

# Heritage Standard

## Mintaro State Heritage Area



(SLSA PRG 742 5 117) 1880 view of Mintaro

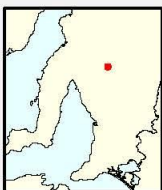
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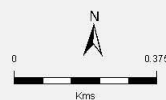
Heritage South Australia  
Department for Environment and Water

## Mintaro State Heritage Area



### Legend

 State Heritage Area



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# 1. Background

## 1.1. Mintaro State Heritage Area

South Australia's State Heritage Areas represent significant aspects of the State's rich natural and cultural heritage. Mintaro was designated as a State Heritage Area under the *Heritage Places Act 1993* in 1984. The designation ensures that future development of properties and open spaces within Mintaro is managed in a way that maintains the area's heritage value.

## 1.2. Purpose of Heritage Standards

The Heritage Standard is published in accordance with the *Planning, Development and Infrastructure Act 2016* and the *Planning and Design Code* (Code). It is a supplementary tool of the Code and is referenced in the State Heritage Area Overlay.

Any proposals to undertake development within a State Heritage Area will be referred to the Minister responsible for administering the *Heritage Places Act 1993*, for heritage advice. Heritage South Australia (Heritage SA) in the Department for Environment and Water is the Minister's delegate for decisions on referred development applications. Heritage SA also has the ability to direct conditions, should the development be approved, or to direct refusal if heritage values are compromised. The Heritage Standard forms a key part of Heritage SA's assessment of development proposals.

The Heritage Standard is presented in three parts:

1. **Background** –the historical development of Mintaro 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 – Mintaro

### Ngadjuri ownership and dispossession

The Ngadjuri people are traditional owners of the Mid North region including Mintaro and were among the first Aboriginal groups 'to suffer the full impact of European intrusion'<sup>1</sup> following the introduction of European pastoralism into South Australia from the late 1830s.

The growth of European pastoral and agricultural activities around Mintaro had 'cumulative and irreversible' consequences for the Ngadjuri people.<sup>2</sup> Sheep polluted the waterways, degraded the landscape and competed with local fauna, while subsequent agricultural settlement caused Ngadjuri people to become 'fenced out of their own land.'<sup>3</sup> After 1911 many Ngadjuri people were removed from country and confined to missions and reserves under 'restrictive and repressive' legislation. Nevertheless, Ngadjuri people and culture 'have endured and continue to thrive.'<sup>4</sup> In recent decades Ngadjuri people have returned to country and are engaged in a process of rediscovering lost places and cultural knowledge.

<sup>1</sup> Ngadjuri Nation, *About Us* <http://www.ngadjuri.com.au/aboutus.html> accessed 6 December 2021

<sup>2</sup> Peter Birt and Vincent Copley, "Coming back to country: a conversation at Firewood Creek" in Claire Smith and H. Martin Wobst (eds) *Indigenous archaeologies: decolonizing theory and practice* (2005) London/New York: Routledge p. 250

<sup>3</sup> Ngadjuri Nation, *About Us*

<sup>4</sup> Tom Gara, "The Aboriginal Presence in Adelaide, 1860s-1960s: From exclusion to assimilation" in Peggy Brock and Tom Gara, *Colonialism and its Aftermath: a history of Aboriginal South Australia* (2017) Mile End SA: Wakefield



## Heritage Guidelines - background

### (Mintaro State Heritage Area)

#### Burra Burra, copper cartage and the Gulf Road

'Coppermania' gripped South Australia in the early 1840s after Francis Dutton and Charles Samuel Bagot, the son of neighbour Captain Charles Hervey Bagot, discovered green rocks near Kapunda in 1842 which proved to be copper deposits. Dutton and Captain Bagot subsequently collaborated to launch the Kapunda mine in January 1844. In 1845, shepherds William Streair and Thomas Pickett also independently chanced upon green malachite and blue azurite in the hills around Burra creek and respectively reported their finds in Adelaide.

After jointly purchasing a Special Survey with rival claimants in July 1845 and drawing lots to determine ownership, the South Australian Mining Association (SAMA) acquired Pickett's northern outcrop which became the successful Burra Burra Mine and commenced operations on 29 September 1845. Burra Burra emerged as the largest mine in Australia, a title it held for a decade from 1845. Copper mining reputedly saved the colony from bankruptcy, and by 1850 South Australia was the third-largest producer of copper in the world<sup>5</sup>, with the value of mineral exports exceeding that of wool and grain.<sup>6</sup>

Smelting of copper ore was a secretive process, monopolized by the Welsh smelting industry and in April 1848, the Swansea-based Patent Copper Company<sup>7</sup> (PCC) established the Burra Smelts at Burra to reduce transport costs. The Burra Smelts would become the largest smelter outside Swansea. The raw ore was smelted into regulus, a concentrated copper ore and blistered copper, an impure copper metal. Both products rather than the bulkier raw ore were then exported to Swansea for the more difficult process of refining.

Initially, Burra mine and smelter products were carted nearly 100 miles overland to Port Adelaide, then exported to Wales. However in September 1848, PCC colonial manager George Walters pioneered a much shorter route following the Wakefield River from Burra to Port Henry (renamed Port Wakefield in 1850), newly established at the head of Gulf St Vincent. The route was subsequently laid out by surveyor Gavin Young, incorporating overnight feed and watering stops along the road at roughly ten-mile (16 km) intervals, a days' bullock drive.

In November 1848, bullock teams began carting ore on what became known as the Great Western or Gulf Road. Mine and smelter products were loaded onto barges at Port Wakefield and shipped to Port Adelaide, the barges returning with imported Welsh coal to fire the Burra Smelts. Speculative investment along the Gulf Road led to the creation of a 'string' of private townships, including Watervale, Auburn and Mintaro, while the discovery and early exploitation of copper spurred an 'inrush' of agricultural settlement on the same country.<sup>8</sup>

#### Establishing Mintaro

Special Surveys were a provision of the South Australian Company's land regulations which allowed speculators to request, at cost, a survey of 15,000 acres in any part of the colony, of which 4,000 acres might be selected by the applicant. The remaining acreage would then be offered for sale to the general public. Special surveys were deliberately planned to encompass the best land in a particular region, thus maximising return on investment, and typically formed long, thin strips of land bordering watercourses.

Arthur Young of Aberdeen, Scotland requested the thirty-eighth Special Survey, which became known as the Upper Wakefield Special Survey, in 1840. Young's property purchased from the survey became known as Kadlunga Station. Subsequently on 18 July 1849, Adelaide solicitor Henry Gilbert purchased Sections 187 and 316 of the Upper Wakefield Special Survey, adjacent to a tributary of the Upper Wakefield River and 'straddling' the new road from Burra to Port Henry.

Joseph Gilbert, Henry's brother, laid out the town of 80 allotments which was surveyed by Messrs Gavin Young and Oakden under the direction of William Jacob, who had worked in Colonel Light's survey team. The name Mintaro may derive from a Ngadjuri word, mintinadlu, meaning 'netted water,' a possible reference to the Ngadjuri practice of trapping game animals, including emus, with nets.<sup>9</sup> The Gulf Road, which runs through the centre of Mintaro, influenced the layout of the town with

<sup>5</sup> G. J. Drew and J. E. Connell, *Cornish Beam Engines in South Australian mines (Special Publication No. 9)* (1993) Adelaide SA: Department of Mines and Energy of South Australia p. 75

<sup>6</sup> R. Keith Johns, "The Cornish at Burra, South Australia" in *Journal of Australian Mining History*, Vol. 4 September 2006 p. 170

<sup>7</sup> Schneider and Company traded as the Patent Copper Company, "Smelting." in *South Australian* 24 November 1848 p. 2 <http://nla.gov.au/nla.news-article71613011> accessed 21 September 2022

<sup>8</sup> John Dallwitz and Susan Marsden, *Heritage of the Lower North* (1983) Adelaide SA: South Australian Department of Environment and Planning p. 41-42

<sup>9</sup> Geoffrey H Manning, *Manning's Place Names of South Australia*. Adelaide, South Australia, 1990, p. 206.



## Heritage Guidelines - background

### (Mintaro State Heritage Area)

many allotments and streets placed on the diagonal with parcel boundaries parallel and perpendicular to the Road. This contrasts with the roughly north-south alignment of the surrounding 80-acre sections. Allotments were advertised for sale from 5 November 1849, with those along the Gulf Road, also known as Burra Street, selling first.

Increasing traffic along the Gulf Road led to the establishment of the Magpie and Stump Hotel (known at various times as the Mintaro Hotel). Located near the entrance to the township with large stables to the rear, the Magpie and Stump was licensed from December 1850<sup>10</sup> and much of its early business was derived from the teamsters who stopped overnight at Mintaro. Meanwhile carpenters, blacksmiths, wheelwrights and other trades established premises in Mintaro, finding work servicing the Gulf Road traffic.

In the following years Mintaro emerged as an agricultural service centre. Settlement flourished in the vicinity of the town, with a regional focus on small farmers supplying hay and fresh fruit, vegetables and dairy products to the large population of Burra, facilitated by the direct road link. Notably in 1855-56, nearby Kadlunga Station was purchased by E&ACC manager James Hamilton, who used the property to grow hay for horses working in the Burra Burra Mine. The prosperity of the town meant that many of its extant buildings were completed by 1860, notably the steam flour mill (1858, Flour Mill Ruins - Mintaro, SHP 11644) and the Primitive Methodist Chapel (1860, later the Anglican Church, SHP 11695).

### Mules, roads and railways

The unsealed Gulf Road proved a tough route for bullock teams. During winter, heavy rain made the road impassable and during dry periods, such the summer of 1850-51, it was impossible to adequately water the teams. A report by G. W. Harris, commissioned by the Central Road Board in 1851, proposed that SAMA and PCC consider paying a higher rate to transport goods more efficiently by railway to Port Adelaide via Gawler,<sup>11</sup> but no such railway was constructed.

The Victorian Gold Rush beginning in 1851 caused a dearth of labour across South Australia as many departed for the goldfields, including the bullock handlers (and their bullocks) who had previously worked the Gulf Road. The Burra Burra Mine also closed between October 1852 and January 1855. During this hiatus PCC restructured as the English and Australian Copper Company (E&ACC) and expanded the Burra Smelts, which reopened in 1853 using stockpiled ore.

To overcome the teamster shortage, E&ACC's new manager George Ewbank recommended pack mules, which he had seen working Chilean copper mines. Beginning in July 1853, E&ACC imported 479 mules and 22 muleteers (drivers) from Chile. Outperforming both bullocks and horses, mules were soon employed moving copper and coal between Burra and Port Wakefield, typically harnessed in teams hauling wagons. On the journey, their Spanish-speaking muleteers typically camped at Mintaro. A paddock was also available at the E&ACC farm, Kadlunga, for resting horses and mules.

South Australia's first steam-powered railway opened between Adelaide and Port Adelaide in 1856 and the following year on 5 October, the railway line to Gawler entered service. E&ACC immediately abandoned the Gulf Road and Port Wakefield, diverting 25,000 tons of annual traffic to Port Adelaide via the new railway. The new overland route to the railhead at Gawler bypassed Mintaro in favour of the road through Black Springs, Saddleworth and Riverton (now known as the Barrier Highway). While a considerable setback, Mintaro survived the loss of the copper traffic due to its role as an agricultural service centre for the region and through its emerging building stone industry.

### Mintaro Slate

In 1854 farmer Peter Brady discovered outcrops of shale in a creek bed on his property, located a mile (1.5km) west of Mintaro. Brady quarried slabs for his own homestead then leased the land to local stonecutter and signwriter Thompson Priest in 1856 who began working the quarry commercially with miners recruited from Cornwall.

The shale quarried at Mintaro came to be known as Mintaro Slate and quickly gained a reputation, winning commendations nationally and abroad, including an honourable mention in the Great London Exposition of 1862. Mintaro Slate was praised for its 'exceptional flatness, large sheet size and suitability for many purposes' and was considered 'superior to any slate previously met with'.<sup>12</sup>

<sup>10</sup> J. L. Hoad, *Hotels and Publicans in South Australia 1836 – March 1993* (1999) McLaren Vale SA: C. R. Hoad pp. 274-275

<sup>11</sup> GW Harris, 'Railways, Roads, and Tramways: Considered with Reference to their Relative Adaptation to the Traffic and Resources of the Colony of South Australia'. *South Australian Register*, 17 July 1851, p. 3.

<sup>12</sup> Jeff Olliver, "Mintaro Slate and Flagstone – more than 150 years of production" in *MESA Journal* Vol. 39 2005 p. 42



## Heritage Guidelines - background (Mintaro State Heritage Area)

The stone found a strong market in Melbourne and in Adelaide, where it was employed in many of the city's most prominent public buildings. Unsurprisingly Mintaro Slate was also used extensively within the township itself, where it was used to build tanks and troughs, street paving and steps, walls, roofs and sills.

### Consolidation

After E&ACC abandoned the Gulf Road in 1857, Mintaro continued to supply Burra with fresh produce, hay and dairy products. Meanwhile the quarry was employing forty men by 1860 and was the town's largest employer throughout the following decade. Mintaro continued to prosper, and notably in 1866, Peter Brady subdivided part of Section 318 creating Mintaro North.

Buildings constructed during the late 1860s and early 1870s, including a post office (1866), Police Station (1867), Public School (1866). The erection of the Council Hall and Institute (1877-78) reflected the concern of the South Australian government for the welfare of small country towns.

The economic boom of the 1870s and 1880s resulted in excellent prices for wool and agricultural products. Locally this prosperity is also reflected in the construction of nearby Martindale Hall (1879-80, SHP 10067) by pastoralist Edmund Bowden Jr., and the purchase of Kadlunga Station (including 'Kadlunga' House, SHP 10200) by Sir Samuel Way, Chief Justice in 1881.<sup>13</sup>

### Decline and the twentieth century

During the late 1880s a statewide drought coincided with a fall in world prices for wool, wheat and copper triggering a major economic depression which endured to the turn of the century. During this time, few new buildings were constructed in Mintaro. Meanwhile quarry production 'wound down' after the death of Thompson Priest in 1888.

Prosperity returned in the early years of the twentieth century. The quarry was acquired by a local syndicate formed by F. H. Weston in 1893, which established the Mintaro Slate and Flagstone Company and resumed production in 1911, however demand for Mintaro Slate fluctuated over the following decades. In the wake of the worldwide depression of the early 1930s and the near collapse of the South Australian building industry, the quarry lost much of its trade. The resulting layoffs of quarry workers forced many families to leave town; meanwhile, the mechanisation of agriculture resulted in the consolidation of many small farms in the area, further contributing to local depopulation.

The quarry recovered during the long post-war economic boom, leading to the expansion of the quarry in 1958. Following a takeover in the late 1970s, the quarry was purchased by Steve D. Tillett, restructured as Mintaro Slate Quarries Pty Ltd in 1981, then re-equipped and expanded over the next few years. The Mintaro Slate quarry is claimed to be the oldest continuously operating quarry in South Australia.

Rising vehicle ownership and road improvements after the Second World War brought more visitors to country South Australia. Located on a secondary road, Mintaro was not subject to the postwar development experienced in nearby towns located on road arteries. As such the nineteenth century fabric of the town has remained substantially intact, leading to the town's designation as a State Heritage Area on 20 September 1984.

## 1.4. Reference Documents

Birt, Peter and Vincent Copley, "Coming back to country: a conversation at Firewood Creek" in Claire Smith and H. Martin Wobst (eds) *Indigenous archaeologies: decolonizing theory and practice*, London/New York: Routledge, 2005

Drew, G. J. and J. E. Connell, *Cornish Beam Engines in South Australian mines* (Special Publication No. 9) Adelaide SA: Department of Mines and Energy of South Australia, 1993

Dallwitz, John and Susan Marsden, *Heritage of the Lower North*, Adelaide SA: South Australian Department of Environment and Planning, 1983

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<sup>13</sup>



## Heritage Guidelines - background (Mintaro State Heritage Area)

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Gara, Tom, "The Aboriginal Presence in Adelaide, 1860s-1960s: From exclusion to assimilation" in Peggy Brock and Tom Gara, *Colonialism and its Aftermath: a history of Aboriginal South Australia*, Mile End SA: Wakefield, 2017

Harris, G. W., 'Railways, Roads, and Tramways: Considered with Reference to their Relative Adaptation to the Traffic and Resources of the Colony of South Australia'. *South Australian Register*, 17 July 1851

Hoad, J. L., *Hotels and Publicans in South Australia 1836 – March 1993*, McLaren Vale SA, 1999

Johns, R. Keith, "The Cornish at Burra, South Australia" in *Journal of Australian Mining History*, Vol. 4 September 2006

Manning, Geoffrey H., *Manning's Place Names of South Australia*. Adelaide, South Australia, 1990

Ngadjuri Nation, About Us <http://www.ngadjuri.com.au/aboutus.html>

Olliver, Jeff, "Mintaro Slate and Flagstone – more than 150 years of production" in *MESA Journal* Vol. 39 2005

## 1.5. Supporting Reference Documents

Historical Consultants Pty Ltd and Hames Sharley Australia, "Survey of the Heritage of Eight Lower North Towns, Angaston; Auburn; Burra; Clare; Kapunda; Port Wakefield, Saddleworth; Tanunda" 1990

Johns, R. Keith, "The Cornish at Burra, South Australia" in *Journal of Australian Mining History*, Vol. 4, September 2006

McDougall & Vines, "Mintaro Conservation Study" 1989

Swanbury Penglase, *Australian Cornish Mining Sites: Burra Conservation Management Plan (ref 18188)*, 2021

## 2. Heritage Value

### 2.1. Statement of Significance (Mintaro State Heritage Area)

'Mintaro is of heritage value for the following reasons:

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

(as entered on the South Australian Heritage Register, 20 September 1984)

### 2.2. What is of heritage significance?

Mintaro's heritage and town character is linked to the Burra and Kapunda copper mines and its migrant workers, the early agricultural development in South Australia and the slate quarry, in continuous operation across three centuries. Its historic buildings, structures and landscape features are representative of this history, demonstrating the political, economic and social themes of the area and of the State.

Mintaro is an outstanding and rare example of a small historic rural township that has survived for over 150 years with relatively little change in its early appearance. It retains a cohesive group of domestic, institutional, commercial and religious buildings dating from the mid to late 1800s that display highly consistent scale, architectural form and use of materials. The simple vernacular forms and Victorian-era styling of buildings contribute significantly to the town's overall physical character. Slate, in particular, has been used in a variety of ways, in conjunction with local Manoora sandstone.

Mintaro's significance lies in its surviving historic buildings and its clearly defined town boundaries. The pattern of development reflected in the original subdivision layout of 1849 is still legible, along with its informal streetscapes, mature vegetation and its context / setting in a valley within a rural landscape.

Many places located within the State Heritage Area, including dwellings, churches, former school, former police station, outbuildings, hotels, shops, carpenter's and blacksmith's workshops, flour mill, mounting steps and the cemetery, are of collective and also individual heritage value.

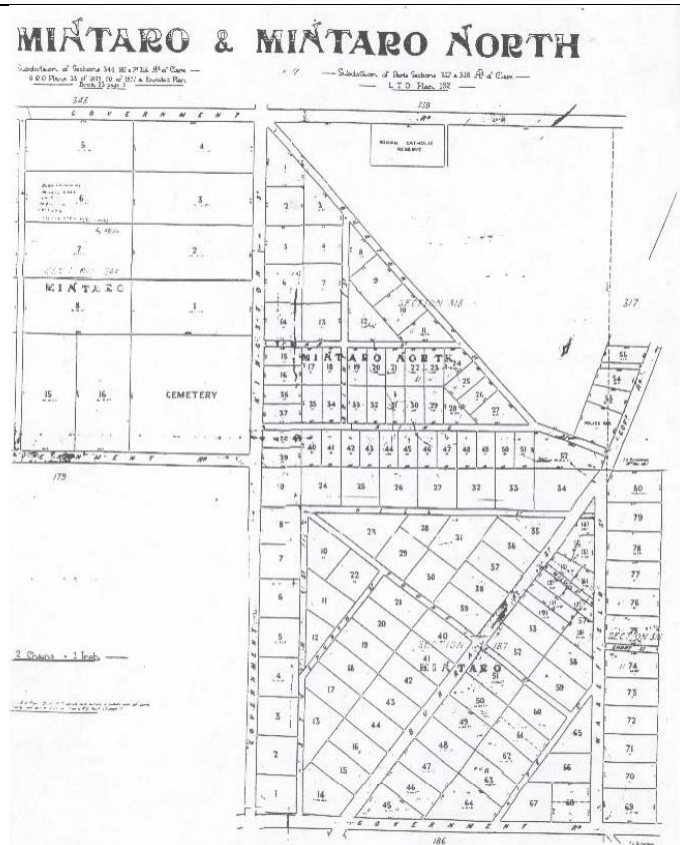
## Heritage Guidelines – Heritage Value (Mintaro State Heritage Area)

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

- a) **Mintaro's location within a rural setting.** Set in a broad valley of crop and grazing land intersected by the Wakefield River, Mintaro is relatively isolated with generally no surrounding built development, exposing views of the town from every approach.



- b) **Clearly defined town boundaries,** reflecting the original 1849 subdivision layout result in a strong sense of containment. Burra Street, diagonally traversing the original section boundaries and government roads, provides physical evidence of Mintaro's early role as a staging post, supporting bullock and mule teams hauling copper ore from the Burra mines to Port Wakefield from 1845.



## Heritage Guidelines – Heritage Value

### (Mintaro State Heritage Area)

- c) **Hierarchy of development.** Burra Street maintains the unique historic quality of a town centre. Adjacent, modest dwellings sit within a visually open subdivision, punctuated by vacant land. Allotments facing the north-south street grid vary in size, shape and land use (some still supporting horticultural activities) with religious buildings located on elevated sites. Small agricultural holdings on the settlement fringe meld with the surrounding countryside



Larger allotments support agricultural activity

- d) **Views within and from Mintaro.** The town's street pattern creates terminating vistas and provides oblique glimpses of surrounding buildings, streets and the rural landscape beyond. Remnant open space between buildings affords views of and through paddocks and vineyards. Significant examples include sightlines between buildings along Burra Street, from Miller's House and hill and towards churches framed by farmland.



views from Burra Street through open land

- e) **A largely intact, early colonial-era, rural town.** Mintaro retains a cohesive group of domestic, institutional, commercial and religious buildings dating from the mid to late 1800s with minimal development since the 1920s (with the exception of a small number of domestic dwellings constructed in recent years). Most buildings date from 1840s-1870s and have undergone little change to their appearance, maintaining the simple vernacular form of the mid-Victorian period.



Intact 1840s – 1870s buildings

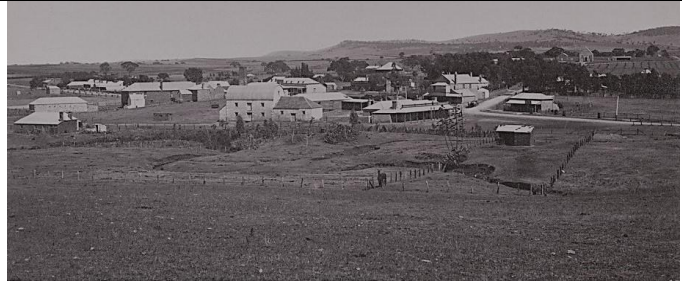
- f) Principally single-storey and **consistent in scale, architectural form and use of materials**, early buildings are predominately constructed of local (Manoora) sandstone. Mintaro slate was used in walls, roofs, window sills, posts, troughs, tanks, kerbs, culverts and steps. Wood or slate shingles have been replaced or covered over by galvanised iron roofs.



Burra Street: consistent building scale and detail

## Heritage Guidelines – Heritage Value (Mintaro State Heritage Area)

- g) **Open, low fencing styles** maintain views and a sense of space reinforcing the town's rural setting.



(SLSA PRG 742 5 117) 1880, rural post and wire / rail fencing maintains open views between property boundaries

- h) **Informal landscaping and an absence of modern street amenities** such as parking bays, kerbs and guttering, street signs and repetitive street lighting, reinforce Mintaro's semi-rural character.



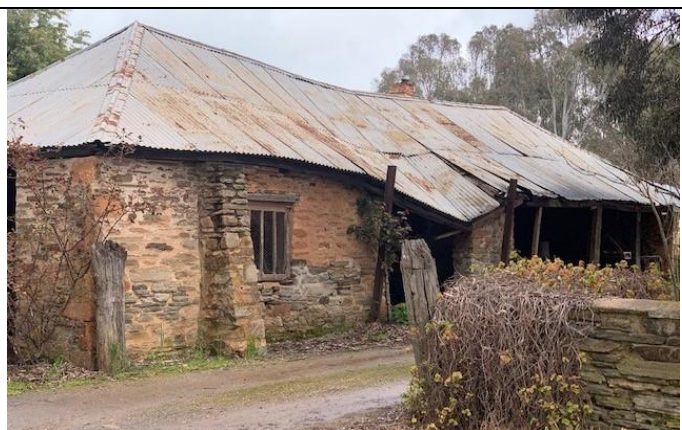
(SLSA B 43383) Informal street edges / parking

- i) Mature Moreton Bay Fig trees on Burra Street, pine trees on Wakefield Street and Pepper & Gum **trees within the township and its immediate surrounds** contribute to Mintaro's historic landscape. Hawthorn hedging on the Leasingham road, olive hedging around the cemetery and scattered Artemisia (wormwood hedging) are also significant.



Mature gums and hedges lining Hill Street

- j) **Ruins** of former walls and buildings provide a tangible reminder of Mintaro's agricultural and mining history.



Former Carpenter's Workshop, Burra Street, 2005 (since restored)

## Heritage Guidelines – Heritage Value

(Mintaro State Heritage Area)

### k) Mintaro Slate Quarry



(SLSA B 62414/2/28) Mintaro Slate Quarry 1880

### Architectural features of heritage value include:

- Consistent scale typical of mid-victorian era including common wall-to-roof proportions, ridge-to-eaves lengths and street frontage length.



Burra Street view

- Local (Manoora) stone and (Mintaro) slate construction.



- Steeply pitched (30-40 degrees) gable or hipped roofs clad with galvanised, corrugated steel sheeting.



## Heritage Guidelines – Heritage Value

### (Mintaro State Heritage Area)

- Slate chimneys, paving, walling and tanks, mostly dating from the expansion of the quarry in the 1860s.



Slate chimneys and water tanks

- Timber-framed, open verandahs with straight pitched or concave roofs, supported by plain timber posts. Absence of decorative features.



- Traditional, skillion roof, corrugated steel sheet-clad additions to rear of dwellings.



- Outbuildings of small scale and traditional rural form, constructed in stone or clad in galvanised, corrugated steel sheeting.



- Low, open fencing contributing to visual permeability of township. Front fences, commonly low stone or slate walls, timber pickets of simple profile supported by timber posts and rails; post and wire or rail; timber or wrought iron gates; hedging or tree planting along boundaries. Boundaries between properties traditionally left open or defined by planting or post and wire fencing.



(SH-10066) 1979, House (former Devonshire Hotel)

## 3. Heritage Standards for Development (Mintaro State Heritage Area)

### 3.1. Purpose of Heritage Standards for Development

Any proposals to undertake development within a State Heritage Area will be referred to the Minister responsible for administering the *Heritage Places Act 1993*, for heritage advice. Heritage South Australia (Heritage SA) in the Department for Environment and Water is the Minister's delegate for decisions on referred development applications. Heritage SA also has the ability to direct conditions, should the development be approved, or to direct refusal if heritage values are compromised. The Heritage Standard forms a key part of Heritage SA's assessment of development proposals.

Heritage Standards:

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

A State Heritage Area includes both private and public spaces (including streets) and the Heritage Standard is applicable to development across the entire State Heritage Area.

Development associated with a State Heritage Place and also within a State Heritage Area is defined in the [Planning, Development and Infrastructure Act 2016](#) Part 1, 3 (1). Additional definition specific to a State Heritage Place or Area includes:

*"(e) .....—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".*

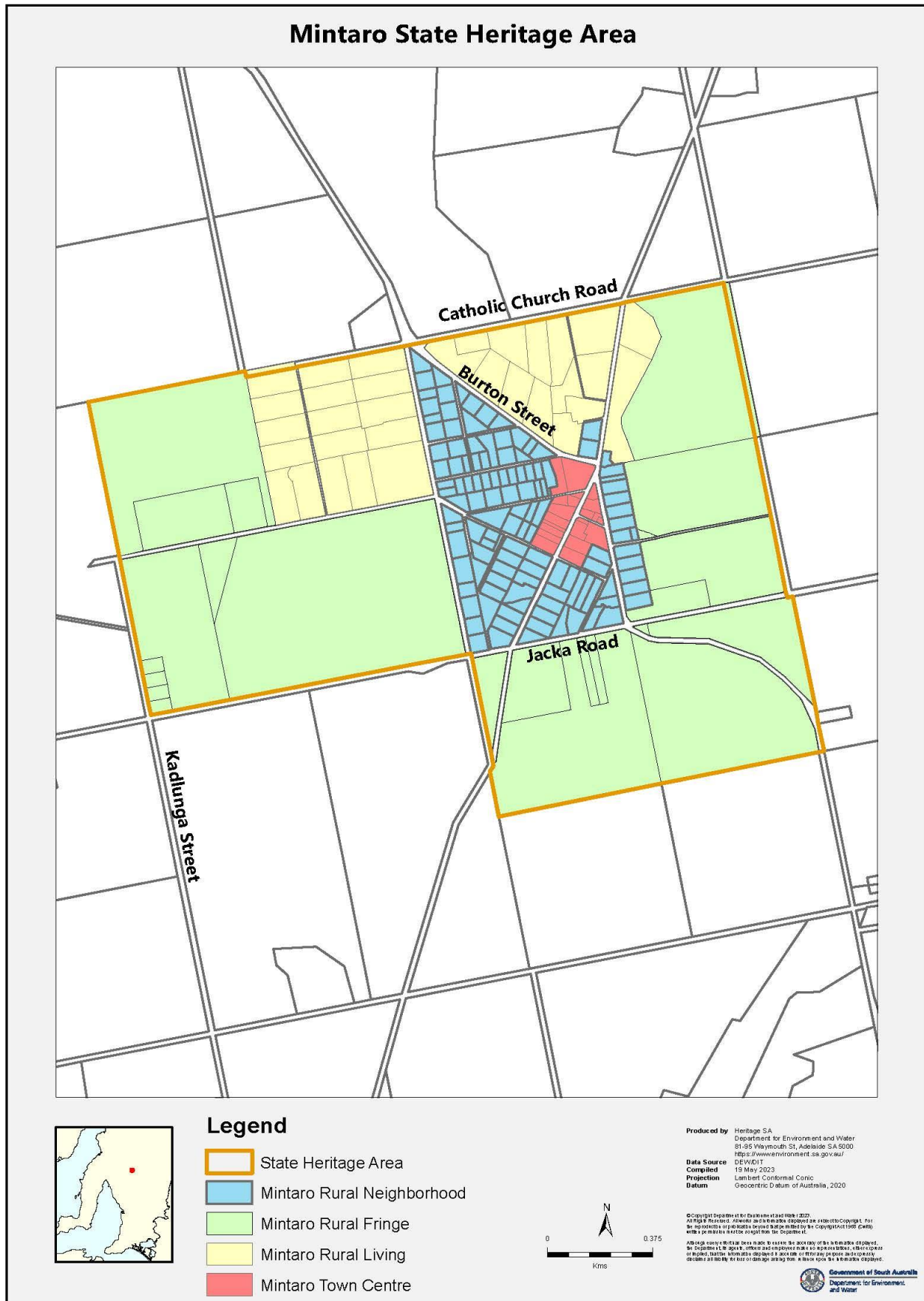
The [State Heritage Area Overlay 'Procedural Matters \(PM\) Referrals'](#) – identifies the types of development to be referred to the Minister responsible for the *Heritage Places Act 1993* - Heritage SA, for assessment and direction.

Exemptions to the definition of Development within a State Heritage Area are scheduled in the [Planning, Development and Infrastructure \(General\) Regulations 2017 – Schedule 5](#)

Development of a State Heritage Place, located within in a State Heritage Area, is governed by the State Heritage Place (SAPPA) Overlay. This Overlay requires approval for development of the interior and exterior of a State Heritage Place.

Development in the Mintaro State Heritage Area should acknowledge and maintain the heritage values of the town through:

- Retention of the original land pattern and orientation
- Reinforcement of the rural village character with minimal infrastructure
- Retention of significant views between buildings along Burra Street to agricultural land
- Retention and conservation of the buildings, structures and ruins of heritage value
- Adaptation of existing buildings and structures to ensure their long-term conservation and viability
- Unity of built form with new buildings compatible in design and form to existing buildings of heritage value
- Retention of the town's landscape character.



## 3.2. Land use

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

Mintaro is of heritage value as an intact small mid-19th century rural town. Its initial growth from the late 1840s to the late 1870s was short-lived and spontaneous. After the depression of the 1880s development slowed, with little development from the 1920s onwards, until in recent times when land previously devoted to vineyards and agriculture has been cleared for residential development.

The Planning and Design Code land use Zones for Mintaro reflect historic land uses and a hierarchy of development density. Development policy therefore supports the heritage values of the State Heritage Area. (NB: Township zone applies to 'Town Centre' and 'Rural Fringe' areas).

| Principles                                                                                                                                                                                                                                                                                                                                                                                                                       | Acceptable Standard                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
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| <p><b>3.2.1. Land Use</b></p> <p>Land use in Mintaro reflects its development history. The earliest allotments along Burra Street are relatively small and accommodate a mixture of residential, commercial and public buildings. Larger allotments outside the town centre are rural in character, some still supporting small-scale agricultural activities.</p> <p>Development is <b>to have regard to</b> the following:</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <p><b>3.2.2. Land Use Planning</b></p> <p>Adaptive reuse of existing shops or community facilities is possible, but the external appearance of buildings is to be retained.</p> <p>Farming and horticultural (viticulture) activities are supported in the State Heritage Area, to retain Mintaro's rural heritage value.</p>                                                                                                    | <p>Residential development is limited to one dwelling per allotment in order to maintain the heritage values of Mintaro. (covered in T.Zone &amp; R.L.Zone PO3.1; R.N.Zone PO8.1).</p> <p><b>Town Centre:</b> A mix of small-scale shops, restaurants, tourist accommodation (particularly within historic buildings) and community facilities is maintained. (refer Part 2-Zones &amp; Sub Zones; Township Zone PO 1.2-PO 1.5)</p> <p><b>Rural Neighbourhood:</b> A mix of detached dwellings, tourist accommodation (particularly within historic buildings) and community facilities.</p> <p>The areas fronting the intersection of Young, Stein and Hill Streets, and the south-west corner of Kingston and Slate Quarry Roads remain undeveloped, including the land in front of the Methodist Church group and the Anglican Church, preserving the open character of this area.</p> <p>A clear view over vacant allotments from Miller's House and hill towards the Young Street/Burra Street intersection is maintained. Land utilised for vineyards on the north side of Hill Street remain in agricultural use. (refer Part 2-Zones &amp; Sub Zones; Rural Neighbourhood Zone PO 1.1-PO 1.4)</p> <p><b>Rural Living:</b> Dispersed dwellings and associated outbuildings set amongst small horticultural holdings, with protected views over open lots and vineyards to historic buildings beyond.</p> |

| Principles | Acceptable Standard                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
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|            | <p>Some small scale tourist accommodation, (particularly within historic buildings). Large residential allotments in Mintaro's north retain a scattered spacing of buildings to preserve the open nature of the landscape at the town's northern entrances. (refer Part 2-Zones &amp; Sub Zones; Rural Living Zone PO 1.1-PO 1.4)</p> <p><b>Rural Fringe:</b> Surrounded by large open farms, fringe land is preserved for farming and horticultural activities with relatively few buildings. The Mintaro Slate Quarry remains a dominant landmark. Further subdivision of land surrounding the town core is restricted to protect Mintaro's rural character. (refer Part 2-Zones &amp; Sub Zones; Township Zone PO 1.2-PO 1.5)</p> |

### 3.3. New buildings

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

New buildings are acceptable if it can be shown that there is minimal adverse visual impact upon the State Heritage Area.

Mintaro has an exceptionally high proportion of buildings surviving from the mid-nineteenth century (1850-1870), including modest workers' cottages, churches and shops of simple form and detailing. New buildings to be designed to complement existing buildings of heritage value. A unity of built form will be achieved by employing design features such as small building footprints, traditional roof pitches, simple detailing and building materials common to historic Mintaro.

| Principles                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Acceptable Standard                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
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| <p><b>3.3.1. Siting of new buildings</b></p> <p>New buildings are sited to match the prevailing built form spatial character of the surrounding street/landscape, adopting typical setbacks, maintaining open space and views, and retaining visual dominance of existing buildings of heritage value.</p> <p>Existing vacant land within the State Heritage Area is essential to the character of Mintaro - an uncluttered, 1850-70s, rural village.</p> <p>New buildings are <b>to have regard to</b> the following:</p> <p><b>a) Street and side boundary setbacks</b><br/>Building setbacks and orientation reflect the established 1850-70s pattern of development each area of Mintaro, maintaining space between buildings and reinforcing the surrounding streetscape character.</p> | <p><b>Town Centre:</b> New buildings are sited close to and parallel with the street, and aligned to match the front façade of adjacent existing development. Substantial space between buildings on separate allotments is maintained to preserve rural views within Mintaro to surrounding hillsides.</p> <p><b>Rural Neighbourhood:</b> New buildings are sited to streets and side boundaries to reflect the random spacing of existing buildings. Substantial open space is to remain between buildings on large allotments, maintaining views through to farmland within Mintaro and on surrounding hillsides.</p> <p><b>Rural Living:</b> New buildings are substantial in set-back from adjoining roads, enhancing the open spatial character of road approaches to the town.</p> <p><b>Rural Fringe:</b> Buildings are sited to not intrude on the rural landscape when viewed from road approaches and from within the town.</p> <p>Siting of new development should be sufficiently set back from significant trees so as not to compromise established landscape.</p> |



## Heritage Standards – for Development (Mintaro State Heritage Area)

| Principles                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Acceptable Standard                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
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| <p><b>b) Earthworks</b><br/>Retention of the natural topography of the surrounding landscape within the town of Mintaro.</p>                                                                                                                                                                                                                                                                                                                                                    | <p>New buildings are designed and sited to minimise land cut and fill and benched into sloping sites where necessary, to visually minimise built form scale and bulk.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <p><b>3.3.2. Form and design of new buildings</b></p> <p>The consistent form, scale and architectural features of existing Mintaro buildings dating from 1850-70s are of heritage value, illustrating the aspirations of the settlement and occupation of the town during its growth period. Construction techniques are also of significance, illustrating innovative use of local materials at the time.</p> <p>New buildings <b>are to have regard to</b> the following:</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <p><b>a) Scale</b><br/>The consistent single storey, modest footprint scale of 1850-70s established residential and main street development is of heritage value.</p> <p>Building additions that replicate the scale of original building footprints - as lean-tos, gable wings, or as a series of grouped buildings, is characteristic of Mintaro.</p> <p>Larger scale community buildings such as schools and churches reflect their landmark importance in Mintaro.</p>      | <p>New buildings that adopt simple, small-scale, rectangular floorplans. For larger building footprints, a grouped arrangement of small building elements reduces bulk by maintaining the short roof spans characteristic of the area.</p> <p>New buildings are single storey, with upper storeys located within roof spaces. Wall, eaves and ridge heights match those in the locality and are sufficiently high to allow traditional verandah proportions and detailing.</p> <p>Facades of maximum 10-12 metres length.</p> <p>Longer facades acceptable where building mass is reduced by introducing projecting gables and contrasting walling materials or similar.</p> |
| <p><b>b) Roof form and pitch</b><br/>The consistent, established, pitched roofscape of 1850-70s Mintaro is of heritage value.</p>                                                                                                                                                                                                                                                                                                                                               | <p>New roofs are to reflect historic roof form, pitch, span and profiles in the locality. Roof forms and eaves detailing are to match established roofing.</p> <p>Steeply pitched (30-40 degrees), hipped or gabled roofs of short ridge-to-eaves span (3m maximum), clad with corrugated sheet roofing.</p>                                                                                                                                                                                                                                                                                                                                                                 |
| <p><b>c) Façade proportions</b><br/>Street-facing façades are punctuated by timber doors and sash windows of modest scale, narrow width and vertical proportion.</p> <p>Horizontal proportions of established 1850-70s era buildings (up to 3 front rooms in width, with deep verandahs across facades), common to Mintaro.</p>                                                                                                                                                 | <p>New buildings are to complement the proportions of front facades of existing buildings.</p> <p>Window and door openings in facades facing the street do not dominate facades, are of vertical format and limited width, with substantial frame profiles. Large areas of windows visible from the public realm are not supported.</p> <p>Floor to ceiling heights to be between 2.7m-3.0m to ensure compatible façade proportions.</p>                                                                                                                                                                                                                                     |
| <p><b>d) Verandahs and porches</b><br/>Mintaro buildings of heritage value consistently feature straight pitched or concave (not bull-nose) verandah roofs to street-facing elevations. Decorative features are minimal.</p>                                                                                                                                                                                                                                                    | <p><b>Dwellings:</b> New development is to incorporate a verandah on the street façade, reflecting the architectural character of the surrounding streetscape.</p> <p>Verandah profiles to be simple, straight pitched or concave.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                       |



## Heritage Standards – for Development (Mintaro State Heritage Area)

| Principles                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Acceptable Standard                                                                                                                                                                                                                                                 |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <p>Spacing of verandah support posts to match existing historic examples. Verandah posts are square in profile.</p> <p>Simply finished concrete or Mintaro slate is acceptable to verandah floors</p>                                                               |
| <p><b>3.3.3. Materials, finishes and colours</b></p> <p>The architectural features of existing buildings within 1850-70s Mintaro are of heritage value, illustrating the aspirations of the settlement and scale of the town during its formative period. Construction techniques are also of significance, illustrating innovative use of local materials at the time.</p> <p>Existing buildings are consistent in design and material, constructed of local slate (bluestone) or sandstone, with corrugated iron roofs and timber framed doors and windows. The extensive use of slate for walls, roofs, sills, posts, troughs, tanks, kerbs and steps remains a notable heritage feature of the town.</p> | <p>New development is to have regard to <i>Accepted Materials, Finishes and Colours</i> as scheduled in: (Alterations and Additions) 3.4.3 Materials, finishes and colours, 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)

Additions are acceptable, provided they do not visually dominate existing buildings or the surrounding streetscape of heritage value. Any addition or alteration is to complement the original building without attempting to imitate architectural features, maintaining a clearly legible pattern of development.

| Principles                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Acceptable Standard                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
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| <p><b>3.4.1. Site and location of additions</b></p> <p>Mintaro's built form is characterised by a general consistency in setback and street alignment particular to the various subdivision densities of the town - from main street to rural area.</p> <p>Development is <b>to have regard to</b> the following:</p> <p><b>a) Street and side boundary setbacks</b><br/>Proposed additions are to not dominate the footprint scale of original buildings of heritage value and to retain space between buildings to maintain open landscape character.</p>                                                                                                                                                                                                                                                | <p><b>Dwellings and non-residential buildings:</b> Additions are to be located to the rear of existing buildings, matching building width, or to one side of existing buildings (unless on a secondary street boundary).</p> <p>Additions to the side of existing buildings are only acceptable where they are located behind the principal rooms of the building and are not of a scale that obstructs the understanding of the original scale of the building of heritage value.</p>                                                                                       |
| <p><b>3.4.2. Design of additions</b></p> <p>The consistency in form, scale and architectural features of existing buildings in Mintaro is of heritage value, illustrating the aspirations of the settlement and occupation of the town during its growth period. Additions are to complement existing building form, maintaining a clear distinction between old and new.</p> <p>Development <b>is to have regard to</b> the following:</p> <p><b>a) Scale</b><br/>Mintaro's buildings are primarily single storey. Additions to buildings are to not dominate the established scale of buildings.</p> <p>The proportion of additions should respect the existing built form, reflecting the scale and detailing of the original building. The scale and bulk of new work should not dominate the old.</p> | <p><b>Dwellings:</b> Additions to existing dwellings are to be single storey in height, generally matching existing eaves height, and are to be designed so the original scale of the dwelling is still obvious. A break in roof line between dwelling and addition is required.</p> <p>Two storey additions in the form of an attic or mezzanine room are limited in height to that of the original ridge line of the roof.</p> <p><b>Non-residential buildings:</b> Additions to community buildings are to reflect and not exceed the scale of the original building.</p> |
| <p><b>b) Roof form and pitch</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <p><b>Dwellings and non-residential buildings:</b> Roof form, pitch, span, ridge height, eaves detail and cladding of additions should closely resemble or match the existing building. Chimneys to</p>                                                                                                                                                                                                                                                                                                                                                                      |



## Heritage Standards – for Development (Mintaro State Heritage Area)

| Principles                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Acceptable Standard                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                       |
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| The overall consistency in roof form and pitch, of Mintaro buildings of significant 1850-70s period is a heritage feature of the State Heritage Area.                                                                                                                                                                                                                                                                                                                               | existing roofs are not to be removed when roof cladding is updated.                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>c) Façade proportions</b><br>Street-facing facades are punctuated by timber doors and sash windows of modest scale, narrow width and vertical proportion.<br><br>Horizontal proportions of established 1850-70s era dwellings (up to 3 front rooms in width), with deep verandahs across the façade) are common to Mintaro.                                                                                                                                                      | <b>Dwellings and non-residential buildings:</b> Additions to buildings are to complement the built form proportions of existing buildings. New window and door openings should not visually dominate and be similar in proportion and extent. Plate glass walls and patio doors are not acceptable where visible from the public realm.                                              |                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>d) Alterations to original features</b><br>The overall consistency in architectural features associated with 1850-70s period buildings in Mintaro is of heritage value.                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>3.4.3 Materials, finishes and colours</b><br><br>The architectural features of existing buildings within 1850-70s Mintaro are of heritage value, illustrating the aspirations of the settlement and scale of the town during its formative period. Construction techniques are also of significance, illustrating innovative use of local materials at the time.                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                       |
| The design of alterations and additions is <b>to have regard to</b> the following:                                                                                                                                                                                                                                                                                                                                                                                                  | Acceptable                                                                                                                                                                                                                                                                                                                                                                           | Not supported (where visible from street/public realm)                                                                                                                                                                                                                                                                                                                                                |
| <b>a) Roofing and rainwater goods (new)</b><br>Roof cladding, gutter and downpipe profiles are to match original, traditional profile.                                                                                                                                                                                                                                                                                                                                              | <ul style="list-style-type: none"> <li>• deep profile, corrugated, galvanised or Colorbond metal sheet (mid grey tones).</li> <li>• deep profile, corrugated, galvanised metal sheet in traditional short lengths to listed properties.</li> <li>• galvanised or Colorbond 'ogee' or half round profile gutters; round metal downpipes.</li> <li>• scribed roof cappings.</li> </ul> | <ul style="list-style-type: none"> <li>• rectangular/square profile metal sheeting.</li> <li>• Zincolume finish; very light or very dark Colorbond.</li> <li>• Square metal / PVC downpipes.</li> <li>• colours incompatible with the traditional (grey/galv.) roofing colours on historic buildings</li> <li>• roof tiles</li> </ul>                                                                 |
| <b>b) Exterior walls (new)</b><br>Historic buildings in Mintaro are generally constructed of bluestone or sandstone with some additions clad in corrugated iron or weatherboard timber. Simple structures such as dwellings and outbuildings have walls of random rubble with or without quoinwork. Public and commercial buildings often have stone or rendered quoins.<br><br>Stone construction should follow traditional construction methods and style - laid in the direction | <ul style="list-style-type: none"> <li>• bluestone / sandstone to match original buildings.</li> <li>• deep profile, corrugated, galvanised or Colorbond metal sheet (mid stone or mid grey tones).</li> <li>• rendered masonry (mid stone or natural oxide tones).</li> <li>• painted weatherboard, (19mm min. thickness,</li> </ul>                                                | <ul style="list-style-type: none"> <li>• square profile, steel sheeting.</li> <li>• brickwork.</li> <li>• concrete block.</li> <li>• fibre cement sheeting.</li> <li>• stone construction not in keeping with existing style or materials.</li> <li>• Stone veneer facing.</li> <li>• Unpainted/exposed timber.</li> <li>• Zincolume finish; very light or very dark grey/black Colorbond.</li> </ul> |



## Heritage Standards – for Development (Mintaro State Heritage Area)

| The design of alterations and additions is <b>to have regard to</b> the following:                                                                                                                                                                                                           | Acceptable                                                                                                                                                                                                                                                                  | Not supported (where visible from street/public realm)                                                                                                                                                                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| of the stone bed, roughly coursed and pointed in a traditional style with lime mortar.<br><br>Note: existing face stone/ brick external walls to original dwellings to not be rendered or painted.                                                                                           | profile to match traditional).                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                  |
| <b>c) Proposed external doors and windows in view of the street</b>                                                                                                                                                                                                                          | <ul style="list-style-type: none"><li>• simple, timber framed doors (vertical boards, ledged and braced or recessed panel style).</li><li>• timber flywire screen doors.</li><li>• timber framed windows, vertically proportioned (double-hung sash or casement).</li></ul> | <ul style="list-style-type: none"><li>• sliding doors.</li><li>• decorative aluminium screen/security doors.</li><li>• aluminium-framed doors &amp; windows.</li><li>• horizontally proportioned and/or large windows.</li></ul> |
| <b>d) Exterior painting</b><br>Timber windows, doors and shopfronts should be painted, not stripped back to original timber.<br><br>Colour schemes should be appropriate to the mid-Victorian period.<br><br>Painting of unpainted external surfaces to existing buildings is not supported. | <ul style="list-style-type: none"><li>• Painting of additions is not deemed development, but compatible colours are encouraged.</li></ul>                                                                                                                                   |                                                                                                                                                                                                                                  |
| <b>e) Verandah posts (new)</b>                                                                                                                                                                                                                                                               | <ul style="list-style-type: none"><li>• Simple, dressed, timber posts (110-120mm square).</li></ul>                                                                                                                                                                         | <ul style="list-style-type: none"><li>• finials and cast iron lace work.</li><li>• decorative timber posts.</li><li>• post shoes.</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 Mintaro includes: carports, garages and sheds; studios, offices and dependent accommodation, fences and gates; signage; solar panels and rainwater tanks. 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
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| <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 Mintaro.</p> <p>Existing outbuildings in Mintaro are typically smaller, freestanding versions of the 1850-70s buildings common to the town: rectilinear in plan, with short-span, steeply-pitched, gabled, hipped or low-pitch skillion (mono-pitched) roof forms. Materials used are stone or galvanised, corrugated steel wall and roof cladding.</p> <p>Development <b>is to have regard to</b> the following:</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <p><b>a) Outbuildings (carports garages &amp; sheds studios, offices, dependant accommodation)</b></p> <p>Outbuildings complement the architectural language of existing buildings of heritage value.</p> <p>Outbuildings are free-standing and located to the rear of existing buildings to maintain the open, rural character of Mintaro's streetscapes. Cluster outbuildings together where possible.</p>                                                                                                                                                                                               | <p>Outbuildings are sited behind the existing building.</p> <p>Outbuildings are to be freestanding.</p> <p>Outbuildings are rectilinear in floor plan and constructed of stone, stone-coloured render, weatherboard or corrugated steel sheeting in galvanised or Colorbond in mid grey tones.</p> <p>Outbuildings have steeply pitched (30-40 degrees) gabled or hipped roof forms of modest ridge-eaves lengths (max. 2m) similar to associated dwellings. Skillion roofs are acceptable on where out of view of the public realm.</p> <p>Sheds greater than 80m<sup>2</sup> are acceptable if roof spans are reduced by incorporation of several gable/lean-to forms reducing bulk.</p> <p>The roof pitch of larger sheds (&gt;2m ridge-to-eaves length) in Rural Fringe areas is acceptable at 25degrees, provided the outbuilding is not located in visual proximity to a historic building of smaller proportions.</p> |
| <p><b>b) Pergolas and garden structures</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <p>Freestanding or attached pergolas should be sited to the rear of the building, and in a location to not adversely impact on views from the public realm.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

## Heritage Standards – for Development (Mintaro State Heritage Area)

| Principles                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Acceptable Standard                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |          |          |                                                                                                 |                                                                                                                                                 |                                                   |  |                                   |                                                                                                                     |                                         |                                                                                           |                                             |                                                                              |
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| <h3>3.5.2 Fences and gates</h3> <p>Early fencing styles contribute to the character of Mintaro. Low, open fencing allows appreciation of the space between buildings, reinforcing the rural nature of the township.</p> <p>Original fences include low, drystone slate and stone walls, timber post &amp; wire or rail, timber picket of simple design and hedging. Simple garden gates were often made of timber or wrought iron.</p> <p><b>a) Fences and gates (replacement or new)</b></p> | <p>New fencing to match existing palette of materials in the locality without compromising the open character of the town.</p> <p>Existing slate walls to be retained, restored and, where required, extended. Existing hedges to be retained. Wrought iron gates to be retained, restored or reinstated.</p> <p>Fence posts to be hardwood where in view of the public realm.</p> <p>Corrugated, galvanised steel sheet fencing is acceptable, as this is common to the era of significance of the town.</p> <p>Although some later corrugated iron fencing exists, Colorbond fencing should not be used as this is inconsistent with the historic and open-rural character of Mintaro.</p> <table> <tr> <th>Location</th><th>Accepted</th></tr> <tr> <td>(1) <b>Town Centre:</b> along the frontage of properties adjoining northern end of Burra Street</td><td>Not higher than 1.2 metres and constructed of stone; timber pickets (forming balustrading to verandahs); and timber post &amp; wire / rail fencing.</td></tr> <tr> <td>(2) <b>Rural Neighbourhood &amp; Rural Living</b></td><td></td></tr> <tr> <td>(a) Boundary A, B &amp; C shown below</td><td>Open style post and wire, post and rail, timber picket fencing, hedging or stone walls, not higher than 1.2 metres.</td></tr> <tr> <td>(b) other adjoining property boundaries</td><td>Open style post and wire/rail fencing, hedging or stone walls not higher than 1.2 metres.</td></tr> </table> <div> </div> <tr> <td>(3) <b>Rural Fringe</b> property boundaries</td><td>Unfenced, planting or open post and wire fencing not higher than 1.2 metres.</td></tr> | Location | Accepted | (1) <b>Town Centre:</b> along the frontage of properties adjoining northern end of Burra Street | Not higher than 1.2 metres and constructed of stone; timber pickets (forming balustrading to verandahs); and timber post & wire / rail fencing. | (2) <b>Rural Neighbourhood &amp; Rural Living</b> |  | (a) Boundary A, B & C shown below | Open style post and wire, post and rail, timber picket fencing, hedging or stone walls, not higher than 1.2 metres. | (b) other adjoining property boundaries | Open style post and wire/rail fencing, hedging or stone walls not higher than 1.2 metres. | (3) <b>Rural Fringe</b> property boundaries | Unfenced, planting or open post and wire fencing not higher than 1.2 metres. |
| Location                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Accepted                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |          |          |                                                                                                 |                                                                                                                                                 |                                                   |  |                                   |                                                                                                                     |                                         |                                                                                           |                                             |                                                                              |
| (1) <b>Town Centre:</b> along the frontage of properties adjoining northern end of Burra Street                                                                                                                                                                                                                                                                                                                                                                                               | Not higher than 1.2 metres and constructed of stone; timber pickets (forming balustrading to verandahs); and timber post & wire / rail fencing.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |          |          |                                                                                                 |                                                                                                                                                 |                                                   |  |                                   |                                                                                                                     |                                         |                                                                                           |                                             |                                                                              |
| (2) <b>Rural Neighbourhood &amp; Rural Living</b>                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |          |          |                                                                                                 |                                                                                                                                                 |                                                   |  |                                   |                                                                                                                     |                                         |                                                                                           |                                             |                                                                              |
| (a) Boundary A, B & C shown below                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Open style post and wire, post and rail, timber picket fencing, hedging or stone walls, not higher than 1.2 metres.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |          |          |                                                                                                 |                                                                                                                                                 |                                                   |  |                                   |                                                                                                                     |                                         |                                                                                           |                                             |                                                                              |
| (b) other adjoining property boundaries                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Open style post and wire/rail fencing, hedging or stone walls not higher than 1.2 metres.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |          |          |                                                                                                 |                                                                                                                                                 |                                                   |  |                                   |                                                                                                                     |                                         |                                                                                           |                                             |                                                                              |
| (3) <b>Rural Fringe</b> property boundaries                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Unfenced, planting or open post and wire fencing not higher than 1.2 metres.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |          |          |                                                                                                 |                                                                                                                                                 |                                                   |  |                                   |                                                                                                                     |                                         |                                                                                           |                                             |                                                                              |

| 3.5.3 Signage A distinguishing feature of Mintaro is its lack of signs. Retaining this quality is desirable. Commercial signage should be restricted to Burra Street, and to identify community buildings. Signage should be small and minimal so as not to clutter the streetscape. Interpretive signage should be avoided.  **a) Advertising signage**  New signs should be in keeping with the setting, scale and character of the immediate area. | **Town Centre, Burra Street:** Commercial, office or retail signage is to be restricted to traditional signage panel locations below roof level, 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; be more than one square metres in area; contain |



## Heritage Standards – for Development (Mintaro State Heritage Area)

| Principles                                                                                                                                                                                                                                     | Acceptable Standard                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                | <p>internal illumination or neon lighting. Permanent LED screen type signs are not acceptable. Sign design should be based on a heritage range of external colours appropriate to the era. Corporate colour signage is not permitted.</p> <p><b>Community Buildings:</b> Signs for public, school and religious buildings should be small and free-standing, sited so as not to intrude on the landscape setting of the township. Signs are not to be more than 1 square metre in area, contain internal illumination or neon lighting. Permanent LED screen-type signs are not acceptable. Sign design should be based on a heritage range of external colours appropriate to the era. Corporate colour signage is not permitted.</p>                                                                                                                             |
| <b>3.5.4 Solar panels</b><br><br>Solar panels provide environmental benefits. Adverse visual impact is negated if panels are placed out of view of public streets/areas.                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>a) Solar Panels</b>                                                                                                                                                                                                                         | <p>Solar panels are to be:</p> <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, rear verandahs provided they are not visible from the street or impact on key views</li><li>• 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>• arranged in a symmetrical group (not staggered) with a margin of visible roof edge around the group.</li></ul></li><li>• Black framed solar panels</li><li>• Sundry cabling, conduits, batteries and inverters are not visible from the public realm.</li></ul> |
| <b>3.5.5 Rainwater tanks</b><br><br>Traditionally, rainwater tanks in Mintaro were circular in plan, small in size and fabricated from corrugated galvanised iron.<br><br>Historic rainwater tanks were often slate flagstone in construction. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>a) Rainwater tanks (incl. fire fighting)</b>                                                                                                                                                                                                | <p><b>Dwellings:</b> Rainwater tanks are to be located underground or to the rear of properties to avoid adverse visual impact on the public realm.</p> <p>Above-ground tanks to be corrugated, circular, metal tanks of modest size in galvanised or Colorbond finish (mid stone or grey tones). Clusters of small tanks to be used rather than a single large tank if required.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>3.5.6 Services</b>                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |



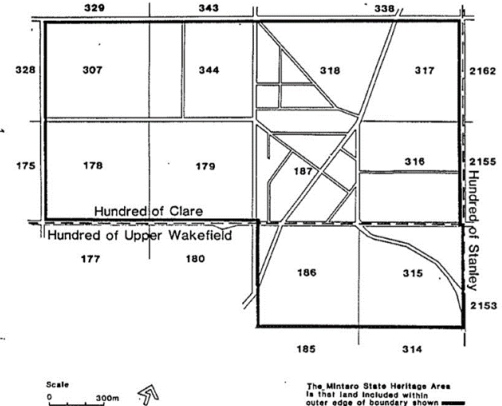
## Heritage Standards – for Development (Mintaro State Heritage Area)

| Principles                              | Acceptable Standard                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>a) Plant and ancillary equipment</b> | <p>Installations such as hot water units, water pumps and effluent systems are to be located to the rear of properties to avoid negative impact on the streetscape/key views, underground or otherwise concealed by vegetation or small sheds of traditional iron sheeting / stone.</p> <p>Air conditioners are not located on street façades and external air handing units to be screened. Roof-mounted evaporative units to be located on rear planes of roofs and coloured to match roof sheeting.</p> |
| <b>b) Antennae, satellite dishes</b>    | <p>Antennae and satellite equipment to be located out of view of the public realm. Ground-mounted to the rear of buildings, concealed with roof planes or planting, are options.</p>                                                                                                                                                                                                                                                                                                                       |

## 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. The division of land is to reinstate or maintain the original subdivision layout of the historic township of Mintaro.

| Principles                                                                                                                                                                                                                                                                                                                        | Acceptable Standard                                                                                                                                                                                                                                                                                                                               |
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| <p><b>3.6.1 Land division characteristics</b></p> <p>Mintaro's subdivision plan, including allotment sizes and arrangement, street layout and open space illustrates the unique mid 19thC historic, social and economic development of the State Heritage Area.</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 should be maintained. Subdivision of existing allotments to create additional allotments is not acceptable.</p>                                                                                                                       | <p>Any division of land or adjustment of boundaries should only reinstate or maintain the original 1850-70s subdivision layout.</p> <p>Boundary adjustments to remedy boundary anomalies are acceptable where they are of a minor nature.</p> <p><b>Town Centre:</b> No additional allotments will be created within the State Heritage Area.</p> |

## 3.7. Landscape context and streetscape amenity

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

The landscape character of Mintaro is a key part of its heritage value and includes: the town's layout and uniform plantings of exotic and indigenous trees, all surrounded by a predominantly cleared pastoral area, with stands of indigenous trees along ridge lines and groups of mature eucalypts set amongst vineyards on the edge of town.

| Principles                                                                                                                                                                                                                                                                                                                              | Acceptable Standard                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
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| <p><b>3.7.1 Landscape character</b></p> <p>The public realm is distinguished by the absence of street amenities such as parking bays, kerbs and guttering. Maintaining minimal infrastructure on public land reinforces the character of a historic rural settlement.</p> <p>Development <b>is to have regard to</b> the following:</p> | <p>Actions involving the replacement or upgrade of public realm kerbing, footpaths, street trees, street furniture, lighting, and works in parks and reserves by a local council are typically not defined as development in the PDI Act 2016. These actions are not exempt from the definition of development in the case of a State Heritage Area though – if works materially affect the heritage values of the State Heritage Area. As such works vary in scope, early discussion between Heritage South Australia and the Clare and Gilbert Valleys Council is required, to confirm if works materially affect heritage values. Where they do affect heritage values, development approval is required.</p> <p>Other non-statutory documentation such as Conservation Management Plans and Concept Plans may provide guidance as part of Heritage South Australia advice.</p> |
| <b>a) Roads, footpaths and driveways</b>                                                                                                                                                                                                                                                                                                | Unsealed road surfaces maintain the rural character of the area (e.g. the wide access to the school). Paving, hard surfacing and a heavy bitumised appearance is generally considered inappropriate. Road re-surfacing, where necessary, to be metal screenings over a consolidated earth base. Footpaths to be compacted rubble with bluestone kerbing and guttering. Driveways to be compacted earth or gravel.                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>b) Kerbing</b>                                                                                                                                                                                                                                                                                                                       | Where required, kerbing and guttering to be slate. Reinstatement of slate culverts at river crossings is appropriate.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>c) Street tree planting and verges</b>                                                                                                                                                                                                                                                                                               | Reinforcing existing planting patterns in specific areas using trees characteristic to the area (e.g. Red Gum, Pepper Tree, Moreton Bay Fig). Appropriate species of hedging plants along boundary fences include <i>Viburnum tinus</i> , <i>Artemisia</i> (Wormwood), <i>Cytisus proliferus</i> , Hawthorn or <i>Pittosporum</i> . Preservation and reinstatement of locally indigenous vegetation along creek lines is appropriate.                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>d) Street furniture</b>                                                                                                                                                                                                                                                                                                              | Bollards to be timber, painted cream, without reflectors. Seating made from timber and galvanised steel. Street lighting to be restricted to the Town Centre and be simple and unobtrusive in design.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>e) Public Reserves</b>                                                                                                                                                                                                                                                                                                               | The open sense of arrival from the north, in front of Magpie and Stump Hotel, should be retained and the 1936 Centenary Garden re-landscaped to return the space to a Town Square. The Mintaro Institute forecourt will be re-established as a civic gathering space, integrating it with Burra Street. Torr Park will be re-integrated with Burra Street through removal of fencing and replacement of hedging with tall canopied trees.                                                                                                                                                                                                                                                                                                                                                                                                                                          |

## 3.8. Demolition

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

Demolition of features of identified heritage value - buildings, structures, public realm elements, is not acceptable.

| Principles                                                                                                                                                                                                                                           | Acceptable Standard                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
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| <b>3.8.1 Demolition</b><br><br>The form, scale and architectural features of existing identified buildings, structures and public realm elements within Mintaro are of heritage value.<br><br>Development <b>is to have regard to</b> the following: |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>a) Demolition of complete buildings</b>                                                                                                                                                                                                           | <p><b>Dwellings and non-residential buildings:</b> Demolition of buildings erected before 1920 is not acceptable, 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</i> and <i>Acceptable Standards</i> of 3.4 New Development.</p> |
| <b>b) Demolition of out buildings and dwelling additions</b>                                                                                                                                                                                         | <p><b>Dwellings and non-residential buildings:</b> Demolition of dwelling lean-tos, building additions, garages and sheds is acceptable, subject to confirmation that removal does not adversely impact on the heritage values of the State Heritage Area.</p>                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>c) Public realm infrastructure</b>                                                                                                                                                                                                                | <p>Demolition and replacement of kerbing, footpaths, street furniture or other public realm park and streetscape features 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 a development matter where not minor in nature and getting the right advice is important, to save time, cost and to ensure the ongoing management of buildings. Conservation guidelines prepared as part of a CMP, and advice from Heritage SA's Conservation Officer, will assist in the correct restoration of buildings and maintenance of Mintaro's historic character.

| Principles                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Acceptable Standard                                                                                                                                                                                                                                                                                                                                                                                                                      |
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| <p><b>3.9.1 Conservation approach</b></p> <p>The external fabric of existing buildings, structures and features of heritage value is to be conserved and restored. In some cases, historic buildings may be adapted in a way that ensures their long term conservation and viability.</p> <p>Correct repair methods ensure the ongoing maintenance of buildings within Mintaro. The aim is to only repair as much as needed, so that early building fabric is retained where possible, illustrating the early establishment and features of the town and its setting. Original materials, finishes and profiles of building elements should be retained, conserved and reinstated wherever possible. Details or stylistic elements from other periods should be avoided. The use of traditional construction techniques is encouraged.</p> <p>Ruins of early buildings are an important part of the heritage of Mintaro and are protected. Stabilisation works are to be undertaken to make the site safe and preserve for later use or interpretation. It may be possible to conserve and adapt ruins subject to development approval.</p> <p>The following conservation works are deemed 'development':</p> <ul style="list-style-type: none"> <li>• Roof repairs, verandah repairs</li> <li>• Structural repairs</li> <li>• Window and door replacement</li> <li>• Removal of paint finishes from external face masonry surfaces, original timber or metal surfaces.</li> <li>• conservation of historic paint finishes</li> <li>• External stone wall repairs, repointing</li> <li>• Chimney repairs – stabilisation, repointing</li> <li>• Verandah floor repairs</li> <li>• Historic paving repairs</li> <li>• Rising damp repairs</li> <li>• Repairs to front fences – rot, subsidence, damp to masonry walls, corrosion to metalwork</li> <li>• Repair/stabilisation of ruins</li> </ul> | <p><b>Dwellings and non-residential buildings:</b> seek the advice of a Heritage South Australia heritage officer before undertaking conservation repairs to dilapidated building fabric. Works that are more than 'minor in nature' require development approval.</p> <p>The Relevant Authority (Clare and Gilbert Valleys Council), in conjunction with Heritage SA, can provide advice confirming if works are of a minor nature.</p> |