Heritage Standard

Mount Schank State Heritage Area



SOUTH AUSTRALIA

Government of South Australia

Department for Environment and Water

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Leighton, Stanley. Mount Shank [Schank] from Mt. Gambier, Tues. 21 Ap 1868, National Library of Australia, nla.obj-138912087

Cover image: Giles, James William & McLean Thomas, Crater of Mount Schank, 1847. National Library of Australia http://nla.gov.au/nla.obj-1506481822



Mount Schank State Heritage Area





1. Background

1.1. Mount Schank State Heritage Area

South Australia's State Heritage Areas represent significant aspects of the state's rich natural and cultural heritage. Mount Schank was designated a State Heritage Area under the *South Australian Heritage Act 1978* in 1992. The designation ensures that future development of properties and open spaces within Mount Schank State Heritage Area is managed in a way that maintains the Area's heritage values.

1.2. Purpose of Heritage Standards

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

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

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

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

The Heritage Standard is presented in three parts:

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

1.3. History – Mount Schank

Natural History

Mount Schank State Heritage Area (hereafter Mt Schank) centres around a Late Pleistocene-Holocene volcano that sits 9km to the south of Mount Gambier. Mount Schank, known as Parreen in Bunganditj, the traditional language of the Boandik People,[1] is one of the youngest volcanoes in the State, and along with Mount Gambier is a part of the 'Newer Volcanics Province of South Eastern Australia' which extends into Victoria.

Mt Schank coincides with a fissure line that runs approximately 1.2km north-west within the Oligocene-Miocene (38-15Ma) aged Gambier Limestone. Approximately 4300-5000 years ago, the volcano erupted due to a major fracture in the underlying limestone, likely associated with the Nelson fault. As a result, the Gambier Limestone throughout Mt Schank is overlain by lava flows and volcanic ash. Though it is believed that the eruptions at Mount Schank were considerably smaller than those at the Mount Gambier Volcanic Complex, the eruptions shaped the landscape and created the formations seen today.[2]

There were two stages of volcanic activity at Mt Schank. Initially, ash was vented as magma and began rising to the surface. Eventually, lava was released through vents along the north-western fissure line and the southern shallow and broad crater was created as were the lava fields to the west. The lava flows covered 300,000m^2 in the surrounding area and left a layer that is, on average, 3.5m thick. Cinder cones of volcanic scoria, a type of volcanic rock formed from rapid cooling by the ejection of molten rock, formed to the north early in the eruption process as well. Minor phreatomagmatic explosions likely occurred when the magma interacted with groundwater at this time.[3]

The second phase was a large phreatomagmatic eruption that created the large, main crater. The resulting structure is a deep, dry crater that is 500m in diameter, and is referred to as a 'well-preserved ash cone'[4] due to the ash that lithified

1 See: Burrandies Aboriginal Coorporation, *Bunganditj, the language of the Boandik, the Bunganditj dictionary*, Mount Gambier S.A., 2017. p.97 The source of the naming reference dates from 1875.

2 C. V. Murray-Wallace, 'Pleistocene and Holocene Volcanic Activity and Neotectonism', in *Quaternary History of the Coorong Coastal Plain, Southern Australia*, Springer International Publishing AG, Cham, Switzerland, 2018, pp. 115-134

3 A. P. Belperio, 'Chapter 11. Quaternary', in *The Geology of South Australia: The Phanerozoic*, 1995

4 N. H. Ludbrook, 'Guide to the geology and mineral resources of South Australia', *Department of Mines and Energy, South Australia*, 003, 1980.

into tuff. The presence of a shallow water table at the time of eruption at least partially filled the major craters with water. As the water table has fluctuated, however, the maars (water-filled volcanic craters) have dried.[5]

This contrasts with the other Mount Gambier volcanics where similar cones at the Mount Gambier Volcanic Complex likely collapsed in on themselves, forming the lake craters. The small blowhole to the south-east of the Mount Schank maar is also believed to have also been formed by steam emission in the later stages of the eruption. It is unknown when the dry waterhole located to the west of the craters was formed. A spring to the north is also noted in 1847 writings by George French Angas[6] but is no longer present.

The volcanics at Mt Schank have greatly changed the landscape, creating the spectacular features the area is best known for. It is also possible that the underground gas build-up that fed the eruptions at Mt Schank and the nearby Mount Gambier Volcanic Complex may have contributed to the dissolution of cave systems to the point whereby they collapsed, forming cenotes or water-filled sinkholes in the area to the west and north-west of Mt Schank.[7]

The area around the cone has remained relatively undeveloped, enabling the mountain, which rises strikingly 100 metres above the low coastal plain to be viewed with ease. Further, due to its young age, little erosion has occurred to the craters. Analysis of basalt material has indicated that the chemical composition is unusual, only occurring at Mount Schank and among the Newer Volcanics Province at Mount Burr to the north-west. The eruptions at both Mount Gambier and Mount Schank are believed to have increased soil fertility which aided in the agricultural development of the area.

The Mount Gambier Volcanics that occurred at both Mount Schank and the Mount Gambier Volcanic Complex State Heritage Area, now dormant, are the most recent evidence of volcanism in Australia.[8] The features of the volcanic complex are well-preserved and uncommon, providing a detailed insight into the formation of the South East of South Australia (South East) and Australian volcanics.

Cultural, Social, and Economic History

The oral history of the Boandik People of south-eastern South Australia includes a story that suggests their ancestors witnessed volcanic activity in the Mount Gambier area. The Craitbul story tells of a giant ancestor, who made an oven to cook for his wife and family, at what is now Mount Muirhead. The groaning voice of a bird spirit warned them of evil spirits and so they fled to Mount Schank where they built another oven. Once more they were frightened off by the threat of the evil spirit and moved to Mount Gambier, where they again built their oven. One day, the water rose and the fire went out (the Blue Lake). They dug other ovens, but each time the water rose and put out the fires. This occurred four times, so Craitbul and his family finally settled in a cave on the side of the peak.[9]

Mount Schank was named on 3 December 1800 when Lieutenant (later Captain) James Grant sighted the volcano from HMS Lady Nelson on his passage along the coast. He named the mountain after Captain (later Admiral) John Schank of the Royal Navy.

In 1839, brothers Stephen, Edward and John Henty travelled from their holdings around Portland Bay in Victoria to explore the country to the west of the Glenelg River and in the process were amongst the first Europeans to explore the countryside around Mount Schank. In search of suitable land to expand their pastoral enterprise, Stephen occupied the country in the vicinity of Valley Lake at Mount Gambier for a short time. In 1842, brothers Edward and Fortescue Arthur also managed a short-lived pastoral run in the vicinity of Mount Schank. However, they abandoned it in 1844, after the Boandik People successfully defended country;[10] and worsening economic conditions in the colonies had also seen them operating at a sustained loss. The rapid expansion of pastoralism in the Australian colonies during the 1830s and the consequent increase in wool supply had contributed to a fall in the price of wool exported to Britain; and Australia was in the grip of its first great depression.[11]

5 I. D. Lewis, Personal Communication, 2024

6 G. F. Angas 'savage life and scenes in Australia and New Zealand : being an artist's impression of countries and people at the Antipodes...' digitised2008, originally published, London, Smith, Elder and Co., 1847, Vol. 1, p.169

7 J. Webb, K. Grimes, and A. Osborne, 'Black holes: cave in the Australian landscape', pp. 1-53, in *Beneath the Surface: a natural history of Australian caves*, (eds) B. Finlayson and E. Hamilton Smith), University of NSW Press, Sydney, 2003

8 Murray-Wallace, 'Pleistocene and Holocene Volcanic Activity and Neotectonism', 2018

9 her-fact-mtschanksha-factsheet.pdf (environment.sa.gov.au)

10 Arthur's private journal records multiple instances of violent confrontation with Aboriginal peoples. See: Edward Arthur, 1844, pp. 21-24, Robert Foster notes that Arthur's language in his diary is coded and conceals the exact detail of events. See: Foster, '"Don't Mention the War": Frontier Violence and the Language of Concealment', History Australia, 6(3): 68.1-68.15, 2009. p.68.7

11 See: Edward Arthur, 1844, p.25 ; Barrie Dyster, 'The Depression of the 1840s in New South Wales', Australian Dictionary of Biography, National Centre of Biography, Australian National University, https://adb.anu.edu.au/essay/29/text40594 , originally published 1 August 2022, accessed 22 October 2024.



After George French Angas, 'Messrs Arthur's Sheep Station, With One of the Volcanic Wells. Mount Schank in the Distance – Early Morning', G.W. Giles, lithographer, In: G.H. Hammersley, Australia Illustrated, ca. 1777-1855, Mitchell Library, State Library of New South Wales, FL3316887.

On his third expedition in South Australia, artist and naturalist George French Angas joined an expedition from Adelaide to the south-east with Governor George Grey, Commissioner of Town Lands Charles Bonney and Deputy Surveyor-General Thomas Burr. They arrived at Mount Schank on 6 May 1844, and still found Arthur Henty alone at his home:

> ***"Mr Arthur—who had watched with mingled astonishment and curiosity the distant approach of nine horsemen from a direction whence no European had been observed to proceed before—soon made his appearance on horseback; he received the Governor with great politeness, and conducted us into one of the huts, where he invited us to assist him in demolishing his supper, which was just ready [....] The walls of the hut, the troughs, seats, and various utensils, were entirely formed of white coral: this substance, when fresh cut, is soft like salt, and easily hewn into any shape; but on exposure to the air it gradually hardens, and becomes perfectly durable."***[12]

Angas's observations and illustrations of the environment and natural landscape of Mt Schank were later published in 1847. Angas's illustrations focused on the pastoral potential of South Australia, presenting picturesque and park-like views of the colony to potential investors in London.[13]

Despite the Arthur brothers failed endeavours, pastoral and agricultural activities were ultimately established in the vicinity of Mount Schank and continue today. William John Turner Clarke (1805-1874), the wealthy pastoralist known as 'Big Man' Clarke, purchased the Mount Schank Estate in 1861. Born in England, Clarke had emigrated to Van Diemen's Land in 1829 and, through his pastoral and business interests, became known as the wealthiest man in Australia,[14] with extensive property in Victoria and what is now Tasmania. From that date, Mount Schank Station was let by Clarke and his descendants to tenant farmers, beginning with Captain Robert Gardiner (1812-1889), until William John Thomas Clarke (1863-1927), a grandson of W.J.T. 'Big Man' Clarke,[15] resumed its management sometime around 1901.[16]

12 George French Angas, *Savage Life and Scenes in Australia and New Zealand: being an artist's impressions of countries and people at the antipodes*, London: Smith, Elder, 1847, p.167. State Library of New South Wales, FL 3827176.

13 Tim Bonyhady, *Images in Opposition: Australian Landscape Painting 1801-1890*, Melbourne: Oxford University Press, 1985, pp.97-98.

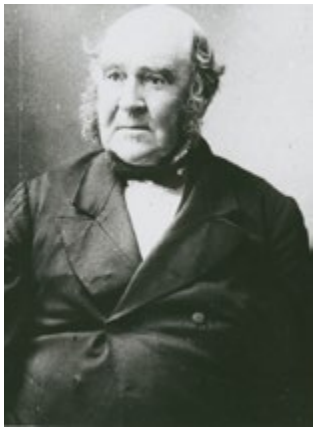
14 'Obituaries Australia', National Centre of Biography, Australian National University, https://oa.anu.edu.au/obituary/clarke-william-john-1902/text26202 , accessed 22 October 2024

15 'Obituaries Australia', National Centre of Biography, Australian National University, https://oa.anu.edu.au/obituary/clarke-william-john-1413/text1641 , accessed 6 November 2024. Orig. pub. Argus (Melbourne), 14 January 1927. p.14

16 'Mount Schank Estate', *The South Australian Advertiser*, Tues. 25 June 1861. p.1



William John Turner Clarke, known as 'Big Man' Clarke, photographer: Thomas Foster Chuck, 1872, State Library of Victoria, H5056/100, accessed 22 October 2024.



Captain Robert Gardiner, first tenant of the Mount Schank Estate, State Library of South Australia, SLSA B 16732, 1885.

From the turn of the twentieth century, the Clarkes progressively divested lands from the Mount Schank Estate. In 1901 W.J.T. Clarke built an Anglican Church, St Luke's, at Mount Schank to serve workers on his estate, and he offered lands from the Mount Schank Estate to the Jenkins Liberal Government for purchase. The lands first offered for sale were reported to lie in 'the Mount Salt portion of the estate', outside the State Heritage Area, and situated 'on the west side of the Macdonnell Bay road'.[17] The Government duly bought the lands on 30 July 1909, for £111,891; covering an area in the Hundred of Kongorong of approximately 40, 698 acres.[18] The price, as required by the Crown Lands Act, was determined by two independent valuations from the Surveyor General and the Land Board. These lands were subsequently divided up into allotments, between 26 April 1910 and 22 August 1911, constituting an area of 36,266 acres. Improvements including road infrastructure added some minimal costs, but by August 1912, and even allowing for the cancellation of some 5,850 acres of the subdivision (which cost the government £12,442), the resulting land sales gave the government a net return of £8,134 (excluding borrowing costs). The government also purchased sheep and cattle for the use of settlers, reselling them at a small profit of £1,500.[19]

The value of the government's initial investment at Mount Schank was disputed, and some state politicians sought to make capital from the controversy. At a rally in Unley, Adelaide, in 1912, the subsequent Treasurer, Labour minister Crawford Vaughan, opportunistically criticised the sale as 'one of the most worthless estates ever purchased by the government' and queried the 'dangerous precedent' set by Butler's role (Butler was now Leader of the Opposition) in brokering the land sale to the Government.[20]

On Monday 12 October 1908, the Treasurer sent a telegram to the Mayor of Mount Gambier, Mr. G. Renfrey, 'congratulating the town and the district on the purchase of the Mount Schank Estate and hoping that it would lead to future prosperity'. A similar telegram was sent to the Chairman of the District Council of Port Macdonnell. Renfrey replied, acknowledging the message 'and also congratulating the Government on its progressiveness'.[21] The land was used to create six farms, in an area that became known as Garden Flat. Markers and memorials located within the State Heritage Area record the contribution of the soldier-settlers who took up these blocks, and some of their descendants still live in the district.

In 1919, the Clarkes offered a further 14,283 acres from the estate to public sale, described as 'one of the largest auction sales of land ever held at Mount Gambier'. Dalgety & Co. Ltd. and Elder, Smith & Co. Ltd. were instructed to sell the lands, surveyed in two blocks. In 1920, Clarke offered a further 1078 acres from the estate to the Minister for Repatriation, to provide 'farms or homes for returned soldiers', stipulating that first preference should be given 'to Mount Schank soldiers, then to Allandale and Port Macdonnell men'.[22]

South Australia's 'Soldier Settlement Scheme' was established in 1915 to assist in the re-settlement of returned servicemen and ran from 1915 until 2009. The Scheme encouraged service personnel who had served overseas to take up primary production blocks to be worked as small farms. The state government nominated the areas of land available, developed access roads,and provided settlers with assistance, including with the erection of buildings, purchase of seeds, and development of agricultural infrastructure and led to the development of small-scale farming on sites around the foot of Mount Schank.[23]

17 'Mount Schank Estate', *Chronicle* (Adelaide), Saturday 29 May 1909. p.13

18 'Mount Schank Estate', *The Register* (Adelaide), Sat. 30 November 1912. p.14

19 'Mount Schank Estate', *Observer* (Adelaide), 1909. p.23

20 'Fight for the People's Rights', *Daily Herald* (Adelaide), Thurs. 11 Jan. 1912. p.5

21 'Purchase of Mount Schank Estate. Congratulatory Telegram', *Evening Journal*, Tues. 13 October 1908. p.1

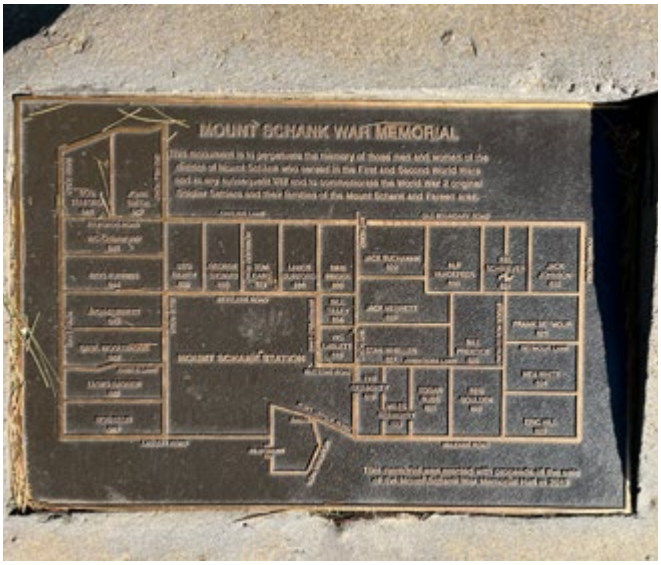
22 The Clarke homestead was excluded from the offer. See:'Mount Schank Estate', *The Mail* (Adelaide), Saturday 28 February 1920, p.2

23 Pam O'Connor and Brian O'Connor, *In two fields: Soldier settlement in the south east of South Australia*. Mt Gambier, S.A.: S.E. Soldier Settlers Committee, 1991.

The lands of the Mount Schank estate were of variable quality. This is evidenced by the lacklustre results of the 1919 land sale, attended by local farmers who knew the district.[24] Thin soil and limestone outcrops limited Mount Schank's agricultural potential in some locations. Discussion in Mount Gambier and Port Macdonnell around the allocation of land continued. By 1923, areas of land not taken up were reportedly overrun with rabbits, and local deputations complained to the Commissioner of Crown Lands that the blocks had been valued too highly;[25] a complaint which was sustained over the next five years as some returned soldiers struggled to make a living from their blocks.

Despite these challenges, the demand for land continued, and settlement of the area proceeded accordingly while facilities were developed to serve the growing community. Local members petitioned for the erection of a school on the working men's blocks at Mount Schank in 1891; when it was reported that there were 'about 40 children waiting to attend'.[26] The school opened on 4 July 1892, under teacher Matilda Sibberin and initially consisted of a small room in the teacher's residence. The Mount Schank School served the community until 1953, when the new Allendale Area School opened, bringing together the children of Mount Schank, Port MacDonnell, and Allendale.[27]

The Mount Schank sports committee hosted a meeting to discuss building a public hall in September 1926,[28] but the Great Depression and the Second World War delayed the initiative. After the War, in July 1947, a public meeting was held to discuss fund-raising to build a Memorial Hall at Mt Schank, and a committee was elected.[29] A month later, a women's social committee was formed to help raise funds.[30] Community fundraising efforts continued throughout the early 1950s,[31] but were slowed temporarily by preparations for the Royal Visit to Mount Gambier and the South-East in 1954. The foundation stone was finally laid by W.J.T. Clarke on 30 March 1957.



Mt Schank Memorial, DEW 2024

In the twentieth century, and especially following the Second World War, as recreational opportunities grew, Mount Schank also became a nature tourism and outdoor recreation destination for locals, visitors and holiday makers from the Mount Gambier region and beyond, affording opportunities for picnics, nature walks, and scenic viewpoints for the newly popular hobby of photography. The spectacular views afforded in all directions from the crater rim towards the relatively flat surrounding landscape beyond, are intrinsic to Mount Schank's appeal to recreational visitors. Infrastructure including managed trails, a picnic shelter, public toilets, wayfinding and interpretation, and a carparking area supports this use.

24 'Sale of Mt Schank Land', *The Register* (Adelaide), Tues. 18 November 1919. p.5

25 See: 'Rabbit Destruction. Fumigators for District Councils', *Border Watch* (Mount Gambier), Tues. 19 June 1923. p.4

26 'School for Mount Schank', *South Australian Chronicle* (Adelaide), Sat. 1 August 1891. p.13

27 'Old Mt Schank Memories at "Back to School",' The Border Watch (Mount Gambier), Thurs. 4 June 1953, p.5. and 'New Area School Opens Tuesday,' The Border Watch (Mount Gambier), Sat. 23 May 1953, p.1.

28 'Country News. Allendale East', *The Register* (Adelaide), Thurs. 11 November 1926. p.3

29 'Memorial Hall at The Schank', *Border Watch* (Mount Gambier), Thurs. 10 July 1947. p.12

30 'Memorial Hall Effort by Mt Schank Women', *Border Watch* (Mount Gambier), Thurs. 14 August 1947. p.6

31 See, e.g., 'Amusements. Amateur Hour in Allendale Hall', *Border Watch* (Mount Gambier), Sat. 2 October 1954. p.15



Mt Schank, circa 1925, State Library of South Australia, SLSA B 43969/79. Visitors enjoy the view from the crater summit.

In the 1930s, a lake at the foot of the mountain, known as the Mount Schank Waterhole, featured a 'floating island', composed of clumped and floating reeds and debris became a notable attraction. The waterhole, like the maars of Mount Schank, is now dry.



Mount Schank, circa 1920, State Library of South Australia, SLSA B 69399/50. Showing the former waterhole, reedbeds and 'floating island'.

Basalt from the volcano was quarried on the eastern side of the crater and to the west of Mount Schank until 1976. In 1977, Mount Schank and its surrounds were recognised as Geological Monuments by the South Australian Division of the Geological Society of Australia. Following this, the 150ha State Heritage Area was gazetted on 11 June 1992. Currently, the land at the base of the Mount Schank is farmed and contains several residential properties associated with its continuing agricultural use.

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2. Heritage Value

2.1. Statement of Significance (Mount Schank State Heritage Area)

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

Mount Schank is one of only two recent volcanic landforms in South Australia which have been relatively unaffected by erosion and, with the nearby Mount Gambier, is significant for representing one of the most recent volcanic activities on mainland Australia, formed about 4300-5000 years ago. The main cone rises dramatically some 100 metres above the flat coastal plain and is surrounded by other features, such as blow holes, ash cones and lava flows. At least two main phases of volcanic activity (ash venting and lava flow followed by explosive eruption) are evident in the landform as it stands today. Unlike Mount Gambier, Mount Schank has not been obscured by urban development and despite some farming and quarrying activity, its unmistakable cone shape and associated features have not been impaired. It is considered to be of national significance and is possibly internationally significant.

(as entered on the South Australian Heritage Register, endorsed by the South Australian Heritage Council 27 June 2024)

2.2. What is of heritage significance?

Mount Schank represents a notable geological feature in south east South Australia. It is also a landmark in a landscape that played a role in the 'opening up' of land for farming and subsequent uses by colonial settlers in the district, displacing traditional uses by First Nations peoples.

As a volcanic landform over 4500 years in age, Mount Schank is of significance to Australian geology, illustrating past volcanic activity on mainland Australia. The main crater and its associated volcanic features such as blow holes, are well preserved and illustrate the two main phases of volcanic in the region over time. The landform of the main cone stands in a flat plain and has been little affected by erosion or by human land use practices.

As a notable landmark, Mount Schank was visited and documented by early colonial surveyors, naturalists, and explorers. Images of Mount Schank created by colonial artists, including George French Angas, were published in 1847 and used to promote settlement in the district. In the late nineteenth and early twentieth centuries, these colonial images supported the development of tourism in the Crater Lakes area.

After the First and Second World Wars, land surrounding the base of Mount Schank was subdivided and settled by returning soldiers, who created an agricultural community of small scale farmers. Their contribution to the district is recorded by a series of buildings and memorials within the State Heritage Area.

The crater cone is significant as a landmark within its natural setting. Views towards the crater and views along the crater rim, down to the floor of the main crater and out towards the surrounding landscape, are important.

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

a. The **main crater**, created during the second phase of volcanic activity at Mount Schank by a large phreatomagmatic eruption (some 4300-5000 years ago), forming the large crater landform seen today.



View north-east from Mountain Path Road towards Mount Schank. The main crater rises 100 metres above the surrounding coastal plain, and can be seen from a considerable distance away, DEW 2024

b. Assorted **geological features** associated with the Mount Schank site's first phase of volcanic eruption, including secondary vents, cinder cones, and lava flows.



View of a secondary vent, which created a smaller crater at Mount Schank adjacent to and immediately south of the main crater, DEW 2024

c. **Views and vistas** including panoramic 360° views from the rim of the main crater towards Mount Gambier, Port MacDonnell, and the coast, as well as views from the summit of the main crater inside the crater rim.



View south-east from the summit of Mount Schank towards Port MacDonnell, DEW 2024



View inside the main crater bowl, from the crater rim, DEW 2024

d. Surrounding **rural setting character**, creating a visual contrast between the heavily landscaped cone of the crater and the open fields which surround it.



View from Mountain Path Road across open fields towards Mount Schank, DEW 2024

e. Buildings located around Mount Schank predominantly reflect the Soldier Settlement Schemes after the First and Second World Wars, illustrating the agricultural growth of the area.

- Small footprint farm buildings, often in cluster, for each property – residences and barns/ sheds
- Limestone (rubble and cut) and dolomite stone structures
- Use of corrugated iron sheeting for cladding and roofs
- Gable and hipped roof forms, masonry chimneys



View of outbuildings at Mount Schank, DEW 2024

3. Heritage Standards for Development (Mount Schank State Heritage Area)

3.1. Purpose of Heritage Standards for Development

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

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

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

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

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

> *"... - the demolition, removal, conversion, alteration of painting of, or addition to, the place, or any other work that could materially affect the heritage value of the place."*

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

It is the role of the Relevant Authority (typically the Local Council) to confirm if proposed work within a State Heritage Area is considered 'development' and therefore requires a development application (DA). In the first instance, contact your local council to ask if what you are proposing is considered development.

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

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

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

The Mount Schank State Heritage Area is a place of geological significance, demonstrating the history and process of volcanic eruption in the south eastern South Australia. It is also a place of cultural significance to the Boandik. More recently, Mount Schank's settlement history is tied to the development of pastoralism and agriculture in the South East. Any future development is to conserve the character of the Area and uphold its heritage values through:

- protection of the site's geological features, including the main summit crater and its associated secondary vents and features
- retention of significant views and vistas across the State Heritage Area, including views towards the main crater summit from surrounding land and from the main crater rim out towards surrounding agricultural land and the distant coast beyond.
- retention and conservation of twentieth century buildings and structures of heritage value.
- adaptation of existing buildings and structures to ensure their long-term conservation and viability.
- retention of the Area's landscape character

Mt Schank State Heritage Area

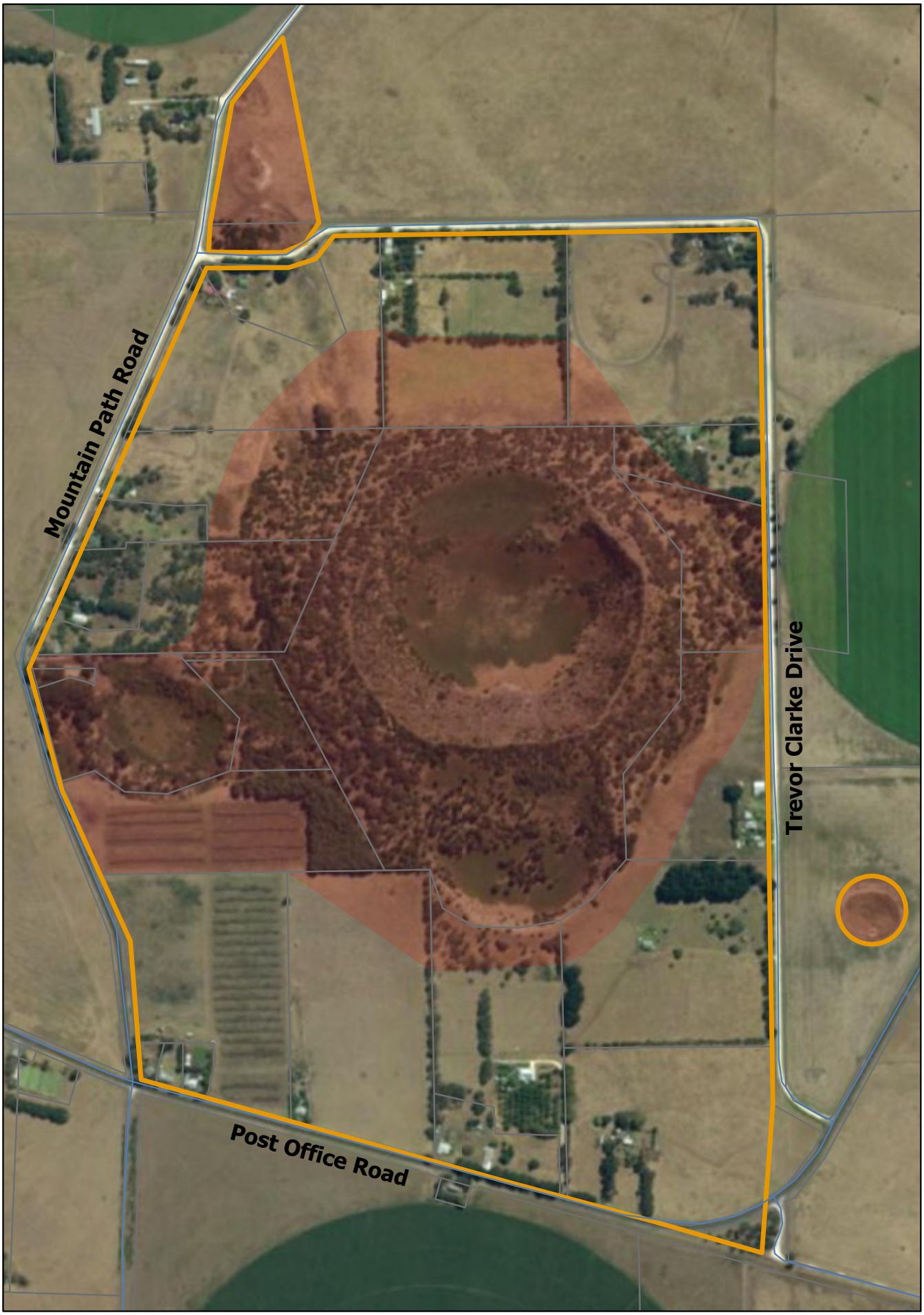


3.2. Land use

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

The land surrounding Mount Schank was first used by European squatter-settlers for sheep grazing and were then subsumed into the extensive lands of the Mount Schank Estate, purchased by the Clarke family in 1861. Following the divestment of the estate by the Clarkes from the early twentieth century, land at Mount Schank was divided into lots for residential and small-scale agricultural use, including for government-sponsored soldier resettlement programs after the First and Second World Wars. Mount Schank retains evidence of its agricultural land use and a small community continues to reside around the foot of the on crown land crater, the slopes of which have significantly revegetated with native bushland in recent times.

Principles	Acceptable Standard
3.2.1. Land Use Land uses in Mount Schank reflects its nineteenth and twentieth century development history. Current land use illustrates the twentieth century cessation of large-scale pastoralism in the district and its replacement with small-scale Soldier Settlement Scheme agriculture and low-density residential development. Development **is to have regard to** the following:	
a. **Land use planning** The land use plan intent associated with the State Heritage Area is important in the understanding of Mount Schank's geological and historic significance.	Mount Schank Crown land is retained as a significant managed natural landscape, with built form development restricted to the plains below the slope of the cone. The Mount Schank crater and associated vent tube craters are retained as a managed natural and agricultural landscape, without built form development. Land within the State Heritage Area that is not a reserve is used for agricultural purposes that does not alter the volcanic cone contour of the land. The use of existing/ proposed buildings for residential or tourism use is supported.
b. **Boundary of Exclusion – new development** The open space nature the volcanic form – sides, rim and crater – of the State Heritage Area is important in the understanding of Mount Schank's geological and historic significance.	New development is not located within the boundary of exclusion as identified below. Existing development within this area remains until no longer required.



Mount Schank State Heritage Area: Development in the zone shown above inside the boundary of exclusion shown in red is not supported.

3.3. New buildings

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

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

New development is to be sited to maintain important views and vistas, safeguarding the visual dominance of the main volcanic crater, and cone landform within the surrounding landscape. New development is not erected within the boundary of exclusion as included in this Heritage Standard.

Principles	Acceptable Standard
3.3.1. Siting of new buildings Mount Schank is an open landscape in spatial character, with twentieth century farm buildings set well within their site boundaries and aligned square to roads circumnavigating the volcano. The main volcanic cone and smaller vent cones are open landscapes, without buildings. New buildings **are to have regard to** the following:	
a. **Street and side boundary setbacks** Dwellings and ancillary buildings typically face the perimeter road and have variable setbacks, retaining an open space landscape. Future development is to reflect established layout pattern of development. Substantial open space is maintained between buildings.	New development is not erected within the boundary of exclusion as included in this Heritage Standard. 3.2.1(b) Front setbacks are to repeat existing setbacks on the allotment or in the surrounding area. New development is sited behind existing buildings, to maintain the open space character of established streetscapes.
3.3.2. Form and design of new buildings New development to complement existing built form established in the twentieth century, maintaining consistency in form and scale characteristic of the Mount Schank Area. New buildings **are to have regard to** the following:	
a. **Scale** New development is of a similar size and proportion to established built form. The scale and bulk of new development to not dominate the existing.	New development is single or double storey, with building footprints of area similar to established development in the locale. Larger building footprints are supported where they are planned as several building forms, interlinked, to reduce overall scale of development. Hipped or gable end roofs with verandahs and lean-to extensions are characteristic of the Mount Schank Area.

Principles	Acceptable Standard
b. Roof form and pitch Roof forms are to reflect historic form, pitch, span and profiles typical to the locality, to compliment the established built landscape.	Roof forms are to reflect historic form, pitch, span and profiles typical to the locality. Lean-to skillion forms encouraged. Existing roofs in Mount Schank are gable (typically 30 degrees) or hipped (typically 27 degrees). Verandah and lean-to/skillion roof additions are common.
c. Façade proportions and openings Existing buildings are horizontal in proportion, with facades punctuated by vertically proportioned openings.	New buildings are to complement the common proportions of existing buildings. Extensive plate glass facades facing roads are not supported.
d. Verandahs Verandahs are typical Mount Schank buildings.	Verandahs to buildings of similar roof pitch to building.
e. Ancillary Development	Refer **3.5 Ancillary Development**
3.3.3. Materials, finishes and colours The material finishes of twentieth century buildings within the Mount Schank State Heritage Area are of heritage value, illustrating the Soldier Settlement development of the locale.	New development is to have regard to Accepted Materials, Finishes and Colours 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.

3.4. Alterations and additions

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

Additions and alterations are acceptable, provided they do not visually dominate existing buildings or the surrounding landscape of heritage value. Any addition or alteration should complement the established building, without attempting to imitate architectural features.

Principles	Acceptable Standard
3.4.1. Site and location of additions Mount Schank is an open landscape in spatial character, with twentieth century farm buildings set well within their site boundaries and clustered with outbuildings. The main volcanic cone and smaller vent cones are open landscapes, without buildings. Development is **to have regard to** the following:	
a. **Street and side boundary setbacks** Additions and alterations repeat the side setbacks of existing development, so substantial open space is maintained between buildings.	Additions to be located behind existing buildings. Additions are to be set back from the existing front façade by at least 4 metres and set back a minimum of 1.5 metres from any point along a side boundary.
3.4.2. Design of additions Additions are to complement existing building form, maintaining a distinction between old and new. Development **is to have regard to** the following:	
a. **Scale** Additions should be of a similar size and proportion to established built form and single storey in height. The scale and bulk of new work should not dominate the existing.	Additions are to not have a floor area greater than the existing building. Additions are to be designed so that the scale of the original dwelling is still obvious.
b. **Roof form and pitch** Roof forms are to reflect historic form, pitch, span and profiles typical to the locality, to compliment the established built landscape. Verandah and lean-to/ skillion roof additions are common. External limestone chimneys are common.	Roof form, pitch, span, ridge height, eaves detail and cladding of additions to complement existing buildings of heritage value. Existing roofs in Mount Schank are gable (typically 30 degrees) or hipped (typically 27 degrees). Additions to maintain legibility of original roof form. A break in the roofline between established building and addition is required. Verandahs to be simple, sloped structures supported by timber posts. Chimneys to existing roofs are to remain and not be removed when roof cladding is updated.

Principles	Acceptable Standard	
c. Façade proportions Existing buildings are horizontal in proportion, with facades punctuated by vertically proportioned openings.	Additions to buildings are to complement the built form proportions of existing buildings of heritage value.	
d. Alterations to original building features The overall consistency in architectural features to buildings associated with early to mid-twentieth century period buildings in Mount Schank are of heritage value.	Refer [3.10 Conservation Works] for further details. Exposed masonry walls are to be retained and not painted or render finished. Façade features and detailing, including windows and doors, verandahs and lean-tos, to be retained in configuration and material. Front verandahs to remain unenclosed.	
3.4.3. Materials, finishes and colours Buildings typically include limestone with brick or stone detailing; galvanised, corrugated steel sheet roofs; timber doors and double-hung sash windows with substantial frame profiles. New development to be undertaken using materials which complement those used in adjacent buildings.		
The design of alterations and additions **is to have regard to** the following:	**Acceptable**	**Not supported (where visible from street/ public space)**
a. Roofing and rainwater goods (new)	• deep profile, corrugated, galvanised or 'Colorbond' metal sheet (light or mid grey tones or to match existing farm) • Galvanised or 'Colorbond' (mid grey) 'ogee', & 'half round' profile gutters • round metal downpipes • scribed roof cappings	• metal sheeting profiles other than traditional corrugated • zincalume finish; • PVC gutters or downpipes • square profile gutters or downpipes • roof tiles (except where used initially)

Principles	Acceptable Standard	
b. Exterior walls (new work)	• face stone, brick or rendered masonry • natural colour render • corrugated, galvanised metal sheet, 'Colorbond' metal sheet in light or mid-grey tones • painted weatherboard cladding – horizontal (150x19mm)	• square profile steel sheeting • zincalume finish • 'Colorbond' in dark grey or black finish • painting of unpainted masonry • vertical weatherboard
c. Proposed external doors and windows in view of the street	• timber-framed doors – simple timber face without glazing • timber or aluminium/ steel framed flywire screen doors to complement main door • timber framed windows, vertically proportioned (double-hung sash or casement) • timber shutters	• sliding doors/windows • decorative aluminium screen/security doors/window grilles. • aluminium-framed doors and windows. • horizontally proportioned and/ or large windows.
d. Exterior painting Painting of unpainted external surfaces to existing buildings is not supported.	• exterior painting using compatible paint colour schemes	
e. Verandahs	• simple, dressed, timber posts (120mm+ square); • flagstone, timber board, natural ground verandah floors.	• finials and cast iron lace work. • decorative timber posts. • steel or concrete posts. • decorative post shoes. • tiled verandah floors.
f. Fencing	• refer **3.5.2 Fences and Gates**	
g. Ancillary development	• Refer **3.5 Ancillary development**	

3.5. Ancillary development

(refer: State Heritage Area Overlay - PO3.1-3.4) – garages, carports, sheds, verandahs, solar panels, signage, fences

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

Principles	Acceptable Standard
3.5.1. Outbuildings (carports, garages and sheds, studios, offices and dependent accommodation). Outbuildings have an impact on the heritage values of Mount Schank. Existing outbuildings in Mount Schank are typically smaller, freestanding buildings: rectilinear in plan, with short-span, steeply pitched, gabled, or low-pitch skillion (mono-pitch) roof forms. Development **is to have regard to** the following:	
a. **Outbuildings: carports, garages & garden sheds; studios, offices and dependent accommodation.** New outbuildings complement the architectural language of existing buildings. Outbuildings are located to avoid adverse visual impact on the open landscape setting of heritage value. Outbuildings are free-standing and clustered in location near existing buildings, well set back from the street, to maintain the visually open nature of allotments and landscapes at Mount Schank. Key views and vistas to be protected - refer 3.7.1.(d)	Outbuildings are not erected within the boundary of exclusion as included in this Heritage Standard. 3.2.1(b). Outbuildings are freestanding and sited behind existing buildings and close to other outbuildings erected on property. Outbuildings are rectilinear in floor plan and constructed of stone, stone-coloured render, weatherboard or corrugated steel sheeting in galvanised or colorbond finish to match surrounding outbuildings. Roofs to be pitched in form, gabled, hipped, of modest ridge-to-eaves length (max. 2m). Roof pitch matches existing outbuildings on the property, or if none, 20 degrees minimum. Roofs for outbuildings may also be single pitch with a minimum pitch of 12 degrees.
b. **Pergolas and garden structures**	Garden structures to be located to the rear of properties, away from street view.
3.5.2. Fences and gates Simple, minimal fencing supports the heritage character of Mount Schank. Low, open, or absent fencing reinforces the rural nature of the area. Typical fences include post & wire fencing. Timber picket or paling, corrugated steel sheet and stone wall fencing are less typical.	New fencing to maintain the open landscape character of Mount Schank. Fencing to property boundaries to follow informality of post & wire, post & rail and open timber picket fencing, reinforcing the open landscape character of the area.

Principles	Acceptable Standard	
Fences and gates (replacement or new)	**Location**	**Accepted**
	road frontage and boundary fencing generally	simple timber post/rail/ wire or picket fence & gate, not higher than 1.2m
	other fencing around the side and rear of buildings	not higher than 1.8 m
3.5.3. Signage Signage to be designed and sited to avoid negatively impacting on views, vistas and visual amenity of the open Mount Schank landscape.	Signage is minimal, non-illuminated and of a low profile within the landscape.	
3.5.4. Skylights Roof forms are significant to the heritage values of the State Heritage Area.	New or replacement skylights are to be low profile and located out of view of the public realm.	
3.5.5. Solar Panels		
Solar panels provide environmental benefits. Panel arrays are to be located out of streetscape view, irrespective of building orientation.	Solar panels are to be: • located on roof planes not clearly visible from the public realm and sited below the ridge. • located on sheds, carports, garages, rear verandahs provided they are not visible from the public realm. • located on ground mounted steel frames, in locations without adverse visual impact on the landscape values of the Area	
3.5.6. Rainwater tanks	Rainwater tanks are to be located to avoid adverse visual impact on the public realm. Above-ground tanks to be circular, tanks of modest size in finishes to match roof or shed colour. Tanks to be located adjacent dwellings or farm buildings.	
3.5.7. Plant and ancillary equipment	Hot water units, air conditioners, water pumps and effluent systems are to be located to the rear of properties or otherwise concealed by vegetation or small sheds. Antennae and satellite equipment to be located out of view of the public realm. Windmills / wind generators to be simply designed, of timber or steel construction.	

3.6. Land division

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

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

Principles	Acceptable Standard
3.6.1. Land division characteristics The current division of land illustrates Soldier Settlement schemes of the 20th century, with a settlement pattern of scattered cottages separated by open fields, part of the open space values of the Mount Schank State Heritage Area. Development **is to have regard to** the following:	
a. **Land division** The established pattern of allotment size and orientation is to be maintained.	Subdivision of existing allotments to create additional allotments is not acceptable within the boundary of exclusion area in . 3.2.1(b). Boundary adjustments to remedy boundary anomalies are acceptable where they are of a minor nature.

3.7. Landscape context and streetscape amenity

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

The landscape character of Mount Schank is a key part of its heritage value.

The open landscape of fields surrounding the main volcanic crater supports its visual prominence and permits significant views and vistas of the crater summit from the coast and surrounding areas.

The crater rim is surrounded by an area of regenerated native vegetation that includes stands of sheoak, eucalypt, and acacia. Stands of conifers are also present adjacent to the crater slope.

The State Heritage Area is largely bounded by an unsealed perimeter road (Post Office Road, Mountain Path Road, Trevor Clarke Drive, and Laslett Road) which forms a ring route around the main crater. Public realm visibility of the smaller volcanic vents within the Area, in adjacent fields, is possible.

Principles	Acceptable Standard
3.7.1. Landscape character The landscape character of Mount Schank illustrates the geology of the Newer Volcanics Province of South Eastern Australia and reveals historic settlement patterns in this small agricultural community. The main volcanic crater dominates the landscape, surrounded by revegetated scrub, open fields, and scattered buildings. The crater, vents and sides of the cone are mostly contained in a publicly accessible managed 'natural' reserve, on Crown land. Development **is to have regard to** the following:	Actions involving the replacement or upgrade of public realm features by a local council are typically not defined as development. These actions are, nevertheless, not exempt from the definition of development in a State Heritage Area. Early discussion between Heritage South Australia and the District Council of Grant is required to confirm if works materially affect heritage values. Where they are likely to affect heritage values, development approval is required. Other non-statutory documentation such as Conservation Management Plans may provide guidance as part of Heritage South Australia advice.

Principles	Acceptable Standard
a. **Views and vistas**	Visual setting of Mount Schank is protected. Scattered settlement consisting of clusters of low profile buildings, set within the natural landscape setting and dominated by the main volcanic crater, surrounded by agricultural land. Future buildings are not acceptable on the upper slopes of the cone and within the crater within the boundary of exclusion area in. 3.2.1(b) and nearby vent holes. General views between the main cone/ crater and adjacent vent cones remains unobstructed.
b. **Public realm infrastructure** • footpaths and roads • fencing and tree planting • open space parks and reserves • services and infrastructure	Visitor access routes to the main volcanic crater and its associated geological features are planned and sited to minimise disturbance to the natural features of Mount Schank. Unsealed road surfaces and footpaths are retained in preference to paving and hard (bitumen) surfacing. Services, pathways, visitor facilities and infrastructure (roads & carparks) to be designed and sited to maintain significant views and vistas at Mount Schank. Use of fencing and vegetation to screen existing intrusive development is appropriate. Non-indigenous plantings are not appropriate. Selective clearance of vegetation where it compromises public safety, views or legibility of historic site connections is appropriate.

3.8. Demolition

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

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

Principles	Acceptable Standard
3.8.1. Demolition The landscape features within Mount Schank State Heritage Area are of heritage value. Significant geological evidence of past volcanic activity remains. Further, surviving built fabric, including monuments and memorials, provides tangible evidence of the Area's nineteenth and twentieth-century settlement history and economic development. Development is **to have regard to** the following:	
a. **Demolition of complete buildings / structures**	Demolition of buildings or structures erected before 1950 including monuments and memorials, is not acceptable. Demolition of later structures is subject to PDI Act State Heritage Area Overlay Performance Outcome 6.1.

Principles	Acceptable Standard
b. **Demolition of outbuildings, dwelling additions and limited building fabric as part of development proposals**	Demolition of post 1950 building fabric of heritage value is possible, subject to confirmation that removal does not adversely impact on the heritage values of the State Heritage Area - PDI Act State Heritage Area Overlay Performance Outcome 6.1.
c. **Demolition of public realm infrastructure**	Demolition and replacement of public realm infrastructure, including visitor facilities, signage and wayfinding, is acceptable where heritage values are not compromised.

3.9. Conservation works

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

Conservation work to repair and maintain building fabric of heritage value is a development matter and getting the right advice is important, to save time, cost and to ensure the ongoing and appropriate management of buildings and sites.

Principles	Acceptable Standard
3.9.1. Conservation approach Correct repair methods ensure the ongoing protection of built fabric of heritage value. The aim is to only repair as much as needed, avoiding conjectural reinstatement. Conservation works are to respect the historic layering of significant buildings and structures. The following conservation works may be deemed 'development':	
• Roof, guttering and verandah repairs • Chimney repairs – stabilisation, repointing • Structural stabilisation • External wall repairs and repointing/ rendering • External timber repair • Rising / falling damp repair • Removal of paint finishes from external masonry surfaces and original timber/metal surfaces. • Repairs to historic fences. • Repair/stabilisation of ruins	Seek the advice of a Heritage South Australia heritage officer before undertaking conservation repairs to dilapidated building fabric. Works that could materially affect the heritage values of a place within a State Heritage Area require Development Approval (PDI Act). Works exempt from approval are listed as exclusions in PDI Regulations, Schedule 5. The Relevant Authority (District Council of Grant), in conjunction with Heritage SA, can provide advice confirming if works are likely to materially affect the heritage values of the State Heritage Area.

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SOUTH AUSTRALIA

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