

# Mount Torrens

State heritage area: guidelines for development



**Government  
of South Australia**

Department for  
Environment and Water

Department for Environment and Water  
GPO Box 1047, Adelaide SA 5001  
Telephone +61 (08) 8204 1910  
Website [www.environment.sa.gov.au](http://www.environment.sa.gov.au)

Licensed under Creative Commons  
Attribution 3.0 Australia License  
[www.creativecommons.org/licenses/by/3.0/au](http://www.creativecommons.org/licenses/by/3.0/au)  
Copyright Owner: Crown in right of the state of South Australia 2018  
© Government of South Australia 2018

#### **Disclaimer**

While every reasonable effort has been made to verify the information in this fact sheet use of the information contained is at your sole risk. The Department recommends that you independently verify the information before taking any action.

**ISBN** 978-1-921800-92-4

#### **Preferred way to cite this publication**

Heritage South Australia, 2018, *Mount Torrens 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>

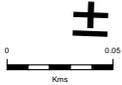
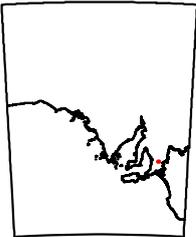
Mount Torrens State Heritage Area - DEW # 14712  
SHA declared in 2002

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.

# Contents

1. Introduction .....	1
1.1 Mount Torrens State Heritage Area .....	1
1.2 Purpose of Guidelines.....	1
1.3 Getting Approval.....	1
1.4 Seeking Heritage Advice.....	1
2. History and Significance.....	3
2.1 History.....	3
2.2 Significance .....	3
2.3 Character and Setting .....	3
3. Conservation of Historic Structures.....	7
3.1 Conservation, Management and Repair.....	7
4. Guidelines for New Development.....	11
4.1 Change of Use.....	11
4.2 Land Division .....	11
4.5 Alterations and Additions.....	11
4.3 New Residential Development.....	16
4.9 Gardens and Fences.....	18
4.10 Solar Panels, Satellite Dishes and Air Conditioners.....	19
4.11 Archaeology.....	20
4.12 Recommendations for Specific Properties .....	20
5. Contacts.....	22

# Mount Torrens State Heritage Area



# 1. Introduction

## 1.1 Mount Torrens State Heritage Area

South Australia's State Heritage Areas represent significant aspects of South Australia's rich natural and cultural heritage. Mount Torrens was designated a State Heritage Area in 2002. The local community fully supported the nomination, as they wished to protect the cultural heritage values of the community and the buildings of the town – most dating from the 1860s – when Mount Torrens was a key town servicing the important Mannum to Adelaide road transport route.

The township of Mount Torrens is located east of Adelaide, in the Mount Lofty Ranges. It lies in a valley at the base of its namesake, Mount Torrens, between the Adelaide Hills towns of Birdwood and Woodside. Angas Creek and its tributaries flow through the valley and through the township. This creek was originally thought to be the source of the River Torrens, hence the naming of the nearby hill (Mount Torrens) and the settlement at its foot.

The Mount Torrens State Heritage Area is essentially the 'heritage core' of the town. The majority of historically significant buildings and structures are located in a roughly rectangular area along Townsend Street, between the Adelaide Tungkillo Road and Mount View Road. The boundaries also extend westward to take in the open space of the hotel allotment, St George's Church and cemetery, and the entrance to the township along the Adelaide Road.

## 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 Mount Torrens 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 Mount Torrens is lodged with the Adelaide Hills 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.

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

Mount Torrens was named after Colonel Robert Torrens, one of South Australia's founding fathers, apparently in the mistaken belief that the Angas Creek which flows down the hill was the source of the Torrens River.

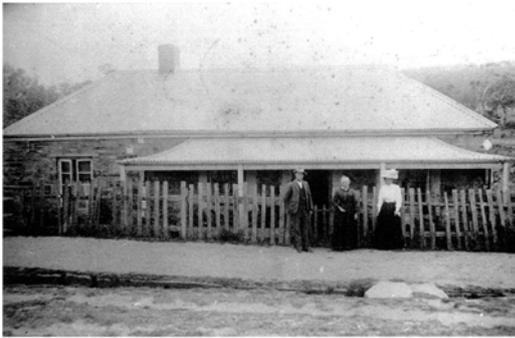
The historic village was developed by the Dunn family in the 1840s when it was known as Barton Springs, incorporating a farmhouse, smithy, stables and the Cornish Arms Inn. The town proper was laid out in 1853, and it served the Murray River trade at Mannum as well as a nearby copper mine. A small gold deposit was discovered in 1870, as witnessed by the old gold battery just north of the town, but by World War I the town's importance had diminished.

### 2.2 Significance

The Mount Torrens State Heritage Area, authorised on 5 December 2002, is significant as an outstanding and relatively intact example of a nineteenth century settlement town in the Adelaide Hills. It also has associations with South Australia's transport history, in particular the River Murray steamer trade, and with the life and work of George Dunn.

One of the most outstanding features of Mount Torrens is its state of preservation as a small nineteenth century town, with a stock of early masonry buildings. Established largely in its present form pre-1870, then neither declining nor prospering significantly, the town has maintained appropriate levels of economic activity for the survival of its early fabric and character.

Most of the existing buildings in Townsend Street (especially on the western side) were built by 1870, and many retain early outbuildings or other features such as retaining walls, drains, paths or gardens. The town also provides clear evidence of the pattern of settlement in the Mount Lofty Ranges, evolving through wool-growing to road transport in support of the river trade, wheat-growing, flour-milling and dairy-farming.



*Early Stone Cottage, 1912*



*Soldiers Memorial Hall, 1955*



*Methodist Church*



*Townsend House, 1940*

*Historic Photographs from the Collection of the Mount Torrens and District Community Association Inc.*

### 2.3 Character and Setting

#### Built Form Character

The spatial character of the main street is historically based and comprises well-spaced, setback dwellings within generous gardens on the east side of Townsend Street and a pattern of commercial and more densely sited dwellings along the west side of the street. The concentration of 1850-60s dwellings along the street is high, resulting in a high integrity townscape of consistent provenance, scale and appearance. Allotment sizes bounding Townsend Street are consistent in width and depth and contribute to the historic spatial character of the town.

While several contemporary dwellings have been erected in Townsend Street, their visual impact on the historic streetscape is not substantial.

Heritage features within the State Heritage Area which contribute to the historic character of the Area include:

- Equal width and depth allotments
- Buildings set back from street edge to east side of Townsend Street
- Buildings located towards street edge on west side of Townsend Street
- Single and (low) double storey buildings of bluestone or sandstone construction, with brick or stone quoins, masonry chimneys and corrugated sheet clad lean-to additions
- Steeply pitched gable or hipped roofs (30-35 degree), clad with galvanised corrugated sheeting, shingles or slates, with masonry gable faces to some buildings
- Timber framed verandahs/ balconies to most dwellings with simple pitched or bullnose roofs
- Traditional lean-to form additions to rear sections of dwellings
- Outbuildings of small scale, but traditional rural shed in form – gable or single pitch, clad in corrugated steel sheeting
- Front fencing – low timber picket, woven wire, 'Humes' metal, or broom handle dowels, low rise stone walls, hedging. Side fencing – corrugated galvanised sheet post and rail.
- Timber windows of casement or sash design, but of vertical proportion
- Corrugated iron rain water tanks



*Along Townsend Street, 1913*



*Mr. Whitebread's General Store, c. 1840*



*c. 1910*

*Photographs Courtesy of the Late Kim Clarke from the Mount Torrens and District Community Association Inc.*

### **Historic Buildings which contribute to the character of the State Heritage Area**

The following map identifies the buildings which contribute to the historic character of the State Heritage Area. These buildings are important to the State Heritage Area and have been identified as such in the Adelaide Hills Council Development Plan. Conservation works and additions/alterations are permissible to these properties, but Council Approval is required, as are works to all buildings within the area.



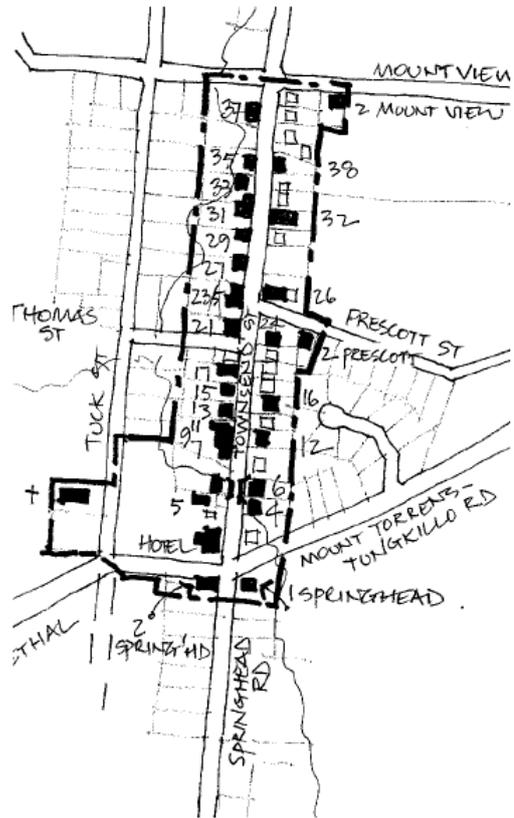
Townsend Street Looking North from the Creek



Rear Buildings at Mount Torrens Hotel



Townsend Street Looking South from Torrens Street



Mount Torrens General Store



2 Springhead Road



Anglican Church, Tuck Street



*5 Townsend Street*



*Mount Torrens Hotel*



*35 Townsend Street*



*37 Townsend Street*



*6 Townsend Street*



*2 Mount View Road*

### **Topography**

Townsend Street runs parallel with Angas Creek, which is located to the west of the street within the State Heritage Area. The creek crosses Townsend Street just north of number 5 Townsend Street.

Surrounding land rises to the east of the main street and falls to the west, down to the creek. Generally the street

### **Vegetation**

Plantings through the State Heritage Area are a mix of eucalypts and exotic trees, with pasture grass in paddocks surrounding the town. Few trees line the main street – they are typically ornamental and recent in establishment.

### **Infrastructure**

Stobie poles are located along Townsend Street, with power and telephone cabling servicing all properties. Roads are bitumen. Footpaths are also bitumen, or unpaved and concrete kerbs line all streets.

# 3. Conservation of Historic Structures

## 3.1 Conservation, Management and Repair

Property owners are encouraged to research and understand the period of construction of their house, and the prevailing design and style indicators of that period.

Original materials, finishes and profiles of building elements should be retained wherever possible. The use of traditional construction techniques, where appropriate, is also encouraged. Photographic or documentary evidence should be used to support restoration works, where available. Avoid using details or stylistic elements from other periods.

### Replacement or repairs to roof, gutters, downpipes

Original or compatible roofing and rainwater goods materials should be used, including gutter and downpipe profiles to match the original, traditional profile rainwater heads, and roofing materials.



Gutters should typically be galvanised in finish & 'OGEE' in profile.

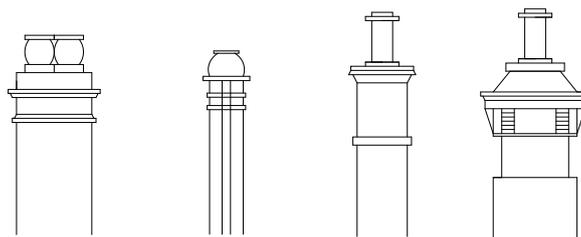
Roofing should be slates (where existing) or galvanised finish corrugated steel sheeting.

Contemporary fittings such as aerials, skylights, roof vents, ducts and the like should be located away from the primary streetscape frontage of each building.

### Repairs to chimneys and walls

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

Unpainted brickwork & stonework should remain unpainted. Removal of later paint finishes to painted masonry is encouraged but should be undertaken carefully under expert supervision. Repainting of masonry should use a lime based mortar appropriate for the construction type and period of the building



*Typical Chimney Styles*

### Repairs to windows and doors

The original configuration of timber windows and doors to the principle frontage and others visible from the street should be retained. Replacement elements should match existing in size and profile. Replacement of timber windows with aluminium frames is not supported.

Replacement of later timber, aluminium and steel windows and doors with timber windows/doors typical to the 1860s period is encouraged. Replacement joinery should be based on period photographs or other significant windows within the State Heritage Area.



### **Traditional window detail**

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.

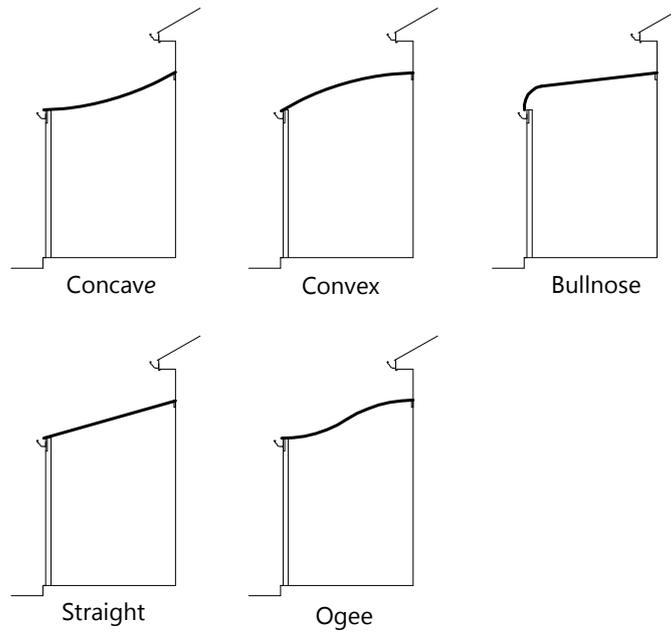
### **Verandahs**

Verandahs provide a transitional space for dwellings and were common in South Australia from 1860-1920. Shapes include bullnose, concave, convex and simply pitched profiles. Replacement verandahs should be based on photographic evidence and marks/ fixing points where found on significant buildings. Verandahs are typically clad in galvanised corrugated steel sheeting – sometimes painted in contrasting stripes.

Traditional glass skylights in fitted steel frames are appropriate over windows.

#### *Verandahs, trims, gables*

Original verandah features including brackets, friezes, lacework and other decorative elements should be retained. The profile of verandah posts should be retained and matched if replacement is required. Original floor finishes including slate and decorative tiles should be retained and replaced if necessary to match the existing size and style.



*Verandah Forms*

### **Paint colours**

In South Australia, paint colours used 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 period tastes. Verandah roofs were sometimes painted in the mid/ late Victorian period though, often in two colours of alternate stripes.

Paint colours were muted in the 1840-80 period, based upon available natural pigments – so colours included crèmes, deep reds, yellow ochre/browns and grey/charcoal. Green was used sparingly. The 1870-1900 period saw a proliferation of multiple colour paint schemes – based on brown/ yellow, red and deep green colours. The 1900-1920 period was very simple in paint colour selection, based upon muted browns and stains.



### **Painted verandah**

Common to all eras, paint colours were selected which either match, or contrast with the predominant stone colour of the building. Refer Heritage South Australia's publication '*Painting of Older Buildings in South Australia*' 2000 for detailed advice and period colour schemes. Avoid referring to heritage paint ranges developed by paint companies not established in South Australia, as colour fashions varied State to State and their selections may not be appropriate for South Australia.

All previously painted surfaces to remain painted should be maintained in good repair, using original colour schemes where they can be determined from physical or archival evidence. Where no evidence remains colours typical to the period of the building should be used.

Previously unpainted masonry should not be painted.

## Fences and Gates

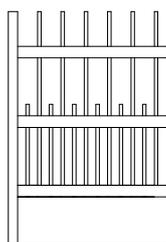
Original fences and gates should be retained and reinstated where possible. Where evidence regarding the original fence is not available, a fence reflecting the era of construction of the heritage building should be considered. High wall fencing is not appropriate across the front and front garden side boundaries of heritage buildings – fencing of maximum 1.2m is appropriate. Side fencing of 1.8m height is acceptable, behind the line of the front facade of heritage buildings.

Front fencing options include:

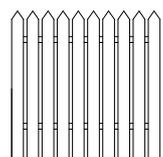
- Pre 1880 dwellings – timber picket (70mm wide, 50mm gap, 60 degree point, top not scalloped), timber post & rail dowels, face stone walling, hedges.
- 1880-1915 villas – timber picket (70mm wide, 50mm gap, 60 degree point, top not scalloped), timber post & rail dowels, hedging, face stone walling; timber post & rail, with often mini-flute corrugated sheet infill
- 1915 -1940 – woven wire mesh (Cyclone) or steel ribbon (Humes), supported by timber posts and galvanised steel piping, brick to match dwelling, timber palings with timber posts and top plate.

Side fencing options include:

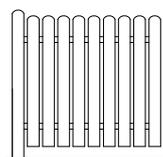
- All eras – galvanised corrugated steel sheeting (vertical) with post and rail support. Contemporary 'good neighbour' style fencing of corrugated profile also acceptable. Pre-painted finish to fencing should be to both faces and be galvanised, or light-grey to mid-grey in colour.



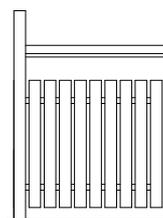
Timber  
dowel



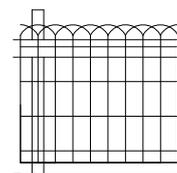
Timber picket  
(pointed)



Timber picket  
(round)



Timber paling  
with top rail



Woven wire  
mesh



*Fencing Styles*

# 4. Guidelines for New Development

## 4.1 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 may also include the sensitive inclusion of new services and alterations to make it functional and sustainable.

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.

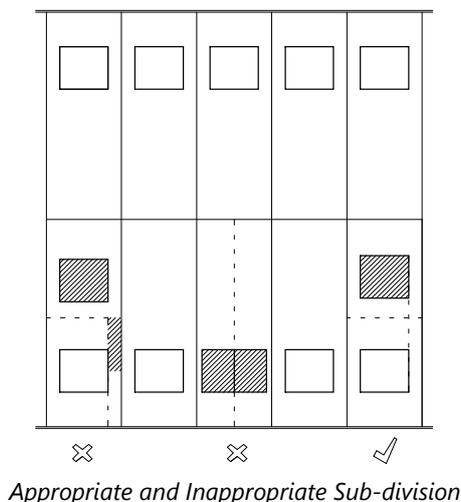
Some interior fabric of a place may be significant and important to retain when adapting a place, such as joinery and fireplaces.

## 4.2 Land Division

The historic character of streetscapes and heritage buildings is derived from the buildings themselves, but also through the predominant pattern of development within the streets. The layout and size of allotments determine the spatial pattern and arrangement of dwellings within Mount Torrens.

A country town settlement is typically dense in the town centre and open on the periphery – illustrating the historic pattern of development of the settlement.

Subdivision of existing allotments in the Mount Torrens State Heritage Area is not appropriate where the predominant historic pattern of development is compromised. Proposed allotments should repeat widths common to the local streetscape of the historic area. Hammerhead blocks are not appropriate and break the allotment pattern, Subdivision of corner allotments should be avoided if the resultant building envelopes do not allow the construction of dwellings which match the setback and spatial pattern of existing dwellings in the historic area.



## 4.5 Alterations and Additions

It is not intended that proposed additions replicate the form and detailing of existing heritage buildings. Use of traditional details in new work may confuse, or misrepresent the understanding of the historical form, detailing and proportions of a heritage dwelling. New building design should complement the key heritage attributes of the heritage listed building and/or surrounds, supporting, rather than visually dominating the heritage place or area.



*1960s Telstra Substation Reconstructed 2010 and Designed in an Appropriate Form that Suits the Town's Historic Character*

### **Dominance of Heritage Buildings**

Buildings which contribute to the historic character of Mount Torrens form the heritage character of the streetscape. Alteration of/ additions to such dwellings should not diminish their visual dominance and integrity within the streetscape. Consider the impact of the scale and position of proposed additions and/or extent of alteration of existing dwellings.

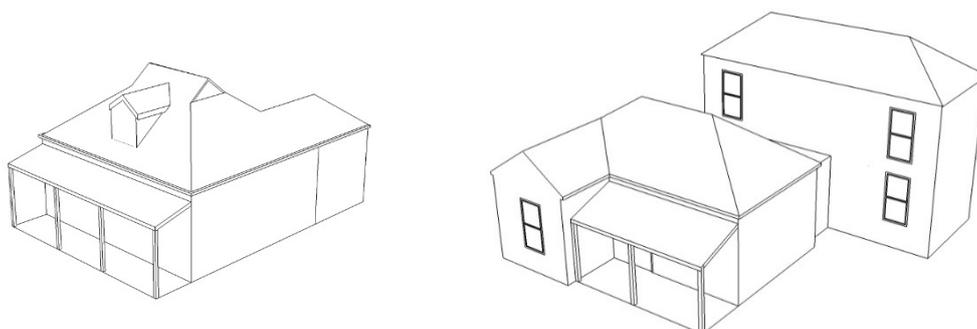
### **Site and Location of Additions**

Additions should be traditional in position to maintain the historic setting and visual dominance of heritage buildings within the streetscape. Additions should be located to the rear rather than side or front of heritage dwellings. Side additions may be appropriate if they address a corner allotment and repeat the form of the heritage building.

Roof additions should be developed using traditional approaches relevant to the era of the construction of the heritage dwelling, minimising changes in building form or scale. Full height upper floor additions are not appropriate for most heritage dwellings, as they alter the proportion and scale of the existing building. Upper storey additions, where a room sits partly in/ partly outside the roof space, are also not appropriate for the same reason, where they are in view from the streetscape.

Rooms incorporated within existing roof spaces may be appropriate. For cottages and villas, gable dormer windows are common to the era and are appropriate.

Upper storey additions are not appropriate where they dominate the scale and alter the roof profile of a heritage building. Such additions may be more appropriate as a separate form sited behind a single storey heritage building, to reduce visual dominance from the street and alteration of existing roof form. Upper floor additions should also repeat the roof form of the heritage building, to minimise visual dominance from the streetscape.



*Appropriate Forms of Additions*

## Roof Additions, Upper Floor Additions

Roof additions should be developed using traditional approaches relevant to the era of the construction of the heritage dwelling, minimising changes in building form or scale. Full height upper floor additions are not appropriate for most heritage dwellings, as they alter the proportion and scale of the existing building. Upper storey additions, where a room sits partly in/ partly outside the roof space, are also not appropriate for the same reason, where they are in view from the streetscape.

Rooms incorporated within existing roof spaces may be appropriate. For cottages and villas, gable dormer windows are common to the era and are appropriate.

Upper storey additions are not appropriate where they dominate the scale and alter the roof profile of a heritage building. Such additions may be more appropriate as a separate form sited behind a single storey heritage building, to reduce visual dominance from the street and alteration of existing roof form. Upper floor additions should also repeat the roof form of the heritage building, to minimise visual dominance from the streetscape.

## Scale and Form

Additions should generally reference the scale and form of the heritage building to which they are attached – for example: matching existing room proportions, repeating the plan footprint, adding wings or lean-to structures. This approach will maintain the original scale of the heritage building and result in additions which are spatially and formally integrated with the heritage character of the dwelling.

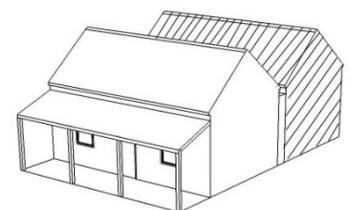


*Example of Additions to Heritage Place within Mount Torrens – Roof Form and Materials Referenced to New Structure*

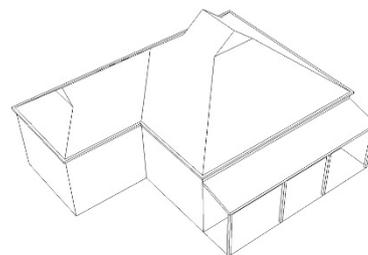
Avoid additions which are larger than the footprint of the heritage building – such additions will almost always visually dominate the heritage building due to their footprint scale. Avoid simply 'extruding' the plan form of a heritage building – this alters the historic form of the dwelling.

Incorporate recessive links, smaller footprint additions or roof breaks to integrate additions with heritage buildings. Examples below illustrate common types of dwelling additions:

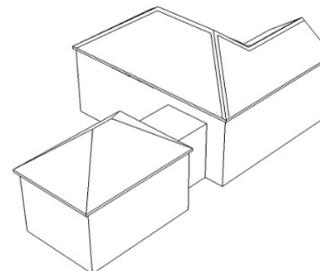
*Replication addition* – repetition of dominant form of heritage building – traditionally common. Incorporate links or isolate forms to avoid loss of original scale of building.



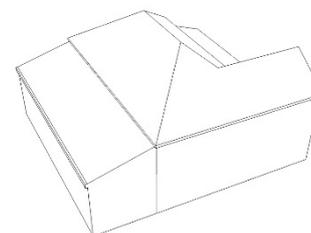
*Extrusion addition* – extension of original form as a projecting wing or extension of building – break/ lower roof ridge and articulate plan extrusions to avoid loss of original scale of building. Avoid extruding form to widen front of dwelling, as this will compromise original proportions and form of dwelling.



*Pavilion addition* – repetition of building form, but linked with low roofed passage or entry. The link provides a visual break and transition space between the heritage building and the addition.



*Skillion/ lean-to addition* – traditional in South Australia – where the roof is pitched as a skillion form, to the depth of one room commonly. Typically used to the rear of dwellings and not appropriate for heritage dwellings sited on corner allotments.

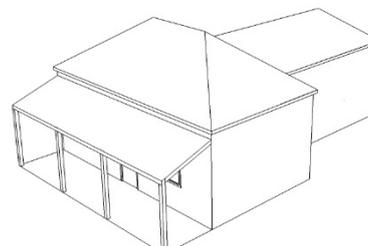
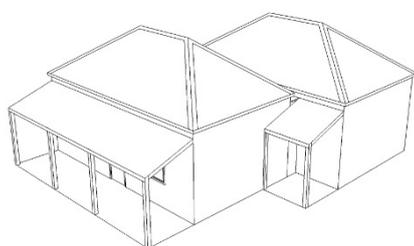


## Roofing

Roofs to additions should generally continue the form and height of the heritage building to which they are attached – for example: the width of a projecting gable room, the shape and pitch of a roof and the height and projection of eaves and gables. Roof forms may differ to those of the heritage building where they emulate lean-to forms to the rear, or where they link pavilion form additions to existing buildings.

Roof cladding should be carefully considered, as the roof is a dominant element in any heritage streetscape. Roof cladding should typically match that of the heritage building, to assist in the visual integration of new and existing building forms and to avoid visual dominance of additions over heritage buildings. Typical roof cladding materials include corrugated profile, natural galvanised or pre-painted steel sheeting (red, or mid grey), terracotta tiles or slates. Zincolume roof sheeting is not an appropriate finish adjacent to heritage buildings, as the surface does not oxidize over time and remains highly reflective.

Skylights should be located on unseen faces of roofing where possible. If unavoidable, flat profile, or glass sheet skylights (Aiken traditional verandah skylights) are acceptable.



## Materials and Detailing

### Materials and Colours

Materials used for walls of additions should be compatible in detail to materials common to the period of construction of the heritage building. New work which directly replicates historic wall materials or architectural features (e.g.: finials, lacework, stucco detailing such as corbels and quoins) may confuse or misrepresent the understanding of the historical form or proportions of a heritage building and should only be considered where minor alterations are undertaken.

Wall materials similar to those of the 1850-1870 era include: face stone, face pressed red brick, render or flush board cladding, timber planking and corrugated profile steel sheet cladding (galvanised or pre-coloured finish).

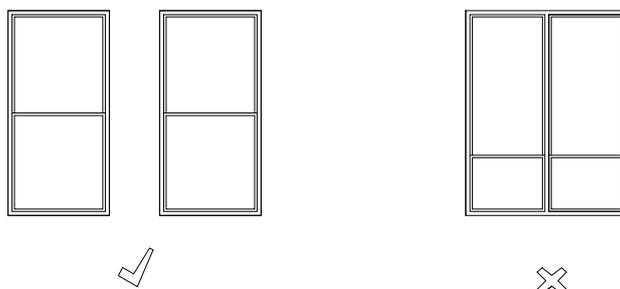


Paint colours for additions should complement the colour scheme proposed for the heritage building. In South Australia, paint colours used on older buildings were typically limited to the decoration of timberwork, as walling was commonly stone in material. Typically, galvanised corrugated roofs were not painted.

Common to all eras, paint colours were selected which either match, or contrasted with the predominant stone colour of the building. Refer to Heritage South Australia's publication '*Painting of Older Buildings in South Australia*' 2000 for detailed advice and period colour schemes. Avoid referring to heritage paint ranges developed by paint companies not established in South Australia, as colour fashions varied State to State and their selections may not be appropriate for South Australia.

### Windows

Window openings in residential heritage buildings are typically vertical in proportion to a ratio of about 2:1. Windows in additions in view of the streetscape should repeat this pattern of fenestration, continuing the solid-to-void character of heritage buildings.



### Carports and Garages

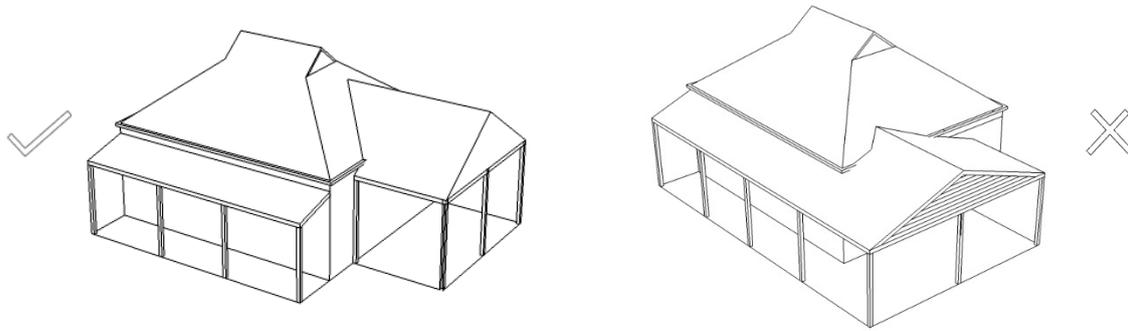
The design of new carports or garages attached to a heritage building should be an integral part of the character of the building, reflecting the form and materials of the roof, verandah and walls.

Carports or garages attached to the side of a heritage building should be set back a minimum of 0.5 metres behind the front facade. Fascia beams should match the height of the verandah fascia and roof ridges should be lower than those of the heritage building. Roofs should be trimmed back to the main roof and clad with the same material as the main roof.

Sideways extension of a front verandah to form a carport is inappropriate, as this changes the scale and form of the original verandah.

Bullnose form carports and garages are inappropriate, as the resultant profile does not reflect heritage detailing.

Free-standing carports and garages should be located behind the bulk of the heritage building.



*Appropriate and Inappropriate Carport Forms*

Garage doors to additions facing the streetscape are a contemporary element and do not have a historical precedent. Minimise extent of opening to single doors in width, to avoid visual dominance within facades. Finish doors the same colour as the surrounding walling and avoid reproduction style detailing on doors – which may confuse understanding of the historical detailing of the heritage place.

### **4.3 New Residential Development**

These guidelines do not advocate reproduction architecture in historic areas. Contemporary building design is supported and encouraged, but design solutions should incorporate consideration and interpretation of the key heritage attributes of adjacent heritage dwellings and the surrounding streetscape. Focus should be placed on the parts of a new dwelling that form part of the streetscape - scale, setback, roof form, materials, windows etc – of front and side facades.

#### **Dominance of Heritage Buildings**

New dwellings should be designed to complement the historic character of the surrounding streetscape. New dwellings adjacent to heritage dwellings should be sited and designed to maintain the visual dominance of heritage dwellings within the streetscape. Siting, scale, colours and fencing will need to be considered.

#### **Semi-detached Dwellings**

Should a single dwelling of heritage value be subdivided into two dwellings, physical changes should not alter the single dwelling nature of the dwelling, when viewed from the streetscape.

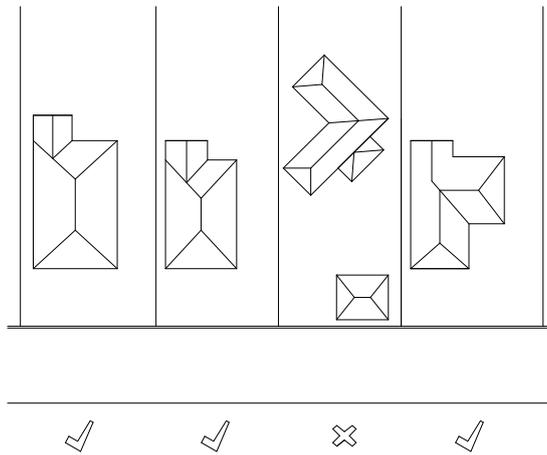
New residential development containing semi-detached dwellings should be designed with reference to the design attributes of historic dwellings within the Mount Torrens streetscape. Facade modelling should reflect predominant building forms in the street and site setbacks should repeat dimensions typical to historic dwellings within the streetscape. Variations in facade openings and articulation may be one method to achieve this. Avoid facades which only contain garages and entrance doors. Garages should not dominate and fencing should be low in height between properties. Driveways should also be kept to a minimum and reflect driveway/garden arrangements typical to the streetscape.

#### **Site and Location of Additions**

The setback of any new dwelling along Townsend Street should match any consistent or generally consistent setback of existing adjoining dwellings of heritage value, in order to maintain the historic character of the streetscape.

New development should not visually obscure or dominate views or sight lines to adjacent/nearby heritage places within or adjacent to the State Heritage Area.

New development on corner allotments should be sited to match the common setback to each street.



*Sitting and Setbacks of New Development should Respect Existing Patterns*

### Scale and Form

The height, proportions and mass of any new development should reflect the key heritage attributes of existing dwellings within the surrounding area. The height of eaves of a single storey dwelling should match those of adjoining dwellings which contribute to the historic value of the area. Two storey dwellings may be appropriate if adjacent dwellings of historic value are of similar scale. Otherwise, it may be more appropriate to limit two storey sections of new dwellings as separate forms, sited behind a single storey structure, to reduce visual dominance within the street. Two storey forms should also reference the roof forms of surrounding established buildings, to minimise visual dominance within the streetscape – e.g.: pitched roof, use of corrugated steel sheet, etc.

The width of new dwellings should repeat widths common to historic dwellings within the Mount Torrens streetscape.

New development should also be designed to reflect the solid/void ratio common to historic dwellings – typically masonry walling framing windows. Plate glass facades should be avoided where they are in view of the streetscape.



### Roofing

Roofs to new development should generally continue the form and height adjacent heritage buildings – for example: the width of a projecting gable room, the shape and pitch of a roof and the height and projection of eaves and gables.

### Materials and Colours

Materials used for walls of new development should be compatible in detail to those common to the period of construction of the heritage building

Paint colours for new development should complement, but not necessarily replicate colour schemes common to the period of significance within the historic area.

## Windows

Windows in new development within an historic area should repeat this pattern of fenestration, continuing the solid-to-void character of adjoining historic buildings.

## Verandahs

Verandahs provide a transitional space to the front of dwellings. Contemporary verandahs are encouraged on new development, as they continue the formal and spatial character of historic streetscapes. Simple pitched verandahs are preferred to bullnose types, to avoid misrepresenting new development as historical, while still referencing the heritage attributes of the historic area. Allow sufficient wall height in new development to construct a pitched verandah roof – approximately 0.6 metre height for a verandah of 1.5 to 1.8m depth. Also allow approximately 0.3m of wall between the verandah wall plate and eave to generally match traditional detailing.

## Landscaping, Carports and Garages

New development in Mount Torrens should be sited in a manner typical to other dwellings within the historic area – whether uphill or down from the street. Excavation of uphill sites for ramps, under-croft or subterranean garages should be avoided.

Driveways to new dwellings should match the typical width of driveways in the historic area. Double width garages to semi-detached dwellings should be avoided and separated into two individual driveways.

Carports or garages in new development should be set back a minimum of one metre behind the façade at street setback. Fascia beams should match the height of any verandah fascia and roof ridges should be lower than those of the main building. Roofs should be clad with the same material as the main roof. Bullnose form carports and garages are inappropriate.

Free-standing carports and garages should be located behind the bulk of the new development.

## 4.9 Gardens and Fences

### Gardens

Mature landmark trees should be retained to front gardens, to enhance the historic setting of heritage buildings. Planting of native species of trees close to buildings is not appropriate and may alter footing support in reactive soils.

Garden styles and paving in gardens facing the streetscape can be designed to suit the era of construction of the heritage building. 1870-1910 gardens were typically formal in arrangement.

Gardens of the interwar period were informal in design.



*Traditional Garden Planting*

## Fences

Fencing should reflect the era of construction within the historic area. High wall fencing is not appropriate across the front and front garden side boundaries of dwellings – fencing of maximum 1.2m is appropriate. Side fencing of 1.8m height is acceptable, behind the line of the front facade of new development.

Front fencing options include:

- Historic areas prior to 1915 – timber picket (70mm wide, 50mm gap, 60 degree point, top not scalloped), timber post & rail dowels, simple masonry and cast iron palisade (pillars only on corners), hedges, timber post & rail, with often mini-flute corrugated sheet infill
- 1910-1940 historic areas – woven wire mesh (Cyclone) or steel ribbon (Humes), supported by timber posts and galvanised steel piping, brick to match dwelling, timber palings with timber posts and top plate.
- Side fencing options should be galvanised corrugated steel sheeting (vertical) with post and rail support. Contemporary 'good neighbour' style fencing of corrugated profile also acceptable. Pre-painted finish to fencing should be to both faces and be galvanised, or light-grey to mid-grey in colour.



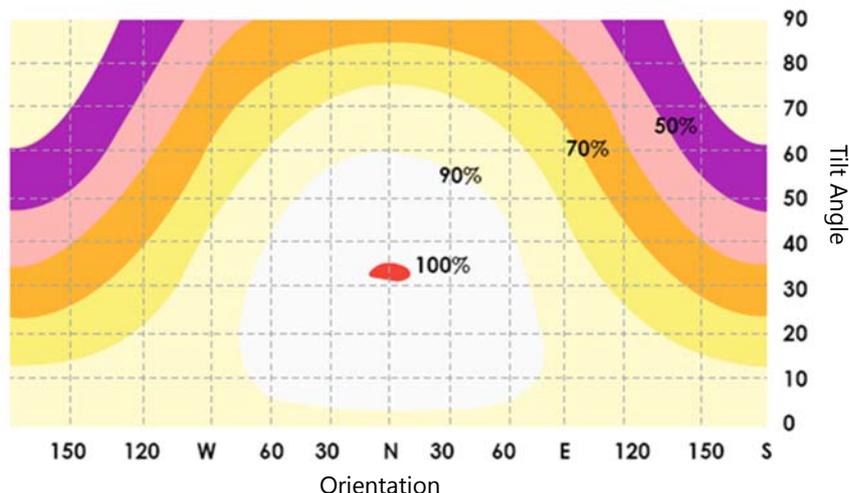
*Appropriate Use of Hedge on Side Boundary*

## 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](http://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 Mount Torrens 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 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 the State Heritage Unit.

#### **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.

#### **4.12 Recommendations for Specific Properties**

The Adelaide Hills Council Development Plan includes specific planning objectives and principles to guide development within the Adelaide Hills Council State Heritage Area. Council's Development Plan takes precedence over these guidelines and should be consulted in the first instance. Specific recommended conservation actions in the Development Plan include:

<i>Address</i>	<i>Guidelines for Conservation and Development</i>	<i>Additional Guidelines – this report</i>
2 Springhead Road	(i) retain the existing roof form, reinstating with corrugated iron when required; (ii) remove the paintwork from the existing stonework.	Retain outbuildings, investigate early façade fenestration.
Mount Torrens Hotel	(i) retain dominate visual elements; (ii) encourage the reinstatement of one of the two balconies that adorned the Hotel historically; (iii) encourage the reconstruction of the missing section and capping of the eastern boundary wall; (iv) retain the current spatial setting adjacent to the main road at the rear of the building complex; (v) provide access from the southern side of the allotment with internal driveways and parking provided, incorporating perimeter post and rail fencing, previous surfaces and the landscape screening of the parking areas in any redevelopment of the complex.	Develop interpretation, upgrade/develop façade facing entry corner to town – possible courtyard wall of stone.
5 Townsend Street	(i) encourage the removal of the paintwork from the existing stonework; (ii) provide for corrugated iron roof cladding; (iii) encourage the replacement of the aluminium roller door with a vehicle entry in keeping with the historic character of the area.	
7 Townsend Street	(i) stabilise walling; (ii) encourage the reinstatement of the original upper fenestrations.	Remove later surface treatment from stonework.
9 Townsend Street	(i) encourage the repair of the canopy to the former bakery complex. (completed by 2010)	
13 Townsend Street	(i) maintain the historic levels of signage on the building, in both number and placement.	
15 Townsend Street	(i) encourage the repair and reconstruction of outbuildings.	
17 Townsend Street	(i) parking should be provided to the rear of the former coach house.	Seal openings to provide airtight space inside for community use.
27 & 29 Townsend Street	(i) reinstate the verandah (completed by 2006) and maintain the house, wall and outbuildings; (ii) reinstate the original form of windows.	
Community Hall		Aim for removal of later front annexe and construct new toilets to rear.
Uniting Church, 26 Townsend Street	(i) retain the open space setting; (ii) ensure development occurs no further south than the existing building alignment.	Remove later sealer applied to external stonework and replace internal plasterwork. Remove paint finish to face brickwork.
Bridge	(ii) encourage the development of a parapet and a walkway to the western side of the bridge, of an appropriate style and materials.	

# 5. Contacts

## **Department for Environment and Water (DEW)**

Contact DEW for advice on heritage conservation, grant funding for State Heritage Places and further information regarding the Mount Torrens State Heritage Area.

**Phone:** (08) 8124 4960

**Email:** DEWHeritage@sa.gov.au

**Website:** [www.environment.sa.gov.au](http://www.environment.sa.gov.au)

## **Adelaide Hills Council**

Contact the Adelaide Hills Council for information on how to lodge a development application, and advice on fees, timeframes, documentation requirements and what constitutes 'development'.

**Phone:** (08) 8408 0400

**Email:** [mail@ahc.sa.gov.au](mailto:mail@ahc.sa.gov.au)

**Website:** [www.ahc.sa.gov.au](http://www.ahc.sa.gov.au)



**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.

**Permissive Licence**

©State of South Australia through the Department for Environment and Water. Apart from fair dealings and other uses permitted by the Copyright Act 1968 (Cth), no part of this publication may be reproduced, published, communicated, transmitted, modified or commercialised without the prior written approval of the Department for Environment and Water.

Written requests for permission should be addressed to:  
Communications Manager  
Department for Environment and Water  
GPO Box 1047 Adelaide SA 5001

© Department for Environment and Water, 2018



**Government of South Australia**  
Department for Environment  
and Water