Mintaro

State heritage area: guidelines for development



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ISBN 978-1-921800-90-0

Preferred way to cite this publication

Heritage South Australia, 2018, *Mintaro 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

Mintaro State Heritage Area - DEW # 13935

SHA declared in 1984

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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Mintaro State Heritage Area



1 Introduction

1.1 Mintaro State Heritage Area

South Australia's State Heritage Areas represent significant aspects of the State's rich natural and cultural heritage. Mintaro was designated as a State Heritage Area in 1984. 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. There are also several State Heritage Places that are individually heritage listed within the Mintaro SHA.

The historic town of Mintaro is located approximately 126 kilometres north of Adelaide to the east of the Clare Valley wine region, in an region known as South Australia's lower north.

Mintaro has a history directly linked to the Burra and Kapunda copper mines, the early agricultural development of the State of South Australia and a slate quarry that has been known locally and internationally for the quality of its slate over an extensive period of time.

In order to maintain its historic, economic and cultural significance, the town of Mintaro and its immediate surrounds were designated a SHA. Many of the historic buildings, structures and landscape features within the SHA survive today, including dwellings, churches, institutional buildings, former school, former police station, outbuildings, hotels, shops, carpenters and blacksmiths workshops, former mill, mounting steps and the cemetery.

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 Obtaining Development Approval

Where changes within the Mintaro 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 Mintaro are lodged with Clare & Gilbert Valleys Council. 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





Mintaro Hotel

Contemporary House That is in Keeping with the Character of the Area

2 History and Significance

2.1 Brief History

The area north of Gawler was officially opened to settlement in the early1840s and following the discovery of copper at Kapunda and then Burra the area attracted both settlers and investors. In 1848 the 'Gulf Road' was established between the Burra Mine and Port Wakefield along which bullock teams carried copper ore for shipment to Adelaide.

The village of Mintaro was originally intended as a stopping place on the 'Gulf Road' and the first allotments in Mintaro were sold in 1849, facing the 'Gulf Road' (now Burra Street). As a result, Mintaro's early layout reflects the copper route, with streets aligned at forty-five degrees to the north-south grid of the surveyed sections and Government roads.

The period from 1850-1860 was a prosperous one. A large proportion of the town's buildings, date from this time and are located on the original subdivision. The Magpie and Stump Hotel, at the entrance to the village, was first licensed in 1850. Slate deposits were discovered and the Mintaro Slate Quarry opened in 1854 and Mintaro slate became known nationally and internationally. When the railway was built from Adelaide to Gawler in 1857 the copper teams were rerouted through Saddleworth and Mintaro developed as a service centre.

During the 1860s and 1870s a number of public buildings were built in the town including a police station, a public school and the Council hall and Institute. Until the 1900s the main churches in Mintaro were the various groups of Methodists and the Roman Catholics. Mintaro continued to develop as a rural service centre when pastoral and agricultural activities boomed in the State's mid north until the state-wide depression in the late 1800s. The Mintaro quarry wound down its production and did not resume effectively until 1911.

The early 20th century was a relatively prosperous period, but after 1930 there was a general decline in rural populations. The slate quarry helped Mintaro survive, but little development took place within the town. During the latter part of the 20th century some adaptation of historic buildings occurred to serve a growing demand in tourism and, in recent times, there has been some residential development.

As a consequence of limited growth and development after the early 1900s, Mintaro has retained its historic village character, and is now a popular cultural tourism destination. The slate quarry remains operational and is the oldest functioning quarry in South Australia and possibly Australia

The name 'Mintaro' could be of Spanish origin, meaning 'camping place' or 'resting place' and Mintaro is historically recognised as a regular camping place for the many Spanish-speaking muleteers. Geoffrey Manning, in his Place Names of South Australia, attributes the town's name to a local Aboriginal word 'mintinadlu' meaning 'netted water'.

2.2 Significance

The following Statement of Significance for the Mintaro State Heritage Area is the validated statement from the Heritage Database:

The Mintaro State Heritage Area is a rare example of a well preserved early colonial town. Established in the 1850s as an important staging point on the road between Burra and Port Wakefield, Mintaro is associated with early transport, farming and slate quarrying. The extensive use of slate is a notable feature of the town, it being used for walls, roofs, sills, posts, troughs, tanks, kerbs and steps.

2.3 Character and Setting

Township

As a consequence of being off the Main North Road, Mintaro has escaped the inevitable changes that occur on transportation routes. The townscape provides a highly intact representation of early colonial-Victorian character.

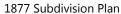
Various elements contribute to Mintaro's historic village atmosphere, including its buildings, geographic position, vegetation, open spaces, street pattern and street amenities. The spaces between buildings, mature landscaping and views into and out of Mintaro also make a strong contribution to the character of the town and an ability to understand and interpret the place and its history.

The town is relatively isolated with generally no surrounding development. It is set in a broad valley of crop and grazing land, and is exposed to visitors at almost every approach. Mintaro's scattered growth allows the surrounding country to meld with the settle areas and reinforces its informal village character. The historic rural atmosphere of the town is reinforced by the absence of sophisticated street amenities. Mature Moreton Bay figs and remnant eucalypts, informal landscaping, dry stone slate walls, footpath edging and stone culverts and the Wakefield River are all prominent features that contribute to Mintaro's visual character.

Subdivision pattern

From its beginnings the earliest section of the town has inherited an unusual street pattern. This pattern has the original road (now Burra Street) as its axis, diagonally crossing the north-south grid of the original section boundaries and the government roads. Later allotments faced other streets in a north-south grid orientation. The allotments were large and differed in size; most are rectangular, but some are square and irregular due to the street orientations. The triangular piece of land between Wakefield Street and Burra Street in front of the hotel was, early on, developed as a town square.







Mintaro Streetscape

Built form and streetscape

The town's buildings, which vary from well-maintained to ruinous, are predominately mid-nineteenth century stone and slate structures. Their simple vernacular forms and Victorian influenced style contributes significantly to the town's overall physical character. Timber shingles have given way to galvanised iron roofs, but otherwise early residential and commercial buildings have undergone little change to their appearance. Single-storey buildings that have high consistency in scale, architectural form and use of materials predominate, particularly the local slate.

Burra Street is Mintaro's main street, which runs diagonally through the town. Blocks of land and streets skewed 45° from the regular north-south pattern of the town. There are no kerbs or footpaths along the main street. The low scale buildings along the main street are dispersed, with some buildings aligned to the blocks and others to the street.

3 Conservation of Historic Structures

3.1 Conservation, Maintenance and Reconstruction

Section 6 of this Guideline provides definitions for conservation, maintenance and reconstruction as taken from the *Burra Charter*, the best practice standard for cultural heritage management in Australia.

Historic photographs, early rates records, certificates of title, local publications and heritage survey information can be of assistance in learning about the history of a place. Your Local Council or Local Historical Society may have a local history collection to assist in researching your place. There are also online research tools, such as Trove and the Australian Dictionary of Biography.

Historical information, along with the physical appearance of the building, its built fabric, layout, former uses, its inhabitants and changes over time, provide an understanding of the place and how it evolved, so that informed decisions can be made about how to approach the conservation process. Photographic or documentary evidence should be used to support conservation works where it is available. Details or stylistic elements from other historic periods should be avoided.

Original materials, finishes and profiles of building elements should be retained and conserved, and reinstated whereever possible. The use of traditional construction techniques, where appropriate, is also encouraged. The aim of any conservation works should be to retain as much original and early building material as possible.

Structural safety is always the first priority, but keeping water out and away is essential for all buildings. Other risks to your building such as fire or termites should also be considered and actively managed.

Before starting any work on older buildings, you should identify and address any hazards such as asbestos containing materials and lead paint. Almost all old paints contained lead. They present no risk while the paint is sound and remains undisturbed. Lead is released into the environment when paint flakes off, is dry sanded, burnt off or is otherwise disturbed. All hazardous materials must be carefully and properly handled and disposed of to protect you, your family and the environment.

If you are unsure, suitably qualified heritage consultants can provide expert advice to guide the conservation of your place.

3.2 Replacement or repairs to roofs, gutters and downpipes

Care for an old building starts with the roof. Check for leaks and ensure that roof timbers are sound. If necessary, the roofing structure may be supplemented by installation of additional timber members of an appropriate species, profile and appearance.

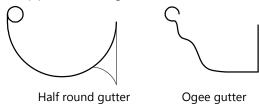
Original or compatible roofing and rainwater materials should be used, including gutter and downpipe profiles to match the original, traditional profile rainwater heads and roofing materials. Traditional roof forms and eave profiles should be retained and conserved.

Roofing materials should be galvanised finish corrugated steel sheeting, timber shakes or shingles of similar sizes and species to the original, or slate of similar source, size and profile.

Zincalume is not a suitable replacement for corrugated galvanised iron as the material does not dull in the same way that traditional galvanised iron does. The introduction of Zincalume as a roofing material may damage existing rainwater materials that may be incompatible with it, which can cause premature rusting of galvanised and sheeting lead flashings.

Colorbond should not be used on historic buildings and structures, because traditional zinc galvanised iron sheet was almost exclusively used in Mintaro since the mid-1800s.

Guttering should typically be galvanised in finish and 'ogee' in profile. Where there is evidence of an original gutter profile, this should be reinstated. Downpipes should be galvanised in finish and round in section (not square).



Gutter profiles

Contemporary fittings, such as aerials, skylights, roof vents and ducts, should be located away from the principal building elevation, however they may not be suitable on some historic buildings.





Before Conservation Works

After Conservation Works

3.3 Repairs to walls and chimneys

Original materials should be retained wherever possible or replaced or repaired to match existing. New materials should closely match the existing wall or chimney in material, colour, finish and durability.

Decay of pointing and masonry is most commonly due to rising damp or leaking gutters and downpipes that concentrate water at a particular point. It is essential to ensure all water is directed away from the building as a first step in order to allow for adequate conservation practices. Investigations into the cause of rising damp and associated treatment will require professional advice.

Historic buildings in Mintaro generally do not have damp proof courses, therefore pointing must be maintained to prevent deterioration of the walls. It is important that soft, lime-based mortars are used for repointing. Any mortar used should match the colour, texture and mixture of the original. Lime mortars are more flexible than cement-based mortars, have self-repairing properties, and unlike cement-based mortars they allow masonry walls to 'breathe' by not concentrating moisture and damaging salts in the stonework. Use of lime-based mortars is essential for the protection of stonework that is much more costly to replace and is of high heritage value.

Unpainted stonework should remain unpainted. Removal of later paint finishes to painted masonry is encouraged, but should be undertaken following professional advice. Some methods of paint removal, such as sand blasting and the use of high pressure water, is not recommended as it may damage the masonry.

Where there is evidence that the stonework was not originally exposed, stone walls should be rendered with a lime-based render and lime-washed appropriate to the construction type and period of the building.

In relation to corrugated iron and weather board walls, the most common problems are the decay of the supporting timber due to termite infestation. Replacement timbers should be treated against termites. Steel supports to

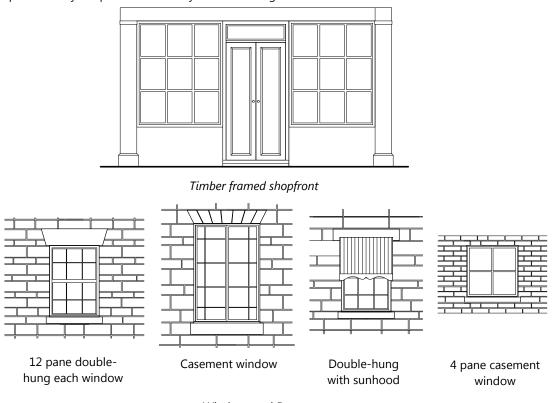
supplement structures may be acceptable in some cases. Weather boards should be maintained with regular painting and corroded corrugated iron patched using second-hand material.

3.4 Repairs to windows and doors

The design and construction of windows, doors and shopfronts is a good indicator of the age and use of a building. The original configuration of timber windows and doors to the principal building elevation and others visible from the street should be retained and conserved, or reinstated where missing. Small windows and doorways that are vertically proportioned (narrower rather than wider) are an important feature of Mintaro's building.

Replacement elements should match existing in terms of their material, size, profile and detailing (i.e. sashes). Replacement of timber windows with steel or aluminium frames is not supported. Replacement doors should be of timber to match the original detailing where evident or a type appropriate to the period of the building.

Timber windows, doors and shopfronts should be painted, not stripped back to the original timber, as they were traditionally painted. If repainting, sand and rub back only as much as is necessary to provide a sound surface. Retain early layers of paint as they are part of the history of the building.



Windows and Doors

3.5 Verandahs

Verandahs provide a transitional space for dwellings and were common in South Australia from the 1860s-1920s.

Many historic buildings in Mintaro date from the mid-1800s where straight pitched or concave verandah roof forms were typical, verandah posts were a simple square profile and decorative features were restrained or non-existent. It was not until the late Victorian period (c. 1870s-1890s) that bull-nose roof forms, turned posts and elaborate moulds and lacework became fashionable.

Verandahs should be repaired and reconstructed to their original form and detailing. Where original details are not known, conservation works should be compatible with the style and era of the building.

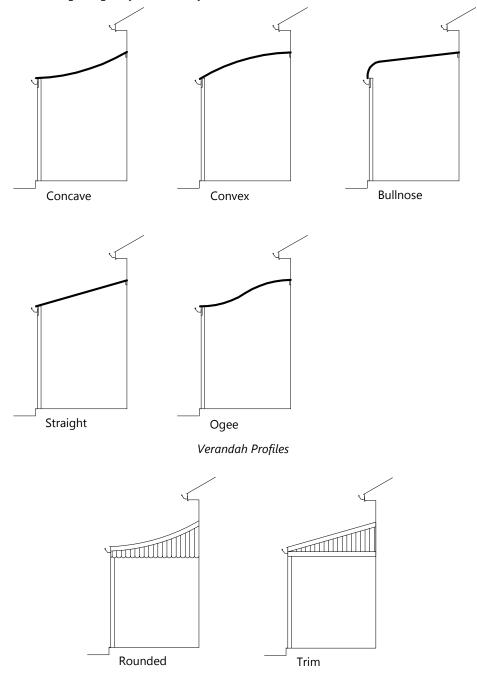
Replacement verandahs should be based on photographic evidence and marks or fixing points where found on significant buildings. Replacement or repairs should match the existing size, style and colour of various elements.

Verandah roofs are traditionally clad in galvanised corrugated steel sheeting.

Verandah posts are traditionally timber in material and square 115x115mm in profile.

Original verandah floor finishes include original lime slab flooring, slate and dirt flooring, which should be retained and conserved.

Decorative elements such as cast iron lacework should not be installed on buildings where they never existed or are inappropriate to the building's originally intended style.



Paint colours

In South Australia, paint colours on older buildings were typically limited to the decoration of timberwork, as walling was commonly stone in material. Galvanised corrugated roofs were not initially painted, but were often painted years later to conceal corrosion or to update a roof to suit a period tastes.

Spandrel Panels

Colour schemes should be appropriate for the building's style and era and should generally be based on physical or archival evidence. Original colour schemes should be established where possible through paint scrapes, historic photographs and documentary evidence. If undertaking paint scrapes, select an area where the original paint appears to be intact, usually a protected area such as under the eaves or the back of a verandah post. Areas that are away from the direct sunlight provide a truer rendition of the original colour.

Building exteriors were generally unpainted stone or slate. Sometimes elements were rendered in a stone or biscuit colour.

Common to all eras, paint colours were selected to either match or contrast with the predominant stone colour of the building. Reference should be made to the DEW publication on the *Painting of Older Buildings in South Australia* for detailed advice and period colour schemes by companies such as Solver, Dulux and Haymes. Reference to heritage paint ranges developed by paint companies outside of South Australia should be avoided, as colour fashions varied state to state.

3.6 Fences and gates

Original fences include slate walls, hedge fences and gates, and were often made from wrought iron.

Original fences and gates should be retained and conserved. Section 4.9 (below) outlines appropriate styles and materials for new or replacement fences.

3.7 Looking after Ruins

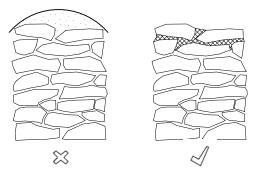
Within Mintaro there are ruins of early buildings, which are an important part of the heritage of the town. As Mintaro is a State Heritage Area these ruins are protected and work should only be undertaken on them if it is supported by a development application.

The following actions are important in looking after ruins:

- **Stabilisation**: This involves conserving the structure as a historic site and usually involves repointing stonework (particularly areas affected by rising damp) and replacement of missing stones. This work is usually undertaken to make the site safe and ensure the buildings survival for possible later use or interpretation.
- Stabilising the tops of stonewalls and chimneys to prevent the penetration of rain. Avoid capping over the top of the wall with mortar. The preferred approach is to repoint the joints to run water away and prevent it soaking into the core of the wall.
- **Conservation** and **Adaptation**: Depending on the nature of the ruin, it may be possible to undertake conservation and rehabilitation work and reuse the ruins in an innovative way.

It is important that stones, other original materials and artefacts are not removed from these sites, in order for such items to be available for interpretation and re-use.

Professional advice should be sought for any work on ruins, particularly where a ruin has collapsed or been disturbed.



Stabilising Tops of Walls

4 Guidelines for New Development

4.1 Desired Character

Desired character expresses a vision about how the area should look and feel in the future. Development in the Mintaro State Heritage Area should respect and enhance the historic character of the town.

Objectives within Mintaro State Heritage Area include:

- Retention of the original land division pattern and orientation
- Reinforcement of the rural village character with minimal infrastructure
- Retention of significant views between buildings along Burra Street to agricultural land
- Retention and conservation of the historic buildings, structures and ruins
- Adaption of some historic buildings and structures to ensure their long-term conservation and viability
- Unity of built-form with new buildings of a sympathetic design and form to historic building
- Retention and enhancement of the town's landscape character.

4.2 Land Division

The traditional pattern of large allotments and allotment orientation to certain streets within the State Heritage Area should be retained. Land division that would detract from the original allotment pattern should not be undertaken.

The Clare & Gilbert Valleys Development Plan has specific directions for sub-divisions and allotment sizes for the various Precincts within the Mintaro State Heritage Area, refer to Section 5 for where to read this document.

4.3 Change of Use

The best way to conserve a heritage building or structure is to use it. 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. 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.

In heritage conservation, change of use is known as adaptation or adaptive reuse. Adaptation of heritage places makes good economic sense, as construction waste accounts for around 33% of landfill in Australia. Whether the adaptation is a traditional approach or more contemporary, it should have respect for the 'old'.

A place's adaptive reuse should 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 be more environmentally friendly.

Farming and horticultural activities are encouraged in the State Heritage Area to preserve Mintaro's working rural character.

4.4 Site and Location of New Development

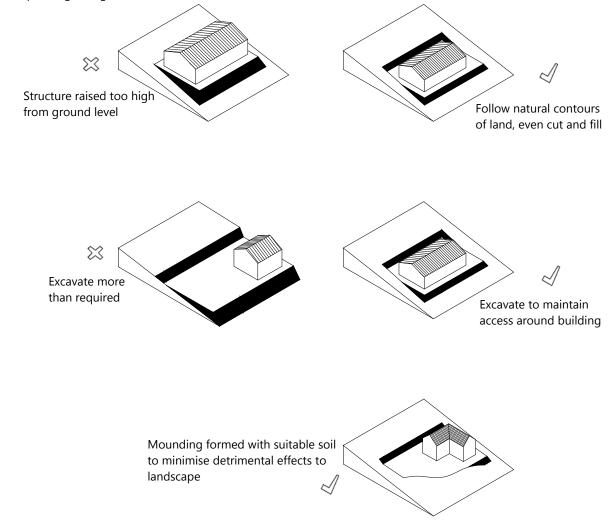
Early buildings near the centre of Mintaro are generally sited parallel with the streets. Buildings located near the centre of the township and along Burra Road are also sited close to and parallel with the streets. Moving out from the centre of Mintaro the historical pattern of development is sparser and orientations vary, although most buildings are sited parallel with adjacent streets.

Historic buildings are generally set close to or at ground level and, most often, on relatively flat sites. Where necessary, on sloping sites, buildings are benched into the site or raised at one end, sometimes with a corresponding change in floor level. There are generally no substantial earthworks associated with historic buildings and few retaining walls. Sometimes this requires a careful balance with site factors and there may be conflicts in some circumstances, which can generally be resolved through a combination of professional engineering advice and good design.

New development should respect the open character of the town and the architectural character, scale, materials, orientation, spacing and set backs of historic buildings, and also retain significant views and vistas.

New buildings located near the centre of town should be sited close to and parallel with the street. New buildings located further out of the town centre should generally be sited parallel with the street, with orientations and setbacks respectful of neighbouring properties.

New buildings should generally be set close to or at ground level on relatively flat sites. Where new development is proposed on sloping sites, buildings should be benched into the site or raised at one end, sometimes with a corresponding change in floor level. Substantial earthworks should be avoided.



Site and Location

The modern preference for dwellings with large footprints creates difficulties with regard to sloping sites in Mintaro. A building with a large footprint and/or a suspended floor is likely to be very prominent unless due regard is paid to the site contours. Breaking larger buildings down into a number of elements or pavilion split-level approaches, and careful consideration of siting and orientation can assist in achieving an appropriate outcome

4.5 Scale and Form

Historic buildings are of low scale and are generally modest in scale and proportions. Even larger buildings along Burra Road present a low scale because their form is broken down into a number of elements. Historic buildings display simple rectilinear plan forms. Larger buildings are made up of a number of elements joined together. Often the main floor plan is supplemented by rooms under a lean-to (skillion) roof.

Roof pitches are steep, around 30°-40° with simple hipped or gable forms. Roof spans are limited on historic buildings generally around 2 metres or so from ridge to eaves on historic dwellings, up to 3 or 4 metres on churches and institutional buildings. These relatively short roof spans result in roof forms that are not large or bulky.

Floor to ceiling heights in historic dwellings generally range from around 2.7m to 3.6m. The proportion of wall height from ground to eaves in historic buildings is usually around 2/3 of the height, from ground to roof ridge.

Street frontage widths are modest, generally around 10 to 12 metres for historic dwellings. Longer frontages are relieved by projecting gable elements or similar.

Facades have a high solid to void rations with window and door openings of limited span and vertical proportions.

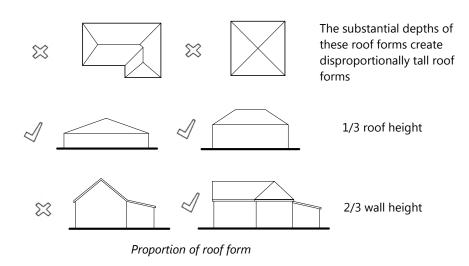
New buildings

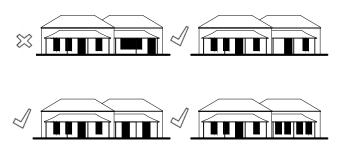
New buildings should be predominantly single storey with upper storeys located within the roof space. In seeking consistency with prevailing character, new buildings can be appropriately designed to present as similar in scale to historic dwellings. One way of possibly achieving this is to break the form down into a number of elements or pavilions. Historic examples of this include the former Devonshire Hotel, and shops and former dwellings on Burra Road and Hill Street.

Roof forms for new buildings should be simple hipped or gable forms. Openings on new building façades should be vertically proportioned.

A number of typical design aspects of modern house design can be problematic in seeking development consistent with the prevailing character of Mintaro. The following should be avoided:

- Large street frontage widths unrelieved by other design elements
- Large footprints and buildings of excessive mass and bulk
- Long roof spans (due to the ease of spanning distances with roof trusses) leading to excessive roof bulk and roof forms inconsistent with the historic character (e.g., large pyramidal roof forms)
- Low roof pitches; a lower than desired roof pitch is often inappropriately offered as a compromise solution to excessive roof bulk arising out of long roof spans
- Low floor to ceiling heights (i.e. 2.4 metres)
- Large areas of windows; this may not be an issue if not on a principal façade
- Ill-proportioned verandahs due to low floor to ceiling heights
- Vehicle garaging under the main roof of the house increasing the bulk of the building and leading to the inappropriate visual impact of garage doors on streetscapes.





Facades with high solid to void ratio where window and door openings have limited width and vertical proportions are appropriate

Solid to Void Ratio

Alterations and additions

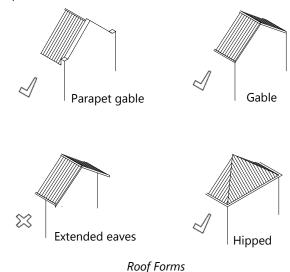
Any addition or outbuilding should positively contribute to and enhance the character of the original building. Designs that attempt to imitate historic buildings should be avoided. It is important that the integrity of historic buildings is not diminished by attempts to copy their appearance and that the historical development pattern of Mintaro remains clearly legible.

Additions to existing buildings may be appropriate when they would not detract from the high quality of construction, character of the original building and the overall heritage values of the SHA. Additions should generally be located at the rear or to one side of the building. Additions should have rectilinear plan forms that reflect the proportions of the original building.

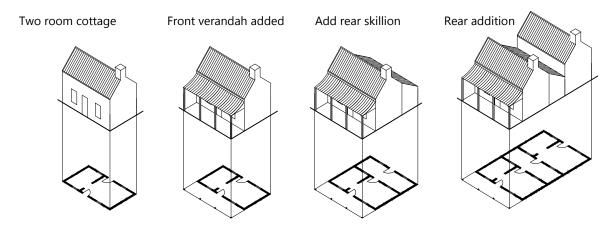
The scale of buildings in Mintaro varies depending upon their original use. Institutional and religious buildings generally have higher ceilings and steeper roofs, which add considerably to their apparent mass. The scale and bulk of new work should not dominate the old.

The proportion of additions should respect the existing built form. Detailing of the original building can be reflected (not directly copied) in the detailing on the new section, but there should be a clear visual distinction between old and new.

Roofs in Mintaro are usually steeply pitched and simple gable ended, with lean-to (skillion) and verandah extensions of a gentler pitch or steeply pitched simple hipped roofs, also with lean-to and verandah extensions. Traditional roof forms and eave profiles should be retained to match existing styles. Outbuildings are generally smaller versions of these basic forms or have simple, low, mono-pitched roofs.



Important aspects of new work include the roof form and pitch, verandah and spacing of support posts, and proportions of windows and other openings. Roof form, pitch, span and eave detail should, where appropriate, closely resemble, or match, the original building.

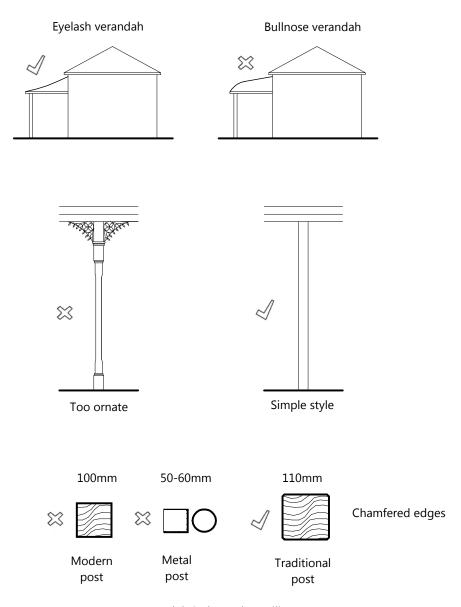


Location and Form of Additions

New buildings should not be made to look like old buildings through inappropriate additions. Bull-nose verandahs are not typical of the historic built form character of Mintaro and should be avoided on new buildings. Verandah posts and shoes should be simple in profile. Imitation historic decorative elements should be avoided. The size and proportion of existing openings should be reflected in the new work. Door and window openings should have vertical proportions. Verandahs

On historic buildings are generally straight pitched or concave, typical of mid 1800s vernacular construction. There are few examples of bull-nose verandahs in Mintaro except on the late 1800s dwellings and as additions to early cottages as bull-nose verandahs did not become popular until late Victorian times. Verandah posts are generally simple square posts not fluted or turned. Any decorative treatment is generally limited to chamfering and posts are generally set directly into the verandah floor or the ground.

Verandahs should generally only be added to historic buildings where there was originally a verandah, as determined through historic sources. New verandahs should match the design, profile and materials of early historic verandahs. Verandahs on new buildings should be of a contemporary form.



Verandah Styles and Detailing

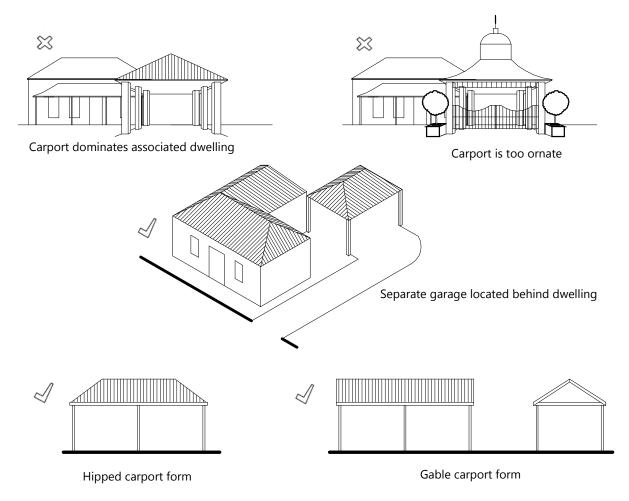
4.6 Carports, Garages and Sheds

There is often a desire for large sheds, garages and outbuildings, in rural townships. There are some quite large historic outbuildings (e.g. early stables). The form of historic buildings is simple: rectilinear plans with short-span, steeply pitched gabled or low pitched skillion roof forms, stone or corrugated iron walls and corrugated iron clad roofs. Larger structures have lean-to additions or incorporate two or more elements of a form described above.

The desire for large sheds, garages and outbuildings can be accommodated in the context of Mintaro with attention to careful siting to minimise visual impact, benching-in on sloping or visually prominent sites, use of steeply pitched (approx. 30-40°) gabled or hipped roof forms or, on less obtrusive sites skillion roof forms, and breaks in roof spans and forms to minimise scale and bulk.

New carports, garages and sheds should be located to the rear of buildings so as not to increase the bulk and scale of the main building, and so that outbuildings do not negatively impact on the streetscape, significant views and vistas to and from historic properties, and the town's open character.

New carports, garages and sheds should have a steeply pitched (around 30°) gabled roof or skillion roof form and breaks in roof spans and form. Appropriate materials include galvanised finish corrugated steel sheeting or Colorbond in a dark colour.



New Carports, Garages and Sheds

Traditionally rainwater tanks in Mintaro were generally circular in plan, relatively small in size and fabricated from corrugated galvanised iron.

Modern demands for greater water supply need to be accommodated in a way that does not adversely impact on the historic character of Mintaro. The use of discreetly sited rainwater tanks of modest size and traditional corrugated profile and cylindrical form in steel or a modern plastic and of a colour that blends with the backdrop, (generally a dark, earthy colour), will assist in achieving this aim. Clusters of small tanks should be used rather than a single large tank where greater capacities are needed.

Installations such as water pumps and effluent systems should be concealed, preferably with traditional iron sheeting or stone, or behind vegetation. Small constructions can be made of traditional iron sheeting or stonework.

4.7 Materials, Finishes and Colours

It is important to recognise the simplicity of built form in Mintaro and concentrate on achieving a design for new development that is sympathetic to the historic built form character in architectural form, scale and proportions and simple and restrained in detail. The table at the end of this Section includes preferred materials for construction of alterations, additions and new buildings in Mintaro, and materials to be avoided.

Historic buildings in Mintaro are generally constructed of bluestone or sandstone. Simple structures such as dwellings and outbuildings have walls of random rubble without quoin-work. Some have additions clad in corrugated iron or weatherboard.

Public buildings such as the Hall, Institute, Police Station and Post Office have restrained decorative mouldings and stone or rendered quoins. Later dwellings, the Anglican Church and the hotel (rebuilt after a fire) have soft red brick quoins.

Wall materials in new buildings should be sympathetic to materials used in historic buildings. Bluestone, sandstone, weatherboard, corrugated steel in galvanised or powder coated finishes, rendered masonry and acrylic finishes, or a combination of these materials, depending on location and context, may be appropriate.

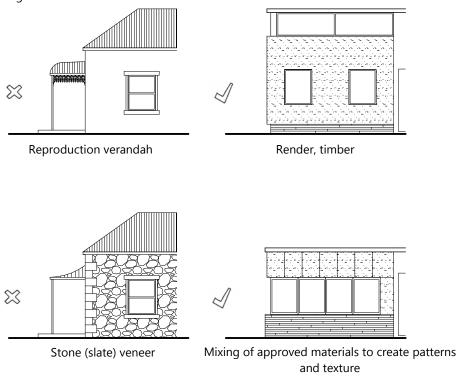
If stone is to be used it should be solid stonework, not a thin veneer. It should be bedded on the horizontal axis, roughly coursed and pointed in a traditional manner. Stonework should be selected for colour, texture and appearance that is compatible with stonework in the historic buildings of Mintaro.

Joinery for windows and doors in historic buildings is generally painted timber. Doors are usually vertical boards, ledged and braced, or recessed-panel style. Windows are generally multi-paned in historic buildings and either casement or double-hung sash, refer to diagrams in Section 3.4 for typical window patterns.

Joinery for windows and doors on new buildings should generally be painted timber. Aluminium window frames and insect screens may be acceptable for new buildings that are distant from historic buildings and well set back from the street. Imitation multi-panel or mock-historic treatments should be avoided. Fenestration patterns should be simple.

Many early historic buildings had shingle or slate roof claddings. Over time, most have been replaced or covered with corrugated galvanise iron. Roof cladding on new buildings should be traditional corrugated galvanised steel or painted/powder-coated steel of a colour that is compatible with the grey roofing colours on historic buildings. Zincalume is inappropriate as the material does not dull in the same way that traditional galvanised iron does.

The historic buildings of Mintaro, particularly the earliest buildings, are generally devoid of superfluous detail. There is often a desire for quoin-work and decorative verandah and window elements to be used in the design of new dwellings. This introduces a degree of complexity not evident in most of the humble dwellings in Mintaro and will tend to draw attention to new dwellings.



Materials

The table below notes the preferred construction for new places or alterations and additions to historic places in Mintaro, so that works are sympathetic to the materials and form of historic places and to retain the historic character of the State Heritage Area.

Colours should be dark and earthy for new development. Light colours tend to draw attention to new buildings. Dark colours generally relate more closely to stonework and they assist in maintaining the prominence of historic buildings. The appropriate use of two or three materials can help break down the apparent bulk of a building.

4.8 Preferred construction materials and methods

Type of work	Preferred form & materials	To be avoided	
Roofing (general)	 Galvanised finish corrugated steel sheeting or painted/power-coated steel Colour should be compatible with grey roofing colours on historic buildings Steep roof pitch, around 30°-40° with simple hipped or gable forms 	Zincalume	
Guttering and downpipes	 Galvanised in finish and ogee in profile for guttering Galvanised in finish and round in section for downpipes 	Square metal downpipesPVC downpipes	
Exterior walls	 Bluestone or sandstone with lime-based mortars Weatherboard Corrugated steel sheeting in galvanised or powder coated finishes Damp proof courses for new buildings 	 Brickwork Cement-based mortars on historic buildings Replication of historic detailing in infill development Damp proof courses for historic buildings 	
Exterior painting	Dark, earthy coloursUnpainted masonry	Light colours Painted masonry	
External doors and windows	 Vertically proportioned timber framed windows Simple fenestration patterns Unpainted timber doors and windows 	Metal screen security doors Aluminium framed windows for historic buildings (but may be suitable for some new buildings)	
Verandah posts and details	Timber square 115x115mm posts	Imitative historic decorative elements (i.e. cast iron lacework) and post shoes	
Verandah roofing	 Straight pitch or concave profile for buildings c. 1840s-1860s Bull-nose profile for buildings c. 1870s-1890s Simple roof profile for verandahs to new buildings Clad in galvanised corrugated steel sheeting 	Bull-nose for new buildings	
Verandah floors	Simply finished concreteMintaro Slate	Tessellated tiling	
Fences and gates	 Post and wire Post and rail Timber picket Hedges Low height stone walls Wrought iron or timber gates 	Long lengths of Colorbond fencing	
Sheds, garages and outbuildings	 Steeply pitched (around 30°) gabled roof forms or skillion roof forms and breaks in roof spans and forms Galvanised finish corrugated steel sheeting or Colorbond 	Zincalume	

4.9 Landscape, Gardens and Fences

Landscaping makes a strong contribution to the open character of Mintaro. There are large spaces between buildings, which can be landscaped in a simple and informal manner that is compatible with the area's prevailing character.

Existing mature vegetation should be retained and conserved as it strongly contributes to the town's character. Hawthorn and Artemisia hedge planting also contributes to the streetscape character.

The planting of additional street trees should be carefully considered, in relation to location, spacing and species, to retain a sense of the open character. Planting of native and exotic species should be consistent with the existing landscape character and be incorporated as part of new development.

Gardens should reflect the prevailing character of a scattered mixture of indigenous and exotic species. Garden borders and layouts should be simple and informal.

Any garden will be slow to establish, but winter planting, drip irrigation and mulch will assist early growth. As some plants may not survive opportunities for replanting should be factored into any plans.

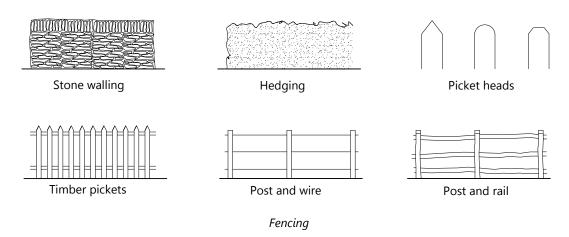
Driveways and paths should be simple and unsealed. Paths and roads should be defined by vegetation growth. Paths and driveways should also be designed, contoured and located to minimise dust and erosion.

Compacted gravel surfaces are encouraged, however care should be taken to ensure that such surfaces allow for adequate drainage away from built structures.

Historic fencing in Mintaro is predominantly post and wire, post and rail, timber picket hedges or low height stone walls. Some later corrugated iron fencing exits and some places are not fenced. Existing slate walls, hedges and wrought iron gates should be retained and conserved.

New fencing should be kept to a minimum and be simple and complementary to the historic character of Mintaro. Where fencing is necessary, post and wire, post and rail, timber picket, hedges and low height stone walls may be acceptable. Long lengths of Colorbond fencing should not be used, as this style is inconsistent with the historic character of Mintaro.

Front fencing should be no higher than 1.1 metres.



Signage and External Lighting

A distinguishing feature of Mintaro is the lack of signs. Retaining this feature of the township is desirable. Signs should be small and kept to a minimum. Whether for advertising, tourist information or heritage interpretation, all signs erected in the Mintaro State Heritage Area require development approval.

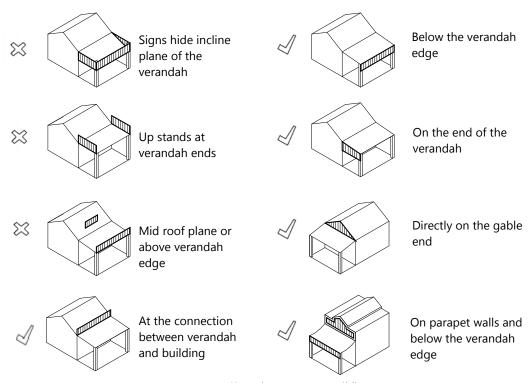
If a retail outlet is established, new signs should be designed to complement the historic features of the building and township. Any new signs proposed should be in keeping with the setting, scale and character of the immediate area. Brightly coloured signs, illuminated signs, large signs and signs exhibiting elaborate lettering and design details are all inappropriate.

Signs should be either below the roof level, hung from below the verandah fascias, or painted on the shopfront. Lettering should be traditional, well-proportioned serif or scans serif styles. Colours should be based on the heritage range of external colours.

Freestanding signs should be sited and located carefully to not intrude on the landscape setting of the historic township.

The installation of lighting and fittings should not impact on the building's physical fabric (i.e. fixed into the mortar joints rather than masonry). The use of simple, unobtrusive contemporary fittings is preferable to that of period replicas.

Signs should be designed to complement the building. Preferred sign locations, lettering styles and colours are those that were traditionally used in the 19th century. Signs may be painted or fixed flat to existing parapets, verandah fascia, verandah ends or verandah posts, providing they do not obscure the structure. The following diagrams show acceptable options for advertising signs within the Mintaro State Heritage Area.

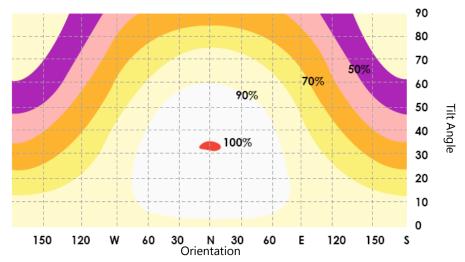


Sign Placement on Buildings

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 an individual property, neighbours' amenity, the streetscape and overall historic character of the Mintaro State Heritage Area.

Mount solar panels where they are not visible 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:
 - o Well setback from the street and preferably screened by a neighbouring structure or building; and
 - A small percentage of the overall roof plane; and
 - o Located as far as practical on the lower part of the roof; and
 - o Arranged neatly in a symmetrical group with a margin of visible roof edge around the group.

Air conditioning units associated with historic buildings should be discreetly sited, to have little or no visual impact from the public realm. External condenser units should be mounted adjacent to the walls of an addition or lean-to as they can promote rising damp in historic masonry and impede maintenance. Floor-mounted internal units often provide the best opportunity to minimise impact on historic fabric. In any event air conditioning installations should avoid adverse impact on historic fabric, the setting of a building and the historic character of the area.

Reverse-cycle split systems and new technology free-standing systems may be suitable options for heating and cooling, while internal pot-belly stoves and similar may be suitable heating only options.

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. Any other services should be underground and/or concealed to the maximum extent possible.

4.11 Public Realm

Works within the public realm should reinforce Mintaro's rural character with minimal infrastructure, such as kerbing and guttering, footpaths and street furniture. Works should protect and enhance the area's streetscape character. Interpretive signage throughout the public realm would assist in understanding the area's heritage significance.

Well-designed plaques and interpretive signs telling the history of the Mintaro SHA, or explaining historic features are encouraged. The development of a general conservation ethic by providing information about the town and its past to visitors is a positive step towards the promotion of the heritage value of the Mintaro SHA.

One of Mintaro's characteristics is the lack of road signs and the introduction and design of new signs should be carefully considered. Well-located interpretive signs could serve a dual purpose of providing directional as well as historical information.

Required public infrastructure should be simple and robust. Seating should be timber or galvanised steel. Lighting should be low level or up-lights to emphasise historic features. Footpaths should be compacted rubble. Kerbing and guttering, where required, should be bluestone. Installation of formal kerb treatments, crossovers and the like should be avoided.

New development along Burra Street should retain its low scale buildings, building alignment, minimal infrastructure, open spaces between buildings and street plantings.

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: <u>DEWHeritage@sa.gov.au</u>

Website: www.environment.sa.gov.au

Clare and Gilbert Valleys Council

Contact Clare and Gilbert Valleys Council for information on how to lodge a development application, and advice on fees, timeframes, documentation requirements and what constitutes 'development' in Mintaro.

Phone: (08) 8842 6400

Email: admin@cgvc.sa.gov.au

Website: www.claregilbertvalleys.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, *The Burra Charter*: The Australia ICOMOS Charter for Places of Cultural Significance, Australia ICOMOS, Burwood.

Clare and Gilbert Valleys Council Development Plan 2013.

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, Keswick.

McDougall and Vines Architectural and Heritage Consultants 1988, *Mintaro Conservation Study*, prepared for the State Heritage Branch, Adelaide.

Swanbury Penglase Architects 2006, *Mintaro Primary School Conservation Plan*, prepared for the Department of Administrative and Information Services, Adelaide.

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.

