

# Hahndorf

State heritage area: guidelines for development



**Government  
of South Australia**

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Environment and Water

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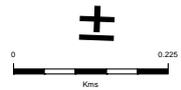
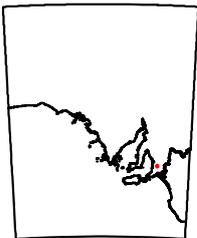
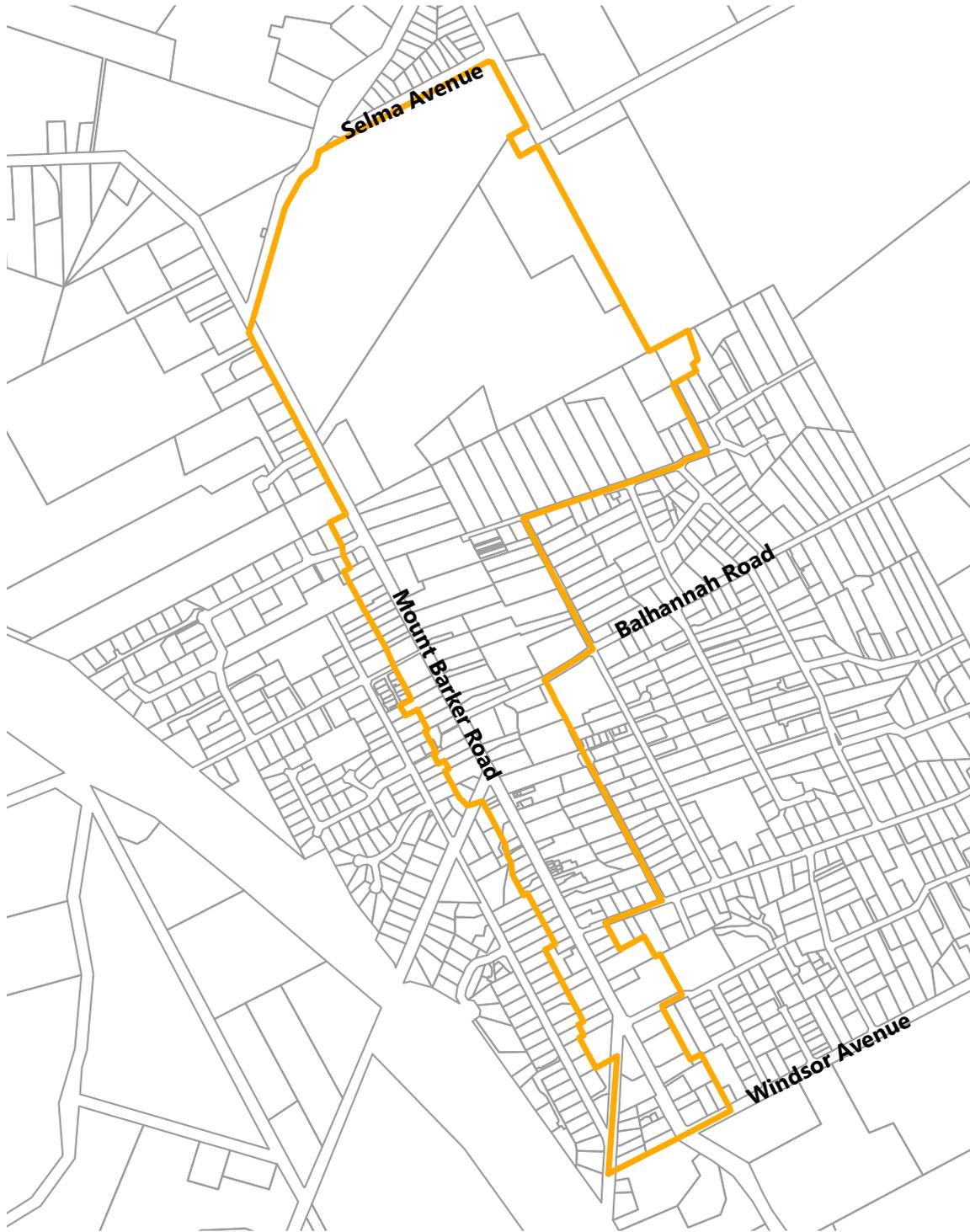
Hahndorf State Heritage Area - DEW # 13673  
SHA declared in 1988

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

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# Hahndorf State Heritage Area



# 1. Introduction

## 1.1 Hahndorf State Heritage Area

South Australia's State Heritage Areas represent significant aspects of the State's rich natural and cultural heritage. Hahndorf, one of Australia's oldest surviving German settlements was designated a State Heritage Area in 1988. The designation of a State Heritage Area is intended to ensure that changes to, and development within the area are managed in a way that the area's cultural significance is maintained.

Hahndorf is located within the Adelaide Hills, approximately 27 kilometres South-East of Adelaide. The designated State Heritage Area encompasses much of the early village settlement such as the historic residences on the northern side of Victoria Street and the length of Main Street.

State Heritage Areas are subject to special protection due to their cultural significance to South Australia. Hahndorf has many significant buildings and structures that date from the early 19<sup>th</sup> century and present a broad spectrum of the pioneer German way of life. There are also several State Heritage Places that are individually heritage listed within the Hahndorf State Heritage Area.

## 1.2 Purpose of Guidelines

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

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

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

## 1.3 Getting Approval

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

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

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

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

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

## 1.4 Seeking Heritage Advice

Getting the right advice on conservation methods is essential to preserving the heritage values of a place. Initial conservation advice can be obtained from heritage architects in Heritage South Australia or by contacting the Council (see Section 5 at the end of this document for contact details). If you are planning to undertake a development in the area, you are also encouraged to seek preliminary advice from Heritage South Australia or the Council.

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

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

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

## 2. History and Significance

### 2.1 History

The declaration of the Hahndorf State Heritage Area, on 25<sup>th</sup> August 1988, acknowledges the town of Hahndorf as Australia's oldest (1839) surviving German Settlement. The historic character arises from the town's unique hybrid plan and is strengthened by a significant concentration of early 19<sup>th</sup> century buildings with a distinctive German (Prussian) influence.

The layout of Hahndorf is typical of Silesian traditions due to the early settlers originating from the provinces of Silesia, Brandenburg and Posen, which were part of the Prussian Empire.

In December 1838, thirty-eight Lutheran families arrived aboard the *Zebra*, captained by Dirk Hahn. Captain Hahn negotiated a contract for 52 German families, which offered 100 acres in the Adelaide Hills; 19 acres were allotted for houses and for constructing roads, and the remainder was for cultivation. The new settlement was named Hahndorf (Hahns Village) to honour Captain Hahn. Each of the families received allotments of land, German-style farmhouses were built and small businesses established. Hahndorf became an important supplier of fresh fruit and vegetables to the Adelaide Markets.

The late 1840's a split in the Lutheran Church, coupled with additional land surveys and the growing importance of the great Eastern Road, meant that activities became focussed along Main Street, and Hahndorf changed from a farming village to a major service centre.

Wheelwrights, smithies, publicans, shopkeepers, carpenters and joiners soon established their business along Main Street, servicing both the local and neighbouring communities as well as catering for the increased through-traffic. By the end of the century, Hahndorf was a prosperous town.

### 2.2 Significance

The following Statement of Significance for the Hahndorf State Heritage Area is taken from the 'Hahndorf Conservation Policy' in 1991:

*Hahndorf State Heritage Area acknowledges the status of Hahndorf as the oldest (1839) surviving German settlement in Australia. It is one of the few Australian towns with a significant number of buildings which reflect a distinctive German character.*

*'The township of Hahndorf lies within a gentle and undulating landscape, drained by a network of five creeks, the confluence of which is at the main approaches to the township are through open rural landscapes into the very long Main Street with its large two storey landmark buildings and the open spaces of unbuilt-upon allotments and building setbacks, unified by an avenue of mature trees.*

*Its layout is unique in Australia, for unlike Klemzig's (1838) Strassendorf form and Bethany's (1842) Hufendorf layout, Hahndorf is a combination of both archetypes. It is the oldest surviving German settlement in Australia (Klemzig was the first) and as such presents important facets of the pioneer German way of life.*

*Its historic character, centred upon Main Street and Victoria Street, arises from its unique plan form and is strengthened by the many surviving 19th century buildings constructed originally in German and then through generations of assimilation, Australian styles, the rhythm of its buildings and open spaces, small rural scale and avenue of trees'.*

### 2.3 Character and Setting

#### Township

The historic character of the Hahndorf State Heritage Area, centred on Main Street and Victoria Street, arises from two particular aspects of the town's German Heritage – its unique plan form (a combination of both Hufendorf and Strassendorf patterns) and the many surviving 19<sup>th</sup> century buildings. The small rural scale of the buildings, the open spaces, and the avenue of trees along Main Street all contribute to the area's character.

### **Topography, geology and soils**

The topographical features of this section of the Mount Lofty Ranges are dominated by the indented drainage systems of the Onkaparinga River and to lesser extent the tributaries of the Bremer River. The influence of the drainage system on the original layout of Hahndorf is important. A creek runs through nearly all of the allotments of the original 1840's Hufendorf layout.

### **Vegetation**

The terrain is irregular, with generally fertile soils mixed with less fertile land on the slopes, as a result of this site implication, further professional/engineering advice should be sought to encourage appropriate and structurally sound development.

In the district only scattered remnants of the original vegetation survive, much of the Mount Lofty Ranges has been cleared of native vegetation and do the remaining stands of natural forest in the Hahndorf District are comparatively small. The main type of vegetation is dry sclerophyllous forest.

# 3. Conservation of Historic Structures

## 3.1 Conservation, Maintenance and Repair

The first step in conserving a building is to learn as much about the building as possible. Who lived there and how the place was used? Are there any old photographs in the local history collection? Research and analysis of the building allows the heritage value (cultural significance) of the place as a whole and of each particular part to be better understood. The heritage value will guide what repair work can or should be done and which work is most urgent.

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

Historical information, along with the physical appearance of the building, its built fabric, layout, former uses, its inhabitants and changes over time, provide an understanding of the place and how it evolved, so that informed decisions can be made about how to approach the conservation process. Even surface finishes can have heritage value: some early building timbers were hand sawn in a local sawpit. Each saw mark that remains clearly visible tells part of the story of the place. Overzealous restoration can inadvertently destroy the qualities of the place.

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

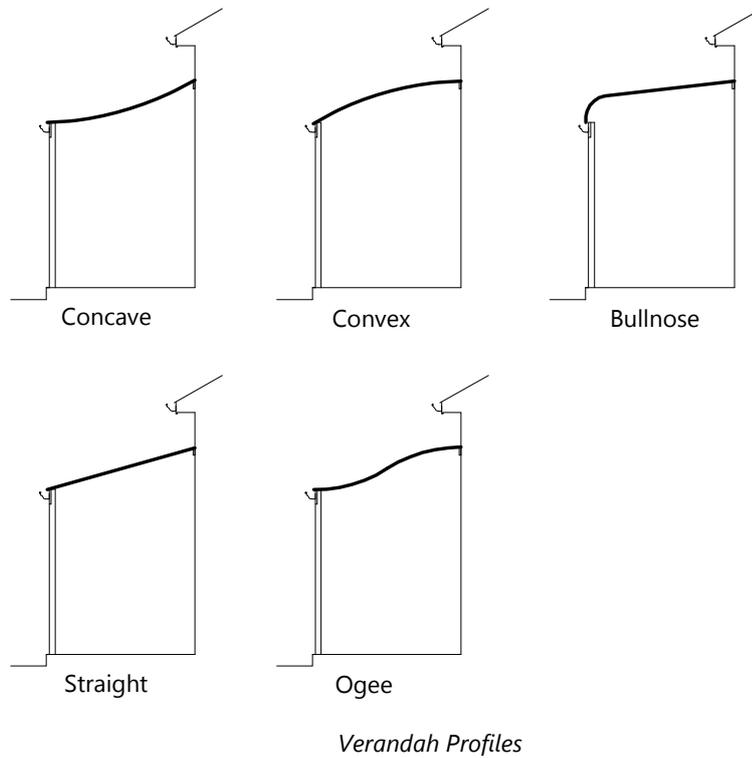
Before starting any work on older buildings, you should identify and address any hazards such as asbestos containing materials and lead paint. Almost all old paints contained lead. They present no risk while the paint is sound and is not disturbed. Lead is released into the environment when paint flakes off, is dry sanded, burnt off or is otherwise disturbed. All hazardous materials must be carefully and properly handled and disposed of to protect you, your family and the environment.

Suitably qualified heritage consultants can provide expert advice to guide the conservation of your place.

### **Replacement or repairs tor roofs, gutters and downpipes**

Traditional form and eave profiles should be retained. Evidence of original timber shingles within roof spaces should be retained, with new roofing fixed over original material. Materials closely consistent with early materials such as galvanised corrugated iron should be used. Zinalume sheeting shall not be used.

Verandahs, including posts should be reinstated to original or appropriate form and detailing where sufficient evidence exists. Decorative elements such as cast iron lacework should not be installed on buildings where this never existed.



The profile, finish and material of gutters and downpipes should be closely consistent with the original form; Guttering and round down pipes should be galvanised iron and should match existing materials, retaining as much of the original building fabric as possible for as long as possible.

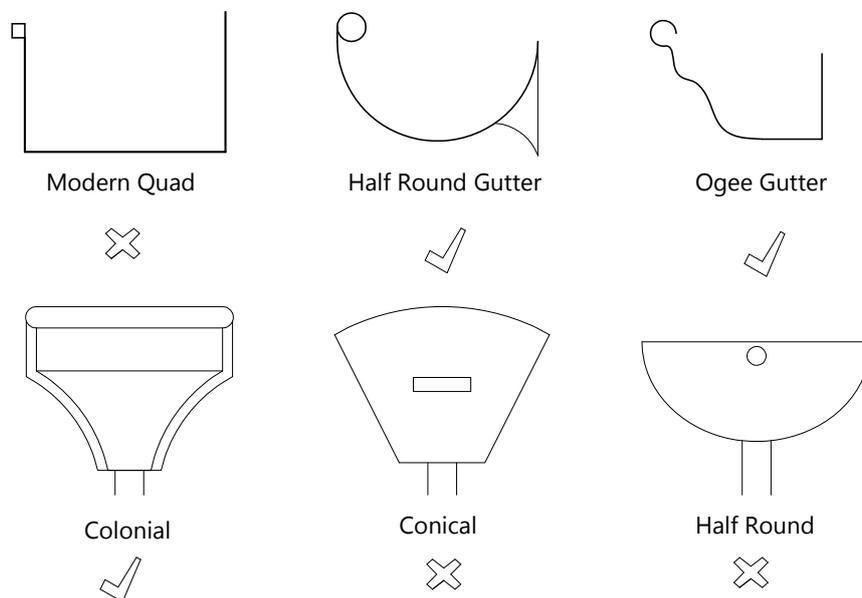
**Windows and Doors**

The original materials, configuration and finishes should be retained, specifically timber framing of windows that are highly visible to the general public.

Materially unsound sections should be replaced in preference to total window replacement. The size, profile and finish of new timber components should be consistent with the original.

Original doors and door hardware should be retained. Timber framed windows, doors and shopfronts should be retained and repaired where possible. Metal framed windows should not be introduced.

**Reconstruction and Additions**



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

Additions to an existing building can form part of the overall conservation strategy by making the place more useable. They could take the form of a simple verandah, a new outbuilding or a relatively large lean-to extension.

### **Original Finishes**

Original building materials should be retained where practicable and missing elements reinstated wherever possible, based on clear documentary evidence.

Mortars for re-pointing and repairs should match the colour, texture and mixture of the original.

Paint removal should not damage masonry walls. Sand blasting shall not be used.

The treatment of rising damp and investigating of the cause will require professional advice. Chemical injection is not the preferred course of action.

All painted surfaces should be maintained in good repair with use of colours of a kind similar to or compatible with original colours where they can be determined from physical or archival evidence.

### **Demolition**

Many properties in Hahndorf have an old stone ruin, stable or galvanised iron out-building that contributes to its historic character and significance. Demolition and alterations of anything within the State Heritage Area is considered Development and must be first approved through Council.

# 4. Guidelines for New Development

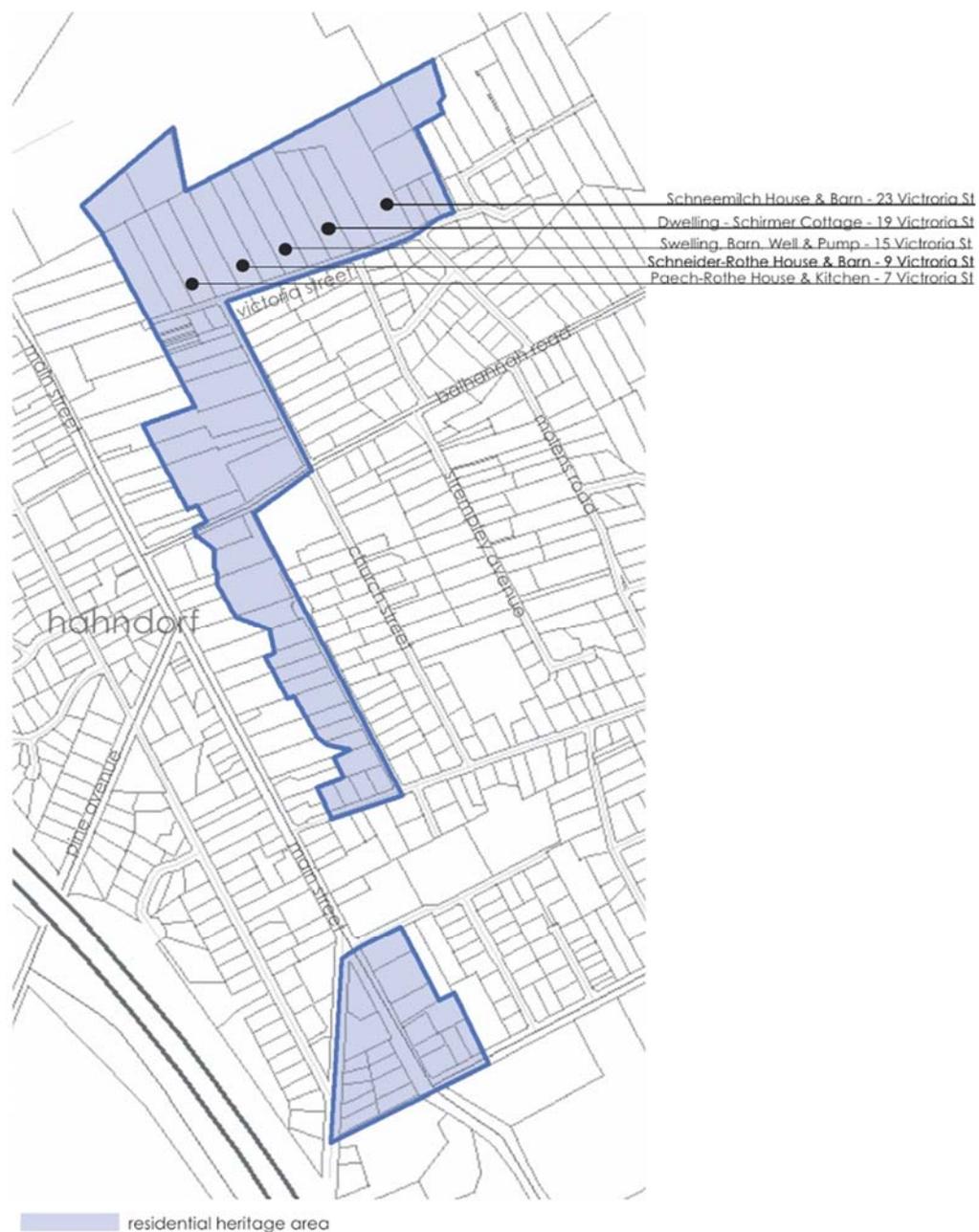
## 4.1 Established Character

Individual buildings and places in Hahndorf have historic merit and their own appreciable characteristics. However the overall layout, location and type of buildings also form a distinctive and historically significant townscape character. New development in Hahndorf should respect this character, and should conserve and protect the historical and cultural significance of the town as a whole.

The significance of Hahndorf, as defined in the statement of heritage significance, relates as much to the layout of the township as it does to its built character: *The unique land division of the historic Hufendorf pattern on Victoria Street (farmlet) on the Strassendorf pattern of Main Street (street village) establish Hahndorf's character.*

### Hufendorf: Victoria Street

As the north arm of the original U shaped (Hufendorf) village, Victoria Street still has elements from the very early stages of settlement up until the end of the 19<sup>th</sup> century. Sufficient remnants of the buildings remain to give us a picture of the early settlement days.



Principally, Victoria Street was a residential zone with buildings small in scale and simple in form and construction. These were originally constructed using traditional German designs, but later assimilated to styles more suited to the Australian climate and materials. Overall, their German character is evident in their roof forms, construction techniques and orientation.

### Buildings

- Blocks of land were large enough for a small house, a subsistence garden and a small farm.
- Single detached dwellings, set one to an allotment, evenly spaces and built close to the street.
- Proportions of open space far outweighed that of buildings; two roomed, single storey cottage and associated outbuildings were spaced along the house allotments.
- Typically, half-timbered construction with brick or earth infill, steeply pitched roofs and symmetrical façades.

#### *German Style*



#### *German/Austrian Style*



#### *Victorian Style*



## **Streetscape**

- Narrow streets with narrow footpaths, no street trees or street furniture.
- Buildings are located close to the street, with open spaces between buildings.
- Neat front gardens and picket fences or hedges.
- Mostly rural, small scale agricultural horticultural based activities.
- Traditional Salesian activities for the community, centred on Church life.

Today, there are still a number of historically important residences and associated outbuildings visible along the northern side of the street. Surviving within the Hahndorf State Heritage Area there are 5 along Victoria Street.

## **Strassendorf: Main Street**

The historic character of Main Street and its immediate surrounds arises from the "Strassendorf" development pattern. The street demonstrates numerous 19<sup>th</sup> century buildings constructed in East German and colonial Australian styles and also includes a row of street trees.

Along Main Street there is a mix of commercial, institutional, tourist and residential buildings, many of the early shops and industries were family businesses, with many of the buildings reflecting a dual residential and commercial function. These dwellings and shops that remain in the Main Street are an essential part of the zones character.

## **Buildings**

The Main Street reflects a distinctive German character. Many of the buildings are single detached buildings, set one to an allotment, evenly spaced and built close to the street. Some of the buildings are also noteworthy for their half-timbered construction with bricks or earth infill, steeply pitched roofs and austere, symmetrical façades.

Four principal design styles exist within the Main Street:

- Early German style (half-timbered/half gables)
- Victorian (with or without lacework)
- German/Australian (a mix of features from each of the above)
- Early 20<sup>th</sup> century bungalows

## ***Community Activities***

Hahndorf has been a tourist centre for nearly two decades. Many traditional activities of German origin are still held, including band concerts, signing and shooting festivals, community and religious ceremonies. Also the sidewalk cafes and produce stalls along Main Street are a significant contributor to the character and appearance of the place.

## **Streetscape**

As established by trees and front gardens, planting of verges and flower tubs, street furniture, open spaces and infills.

## **4.2 Desired Character**

Desired character expresses a vision about how the zone should look and feel in the future. They may describe the valued elements of the neighbourhood or area to be retained and/or what level and nature of change is desired.

Development in the Hahndorf State Heritage Area should be arranged to respect and enhance the historic character of the unique plan form; the combination of both the Hufendorf and Strassendorf patterns.

Objectives within Hahndorf State Heritage Area include:

- The conservation and reinforcement of the historic heritage of Hahndorf.
- A township in which development that is compatible with East German heritage is encouraged but in which development of Bavarian or other inappropriate cultural traditions is discouraged.
- Conservation of the attractive rural setting surrounding Hahndorf.

- To encourage the continuation of the original uses, or the sympathetic adaption to new uses of existing land, buildings and structures of heritage significance.

### Victoria Street

It is desirable that the character of Victoria Street and its surrounds be maintained and enhanced by the retention of the early Hufendorf layout and by the restoration and rehabilitation of buildings, where necessary.

Objectives within the Victoria Street are:

- Retention of the early 'Hufendorf' village character of the zone.
- Conservation of the slab huts, barns and stone cottages, on the north side of Victoria Street.

### Main Street

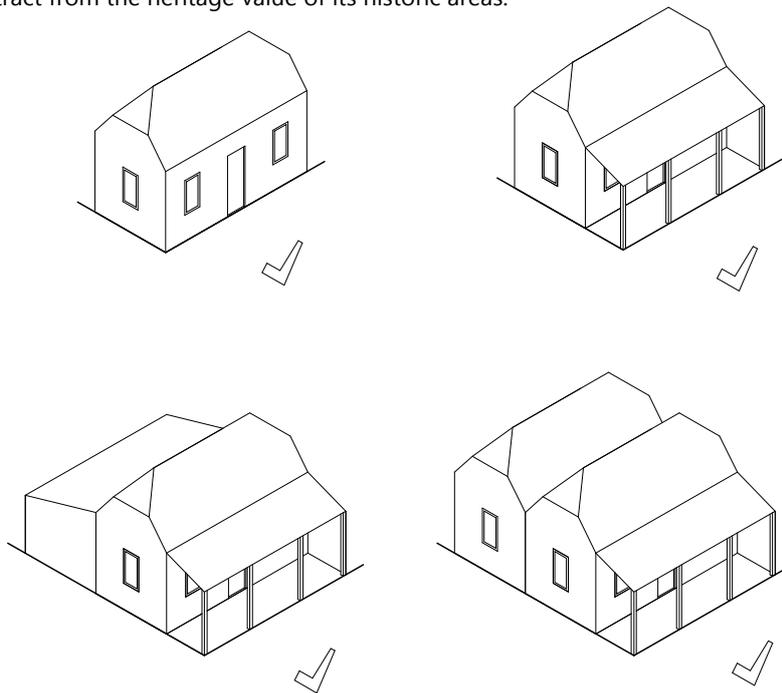
The dwellings that remain in the Main Street, sometimes combined with retailing and other commercial activities, are an essential part of the zones character.

It is desirable that the character of the Main Street and its surrounds be maintained and enhanced by:

- Limiting the size and scale of operation of future commercial development.
- Retention of residential use and the Strassendorf allotment pattern.
- Restoration and rehabilitation of buildings, where necessary.

Objectives within the Main Street are:

- The retention of the historic character of Main Street and its immediate surrounds.
- Encourage a high standard of outdoor advertising which reflects the historical origins of Hahndorf and which does not detract from the heritage value of its historic areas.

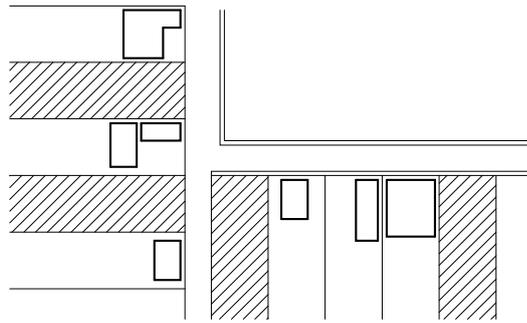


## 4.3 Land Division

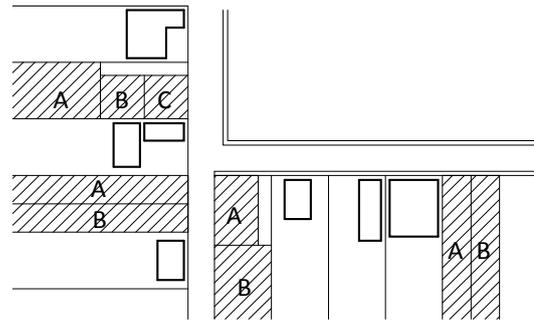
Hahndorf's visual character is established by the historic pattern of its settlement, combining the characteristics of both the Hufendorf (farmlet) and Strassendorf (street village) patterns of the Prussian land division.

### Pattern of Development

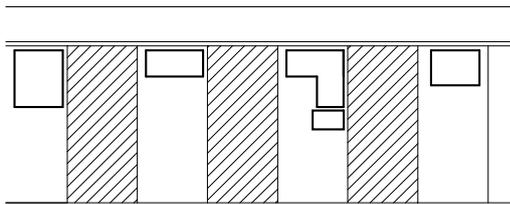
Land division should restore the original "Hufendorf" and "Strassendorf" allotment form of layout. The 'plan' of the allotments is important to the understanding of the early development of Hahndorf. Land division that would in any way detract from, or fragment the existing "Hufendorf" and "Strassendorf" allotment pattern and allotment sizes should not be undertaken.



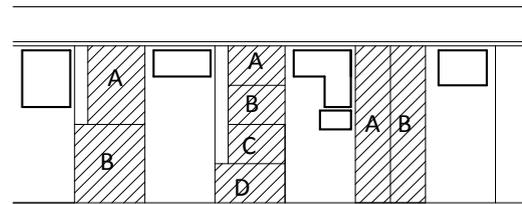
Retain original **hufendorf** land allotment



Subdivision of **hufendorf** land allotment



Retain original **strassendorf** land allotment



Subdivision of **strassendorf** land allotment



#### 4.4 Change of Use

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

A place's adaptive reuse should consider whether traditional materials are reused in place of new materials. Some traditional materials may be more expensive than modern materials, but they may last longer and be more environmentally friendly.

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

#### 4.5 Site and Location of New Development

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

The setback of new buildings from the street frontage should match that of heritage buildings in the immediate locality. The setback of buildings from side boundaries determines the spacing and pattern of building in the street. carports and garages do not form part of the heritage streetscape. New carports and garage structures should be set well back from the street to minimise their visual impact.

Where historic cottages are built to side boundaries with gable parapet walls; adjoining new development should follow this pattern.

#### 4.6 Scale and Form

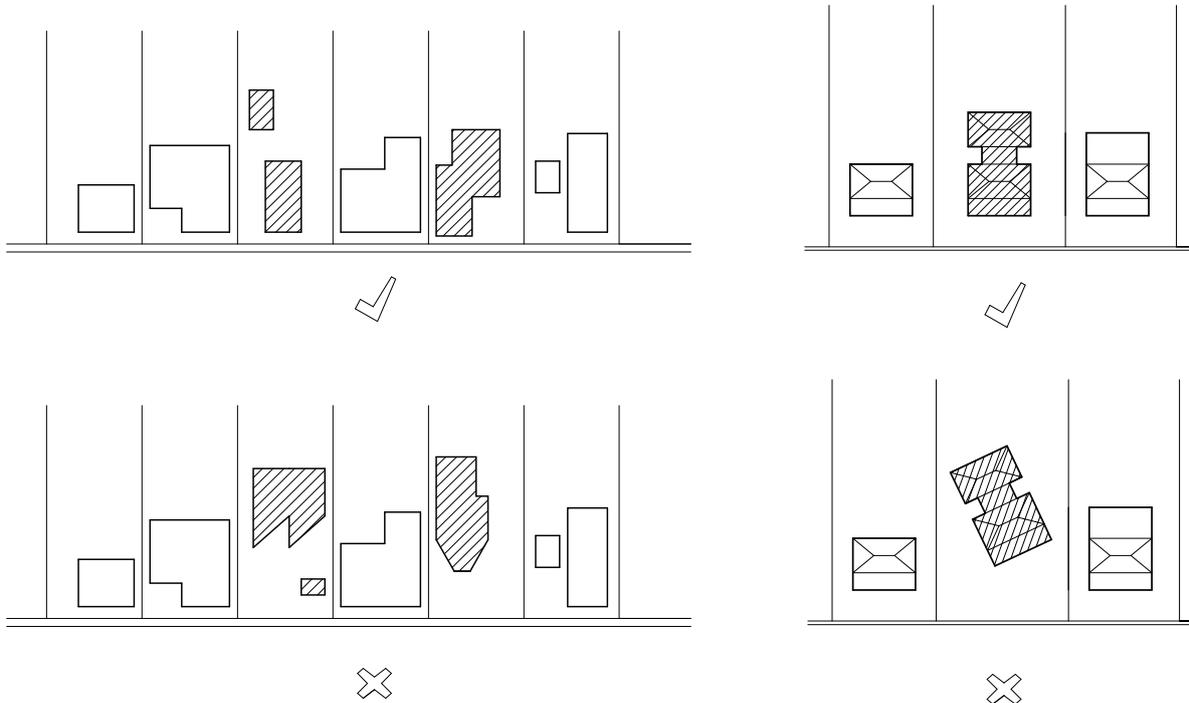
The form of new residential development should be consistent with the typical scape and proportion of contributory buildings. New development should match the height at the eaves line of adjacent contributory buildings and be consistent with the predominant eaves and ridge heights of other contributory buildings within the street.

Theses contributory buildings should guide the form of new dwellings, including height, roof pitch, number of windows, their

proportion and location, door openings and general massing of the building.

Infill development should maintain the historic integrity of the streetscape or precinct by emulating proportions and silhouettes, and through complimentary siting, style, colours and materials. A good infill building is considered to be one which has regard to its context, and is prepared to give prominence to its genuinely historic neighbours. It will not diminish or confuse our appreciation of Hahndorf's authentic heritage buildings or character.

The characteristics of German buildings in Hahndorf derives principally from its construction technique (half-timbered with wattle and daub/brick infill), timber shingle/thatched roofs, and unpretentious stone buildings with corrugated galvanized iron roofs at steep pitches (approximately 45°) and half hipped roof forms. Timber was rarely painted but rather left to weather naturally.



### Siting

The street edge and existing setbacks of adjacent buildings should be maintained.

New buildings should be located to match any consistent or generally consistent setback of existing buildings to maintain the traditional arrangement of buildings in the road concerned.

The location of open space should also be considered. New development should not exceed 9 metres continuous street façade width and not exceed a ratio of façade width to open space frontage of 4:1.

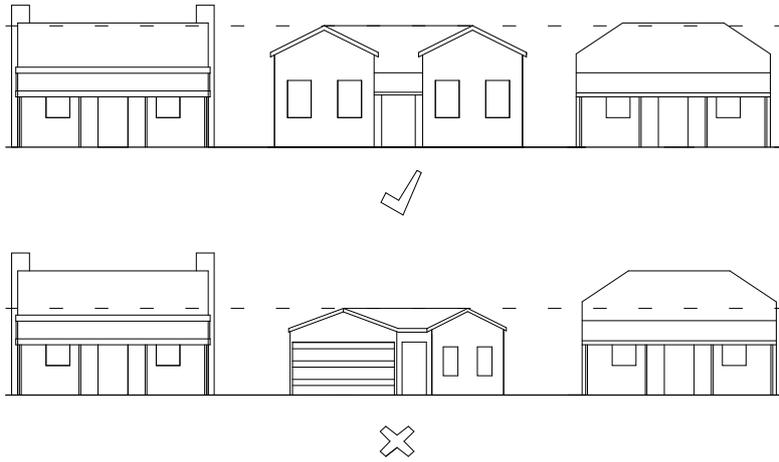
The orientation of new buildings should match or reinforce the placement of adjacent heritage buildings (walls generally at 90° to each other and site boundaries).

Rear yards should not be built out, the traditional footprint of all buildings on a site should generally not exceed 25% of the total site area and does not extend across creek lines.

### Scale

The height of eaves should be similar to the height of the eaves of any adjoining buildings, which contribute to the historic character of the locality.

Vertical heights and horizontal lines should be maintained along the street facade. New infill buildings should be of similar scale and massing to the prevailing historic character of the locality.



## Form

The form of new residential development should be consistent with the typical scale and proportion of contributory buildings. New development should match the height at eaves line of adjacent contributory buildings and be consistent with the predominant eaves and ridge heights of other contributory buildings within the street.

These contributory buildings should guide the form of new dwellings including the height, roof pitch, number of windows, their proportion and location, door openings and general massing of the building.



## Roof Forms

Traditional roof forms and eave profiles should be utilised in the construction of new structures. Simple ridge lines with minimal eaves; roof pitches between 35-45°; ½ hipped or gable ended; attics within roof spaces without dormer windows; roof areas are typically less than 100m<sup>2</sup>. Verandahs if used were typically continuous to the main roof.

## Roof Materials

Corrugated iron roofing (galvanised, pre-painted) should be used.

## Wall Materials

Materials of a traditional kind, such as rendered masonry, timber and corrugated iron (galvanised, pre-painted or painted Zinalume) should be used to complement significant stonewalling.

## Colours

The colours of external building materials should be closely complimentary to, and where possible, reinforce the traditional colours of the locality.

## Doors & Windows

Openings in walls that are viewed from public places should generally have proportions that complement adjacent significant buildings.

Simple rendered surrounds of windows and doors are preferable to elaborate projecting quoins.

Small casement under half hipped gables, panelled double doors and close picket fences painted white.

Detailing of sashes and frames should be consistent with those of original windows.

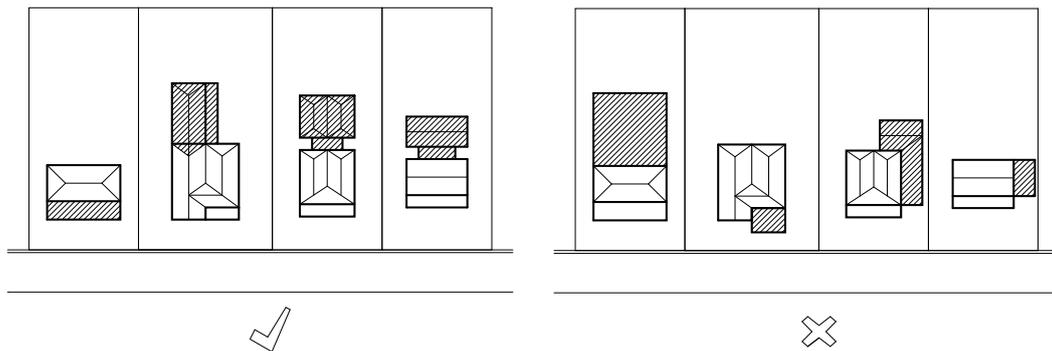
## 4.7 Alterations and Additions

Extensions and additions should maintain and strengthen the character of the heritage place without compromising its integrity.

Additions should maintain a complementary and subtle distinction between new work and the original building fabric. New work should be designed to permit the return of the building to its original condition at a later date.

Building envelopes should follow the traditional forms and proportions of its neighbours in terms of height, scale, pitch, eaves lines, windows and verandah heights. Materials should be complimentary and ratios of solid walls to openings should produce a contemporary sympathetic or neutral development rather than an historic imitation.

New additions should be designed so that it avoids cutting through/across historic architectural elements such as windows, quoins, door openings, fireplaces etc.



### Materials for Extension & Addition

Materials used for repair or infill of original walls should match or be closely compatible with the original materials of construction, including vertical timber boards, rendered masonry, stone, brick or lightweight construction with timber or corrugated iron cladding.

Materials used for roofs should match or be closely compatible with the original materials for construction. Generally painted or galvanised corrugated iron is the most appropriate roofing material.

### Location of Addition

The siting of the addition should respect and harmonize with the historic character of the original building. The plan and roof form of the original building should be clearly legible.

The impact of visible change to original buildings should be minimised.

Additions should consider the character and structure of the original building and seek to minimise the impact of change.

The addition should be located on the side considered to be of lesser heritage significance or to maintain the principal view of the original building.

## Scale & Proportion of New Addition

The scale and bulk of the new work should not dominate the significant building.

Lean-to additions should be set out from below the gutter line of the existing roof, unless the lean-to sections of the original building are otherwise constructed.

A lean-to form is generally suited to a narrow addition across the width of a building and traditionally may have involved the enclosure of a verandah.

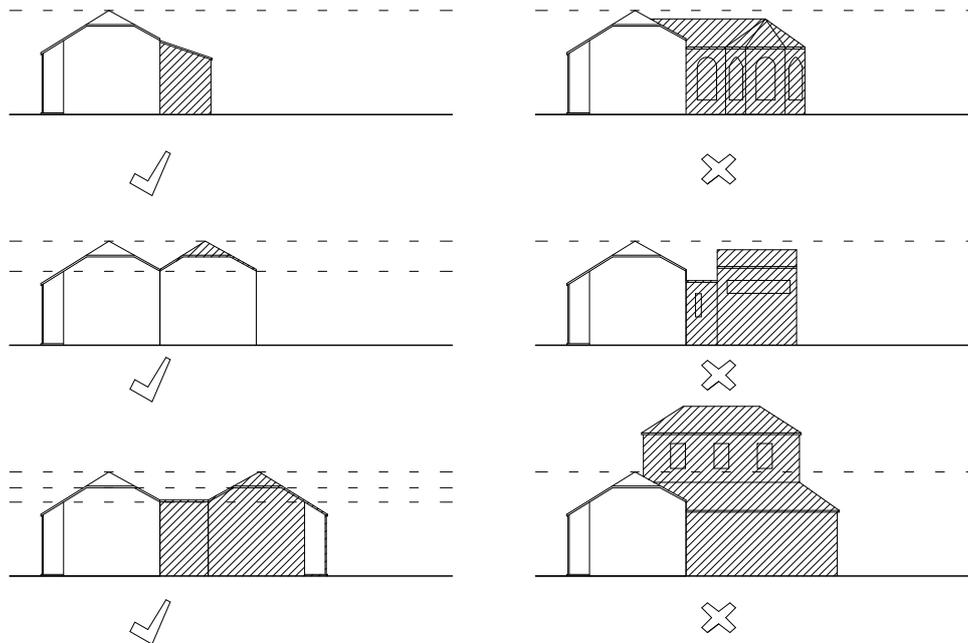
Additions similar in size to the original building should be proportionate with those of the original building. The eave line and roof height of the addition must be consistent with the original building.

## Form of Additions or Alterations

Additions should respect the existing building form. The most important elements are the roof, type and pitch, the verandah and spacing of support posts and proportions of windows and other openings.

Roof form, pitch and overhang should closely resemble or match the existing building.

Additions other than lean-to additions should continue the form and elements of the building to which they are attached; for example the shape and pitch of the roof and the height and projections of eaves and gables.



## New Openings

The size and proportion of windows, doors and other openings should complement existing openings.

## Eaves and Barges

Traditional edge details should be retained.

## Interiors

Interior restoration work should seek to maintain the character of the building as a whole.

## Internal Finishes

Painting, other than maintaining the existing painted surfaces in existing colours, is classified as development in the State

Heritage Area.

Consideration should be given to the original painting colour scheme (determined by paint scrapes), especially in the most significant areas of the building.

A matching scheme or one with similar tonal variance and contrast should be used. It is preferable to leave in place previous paint or wallpaper, painting or physical fabric of the building.

### **Lighting and Fixings**

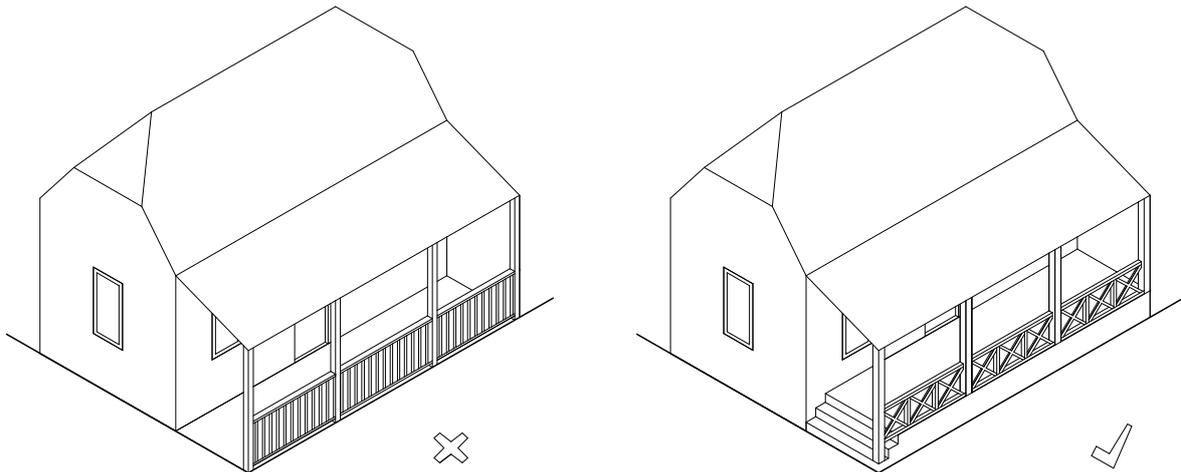
The installation of lighting and fittings should cause a minimum of disturbance to the physical fabric of the building.

Replicas should be avoided. The use of simple, unobtrusive contemporary fittings is preferable.

Door hardware and switch ware should be retained where possible.

### **Detailing**

Detailing of the original building can be reflected by detailing on the new section. However; a clear visual distinction between old and new should be maintained. Appropriate details such as skillion verandah additions, steps to verandah and colonial balustrades.



## **4.8 Carports, Garages and Sheds**

Existing structures, particularly stone, corrugated iron and timber should be retained and repaired where possible.

### **Form**

A carport, garage or shed should be designed to relate to the form and materials of the existing adjacent buildings, but they should not detract from, or obscure the important views of a heritage building.

Roof pitches should be consistent with adjacent significant structures.

### **Materials**

Materials should complement adjacent structures and include stone, timber or corrugated iron (galvanised, pre-painted or painted Zinalume) or rendered masonry with minimal decoration. Combinations of appropriate materials to create patterns of wall materials should be encouraged.

Car-park paving materials such as compacted earth, fine screenings, brick paving and concrete square edged cobblestones are the most appropriate surfaces.

Provide soft, informal edges to car parking areas through ground cover plants, avoiding raised garden beds and strong

geometric layouts.

### **Location**

The location of a new carport, garage, outbuilding or shed should preserve or enhance the setting of existing buildings.

Carports, garages and sheds should be detached. Carports can be attached to the heritage building provided they are to be well set back to allow the original form of the structure to be read clearly and provided they are constructed at walls where windows will not be obstructed.

### **Size**

The height and proportion of new sheds should be sympathetic to the adjacent significant structures

### **Openings**

Openings should be carefully positioned in locations to maintain a traditional appearance.

## **4.9 Materials, Finishes and Colours**

Materials for new buildings used should complement the predominant character of State Heritage Area. Traditional building materials consisted mainly of limestone (often lime-washed), galvanised corrugated iron roofs and timber barges, fascias, doors and windows.

New buildings should not slavishly replicate traditional building details. So-called heritage features, such as imitation bluestone (slate veneer), reproduction cast iron decoration, false glazing bars and leadlight to principal windows, are inconsistent with the historic character of the area.

The aim should be to complement the dominant colour and texture of the materials of heritage buildings in the area. Use simple materials such as natural render, brick or corrugated galvanised iron (not Zinalume).

Suitable masonry finishes include appropriate face stonework or cement rendered brickwork. Face block-work, fibre cement sheet or texture coated render finishes are not suitable. Weatherboards should be of timber.

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

New roof cladding, finishes and details should be consistent with the original age and materials of the buildings in the same street. Steel columns, barges and fascias are not appropriate.

## **4.10 Preferred Construction Materials and Methods**

Preferred materials for construction of alterations, additions and for new buildings

Type of Work	Preferred	To Be Avoided
Roofing	<ul style="list-style-type: none"> <li>Galvanised corrugated iron</li> <li>Steep roof pitch, around 30°-40° with hip roof form</li> <li>Simple roof form</li> <li>Timber barges and fascias</li> </ul>	<ul style="list-style-type: none"> <li>Roof tiles or other heavy weight materials</li> <li>Zincalume</li> <li>Steel barges and fascias</li> </ul>
Gutting and downpipes	<ul style="list-style-type: none"> <li>Ogee or half round gutter profiles</li> <li>Circular downpipes</li> </ul>	<ul style="list-style-type: none"> <li>Modern quad gutter profiles</li> <li>Rectangular downpipes</li> <li>PVC downpipes</li> </ul>
Exterior walls	<ul style="list-style-type: none"> <li>Limestone, often lime-washed</li> </ul>	<ul style="list-style-type: none"> <li>Natural render for new buildings</li> </ul>
Exterior painting	<ul style="list-style-type: none"> <li>Natural stone colours</li> </ul>	<ul style="list-style-type: none"> <li>Bright whites and high saturation colours</li> <li>Painted masonry</li> </ul>
External doors and windows	<ul style="list-style-type: none"> <li>Timber doors and windows</li> </ul>	<ul style="list-style-type: none"> <li>Leadlight to principal windows on new buildings</li> </ul>
Verandah posts and details	<ul style="list-style-type: none"> <li>Thick chamfered timber posts</li> </ul>	<ul style="list-style-type: none"> <li>Reproduction cast iron decoration</li> <li>Dutch gables and finials</li> <li>Steel columns</li> </ul>
Verandah roofing	<ul style="list-style-type: none"> <li>Concave and Bullnose profiles</li> <li>Galvanised corrugated iron</li> </ul>	<ul style="list-style-type: none"> <li>Ogee profile</li> </ul>
Verandah floors	<ul style="list-style-type: none"> <li>Lime slabs</li> <li>Compacted earth</li> <li>Slate slabs</li> </ul>	<ul style="list-style-type: none"> <li>Tessellated tiling</li> </ul>
Fences and gates	<ul style="list-style-type: none"> <li>Simple, not highly decorative fences</li> <li>Picket and paling fence</li> <li>Wire and picket fence</li> <li>Timber fence and hedge</li> <li>Vertical corrugated iron fixed to posts and rails (side fence)</li> <li>Hardwood palings</li> </ul>	<ul style="list-style-type: none"> <li>Treated softwood (suitable if painted)</li> <li>Colorbond, Zincalume and horizontal custom orb</li> <li>Solid front fence, such as brush, masonry, metal panels or tubular fencing</li> </ul>

## 4.11 Landscape, Gardens and Fences

### Fences

Original fences and gates should be retained and reinstated where possible. Where evidence regarding the original fence is not available, a fence sympathetic to the style of the building on the site to be fenced should be erected.

The fence should be compatible in height, design and materials to the existing building or other similar fencing in the street.

Low and relatively open fencing is appropriate to enable significant buildings to be viewed from public places.

### Stone Walls

Stone walls should be retained and restored using similar size and type of stone and laying technique.

### Hedges

Hedges provide an acceptable alternative to fences. Species that already exist in the area should be planted.

Existing hedges should be retained.

### Landscape

Mature trees are often a landmark in the area and should be retained wherever possible. Established garden areas of significance should be retained.

## 4.12 Main Street

This section outlines how development should be approached within the Main Street of Hahndorf and covers items like, fences, gardens & signage. Once again, refer to chapter 5.0 'Other forms of Development' for the character and style of development within your area.

The character of Hahndorf's Main Street is less uniform than many townships because of the dual influences of age and the gradual acculturation of German and Australian styles. Along Main Street there is a mix of styles and periods, each with its own strong and distinctive traditions for the use of materials and dealing, which together contribute to the town's aesthetically pleasing character. This variety imposes some necessary compromises, however upon the form of additions or infill development, if it is to be of a sympathetic design.

### Signage

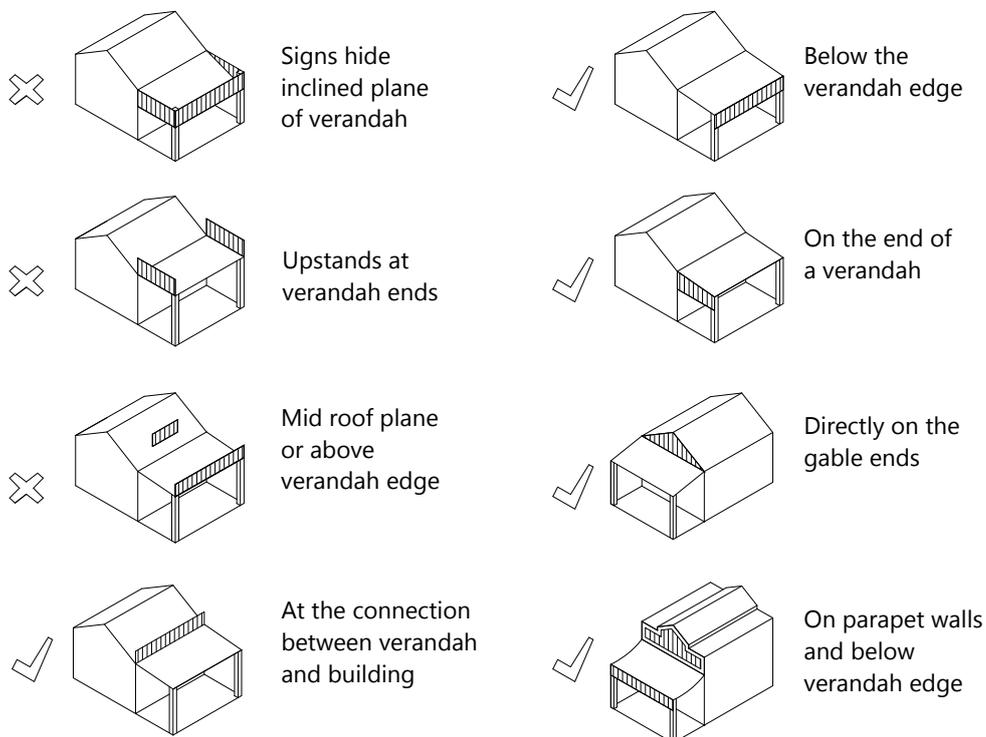
Signs are one of the strongest visual elements in a street. Their location, scale and proportion, text and colour affect the character of the State Heritage Area. A Development Application is required for all signage.

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

Traditional and historical locations such as painted on the fascia boards of verandahs, on wall panels, parapets etc.

Signage should take clues from and complement the existing structural rhythms and details of the building i.e. Signage that obscures building details or roof forms are inappropriate.

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



Generally, signs should be designed to be of a scale that reflects pedestrian traffic, and not overwhelm the buildings or other streetscape elements.

The total area of all advertisements should not exceed 10 percent of the area of any façade of the building on which it is displayed.

The shape of signs should be simple in shape and form. Corporate signs, logos and symbols should only be displayed where

their size and location is compatible with the objectives for the zone.

Business specific signs will have a maximum surface area of 0.5m<sup>2</sup>. Flat wall signs with business labels should have a maximum dimension of 1500mm wide x 500mm high, provided they are in proportion with the building or building elements to which they are attached. Verandah signage should be generally limited to 1800mm wide x 300mm high.

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

Materials will be of colour and texture that is appropriate to the building.

Finish of signs should generally not be of a highly reflective material or finish. Generally, the background for signs should comprise a single colour and the colours used on the sign should be complimentary to the building.

### **Outdoor Furniture**

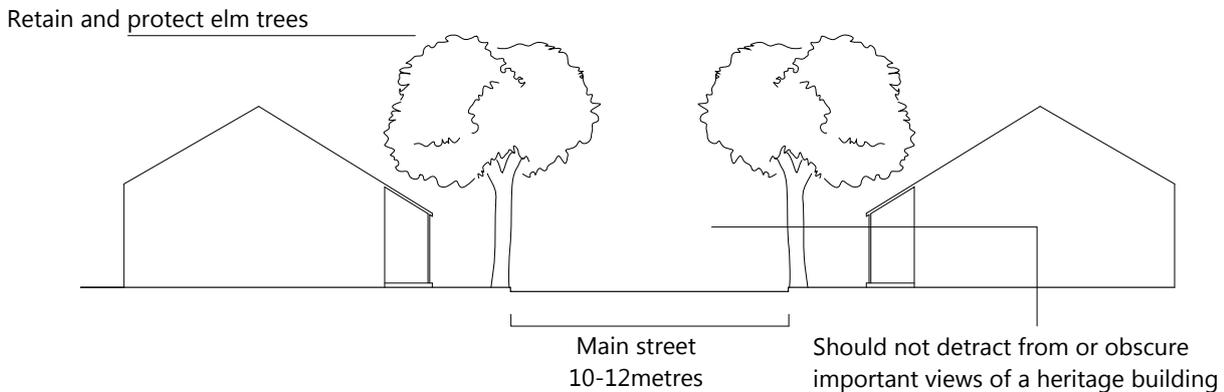
Use obstructive contemporary site furniture, eg. Bollards, garden seats, rubbish bins etc. unless evidence exists for replicating a particular element.

An economical contemporary bollard would be a square or rectangular timber post, weathered two or four ways, or rounded, at the top.

### **Street Trees**

Elm Trees planted at random intervals along both sides of Main Street contribute to the established character of the Hahndorf State Heritage Area.

Their species as well as their established rhythm along Main Street should not be altered by future replacements.



### **Gardens**

The layout and planting of early gardens was largely based on the European traditions. Such gardens were important complements to the buildings of Hahndorf and to the character of the Main Street. While many gardens have been lost, their enhancement of buildings is as important today as then. The following guidelines will maintain this tradition.

- Retain any elements of the garden, which are original, or from the general period of the property concerned. If there are no remaining elements, utilise a layout appropriate to its period. In Victorian and earlier times this would have been a relatively formal cottage layout.
- Use plant species appropriate to the period. 19<sup>th</sup> century Hahndorf gardens were planted mainly with exotic species from Europe and South Africa. Restoration or redevelopment of such gardens should utilise a majority of such species. Information on appropriate species can be obtained from the National Trust of South Australia or from the South Australian Historical Garden Society.
- Avoid planting trees with aggressive root systems close to other buildings. Get expert advice on any trees recently planted (eg: natives) that are relatively close.

## Car-Parking

New car-parking areas should not detract from or obscure the important views of a heritage building. Where possible, aim to screen car-parks and/or reduce their visual intrusion by the use of appropriate fencing or plantings.

Locate new car-parking provisions in areas of less heritage significance such as at the sides of the rear of buildings.

Where new car-parking must be located very close to a heritage building, always provide at least one metre between it and the walls of the building. Use wheel barriers to ensure that the possibility of physical damage to a building by cars is avoided.

Select a car-park paving material that is traditional to and appropriate for Hahndorf, such as compacted earth, fine screenings, brick paving and concrete cobblestones (square edge type only).

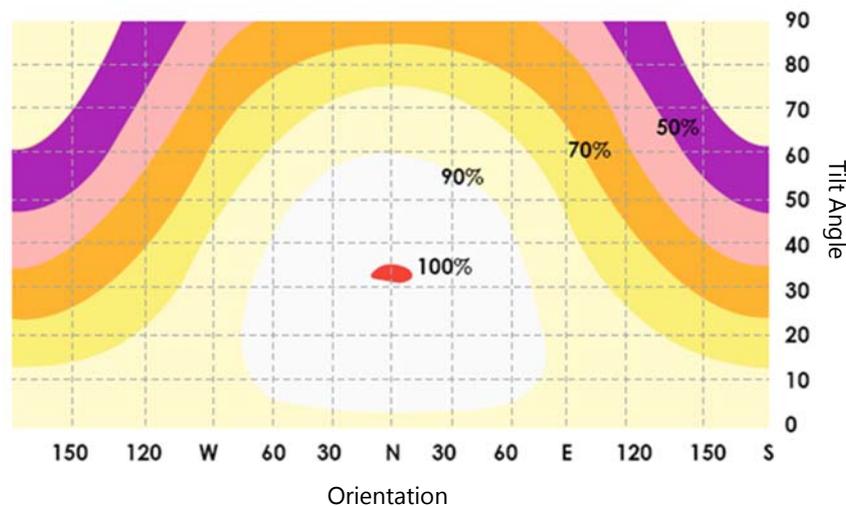
Provide soft, informal edges to car-parking areas eg. with ground cover plants, and/or edge boards. Avoid raised garden beds and strong geometrical layouts.

## 4.13 Solar Panels, Satellite Dishes and Air Conditioners

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

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

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



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

Solar panels should be:

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

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

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

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

#### **4.14 Public Realm**

New street lighting should be low key, particularly with regard to height, scale, spacing and design of fixtures to be used. Pseudo-reproduction gasoliers are not appropriate. Stobie poles and aerial cables have been located underground. No additional overhead cabling should be installed. Transformers and equipment cubicles should be carefully sited to minimise visual intrusion and should be permanently screened from view.

Standardised traffic infrastructure installed without regard for the informal heritage character of the SHA could erode its integrity and value. Car parks should be located behind buildings, screens, hedges or fences within the SHA. Car parks should be small in area and should avoid large unbroken expanses of hard paving. Flush landscape edges to sealed areas, with hardwood wheel stops should be used in preference to kerbs and water tables.

The layout of car parks should include adequate space for the establishment and growth of canopy trees to provide shade and amenity. Tree planting, including the planting of street trees, should be compatible with the heritage character of the area.

Plain finishes such as hotmix are preferred to fussy finishes such as paving. Rollover kerbs should not be used. Where required, a low upstand concrete kerb can be the least obtrusive road edge. Concrete should be lightly washed back after the initial set, to reduce its visual intrusion and to provide a softer texture. However exposed aggregate finishes are not suitable.

Interlocking paving should not be used.

Street furniture on public land requires a license from Council. Any fixtures will require development approval. Where there is outdoor seating in the public realm in the SHA glazed screens, fixed umbrellas, shade sails or vinyl blinds are not suitable.

#### **4.15 Archaeology**

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

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

##### **Aboriginal Archaeology**

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

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

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

# 5. Contacts and Resources

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

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

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

**Phone:** (08) 8124 4960

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

**Website:** www.environment.sa.gov.au

## **The District Council of Mount Barker**

Contact The District Council of Mount Barker for information on how to lodge a development application, and advice on fees, timeframes, documentation requirements and what constitutes 'development' in Hahndorf.

**Phone:** (08) 8391 7200

**Email:** council@dcmtbarker.sa.gov.au

**Website:** www.dcmtbarker.sa.gov.au

## **Resources**

Brasse.L, Harmstorf.I, Marsden.A, Young.G. 1981. '*Hahndorf Volumes 1 & 2, a survey carried out for the Australian Heritage Commission*'. Techsearch Inc.

Database of registered State, Local and Contributory Heritage Places in South Australia:

<http://maps.sa.gov.au/heritagesearch/HeritageSearchLocation.aspx>

*The District Council of Mount Barker Website:* [www.dcmtbarker.sa.gov.au](http://www.dcmtbarker.sa.gov.au)

## 6. Glossary of Conservation Terms

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

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

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

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

**Maintenance** means the continuous protective care of the fabric and setting of a place, and is to be distinguished from repair. Repair involves restoration or reconstruction.

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

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

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

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

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



**For further information please contact:**

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

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**Government of South Australia**

Department for Environment  
and Water