Natural Resources 2000, *Painting of Older Buildings in South Australia*, Department for Environment and Heritage and the Corporation of the City of Adelaide, Keswick.

Walker, M. and Marquis-Kyle, P. 2004, *The Illustrated Burra Charter: Good Practice for Heritage Places*, Australia ICOMOS, Burwood.

6. Glossary of Conservation Terms

The following terms used in this guideline are taken from The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance (1999).

Adaptation means modifying a place to suit the existing use or a proposed use.

Compatible use means a use which respects the cultural significance of a place. Such a use involves no, or minimal, impact on cultural significance.

Conservation means all the processes of looking after a place so as to retain its cultural significance.

Maintenance means the continuous protective care of the fabric and setting of a place, and is to be distinguished from repair.

Repair involves restoration or reconstruction.

Preservation means maintaining the fabric of a place in its existing state and retarding deterioration.

Reconstruction means returning a place to a known earlier state and is distinguished from restoration by the introduction of new material into the fabric.

Restoration means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

Setting means the area around a place, which may include the visual catchment.

Use means the functions of a place, as well as the activities and practices that may occur at the place.



For further information please contact:

Department for Environment and Water phone information line (08) 8204 1910, or see SA White Pages for your local Department for Environment and Water Natural Resource office.

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