

# Heritage Standard

Mount Torrens State Heritage Area



Government  
of South Australia

Department for  
Environment and Water

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*COVER IMAGE: View of Mount Torrens township from Tuck Street, c.1915, Mount Torrens History Centre.*

*THIS PAGE: Townsend Street, view from hotel corner, c.1910, Mount Torrens History Centre.*







# 1. Background

## 1.1. Mount Torrens State Heritage Area

South Australia's State Heritage Areas represent significant aspects of the State's rich natural and cultural heritage. Mount Torrens was designated as a State Heritage Area under the *Heritage Places Act 1993* in 2002. The designation ensures that future development of properties and open spaces within Mount Torrens are managed in a way that maintains the Area's heritage value.

## 1.2. Purpose of Heritage Standards

Heritage Standards are published in accordance with the *Planning, Development and Infrastructure Act 2016* and its Planning and Design Code (Code). They are a supplementary tool of the Code and are referenced in the State Heritage Area Overlay.

Proposals to undertake development within a State Heritage Area may be referred by the Relevant Authority to the *Minister responsible for administering the Heritage Places Act 1993*, for consideration of impact on the heritage values of the State Heritage Area.

The Relevant Authority decides if a referral is required. The State Heritage Area Overlay 'Procedural Matters (PM) Referrals', identifies the types of development in a State Heritage Area that require referral.

Officers within Heritage South Australia (Heritage SA) in the Department for Environment and Water are the Minister's delegate for advice on referred development applications. Generally, Heritage SA can support the proposal and direct conditions of approval, or direct refusal if heritage values are unacceptably compromised. The Heritage Standard forms a key part of Heritage SA's assessment of the heritage impact of referred development proposals.

The Mount Torrens State Heritage Area includes a State Heritage Place listed in the State Heritage Register. If proposed development involves a State Heritage Place or Object located within a State Heritage Area which is also independently listed in the South Australian Heritage Register, the policy of the Planning and Design Code's State Heritage Place Overlay will take precedence over that of the State Heritage Area Overlay.

The Heritage Standard is presented in three parts:

- 1. Background** – the historical development of Mount Torrens and the principles that underpin the State Heritage Area listing
- 2. Statement of Significance** – the South Australian Heritage Register listing and the context and description of the heritage values
- 3. Heritage Standards for Development** – Principles and Acceptable Standards for development

## 1.3. History – Mount Torrens<sup>1</sup>

### Peramangk Country

The Peramangk peoples are the traditional custodians of the eastern area of the Adelaide Hills region.<sup>2</sup> Peramangk Country extends from Myponga north to Gawler and Angaston; east to Wright Hill, Strathalbyn, Kanmantoo and along the eastern scarp of the range to near Witta. Prior to colonial settlement the Peramangk practised traditional Aboriginal land management in the district including cultural burns, resulting in an open, grassy landscape studded by large remnant gums.<sup>3</sup> Peramangk Country is extensively marked with cave painting sites, campsites and canoe trees, especially along the eastern scarp of the ranges, north and east of Mount Torrens.<sup>4</sup> As settlement advanced camping, hunting and ceremonial lands were fenced by colonists and the Peramangk were displaced from the region over several decades, resulting in their diminished presence by the early 1850s.<sup>5</sup>

<sup>1</sup> This history is an abridged and revised version of the historical summary provided in the 1999 *Mount Torrens Heritage Area Conservation Management Plan*. Historical Research Pty Ltd, *Mount Torrens Heritage Area Conservation Management Plan: Report to Heritage South Australia*, Heritage and Aboriginal Affairs, Adelaide, 1999, pp.5-20.

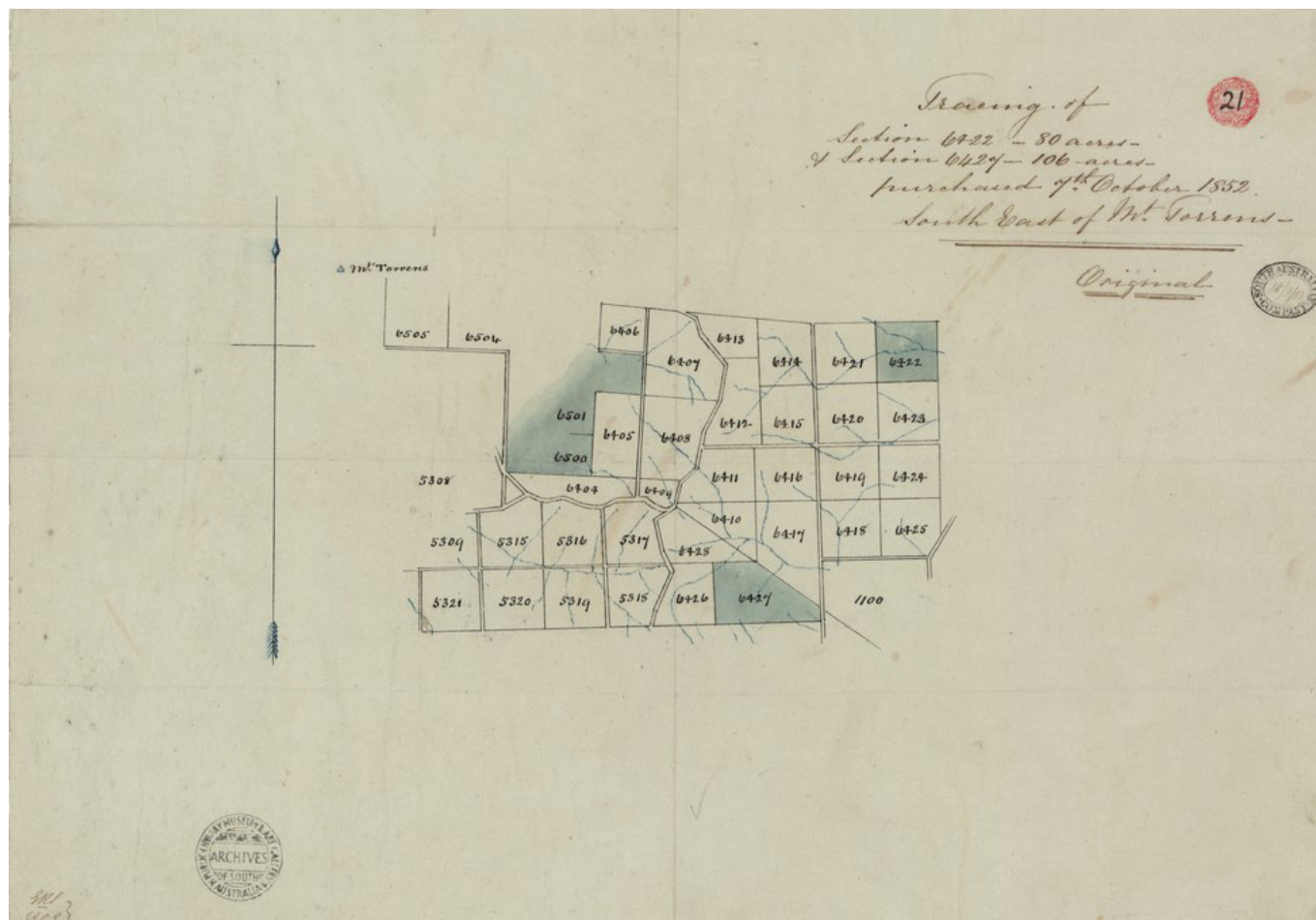
<sup>2</sup> 'Map of Indigenous Australia', AIATSIS, 11 October 2022. <https://aiatsis.gov.au/explore/map-indigenous-australia>. Accessed 15 May 2023.

<sup>3</sup> Gordon Young (ed.), *Onkaparinga Heritage Survey*, South Australian Centre for Settlement Studies / Onkaparinga District Council, Adelaide, 1988. 207; Ross, Betty and Ellis, Bob. *Aboriginal Relics in the Lower Mount Lofty Ranges, Murray River and Monarto Area*, unpublished report, Department of Environment and Conservation, Adelaide, 1974.

<sup>4</sup> Ross, Betty and Ellis, Bob. *Aboriginal Relics in the Lower Mount Lofty Ranges, Murray River and Monarto Area*, unpublished report, Department of Environment and Conservation, Adelaide, 1974.

<sup>5</sup> 'History and Heritage', Adelaide Hills Council, 2023, <http://www.ahc.sa.gov.au/discover/history-and-heritage>. Accessed 13 April 2023.





Tracing of Sections purchased south east of Mount Torrens, c.1852, State Library of South Australia, SLSA BRG 42/119/21.

## Early Colonial Settlement

Land in the vicinity of Mount Torrens became available for purchase by settlers and investors following the Special Survey of the Sources of the Torrens for the South Australian Company in 1839.<sup>6</sup> The six sections where the town of Mount Torrens now stands were taken up over the following two years, including by brothers George and James Dunn in 1841 and 1842 respectively.<sup>7</sup> George Dunn built a stone cottage at a permanent spring he called Barton Springs, just west of the future town site. While the South Australian Company owned large tracts of rural land in the area,<sup>8</sup> the development of a township was promoted by the Dunn brothers.

Copper was discovered at Kapunda in 1842 and at Burra in 1845. In 1845 copper was also discovered at Reedy Creek, about 15 kilometres north-east of Mount Torrens, and a mine was opened by London-based Australian Mining Company and operated between 1847 and 1851. The copper lode, however, was not as rich as initially thought and the mine was quickly exhausted. Reedy Creek briefly supported a population of around two hundred, many of whom were Cornish miners and their families. Supplies and mining equipment were transported overland from Adelaide, and while several different roads passed over the ranges to Reedy Creek, all of them converged on permanent waterholes near the township of Mount Torrens.

6 George Goyder, *Report on Disposal of Crown Lands in South Australia 1890*, South Australian Parliamentary Paper No. 60 of 1890, p.24.

7 General Registry Office DP 81 of 1857; Land Titles Office Hundred Books: Talunga.

8 George Sutherland, *The South Australian Company: A Study in Colonisation*, Longmans and Green Company, London, 1898, p.202.



Walter G. Light, *Mount Torrens Inn*, 1851, sketch 24 from *South Australian Sketchbook*, Art Gallery of South Australia. Note the Peramangk shelter tree.

It is possible George Dunn subdivided some of his land – today forming most of the western side of the township – and offered allotments for sale prior to the opening of the Reedy Creek mine in 1846 (although the subdivision was not registered until 1857, as required by the *Real Property Act*).<sup>9</sup> The first stirring of commercial activity began around 1848, when George Dunn took advantage of the mining boom by obtaining a liquor licence for a hotel to serve the passing mining trade. Likely owing to the Cornish origins of many customers, Dunn called it the Cornish Arms. The original location of this hotel is not certain, and hotel trading may have commenced from Dunn's farmhouse.<sup>10</sup> Although the mines were not profitable and were abandoned in 1851,<sup>11</sup> a transport route and a tradition of stopping for refreshment at the foot of Mount Torrens had been established.<sup>12</sup>

### The rise of a “Pretty Little Township”

Trade along the River Murray grew rapidly in response to the Victorian gold rush and transformed the economy of Mount Torrens. The township achieved its present form largely because of this entrepreneurial wave. When gold was discovered in Victoria in 1851, many residents of South Australia rushed to the goldfields, resulting in a severe shortage of capital and labour.<sup>13</sup> Burra Burra, Reedy Creek and many other copper mines closed, and the economy of the Province suffered. Population growth on the goldfields and the new mining communities' relative proximity to the River did, however, provide a new opportunity to market South Australian produce by boat from newly developing growing regions into Victoria.

9 The township may have been surveyed on Section 6056 – George Dunn's land – as early as 1846 or in 1853. Gavin McEwin has identified 1846 whereas Geoffrey Manning has identified 1853. Gavin McEwin, *Mount Torrens: A Search of Ownership of Historic Properties*, unpublished manuscript, Adelaide, 1987; Geoffrey Manning, *Manning's Place Names of South Australia*, self-published, Adelaide, 1990, p.312.

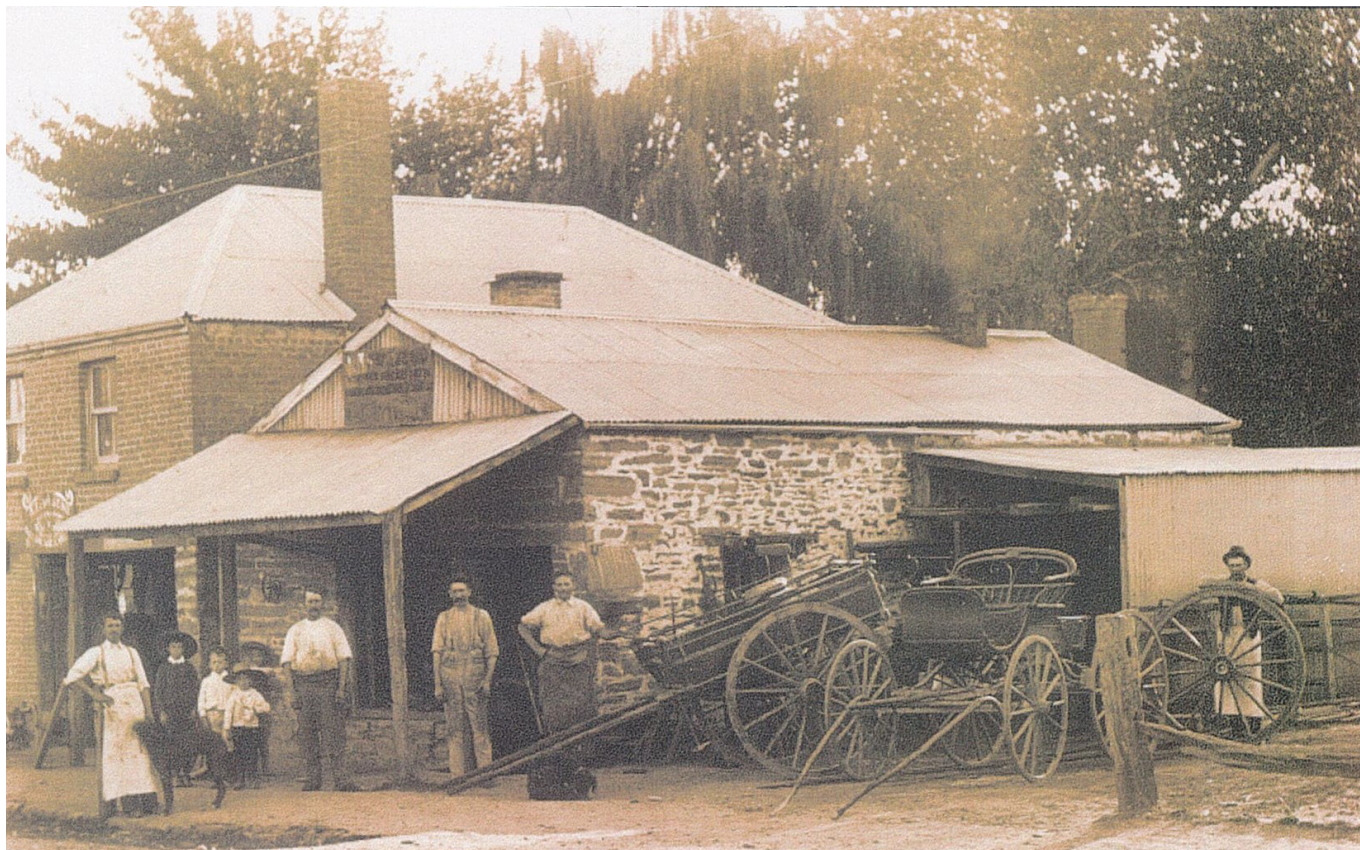
10 Bob Hoad, *Hotels and Publicans of South Australia, 1836-1993*, revised second edition, self-published, Adelaide, 1999. 300; Historical Research Pty Ltd, *Mount Torrens Heritage Area Conservation Management Plan: Report to Heritage South Australia*, p.8.

11 Brown, *Record of the Mines*, 70; *South Australia's Mining Heritage*, Jonathan Selby (ed), Department of Mines and Energy, Adelaide, 1987, p.130.

12 Historical Research Pty Ltd, *Mount Torrens Heritage Area Conservation Management Plan: Report to Heritage South Australia*, p.8.

13 Paul Sendzuik and Robert Foster, *A History of South Australia*, Cambridge University Press, Cambridge, 2018, pp.40-1.





*Alfred Townsend's Carpenter, Wheelwright's and Blacksmith's Shops, 1890, Mount Torrens History Centre.*

The river route to the Victorian goldfields represented a significant time and cost saving, compared to the lengthy land and sea route via Port Adelaide and Melbourne. William Randall, owner of a flour mill at Gumeracha, built *Mary Ann*, the first paddle steamer to operate in this part of the Murray, in order to transport his flour to Swan Hill in Victoria.<sup>14</sup> Competition emerged quickly, and a new industry developed in South Australia. Within four years there were fifteen vessels trading on the river, and more than 350 steamers and barges were to operate on the Murray<sup>15</sup> over the next eighty years.

Randall's ship-building yard was located at Mannum, the closest point on the river to Adelaide. Over the next few years, Mannum became an important steamer port, and the most convenient route by road from Adelaide passed through Mount Torrens.<sup>16</sup>

As such, from 1853 until well into the 1860s, a significant portion of the goods and passengers travelling to Adelaide from any point on the river passed through Mount Torrens.

As road traffic steadily increased through Mount Torrens, George Dunn was the most immediate beneficiary of the river trade as people began to patronise his hotel in greater numbers and began to buy his allotments. The first notable wave of land purchases on Dunn's subdivision took place in 1853. While these land sales were occurring, Dunn simultaneously participated in the development of other business ventures. In 1850 George Dunn shifted his liquor licence to Townsend Street, to a two-storey hotel called the Mount Torrens Inn.<sup>17</sup> In August 1853, Dunn joined with other landowners to form the Mount Torrens Joint-Stock Steam Flour-Mill Company<sup>18</sup> and opened a mill in 1854 to process locally grown wheat.

<sup>14</sup> G. A. Bevan and M. E. Vaughn, *Mannum Yesterday*, Lutheran Publishing House, Adelaide, 1978, pp.11-17.

<sup>15</sup> Sarah Kenderdine, *Historic Shipping on the River Murray*, Department of Environment and Land Management, Adelaide, 1993, p.23.

<sup>16</sup> Robert Linn, *The River Flows: A History of Mannum on the River Murray*, Mid Murray Council, Mannum, 1997, p.57.

<sup>17</sup> General Registry Office DP 81 of 1857; Hoad, *Hotels and Publicans*, pp.300-1.

<sup>18</sup> *Adelaide Observer*, 6 August 1853, p.1.





*Mount Torrens Hotel Yard, c.1890, Mount Torrens History Centre.*

The hotel and the flour mill formed the nucleus of further development along Townsend Street, the main road between Mannum and Adelaide. The bulk of this development took place on George Dunn's subdivision. Six two-storey masonry houses and shops were built on the western side of the street within the next few years, along with a few smaller cottages. Several of the new businesses were blacksmiths and wheelwrights, catering for road traffic. A competing hotel, the Mill Inn, was licensed in 1859.<sup>19</sup>

In 1857, George's brother James Dunn also registered a subdivision, constituting the south-western corner of the town. However, only one shop building on the corner and four or five small cottages were built on James Dunn's subdivision in the early years. The township that formed as a result of this development comprised portions of both subdivisions, but it is clear that most of the early activity occurred on George's subdivision.

Services such as a Post and Telegraph Office established in 1849 and community amenities including a Mechanics Institute followed throughout the 1850s and 1860s.<sup>20</sup> In 1866 the Mount Torrens bridge, a double-arched stone bridge where Townsend Street crosses Angas Creek was completed and opened.<sup>21</sup> The Bible Christian congregation

built a chapel and manse in Tuck Street in 1854, which also functioned as the first school.<sup>22</sup> Demolished in 1921, the stone was reused in building a new Sunday School and hall in 1922, while the memorial stone from the old church was placed in the new church gable; both are now part of Mount Torrens Uniting Church.<sup>23</sup> In 1860, the Anglican Church of Saint George was completed on land donated by George Dunn. A public school followed in 1861.<sup>24</sup> Mount Torrens' heyday occurred in the 1850s and 1860s, and by 1869, the town had taken on its distinctive built form character, with visitors describing Mount Torrens as a "pretty little township".<sup>25</sup>



*Mount Torrens Supply Stores, c.1910, Mount Torrens History Centre.*

<sup>19</sup> Hoad, *Hotels and Publicans*, p.288.

<sup>20</sup> The post-office appears to have been operated in the general store from 1853. See Mount Torrens Centenary Celebration Committee, *Back to Mount Torrens Centenary Celebrations, February 12, 13 and 14, 1937*, Courier Print, Mount Barker, 1937, p.14.

<sup>21</sup> *South Australian Advertiser*, 30 January 1866, p.3.

<sup>22</sup> Josiah Boothby, *Adelaide Almanack, Town and Country Directory*, Register and Observer, Adelaide, 1867, p.82.

<sup>23</sup> Anna Pope, *Torrens Valley Heritage Survey: Part 2*, Report to Adelaide Hills Council, Adelaide Hills Council, Adelaide, 2003, p.366.

<sup>24</sup> Centenary Celebration Committee, *Back to Mount Torrens*, pp.16-18.

<sup>25</sup> *South Australian Gazetteer*, 1869, p.256.





*The Township from Mount View Road, c.1905, Mount Torrens History Centre. Townsend's Flour Mill is visible to the left, Mount Torrens History Centre.*

## The end of the boom

South Australia's expanding railway network resulted in a dramatic reduction in river trade. During the 1870s, the railway expanded towards the Murray and in 1878, the opening of the Kapunda to Morgan railway provided a direct link from Port Adelaide to the Murray.<sup>26</sup> As the railways assumed dominance in the transport industry, ports downstream of Mannum suffered a sharp downturn in trade and the loss of intercolonial traffic. Mannum ceased to be the river gateway to Adelaide, while shipping on the lower river declined, from Blanchetown to Goolwa. In 1886, the river's limited business trade shrank further when the construction of the Adelaide to Melbourne railway line reached the river at Murray Bridge. The golden age of the riverboats was over and less traffic passed through Mannum and Mount Torrens over the following fifty years.

The town subsequently became the centre of the local agricultural community, with wheat and wool as the principal industries. Wattle bark stripping, for leather tanning, provided another form of rural employment and a bark mill was built at the north end of the township. Alluvial gold was discovered between Mount Torrens and Blumberg (Birdwood) in the early 1870s, and a few mines operated intermittently in the district for the next

few decades.<sup>27</sup> A lime kiln was also operating infrequently beside a quarry near the southern end of the town.

The local economic downturn was reflected in the stagnation of building development, which slowed the expansion of the township in the late nineteenth century. Between 1863 and 1899, no further subdivision of the town's six sections occurred. Besides an upgrade to the flour mill in 1884,<sup>28</sup> construction of the first Bible Christian chapel in 1884<sup>29</sup> and the erection of a new verandah to the Mount Torrens Hotel around the same time, there were few changes to the built fabric of Mount Torrens between 1870 and 1900.

## A twentieth century town

The resurgence in gold mining in the 1890s and introduction of new businesses led to a local economic upturn in the early twentieth century and a small wave of building activity in Mount Torrens from about 1910. The Government opened the Mount Torrens Battery and Cyanide Works in 1894 and worked the nearby Mount Torrens gold mine. The mine operated until 1917, while the Battery was not closed until 1956.<sup>30</sup> The Onkaparinga Cheese and Butter Factory was also built just outside Mount Torrens and opened in 1889.<sup>31</sup>

<sup>26</sup> Donovan and Associates, *Railway Heritage of South Australia*, unpublished report to the National Trust of South Australia, Adelaide, 1992, p.52.

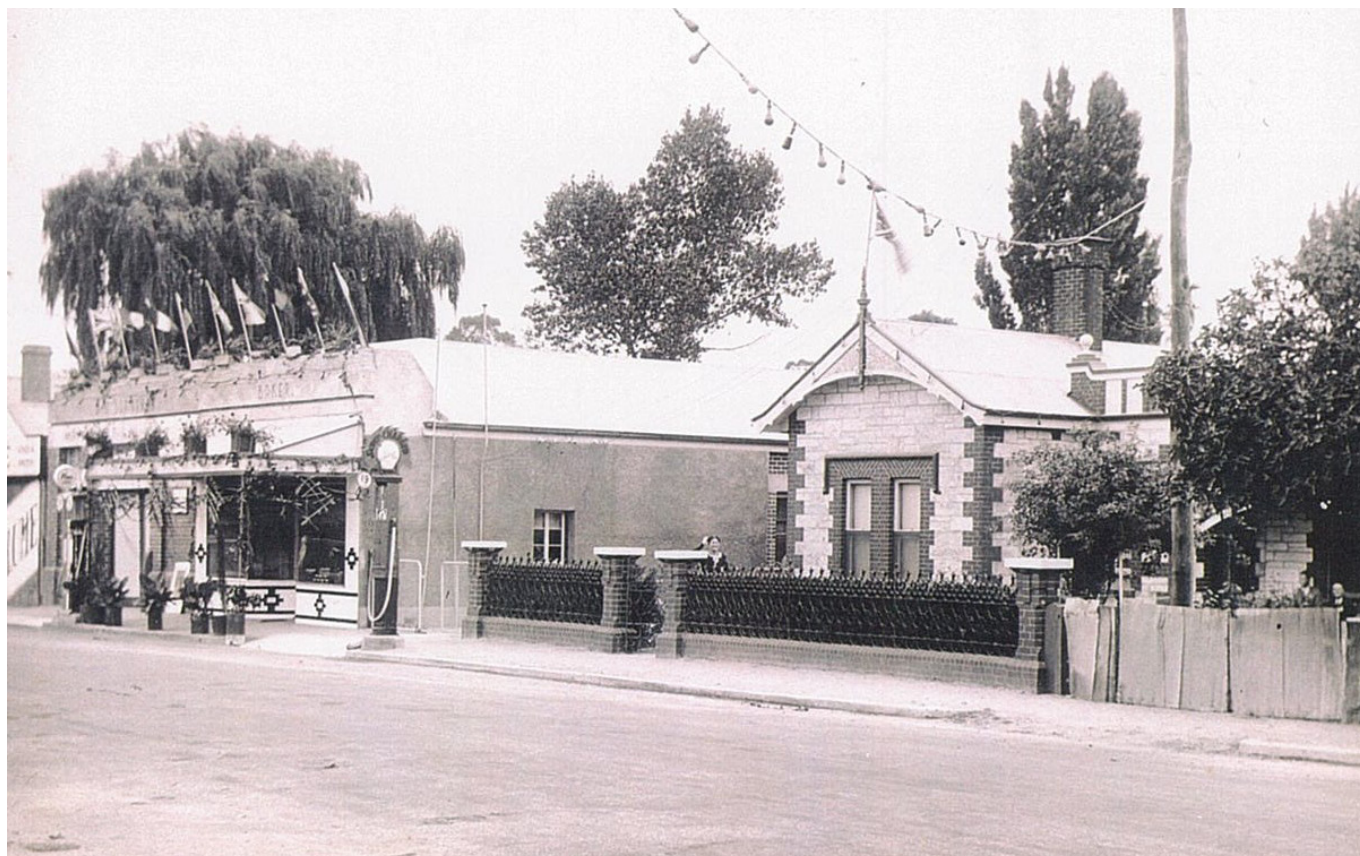
<sup>27</sup> Centenary Celebration Committee, *Back to Mount Torrens*, pp.20-22.

<sup>28</sup> *Cyclopedia of South Australia*, p.781.

<sup>29</sup> *South Australian Register*, 21 February 1889, p.6.

<sup>30</sup> 'Mount Torrens Cyanide Works (Battery)', *Torrens Valley Historical Journal* 38, June 1991, p.17.

<sup>31</sup> *The Express and Telegraph*, 26 November 1889, p.2.



*The Township from Mount View Road, c.1905, Mount Torrens History Centre. Townsend's Flour Mill is visible to the left, Mount Torrens History Centre.*

As a result of new employment opportunities, there was a modest rise in the population and prosperity of Mount Torrens during the early twentieth century and for the first time in several decades, new houses were built. The Methodist congregation (formerly the Bible Christians) built a new bluestone manse in Tuck Street in 1909.<sup>32</sup> The Education Department built a new school building on the hills east of the town in 1922, replacing the old stone school of 1861.<sup>33</sup> A community hall on Townsend Street also opened in 1923, to honour the local men and women who had served in the First World War.<sup>34</sup>

The construction of the Balhannah to Mount Pleasant railway served as an additional stimulus to the district. The railway opened for traffic on 16 September 1918,<sup>35</sup> replacing the horse-drawn coaches that had been operating since the 1850s. The line contributed to the general economic activity of the district until it closed in 1963.

The Mount Torrens flour mill struggled for a number of years before closing in 1925. The following year, the Adelaide Milk Supply Co-operative Limited (Amscol) bought the property and built a new plant to process milk and produce butter and cheese.<sup>36</sup> The old mill building with its tall chimney was mostly dismantled and replaced by more modern stone and concrete buildings. Dairy farming became the principal industry of the Mount Torrens district and the dairy continued to serve local farmers until rival companies combined to buy Amscol in 1977 and then close the depot in 1979.<sup>37</sup>

Since the Second World War, a decline in rural production and the close proximity of Adelaide to Mount Torrens have created opportunities for housing development outside the State Heritage Area and have attracted new residents to the town. While new homes and businesses have been built within Tuck Street and a new residential subdivision established at the south end of the town, the historic core of Mount Torrens retains its mid-nineteenth century character.

32 Celebration Committee, *Back to Mount Torrens*, p.18.

33 *Adelaide Observer*, 20 May 1922, p.34.

34 Celebration Committee, *Back to Mount Torrens*, p.22.

35 *Observer*, Adelaide, 21 September 1918, p.31.

36 'Notes on History of the Mount Torrens Flour Mill', *Torrens Valley Historical Journal* 41, November 1993, p.20.

37 Linn, *Dairy Vale*, pp.149-151.



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# 2. Heritage Value

## 2.1. Statement of Significance (Mount Torrens State Heritage Area)

**Mount Torrens State Heritage Area is of  
heritage value for the following reasons:**

*The Mount Torrens State Heritage Area demonstrates major development patterns that shaped the Mount Lofty Ranges area during the mid-nineteenth and early-twentieth centuries. Founded by brothers George and James Dunn in the 1850s, the township is primarily associated with early wool and wheat production, the River Murray steamboat trade, flour-milling, mining, and dairy farming, all of which contributed to its formation and character. The intact building stock, townscape and landscape featured within the State Heritage Area make it a rare and outstanding example of a colonial township that adapted to change over the decades after its foundation and consolidated by the early twentieth century.*

(as endorsed by the South Australian Heritage Council 27 June 2024)

## 2.2. What is of heritage significance?

Mount Torrens presents a surviving example of a nineteenth and early twentieth century rural township, illustrating one of the early colonial era settlements in the eastern Mount Lofty Ranges. The heritage significance of Mount Torrens lies in its largely intact form, with a central cluster of early masonry buildings primarily dating from the 1850s and 1860s, situated in the town's main street, Townsend Street. Later nineteenth and early twentieth-century residential, commercial, and civic development built between 1870 and 1930 complete the scale and form of the established town, with the original survey layout of 1857 still legible. The streetscape is still one of a country town, with gravel footpaths, wide gutters and weathered timber posts. Low front fences of timber or stone illustrate the open nature of the townscape.

Mount Torrens is associated with South Australia's transport history. The town developed as a stopping place for bullock drivers travelling on the government surveyed route from Mannum to Adelaide, which passed through the centre of the township. It was also a stopping point for those carrying ore from the copper mine at Reedy Creek to the Glen Osmond smelters.

Mount Torrens is also associated with the life and work of George Dunn, who purchased land along the surveyed route with his wife Mary in 1840. Dunn subdivided land to create the township, and subsequently built many of the houses and public buildings in the town centre. While the copper mining boom was short-lived, the town remained as an important staging point for the transport of farm produce by steamer along the River Murray through the nineteenth century.

Future development should seek to protect the heritage values of the Area dating primarily from 1853-1930, a village established along Townsend Street and Angas Creek.



**Features within the State Heritage Area which contribute to the heritage value of the State Heritage Area include:**

- a.** Small, compact town centre of buildings from 1853-1930, along Townsend Street. The contrast of a built-up township set within a largely rural landscape setting is of note. Development along the west side of the street is close to the road edge to service travellers. Streetscape is of an open nature with few street trees on the west side. Unmade footpaths reflect rural nature of town and feature bitumen or gravel paving and deep gutters. Use of timber is common to fencing, street railing and bollards/ posts.



*Townsend Street, c.1900, Mount Torrens History Centre*

- b.** The number of nineteenth century two storey residences attached to single storey shops or cottages in Townsend Street is a unique building type within South Australian towns.



*The alternating single and two storey construction provides a distinctive rhythm to the streetscape, DEW 2022*

- c.** Early twentieth-century dwellings, shops, and public buildings from 1900-1930 reflect the ongoing importance of the town into the early twentieth century, as a local service centre.



*Former Methodist Manse (1909), c.1910, Mount Torrens History Centre*

- 
- d. Masonry road bridge and foot bridges reflect ongoing town development around the water course.



*Stone bridge (c.1866), featuring twin arches, bluestone central pillars, and extant side stone wall, DEW 2005*

- 
- e. St George's Anglican Church and Cemetery, sited prominently on a hill above the township on Tuck Street.



*St George's Anglican church (1860), from Townsend Street, Mount Torrens History Centre*



## Architectural features of heritage value include:

- Uniformity of built scale and form along Townsend Street. Buildings from 1853-1930 reflect construction methods and materials of the period of heritage significance.



*View north along Townsend Street, DEW 2005*

- Extensive use of locally sourced stone including sandstone and bluestone, face or rendered. Face brick quoins, common to Townsend Street buildings.



*Cambridge House (c.1855), two storey shop and dwelling, DEW 2005*

- Hipped and gable end roofs, steeply pitched, clad in corrugated steel sheeting, many without eaves. Brick or stone simple chimneys.



*Sumner House (c.1900), DEW 2024*

- Timber-framed verandahs and balconies with a straight, concave or bullnose profile roof, clad in corrugated, galvanised steel sheeting.



*Townsend House (1860), DEW 2008*

- 
- Vertically proportioned timber framed doors / sash and casement windows. Multiple-paned casement and sash windows.



*Marlow Cottage (c.1854), DEW 2005*

- 
- Lean-to additions to rear of buildings.



*View of the township from the southern end, photo c.1910, Mount Torrens History Centre*

- 
- Small scale, freestanding outbuildings with a gable, hipped or skillion roof, constructed in stone or clad in galvanised, corrugated steel sheeting.



*Stone and brick outbuilding with skillion roof, Mount Torrens Hotel yard, DEW 2024*

- 
- Low open fencing to the front of allotments, including stone pillars and/or walls, face or painted timber post and rail, timber dowel, pickets and woven wire. Fencing to west side of street encloses verandahs in some cases.



*Royston Cottage (1855), showing dowel picket fence, Mount Torrens History Centre*



# 3. Heritage Standards for Development (Mount Torrens State Heritage Area)

## 3.1. Purpose of Heritage Standards for Development

Heritage Standards form a key part of Heritage SA's assessment of the heritage impact of referred development proposals by:

- providing a basis for assessment of heritage impact of development by Heritage SA Heritage Officers.
- including heritage principles and location specific detail on how development can be undertaken to ensure heritage values are protected.
- proposing a minimum acceptable standard for development related solutions within the State Heritage Area.

Any future development within a State Heritage Area is regulated by the *Planning, Development and Infrastructure Act 2016*, (PDI Act) assessed against the Planning and Design Code (the Code):

- Each State Heritage Area is mapped as illustrated in the South Australian Property and Planning Atlas (SAPPA).
- A State Heritage Area includes both private properties and public spaces (including streets and reserves).
- The Code prescribes planning policy requirements for the assessment of development within a State Heritage Area through the State Heritage Area Overlay.

Any work (development) within a State Heritage Area is defined through the PDI Act as: (*Part 1(3) (e) Interpretation*):

“...—the demolition, removal, conversion, alteration or painting of, or addition to, the place, or any other work that could materially affect the heritage value of the place”.

Work relates to changes to the exterior of a property within a State Heritage Area and could include repairs, additions, or new construction. Repairs are typically considered ‘work’ where they are significant in scope or have a large effect on heritage value. Exemptions to the definition of Development within a State Heritage Area are scheduled in the *Planning, Development and Infrastructure (General) Regulations 2017 – Schedule 5*.

It is the role of the Relevant Authority (typically the Local Council) to confirm if proposed work within a State Heritage Area is considered ‘development’ and therefore requires a

development application (DA). In the first instance, contact your local council to ask if what you are proposing is considered development.

Proposals to undertake development within a State Heritage Area may be referred by the Relevant Authority to the *Minister responsible for administering the Heritage Places Act 1993*, for consideration of impact on the heritage values of the State Heritage Area.

The Relevant Authority decides if a referral is required. The State Heritage Area Overlay ‘Procedural Matters (PM) Referrals’, identifies the types of development in a State Heritage Area that typically require referral.

Officers within Heritage South Australia (Heritage SA) in the Department for Environment and Water are the Minister’s delegate for advice on referred development applications. Generally, Heritage SA can support the proposal and direct conditions of approval, or direct refusal if heritage values are unacceptably compromised.

Proposed development to the exterior and interior of a State Heritage Place, within in a State Heritage Area, is separately prescribed by the State Heritage Place Overlay, of the Planning and Design Code and is assessed in addition to the State Heritage Area assessment.

The Mount Torrens State Heritage Area is a place of historic significance, demonstrating early rural settlement in South Australia. Any future development is to conserve the character of the Area and uphold its heritage values through:


- maintaining evidence of original patterns of land use and division
- reinforcement of the town’s visual character and setting
- adaptation of existing buildings and structures to ensure their long-term conservation and viability
- maintaining unity of built form, with new buildings compatible in design and form to existing buildings of heritage value
- retention of town’s landscape character

**Note:** this Heritage Standard is valid for all development proposals submitted on or after the date of publication. Development prior to this date will have been assessed under different provisions and therefore cannot be used as a precedent for future development.

# Mount Torrens State Heritage Area



## Legend

 State Heritage Area

**Produced by** Heritage SA  
Department for Environment and Water  
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<https://www.environment.sa.gov.au/>  
08 8333 0317  
**Data Source** 29 May 2023  
**Projection** Lambert Conformal Conic  
**Datum** Geocentric Datum of Australia, 2020

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## 3.2. Land use

(refer: State Heritage Area Overlay – Alterations and Additions PO 2.2)

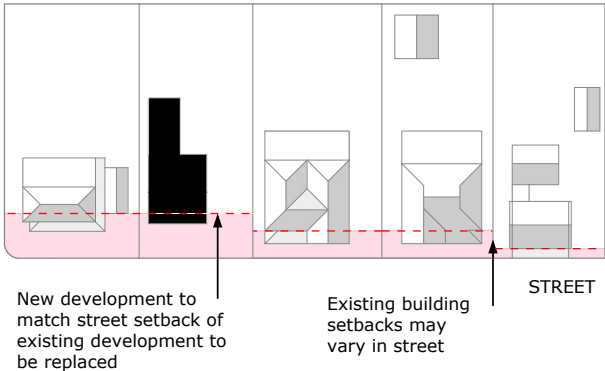
The historic character of Mount Torrens reflects local opportunity and economic circumstances over time. The stimulus of mineral discoveries and then surrounding agricultural enterprise contributed to the town's steady evolution from the 1850s into the mid-twentieth century. Townsend Street's development illustrates the past importance of the road route to Adelaide and also its role servicing the expanding local rural community, with a mix of civic, residential and commercial buildings established from 1853 onwards. Almost all of the present town was surveyed in four episodes between 1857 and 1863, when near-uniform allotment sizes resulted in the regular spacing of houses. Further subdivision along the west side of Townsend Street led to more varied spacing of construction, accommodating a mix of commercial and residential development.

Principles	Acceptable Standard
<b>3.2.1. Land Use</b>  Land use in Mount Torrens reflects its 1853-1930 development history. The earliest allotments along the western edge of Townsend Street support a mix of commercial and residential development. More substantial dwellings line the later subdivision of Mount Torrens East. Landmark public buildings punctuate the streetscape. Allotments are generous, with substantial open space around built development.  Development is to have regard to the following:	
<b>a. Land use planning</b>	<p>New development is limited to one principal building per allotment. Future land uses to continue the historic mix of commercial, residential and rural uses along Townsend Street. Views between buildings and along creek corridors to pastoral surrounds are to be maintained.</p> <p>Adaptive reuse of significant buildings is possible, if the external appearance from the street is retained.</p>

## 3.3. New Buildings

(refer: State Heritage Area Overlay - Built Form PO1.1 to 1.5)

New buildings within the State Heritage Area will not adversely impact on identified heritage values of the Mount Torrens State Heritage Area.

Principles	Acceptable Standard
<p><b>3.3.1. Siting of new buildings</b></p> <p>The townscape character of Mount Torrens is characterised by the built-up centre and open periphery - a main road focused settlement.</p> <p>Development is to have regard to the following:</p>	
<p><b>a. Street and side boundary setbacks</b></p> <p>Development along Townsend Street is sited close to and parallel with the street, to reflect the historic pattern of development.</p>	<p>New development replacing an existing building not of heritage value is sited so front and side setbacks match the existing setbacks on the allotment.</p> <p>If not replacing an existing development, new building setbacks are to reflect those of adjacent buildings, maintaining established setback patterns in the streetscape.</p> 
<p><b>b. Ancillary Development</b></p>	<p>Refer <b>3.5 Ancillary Development</b></p>
<p><b>3.3.2. Form and design of new buildings</b></p> <p>The form, scale, and architectural features of existing buildings within Mount Torrens Heritage Area associated with the period 1853-1930 are of heritage value and show the development of a nineteenth-century Adelaide Hills settlement responding to economic and social changes over time.</p> <p>New buildings <b>are to have regard</b> to the following:</p>	

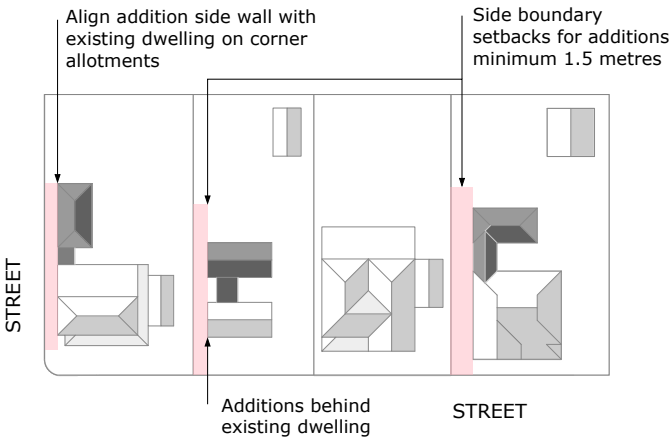


Principles	Acceptable Standard
<p><b>a. Scale</b></p> <p>A mix of single and double-storey construction established a rhythm of built form, particularly along the west side of Townsend Street. The form of single-storey shops attached to two-storey dwellings demonstrates a unique arrangement for a South Australian rural township.</p> <p>Larger scale community buildings such as churches reflect their landmark importance in Mount Torrens.</p>	<p><b>Dwellings:</b> Dwellings are to adopt simple, small-scale, rectangular floorplans, to maintain a scale compatible with the footprint of existing buildings in Townsend Street. For larger building footprints, adopting a series of grouped elements will reduce built form scale.</p> <p>Wall, eaves and ridge heights are to match those in the vicinity.</p> <p><b>Non-residential buildings:</b> The scale and bulk of new buildings will not visually dominate existing structures of heritage value.</p>
<p><b>b. Roof form and pitch</b></p> <p>Existing roof styles in Mount Torrens are gabled (typically 30 degrees) or hipped (typically 27 degrees) in form, with a mix of steep roof pitches and often no eaves.</p> <p>Masonry chimneys are an important element of the historic roofscape in Mount Torrens.</p>	<p><b>Dwellings:</b> Roof forms are to reflect historic form, pitch, span and profiles typical to the locality.</p> <p><b>Non-residential buildings:</b> New development to complement existing roof forms/pitch in the vicinity and not visually dominate existing structures of heritage value.</p>
<p><b>c. Façade Proportions and openings</b></p> <p>Street-facing façades are consistently horizontally proportioned punctuated by vertically proportioned doors and window openings.</p>	<p><b>Dwellings and Non-residential buildings:</b> Façades of new buildings are to complement the proportions of existing buildings within the streetscape, including window and door openings.</p>
<p><b>d. Verandahs</b></p> <p>Verandahs to street façades are a common feature of buildings of heritage value in Mount Torrens.</p>	<p>Verandahs to new development are to complement existing verandahs within the streetscape in scale and extent.</p>
<p><b>e. Ancillary development</b></p>	<p>Refer <b>3.5 Ancillary development</b></p>
<p><b>3.3.3. Materials, finishes and colours</b></p> <p>The material finishes of 1853-1930 buildings within the Mount Torrens State Heritage Area are of heritage value, illustrating the historic, social and economic development of the town.</p>	<p>New development is to have regard to <i>Accepted Materials, Finishes and Colours</i> as scheduled in: <b>Alterations and Additions 3.4.3 Materials, finishes and colours</b>, incorporating those common to the era of heritage value of the State Heritage Area.</p>

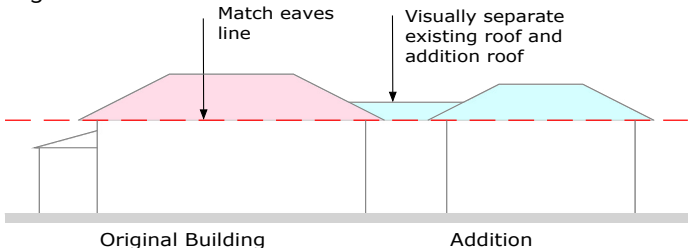
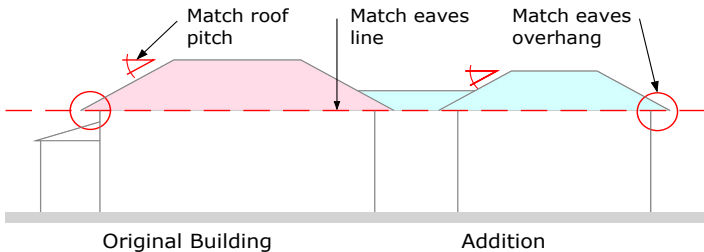
## 3.4. Alterations and additions

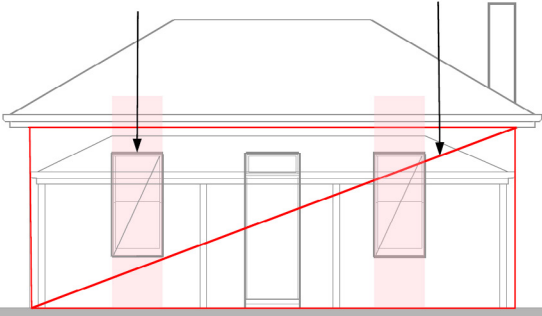
(refer: State Heritage Area Overlay - PO 2.1 – 2.2)

Additions and alterations to existing buildings within Mount Torrens State Heritage Area are not to visually dominate existing buildings or the surrounding streetscape of heritage value. Any addition or alteration is to complement established buildings, while maintaining a clearly legible pattern of nineteenth and early twentieth century development.

Principles	Acceptable Standard
<p><b>3.4.1. Site and location of additions</b></p> <p>Development reflects the existing, established spatial pattern of the streetscape and the visual prominence of established development relating to the period 1853-1930.</p> <p>Development <b>is to have regard to</b> the following:</p> <p><b>a. Street and side boundary setbacks</b></p> <p>Additions and alterations repeat the side setbacks of existing development, to maintain the historic spatial pattern of development and open space character of Townsend Street.</p> <p>Open spaces between buildings and boundary setbacks offer views from the public realm through to the creek and the surrounding landscape beyond, reinforcing the rural setting of Mount Torrens.</p>	<p><b>Dwellings:</b> Additions are to be located to the rear of existing street facing buildings, not exceeding existing building width, to maintain historic built form scale and pattern of development seen from the streetscape.</p> <p>Proposed additions are to be set back a minimum of 1.5 metres from any point along a side boundary. If the existing dwelling is located less than 1.5 metres off the side boundary, additions can match this alignment.</p> <p><b>Non-Residential:</b> Development is to repeat the site setbacks common to existing surrounding development. Additions are to be located so they do not dominate or visually detract from existing buildings.</p> 
<p><b>3.4.2. Design of additions</b></p> <p>The form, scale, and architectural features of existing buildings relating to the period 1853-1930 in Mount Torrens are of heritage value, illustrating the development of the town, construction techniques and available materials. Stone construction is a distinctive feature.</p> <p>Development <b>is to have regard to</b> the following:</p>	



Principles	Acceptable Standard
<p><b>a. Scale</b></p> <p>The original subdivisions within Mount Torrens State Heritage Area were developed within a relatively short period (1850s-1860s), resulting in a consistent streetscape and predominant construction type reflecting the resources and local materials available. Mount Torrens includes several single-storey buildings attached to two-storey dwellings, creating a unique streetscape pattern.</p> <p>Community buildings such as St George's Anglican and Mount Torrens Uniting churches, the Mount Torrens Hotel, and the Soldiers' Memorial Hall are of a scale that reflects their landmark importance.</p>	<p>Where seen from the street and/or surrounding public realm, the scale of additions are to be designed so that the original scale of the building is still obvious.</p> <p>Additions may match the scale and volume of original building footprints by adopting a series of grouped buildings, lean-tos or gabled wings.</p> <p>Single storey additions are to match the eaves height of existing building. A break in the roof line between dwelling and addition is required.</p> <p>Two storey additions, in the form of an attic or mezzanine room, are to be limited in height to that of the original roof ridge line.</p>  <p><i>Elevation – example of roof treatment to maintain form and scale of original dwelling</i></p> <p>The scale of additions is to not visually dominate established development.</p>
<p><b>b. Roof form and pitch</b></p> <p>The consistent, established roofscape of 1853-1930 era Mount Torrens is of heritage value. Buildings commonly feature single or double-pitched hipped or gable form roofs (27-30 degrees) of slate or corrugated iron.</p>	<p>Where visible from the public realm, the roof form, pitch and ridge height of additions to complement the existing roof. Eaves and gable projections to match existing.</p> <p>Chimneys to roofs of existing heritage buildings are to remain and are not to be removed when roof cladding is updated.</p>  <p><i>Side elevation – existing dwelling and addition (one option)</i></p>

Principles	Acceptable Standard
<p><b>c. Façade proportions</b></p> <p>Horizontal proportions of façades of established buildings, divided by vertically proportioned door and window openings, are common throughout the State Heritage Area.</p>	<p>Where visible from the public realm, additions to buildings are to complement the proportions of façades of the existing building.</p> <p>Plate glass walls and ‘patio’ doors are not acceptable where visible from the public realm.</p> <p><b>Non-residential development:</b> Façade proportions of additions will complement façades of existing development of heritage value.</p> <div data-bbox="778 672 1428 1153"> <p>Repeat original window proportions and size in additions</p> <p>Additions to have similar façade proportions</p>  <p>Original Building</p> </div> <p><i>Typical proportions of façade and openings</i></p>
<p><b>d. Alterations to original building features</b></p> <p>Architectural features associated with the development of Mount Torrens which relate to the period 1853-1930 contribute to the heritage values of the State Heritage Area.</p>	<p>Refer [3.10 Conservation Works] for further details.</p> <p><b>Dwellings and non-residential development:</b></p> <p>Face brick and stone external walls are to be retained and not painted or render finished.</p> <p>Façade features of heritage value, including windows and doors, are to be retained in their original configuration and material where visible from the public realm. Front verandahs are to remain unenclosed.</p> <p>Where original façade features have been removed or altered and evidence of these features is not clear, reinstatement is acceptable using architectural detailing copied from nearby development of similar style/era.</p>

Principles	Acceptable Standard	
<p><b>3.4.3. Materials, finishes and colours</b></p> <p>The architectural features of existing buildings (1853-1930) within Mount Torrens are of heritage value, illustrating the historic, social, and economic development of the town.</p> <p>Dwellings and many non-residential buildings in Mount Torrens are consistent in design and material, using locally quarried stone, with dressed stone or brick quoins, chimneys and window/door surrounds.</p>		
<p>The design of alterations and additions <b>is to have regard to</b> the following:</p>	<b>Acceptable</b>	<b>Not supported (where visible from street/public space)</b>
<p><b>a. Roofing and rainwater goods (new work)</b></p>	<ul style="list-style-type: none"> <li>• deep profile, corrugated, galvanised or 'Colorbond' metal sheet (light or mid grey tones)</li> <li>• slate if replacing existing slate tiles</li> <li>• galvanised or 'Colorbond' (red or mid-grey) 'ogee' or half round profile gutters</li> <li>• metal round galvanised or 'Colorbond' (mid-grey) downpipes</li> <li>• scribed roof capping</li> </ul>	<ul style="list-style-type: none"> <li>• metal sheeting profiles, other than traditional corrugated.</li> <li>• 'Zincalume' finish</li> <li>• dark grey or black finish</li> <li>• PVC or square profile metal gutters &amp; downpipes.</li> <li>• roof tiles or other heavy weight materials where not matching existing building material</li> <li>• quad, square or 'D' profile gutters</li> <li>• decorative roof elements where not on existing building</li> </ul>



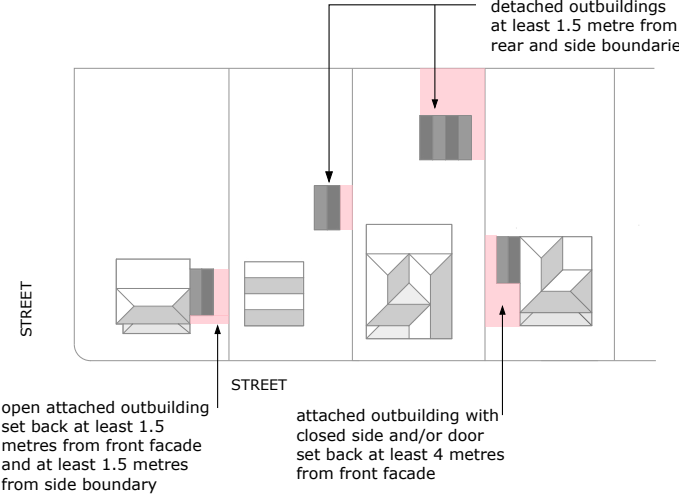
Principles	Acceptable Standard	
<b>b. Exterior walls (new work)</b>	<b>Acceptable</b> <ul style="list-style-type: none"> <li>• face stone, brick or rendered masonry</li> <li>• natural colour render (white or stone)</li> <li>• deep profile, corrugated, galvanised metal sheet, 'Colorbond' metal sheet in light or mid grey tones (if appropriate to the project)</li> <li>• painted weatherboard cladding – horizontal (150mm x 19mm)</li> </ul>	<b>Not supported (where visible from street/public space)</b> <ul style="list-style-type: none"> <li>• square profile steel sheeting</li> <li>• 'Zincalume' finish</li> <li>• dark grey or black finish</li> <li>• concrete blocks</li> <li>• fibre cement sheeting</li> <li>• stone veneer facing</li> <li>• painting of previously unpainted masonry</li> <li>• unpainted/ exposed timber</li> <li>• vertical weatherboard or other lightweight cladding</li> </ul>
<b>c. Proposed external doors and windows in view of the street</b>	<ul style="list-style-type: none"> <li>• timber framed doors – simple timber face without glazing</li> <li>• timber or aluminium/steel framed flywire screen doors to complement main door</li> <li>• timber framed windows, vertically proportioned (double-hung sash or casement)</li> <li>• timber shutters</li> </ul>	<ul style="list-style-type: none"> <li>• sliding doors/ windows</li> <li>• decorative aluminium screen/security doors/ window grilles</li> <li>• aluminium-framed doors and windows</li> <li>• horizontally proportioned and/ or large windows</li> <li>• roller window security shutters</li> </ul>
<b>d. External painting</b>	<ul style="list-style-type: none"> <li>• exterior painting using compatible paint colour schemes</li> </ul>	<ul style="list-style-type: none"> <li>• painting of unpainted external surfaces to existing buildings is not supported</li> </ul>
<b>e. Verandahs</b> Where altered, verandahs should be reinstated to original or appropriate form and detailing. Introduction of decorative elements (e.g. cast-iron lacework and turned posts) is inappropriate where it was not part of the original construction.	<ul style="list-style-type: none"> <li>• simple, dressed, timber posts</li> <li>• simple timber or iron brackets where evidence of existing original, or appropriate to new building style</li> <li>• flagstone, timber board, or plain concrete floors</li> </ul>	<ul style="list-style-type: none"> <li>• decorative elements such as turned posts, verandah tiles, finials or lacework unless supported by historical evidence</li> </ul>
<b>f. Fencing</b>	<ul style="list-style-type: none"> <li>• refer <b>3.5.2 Fences and Gates</b></li> </ul>	
<b>g. Ancillary development</b>	<ul style="list-style-type: none"> <li>• Refer <b>3.5 Ancillary development</b></li> </ul>	

## 3.5. Ancillary Development

(refer: State Heritage Area Overlay - PO3.1-3.3) – garages, carports, sheds, verandahs, solar panels, signage, fences

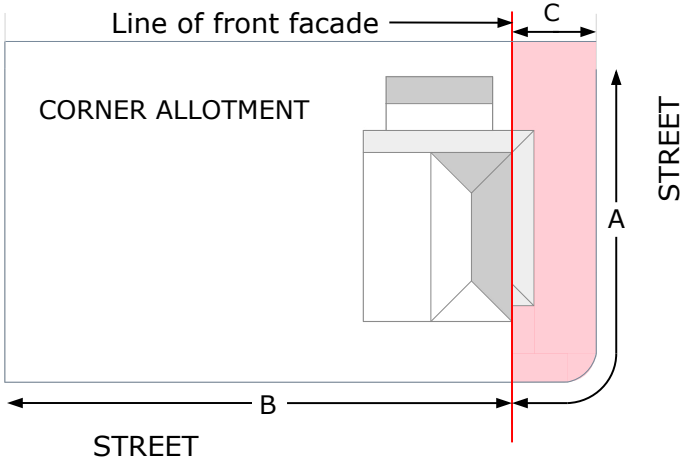
Ancillary development in the Mount Torrens State Heritage Area includes carports, garages and sheds; studios, offices and ancillary accommodation; fences and gates; signage; solar panels and skylights, rainwater tanks and other ancillary services. While such development is of a secondary nature, it may still have an adverse impact on the heritage value of the State Heritage Area if not managed appropriately.

Principles	Acceptable Standard
<p><b>3.5.1. Outbuildings including carports, garages and sheds, studios, offices and dependent accommodation.</b></p> <p>Outbuildings contribute to the built form heritage values of Mount Torrens.</p> <p>Existing outbuildings in Mount Torrens are typically small, freestanding and rectilinear in plan, with short span, steeply pitched, gabled, hipped or low-pitch skillion roof forms. Materials used include: brick or stone, or galvanised corrugated steel sheet wall and roof cladding.</p> <p>Development <b>is to have regard to</b> the following:</p>	
<p><b>a. Outbuildings (garages, carports, sheds, studios, offices, dependent accommodation and outbuildings supporting business)</b></p> <p>The diversity of outbuildings reflects the built form rural character of Mount Torrens. Outbuildings complement other structures associated and include lean-to animal shelters, sheds and workshops. Open spaces between principal buildings and outbuildings reinforce the open, rural character of the Mount Torrens streetscape.</p>	<p>Where visible from the public realm, the permanent installation of shipping containers as dwellings, additions or ancillary structures is not supported within the State Heritage Area.</p> <p>Support may be granted for <b>temporary</b> use of shipping containers during construction of new development.</p> <p><b>Attached outbuildings:</b></p> <p>New attached outbuildings are to:</p> <ul style="list-style-type: none"> <li>• be open structures with no walls or doors, sited a minimum of 1 metre behind principal front wall of dwelling (e.g. carport)</li> <li>• be structures with street facing doors and/or side walls, (only supported if existing building postdates 1930) located a minimum of 4 metres behind principal front wall of dwelling (e.g. garage)</li> <li>• be a minimum of 1.5 metres from any side boundary</li> <li>• be a minimum of 1.5 metres from rear boundary</li> <li>• have no part of structure (eaves or fascia) closer than 450mm to any boundary</li> <li>• have eaves height to match front verandah, or if no verandah, eaves no higher than the primary building eaves</li> <li>• have a roof pitch to match front verandah, using similar details, and if no verandah, have roof pitch to complement main roof</li> <li>• have posts that are nominally 120x120mm minimum in dimension</li> <li>• have simple roof form separate from main roof</li> </ul>

Principles	Acceptable Standard
<p><i>Continued</i></p>	<p><b>Detached outbuildings:</b></p> <p>New detached outbuildings are single storey, rectilinear in floor plan and:</p> <ul style="list-style-type: none"> <li>• located behind the line of rear wall of primary building</li> <li>• are a minimum of 1.5 metres from a side boundary</li> <li>• are a minimum of 1.5 metres from rear boundary</li> <li>• not visually dominate the site or streetscape, or existing building of heritage value</li> <li>• have roof form and pitch to complement existing primary building of heritage value</li> </ul> <p>Where visible from the public realm, single width panel lift or roller style garage doors are supported. Double width panel lift or roller style doors are only supported where not visible from the street.</p> 
<p><b>b. Pergolas and garden structures</b></p>	<p>Pergolas to be located to the rear or side of existing buildings, to avoid adversely impacting on views from the public realm.</p>



Principles	Acceptable Standard	
<p><b>3.5.2. Fences and gates</b></p> <p>Early fencing styles contribute to the heritage character of the Mount Torrens State Heritage Area. Low, open fencing styles reinforce the rural nature of the township.</p> <p>Original fences included low stone walls; planted hedges; timber pickets or post and wire. Timber palings and corrugated iron sheet fencing was often used on secondary property boundaries.</p>	<p>New fencing to match palette of materials typical to locality. Fencing styles to reflect informality of traditional post and wire, post and rail or timber picket fencing, reinforcing Mount Torren's rural setting.</p> <p>Original gates and fences, stone walls and planted hedges to be retained and where appropriate, restored and extended. Reconstruction of damaged or demolished stone walls using traditional materials and methods is appropriate.</p>	
a. Fences and gates (replacement or new)	Location	Accepted
	Where a new fence required:	<p>Open fence:</p> <ul style="list-style-type: none"> <li>• no fencing</li> <li>• low stone walls</li> <li>• post and wire</li> <li>• post and rail</li> <li>• simple timber picket</li> </ul> <p>Solid fence (side or rear):</p> <ul style="list-style-type: none"> <li>• vertical timber paling</li> <li>• hedge</li> <li>• corrugated metal sheeting, with post and rail</li> </ul>
	Boundary A, shown below	<ul style="list-style-type: none"> <li>• open fence no higher than 1.2m</li> <li>• solid fence no higher than 1m</li> <li>• on corner allotments taper to side fence height, level with front façade of principal building</li> </ul>
	Boundary B, shown below	<ul style="list-style-type: none"> <li>• not higher than 1.8m</li> </ul>
	Boundary C, shown below and other adjoining property boundaries	<ul style="list-style-type: none"> <li>• open fence no higher than 1.2m street end</li> <li>• solid stone fence no higher than 1m street end</li> <li>• where there is a height change to side fence section taper from front boundary to level with front façade of building</li> <li>• no higher than 1.8m</li> </ul>

Principles	Acceptable Standard	
a. Fences and gates (replacement or new) – <i>Continued</i>	Location	Accepted
	Boundary C, shown below and other adjoining property boundaries	<ul style="list-style-type: none"> <li>open fence no higher than 1.2m street end</li> <li>solid stone fence no higher than 1m street end</li> <li>where there is a height change to side fence section taper from front boundary to level with front façade of building</li> <li>no higher than 1.8m</li> </ul>
		
<b>3.5.3. Signage</b> Signage to be designed and sited to avoid visual dominance within views of the State Heritage Area.		
a. Advertising signage	<p><b>Commercial, office or retail signage</b> is to be restricted to traditional signage panel locations, such as parapet walls above verandahs, verandah fascias and infill end panels, hung from below verandah fascias and painted on shop windows. Signs are not to project out from the building. Permanent LED signs are not acceptable.</p> <p>Commercial signage is restricted to two per building mounted signs per business location.</p> <p>Corporate signs must conform to the signage guidelines set out in this Standard.</p> <p><b>Signs for public, school and religious buildings</b> to be small, free-standing structures.</p> <p><b>Community buildings:</b> Signs to be small and free-standing.</p>	

Principles	Acceptable Standard
<b>3.5.4. Skylights</b> Roof forms are significant to the heritage values of the State Heritage Area.	Dormer windows are not supported in the Mount Torrens State Heritage Area where visible from the public realm. New or replacement skylights are to be low profile and located out of view of the public realm. Skylights on street facades are not acceptable.
<b>3.5.5. Solar Panels</b> Solar panels provide environmental benefits. Panel arrays are to be located out of streetscape view, irrespective of building orientation.	Solar panels are to be: <ul style="list-style-type: none"> <li>located on roof planes not visible from the public realm and sited below the ridge</li> <li>located on sheds, carports, garages or pergolas that are not visible from the streetscape</li> <li>installed so componentry including cabling, conduits, batteries and inverters is not visible from the public realm</li> <li>mounted flush with roof plane</li> <li>black framed</li> <li>arranged in a symmetrical group (not staggered) with a margin of visible roof edge around the group.</li> </ul> If no other mounting location is possible, side roof mounted solar panels must be: <ul style="list-style-type: none"> <li>located at least 4 metres behind the front of the roof (but not on a corner site)</li> <li>located as far as practical on the lower part of the roof</li> <li>located on ground-mounted framing, away from the building and out of view of the streetscape</li> </ul>
<b>3.5.6. Rainwater Tanks</b>	Corrugated metal tanks are to be used within view of the street within the State Heritage Area. Plastic rainwater tanks are to be located out of view of streetscapes or screened from public view with vegetation and are corrugated in profile.
<b>3.5.7. Plant and ancillary equipment</b>	Installations such as hot water units and water pumps are located to the rear of properties to avoid negatively impacting the streetscape. If visible from the public realm installations will be screened by walls, vegetation or within small structures of traditional materials. Air conditioners are not located on street façades and external air handling (condenser) units are screened from view of the public realm. Roof-mounted evaporative units are to be located on rear roof planes and coloured to match roof sheeting. Antennae and satellite equipment to be located out of view of the public realm. Infrastructure for new technology (such as electric car charging) is supported in principle. The size, appearance and location will be negotiated on a case-by-case basis to minimise any negative impacts on the State Heritage Area.



## 3.6. Land division

(refer: State Heritage Area Overlay - PO4.1)

Land division refers to boundary adjustments and sub-division of allotments within the State Heritage Area.

Principles	Acceptable Standard
<h3>3.6.1. Land division characteristics</h3> <p>The subdivision plan of Mount Torrens State Heritage Area has changed little since establishment and illustrates the historic, social and economic development of a nineteenth-century Adelaide Hills settlement. Townsend Street is bounded on the eastern side by well-spaced dwellings with generous gardens and larger setbacks. The western side of Townsend Street reveals a pattern of more densely sited housing and commercial development set on deep blocks with minimal setbacks, maximising open space to the rear. Larger southern allotments provide an open approach from Adelaide.</p> <p>Development <b>is to have regard to</b> the following:</p>	
<p><b>a. Land division</b></p> <p>The established pattern of allotment size and orientation is to be maintained.</p>	<p>Any division of land or adjustment of boundaries should reinstate or maintain the original historic land division layouts of the 1853-1930 era Mount Torrens State Heritage Area.</p> <p>Subdivision of land or realignment of boundaries is not supported unless it enhances the conservation of historic sites and structures, or it maintains the established spatial built form pattern of development within the Mount Torrens State Heritage Area.</p> <p>Existing public reserves and roads are to be preserved.</p> <p>Boundary adjustments to remedy boundary anomalies are acceptable where they are of a minor nature.</p>

## 3.7. Landscape context and streetscape amenity

(refer: State Heritage Area Overlay - PO5.1)

The landscape character of Mount Torrens contributes to its heritage value, defined as much by its natural topography, water courses and vegetation as by its settlement pattern and built infrastructure.

Principles	Acceptable Standard
<p><b>3.7.1. Landscape character</b></p> <p>The landscape character of Mount Torrens is defined by its topography. The settlement pattern, influenced by the creek, maintains views of surrounding hillsides and the peak of its namesake. The utilitarian nature of the streetscape reflects its functional, rural location. Footpaths are gravel or bitumen and bollards; street rails and posts are weathered timber and metal pipe in construction. Road gutters are deep in response to high local rainfall events. Exotic trees only line the wider east footpath, which is defined in part by a stone retaining wall.</p> <p>Development <b>is to have regard to</b> the following:</p>	
<p><b>a. Views and vistas</b></p>	<p>Views between buildings and through allotments to rural surrounds, form a significant part of the landscape character of the area. Street trees only frame the east side of the street.</p>
<p><b>b. Public realm infrastructure</b></p> <ul style="list-style-type: none"> <li>• footpaths and driveways</li> <li>• kerbing</li> <li>• street tree planting and verges</li> <li>• open space parks</li> <li>• street garden reserves</li> <li>• services and infrastructure</li> </ul>	<p>Actions involving the replacement or upgrade of public realm kerbing, footpaths, street trees, street furniture, lighting, and works on roads, including closed roads and reserves by a local council are typically not defined as development in the PDI Act 2016.</p> <p>These actions are not exempt from the definition of development in a State Heritage Area where works materially affect the heritage values and are not listed as exempt in Schedule 5 of the PDI Regulations.</p> <p>As such works vary in scope, early discussion between Heritage South Australia and Adelaide Hills Council is required. Where they are likely to have a significant or large-scale impact on heritage values, development approval and compatible urban design solutions are required.</p>

## 3.8. Demolition

(refer: State Heritage Area Overlay - PO6.1)

Demolition of buildings, structures, public realm elements and other features of identified heritage value associated with the period 1853-1930 is not acceptable.

Principles	Acceptable Standard
<p><b>3.8.1. Demolition</b></p> <p>The form, scale and architectural features of existing buildings, structures and landscape features of the 1853-1930 era within the Mount Torrens State Heritage Area are of heritage value.</p> <p>Development is <b>to have regard to</b> the following:</p>	
<p><b>a. Demolition of buildings</b></p>	<p>Demolition of buildings or structures erected before 1930 is not supported, unless:</p> <ul style="list-style-type: none"> <li>the portion of any building or other feature is determined to not contribute to the heritage value of the State Heritage Area, or</li> <li>the structural condition of the building represents an unacceptable risk to public or private safety and results from actions and unforeseen events beyond the control of the owner and is irredeemably beyond repair.</li> </ul> <p>Replacement buildings must have due regard to the <i>Principles and Acceptable Standards</i> of <b>3.3 New Buildings</b>.</p>
<p><b>b. Demolition of structures, outbuildings and building additions</b></p>	<p>Demolition of structures, building lean-tos, building additions, garages and sheds and other ancillary buildings within the State Heritage Area erected before 1930 is not supported, unless removal does not adversely impact on the heritage values of the State Heritage Area.</p> <p>Any replacement buildings/structures must have due regard to the <i>Principles and Acceptable Standards</i> of <b>3.4 Alterations and additions</b> and <b>3.5 Ancillary development</b>.</p>
<p><b>c. Demolition of public realm infrastructure</b></p>	<p>Demolition and replacement of public realm infrastructure is acceptable where heritage values are not compromised.</p>



## 3.9. Conservation works

(refer: State Heritage Area Overlay – PO7.1)

Conservation work to repair dilapidated building fabric is considered development where the works may materially affect the heritage values of the State Heritage Area. Getting the right advice is important, to save time, cost and to ensure the ongoing and appropriate management of buildings and sites.

Principles	Acceptable Standard
<p><b>3.9.1. Conservation approach</b></p> <p>The external building fabric of existing buildings of heritage value within the Mount Torrens State Heritage Area is to be conserved and restored.</p> <p>Correct repair methods and maintenance ensure the longevity of buildings within the Area. The aim is to only repair as much as needed, so that building fabric which relate to the era 1840-1950 is retained where possible, illustrating the features of heritage value. Conservation practices must avoid embellishing architectural details and adding features not common to the style and era of the building.</p> <p>The following conservation works may be deemed ‘development’:</p> <ul style="list-style-type: none"> <li>• roof, guttering and verandah repairs</li> <li>• external timber repairs</li> <li>• removal of paint finishes from external face brick and stone surfaces</li> <li>• external wall repairs and repointing/rendering</li> <li>• chimney repairs – stabilisation, repointing</li> <li>• verandah floor tiling</li> <li>• gable repairs – infill</li> <li>• rising/falling damp repairs</li> <li>• repairs to historic fences</li> </ul>	<p>Seek the advice of a Heritage South Australia heritage officer before undertaking conservation repairs to dilapidated building fabric.</p> <p>Works that are considered to materially affect the heritage values of the State Heritage Area require development approval.</p> <p>The Relevant Authority (Adelaide Hills Council) in conjunction with Heritage South Australia, can provide advice confirming if works are likely to materially affect the heritage values of the State Heritage Area.</p>



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