Heritage Standard

Mount Gambier Volcanic Complex State Heritage Area



SOUTH AUSTRALIA

Government of South Australia

Department for Environment and Water

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Heritage South Australia

Department for Environment and Water

Cover image: A. L. Gordon Memorial, 1913, State Library of South Australia, SLSA B 11579

Mount Gambier Volcanic Complex State Heritage Area



1. Background

1.1. Mount Gambier Volcanic Complex State Heritage Area

South Australia's State Heritage Areas represent significant aspects of the state's rich natural and cultural heritage. Mount Gambier Volcanic Complex 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 Gambier Volcanic Complex State Heritage Area is managed in a way that maintains the Area's heritage value.

1.2. Purpose of Heritage Standards

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

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

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

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

The Heritage Standard is presented in three parts:

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

1.3. History – Mount Gambier Volcanic Complex

Mount Gambier Volcanic Complex

The Mount Gambier Volcanic Complex (the Complex) is a group of maar craters and volcanic features which, along with Mount Schank,[1] is one of the youngest volcanic eruption centres in Australia. It forms a part of the 'Newer Volcanics Province of southeastern Australia' that extends into Victoria. The Complex which encompasses approximately 3 square kms, contains numerous geological features caused by the eruption of the Mount Gambier Volcano that at their youngest are only 4000 years old.

The Complex contains evidence of both magmatic and phreatomagmatic eruptions. Each of the numerous eruption points run northwest, parallel to the Tartwaup fault system[2] a major fault running along the Otway Basin in South Australia which contributed to the area's volcanic activity. It is likely that the eruptions within the State Heritage Area were semi-continuous forming the four distinct lakes, as well as various other volcanic landforms.

Scientists have identified that 13 stages of eruptions occurred throughout the area, forming the landscape. The first eruptions are believed to have occurred at what is now Tenison College Oval and eventually ended with fire fountain eruptions of magma in Kroweratwari/Brownes Lake.[3] Six magma-carrying pipes known as conduits fed the volcanic activity of the Mount Gambier Volcanic Complex. Four of these became the lakes, Warwar/the Blue Lake, Yatton Loo/Leg of Mutton Lake, Ketla Malpi/Valley Lake and Kroweratwari/Brownes Lake.[4] The other two conduits are at Devil's Punchbowl and at a site near Tenison College Oval. A total of 14 vents are present within the State Heritage Area.[5]

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

2 J. Boyce, 'The Newer Volcanics Province of southeastern Australia: a new classification scheme and distribution map for eruption centres', *Australian Journal of Earth Sciences*, vol. 60, no. 4, 2013. pp.449-462

3 J. Van Otterloo, et al, 'Eruption processes and deposit characteristics', 2013

4 City of Mount Gambier, 'Dual names for sites of cultural significance; An introduction to dual naming in Mount Gambier (Berrin) with Aunty Michelle Jacquelin-Furr', 16 February 2022. https://www.mountgambier.sa.gov.au/news/dual-names-for-sites-of-cultural-significance

5 Murray-Wallace, 'Pleistocene and Holocene Volcanic Activity and Neotectonism', 2018. pp.115-134

Warwar/the Blue Lake, the largest crater, is now a permanent freshwater lake and acts as a local water source. It is widely known for its distinctive blue colour that changes throughout the year and is a result of an interaction between plant and animal (humic) residue and calcite concentrations within the lake.[6] Ketla Malpi/ Valley Lake, is the only other permanent crater lake within the Area.

Exposures of Gambier Limestone, mostly seen within Warwar/the Blue Lake[7] and Ketla Malpi/Valley Lake craters sit predominately beneath six young and distinct volcanic facies (discrete bodies of rock).[8] These facies are evidence of volcanic activity ranging from non-explosive lava flows to exceptionally explosive events caused by contact between water and magma, with pyroclastic (hot volcanic gas and ejecta) having reached column heights of 5-10km during eruption.[9] Depositional evidence of the eruptions extends in a radius of approximately 8km[10] from the craters.

History

The Boandik are the traditional owners of the Mount Gambier region, and the Complex is a place of spiritual and cultural importance. The Boandik's oral tradition includes the story of Craitbul, an origin story for the volcano, and suggests that their ancestors witnessed volcanic activity.

Before the arrival of Europeans into the area, introduced diseases, notably smallpox, had arrived from colonial settlements in the east and had adversely impacted the Boandik.[11] During the nineteenth century, the combined forces of colonisation, removal from traditional lands and frontier violence driven by pastoral expansion, contributed to the dispossession and displacement of the Boandik People from the area. Regardless, the Boandik People retain their connection to country. In 2022 the use of dual names was adopted by the City of Mount Gambier.

Dual naming is an ongoing collaborative project with City of Mount Gambier, key elders and community groups and has been established for the lakes and craters of the complex in the reclaimed language of the Boandik Peoples, Bunganditj.[12]

Settlement

On 3 December 1800, Lieutenant James Grant sighted the peak of a volcanic mountain, known to the Boandik as Berrin, from the British survey ship HMS Lady Nelson. Grant gave the peak its European name, Mount Gambier, after Lord Gambier who was Admiral of the British Fleet at the time. Decades later in 1839, brothers Stephen, Edward and John Henty travelled from Victoria and were among the first Europeans to explore the Mount Gambier area.[13] In 1841 Stephen Henty established a hut between Kroweratwari/Brownes Lake and Ketla Malpi/Valley Lake, with Kroweratwari/Brownes Lake acting as a stockyard. Henty's Hut is recognised as the first European settlement in the district.[14]

From the early 1840s colonial interest in the southeastern part of the Province of South Australia quickly grew. In 1844, on his third expedition in South Australia, George French Angas, artist and explorer was joined by Governor George Grey, Commissioner of Crown Lands Charles Bonney and Deputy Surveyor-General Thomas Burr amongst others on an expedition from Adelaide. They arrived at Mount Gambier on 6 May 1844. Angas' observations and illustrations of the environment and natural landscape of the volcanic complex, particularly of Warwar/the Blue Lake, were included in two publications in 1847.[15]

6 A. L. Telfer, 'Identification of processes regulating the colour and colour change in an oligotrophic, hardwater, groundwater-fed lake, Blue Lake, Mount Gambier, South Australia', *Lakes & Reservoirs*, Vol. 5, no.3, 2008. pp.161-176

7 I. A. E. Bayly and Williams WD, 'Chemical and biological observations on some volcanic lakes in the south-east of South Australia', *Australian Journal of Marine and Freshwater Research*, Vol. 15, no. 2, 1964. pp.123-132

8 K Grimes, Mott, K and White S, 'Field Guidebook to Karst and Volcanic Pseudokarst features in Southeast South Australia and Western Victoria'. Australasian Cave and Karst Management Association Inc., as part of the 13th Australasian Conference on Cave and Karst Management, Mt. Gambier, S.A., Port Fairy, Australia, 2001

9 J. van Otterloo, et al, 'Eruption processes and deposit characteristics', 2013

10 P. A. Rogers and Sheard, M.J., 'Geology of the South East' Department of Mines and Energy, Brochure 062, Department of Primary Industries and Resources, South Australia, 1988

11 R. Foster, 'The Lower South East of South Australia', in: eds. Peggy Brock and Gara, T., *Colonialism and its Aftermath: A history of Aboriginal South Australia*, Wakefield Press, Adelaide, 2017. p.203

12 City of Mount Gambier, 'Dual names for sites of cultural significance; An introduction to dual naming in Mount Gambier (Berrin) with Aunty Michelle Jacquelin-Furr', 2022, https://www.mountgambier.sa.gov.au/services/reconciliation/dual-naming

13 'Beauty & Attractions of Glenelg River', *Border Watch, (Mount Gambier, SA : 1861-1954)* 28 May 1945, p.6

14 Hassell Pty Ltd, 'Crater Lakes Area (Volcanic Complex) Conservation Management Plan', Adelaide, 2004. p.20

15 P. Jones, *Illustrating the Antipodes: George French Angas in Australia & New Zealand 1844-1845*, National Library of Australia, Canberra, 2021.



Mount Gambier and one of its volcanic lakes, after sunset, George Fife Angas, James William Giles, South Australia Illustrated & Thomas McLean, London 1847. National Library of Australia, nla.obj-135636906

Agriculture developed in the area and in 1854 land sales were undertaken in Mount Gambier. However, a reserve of Crown Land was retained around the lakes. In 1859, pastoral properties in conjunction with Kroweratwari/Brownes Lake were sold to David Power, but a reserve around the lakes remained, with the *South Australian Register* noting the place was to be a public recreation area.[16]

In 1862 priest and pioneer scientist Julian Tenison Woods examined the geology of the area and published one of the founding texts on the subject, *Geological Observations in South Australia: Principally in the District South-east of Adelaide*.

Forestry and plantings

In 1873, Surveyor General George Goyder, selected the location for a nursery and forest reserve within the Mount Gambier Volcanic Complex.[17] In 1875 one of the first Forest Reserves under the *Forest Board Act 1875* was established at Yatton Loo/Leg of Mutton Lake and included areas around Ketla Malpi/Valley Lake and Kroweratwari/Brownes Lake.[18] The central plantation at Yatton Loo/Leg of Mutton Lake initially comprised trial plantings of *Pinus* species. The southern area of the reserve was likely planted at a later date.

The plantings of radiata pines are amongst the first forestry plantings of this species in the state. In 1876, a stone cottage was built on a nearby ridge for the nurseryman overseeing the reserve. Plans and conservator reports of 1878-1879 noted the nurseryman's house and plantations of several species including pines, ash, chestnut, oak and willows around Yatton Loo/Leg of Mutton Lake as well as several species of *Eucalyptus* and *Pinus* in the southern section below Ketla Malpi/Valley Lake.[19]

By 1881, both native and non-native trees were being planted annually. By 1910, the southern area of the forest reserve was recognised as a Botanic Park Reserve.[20] The nurseryman's stone cottage was demolished in 1969-1970, however ruins of a working shed and associated stone wall still remain.

16 Hassell Pty Ltd, 'Crater Lakes Area (Volcanic Complex) Conservation Management Plan', Adelaide, 2004. p.20

17 'European Telegrams', *Border Watch (Mount Gambier, SA : 1861-1954)*, 3 September, p.2 http://nla.gov.au/nla.news-article7712442

18 *Forest Board Act 1875* (SA)

19 Hassell Pty Ltd, 'Crater Lakes Area (Volcanic Complex) Conservation Management Plan', 2004. p.24

20 R. Robinson, 'Pictorial History of Forestry in South Australia', *Conference Proceedings of the 9th National Conference of the Australian Forest History Society Inc.*, October 2015, Section 10



Map showing section purchased at Mount Gambier, State Library of South Australia, State Library of South Australia BRG 42/119/43



Les Loud (Shearer) work & holiday scenes Mount Gambier, circa 1936, Yatton Loo/Leg of Mutton Lake with tree plantations visible, State Library of South Australia, B 68243/157



Blue Lake Pumping Station, State Library of South Australia, circa 1920. State Library of South Australia B 69399/47

Beyond the forest reserve, several other plantings have taken place. In the 1880s, an unrealised Botanic Garden and Arboretum was proposed and a design prepared for the forest reserve. A Botanic Park was eventually planted on the northeastern edge of the reserve but lacked the amenities and features of the 1881 plan. By the 1970s, this section of land was planted with species of trees representing international forestry industry, including California Redwoods, Douglas Fir and species of *Pinus* and *Eucalyptus*. In 1973, 20 eucalypts were also planted along the eastern side of the Botanic Park to honour past members of the Lions and Lioness Clubs of Mount Gambier.[21]

In 1976, the P.J. Browne Reserve, situated partially within the Complex at the very south-east corner, was planted by the Mount Gambier Field Naturalists Society with 'local woodland types'. In 1988, 'Flora of the Australian States' were planted near the Blue Lake Lookout to commemorate 25 years of plantings by the City Council around the lakes.

In 2006, the Rotary Club of Mount Gambier also took part in tree plantings on the eastern slope of Warwar/ the Blue Lake.

Water

In 1880, local Hydraulic Engineer Oswald Brown recommended using the groundwater from Warwar/the Blue Lake to service the needs of Mount Gambier. Work began in 1882 and included the construction of a pumping plant, an underground reservoir, and waterworks. By 1883, Warwar/ Blue Lake was supplying the town with water even though the Blue Lake Pumping Station was not completed until 1884.

Extensions to the pumping station occurred in 1909, 1922, 1936 and the facility was entirely overhauled in 1971, although the exterior of the building remains largely unchanged. Warwar/the Blue Lake continues to supply water to Mount Gambier and guided tours of the Pumping Station are available.

21 South East Family History Group (N.D.), 'Stones, Plaques & Memorials; Lakes Area of Mount Gambier, South Australia', Researched by Gwen Waters, http://www.sefhg.org/index_files/MemMtGLakes.htm



Diving, Mount Gambier, 1937. State Library of South Australia, SLSA B 50682 probably Ketla Malpi/Valley Lake

Recreation

Recreation and tourism have been important functions of the lakes from the earliest days of settlement. Boating and rowing was a common activity, with Governor Sir Richard Graves MacDonnell taking part in 1856 when visiting Mount Gambier. In 1862 a Boat and Punt Club was formed and in 1863 boating on Ketla Malpi/Valley Lake was an activity for school children taking part in the National School Picnic. A paddleboat was also launched on Ketla Malpi/Valley Lake in 1875.

Swimming has been a popular activity at the lakes, and Ketla Malpi/Valley Lake has been the focus of swimming activities since 1886, when a bathing platform was erected. A swimming club was formed and changing sheds erected in 1932 and swimming carnivals were a regular event at this time. Between 1926 and 1930, camping grounds were developed near Warwar/the Blue Lake to meet tourist demand. In 1952, approximately 300 tonnes of sand were transported to Ketla Malpi/Valley Lake to create a beach along the bank.

Recreational fishing was another popular activity at Ketla Malpi/Valley Lake. Carp were released into the lake in 1868, followed by perch in 1882 and more recently rainbow trout in 1990. There are currently plans to restock the lake with native species with the intention of allowing recreational fishing by permit in the future.[22]

Beautification

The lakes have been the focus of many beautification activities, contributing to Mount Gambier's recreation and tourism amenities and demonstration of civic pride. Several monuments have been erected around Warwar/the Blue Lake to commemorate important dates and people in the district. The first was Gordon's Monument built in 1887, to commemorate the great leap made by Adam Lindsay Gordon on horseback over a fence at the edge of the Warwar/the Blue Lake in 1864.[23]

Centenary Tower was built between 1900 and 1904 and commemorates the hundredth anniversary of the first European sighting and naming of Mount Gambier and Mount Schank by Lieutenant James Grant. The foundation stone was laid on 3 December 1900 on the summit of Mount Gambier and the tower officially opened on 27 April 1904. A memorial in the Botanic Park for Boer War soldiers was completed in 1906.[24]

22 D. Sulda, 'Proposed fish stocking program would turn Valley Lake into tourism drawcard, industry says', *ABC South East* SA, 2023, from: https://www.abc.net.au/news/2023-06-20/valley-lake-fish-restocking-program-proposed/102497528

23 'Gordon's Great Leap', *Narromine News and Trangie Advocate (NSW : 1898:1955)*, 10 January, 1930. p.7, http://nla.gov.au/nla.news-article99229558

24 Hassell Pty Ltd, 'Crater Lakes Area (Volcanic Complex) Conservation Management Plan', 2004. p.32



Gordon's Monument, Mount Gambier, State Library of South Australia, 1910, SLSA B 75275

The Rook Wall and lookout was constructed 1918-1919 as a beautification project instigated by the Mount Gambier and District Progress Association (also known as the Improvement Committee). A long stone wall about 3-4m high and approximately 200m in length, Rook Wall, is situated between Warwar/the Blue Lake and Yatton Loo/Leg of Mutton Lake. On 17 November 1918 during a community working bee over 800 workers from the Mount Gambier district largely completed the wall in a single day. It is named after Arthur Rook, then-president of the Mount Gambier Improvement Committee, who passed away from influenza in 1919. The path along the wall was subsequently named Rook's Walk in his memory.[25]

Two structures were erected to commemorate South Australia's centenary. Potters Point Lookout near Ketla Malpi/Valley Lake completed in 1936 and the Returned Services League of Australia Rest House Lookout between Kroweratwari/Brownes Lake and Ketla Malpi/Valley Lake. The foundation stone for the lookout was laid in 1936, while the RSL Rest House opened in 1937.

In 1966, during National Timber Week, members of the Mount Gambier branch of the International Concatenated Order of Hoo-Hoo (Hoo-Hoo Club), a fraternal and service organisation for members of the forest products industry, built a lookout of radiata pine between Warwar/the Blue Lake and Yatton Loo/Leg of Mutton Lake on the edge of the Botanic Park and donated it to the City of Mount Gambier. It was later remodelled in 1993. The 'Pioneer's Memorial' was completed in 1967 to 'honour pioneers of Mount Gambier and surrounding districts' and commemorates those who developed the agriculture of the surrounding area.[26] The Hoo-Hoo Club was also involved in the building of a shelter shed of radiata pine in 1971 nearby to the current Valley Lake Playground.

25 Les R. Hill, *Mount Gambier; the City Around a Cave*, Investigator Press Pty. Ltd, Leabrook, SA, 1972

26 Hassell Pty Ltd, 'Crater Lakes Area (Volcanic Complex) Conservation Management Plan', 2004. p.48

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2. Heritage Value

2.1. Statement of Significance (Mount Gambier Volcanic Complex State Heritage Area)

Mount Gambier Volcanic Complex State Heritage Area is of heritage value for the following reasons:

The Mount Gambier Volcanic Complex State Heritage Area is significant as an example of recent geological activity in South Australia. With the nearby Mount Schank, it is one of the two youngest volcanic eruption centres in Australia, resulting in the formation of the four crater lakes: Warwar/the Blue Lake, Ketla Malpi/Valley Lake, Yatton Loo/Leg of Mutton Lake, and Kroweratwari/Brownes Lake, the latter two lakes without permanent water. The area demonstrates some of the earliest evidence of pastoral and agricultural development in the south east with the first European settlement in the district, 'Henty's Hut', established in 1841. It is also the site of one of the first forest reserves recognised under the Forest Board Act 1875. Warwar/the Blue Lake has supplied Mount Gambier with water since 1883 and has been a popular tourist destination for South Australians and Victorians since the 1880s. The area is also a public space of value to the local community, featuring recreation parks, lookouts and commemorative memorials.

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

2.2. What is of heritage significance?

Mount Gambier Volcanic Complex represents notable geological features in southeast of South Australia. The city of Mount Gambier is located on the maar of Mount Gambier and the series of cones, craters, and crater lakes make up the State Heritage Area known as Mount Gambier Volcanic Complex. The visually and geologically remarkable landscape features of this Area are of significance to the history of the region and to South Australia more broadly.

As a notable landmark, Mount Gambier Volcanic Complex was visited and documented by early colonial surveyors, naturalists, and explorers, and the surrounding areas proved to be excellent farming land. Subdivision of land around Mount Gambier occurred as early as 1854 with smaller blocks to the north where the township first developed and larger agricultural blocks to the south. A reserve around the craters and lakes was established at this time for public recreation and the area remains a public reserve.

The Mount Gambier Volcanic Complex has been a natural asset to the settlement of Mount Gambier since its inception and is key to the local tourist industry. The Complex has been used for forestry with trial plantations and thematic plantings over time in the area, including exotic and native species of trees and plants from 1873 to into the twentieth century. Warwar/Blue Lake has been used as Mount Gambier's water supply since 1883 and the lakes and surrounding reserves have been important for public recreation and tourism, facilitating swimming, boating, hiking camping bike riding and other activities.

The landscape character is a 'manicured wilderness' in design, with informal stands of exotic and native trees, grassed hills and dense mixed plantings into valleys. The landscape is part of Mount Gambier's water catchment. Pathways and memorials are scattered through the park. Numerous paths and the picturesque style Rook Walk shelter date from 1919, when tourism became a focus of the place, and were community-built using local limestone and basalt. Views of significance are gained from the town centre, looking towards the park as a green backdrop to the townscape of Mount Gambier. Other important views include from the park, back across the city, of the crater lakes and from established lookouts.

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

a. Assorted geological features associated with the Mount Gambier Volcanic Complex phases of volcanic eruption, including ash cones, blow holes and lava flows.



Mount Gambier Lakes, 1921, State Library of South Australia, SLSA B39701. View of Mount Gambier beyond.

b. Views and of volcanic features including craters and crater lakes and vistas of Mount Gambier and environs.



View of Ketla Malpi /Valley Lake with Mount Gambier beyond, DEW 2024

c. Natural features which have become tourist destinations including the Warwar/Blue Lake.



Warwar/Blue Lake, DEW 2024

d. Curated landscapes with infrastructure supporting recreation and tourism e.g. golf course, picnic areas, playgrounds etc.



Recreation Area Browne Lake, DEW 2024



Part of Blue Lake Golf Course, DEW 2024

e. Buildings and infrastructure which relate to commemoration or memorialisation of community members or historic events.





(left) Rook Walk built by the Mount Gambier community at the end of World War 1. DEW 2023. (right) Centenary Tower DEW 2024

f. Buildings and infrastructure which relate to the Area's role in supporting the community of Mount Gambier in particular its water supply.



Blue Lake Pumping Station, 2024 DEW

3. Heritage Standards for Development

(Mount Gambier Volcanic Complex 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) and 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.

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

The Mount Gambier Volcanic Complex State Heritage Area is a place of geological significance demonstrating the history and process of volcanic eruption in the south eastern South Australia. More recently, Mount Gambier Volcanic Complex's settlement history is tied to the development of Mount Gambier as major regional centre through water supply, community recreation and tourism. Any future development is to conserve the character of the Area and uphold its heritage values through:

- conservation of the natural environment including geological features
- retention of significant views and vistas across the State Heritage Area, including views within the Area and views from the Area to Mount Gambier and environs
- protection of major water supply and associated infrastructure
- conservation of existing built forms of heritage value
- maintenance of historic tree plantations which assist in the interpretation of the of the Area
- conservation and adaptation of existing recreation infrastructure of heritage value including walks, ancillary built forms and amenities
- retention of the area's landscape character.

Mt Gambier Volcanic Complex State Heritage Area





Legend

State Heritage Area

N

0 0.45

Kms

Produced by	Heritage SA Department for Environment and Water 81-95 Waymouth St, Adelaide SA 5000 https://www.environment.sa.gov.au/
Data Source	DEW/DIT
Compiled	3 July 2023
Projection	Lambert Conformal Conic
Datum	Geocentric Datum of Australia, 2020

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Government of South Australia
Department for Environment and Water

3.2. Land use

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

The land surrounding Mount Gambier Volcanic Complex was first used by European squatter-settlers for sheep grazing. In 1854 land sales resulted in the area surrounding the crater lakes being reserved by the government. This land was conferred to the West Gambier District Council in 1866. Droving stock through the reserve was allowed for a period of time after this with a designated resting area.

Parts of the Mount Gambier Volcanic Complex have been used as forest reserves since 1873 and were important trial areas for the state's timber industry and for forestry research. The water in Warwar/Blue Lake has been supplying Mount Gambier since 1883 and remains an ongoing resource in the Area.

Principles	Acceptable Standard
3.2.1. Land Use Land uses in Mount Gambier Volcanic Complex reflect the development of Mount Gambier from colonial settlement to a regional population centre. Land uses also reflect nineteenth century cultural values of public open space, recreation and health. Development **is to have regard to** the following:	
a. **Land use planning**	Mount Gambier Volcanic Complex is to be retained as a significant managed natural landscape. Land uses support public appreciation and understanding of the Area's unique geological features, and its ongoing role as a public recreation reserve. Future land use changes involving non-public ownership and subsequent restricted public access are not acceptable.

3.3. New development

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

New development within the State Heritage Area will not adversely impact on the identified heritage values of the Mount Gambier Volcanic Complex State Heritage Area.

Principles	Acceptable Standard
3.3.2. Siting of new development The open space landscape character of the Mount Gambier Volcanic Complex is to be maintained. Development is **to have regard to** the following:	Any new buildings, sites, structures or infrastructure in the Mount Gambier Volcanic Complex is located according to use/purpose and will not dominate or diminish the public open space character of the Area. Location of new development will complement and not have an adverse impact on views, vistas and appreciation of landscape features. New development will be located to optimise use of existing infrastructure in order to minimise physical impact on the Area.

Principles	Acceptable Standard
3.3.2. New development New development to complement existing open space landscape character of the Area. Types of new development include for example, sports buildings, cafes, amenity buildings, arbours and pavilions, maintenance buildings, ancillary buildings/ structures, temporary structures, monuments, and sites; infrastructure for recreation activities; access paths, tracks and roadways. New buildings **are to have regard to** the following:	
a. **Scale** The scale of new development is appropriate to its use and will not dominate the site. Crater rim ridges to remain undeveloped.	The scale of new development will reflect its use and not visually dominate existing landscape features and development of heritage value.
b. **Form** New built forms will complement the open park setting.	Pavilions are an acceptable approach, facing all directions of the open landscape.
c. **Location**	New development is located to minimise adverse impact on views, vistas and the open space character of the Area.
3.3.3. Sites and recreation infrastructure Sites and infrastructure include designated viewing areas, camping and caravan sites, picnic areas, walking and biking paths and sporting infrastructure.	New sites and recreation infrastructure minimise sealed or built footprints in the natural landscape located to not adversely impact views, vistas and the open landscape character of the Area.
3.3.4. Monuments and memorials	Monuments and memorials are located where they add meaning to the heritage values of the Area.
3.3.5. Materials, finishes and colours The material finishes of development in the State Heritage Area are to compliment the natural environment setting.	New development is to have regard to Accepted Materials, Finishes and Colours as scheduled in: **3.5 Materials, finishes and colours,** incorporating those common to the era of heritage value of the State Heritage Area.

3.4. Materials finishes and colours

Development within the State Heritage Area may include new built forms, alterations and additions to existing buildings, shelters and other development which supports the Area as a site for public recreation and resource management. New development will use materials, finishes and colours which complement any associated existing buildings of heritage value and the natural landscape environment.

The design of new buildings or 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)	• corrugated, galvanised or 'Colorbond' metal sheet • galvanised or 'Colorbond' gutters and downpipes • round metal downpipes • scribed roof cappings	• metal sheeting profiles other than traditional corrugated • zincalume finish • PVC gutters or downpipes
b. Exterior walls (new work)	• face stone, brick or rendered masonry • corrugated, galvanised metal sheet, 'Colorbond' metal sheet • weatherboard profile cladding – horizontal (150x19mm)	• square profile steel sheeting • zincalume finish • 'Colorbond' in dark grey or black finish • painting of existing unpainted masonry
c. Exterior painting Painting of unpainted external surfaces to existing buildings is not supported.	• exterior painting using compatible paint colour schemes	
d. Verandahs, shelters	• simple, dressed, timber posts and detailing • paving, flagstone, decking, natural ground floor	
e. Fencing, railing	• refer **3.5.2 Fences, railing**	

3.5. Service infrastructure

Service infrastructure in the Mount Gambier Volcanic Complex State Heritage Area includes development, can be minor or major in extent and supports or facilitates the primary use of the Area as public land for recreation and natural resource management. Such development 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. Services	
a. **Solar Panels**	Solar panels are to be: • located on roof planes sited below the ridge and arranged in a regular, not staggered or random array • located on ground mounted steel frames, in locations without adverse visual impact on the landscape values of the Area
b. **Rainwater tanks**	Rainwater tanks are located underground or to the rear of sites to avoid adverse visual impact on the public realm. Above-ground tanks to be ideally corrugated, circular, metal tanks of modest size in Colorbond finish (mid grey and green tones). Where required, clusters of small tanks to be used rather than a single large tank.
c. **Plant and ancillary equipment**	Hot water units, water pumps and effluent systems are to be located to the rear of properties, underground or otherwise concealed by vegetation or small sheds. Air conditioners are to be located to minimise visual impact on development and views and vistas.
d. **Antennae, satellite dishes, windmills**	Antennae and satellite equipment to be located out of view of the public realm.

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 the past story of Mount Gambier Volcanic Complex State Heritage Area as a public facility for recreation and natural resource use from the nineteenth century. Development **is to have regard to** the following:	
a. **Land division** The established pattern of subdivision is to be maintained.	Future subdivision may be acceptable if it supports and enhances the role of the State Heritage Area as a public area for recreation and natural resource management. 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 Gambier Volcanic Complex contributes to its heritage value.

The open landscape of gardens and low rise suburbs 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 plantation conifers are also present adjacent to the crater slopes.

Principles	Acceptable Standard
3.7.1. Landscape character The landscape character of Mount Gambier Volcanic Complex illustrates the geology of the Newer Volcanics Province of south eastern Australia and also illustrates the historic settlement pattern of the community. The series of volcanic craters dominate the landscape, surrounded by reserve gardens, pubic facilities and suburbia. Development **is to have regard to** the following:	

Principles	Acceptable Standard
a. Views and vistas	Visual setting of Mount Gambier Volcanic Complex to be protected. Scattered development consisting of low-profile buildings, set within the natural landscape setting and not impacting on views of the main volcanic craters. Future buildings not acceptable on the upper slopes or ridges where they may detract from or dominate important views and vistas.
b. Public Realm infrastructure • Footpaths and roads – sealed and unsealed • Street planting and verges • Open space parks/ reserves • carparks • Services and infrastructure • Signage	Actions involving the replacement or upgrade of public realm kerbing, footpaths, street trees and furniture, lighting and works on roads, including closed roads and reserves by a local council are typically not defined as development in the PDI Act. These actions are not exempt from the definition of development in a State Heritage Area where works materially affect the heritage values, and are not listed as exempt in Schedule 5 of the PDI Regulations. As such works vary in scope, early discussion between Heritage South Australia and the City of Mount Gambier is required. Roads, footpaths, routes and trails facilitate walking running, cycling and other recreation activities are sited to minimise disturbance to the natural features of Mount Gambier Volcanic Complex. Unsealed road surfaces and footpaths are to be retained in preference to sealed and hardstand development.
c. Vegetation	The existing vegetation in the Mount Gambier Volcanic Complex is a combination of exotic plantings, remnant and regrowth native vegetation. Lawns and other maintained and curated vegetation areas support recreation in the Area and exotic plantings such as timber plantations tell the story of the Area as it was used. New planting will complement the heritage values of the State Heritage Place.

3.8. Demolition

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

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

Principles	Acceptable Standard
3.8.1. Demolition The landscape features within Mount Gambier Volcanic Complex State Heritage Area are of heritage value, as significant geological evidence of past volcanic activity in the region, Further, surviving built fabric, including monuments and memorials, parks and reserves provide 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 buildings / structures/ ancillary buildings**	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.
b. **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 dilapidated building fabric and infrastructure of heritage value is considered development where the works may materially affect the heritage values of the State Heritage Area. Getting the right advice is important, to save time, cost and to ensure the ongoing and appropriate management of buildings and sites.

Conservation and repair of landscape elements and geological features may also be a development matter.

Principles	Acceptable Standard
3.9.1. Conservation approach Correct repair methods ensure the ongoing preservation 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 individual buildings, structures, site, memorials and monuments and infrastructure. The following conservation works may be deemed 'development':	
• building/ structure repairs in general • 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. • Repair/stabilisation of ruins • Hard sealing roads, paths, routes and carparks.	Seek the advice of a Heritage SA heritage officer before undertaking conservation repairs to dilapidated building fabric. Works that are considered to materially affect the heritage values of the features of a State Heritage Area may require Development Approval (PDI Act). Works exempt from approval are listed as exclusions in PDI Regulations, Schedule 5. The Relevant Authority (City of Mount Gambier), 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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