

8.14 Mount Barker, Hack St Historic (Conservation) Zone

8.14.1 Definition of zone

The Hack Street zone includes some of the earliest cottages in Mount Barker and is based around part of the original Adelaide Road which passed through Mount Barker, as well as being adjacent to the south side of the creek. Other important streets in the zone include Mill Street, Newland Street, Albert Place and parts of Hutchinson Street and the current Adelaide Road.

The proposed Historic (Conservation) Zone is defined by figure 8.14 on the following page.



Hack St zone – Newland Street looking west towards Albert Place (Heinrich's shop)



25 Hack St

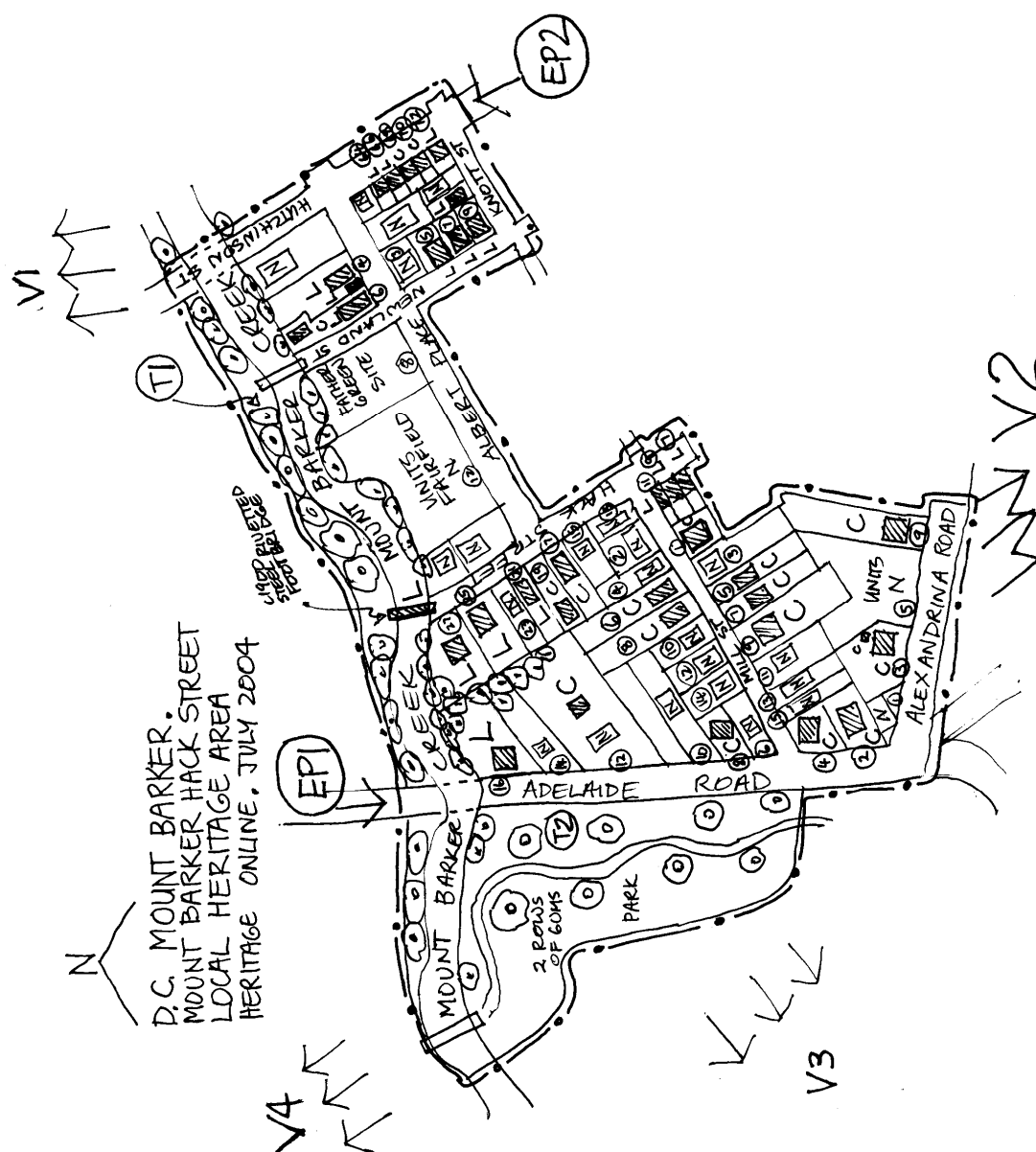


Figure 8.14 proposed Mount Barker, Hack St Historic (Conservation) Zone

8.14.2 Historical summary

The proposed Hack Street zone comprises the southern side of the creek within the original Mount Barker township plan. Development within the Hack Street zone is characterised by small early workers' cottages.



1851 map of Mount Barker township, Mortlock Library of South Australiana (C204)

Mount Barker, Hack St HCZ – Table 1

Significant historical themes & features

Theme	Description	Significant places associated with theme
Early development	The township of Mount Barker has a pre-eminent significance in the context of all towns of the Adelaide Hills. The original subdivision plan includes the proposed Hack Street zone to the south of the creek. This creek was originally called the Laratinga/Larratinga or Mount Barker Creek, and is now known as the Western Flat Creek.	<ul style="list-style-type: none"> • Original town plan of Mount Barker • Original street layouts (Mill Street not included on original plan) • Street names (note some names have been changed, including 'Adelaide Road' (now Hack Street))
Location adjacent creek & along early main road	During the 19 th century, Adelaide Road ran along what is now Hack Street, crossing the creek at the end of the Avenue of Elms (off Man Street). Small-scale residential development adjacent the main road and the creek have significant associations with the early development of Mount Barker.	<ul style="list-style-type: none"> • Large number of workers' cottages dating from 1850s-70s

Theme	Description	Significant places associated with theme
Residential character	This section of Mount Barker was subdivided as part of the original township and was settled by local workers.	<ul style="list-style-type: none"> Large number of workers' cottages dating from 1850s-70s

8.14.3 Places which reflect the historic character of the zone

Places in the zone which are either recommended for individual listing or make a contribution to the character of the zone are listed in the table below. Places are listed in address order for easy reference. In the cases of places with individual recommendations elsewhere in this report, a survey number has been included. Each place is identified as being either of state or local significance or a contributory place within the zone.

The character and integrity of the zone would be diminished by the loss of either significant or contributory places.

Mount Barker, Hack St HCZ – Table 2 **Significant & contrib. places in the zone**

	St No	Street	Town	Place name	CT	Pope rec
1017	2	Adelaide Rd	Mount Barker	House		C
1018	4	Adelaide Rd	Mount Barker	House		C
1019	8	Adelaide Rd	Mount Barker	House		C
1020	12	Adelaide Rd	Mount Barker	House to rear		C
1021	16	Adelaide Rd	Mount Barker	House, 16 Adelaide Rd	5146-284	L
1048	4	Albert Place	Mount Barker	fr Heinrich house	5109-649	L
1049	6	Albert Place	Mount Barker	fr Heinrich store & barn	5109-650	L
1050	8	Albert Place	Mount Barker	Barn	5722-690	X
1052	3	Alexandrina Rd	Mount Barker	House		C
1053	9	Alexandrina Rd	Mount Barker	House		C
1195	7	Hack Street	Mount Barker	Cottage, 7 Hack St	5183-252	L
1196	9	Hack Street	Mount Barker	Cottage, 9 Hack St	5087-501	L
1197	11	Hack Street	Mount Barker	Cottage, 11 Hack St	5454-125	L
1198	14	Hack Street	Mount Barker	Scout Hall		N
1199	17	Hack Street	Mount Barker	Cottage		C
1200	19	Hack Street	Mount Barker	Cottage		C
1201	21	Hack Street	Mount Barker	Cottage, 21 Hack St	5681-393	L
1202	25	Hack Street	Mount Barker	House, 25 Hack St	5150-697	L
1203	27	Hack Street	Mount Barker	House, 27 Hack St	5329-511	L
1204		Hack Street	Mount Barker	Hack Street Pedestrian Bridge	River reserve	L
1263	64	Hutchinson St	Mount Barker	Semi-detached cottage, 64 Hutchinson St	5492-800	L
1264	66	Hutchinson St	Mount Barker	Semi-detached cottage, 66 Hutchinson St	5087-745	L
1265	68	Hutchinson St	Mount Barker	House		C
1266	70	Hutchinson St	Mount Barker	House		C
1267	72	Hutchinson St	Mount Barker	House, 72 Hutchinson St	5798-880	L
1285	15	Knott St	Mount Barker	House, 15 Knott St	5421-690	L
1306	1	Mill St	Mount Barker	House		C
1307	5	Mill St	Mount Barker	House		C
1308	6	Mill St	Mount Barker	House		C

	St No	Street	Town	Place name	CT	Pope rec
1309	7	Mill St	Mount Barker	House		C
1310	8	Mill St	Mount Barker	House		C
1311	9	Mill St	Mount Barker	House		C
1320	2	Newland St	Mount Barker	Father Green's house - demolished during survey		X
1321	5	Newland St	Mount Barker	Cottage, 5 Newland St	5666-32	L
1322	7	Newland St	Mount Barker	Cottage, 7 Newland St	5779-10	L
1323	9	Newland St	Mount Barker	Cottage, 9 Newland St	5832-447	L

8.14.3.1 General recommendations for significant places in zone

Places of State or local heritage significance within the Historic (Conservation) Zone should:

- be retained;
- be protected;
- be conserved (where possible);
- not be altered or added to, except in ways which preserve and enhance the historic significance of the place;
- not have large or potentially-large trees planted within 10 metres of historic fabric.

Places in the State Heritage Register are protected by the *Heritage Act, 1993*, and development applications for these places will be assessed by the State Heritage Branch of the Department of Environment and Planning.

8.14.3.2 General recommendations for contributory places in zone

Contributory places in the Historic (Conservation) Zone should:

- be retained;
- be maintained and modified in ways which preserve and enhance their historic character.

8.14.4 Definition of zone character & recommendations for new development

The typical characteristics of the significant and contributory places in the zone, as well as the corresponding desirable and non-desirable features of new development within the zone, are summarised in table 8.2.

Mount Barker, Hack St HCZ – Table 3 Character assessment & analysis

Features	Existing features which contribute to the character of the historic (conservation) zone	Appropriate features for new development within the zone	Inappropriate features for the zone

Features	Existing features which contribute to the character of the historic (conservation) zone	Appropriate features for new development within the zone	Inappropriate features for the zone
Subdivision	Apart from Mill Street and the current Adelaide Road (formerly Hack Road), all of the current allotments within the proposed Hack Street zone were included on Mount Barker's original subdivision plan of 1851.	Allotments within the zone should not be further subdivided. It is preferable that all Mount Barker's original 1851 allotments (including those outside zones) are not further subdivided. Retain surviving original street names.	Avoid further subdivision, especially along the creek. Avoid development on allotments adjacent to creek.
Building types	Most of the buildings in the zone are detached mid-to-late-19 th -century workers cottages, with outstanding places including Heinrich's store and house (Albert St), and important buildings adjacent creek including 25, 27 Hack Street & 16 Adelaide Rd. The early cottages were constructed on part of original 1851 survey of Mt Barker, mostly settled by German and Irish pioneers.	Residential development comprising small-scale separate residential modules with small-scale domestic outbuildings to rear of block.	Avoid commercial and industrial development
Scale & massing	Small-scale and -size cottages• There are many excellent examples, eg. 7-11 Hack St & 5-9 Newland St.	Single-storey, small-scale, small-size separate modules. The scale and massing of 11 Hack Street or 9 Newland St is an excellent guide to appropriate scale for this area.	Avoid large-scale development and large-size buildings. Avoid joined units and attached development.
Typical residential styles	Small-scale cottages with symmetrical fronts, central front doors flanked by rectangular windows.	Free-standing single-storey small symmetrical houses are preferable.	Avoid 2-storied or more. Avoid pastiche.
Wall structure	Early local stone with some brick. Most are rendered.	Smooth-rendered finish to exterior walls	Avoid exposed modern materials such as modern bricks, or exposed brick/stone veneer.
Dressings	Generally brick dressings with some early examples having stone dressings.	Render to walls should cover dressings.	Avoid exposed (non-rendered) dressings.

Features	Existing features which contribute to the character of the historic (conservation) zone	Appropriate features for new development within the zone	Inappropriate features for the zone
Openings	<p>All windows and doors are timber with timber-frames.</p> <p>Earliest cottages have casement windows, some with multi-panes, while another common window type is double-hung sashes (some multi-paned).</p>	<p>All windows and doors should be timber with timber frames.</p> <p>Flyscreens should have simple timber frames and can be unobtrusively reinforced from behind.</p> <p>Proportions and dimensions of windows and doors should reflect existing contributory & significant (C&S) places</p> <p>Casement windows (7 & 9 Newland St) would be most appropriate.</p>	<p>No metal-framed windows. Where possible, avoid adding 'roller-shutters' or other modern window fittings to significant or contributory buildings.</p>
Roof forms	<p>Significant cottages have gable roofs with skillion additions to rear.</p>	<p>Gable roofs with skillion additions to rear are most appropriate.</p>	<p>No gablets or finials.</p> <p>Avoid 'federation' decorative features.</p> <p>Avoid complex roof structures (eg. combinations of hipped and gabled roofs).</p>
Roof materials	<p>Corrugated galvanised iron (cgi)</p> <p>Some original timber-shingle roofs survive under cgi.</p>	<p>'Heritage' corrugated galvanised iron in light to mid grey.</p> <p>Heritage cgi is preferred to Colorbond.</p>	<p>No tiles or tile-profile metal sheeting.</p>
Gutters	<p>O-gee and half-round gutters</p>	<p>Half-round gutters or small-profile o-gee gutters.</p>	<p>No fascia gutters or 'D-gutters'</p> <p>Avoid large-profile o-gee gutters on verandahs and small-scale cottages.</p>
Verandahs	<p>Most verandahs are raked, with some convex and one concave example. Most verandahs are simple, non-hipped and non-continuous examples.</p>	<p>Verandahs with simple non-continuous raked cgi roofs with timber posts and no detailing.</p>	<p>No iron-lace or iron posts</p> <p>Avoid asymmetrical verandahs</p>
Chimneys	<p>Most chimneys are red-brick with two rows of coursing near top.</p>	<p>If required, chimneys should be simple and of similar proportions to early cottages.</p>	<p>Avoid large-scale chimneys.</p>

Features	Existing features which contribute to the character of the historic (conservation) zone	Appropriate features for new development within the zone	Inappropriate features for the zone
Setbacks	Most early cottages have verandahs fronting onto the street.	New development should be set back at least 3m to allow significant places prominence (similar to 21 Hack St).	Avoid uniform setbacks when introducing new groups of houses.
Street furniture	Stobie poles with occasional attached lights. Simple metal street signs. No seating.	If adding lighting, interpretative signs or street-signs, continue existing simple examples. Seating should be simple, see <i>Gawler Street Conservation Management Plan</i> for examples.	Avoid ornate styles of street lighting, interpretative signs, street signs or seating.
Footpaths & verges	Footpaths and verges are lawn or bitumen with concrete kerbing and guttering.	Where possible, maintain current grass verges & footpaths.	Avoid using modern brick paving.
Fencing & gates	Timber picket fences (25 Hack St) and timber post-and-rail fencing are the most significant form of fencing in the zone. Some places have no fencing. In other cases, fencing is minimal and low. The buildings relate well to the street and to each other.	Where possible, all fencing facing onto street should be minimal and low. Preferred style is: <ul style="list-style-type: none"> post and rail fencing (eg. 7 Mill Street) Other possible options are simple timber pickets with timber posts, or timber posts with wire mesh infill (ie. 4 Albert Place). Preferred fencing for rear and side boundaries should be corrugated-galvanised iron (not other-profile metal sheeting). Timber lattice can be used for end panelling to verandahs. Hedges are also appropriate.	Avoid ornate or modern picket-fence styles. No bluestone, tubular-steel, cast-iron lace, exposed modern brick, masonry pillars or brush fences.
Gardens	There are few front gardens in the zone.	–	Avoid plants and structures which break the dialogue between significant / contributory buildings and street.
Driveways	Few of the early cottages have driveways. Those that do generally have gravel or compressed-earth driveways.	Prefer gravel or compressed-earth drives. Gravel should preferably be sand-stone-coloured.	Avoid grey & red gravel, & modern paving.

Features	Existing features which contribute to the character of the historic (conservation) zone	Appropriate features for new development within the zone	Inappropriate features for the zone
Carports, sheds & outbuildings	Few of the early cottages have garages or carports and all outbuildings are towards the rear.	New outbuildings should be as unobtrusive as possible. Sheds and carports should be located behind or setback from the front of the building.	No new carports or sheds to be located between buildings and street.
Trees	Existing mature trees (over 50 years old) include two rows alongside Adelaide Road (see T2), and trees and bushes alongside the creek (see T1).	Existing mature trees should be retained where possible, unless they pose a threat to the safety of people or significant fabric.	Avoid planting any trees near significant fabric.
Other features of zone	The creek is a significant feature of the zone (see following section).		



9 Newland Street, note building proportions & detailing



Hack St zone – Newland St cottages looking east



7-11 Hack Street, note building proportions & detailing



7 Mill Street, note fencing



25 Hack Street, note fencing



Contributory cottage, 8 Adelaide Road



16 Adelaide Rd



Barn, Albert Place (demolished during survey)



*fr Father Green's cottage, 2 Newland St
(demolished during survey)*

8.14.5 Landscape character

Hack Street is a vital early residential precinct of Mount Barker which has a strong relationship to the creek. The creek and its flanking vegetation provided a natural site for working-class settlers to establish their cottages, allowing them access to free water for drinking and washing. The vegetation flanking the creek provides an important aesthetic backdrop for the early workers' cottages. Another significant landscape feature of the zone is the avenue of eucalypts alongside the current Adelaide Road.

Mount Barker, Hack Street HCZ – Table 4 Landscape features within zone

No.	Location	Description	Category	Recommendations
T1	Western Flat Creek including creek-side vegetation	Creek including creek topography (creek beds, meandering route & banks), & vegetation to either side of creek (mostly European).	Topography & landscape	<ul style="list-style-type: none"> Maintain creek area by regular removal of weeds and debris
T2	Adelaide Road, reserve to W of road	Two rows of eucalypts	Significant trees	<ul style="list-style-type: none"> Retain and maintain eucalypts



Hack St zone – Adelaide Rd Reserve (T2)



Hack St zone – creek view & Hack St (T1)



Hack St zone – Creek looking east (T1)



Hack St zone – creek view (T1)



Hack St zone – creek view (T1)



Hack St zone – creek view (T1)



Hack St zone – reserve near creek



Hack St zone – Adelaide Road Reserve (T2)



Hack St zone – Adelaide Road Reserve (T2)

8.14.6 Significant views

The significant views from this zone enhance the quality of the zone.

Mount Barker, Hack St HCZ – Table 5 **Significant views from zone**

View	Position for viewing	Direction of view	Description of view	Recommendations
V1	Creek at western end of zone	W	View along creek	Revegetate both sides of creek
V2	Adelaide Rd, from reserve opposite Mill Street	NW	View towards backdrop hill (SW of Auchendarroch) including new tiered plantings of conifers & deciduous trees	Avoid subdivision and development of hill-face
V3	Hack Street, adjacent creek	N	View along avenue of historic elms (see local heritage register & MBGZ)	Retain and conserve historic avenue
V4	Hutchinson Rd at creek crossing	N	View along towards Dunn Memorial church spire	Avoid large-scale development between creek & Dunn Memorial church
V5	Hutchinson Rd at creek crossing	NE	View along creek	Revegetate alongside creek Avoid large-scale development alongside creek
V6	Adelaide Rd, from reserve opposite Mill Street	SE	View into significant stand of eucalypts at edge of MBEZ (Exhibition zone)	Maintain eucalypts

8.14.7 Sense of arrival

Due to the internal character of this zone, no outstanding entry points have been identified for this zone.

8.15 Mount Barker, Paddy's Hill Historic (Conservation) Zone

8.15.1 Definition of zone

This is a sparsely-populated section of Mount Barker which has a strong topographical character and includes the Paddy's Hill and Daddow Road Catholic precinct, and the important general cemetery on Springs Road.

The proposed Historic (Conservation) Zone is defined by figure 8.15 on the following page.



former Catholic Presbytery, Paddy's Hill Rd



Significant trees in garden of former Catholic Presbytery, Daddow Road (T8)

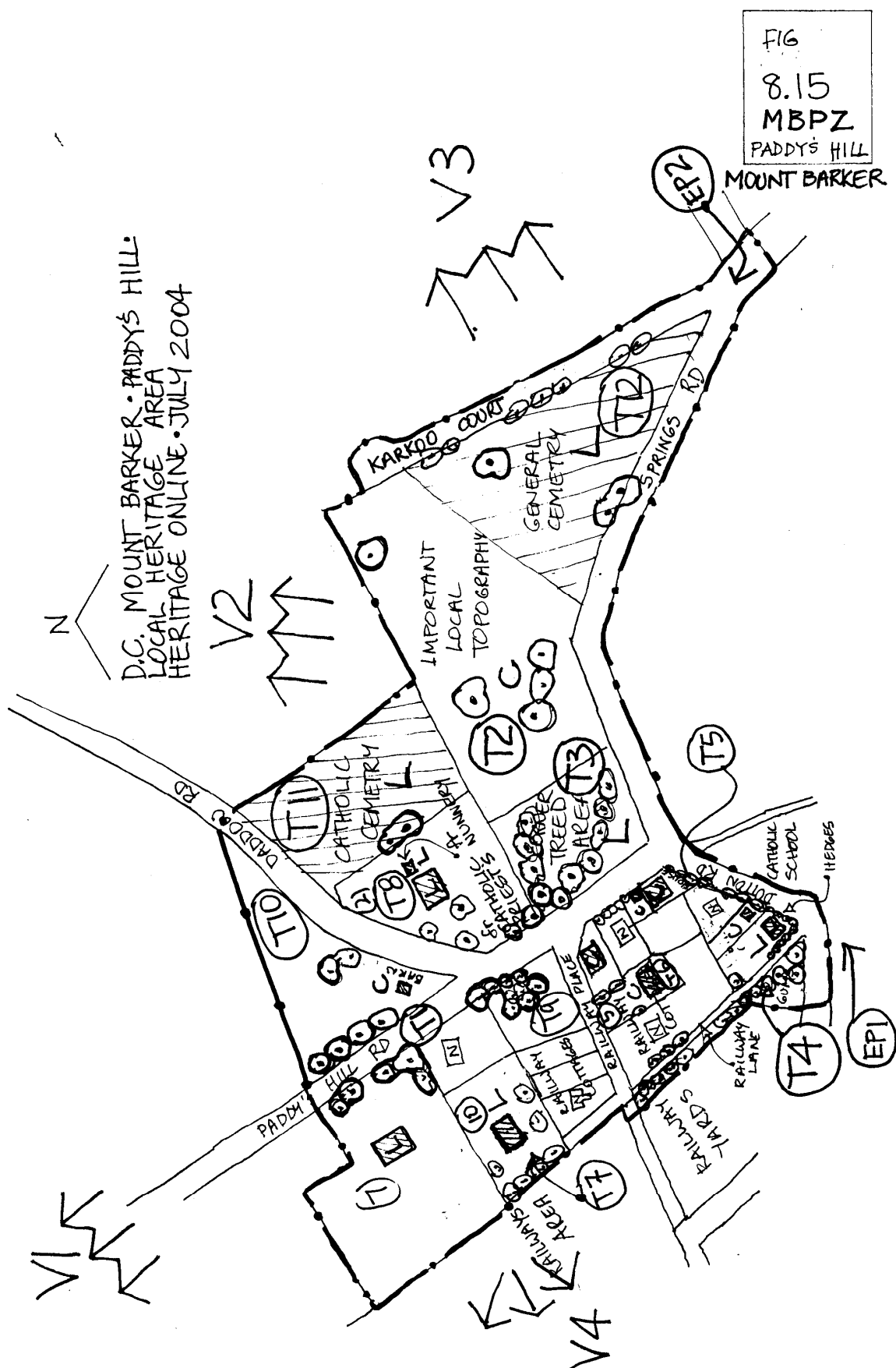


Figure 8.15 proposed Mount Barker, Paddy's Hill Historic (Conservation) Zone

8.15.2 Historical summary

This zone is particularly significant for its associations with early Catholic settlement in Mount Barker.

Mount Barker, Paddy's Hill H(C)Z – Table 1 Significant historical themes & features

Theme	Description	Significant places associated with theme
Topography	Paddy's Hill is an important landmark overlooking the town of Mount Barker, and its surviving indigenous vegetation is a significant part of the local landscape.	<ul style="list-style-type: none"> • Paddy's Hill • Indigenous bushland and trees
Religious development	Mount Barker was one of the first centres of Catholic settlement in South Australia. The first Catholic services were being held in Mount Barker by 1848, when Father O'Brien constructed two huts on Paddy's Hill, one a residence, the other a church and school. In 1869-71 a convent was constructed nearby. Later additions to the Catholic precinct included the c1880 presbytery and the large cemetery on Daddow Road. A convent and a large new church were constructed closer to the town centre in the early 20 th century.	<ul style="list-style-type: none"> • fr hut of Father O'Brien (outbuilding to rear presbytery) (c1848) • fr Catholic Presbytery, including 1848 section (1848, c1880) • fr Josephite convent (1869-71) • Catholic Cemetery
Burial places	There are two important cemeteries located in this zone.	<ul style="list-style-type: none"> • Catholic Cemetery, Daddow Rd • General Cemetery, Springs Rd

8.15.3 Places which reflect the historic character of the zone

Places in the zone which are either recommended for individual listing or make a contribution to the character of the zone are listed in the table below. Places are listed in address order for easy reference. In the cases of places with individual recommendations elsewhere in this report, a survey number has been included. Each place is identified as being either of state or local significance or a contributory place within the zone.

The character and integrity of the zone would be diminished by the loss of either significant or contributory places.

Mount Barker, Paddy's Hill H(C)Z – Table 2 Significant & contrib. places in the zone

	St No	Street	Town	Place name	CT	Pope rec
1099	(2)	Daddow Rd	Mount Barker	fr Catholic Presbytery, hut & Josephite convent	5108-664/5	L*
1100		Daddow Rd	Mount Barker	Catholic Cemetery	5108-665	L
1325	1	Paddy's Hill Rd / Dutton Rd	Mount Barker	Cottage, 1 Paddy's Hill Rd	5377-308	L
1326	(5)	Paddy's Hill Rd	Mount Barker	House		C
1327	(14)	Paddy's Hill Rd	Mount Barker	Barn (stone ruin)		C

	St No	Street	Town	Place name	CT	Pope rec
1343	1	Railway Place	Mount Barker	fr railway cottage	5094-65	C
1344	10	Railway Place	Mount Barker	fr Presbyterian Manse	5805-640	L
1348	(3)	Springs Rd	Mount Barker	House		C
1349	(7)	Springs Rd	Mount Barker	House		C
1351	(21)	Springs Rd	Mount Barker	Mount Barker Cemetery	5755-761	L

8.15.3.1 General recommendations for significant places in zone

Places of State or local heritage significance within the Historic (Conservation) Zone should:

- be retained;
- be protected;
- be conserved (where possible);
- not be altered or added to, except in ways which preserve and enhance the historic significance of the place;
- not have large or potentially-large trees planted within 10 metres of historic fabric.

Places in the State Heritage Register are protected by the *Heritage Act, 1993*, and development applications for these places will be assessed by the State Heritage Branch of the Department of Environment and Planning.

8.15.3.2 General recommendations for contributory places in zone

Contributory places in the Historic (Conservation) Zone should:

- be retained;
- be maintained and modified in ways which preserve and enhance their historic character.

8.15.4 Definition of zone character & recommendations for new development

The typical characteristics of the significant and contributory places in the zone, as well as the corresponding desirable and non-desirable features of new development within the zone, are summarised in table 3.

Mount Barker Paddy's Hill HCZ – Table 3 *Character assessment & analysis*

Features	Existing features which contribute to the character of the historic (conservation) zone	Appropriate features for new development within the zone	Inappropriate features for the zone
Subdivision	The majority of early South Australian towns were based on Light's original plan for Adelaide, namely with a central section surrounded by parklands beyond which were any suburbs. The Paddy's Hill zone acts as a vital 'parkland' area overlooking Mount Barker. It provides significant open	Current allotments within the Zone should not be subdivided.	Avoid further subdivision of current allotments and open space. Avoid development of significant rural and community open spaces.

Features	Existing features which contribute to the character of the historic (conservation) zone	Appropriate features for new development within the zone	Inappropriate features for the zone
	spaces and vegetation on a hillside which is a visual landmark to the town, and which provides 'lungs' for NE Mount Barker. The open space is a combination of unsubdivided rural land and large landscaped community cemeteries. The scattered development in the zone is mostly associated with the Catholic church, or with the railways.		
Building types, scale & massing	The most significant buildings in the zone are associated with the Catholic church, namely the original convent and priest's hut which is now part of the fine Priest's House on Daddow Rd. Most other buildings in the zone are residential, with some domestic outbuildings and a contributory early barn. All residences are free-standing, with the two manses being two-level buildings and other houses being single-storey.	Due to the significant landmark and open space character of this zone, we recommend that no new allotments are added or developed. Where possible, we recommend that no new development takes place on existing open space, especially in the case of corner blocks and on the hill face. Additions and outbuildings to existing buildings should be unobtrusive with a neutral visual effect.	Avoid any new development in this zone. Avoid large-scale development and large-size buildings of any kind. Avoid joined units and attached development.
Setbacks	Hill-face open space including cemeteries and rural land are the major feature of this zone. The few residences within the zone are set back behind gardens.	Infill development adjacent to contributory or local buildings should have the same or greater set back as neighbouring contributory or local development.	Where possible no new houses or groups of houses should be introduced.
Typical residential styles	The two manses are mid to late 19 th -century with simple Colonial styling. Later contributory railway cottages are mostly Federation or later Residences are all free-standing.	No new development is recommended. Additions should be in scale and set-back behind existing places.	Avoid 2-storied or more.
Wall structure	The majority of significant and contributory buildings are constructed of stone (some painted or rendered). There is also one contributory brick house.	We recommend new development within the Zone have smooth-rendered finish to exterior walls.	Avoid exposed modern materials such as modern bricks, or exposed brick/stone veneer.

Features	Existing features which contribute to the character of the historic (conservation) zone	Appropriate features for new development within the zone	Inappropriate features for the zone
Dressings	Buildings generally have red-brick dressings.	For new masonry buildings, render to walls should cover dressings.	Avoid exposed (non-rendered) dressings on masonry buildings.
Openings	Windows and doors are timber with timber-frames. Most places have double-hung sash windows	All windows and doors should be timber with timber frames. Flyscreens should have simple timber frames and can be unobtrusively reinforced from behind. Proportions and dimensions of windows and doors should reflect existing contributory & significant (C&S) places.	No metal-framed windows. Where possible, avoid adding 'roller-shutters' or other modern window fittings to significant or contributory buildings.
Roof forms	Most buildings have hipped roofs with a few gabled examples, especially to outbuildings. Additions to rear generally have skillion roofs.	Simple gable roofs with similar scale and proportions to existing comparable building types is most appropriate.	No gablets or finials. Avoid 'federation' decorative features. Avoid complex roof structures (eg. combinations of hipped and gabled roofs).
Roof materials	Corrugated galvanised iron (cgi).	'Heritage' corrugated galvanised iron unpainted or in light to mid grey. Heritage cgi is preferred to Colorbond.	No tiles or tile-profile metal sheeting.
Gutters	O-gee and half-round gutters.	Half-round gutters or small-profile o-gee gutters.	No fascia gutters or 'D-gutters' Avoid large-profile o-gee gutters on verandahs and small-scale cottages.
Verandahs	The Priest's house has a concave balcony roof, with the brick house on Railway Place having a bull-nose verandah.	Verandahs with simple non-continuous raked cgi roofs with timber posts and no detailing.	No iron-lace or metal posts. Avoid unsymmetrical verandahs. Avoid gablets.
Chimneys	Typical chimneys are constructed of red-brick with coursing to top.	If required, new chimneys should be simple, rendered, and of similar proportions to 19 th -century houses.	Avoid large-scale chimneys.

Features	Existing features which contribute to the character of the historic (conservation) zone	Appropriate features for new development within the zone	Inappropriate features for the zone
Street furniture	Simple metal street signs. Street lights are fluoros attached to Stobie poles.	Current street-signs and street lights are appropriate. Where public seating is required, prefer simple timber benches.	Avoid large-scale obtrusive street lights. Avoid ornate styles of interpretative signs, street signs or seating.
Footpaths & verges	Footpaths and verges are generally gravel, compressed earth or grass without kerbing.	Where possible, maintain rural character of zone by continuing existing roadsides.	Avoid using modern brick paving.
Fencing & gates	The main forms of contributory fencing in the zone are: <ul style="list-style-type: none"> • hedges • timber post and wire • timber post & wire-mesh (1920s) 	Where fencing is required, preferred styles are: <ul style="list-style-type: none"> • square timber posts with wire strands • hedges If using metal sheeting for rear and side boundaries, prefer corrugated-galvanised iron (not other-profile metal sheeting).	Avoid ornate or modern picket-fence styles. No bluestone, cast-iron lace, exposed modern brick, masonry pillars or brush fences.
Driveways	Existing driveways are generally gravel and compressed earth. Some bitumen has also been used.	Prefer gravel & compressed earth drives. Gravel should preferably be warm sand-stone-coloured (see Catholic manse).	Avoid red gravel, & modern paving.
Carports, sheds & outbuildings	Historically, outbuildings were towards the rear.	Sheds and carports should be located behind or setback from the front of the building.	No new carports or sheds to be located between buildings and street.
Gardens	Some gardens have long driveways with established introduced trees and remnant gums. There are several significant gardens in this zone (see table 4 below).	Garden beds which adjoin significant fabric should be planted away from the fabric of significant buildings.	Avoid plants and structures which break the dialogue between significant / contributory buildings and street. Gardens, including garden beds and creepers, should not be established adjacent to fabric of significant or contributory buildings.
Trees	There are many significant trees in the zone, most of which are described in table 4 below.	Where possible, retain and maintain significant trees.	Avoid planting trees near significant fabric.

8.15.5 Landscape character

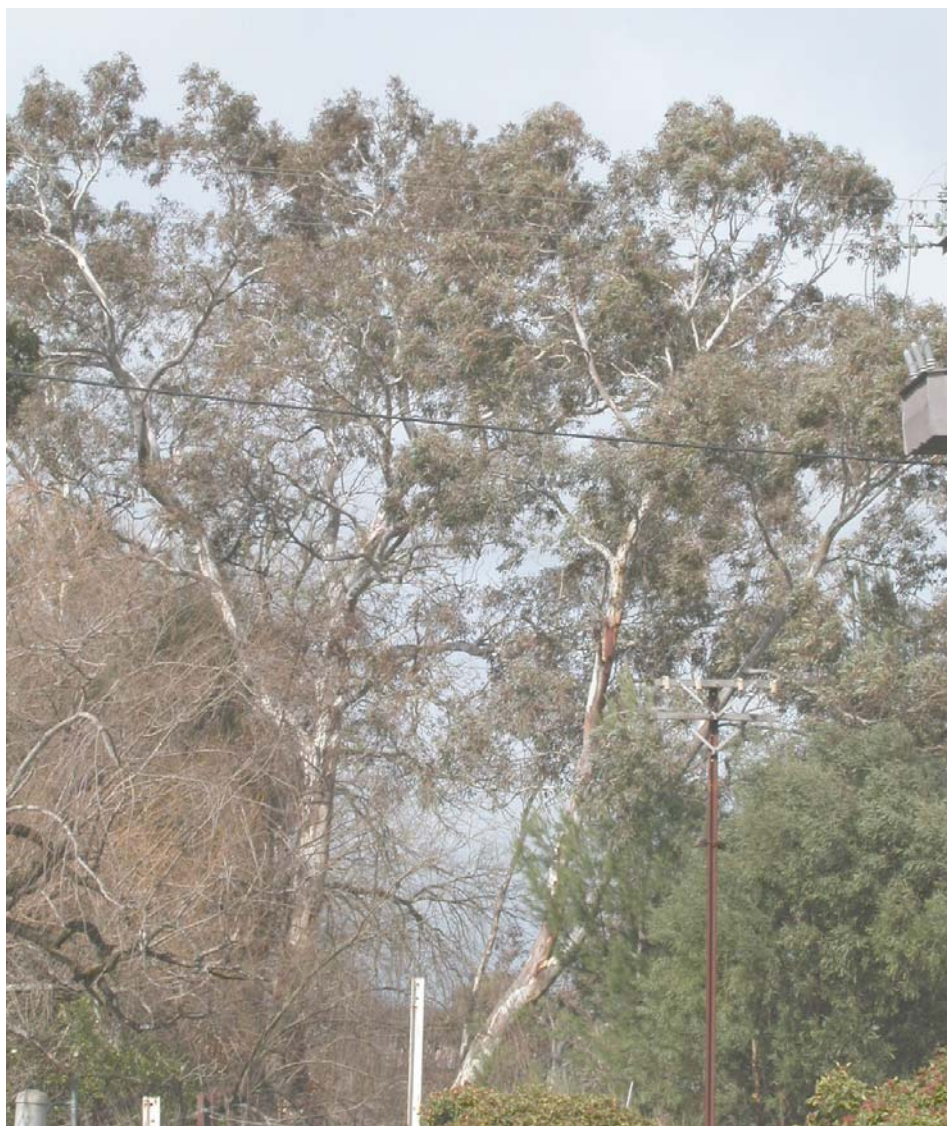
The character of this zone is defined by its outstanding landscape qualities, especially its location on the picturesque hills behind the township, and the many substantial and significant gum trees. The distinctive landscape characteristics of the zone are further described in the following table.

Mount Barker Paddy's Hill HCZ – Table 4 Landscape features within zone

No.	Location	Description	Category	Recommendations
T1	Paddy's Hill Rd	Mature eucalypts alongside Paddy's Hill Road	Significant trees	<ul style="list-style-type: none"> Retain & maintain mature trees
T2	Springs Rd, north side adjacent cemetery	Hillside with scattered mature eucalypts	Topography / Significant trees	<ul style="list-style-type: none"> Avoid subdivision Retain & maintain mature trees
T3	Springs Rd / Paddy's Hill Rd	Area of dense trees in significant corner location	Topography / Significant trees	<ul style="list-style-type: none"> Retain & maintain mature trees
T4	Dutton Rd / Railway Lane	Small group of indigenous trees	Significant trees	<ul style="list-style-type: none"> Retain & maintain mature trees
T5	Dutton Rd	Road-side hedges including trees between 1 & 7 Dutton Rd	Significant hedge	<ul style="list-style-type: none"> Where possible, retain & maintain hedge
T6	5 Railway Place	Woodland hills garden of no. 5 Railway Place including trees and flowering shrubs	Landscape	<ul style="list-style-type: none"> Where possible, retain woodland garden
T7	10 Railway Place	Woodland hills garden of former Presbyterian manse including significant trees	Landscape / Significant Trees	<ul style="list-style-type: none"> Where possible, retain and maintain woodland garden & significant trees
T8	fr Catholic Presbytery & convent	Remnant eucalypts on hill	Significant trees / Topography	<ul style="list-style-type: none"> Retain & maintain significant trees
T9	NW corner of Railway Place & Paddy's Hill Rd	Open pasture land including significant eucalypts	Significant trees / Topography	<ul style="list-style-type: none"> Retain as unsubdivided open space Retain & maintain significant trees
T10	N corner of Daddow Road & Paddy's Hill Rd	Open pasture land including stone shed & significant indigenous trees	Significant trees / Topography	<ul style="list-style-type: none"> Retain as unsubdivided farmland Retain & maintain significant trees
T11	Catholic Cemetery, Daddow Road	Open space comprising historic gravestones & fencing and including some significant indigenous trees	Topography / Significant trees	<ul style="list-style-type: none"> Retain as unsubdivided cemetery land Where possible, retain & maintain significant trees
T12	General Cemetery, Springs Road	Open space comprising historic gravestones & fencing and including some significant indigenous trees	Topography / Significant trees	<ul style="list-style-type: none"> Retain as unsubdivided cemetery land Where possible, retain & maintain significant trees



Looking down Railway Place from no. 5 towards T3



Looking towards T3



Mature trees at corner of Springs & Dutton Terrace (T3)



View along Railway Place from no. 10 towards T4



Looking towards T4 & railway shed from Railway Place



Railway Lane (T4)



Hedges & trees between 1 & 7 Dutton Rd (T5)



Garden of 5 Railway Place (T6)



Garden of 5 Railway Place (T6)



Trees along boundary of no. 10 Railway Place (T7)



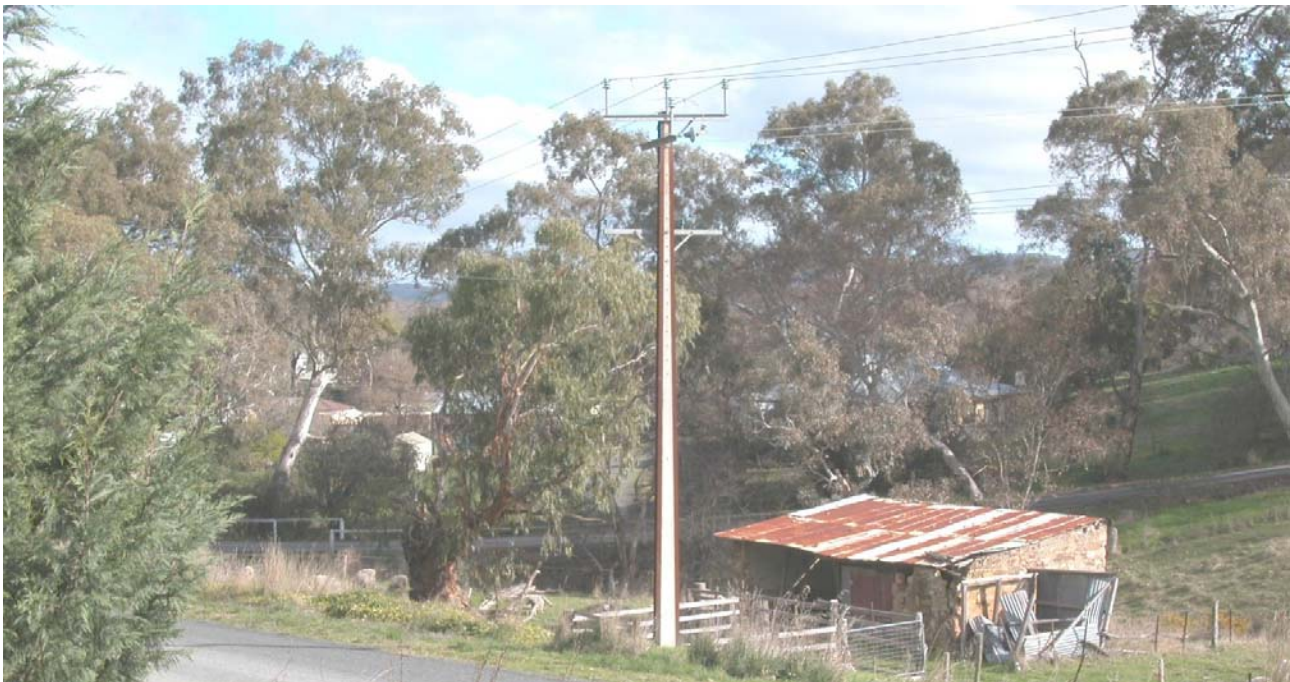
Significant trees in garden of fr Catholic Presbytery (T8)



Garden of fr Catholic Presbytery (T8)



Looking E from corner of Daddow Road & Paddy's Hill Rd (T9)



View from Priest's House, Daddow Rd (T10 & V4)



Catholic Cemetery (T11) with significant trees in background (T8)



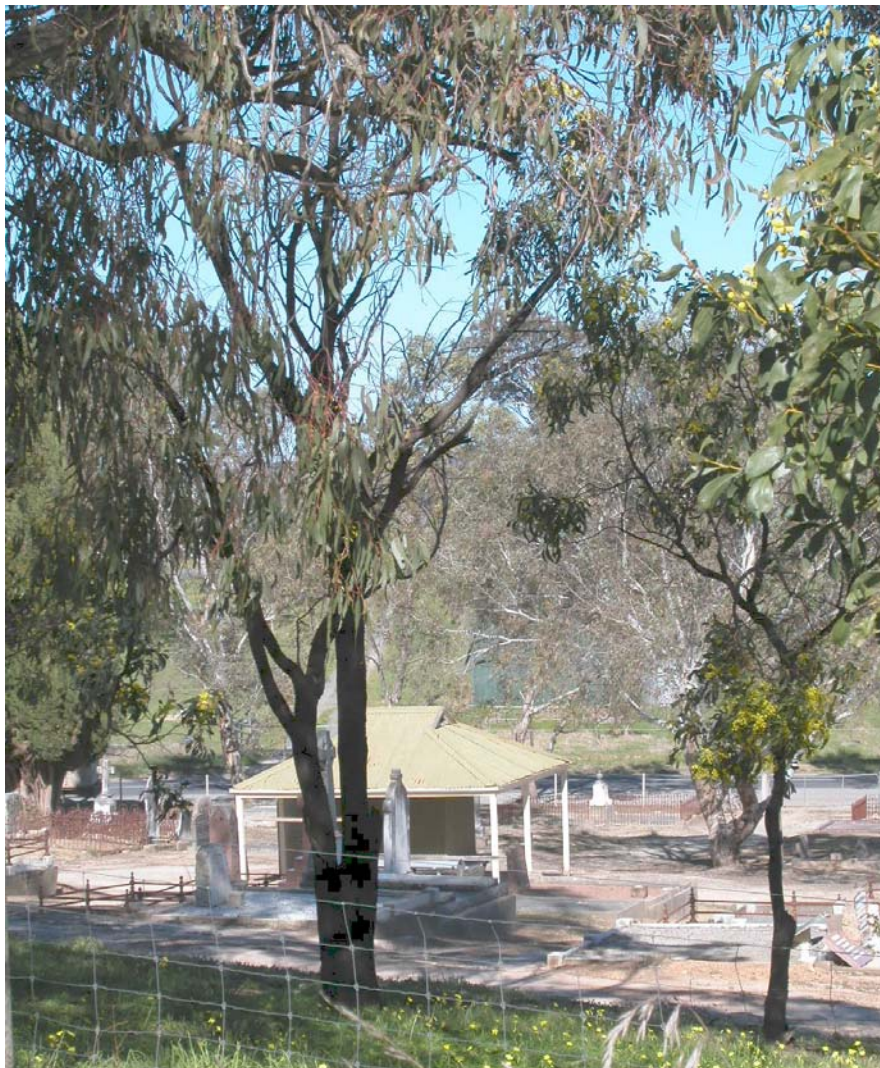
View from Catholic Cemetery (T11, T8 & V4)



Catholic Cemetery (T11)



Catholic Cemetery (T11)



General Cemetery from Karkoo Court (T12)



General Cemetery from Karkoo Court (T12)

8.15.6 Significant views

The significant views from this zone contribute to the strong sense of place within the zone as well as providing an important enhancing backdrop for the zone.

Mount Barker Paddy's Hill HCZ – Table 5 Significant views from zone

View	Position for viewing	Direction of view	Description of view	Recommendations
V1	Paddy's Hill Rd	NW	View up steep hill including backdrop of gum trees	<ul style="list-style-type: none"> • Retain & maintain mature trees
V2	Springs Rd	N	View up hillside with scattered gums	<ul style="list-style-type: none"> • Avoid subdivision • Retain & maintain mature trees
V3	Springs Rd nr Cemetery	NE	View towards farmland with scattered gum trees	<ul style="list-style-type: none"> • Retain & maintain mature trees
V4	Daddow Rd	W	View across zone to distant gum-studded hills	<ul style="list-style-type: none"> • Retain & maintain mature trees



Hill with scattered gums (V1)



General Cemetery (T12), Springs Road with view behind (V3)

8.15.7 Sense of arrival

The most significant qualities of this zone are its landscape and topography.

Mount Barker Paddy's Hill HCZ – Table 6 Significant Entry Points

No.	Road	Direction	Feature to left	Feature to right	Vista
EP1	Dutton Rd / Railway Lane	from W	Group of gum trees (T4)	–	Densely-treed area (T3, see above)
EP1	Springs Rd	from E	–	General Cemetery	Sparsely-wooded hillside (T2)



Entrance to zone (EP1)

8.16 Mount Barker West Historic (Conservation) Zone

8.16.1 Definition of zone

The proposed Mount Barker West lies to the south-west of Adelaide Road between Hill Street and Hawthorn Road, and includes development along both sides of Cherington and Canberra Streets.

The proposed Historic (Conservation) Zone is defined by figure 8.16 on the following page.



Hilton House, 2 Hawthorn Road, 2004 [Hilton House was demolished by current owners during survey]

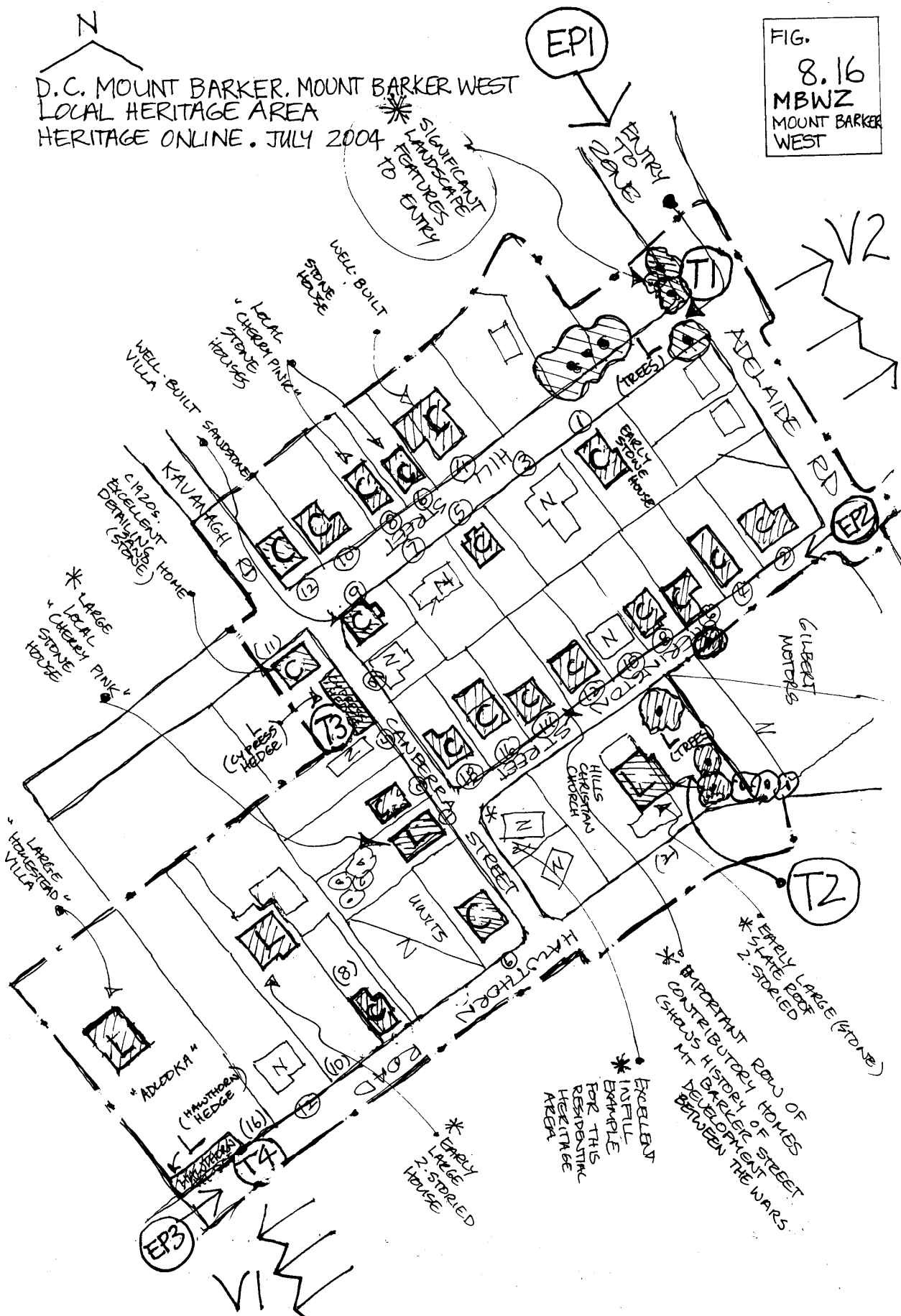


Figure 8.16 proposed Mount Barker West Historic (Conservation) Zone

8.16.2 Historical summary

The proposed Mount Barker West zone comprises a section of good quality residential development with a high integrity. The earliest building in the zone was the former Hilton Chalet estate, now the Hills Christian Church. The early appearance of this zone can be seen in the following picture.



1910 View of Mount Barker West from Adelaide Road with Hawthorn Rd to RHS and Hilton House (2 Hawthorn Rd) in foreground, note hedges, fencing and trees.

[Hilton House was demolished by current owners during survey]

from National Trust of SA 2001, *Then & Now – photographic Mount Barker*, p 31

Mount Barker West H(C)Z – Table 1 Significant historical themes & features

Theme	Description	Significant places associated with theme
Residential development	The key house in the zone is the prominent house at (2) Hawthorn Rd. The former 'Hilton Chalet' (now the Hills Christian Church) is a fine Georgian House of c1860. The rest of the residential development in the Mount Barker West zone comprises good quality medium to large-scale residential development dating from the late 19 th and early 20 th centuries.	<ul style="list-style-type: none"> • Larger houses along Hawthorn Road, namely nos (2), (10a) & 16 • Medium-sized residential development along Cherington and Hill Streets
Construction methods	The predominant building material in this zone is stone, with several special examples being constructed of local 'cherry pink' stone. There are also several sandstone houses.	<ul style="list-style-type: none"> • 'Cherry pink' houses at 1 Canberra St, and 6 & 8 Hill Street • Fine sandstone residences at (10a) Hawthorn Rd, 9 Hill Street, etc. • Slate roof at 2 Hawthorn Rd

8.16.3 Places which reflect the historic character of the zone

Places in the zone which are either recommended for individual listing or make a contribution to the character of the zone are listed in the table below. Places are listed in address order for easy reference. In the cases of places with individual recommendations elsewhere in this report, a survey number has been included. Each place is identified as being either of state or local significance or a contributory place within the zone.

The character and integrity of the zone would be diminished by the loss of either significant or contributory places.

Mount Barker West H(C)Z – Table 2 Significant & contributory places in the zone

	St No	Street	Town	Place name	CT	Pope rec
1079	1	Canberra St	Mount Barker	House, 1 Canberra St	5207-91	L
1080	3	Canberra St	Mount Barker	House		C
1082	2	Cherington St	Mount Barker	House		C
1083	4	Cherington St	Mount Barker	House		C
1084	6	Cherington St	Mount Barker	House		C
1085	8	Cherington St	Mount Barker	House		C
1087	12	Cherington St	Mount Barker	House		C
1088	14	Cherington St	Mount Barker	House		C
1089	16	Cherington St	Mount Barker	House		C
1090	18	Cherington St	Mount Barker	House		C
1216	2	Hawthorn Rd	Mount Barker	Hilton House - demolished during survey	5450-711	X
1217	6	Hawthorn Rd	Mount Barker	House		C
1218	10	Hawthorn Rd	Mount Barker	House		C
1219	(10a)	Hawthorn Rd	Mount Barker	House		C
1220	14	Hawthorn Rd	Mount Barker	Adlooka - house & hedge	5478-413	L
1223	1	Hill St	Mount Barker	House		C
1224	4	Hill St	Mount Barker	House		C
1225	5	Hill St	Mount Barker	House		C
1226	6	Hill St	Mount Barker	House		C
1227	8	Hill St	Mount Barker	House		C
1228	9	Hill St	Mount Barker	House		C
1229	10	Hill St	Mount Barker	House		C
1230	11	Hill St	Mount Barker	House		C
1231	12	Hill St	Mount Barker	House		C

8.16.3.1 General recommendations for significant places in zone

Places of State or local heritage significance within the Historic (Conservation) Zone should:

- be retained;
- be protected;
- be conserved (where possible);
- not be altered or added to, except in ways which preserve and enhance the historic significance of the place;
- not have large or potentially-large trees planted within 10 metres of historic fabric.

Places in the State Heritage Register are protected by the *Heritage Act, 1993*, and development applications for these places will be assessed by the State Heritage Branch of the Department of Environment and Planning.

8.16.3.2 General recommendations for contributory places in zone

Contributory places in the Historic (Conservation) Zone should:

- be retained;
- be maintained and modified in ways which preserve and enhance their historic character.


8.16.4 Definition of zone character & recommendations for new development

Table 3 summarises the typical characteristics of the significant and contributory places in the zone, as well as the corresponding appropriate and inappropriate features for new development within the zone.

Mount Barker West HCZ – Table 3 *Character assessment & analysis*

Features	Existing features which contribute to the character of the historic (conservation) zone	Appropriate features for new development within the zone	Inappropriate features for the zone
Subdivision	The subdivision of Mount Barker West was completed by 1920.	Current allotments within the Zone should preferably not be subdivided.	Avoid further subdivision of current allotments. Avoid development of significant community open spaces.
Building types, scale & massing	All development in this zone is originally residential. The crown of the zone is the two-storey residence at (2) Hawthorn Road. Apart from that, all houses are single-storey – a few, such as Adlooka & 10 Hawthorn Rd, with lofts and/or cellars.	This zone should remain as a residential zone. New developments and additions should be unobtrusive with a neutral visual effect. New residential development should comprise single-storey separate residential modules with domestic outbuildings to rear of block.	Avoid large-scale commercial and industrial development. Avoid large-scale residential development and large-size buildings. Avoid joined units and attached development.
Setbacks	Most residences are set back behind gardens. Setbacks are generally irregular.	Infill development adjacent to local or contributory buildings should have the same or greater set back as neighbouring local or contributory development.	Avoid uniform setbacks when introducing new groups of houses.
Typical residential styles	Apart from (2) Hawthorn Rd, most of the residential development in the Zone is late 19 th century or early 20 th century with late-Victorian or Federation styling. Residences are all free-standing.	Free-standing single-storey houses with simple detailing and proportions are preferable.	Avoid 2-storied or more. Avoid pastiche.
Wall structure	A significant feature of this zone is the use of local cherry-pink stone for walls. There are also other stone buildings, some brick buildings and several rendered examples.	We recommend new development within the Zone have smooth-rendered finish to exterior walls.	Avoid exposed modern materials such as modern bricks, or exposed brick/stone veneer.

Features	Existing features which contribute to the character of the historic (conservation) zone	Appropriate features for new development within the zone	Inappropriate features for the zone
Dressings	Buildings generally have red-brick dressings (some rendered or painted).	For new masonry buildings, render to walls should cover dressings.	Avoid exposed (non-rendered) dressings on masonry buildings.
Openings	All windows and doors are timber with timber-frames. Houses have double-hung sash windows.	All windows and doors should be timber with timber frames. Flyscreens should have simple timber frames and can be unobtrusively reinforced from behind. Proportions and dimensions of windows and doors should reflect existing contributory & significant (C&S) places.	No metal-framed windows. Where possible, avoid adding 'roller-shutters' or other modern window fittings to significant or contributory buildings.
Roof forms	Most buildings have hipped roofs with a few gabled examples. Additions to rear generally have skillion roofs. Several of the houses have more complex roof structures, with front facing gables and hipped roofs.	Simple gable roofs with similar scale and proportions to existing comparable building types is most appropriate.	
Roof materials	The main roof material is corrugated galvanised iron (cgi) with some tiled examples. The most significant building, (2) Hawthorn Rd, has a slate roof.	'Heritage' corrugated galvanised iron unpainted or in light to mid grey. Heritage cgi is preferred to Colorbond.	No tile-profile metal sheeting.
Gutters	O-gee, half-round & 'D' gutters.	Half-round gutters are preferable for new development. Existing places should use period-appropriate gutters.	No fascia gutters.
Verandahs	Verandahs are generally either raked or bullnose. Good examples of verandahs have timber posts. Some later places have cast-iron detailing, and the house at 9 Hill Street has cast-iron posts.	Verandahs with simple non-continuous raked cgi roofs with timber posts and no detailing.	No modern metal posts to verandahs. Avoid gablets.
Chimneys	Typical chimneys are constructed of red-brick, some with staggered coursing to top. Some are painted or rendered.	If required, new chimneys should be simple, rendered, and of similar proportions to 19 th -century houses.	Avoid large-scale chimneys.

Features	Existing features which contribute to the character of the historic (conservation) zone	Appropriate features for new development within the zone	Inappropriate features for the zone
Street furniture	Simple metal street signs. Street lights are generally fluoros attached to Stobie poles.	Existing street-signs are appropriate. Fluoro street lights are adequate.	Avoid large-scale obtrusive street lights. Avoid ornate styles of interpretative signs, street signs or seating.
Footpaths & verges	Footpaths and verges are generally lawn or gravel, most with concrete kerbing and guttering.	Where possible, continue existing footpaths and kerbing.	Avoid using modern brick paving.
Fencing & gates	<p>The main forms of contributory fencing in the zone are:</p> <ul style="list-style-type: none"> • hedges • timber post with wire mesh (see below) • pickets (see 1 Canberra St or 9 Hill St)  <p><i>Good example of 1920s post & wire-mesh fence, 3 Kia ora St Mt Barker</i></p>	<p>Where fencing is required, preferred styles are:</p> <ul style="list-style-type: none"> • hedges • timber post with wire mesh • period-appropriate pickets for existing buildings (1 Canberra St, 9 Hill St) <p>If using metal sheeting for rear and side boundaries, prefer corrugated-galvanised iron (not other-profile metal sheeting).</p>	<p>Avoid ornate or modern picket-fence styles.</p> <p>No bluestone, cast-iron lace, exposed modern brick, masonry pillars or brush fences.</p>
Driveways	Most driveways are gravel, with some use of bitumen.	<p>Where possible, prefer gravel drives. Gravel should preferably be sand-stone-coloured.</p> <p>For 20th-century contributory places where paving is preferred, suggest 150 by 150 terracotta pavers.</p>	Avoid coloured gravel
Carports, sheds & outbuildings	Historically, outbuildings were towards the rear.	Sheds and carports should be located behind or setback from the front of the building.	No new carports or sheds to be located between buildings and street.

Features	Existing features which contribute to the character of the historic (conservation) zone	Appropriate features for new development within the zone	Inappropriate features for the zone
Gardens	Most gardens have front lawn with shrubs, conifers & deciduous trees.	Garden beds which adjoin significant fabric should be planted away from the fabric of significant buildings.	Avoid plants and structures which break the dialogue between significant / contributory buildings and street. Gardens, including garden beds and creepers, should not be established adjacent to fabric of significant or contributory buildings.
Trees	There are several significant trees and hedges in this zone. These are described in table 4 below.	Where possible, retain and maintain significant trees and hedges.	Avoid planting trees near significant fabric.



Looking SW along Cherington St from Canberra Street, note street trees & grass verges



View down Hill Street, note street trees



9 Hill Street, note picket fence & fine cast-iron verandah detailing



Contributory houses along Hill Street



Hawthorn Road, note timber post-&-wire fence



Adlooka, Hawthorn Road, note quality of detailing



Contributory house at 8 Hill Street, note cherry-pink stonework

8.16.5 Landscape character

This is a residential zone, with domestic hedges and gardens forming the landscape character together with a few surviving mature eucalypts. These are further described in the following table.

Mount Barker West HCZ – Table 4 Landscape features within zone

No.	Location	Description	Category	Recommendations
T1	Adelaide Road / Hill Street	Significant mature deciduous trees (mostly ash trees) at entry point to zone (EP1), on both Adelaide Rd & the top of Hill Street	Significant trees	<ul style="list-style-type: none"> • Retain and maintain significant trees
T2	2 Hawthorn Rd	Significant mature deciduous trees adjacent road and within garden of 2 Hawthorn Rd, esp. along NE boundary	Significant trees	<ul style="list-style-type: none"> • Retain and maintain significant trees
T3	Canberra St, side of (11) Hill Street	Significant cypress hedge alongside property of no. 11 Hill Street	Significant hedge	<ul style="list-style-type: none"> • Where possible, retain and maintain significant hedge
T4	(16) Hawthorn Rd	Significant hawthorn hedge to front of Adlooka	Significant hedge	<ul style="list-style-type: none"> • Where possible, retain and maintain significant hedge



Row of ash trees along Adelaide Rd, T1



T2- Trees in garden of 2 Hawthorn Rd (house demolished during survey), 2004



Trees at entrance to Hawthorn Rd (T2), 2004



View along Canberra Street from no. 1 including cypress hedge (T3)



Hedge to front of Adlooka (T4), Hawthorn Road

8.16.6 Significant views

This zone lies on the edge of the town of Mount Barker, and views to the S to SW show the first areas to be squatted in the district.

Mount Barker West HCZ – Table 5 Significant views from zone

View	Position for viewing	Direction of view	Description of view	Recommendations
V1	Hawthorn Rd	SW	View of pastured hills with scattered mature eucalypts	<ul style="list-style-type: none"> • Avoid subdivision and development of this significant landscapes. • Retain and maintain existing mature indigenous trees
V2	Adelaide Rd	N to E	Panoramic view of ridge with mature trees, especially eucalypts (Cornerstone College grounds to left end of view)	<ul style="list-style-type: none"> • Avoid subdivision and development of this significant landscapes. • Retain and maintain existing mature trees, especially indigenous
V3	Hill Street / Kavanagh Rd	W to SW	View of distant ridge with mature eucalypts	<ul style="list-style-type: none"> • Avoid subdivision and development of this significant landscapes. • Retain and maintain existing mature indigenous trees



Looking NE from 12 Cherington St with V2 (significant gums in Cornerstone College) in background



View towards NE side of Adelaide Rd (V2)



View along Adelaide Rd with mature ash trees to RHS (T1) and edge of V2



Mature eucalypts at entry of Cornerstone College, part of V2



View of distant treed ridge (V3)

8.16.7 Sense of arrival

The significant entry points are described in the following table.

Mount Barker West HCZ – Table 6 Significant Entry Points

No.	Road	Direction	Feature to left	Feature to right	Vista
EP1	Hill Street (from Adelaide Rd)	from NE	Significant trees (T1)	Significant trees (T1)	Contributory development along Hill Street
EP2	Cherington Street (from Adelaide Rd)	from NE	–	Row of contributory houses	1 Canberra Street
EP3	Hawthorn Rd	from SW	Significant hawthorn hedge in front of Adlooka	–	Contributory development along Hill Street



Entrance to Hill St from Adelaide Rd (EP1)



Entrance to Cherington St from Adelaide Rd (EP2)

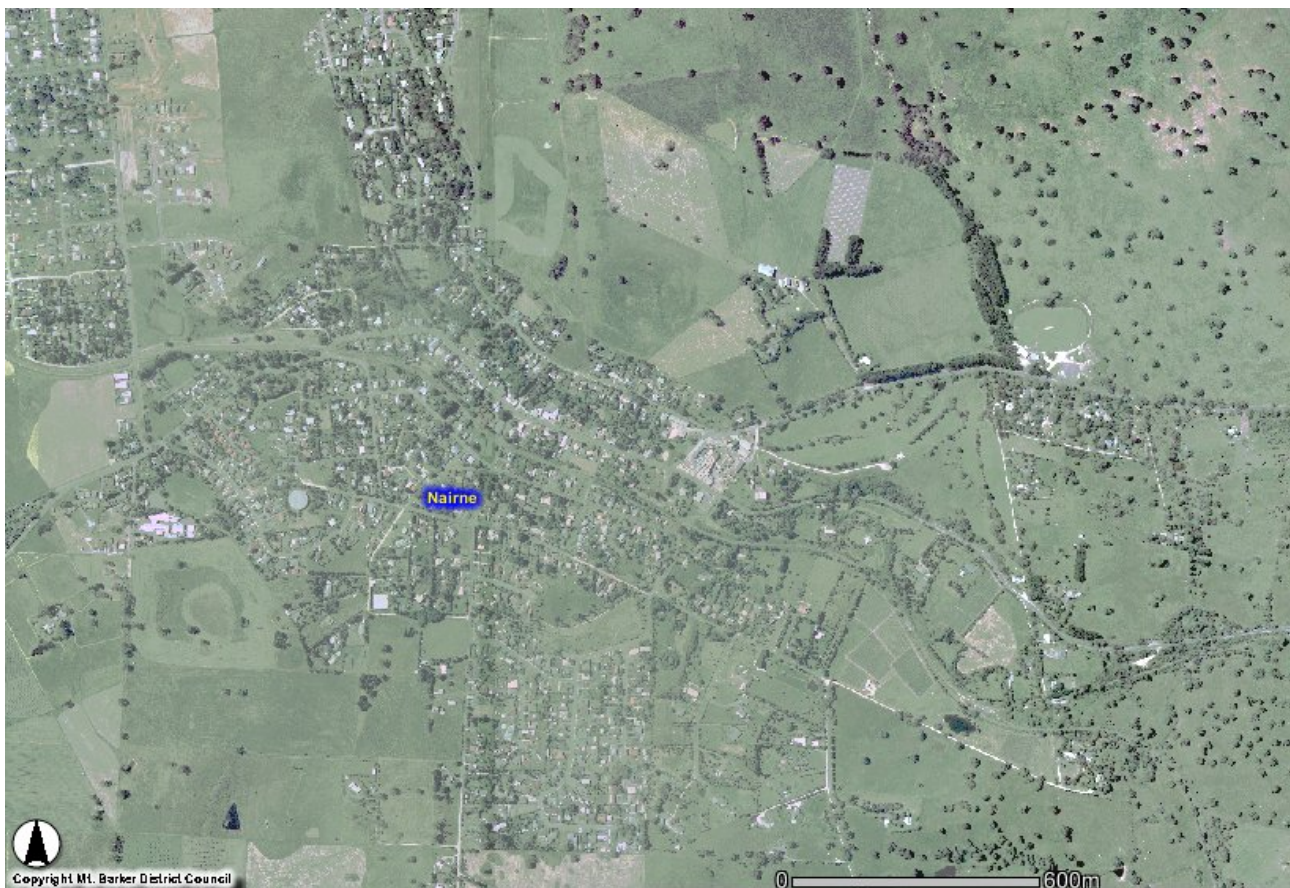


1 Canberra Street from NE (EP2)

8.17 Nairne Historic (Conservation) Zone

8.17.1 Definition of zone

The proposed Nairne Historic (Conservation) Zone includes the development to both sides of the Main Road from the railway station in the west to the Chapman's factory in the east. It also includes some of the development along North Road and Edinburgh Street. The core of the town includes many buildings of an exceptional integrity, and this central part of Nairne has been proposed as a State Heritage Area (see section 6.6). The proposed Historic (Conservation) Zone proposed by section 8.17, includes the significant residential development which surrounds the town centre, as well as the significant railway precinct.



Aerial photograph of Nairne

The proposed Nairne Historic (Conservation) Zone is defined by figure 8.17 on the following page.

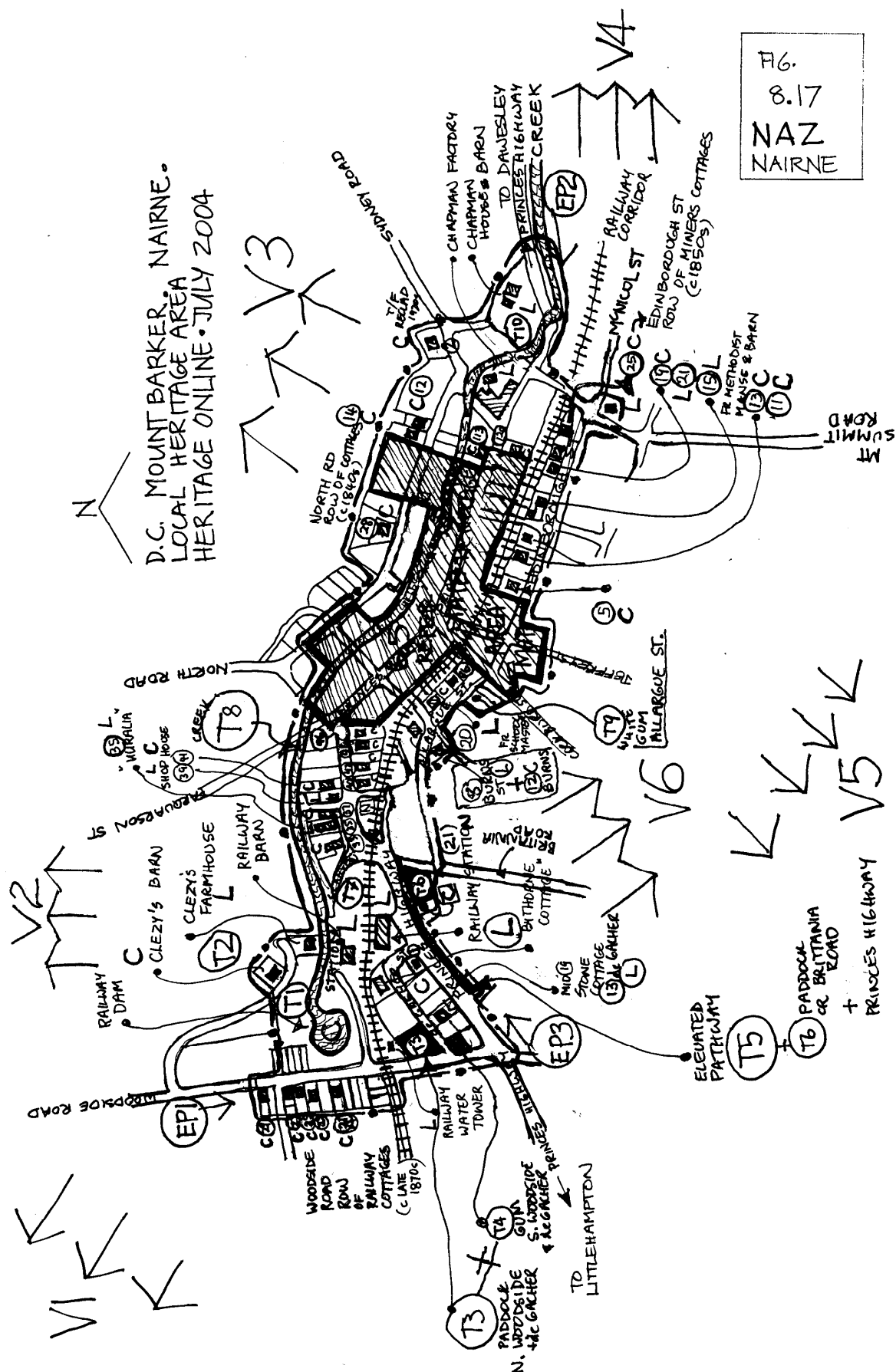


Figure 8.17 *proposed Nairne Historic (Conservation) Zone*

8.17.2 Historical summary

Nairne is significant as the earliest registered township in South Australia, for its high quality buildings, and the high integrity it has retained. It has also retained its position as a significant township, and supported significant industries, commercial and community development. The historical summary below refers to the themes of special significance to the zone, excluding the core of the town which has been recommended as a State Heritage Area (see section 6.6).

Nairne H(C)Z – Table 1

Significant historical themes & features

Theme	Description	Significant places associated with theme
Original town plan, earliest in South Australia.	Sections 5201-03 were purchased by Matthew Smillie in 1839, and by 23 November of the same year he had advertised town allotments for sale in the <i>Register</i> . ¹³ Nairne was the first rural town to be officially registered in South Australia.	<ul style="list-style-type: none"> • Original town plan • Original street names • Nairne Creek
Early methods of design and construction	Nairne contains a large proportion of mid-19 th -century buildings constructed of local stone.	<ul style="list-style-type: none"> • 1850-60s cottages on North Road, Allargue Street, Edinburgh Street, etc • Bythorne Cottage, 6 De Gacher St • fr Clezy farmhouse, Daniel Court • Barn's at 15 Edinburgh St & Daniel Court • Railway cottages, station & shed • Uuralia, 35 Princes Highway • Shop, 39 Princes Highway
Industry	The most prominent 20 th -century industry in the town was smallgoods manufacturing. After Timmens closed his tannery in 1877, the building was converted by George Chapman to his first Bacon factory. Chapman later shifted east to the current Chapman's precinct. Chapmans became a major Australian producer of small-goods.	<ul style="list-style-type: none"> • Chapman's factory (1899)
Railway	The railway arrived in Nairne in 1883, at which time the town was the end of the line until the extension to Murray Bridge was completed. The advent of the railway brought a new influx of residents to Nairne, with many new cottages being erected to house them. At the time it arrived, property prices doubled. The railway continued to be significant until the mid 1950s.	<ul style="list-style-type: none"> • Railway station & cottages • Water tank at railway station • Railway reservoir • Late C19 and early C20 railway cottages
Residential	By the 1850s and 60s, Nairne boasted several side-streets of residential development. The number of houses increased markedly after the advent of	<ul style="list-style-type: none"> • C19 houses and cottages on North Road, Allargue Street, De Gacher St, Edinburgh Street, Woodside Rd, etc

¹³ Manning, Geoffrey H 1990, *Manning's Place Names of South Australia*, p 221.

Theme	Description	Significant places associated with theme
	the railway in 1883. Prominent residences in the Zone include Uralia and the former Clezy farmhouse. Another special feature of the Zone is the relatively large number of mid-19 th -century workers' cottages.	<ul style="list-style-type: none"> • fr Clezy farmhouse, Daniel Court • Railway cottages • Uralia, 35 Princes Highway

8.17.3 Places which reflect the historic character of the zone

Places in the zone either recommended for individual listing or make a contribution to the character of the zone are listed in the table below. Places are listed in address order for easy reference. In the cases of places with individual recommendations elsewhere in this report, a survey number has been included. Each place is identified as being either of state or local significance or a contributory place within the zone.

The character and integrity of the zone would be diminished by the loss of either significant or contributory places.

Nairne H(C)Z – Table 2

Significant & contributory places in the zone

	St No	Street	Town	Place name	CT	Pope rec
1472	16	Allargue St	Nairne	House (1940s)		C
1473	20	Allargue St	Nairne	fr schoolmasters' residence	5867-818	L
1477	8	Burns St	Nairne	Cottage & outbuilding, 8 Burns St	5131-328	L
1478	(12)	Burns St	Nairne	House (late C19)		C
1480	5	Daniel Court	Nairne	Clezy's barn & stables	5558-23	L
1481	6	Daniel Court	Nairne	Clezy's farmhouse	5558-10	L
1483	1	De Gacher St	Nairne	House		C
1484	6-8	De Gacher St	Nairne	Bythorne Cottage & outbuilding	5718-991	L
1485	13	De Gacher St	Nairne	Cottage, 13 De Gacher St	5679-250	L
1489	5	Edinburgh St	Nairne	Cottage		C
1490	11	Edinburgh St	Nairne	Cottage (stone, C19)		C
1491	13	Edinburgh St	Nairne	House		C
1492	15	Edinburgh St	Nairne	House & barn, fr Methodist manse	5426-405	L
1493	(19)	Edinburgh St	Nairne	Cottage (stone)		C
1494	21	Edinburgh St	Nairne	Cottage, 21 Edinborough St	5251-471	L
1495	27	Edinburgh St	Nairne	Cottage (stone)		C
1500		Farquharson St	Nairne	Cemetery & tree	5735-860	L
1504		Jenner St	Nairne	Railway cottage		C
1510		McNicol Lane	Nairne	McNicol Cottage	5725-666	L
1514	12	North Rd	Nairne	Cottage, 12 North Rd	5543-728	L
1515	14	North Rd	Nairne	Cottage		C
1519	26	North Rd	Nairne	Cottage		C
1525	(13)	Princes Hwy	Nairne	Cottage		C
1526	(21)	Princes Hwy	Nairne	fr Railway Station, attached cottages, shed & water tank	2648-18	L*
1527	(30)	Princes Hwy / Britannia Rd	Nairne	House (c1920s Tudor)		C
1528	33	Princes Hwy	Nairne	House & pottery studio		C
1529	35	Princes Hwy	Nairne	Uralia	5134-994	L

	St No	Street	Town	Place name	CT	Pope rec
1530	37	Princes Hwy	Nairne	House		C
1531	39	Princes Hwy	Nairne	detached shop, 39 Princes Hwy	5298-230	L
1532	40	Princes Hwy	Nairne	Railway cottage		C
1533	41	Princes Hwy	Nairne	House		C
1534	42	Princes Hwy	Nairne	Cottage		C
1535	44	Princes Hwy	Nairne	Cottage		C
1536	46	Princes Hwy	Nairne	House (stone)		C
1577	113	Princes Hwy	Nairne	Shop & residence		C
1578	114	Princes Hwy	Nairne	Pair of shops		C
1579	118	Princes Hwy	Nairne	Paired Cottages	5416-470	L
1580	120	Princes Hwy	Nairne	House (Haine)		C
1581	121	Princes Hwy	Nairne	Chapmans factory	5677-429 5648-436	L
1582	(125)	Princes Hwy	Nairne	House & barn, Chapman's Hill	5570-991	L
1588	2	Sydney Rd	Nairne	Cottage (c1920s timber-frame)		C
1593	21a	Woodside Rd	Nairne	House		C
1594	25	Woodside Rd	Nairne	House		C
1595	27	Woodside Rd	Nairne	House		C
1596	29	Woodside Rd	Nairne	Nackara Cottage		C
1597		Woodside Rd	Nairne	Railway dam		C

8.17.3.1 General recommendations for significant places in zone

Places of State or local heritage significance within the Historic (Conservation) Zone should:

- be retained;
- be protected;
- be conserved (where possible);
- not be altered or added to, except in ways which preserve and enhance the historic significance of the place;
- not have large or potentially-large trees planted within 10 metres of historic fabric.

Places in the State Heritage Register are protected by the *Heritage Act, 1993*, and development applications for these places will be assessed by the State Heritage Branch of the Department of Environment and Planning.

8.17.3.2 General recommendations for contributory places in zone

Contributory places in the Historic (Conservation) Zone should:

- be retained;
- be maintained and modified in ways which preserve and enhance their historic character.

8.17.4 Definition of zone character & recommendations for new development

The typical characteristics of the significant and contributory places in the zone, as well as the corresponding desirable and non-desirable features of new development within the zone, are summarised in table 3.

Nairne HCZ – Table 3 Character assessment & analysis

Features	Existing features which contribute to the character of the historic (conservation) zone	Appropriate features for new development within the zone	Inappropriate features for the zone
Subdivision	Nairne was the first town outside of Adelaide to be registered. Its plan is one of the oldest in South Australia and is of outstanding significance because of its age and eccentricity. The plan is much less regular than the majority of later SA towns. It not only follows the creek and provides a grid of allotments adjacent to the main road, but it also includes a number of curves and crescents, only some of which relate to the topography. This plan was soon modified and added to, as the allotments to the E of Thomas Street (ie. tannery and Chapman's precinct) and N of North Rd (12-24 North Rd) were not included in the original plan, yet were developed by the early 1850s. Important surviving features of the original plan are the alignment of the main road, the surviving street names (North Rd, West Terrace, Junction, Burns, Allargue, Leith, Cockburn, Edinburgh, Easter, Jeffrey & Farquharson, Streets).	Allotments within the Zone should not be further subdivided. Where possible, new development should be in existing allotments outside of the proposed State Heritage Zone and Historic (Conservation) Zone. It is preferable that original allotments outside the Zone are not further subdivided. Retain original street names.	Avoid further subdivision, especially along the creek. Avoid development on allotments adjacent to creek (see recommendations for landscape features).
Building types, scale & massing	The majority of development in the proposed zone is small-scale residential, with only one two-storey house and two large barns.	New developments and additions should be unobtrusive with a neutral visual effect. Residential development should comprise single-storey small-scale separate residential modules with small-scale domestic outbuildings to rear of block.	Avoid large-scale development. Avoid new development adjacent to creek. Avoid joined units and attached development.
Setbacks	Most residences are set back 4–10m from street behind front gardens.	New development should have similar setbacks to neighbouring significant or contributory buildings.	Avoid development adjacent to creek.

Features	Existing features which contribute to the character of the historic (conservation) zone	Appropriate features for new development within the zone	Inappropriate features for the zone
Typical residential styles	The majority of significant residential development in the Zone is mid-to-late 19 th -century with simple Colonial styling. Residences are generally free-standing symmetrical cottages. There are no significant Federation residences in the Zone.	Free-standing single-storey small houses with simple detailing and proportions are preferable.	Avoid 2-storied or more. Avoid 'High Victorian' or 'Federation' design or detailing. Avoid pastiche.
Wall structure	The majority of significant and contributory buildings are constructed of local stone, with many being painted or rendered.	New development should have smooth-rendered finish to exterior walls	Avoid exposed modern materials such as modern bricks, or exposed brick/stone veneer.
Dressings	The earliest buildings have stone dressings, with later buildings having brick dressings, some rendered.	Render to walls should cover dressings.	Avoid exposed (non-rendered) dressings for new development.
Openings	All windows and doors are timber with timber-frames. The majority of buildings in the zone have double-hung sash windows (some multi-paned).	All windows and doors should be timber with timber frames. Flyscreens should have simple timber frames and can be unobtrusively reinforced from behind. Proportions and dimensions of windows and doors should reflect existing contributory & significant (C&S) places.	No metal-framed windows. Where possible, avoid adding 'roller-shutters' or other modern window fittings to significant or contributory buildings.
Roof forms	Cottages generally have hipped roofs. Additions to rear generally have skillion roofs.	Simple gable roofs with similar scale and proportions to existing residential development in Zone.	No gablets or finials. Avoid 'federation' decorative features. Avoid complex roof structures (eg. combinations of hipped and gabled roofs).
Roof materials	The main roofing material in the zone is corrugated galvanised iron (cgi)	'Heritage' corrugated galvanised iron unpainted or in light to mid grey. Heritage cgi is preferred to Colorbond.	No tiles or tile-profile metal sheeting.

Features	Existing features which contribute to the character of the historic (conservation) zone	Appropriate features for new development within the zone	Inappropriate features for the zone
Gutters	O-gee and half-round gutters	Half-round gutters or small-profile o-gee gutters.	No fascia gutters or 'D-gutters' Avoid large-profile o-gee gutters on verandahs and small-scale cottages.
Verandahs	Verandahs are generally raked or concave. Most verandahs are simple, non-continuous ('broken-backed') examples. Good examples of verandahs have timber posts with no detailing.	Verandahs with simple, non-continuous raked or concave cgi roofs with timber posts and no detailing.	No iron-lace or metal posts. Avoid unsymmetrical verandahs. Avoid gablets.
Chimneys	Most chimneys are red-brick with coursing near top.	If required, chimneys should be simple, rendered, and of similar proportions to early cottages.	Avoid large-scale chimneys.
Street furniture	Simple metal street signs. Street lights are unobtrusive late c20 functional lights attached to Stobie-poles.	Street-signs and simple functional lighting should remain as existing. Lighting of railway precinct and creek is highly recommended. Public seating should be simple timber benches, current examples in Junction Street are appropriate. Interpretative signs to be of simple metal design. Suggest rectangular shape supported by round galvanised iron posts. Suggest colour-scheme of navy-blue background with off-white writing	Avoid large-scale obtrusive street lights. Avoid ornate styles of interpretative signs, street signs or seating.
Footpaths & verges	Footpaths and verges are generally bitumen or gravel with concrete kerbing and guttering.	Where possible, retain the established rural character of roadside. Where necessary, the use of concrete kerbing and guttering, and bitumen paths is preferable to more urban use of paving and concrete slabs.	Avoid using modern brick paving.

Features	Existing features which contribute to the character of the historic (conservation) zone	Appropriate features for new development within the zone	Inappropriate features for the zone
Fencing & gates	<p>Historically, fencing in Nairne has been relatively unobtrusive. Many places in the Zone have no fencing, especially along the main street. In other cases, fencing is minimal and low. The buildings relate well to the street and to each other.</p> <p>The main forms of contributory fencing in the zone are:</p> <ul style="list-style-type: none"> • timber post and wire • low hedges 	<p>Where possible, all fencing facing onto street should be minimal and low.</p> <p>Where fencing is required, preferred styles are:</p> <ul style="list-style-type: none"> • timber posts with wire mesh infill • low hedges <p>Preferred fencing for rear and side boundaries is corrugated-galvanised iron (not other-profile metal sheeting).</p>	<p>Avoid ornate or modern picket-fence styles.</p> <p>No bluestone, tubular-steel, cast-iron lace, exposed modern brick, masonry pillars or brush fences.</p>
Driveways	Driveways are generally gravel or compressed-earth.	Prefer gravel or compressed-earth drives. Gravel should preferably be sand-stone-coloured.	Avoid modern paving.
Carports, sheds & outbuildings	There are few existing garages or carports in the Zone and all outbuildings are towards the rear.	New outbuildings should be as unobtrusive as possible. Sheds and carports should be located behind or setback from the front of the building.	No new carports or sheds to be located between buildings and street.
Gardens	Most gardens have lawns with shrubs, trees and low hedges. Many residences are close to street and have gardens to rear.	–	<p>Avoid plants and structures which break the dialogue between significant / contributory buildings and street.</p> <p>Gardens, including garden beds and creepers, should not be established adjacent to fabric of significant or contributory buildings.</p>
Trees	Significant trees in the Zone are generally located adjacent to creek, and are assessed in table 4 below.	<p>Existing remnant gums and indigenous plants should be retained where possible, unless they pose a threat to the safety of people or significant fabric.</p> <p>Prefer indigenous species for new plantings.</p>	Avoid planting any trees near significant fabric.

Features	Existing features which contribute to the character of the historic (conservation) zone	Appropriate features for new development within the zone	Inappropriate features for the zone
Other features of zone	<p>The railway precinct and railway corridor, together with the parallel creek (described below), define the zone.</p> <p>Another defining feature of the zone is the hill above Chapmans factory (see T3).</p> <p>The most prominent surviving industrial complex in Nairne is the Chapman's factory.</p>	<p>The railway precinct (dam and paddocks) should remain as unsubdivided land. Compatible uses include grazing land, or a public recreation area including indigenous revegetation.</p> <p>The Chapman's factory buildings would be an ideal location for an interpretative museum, and could be used to house significant collections such as the engines owned by the Adelaide Hills Motor Restorers Club.</p>	



View from Clezy's Hill towards North Road & Princes Highway, 2004 (V6)



Railway precinct, c21 Princes Highway



fr Clezy Barn, Daniel Court



former manse & barn, 15 Edinburgh St



fr schoolmasters' residence, 20 Allargue St



Cottage, 12 North Rd, 2004

8.17.5 Landscape character

The Nairne Creek, railway precinct and railway corridor forms are unifying features of this zone, with significant hills at either end of the main street, and mature trees making a significant contribution to its landscape qualities.

Nairne HCZ – Table 4 Landscape features within zone

No.	Location	Description	Category	Recommendations
T1	Woodside Rd	Railway-precinct dam in paddock	Topography	<ul style="list-style-type: none"> • Retain and maintain dam and open pastureland
T2	Clezy's Hill	Hill overlooking railway precinct including Clezy's farm building & remnant mature eucalypts	Topography & significant trees	<ul style="list-style-type: none"> • Avoid further subdivision of hill-face above railway precinct
T3	Woodside Rd / De Gacher St, N corner	Paddock, significant remnant farmland / open space	Topography	<ul style="list-style-type: none"> • Where possible, retain as open space / farmland
T4	Woodside Rd / De Gacher St, S corner	Significant mature eucalypt	Significant tree	<ul style="list-style-type: none"> • Where possible, retain and maintain significant tree • Avoid damage to significant tree • Avoid construction of any buildings adjacent to or beneath this significant tree
T5	S side of Princes Highway between Market Place & Britannia St	Elevated pathway above and alongside Princes Highway, including trees & shrubs	Landscape	<ul style="list-style-type: none"> • Where possible, retain and maintain landscaped pathway
T6	Princes Highway / Britannia Rd	Open pastureland including significant mature eucalypt	Topography & Significant tree	<ul style="list-style-type: none"> • Where possible, retain and maintain significant tree. • Retain paddock as open space / farmland
T7	c21 Princes Highway	Railway station garden including mature trees and landscaping	Landscape & Significant trees	<ul style="list-style-type: none"> • Where possible, retain and maintain significant trees and garden.
T8	Nairne Creek	Creek including creek topography (creek beds, meandering route & banks), & vegetation to either side of creek, especially significant mature indigenous trees.	Topography, landscape & significant trees	<ul style="list-style-type: none"> • Retain and maintain mature indigenous trees • Revegetate along creek with appropriate indigenous species • Where possible, restore creek which is currently incorporated into the Chapman's factory site infrastructure. Where practicable, remove concrete culverts, drains, and revegetate with indigenous plants • Maintain creek including removal of debris & weeds • Monitor and prevent pollution

No.	Location	Description	Category	Recommendations
T9	Allargue St, opposite no. 16	Mature gum tree	Significant tree	<ul style="list-style-type: none"> Where possible, retain and maintain significant tree.
T10	Chapman's Hill (Hill behind Chapman's factory)	Hill overlooking entry to Nairne including Chapman's factory, slaughter-yards, house & barn.	Topography	<ul style="list-style-type: none"> Avoid subdivision of this landmark hill.



View from Woodside Road towards railway precinct, 2004 (T1, V2 & EP1)



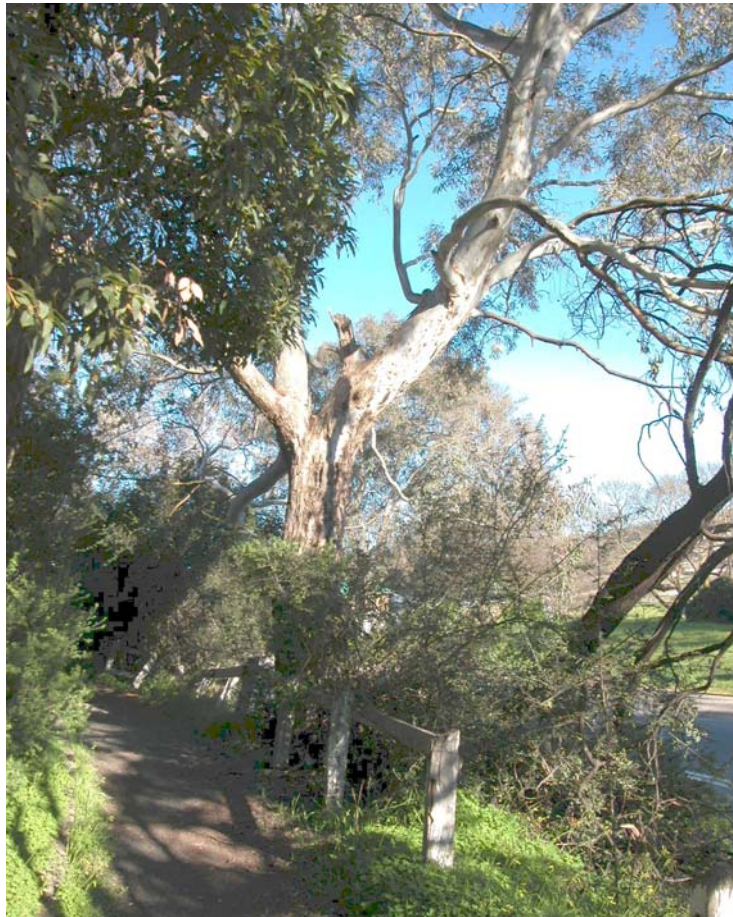
Clezy's Hill & barn (T2)



Tree on S corner of Woodside Rd & De Gacher St (T4)



Paddock on N corner of Woodside Rd & De Gacher St (T3)



Pathway above Princes Highway (T5)



View from pathway above Princes Highway (T5) towards 1 De Gacher St



View of paddock and significant tree, Princes Highway / Britannia Rd (T6)



View towards railway station garden (T7)



Railway station garden (T7 & EP1)



View of Nairne Creek looking east from Thomas Street, 2004 (T8)



Tree opposite 16 Allargue Street (T9)

8.17.6 Significant views

The significant views from this zone contribute to the strong sense of place within the zone as well as providing an important enhancing backdrop for the zone.

Nairne HCZ – Table 5 Significant views from zone

View	Position for viewing	Direction of view	Description of view	Recommendations
V1	Princes Hwy / Britannia Rd pathway	NW	Backdrop of trees	<ul style="list-style-type: none"> • Avoid subdivision and development of this significant view. • Where possible, retain & maintain trees
V1	Railway station	N	Backdrop of trees including cemetery	<ul style="list-style-type: none"> • Retain & maintain trees
V2	Woodside Rd	SE	Backdrop of trees beyond railway station	<ul style="list-style-type: none"> • Retain & maintain trees

View	Position for viewing	Direction of view	Description of view	Recommendations
V3	Allargue Street	N to NW	View towards backdrop hills with scattered mature indigenous trees	<ul style="list-style-type: none"> • Avoid subdivision and development of these significant landscapes. • Where possible, revegetate areas with River Red Gums and other suitable local indigenous species.
V4	Princes Highway, bridge at eastern end	NE	View of creek and creek-side vegetation	<ul style="list-style-type: none"> • Maintain creek area, including removal of weeds & debris, and pollution monitoring • Where necessary, revegetate along creek with appropriate species



View of distant gums from Princes Highway with 13 De Gacher Street in foreground (V1 & EP3)



View of Clezy's Hill from rear of Bythorne, De Gacher Street (V2)



View from railway line showing former school in foreground and V3 to rear



Looking SW from behind Chapman's factory with View 4 to rear (T10, EP2, V5)



View from Woodside Road towards railway precinct, 2004 (V6 & EP1)

8.17.7 Sense of arrival

Nairne HCZ – Table 6 Significant Entry Points

No.	Road	Direction	Feature to left	Feature to right	Vista
EP1	Woodside Rd	from N	Railway precinct dam, Clezy's farmhouse & Hill (T1 & T2)	Late-19 th -century cottages	Railway precinct
EP2	Princes Highway	from E	–	Chapman factory & hill (T4)	View of significant buildings along Princes Highway
EP3	Princes Highway	from W	Railway station	–	Shop at 39 Princes Hwy



Railway station, (21) Princes Highway, 2004 (EP1)



Station precinct, (21) Princes Highway (EP1)



Woodside Road, 2004 (EP1)



Chapman's factory (EP2)



39 Princes Highway (EP3 Vista)

8.18 Paechtown Historic (Conservation) Zone

8.18.1 Definition of zone

The proposed Paechtown Historic (Conservation) Zone comprises a small group of buildings and landscaping along a section of Paechtown Road which became known as Paechtown. The proposed Zone is defined by figure 8.18 on the following page.

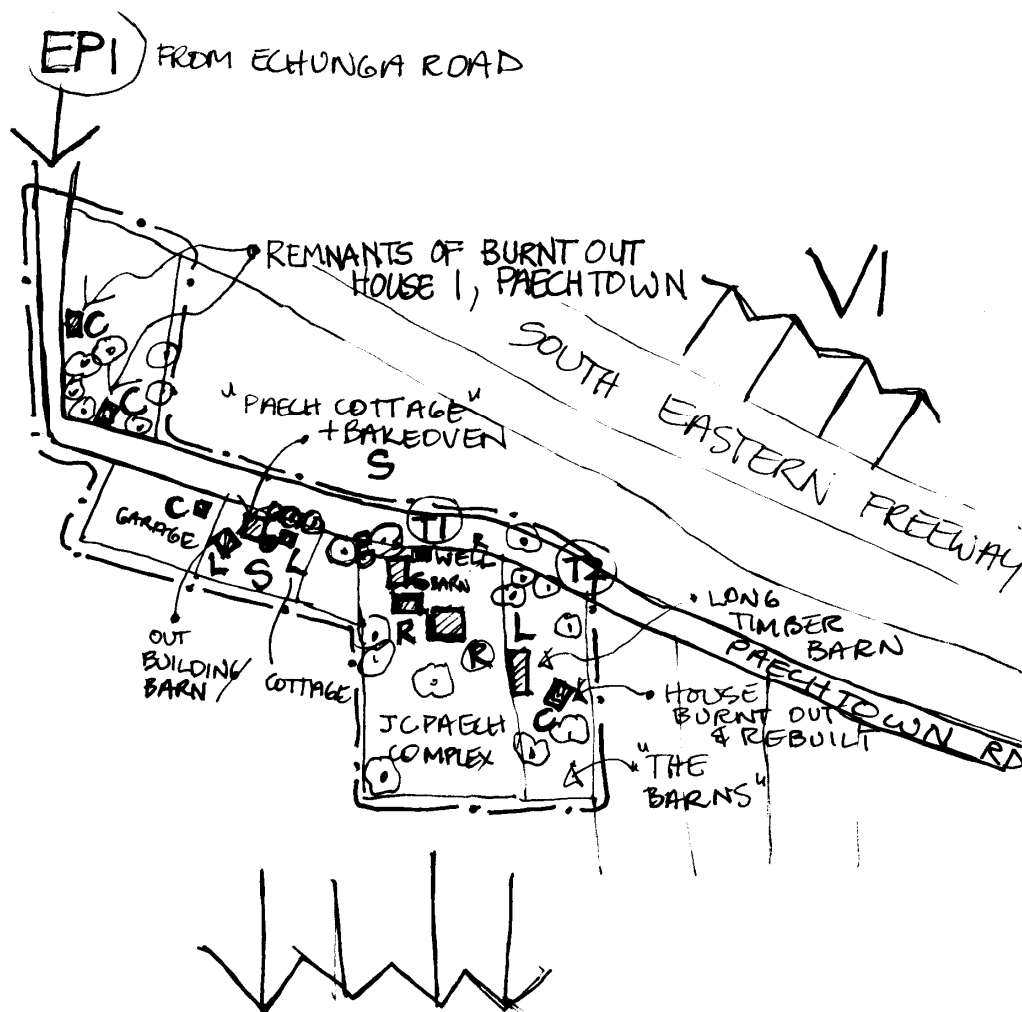


Paechtown, looking towards Paech Cottage (N) from S end of zone (EP1)



Paechtown, looking towards JC Paech's house from his former barn

FIG.
8.18
PAZ
PACHTOWN



N
D.C. MOUNT BARKER
PACHTOWN
LOCAL HERITAGE AREA
HERITAGE ONLINE • AUGUST 2004

Figure 8.18 proposed Paechtown Historic (Conservation) Zone

8.18.2 Historical summary

Paechtown is distinguished by its strong German character. Alongside Hahndorf itself, this is the most important German precinct in the Mount Barker district, and one of the most significant in the State. Despite having been badly damaged by fire in the 1983 Ash Wednesday fires, the settlement has emerged as a German phoenix from the ashes, and still retains excellent examples of a variety of different traditional construction techniques and materials, as well as distinctive German design. The significant themes of the zone are described in more detail in the following table.

Paechtown H(C)Z – Table 1 Significant historical themes & features

Theme	Description	Significant places associated with theme
Paech family	The Paech family made a significant impact on the landscape of Hahndorf. Not only did several members settle and construct buildings in the town of Hahndorf, but others founded the settlements of Friedrichstadt and Paechtown. Friedrichstadt came first, with Johann Friedrich Paech having purchased 13 sections of land in 1846, and establishing his own farm in what has become Friedrichstadt. In 1853, he sold part of his holding including section 3916 to Johann Christian Paech, and it was he who subsequently established Paechtown. In the same year, Christian subdivided part of his land, and sold some to other members of his family. At this time, Johann Gottlob Paech purchased blocks 9 & 13 on which he constructed Paech Cottage.	<ul style="list-style-type: none"> • Paech Cottage, fr JG Paech house & bake-oven (c1853) • fr JC Paech's house, barn & outbuilding (c1853)
German cultural heritage	Paechtown was settled by several members of the pioneering Paech family, as well as by several other German settlers. It is interesting, that although no church was constructed here, JF Paech originally only sold Paechtown lots to Lutherans who were also followers of Kavel ¹⁴ (following the 1846 split of the Lutheran Church in SA). In Paechtown, four farms were originally constructed close to each other, thereby forming a settlement. Their German heritage manifested itself with the design and layout of their buildings, the types of building they constructed, and the way in which they were used. Three of the houses included cellars and lofts, and the two surviving barns are both relatively complex structures which had a myriad of uses. There was also a beehive bake-oven constructed at JG Paech's house (Paech Cottage).	<ul style="list-style-type: none"> • Paech Cottage, fr JG Paech house & bake-oven (c1853) • fr JC Paech's house, barn & outbuilding (c1853) • timber barn at 'The Barns'
Construction methods	Paech Cottage and the former JC Paech house and barn all display outstanding examples of half-timbered frame construction with early brick nogging. There are also two barns/outbuildings which are good examples of timber-framed construction with timber cladding. The two Paech houses also displays the typical pioneer roof cladding of timber-shingles. All of the buildings are significant representatives of typical German design, especially the complex half-timbered structures of the Paech houses & barn. The two houses displays a three-level design including stone cellars and a loft under the roof. The fr JC Paech barn was originally a complex combination of spaces, although conversion to a house has altered original interior. The external integrity and	<ul style="list-style-type: none"> • Paech Cottage, fr JG Paech house & bake-oven (c1853) • fr JC Paech's house, barn & outbuilding (c1853) • timber barn at 'The Barns'

¹⁴ Young, G et al 1981, *Hahndorf*, Vol 1, p 85.

Theme	Description	Significant places associated with theme
	interpretative qualities of the buildings remains high, despite the various restorations and alterations.	
Conservation ethic	The history and vicissitudes of this significant German settlement are closely connected with two significant events in this State, firstly the massive influx of German migrants to the Hahndorf area during the mid-19 th -century, and secondly the devastating impact of the 1983 Ash Wednesday fires. Both events had a profound influence on the South Australian landscape, especially in the Hahndorf and Paechtown areas. Paechtown was very badly damaged by the 1983 fires, and most of the buildings needed substantial work before they were again habitable. However, the dedication and craftsmanship of the builders was outstanding in both periods. It is important also to remember that whilst the English and Australian standard of Conservation prefers that heritage is 'authentic' and that only original fabric is of heritage significance, the German tradition is to reconstruct after devastation and to renew buildings as required. It is a tradition at which they excel. Many of Germany's historic buildings have been replaced stone by stone over the centuries, just as we humans renew ourselves one cell at a time. However, it has been done so masterfully and been such an entrenched part of the culture that few would question the quality or authenticity of the results. From Augsburg Cathedral to the Mediæval town of Nürnberg, the buildings provide a strong sense of tradition, despite having little fabric surviving from 600 years ago. Thus the rescue and reconstruction of the damaged buildings at Paechtown was carried out in true German tradition. The work has been done so well, that the majority of the fabric, including walls, roof and windows appear original, and the inclusion of various charred timbers provides testimony of the history of original fabric. The current buildings surviving at Paechtown are a credit to both the original builders and the 1983 restorers. The resulting group of buildings provides a significant record of the distinctive German history and traditions of the unique Paechtown area.	<ul style="list-style-type: none"> • Paech Cottage, fr JG Paech house & bake-oven (c1853) • fr JC Paech's house, barn & outbuilding (c1853) • timber barn and house at 'The Barns'
Topography & landscape	The buildings and gardens which comprise Paechtown are clustered in a sheltered valley not far from the Great Eastern Freeway. Despite fire damage in 1983, the settlement retains many mature trees and has a strong landscape character.	<ul style="list-style-type: none"> • Significant landscape features, entry points and views

8.18.3 Places which reflect the historic character of the zone

Places in the zone which are either recommended for individual listing or make a contribution to the character of the zone are listed in the table below. Places are listed in address order for easy reference. In the cases of places with individual recommendations elsewhere in this report, a survey number has been included. Each place is identified as being either of state or local significance or a contributory place within the zone.

The character and integrity of the zone would be diminished by the loss of either significant or contributory places.

Paechtown H(C)Z – Table 2 Significant & contributory places in the zone

	St No	Street	Town	Place name	CT	Pope rec
1647		Paechtown Rd	Paechtown	Garage, JG Paech's House		C
1648	lot 11	Paechtown Rd	Paechtown	Houses & shed - fr JC Paech house, cottage, barn & well	5088-522	S
1649	lot 57	Paechtown Rd	Paechtown	Paech Cottage, fr JG Paech house & bake-oven	5416-343	S
1650		Paechtown Rd	Paechtown	fr JG Paech barn, Paech Cottage outbuilding	5416-343	L
1651		Paechtown Rd	Paechtown	Cottage (fr outbuilding) & remnant of Young 'House 1'	5312-542	C
1652		Paechtown Rd	Paechtown	fr JC Paech house & cottage-barn - see above		n/a
1656		Paechtown Rd	Paechtown	House at The Barns (late C20 reconstruction) 012 191		C
1657		Paechtown Rd	Paechtown	Slab barn at The Barns	5401-564	L*
1658		Paechtown Rd	Paechtown	Cottage adj 'Paech Cottage'	5416-343	L

8.18.3.1 General recommendations for significant places in zone

Places of State or local heritage significance within the Historic (Conservation) Zone should:

- be retained, protected & conserved (where possible);
- not be altered or added to, except in ways which preserve and enhance the historic significance of the place;
- not have large or potentially-large trees planted within 10 metres of historic fabric.

Places in the State Heritage Register are protected by the *Heritage Act, 1993*, and development applications for these places will be assessed by the State Heritage Branch of the Department of Environment and Planning.

8.18.3.2 General recommendations for contributory places in zone

Contributory places in the Historic (Conservation) Zone should:

- be retained;
- be maintained and modified in ways which preserve and enhance their historic character.

8.18.4 Definition of zone character & recommendations for new development

Table 3 summarises the typical characteristics of the significant and contributory places in the zone, as well as the corresponding appropriate and inappropriate features for new development within the zone.

Paechtown HCZ – Table 3 Character assessment & analysis

Features	Existing features which contribute to the character of the historic (conservation) zone	Appropriate features for new development within the zone	Inappropriate features for the zone
Subdivision	The proposed Paechtown zone is an extremely tight area which includes only the tops of the significant early Hufendorf subdivision, surrounding only the surviving development at the core of the settlement. Nevertheless, the original Hufendorf allotments are of special significance because of their distinctive German associations.	Allotments within the Zone should not be subdivided. All new development should be in existing allotments outside of the proposed Zone. It is preferable that the original Hufendorf allotments (parts of some of which are inside the zone and several of which are outside), are not subdivided.	Avoid further subdivision, especially within Hufendorf allotments. Avoid development on allotments within zone.
Building types, scale & massing	The most significant buildings are the two three-level German houses, the substantial barns and several outbuildings and cottages, all of which are either residential or farm buildings.	Where necessary, new development should be residential or appropriate farm buildings. New developments and additions should be unobtrusive with a neutral visual effect. Development should be small-scale.	Avoid large-scale development of any kind. Where possible, avoid new development apart from additions. Avoid joined units and attached development.
Setbacks	All buildings are set back from street behind front gardens.	New development should have greater setbacks than neighbouring significant or contributory buildings.	Where possible, avoid new development within this tightly-defined Zone.
Typical residential styles	The significant style of building in this Zone is traditional German design and materials, especially the use of half-hipped roof forms and traditional materials such as half-timbering, timber slabs and timber-shingles.	–	No new residences should be introduced to this Zone.
Wall structure	The most significant construction methods in this Zone are half-timbered walls with brick nogging, and timber-slab walling. There are some brick walls and a rendered cottage.	New development should have smooth-rendered finish to exterior walls	No new residences should be introduced to this Zone. Avoid exposed modern materials such as modern bricks, or exposed brick/stone veneer.
Dressings	Buildings have timber detailing	Render to walls should cover dressings.	Avoid exposed (non-rendered) dressings for new development.

Features	Existing features which contribute to the character of the historic (conservation) zone	Appropriate features for new development within the zone	Inappropriate features for the zone
Openings	All windows and doors are timber with timber-frames. The major window type is traditional German casements.	All windows and doors should be timber with timber frames. Flyscreens should have simple timber frames and can be unobtrusively reinforced from behind. Proportions and dimensions of windows and doors should reflect existing contributory & significant (C&S) places.	No metal-framed windows. Avoid adding 'roller-shutters' or other modern window fittings to significant or contributory buildings.
Roof forms	The main roof forms are either half-hipped or gable.	Simple gable roofs with similar scale and proportions to existing smaller barns in Zone.	No gablets or finials. Avoid 'federation' decorative features. Avoid complex roof structures (eg. combinations of hipped and gabled roofs).
Roof materials	The most significant roofing material in the zone is timber shingles. The rest of the significant and contributory buildings have corrugated galvanised iron (cgi)	For new development, use 'Heritage' corrugated galvanised iron unpainted or in light to mid grey. Heritage cgi is preferred to Colorbond.	No tiles or tile-profile metal sheeting.
Gutters	No gutters to some buildings. O-gee and half-round gutters	Where necessary, half-round gutters or small-profile o-gee gutters are most appropriate.	No fascia gutters or 'D-gutters' Avoid large-profile o-gee gutters on verandahs and small-scale cottages.
Verandahs	Verandahs are raked with timber posts with no detailing.	Verandahs with simple raked cgi roofs with timber posts and no detailing.	No iron-lace, metal posts, gablets or unsymmetrical verandahs.
Chimneys	Chimneys are red-brick with coursing near top.	If required, new chimneys should be simple, red-brick, and of similar proportions to early cottages.	Avoid large-scale chimneys.
Street furniture	Simple metal street signs.	Street-signs should remain as existing. Street lights should be simple and unobtrusive.	Avoid large-scale obtrusive street lights. Avoid ornate styles of interpretative signs, street signs or seating.

Features	Existing features which contribute to the character of the historic (conservation) zone	Appropriate features for new development within the zone	Inappropriate features for the zone
Footpaths & verges	There are few footpaths in this rural zone. Paths and verges use gravel or grass.	Where possible, retain the established rural character of roadside.	Avoid using modern brick paving or concrete slabs.
Fencing & gates	Fencing is generally post and wire in this zone. There is also a contributory simple picket fence beside Paech Cottage (see photograph below).	Where possible, all fencing facing onto street should be minimal and low. Where fencing is required, preferred styles are: <ul style="list-style-type: none"> • timber posts with wire strand or mesh infill • hedges 	Avoid ornate or modern picket-fence styles. No bluestone, tubular-steel, cast-iron lace, exposed modern brick, masonry pillars or brush fences.
Driveways	Driveways are generally gravel or compressed-earth.	Prefer gravel or compressed-earth drives.	Avoid modern paving.
Carports, sheds & outbuildings	There are several significant or contributory outbuildings in the Zone.	New outbuildings should be as unobtrusive as possible. New sheds and carports should be located behind or setback from the front of the building.	No new carports or sheds to be located between buildings and street.
Gardens	Most gardens have combinations of shrubs & deciduous trees.	–	Avoid plants and structures which break the dialogue between significant / contributory buildings and street. Gardens, including garden beds and creepers, should not be established adjacent to fabric of significant or contributory buildings.
Trees	Significant trees in the Zone are assessed in table 4 below.	Where possible, prefer European deciduous trees similar to current for new plantings.	Avoid planting any trees near significant fabric.



Paechtown, former cottage & house of JC Paech



Paechtown, part of early timber barn (with later external support frame) at 'The Barns'



Paechtown – former JC Paech barn



Paechtown – cottage to N of Paech Cottage with timber-slab section to rear



Paechtown – bake-oven at N end of Paech Cottage, note fence

8.18.5 Landscape character

The landscape character of Paechtown is characterised by lush gardens protected by mature deciduous street trees.

Paechtown HCZ – Table 4 Landscape features within zone

No.	Location	Description	Category	Recommendations
T1	Paechtown Rd, fr JC Paech barn	Significant tree in front of fr JC Paech barn	Significant trees	• Retain and maintain tree
T2	Paechtown Rd	Row of mature trees flanking Paechtown Road	Significant trees	• Retain and maintain mature trees



Paechtown, former barn of JC Paech with significant tree (T1) to LHS

8.18.6 Significant views

The significant views from this zone contribute to the strong sense of place within the zone as well as providing an important enhancing backdrop for the zone.

Paechtown HCZ – Table 5 Significant views from zone

View	Position for viewing	Direction of view	Description of view	Recommendations
V1	Paechtown Rd from N of Paech Cottage	NW	Views of meandering creek with creek-side vegetation	<ul style="list-style-type: none"> • Revegetate along creek with appropriate species • Maintain creek including removal of debris & weeds and monitoring of pollution
V1	Paechtown Rd	E	View up hillside including gardens and mature trees (rear gardens of significant places extend beyond zone boundary)	<ul style="list-style-type: none"> • Retain and maintain landscape character of rear gardens (long traditional German blocks) • No subdivision of significant German allotments

8.18.7 Sense of arrival

The significant entry points are described in the following table.

Paechtown HCZ – Table 6 Significant Entry Points

No.	Road	Direction	Feature to left	Feature to right	Vista
EP1	Paechtown Rd	from SW	Garden of former 'House 1' and small remnant cottage	Outbuildings of Paech cottage and approach to significant Paech Cottage	Paech cottage with outbuildings in foreground and road continuing through mature street trees to historic precinct.



Paechtown – cottage to SW Paech Cottage (EP1)



Paechtown – Paech Cottage (EP1)

8.19 Prospect Hill Historic (Conservation) Zone

8.19.1 Definition of zone

The proposed Prospect Hill Historic (Conservation) Zone comprises a small group of buildings and landscapes clustered around the Prospect Hill Museum on Griggs Avenue. The proposed Zone is defined by figure 8.19 on the following page.



Museum complex

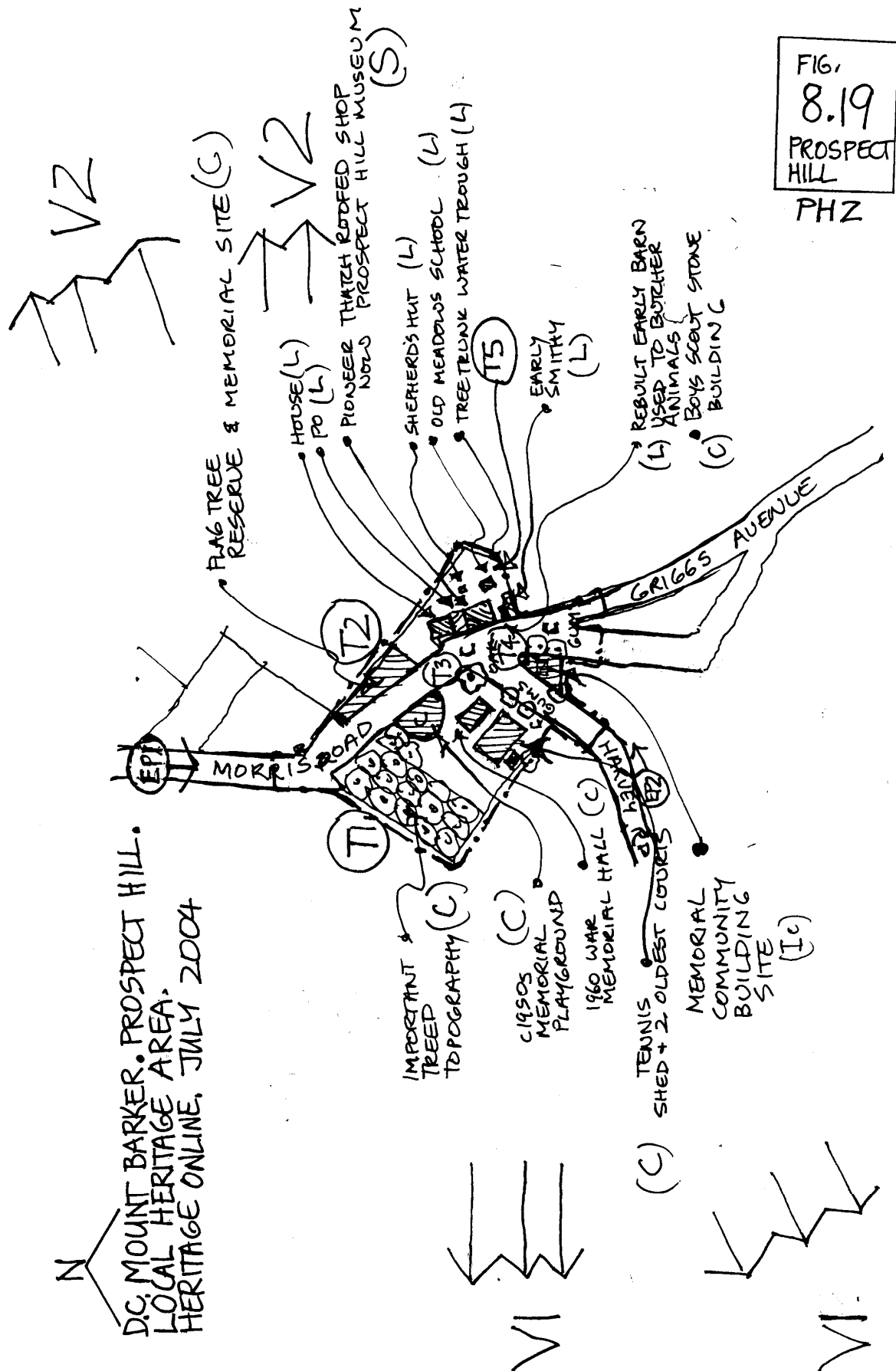


Figure 8.19 proposed Prospect Hill Historic (Conservation) Zone

8.19.2 Historical summary

Established in 1872, Prospect Hill was an important small service town with the store and post office at its heart. In the 1960s, these key early buildings became the centre of the Prospect Hill Museum, displaying various buildings and insights into the way of life of early settlers.

Prospect Hill H(C)Z – Table 1 Significant historical themes & features

Theme	Description	Significant places associated with theme
Griggs family	The Prospect Hill Museum, post office and house have been continuously owned by the Griggs family since 1872. In 1872, George T Griggs bought one acre of section 51 from William Luffman on which he constructed his original pug house. ¹⁵ In subsequent decades, the Griggs family established a general store and post office (1874), butcher, smithy, bakery and smokehouse.	<ul style="list-style-type: none"> • Griggs Avenue • Museum (1874) • Post office & residence (1874) • Smithy
Community spirit	The proposed Prospect Hill zone displays a strong sense of community pride, as evidenced by the retention and maintenance of the museum and public areas. The hamlet also supports a community post office.	<ul style="list-style-type: none"> • Prospect Hill Museum Precinct • Community PO • Indigenous trees at entry • Landscaped reserve including tennis courts and Community Centre
Construction methods	The Prospect Hill Museum Building is an outstanding example of early construction methods, being a 1874 structure of mud and straw walls & red gum joinery including floors, lintels & doors. The structure of the original thatch roof survives under the current corrugated iron roof. The butcher's barn is constructed of local 'cherry pink' stone (reconstructed after the 1986 Ash Wednesday fires using conservation methodology). The adjacent early Butchers Block and stock trough of crude whole-tree-trunk construction are additional examples of typical pioneer structures.	<ul style="list-style-type: none"> • Museum Building • butcher's barn • butcher's block • stock trough • former school (timber-framed)
Commercial development	The small hamlet of Prospect Hill was the commercial centre of the surrounding agricultural area from the 1850s. The flag-tree facilitated communication with the outside world	<ul style="list-style-type: none"> • former store • post office & store • former butcher • former smithy • flag tree remnant
Topography & landscape	The proposed zone has a strong sense of place in which buildings are set along an elevated ridge amongst large defining gum trees and remnant scrub.	<ul style="list-style-type: none"> • Remnant Scrub at entry • Gums around Community Centre • Gums around Tennis area

¹⁵ Manning, Geoffrey H 1990, *Manning's Place Names of South Australia*, pp 254-5.

8.19.3 Places which reflect the historic character of the zone

Places in the zone which are either recommended for individual listing or make a contribution to the character of the zone are listed in the table below. Places are listed in address order for easy reference. In the cases of places with individual recommendations elsewhere in this report, a survey number has been included. Each place is identified as being either of state or local significance or a contributory place within the zone.

The character and integrity of the zone would be diminished by the loss of either significant or contributory places.

Prospect Hill H(C)Z – Table 2 Significant & contributory places in the zone

	St No	Street	Town	Place name	CT	Pope rec
1679	lot 5	Griggs Avenue	Prospect Hill	Prospect Hill Museum - fr shop, residence, shepherd's hut, smithy, school, trough & barn	5633-451	S
					5633-451	
1681		Griggs Avenue	Prospect Hill	Community Post Office	5633-451	L
1682		Griggs Avenue	Prospect Hill	House, Griggs Ave	5633-451	L
1683		Griggs Avenue	Prospect Hill	Scout Hall		C
1684		Griggs Avenue	Prospect Hill	flag tree reserve & memorial site		C
1686		Harvey Rd	Prospect Hill	2 oldest tennis courts & tennis shed		C
1687		Harvey Rd	Prospect Hill	Site of community building including plaque		lc
1689		Morris Rd	Prospect Hill	Stand of native trees		C
1690		Morris Rd	Prospect Hill	Memorial Playground (c1950s)		C
1691		Morris Rd	Prospect Hill	War Memorial Hall (1960)		C

8.19.3.1 General recommendations for significant places in zone

Places of State or local heritage significance within the Historic (Conservation) Zone should:

- be retained, protected & conserved (where possible);
- not be altered or added to, except in ways which preserve and enhance the historic significance of the place;
- not have large or potentially-large trees planted within 10 metres of historic fabric.

Places in the State Heritage Register are protected by the *Heritage Act, 1993*, and development applications for these places will be assessed by the State Heritage Branch of the Department of Environment and Planning.

8.19.3.2 General recommendations for contributory places in zone

Contributory places in the Historic (Conservation) Zone should:

- be retained;
- be maintained and modified in ways which preserve and enhance their historic character.

8.19.4 Definition of zone character & recommendations for new development

Table 3 summarises the typical characteristics of the significant and contributory places in the zone, as well as the corresponding appropriate and inappropriate features for new development within the zone.

Prospect Hill HCZ – Table 3 Character assessment & analysis

Features	Existing features which contribute to the character of the historic (conservation) zone	Appropriate features for new development within the zone	Inappropriate features for the zone
Subdivision	The proposed Prospect Hill zone is an extremely tight area which includes only the core of the community development at the centre of a larger rural settlement.	Allotments within the Zone should not be subdivided. All new development should be in existing allotments outside of the proposed Zone.	Avoid further subdivision. Where possible, avoid new development within zone.
Building types, scale & massing	Buildings are all small-scale single-storey and associated with home industries, local commerce, community or residential uses.	Appropriate building types are small-scale commercial, community or residential. New developments and additions should be unobtrusive with a neutral visual effect.	Avoid large-scale development of any kind, including joined units and attached development. Where possible, avoid new development apart from additions.
Setbacks	The key buildings in the zone have verandah alongside the street. There are also some other significant places setback from the street, generally behind other buildings.	New development should have greater setbacks than neighbouring significant or contributory buildings.	Where possible, avoid new development within this tightly-defined Zone.
Typical residential styles	There only two residences in this zone, both are simple 19 th -century houses displaying traditional local style and materials.	–	No new residences should be introduced to this Zone.
Wall structure	The most significant wall construction methods in this Zone are use of pug walling, some timber-slab walls, half-timbering to smithy, and fine stonework to barn. There are also some brick walls.	New development should preferably have smooth-rendered finish to exterior walls	No new residences should be introduced to this Zone. Avoid exposed modern materials such as modern bricks, or exposed brick/stone veneer.
Dressings	Dressings match the respective building methods of significant and contributory buildings.	–	Avoid exposed (non-rendered) dressings for new development.

Features	Existing features which contribute to the character of the historic (conservation) zone	Appropriate features for new development within the zone	Inappropriate features for the zone
Openings	All windows and doors are timber with timber-frames. Windows include fixed multi-paned shop and double-hung sash.	All windows and doors should be timber with timber frames. Flyscreens should have simple timber frames and can be unobtrusively reinforced from behind. Proportions and dimensions of windows and doors should reflect existing contributory & significant (C&S) places.	No metal-framed windows. Avoid adding 'roller-shutters' or other modern window fittings to significant or contributory buildings.
Roof forms	Residences have hipped roofs with other significant buildings having gable roofs.	Simple gable roofs with similar scale and proportions to existing smaller barns in Zone.	No gablets or finials. Avoid 'federation' decorative features & complex roof structures (eg. combinations of hipped and gabled roofs).
Roof materials	Roofs are corrugated galvanised iron (cgi)	For new development, use 'Heritage' corrugated galvanised iron unpainted or in light to mid grey. Heritage cgi is preferred to Colorbond.	No tiles or tile-profile metal sheeting.
Gutters	No gutters to some buildings. 'D' and o-gee gutters	Where necessary, half-round gutters or small-profile o-gee gutters are most appropriate.	No fascia gutters.
Verandahs	Verandahs are generally raked with timber posts with no detailing. Later residence has bull-nose.	Verandahs with simple raked cgi roofs with timber posts and no detailing.	No iron-lace, metal posts, gablets or unsymmetrical verandahs.
Chimneys	Chimneys have red-brick stacks, with the base of the significant projecting chimney on original house being rendered.	If required, new chimneys should be simple, red-brick, and of similar proportions to early cottages.	Avoid large-scale chimneys.
Street furniture	Simple metal street signs. Lights attached to Stobie poles.	Street-signs and lighting should remain as existing. Appropriate public seating is simple timber benches.	Avoid large-scale obtrusive street lights. Avoid ornate styles of interpretative signs, street signs or seating.
Footpaths & verges	Footpaths comprise a combination of bitumen (adjacent shop), gravel and grass with no concrete kerbing or guttering.	Where possible, retain current roadsides to promote the established rural character of Zone.	Avoid using modern brick paving or concrete slabs.

Features	Existing features which contribute to the character of the historic (conservation) zone	Appropriate features for new development within the zone	Inappropriate features for the zone
Fencing & gates	There is little fencing in this zone. Fencing is generally timber post with wire strands or mesh. There is also a metal cyclone-mesh fence to playground (see photograph below).	Where possible, all fencing facing onto street should be minimal and low. Where fencing is required, preferred styles are: <ul style="list-style-type: none"> • timber posts with wire strand or mesh infill • metal cyclone mesh 	Avoid ornate or modern picket-fence styles. No bluestone, tubular-steel, cast-iron lace, exposed modern brick, masonry pillars or brush fences.
Driveways	There are few driveways and some paths, generally made with gravel or compressed-earth.	Prefer gravel or compressed-earth drives.	Avoid modern paving.
Carports, sheds & outbuildings	Outbuildings are to rear of buildings.	New outbuildings should be as unobtrusive as possible. New sheds and carports should be located behind or setback from the front of the building.	No new carports or sheds to be located between buildings and street.
Gardens	Apart from the contributory flower-bed of the later residence, there are no gardens between significant fabric and street.	New planting in front of significant and contributory buildings should be low (see photograph of existing flowerbed at later residence, in section 6 below).	Avoid plants and structures which break the dialogue between significant / contributory buildings and street. Gardens, including garden beds and creepers, should not be established adjacent to fabric of significant or contributory buildings.
Trees	Significant trees in the Zone are assessed in table 4 below.	Retain and maintain significant trees, especially indigenous eucalypts.	Avoid planting any trees near significant fabric.



Prospect Hill Museum, front of fr shop showing slab walling, 2004



Prospect Hill Museum, verandah of fr shop, 2004 – note original butchers' block in foreground



View of later residence adjacent post office – note garden



Prospect Hill Museum, rear, 2004 – note chimneys



Prospect Hill Museum, barn, 2004 – note fine stonework



Prospect Hill Museum, former smithy, 2004 – note half-timbering to lower section



PH Museum, interior of former smithy – note stonework



Prospect Hill Museum, fr Gum View shepherd's hut



Prospect Hill Museum, former Old Meadows School, 2004 – note scale and railings



Prospect Hill Museum, trunk watering trough, 2004

8.19.5 Landscape character

The proposed Prospect Hill Historic (Conservation) Zone comprises a small group of buildings and landscapes clustered around the Prospect Hill Museum on Griggs Avenue. The proposed zone has a strong sense of place in which buildings are set along an elevated ridge amongst large defining gum trees and remnant scrub. Significant landscape features are described in the following table.

Prospect Hill HCZ – Table 4 Landscape features within zone

No.	Location	Description	Category	Recommendations
T1	Morris Rd, W side at N end of zone	Landmark vista comprising mature bushland of indigenous gums and other native trees	Topography / Significant trees	<ul style="list-style-type: none"> • Retain and maintain significant bushland
T2	Flag tree reserve, Morris Rd	Public open space	Topography	<ul style="list-style-type: none"> • Retain as community space
T3	Morris Rd / Harvey Rd	Significant mature oak tree	Significant tree	<ul style="list-style-type: none"> • Where possible, retain and maintain significant tree
T4	Griggs Rd / Harvey Rd	Group of five significant mature eucalypts around community centre	Significant trees	<ul style="list-style-type: none"> • Where possible, retain and maintain significant trees
T5	Griggs Rd	Hillside with scattered mature eucalypts to rear of museum	Topography / Significant trees	<ul style="list-style-type: none"> • Where possible, retain and maintain significant trees



Playground with bushland (T1) and (V2) in background



View of museum with significant oak (T3) to LHS & T5 to rear museum



Significant trees near tennis courts (T4) with V1 in background

8.19.6 Significant views

The significant views from this zone contribute to the strong sense of place within the zone as well as providing an important enhancing backdrop for the zone.

Prospect Hill HCZ – Table 5 Significant views from zone

View	Position for viewing	Direction of view	Description of view	Recommendations
V1	Anywhere along Morris Rd within zone	W	View into pastured valley with hills in distance and mature eucalypts	<ul style="list-style-type: none"> • Avoid subdivision and development.
V2	Tennis court area, Morris Rd	NW	View towards backdrop of indigenous bushland	<ul style="list-style-type: none"> • Retain and maintain bushland.
V3	Museum, Griggs Rd	NE	View which is a continuation of T5, comprising hillside pastureland with scattered mature eucalypts	<ul style="list-style-type: none"> • Avoid subdivision and development of hill-face.



Looking NW from playground towards V1 – note simple timber benches & red-brick WC block



Significant gum near tennis court (T4) with view of bushland hill (V2)



Looking E from playground towards museum with V2 behind

8.19.7 Sense of arrival

The significant entry points are described in the following table.

Prospect Hill HCZ – Table 6 Significant Entry Points

No.	Road	Direction	Feature to left	Feature to right	Vista
EP1	Morris Rd	from N	Flag tree reserve	Bushland	Prospect Hill museum complex
EP2	Harvey Rd	from SW	Tennis courts, war memorial hall & significant oak tree	Community centre	Prospect Hill museum complex



Prospect Hill Museum, fr shop with barn to rear, 2004 – note building forms & setbacks (Vista for EP1&2)

8.20 Wistow Historic (Conservation) Zone

8.20.1 Definition of zone

The key elements in the proposed Wistow Historic (Conservation) Zone are the former Morning Star Hotel and the Uniting Church. The zone travels along Wellington Road between the Oval Road and Morning Star Road junctions.

The proposed Historic (Conservation) Zone is defined by figure 8.20 on the following page.



former police lockup, Morning Star Road

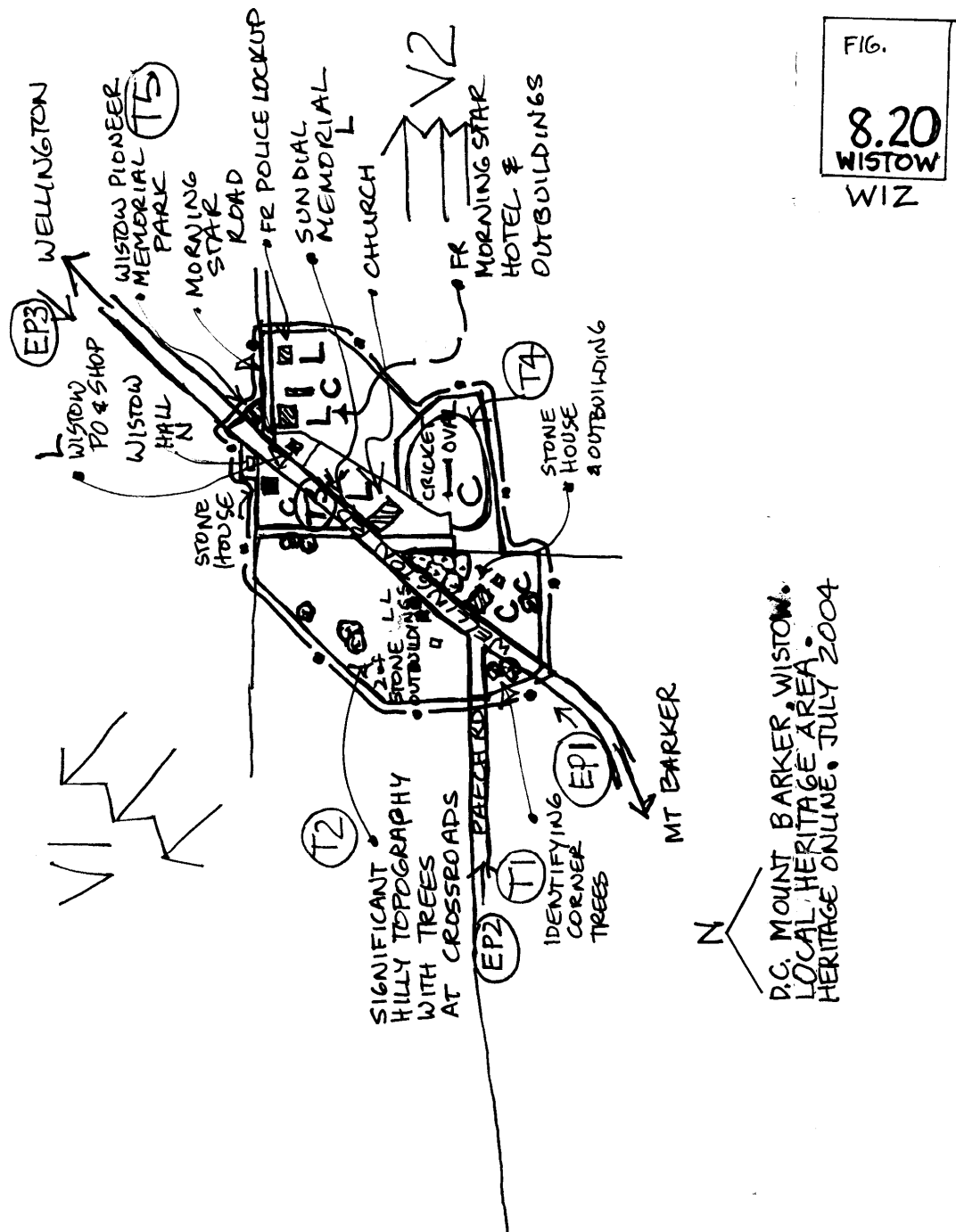


Figure 8.20 proposed Wistow Historic (Conservation) Zone

8.20.2 Historical summary

The settlement of Wistow is based around the Morning Star Inn. The inn was licensed in 1855 and soon became a significant stopping point for travellers. The settlement expanded in the 1860s, with another significant period being the early 1880s.

Wistow H(C)Z – Table 1 Significant historical themes & features

Theme	Description	Significant places associated with theme
Early establishment	Section 2896, the land on which Wistow is located, was originally granted to William Fidler in 1853. Fidler sold 15 acres to William Jackson in 1859 and retained two acres for his own use, naming it Wistow. In 1855, a focal point for a settlement appeared with the establishment of the Morning Star Inn, with licensee John Drysdale. The inn serviced passing travellers as well as local settlers, and became a stopping place for Rounsevell's Inter-colonial Coach Service. The settlement of Wistow expanded in the 1860s, with the chapel being constructed in 1861 and a post office being opened in 1867. ¹⁶	<ul style="list-style-type: none"> • former Morning Star Hotel & remains of stone outbuilding • Morning Star Road • Wistow Uniting Church (1861) • early cottage, former police station
Law and order	Between 1882-1884, a police station was established in an existing cottage to monitor the behaviour of the large influx of railway fettlers working on the Mount Barker to Victor Harbor Line. The use of an existing building was atypical of the police department practise of the time.	<ul style="list-style-type: none"> • former police station (c1850s)
Construction methods	Early buildings are constructed of local stone. The former Morning Star hotel uses a combination of Wistow and Macclesfield stone as well as red bricks. The former police station is constructed of local stone with timber lintels.	<ul style="list-style-type: none"> • former Morning Star Hotel & ruins (1855) • Cottage, former police station (c1850s) • Wistow Uniting Church (1861) • timber fencing
Commercial and community development	Wistow's first building was the Morning Star Inn of 1855. In 1867, the post office was established in the town. Historically, this small settlement provided, and continues to provide, services for passing traffic as well as members of the local farming community.	<ul style="list-style-type: none"> • Wistow Uniting Church (1861) • store, post office & petrol station • Memorial Park

8.20.3 Places which reflect the historic character of the zone

Places in the zone which are either recommended for individual listing or make a contribution to the character of the zone are listed in the table below. Places are listed in address order for easy reference. In the cases of places with individual recommendations

¹⁶ Manning, Geoffrey H 1990, *Manning's Place Names of South Australia*, p 341.

elsewhere in this report, a survey number has been included. Each place is identified as being either of state or local significance or a contributory place within the zone.

The character and integrity of the zone would be diminished by the loss of either significant or contributory places.

Wistow H(C)Z – Table 2**Significant & contributory places in the zone**

	St No	Street	Town	Place name	CT	Pope rec
1736		Morning Star Rd	Wistow	Cottage, fr Police Station	5462-409	L*
1737		Morning Star Rd	Wistow	fr Morning Star Hotel & stone walls	5462-409	L
1749		Wellington Rd	Wistow	Seventh Day Adventist Church, fr Primitive Methodist	5102-227	L*
1750		Wellington Rd	Wistow	Pioneer plaque, reserve & slot & rail fencing		C
1751		Wellington Rd	Wistow	General store		C
1752		Wellington Rd	Wistow	Cottage adjacent hall		C
1753		Wellington/Paech Rd	Wistow	Stone barns, formerly Eden Park	5786-424	L
1754		Wellington Rd	Wistow	House		C
1756		Wellington Rd	Wistow	Greenbank monument - Sundial	Road Reserve	L
1757		Wellington Rd	Wistow	Oval	5314-88	C

8.20.3.1 General recommendations for significant places in zone

Places of State or local heritage significance within the Historic (Conservation) Zone should:

- be retained;
- be protected;
- be conserved (where possible);
- not be altered or added to, except in ways which preserve and enhance the historic significance of the place;
- not have large or potentially-large trees planted within 10 metres of historic fabric.

Places in the State Heritage Register are protected by the *Heritage Act, 1993*, and development applications for these places will be assessed by the State Heritage Branch of the Department of Environment and Planning.

8.20.3.2 General recommendations for contributory places in zone

Contributory places in the Historic (Conservation) Zone should:

- be retained;
- be maintained and modified in ways which preserve and enhance their historic character.

8.20.4 Definition of zone character & recommendations for new development

Table 3 summarises the typical characteristics of the significant and contributory places in the zone, as well as the corresponding appropriate and inappropriate features for new development within the zone.

Wistow HCZ – Table 3 Character assessment & analysis

Features	Existing features which contribute to the character of the historic (conservation) zone	Appropriate features for new development within the zone	Inappropriate features for the zone
Subdivision	Wistow is an important roadside settlement adjacent to a significant T-junction. The current allotments within the zone reflect its significant rural character.	Original allotments within the Zone should be preserved and not further subdivided.	Avoid further subdivision of current allotments.
Building types, scale & massing	Apart from the prominent church building and former hotel, buildings within the Wistow zone are relatively small-scale, single-storey places.	New developments and additions should be unobtrusive with a neutral visual effect. Residential development should comprise single-storey small-scale separate residential modules with small-scale domestic outbuildings to rear of block.	Avoid large-scale commercial and industrial development. Avoid large-scale residential development, large-size buildings, joined units and attached development.
Setbacks	Several of the most significant buildings, including the former hotel, police station and current shop are located close to the street, while the church and barns are set well back from street.	New development should be set back further than neighbouring significant or contributory places.	Avoid uniform setbacks when introducing new groups of houses.
Typical residential styles	The most important residential development in the Zone is mid to late 19 th -century with simple Colonial styling. The former hotel has some later detailing.	Free-standing single-storey small houses with simple detailing and proportions are preferable.	Avoid 2-storied or more. Avoid High Victorian or Federation detailing, or other elements of pastiche.
Wall structure	The majority of significant and contributory buildings are constructed of unpainted local stone.	We recommend new development within the Zone be timber-framed with cgi cladding or masonry with smooth-rendered finish to exterior walls.	Avoid exposed modern materials such as modern bricks, or exposed brick/stone veneer.
Dressings	A few significant buildings are all stone, with most buildings having red-brick dressings.	For new masonry buildings, render to walls should cover dressings.	Avoid exposed (non-rendered) dressings on masonry buildings.

Features	Existing features which contribute to the character of the historic (conservation) zone	Appropriate features for new development within the zone	Inappropriate features for the zone
Openings	<p>All windows and doors are timber with timber-frames.</p> <p>Most places have double-hung sash windows, with the former police station have tilt-top windows and the Church having lancets.</p>	<p>All windows and doors should be timber with timber frames.</p> <p>Flyscreens should have simple timber frames and can be unobtrusively reinforced from behind.</p> <p>Proportions and dimensions of windows and doors should reflect existing contributory & significant (C&S) places.</p>	<p>No metal-framed windows. Where possible, avoid adding 'roller-shutters' or other modern window fittings to significant or contributory buildings.</p>
Roof forms	<p>The church, former police station and barns have gable roofs, with other buildings having hipped roofs. The former hotel has a combination of hips and gables. Additions to rear generally have skillion roofs.</p>	<p>Simple gable roofs with similar scale and proportions to existing comparable building types is most appropriate.</p>	<p>For new development, avoid gablets, finials, 'federation' decorative features or complex roof structures (eg. combinations of hipped and gabled roofs).</p>
Roof materials	<p>Corrugated galvanised iron (cgi)</p>	<p>'Heritage' corrugated galvanised iron unpainted or in light to mid grey. Heritage cgi is preferred to Colorbond.</p>	<p>No tiles or tile-profile metal sheeting.</p>
Gutters	<p>O-gee and half-round gutters</p>	<p>Half-round gutters or small-profile o-gee gutters.</p>	<p>No fascia gutters or 'D-gutters'</p> <p>Avoid large-profile o-gee gutters on verandahs and small-scale cottages.</p>
Verandahs	<p>There are few verandahs, the main style being raked with timber posts with no detailing. The former hotel has a later bull-nose verandah with turned posts and iron lacework.</p>	<p>Verandahs with simple non-continuous raked cgi roofs with timber posts and no detailing.</p>	<p>No iron-lace or metal posts.</p> <p>Avoid unsymmetrical verandahs & gablets.</p>
Chimneys	<p>Typical chimneys are constructed of red-brick, most with coursing to top. Some are painted.</p>	<p>If required, new chimneys should be simple, rendered, and of similar proportions to early cottages.</p>	<p>Avoid large-scale chimneys.</p>
Street furniture	<p>Simple metal street signs.</p> <p>Street lights are simple lights attached to Stobie poles.</p>	<p>Street-signs and current street lights may remain as existing.</p> <p>Public seating should be simple timber benches.</p>	<p>Avoid large-scale obtrusive street lights.</p> <p>Avoid ornate styles of interpretative signs, street signs or seating.</p>

Features	Existing features which contribute to the character of the historic (conservation) zone	Appropriate features for new development within the zone	Inappropriate features for the zone
Footpaths & verges	Footpaths and verges are a combination of bitumen, grass and gravel.	Where possible, retain the simple, rural character of roadsides.	Avoid using modern brick paving or concrete slabs.
Fencing & gates	There are few fences in Wistow, with the most significant example being the surviving section of post-and-rail fence adjacent to Morning Star Road. Other contributory fence types are: <ul style="list-style-type: none"> timber post and wire 	Where possible, all fencing facing onto street should be minimal and low. Where fencing is required, preferred styles are: <ul style="list-style-type: none"> timber post-and-rail (preferably using squared timbers) square timber posts with wire strand or mesh infill If using metal sheeting for rear and side boundaries, prefer corrugated-galvanised iron (not other-profile metal sheeting).	Avoid ornate or modern picket-fence styles. No bluestone, tubular-steel, cast-iron lace, exposed modern brick, masonry pillars or brush fences. Avoid non-corrugated metal sheeting.
Driveways	There are few driveways within the Zone. Existing driveways are generally gravel	Prefer gravel drives. Gravel should preferably be sand-stone-coloured.	Avoid red gravel, & modern paving.
Carports, sheds & outbuildings	There are few existing garages or carports in the Zone and all outbuildings are towards the rear.	New outbuildings should be as unobtrusive as possible. Sheds and carports should be located behind or setback from the front of the building.	No new carports or sheds to be located between buildings and street.
Gardens	Most gardens are informal with lawns, shrubs & trees.	Garden beds which adjoin significant fabric should be planted away from the fabric of significant buildings	Avoid plants and structures which break the dialogue between significant / contributory buildings and street. Gardens, including garden beds and creepers, should not be established adjacent to fabric of significant or contributory buildings.

Features	Existing features which contribute to the character of the historic (conservation) zone	Appropriate features for new development within the zone	Inappropriate features for the zone
Trees	There are several significant eucalypts in the zone including alongside the street. These are described in table 4 below.	Existing remnant gums and indigenous plants should be retained where possible, unless they pose a threat to the safety of people or significant fabric. Where possible, retain and maintain roadside eucalypts and add similar trees in gaps. Where there is too little space for eucalypts, we suggest flowering cherries or similar small-scale flowering street trees.	Avoid planting trees near significant fabric.



fr Methodist Church – note stonework



Post & rail fencing & significant tree, Pioneer Memorial Park (T5), Morning Star Road



former Morning Star Hotel



former Morning Star Hotel – note stonework & fencing

8.20.5 Landscape character

Wistow HCZ – Table 4 Landscape features within zone

No.	Location	Description	Category	Recommendations
T1	Paech Rd nr Wellington Rd	Stand and road-side row of mature eucalypts	Significant trees	<ul style="list-style-type: none"> • Retain and maintain trees
T2	Wellington Rd, edge of Eden Park property	Hillside comprising pastureland with scattered trees	Topography / Landscape / Significant trees	<ul style="list-style-type: none"> • Retain and maintain significant landscape and trees • Avoid subdivision
T3	Wellington Rd	Mature trees to either side of Wellington Rd, mainly between shop and Paech Road. Trees mostly mature pines and indigenous eucalypts	Significant trees	<ul style="list-style-type: none"> • Retain and maintain significant mature trees • Where necessary, revegetate with indigenous eucalypts
T4	Cricket Oval, Wellington Rd	Open community space with backdrop of mature trees	Topography / Landscape / Significant trees	<ul style="list-style-type: none"> • Retain community open space (unsubdivided) • Retain and maintain mature trees
T5	Pioneer Memorial Park	Triangle of community land including significant mature deciduous trees, plaque and post-and-rail fencing	Landscape / Significant trees	<ul style="list-style-type: none"> • Retain and maintain significant landscape and trees • Retain as community land



Pair of barns (Eden Park estate) and roadside trees (T1) from Paech Rd



View along Wellington Rd from Deli, note roadside trees (T3)



Greenbank Sundial with edge of oval (T4) and church in background

8.20.6 Significant views

The significant views from this zone contribute to the strong sense of place of the zone and define its character as a small rural settlement

Wistow HCZ – Table 5 Significant views from zone

View	Position for viewing	Direction of view	Description of view	Recommendations
V1	Wellington Rd	NW	Hillside comprising pastureland with scattered trees (continuation of T2)	<ul style="list-style-type: none"> • Retain and maintain significant landscape and trees • Avoid subdivision
V2	Cricket Oval	E	View of distant bushland	<ul style="list-style-type: none"> • Retain and maintain existing bushland • Where possible, revegetate denuded areas with indigenous species • Avoid subdivision

8.20.7 Sense of arrival

The significant entry points are described in the following table.

Wistow HCZ – Table 6 Significant Entry Points

No.	Road	Direction	Feature to left	Feature to right	Vista
EP1	Wellington Rd	from SW	Stand of significant trees (T1), then paddock with barns (T2)	Stone house and outbuilding opposite Paech Rd	Avenue of significant mature trees (T3) leading to Wistow store
EP2	Paech Rd	from W	Paddock with barns (T2)	Stand of significant trees (T1)	Stone house and outbuilding opposite Paech Rd
EP3	Wellington Rd	from NE	Pioneer Memorial Park with significant trees (T5)	Cottage adjacent to Wistow Hall	Avenue of significant mature trees (T3) beyond Wistow store



Entry Point 3 with T5 to LHS, Wellington Road

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- Local History Centre: photographic collection & heritage files
- National Trust of SA (Mount Barker branch), photographic collection.

9.4 Newspapers

- *The Advertiser*
- *Mount Barker Courier*
- *The Observer*
- *The Register*

9.5 Other archival material

- Lands Titles Office, *Certificates of Title & Transfer Documents*
- *Government Gazettes*
- *South Australian Almanacks*
- *South Australian Directories*
- *South Australian Gazetteers*
- *South Australian Yearbooks*

9.6 Useful websites

- www.heritage.gov.au
- www.environment.sa.gov.au/heritage (Heritage Branch)
- www.ahc.gov.au (Australian Heritage Commission)
- www.nationaltrust.org.au
- www.icomos.org/australia
- www.history.sa.gov.au
- www.slsa.sa.gov.au (Mortlock Library)
- www.aa.gov.au (Australian Archives)
- www.oldhouses.com.au

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Wistow	Trish Wales
	Jack Cooper

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10 INVENTORY OF HERITAGE PLACES

The following list is an inventory of all of the places which were considered as part of the survey process. Each place was recommended or referred to in previous lists and surveys of the area, or discovered as part of the survey process and community consultation. The provenance of all recommendations is provided by the inventory, as well as references to any previous or existing heritage status of the place. Each place has also been allocated a current status by this Survey (see '2002' column).

10.1 Key to Inventory

SHB	State Heritage Branch: the current State Heritage status of the place is designated by the letter and year of the most recent and relevant action.
N	Nominated for the State Heritage Register
SHR	Included in the State Heritage Register
X	Nominated, but subsequently rejected
Y	Registered, but subsequently removed from the Register
F	Heritage SA have a file on this place
SHB file	File number for State Heritage Branch records
Dev Plan	Current status (Local or State) and page number within Council's Development Plan
?	Assessment provided from uncertain source (Heritage Committee / Council employee?)
Hignett	Hignett & Company 1983, <i>Mount Barker District Heritage Survey</i> , recommendation (Local or State) and assessment number
McEwin	Gavin McEwin c1992, <i>Title searches for Meadows, Macclesfield & Echunga</i> , reference number provides volume (ME, MA or EC) and page number
Stark	Paul Stark 1983, <i>Meadows Heritage</i> , including recommendation rating (A, B or C) and the reference numbers (A & B) or page numbers (C)
Veenstra	Veenstra survey, c1995
Gardiner	Fiona Gardiner 1997, <i>Interim Mount Barker & Nairne Townships Heritage Register</i> , Rating, reference number, volume and page numbers
Other	
AH	Ann Herraman
AP/CB	Anna Pope / Claire Booth (places of possible interest identified in fieldwork or research)
ARM	AR (Dick) Mills, information from one of his books (see references)
BW	Betty White (Macclesfield) / Barbara Wilkinson (Kanmantoo)
DR	Donald Richardson
ECHS	Echunga Heritage Survey
EM	Esther Mills, Kanmantoo
F#	File, information from one of the 'Heritage folders' (black ring-binders) held by Council
HA#	Young, G et al 1981, <i>Hahndorf Volumes 1 & 2</i> , Australian Heritage Commission
HC	Heritage Review & Plan Amendment Report Community Reference Group
HI#	Hignett & Company 1983, <i>Mount Barker District Heritage Survey</i> , referred to in text
HR	Helen Richardson
JE#	Jensen, Elfrida & Rolf 1980, <i>Colonial Architecture in South Australia</i>
JF	Information from Faull, Jim & Gordon Young, 1986, <i>People Places & Buildings</i> , or Faull, Jim [ed.] 1980, <i>Macclesfield, reflections along the Angas</i>
NTC#	National Trust of South Australia, Classified list
NTR#	National Trust of South Australia, Recommended list
NT#	National Trust of South Australia, file
NTTN#	National Trust of South Australia 2001, Then and Now, Photographic Mount Barker
OS	Referred to on Ordinance Survey maps
RB	Reg Butler, information from one of his books (see references)
SS	Sue Sautter, Local History Collection
RNE	Entered on the Register of the National Estate of the Australian Heritage Commission
RNI	Identified by the Register of the National Estate of the Australian Heritage Commission
Walk	See Walk brochure

Pope rec 2004 Heritage Survey recommendation

C	Contributory place within a historic conservation zone or State Heritage Area
la	Of local interest, having some local heritage significance, but too much altered to be recommended for the local heritage register
lb	Of local interest, having some local heritage significance, but not the distinctive historical or architectural qualities which are required by a rigorous application of the local heritage criteria
lc	Of local interest, having some historical significance, but no fabric appropriate for conservation
L	recommended for local heritage register
L*	recommended for local heritage register, of outstanding local heritage value
N	neutral or non-contributory place in historic conservation zone
O	Other - should be subject to other forms of protection
Q	Place associated with district but located outside district boundary
S	recommended for retention in the State Heritage Register by this survey
SC	recommended for changed registration in the State Heritage Register
SD	recommended for removal from the State Heritage Register
SN	recommended for new, changed registration in the State Heritage Register
SR	recommended for inclusion in the State Heritage Register by this survey
U	not located
X	demolished

10.2 Statistical summary of inventory

The following is a statistical summary of the recommendations made in the inventory.

Recommendation	Annotation	Count	Subtotal
Blank		70	70
Local	L	392	
	L*	121	513
State	S	53	
	SC	2	
	SN	1	
	SR	18	
	SRN	0	
	SD	3	77
Contrib	C	343	343
Demolished	X	87	87
Of Interest	la	2	
	lb	132	
	lc	52	186
Look & see	LC	0	
	CL	0	0
Other protection	O	13	13
Out of district	Q	31	
	QC	13	
	QS	0	
	QL	13	
	QO	1	
	Qia	0	
	Qib	3	
	Qic	0	61

Non-contributory	N	10	
	NC	17	27
Not located or assessed	U	52	52
Not applicable	n/a	1	1
Photograph needed	P	0	0
Area	A	1	1
Zone	Z	1	1
Total	(1416)	1423	1423

10.3 Inventory

The following inventory includes a summary of all places assessed or identified, the provenance of the identification, and the relevant recommendations.