

CITY OF MOUNT GAMBIER

Meeting to be held at the Council Chamber, Civic Centre, 10 Watson Terrace, Mount Gambier
on Tuesday 17th February, 2015 at 6.00 p.m.

AGENDA

CONSIDERATION FOR EXCLUSION OF PUBLIC

moved that the following item be received, discussed and considered in confidence by excluding the public pursuant to Section 90 (2) of the Local Government Act 1999, and an order be made that the public (with the exception of other Council Members and Council Officers now present) be excluded from the meeting in order for the item to be considered in confidence as the Council is satisfied that the item is a matter that can be considered in confidence pursuant to the grounds referenced in Section 90 (3) of the said Act as follows:

- S.90(3)(a) – information the disclosure of which would involve the unreasonable disclosure of information concerning the personal affairs of any person (living or dead).

The Council is satisfied that the information to be received, discussed or considered in relation to this item is information the disclosure of which would involve the unreasonable disclosure of information concerning the personal affairs of the Chief Executive Officer in that details person to the Chief Executive Officer will be disclosed.

<u>Item No.</u>	<u>Subject Matter</u>	<u>S90 (3) Grounds</u>
<u>STRATEGIC PLANNING AND DEVELOPMENT POLICY COMMITTEE – 10th February, 2015</u>		
5.	<u>STRATEGIC PLANNING AND DEVELOPMENT POLICY REPORT NO. 2/2015 -</u> Development Control - Regulating - Local Heritage and Lakes Zone Development Plan Amendment (DPA) - Ref. AF11/290	(m)

seconded

IN CONFIDENCE

5. STRATEGIC PLANNING AND DEVELOPMENT POLICY REPORT NO. 2/2015 - Development Control - Regulating - Local Heritage and Lakes Zone Development Plan Amendment (DPA) - Ref. AF11/290

Goal: Building Communities
Strategic Objective:

- (i) Strive for an increase in services and facilities to ensure the community has equitable access and that the identified needs of the community are met*
- (ii) Encourage the development of community facilities and infrastructure, community events and active and safe community spaces through direct support, seeking funding, facilitation etc*

Goal: Securing Economic Prosperity
Strategic Objective:

- (i) Foster the expansion of commerce and industry in a sustainable manner, considering industry, employment and climate change impacts, and enhance our positioning as the major centre for the region*
- (ii) Provide infrastructure and facilities that contribute to Mount Gambier being able to enhance its economic base and quality of life*
- (iii) Develop and implement a dynamic planning process to meet emerging economic, social and environmental conditions*
- (iv) Seek continuous improvement in long term master land use planning to guide sustainable development and activities*

Goal: Environment
Strategic Objective:

- (i) Plan and implement infrastructure to protect and enhance the natural built environment, including in response to climate change influences*
- (ii) Support initiatives that value and preserve our unique environment and contribute to environmental sustainability*
- (iii) Support the preservation and enhancement of the City's unique natural and built heritage for future generations*

Cr Von Stanke moved it be recommended:

- (a) Strategic Planning and Development Policy Report No. 2/2015 be received.**
- (b) The Local Heritage and Lakes Zone Develop Development Plan Amendment be placed on Interim Operation and concurrent agency and public consultation.**

Cr Morello seconded

Carried

CONSIDERATION FOR KEEPING MATTERS CONFIDENTIAL

moved that an order be made pursuant to Section 91 (7) of the Local Government Act, 1999 that the document in relation to item 1 which has been considered by the Council on a confidential basis pursuant to Section 90 (3) be kept confidential as follows:

<u>Date</u>	<u>Subject Matter</u>	<u>S.90(3) Grounds</u>	<u>Element To Be Kept Confidential</u>	<u>Duration</u>
<u>STRATEGIC PLANNING AND DEVELOPMENT POLICY COMMITTEE – 10th February, 2015</u>				
5.	<u>STRATEGIC PLANNING AND DEVELOPMENT POLICY REPORT NO. 2/2015</u> - Development Control - Regulating - Local Heritage and Lakes Zone Development Plan Amendment (DPA) - Ref. AF11/290	(m)	All details	Until Public Consultation commences

seconded

Meeting closed at
MJT

IN CONFIDENCE

STRATEGIC PLANNING AND DEVELOPMENT POLICY REPORT NO. 2/2015

SUBJECT: DEVELOPMENT CONTROL - Regulating - Local Heritage and Lakes Zone
Development Plan Amendment (DPA) - Ref. AF11/290

- Goal: *Building Communities*
Strategic Objective: (i) *Strive for an increase in services and facilities to ensure the community has equitable access and that the identified needs of the community are met*
(ii) *Encourage the development of community facilities and infrastructure, community events and active and safe community spaces through direct support, seeking funding, facilitation etc*
- Goal: *Securing Economic Prosperity*
Strategic Objective: (i) *Foster the expansion of commerce and industry in a sustainable manner, considering industry, employment and climate change impacts, and enhance our positioning as the major centre for the region*
(ii) *Provide infrastructure and facilities that contribute to Mount Gambier being able to enhance its economic base and quality of life*
(iii) *Develop and implement a dynamic planning process to meet emerging economic, social and environmental conditions*
(iv) *Seek continuous improvement in long term master land use planning to guide sustainable development and activities*
- Goal: *Environment*
Strategic Objective: (i) *Plan and implement infrastructure to protect and enhance the natural built environment, including in response to climate change influences*
(ii) *Support initiatives that value and preserve our unique environment and contribute to environmental sustainability*
(iii) *Support the preservation and enhancement of the City's unique natural and built heritage for future generations*

BACKGROUND

Council at its meeting held in October, 2013 determined "Council seek authorisation from the Minister for Urban Development and Planning for Interim Authorisation for the Local Heritage and Lakes Zone Development Plan Amendment and to commence public consultation".

Council at its meeting held in January, 2014 determined:

- (a) *Strategic Planning and Development Policy Report No. 1/2014 be received.*
- (b) *The Department of Planning, Transport and Infrastructure be requested to confirm exactly which properties that require additional justification for listing.*
- (c) *Jensen Planning and Design, as the project consultant be advised:*
- (ii) *The Development Plan Amendment is based upon the Review of the Local Heritage Survey that was undertaken and completed by McDougal and Vines in 2007 and who are recognized heritage consultants.*

Strategic Planning and Development Policy Report No. 2/2015 Cont'd...

- (ii) *At this time Council is unwilling to engage another heritage consultant to provide the additional justification as required by the Department of Planning, Transport and Infrastructure, in particular to the proposed John Street Historic Conservation Area. On this basis Council requests that the Development Plan Amendment proceed with the removal of the proposed new John Street Historic Conservation Area.*
- (iii) *Council will also be requesting clarification as to exactly which properties require additional justification. Upon the receipt of this information, Council will proceed on the basis that the listings of these properties not be altered as part of the Development Plan Amendment.*
- (d) *The Development Plan Amendment, once amended, again be forwarded to the Minister for Planning for Interim Authorisation and to commence public consultation.”*

DISCUSSION

The Hon John Rau MP, the Deputy Premier and Minister for Planning, advised Council by letter dated 1st August, 2014, that he has approved the DPA for Interim Operation and public consultation.

When considering the 2014 Local Government Election process and period, the public consultation process for this DPA has not yet commenced. Council Policy C305 Council and Committee – Caretaker Policy, affirms Council’s commitment to fair and democratic elections. This policy prohibits any major policy decision or other decisions which will significantly affect the Council area or community, as well as prohibits public consultation to be undertaken during the ‘election period’ on an issue which is contentious unless Council specifically resolves otherwise.

The Development Act 1993 requires Council to release a DPA for public consultation over a period of at least 8 weeks.

In summary the Local Heritage and Lakes Zone Development Plan Amendment proposes the following changes to the Development Plan:

- Update and replace existing heritage related policies within the Council Wide section of the Development Plan with those found within the Heritage Places module within the SA Planning Policy Library (together with some additional policies covering outdoor advertising and trees as heritage places).
- Consolidate all existing Local Heritage Areas across the Residential, Commercial and City Centre zones into one Historic Conservation Area to be located within the Council Wide section of the Development Plan. The new area is derived from the equivalent SA Planning Policy Library Module, with consolidated and improved Desired Character Statements.
- General realignment of the Lakes Zone Boundary with the Mount Gambier Volcanic Complex State Heritage Area, together with revisions in policy and introduction of character statement for the zone which includes the key recommendations of the Crater Lakes (Volcanic Complex) Conservation Management Plan.
- Rezoning of the Mount Gambier Gardens Cemetery and Tenison College sites from Lakes Zone to Community Zone with additional policy and Desired Character Statement to guide development adjacent the State Heritage Area.
- Rezoning of the former Mount Gambier Hospital site from Lakes Zone to Community Zone (Lakes Perimeter Policy Area) to provide more appropriate policy coverage for development on this site, together with a Desired Character Statement.
- Updating of the Cave Gardens State Heritage Policy Area to consolidate and update policies that have been achieved or are repetitive or can be better expressed, together with a more detailed character statement that guides future development as opposed to simply detailing the history of the policy area.

Strategic Planning and Development Policy Report No. 2/2015 Cont'd...

- List an additional 14 buildings/properties as Local Heritage Places and consolidate the two Local Heritage Tables into one, in accord with SA Planning Policy Library best practice.
- Clearer extent of listings for existing Local Heritage Places.
- Subsequent miscellaneous amendments required to rectify cross-referencing associated with the above amendments.
- Revised mapping to reflect changes above.

The Department of Planning, Transport and Infrastructure have advised that Council needs to complete the public consultation process, including the Public Hearing and any subsequent amendment to the Development Plan Amendment prior to 1st August, 2014.

CONCLUSION

Council is now able to commence the consultation process which involves releasing a copy of the DPA for concurrent agency and public consultation (6 weeks for agency comment and not less than 8 weeks for public comment).

At the time the consultation process commences, the Development Plan Amendment will also commence on Interim Operation.

After the conclusion of the public consultation period, Council is required to hold a Public Hearing, if at least one person who made a submission have requested that they wish to be heard in support of their submission.

RECOMMENDATION

- (a) Strategic Planning and Development Policy Report No. 2/2015 be received.
- (b) The Local Heritage and Lakes Zone Develop Development Plan Amendment be placed on Interim Operation and concurrent agency and public consultation.



Tracy TZIOUTZIOUKLARIS
STRATEGIC PROJECT OFFICER

sighted:



Mark McSHANE
CHIEF EXECUTIVE OFFICER

2 February 2015
SW

Development Plan Amendment

By the Council

City of Mt Gambier

Local Heritage & Lakes Zone Development Plan Amendment

The Amendment

For Consultation

Declared by the Minister responsible for the administration of the Development Act 1993 to come into operation on an interim basis pursuant to Section 28, of the Development Act 1993.

.....
Minister's Signature

Date.....

AMENDMENT INSTRUCTIONS TABLE

Name of Local Government Area: City of Mount Gambier

Name of Development Plan(s): Mount Gambier (City)

Name of DPA: Local Heritage and Lakes Zone Development Plan Amendment

These amendment instructions are based on the Mount Gambier (City) Development Plan dated 10 May 2012. Where amendments to this Development Plan have been authorised after the abovementioned date, consequential changes to the following instructions will be made as necessary to give affect to this amendment.

Amendment Instruction Number	<ul style="list-style-type: none"> • OBJECTIVE (OBJ) • PRINCIPLE OF DEVELOPMENT CONTROL (PDC) • DESIRED CHARACTER STATEMENT (DCS) • MAP/TABLE No • OTHER (SPECIFY) 	Method of change. <ul style="list-style-type: none"> • DELETE • REPLACE • INSERT 	Renumbering required (Y/N)	Subsequent Policy cross-references requiring update (Y/N) if yes please specify.
COUNCIL WIDE PROVISIONS (including figures and illustrations contained in the text)				
1.	Immediately following Heritage heading on page 22	INSERT with the contents of Attachment A	No	No
2.	PDCs 1 to 4 under Heritage heading (page 22 and 23)	REPLACE with the contents of Attachment B	Yes	No
3.	Immediately following contents of Attachment B (see amendment instruction 3))	INSERT the contents of Attachment C	No	No
4.	Outdoor Advertisements heading PDC 2 (page 45)	REPLACE the reference to "Table MtG(C)/9" with "Table MTG(C)/8"	No	No
5.	Outdoor Advertisements heading PDCs 7-11 inclusive (pages 45 and 46)	DELETE PDCs 7 to 11 inclusive	Yes	No
ZONE AND/OR POLICY AREA PROVISIONS (including figures and illustrations contained in the text)				
RESIDENTIAL ZONE				
6.	Introduction	DELETE policy area listings 2 to 6 inclusive.	No	No
7.	Introduction	INSERT the following words immediately following Policy Area listing: "Portion of the Zone is located within the Historic Conservation Area as shown on Figures MtG H(C)/1 - 4, which introduces additional controls over development in order to protect important historic elements of Mount Gambier's early settlement and development. Reference must also be made to the objectives and principles of development control under 'Historic Conservation Area' in the Council Wide Section to have a full understanding of the policy framework affecting development."	No	No

Residential Local Heritage Policy Areas				
8.	Entire contents (Pages 82 to 85 inclusive)	DELETE the entire contents of the text under the heading of "Residential Local Heritage Policy Areas" (including heading itself) on pages 82 to 85 inclusive	No	No
CITY CENTRE ZONE				
9.	Introduction	DELETE Policy Area listings 7, 9, 10 and 11	No	No
10.	Introduction	INSERT the following words immediately following Policy Area listing: "Portion of the Zone is located within the Historic Conservation Area as shown on Figures MtG H(C)/1 - 4, which introduces additional controls over development in order to protect important historic elements of Mount Gambier's early settlement and development. Reference must also be made to the objectives and principles of development control under 'Historic Conservation Area' in the Council Wide Section to have a full understanding of the policy framework affecting development."	No	No
11.	PDCs 17 and 18	DELETE PDCs 17 and 18, together with preceding heading "Heritage and Conservation"	Yes	No
City Centre Local Heritage Policy Areas				
12.	All of City Centre Local Heritage Policy Areas	DELETE the entire contents of the City Centre Local Heritage Policy Areas	No	No
Cave Gardens and Environs State Heritage Area Policy Area				
13.	Entire policy area	Replace the entire Policy Area with the contents of Attachment D and place immediately following PDC 25 of City Centre Zone.	No	No
COMMERCIAL ZONE				
14.	Introduction	DELETE the words from "The Commercial Zone contain" up to and including the whole Policy Area listing.	No	No
15.	Introduction	INSERT the following words immediately following introduction text: "Portion of the Zone is located within the Historic Conservation Area as shown on Figures MtG H(C)/1 - 4, which introduces additional controls over development in order to protect important historic elements of Mount Gambier's early settlement and development. Reference must also be made to the objectives and principles of development control under 'Historic Conservation Area' in the Council Wide Section to have a full understanding of the policy framework affecting development."	No	No
16.	Immediately following PDC 1	Insert additional PDC as follows: 2. The following land uses are appropriate within the portion of the Zone covered by the Historic Conservation Area: <ul style="list-style-type: none"> ▪ Office ▪ Restaurants, museums, galleries, specialist retailing (ie arts and crafts, rural produce) ▪ Retail showrooms ▪ Light industry ▪ Railway related goods storage and dispatch which is undertaken in a manner compatible with adjoining land uses. 	YES	No

Railway (Commercial) Local Heritage Policy Area				
17.	Entire contents (pages 137 and 138)	DELETE the entire contents of the text under the heading of "Railway (Commercial) Local Heritage Policy Area" (including heading itself) on pages 137 and 138	No	No
Commercial Local Heritage Policy Areas				
18.	Entire contents (Pages 139 to 141 inclusive)	DELETE the entire contents of the text under the heading of "Commercial Local Heritage Policy Areas" (including heading itself) on pages 139 to 141 inclusive	No	No
LAKES ZONE				
19.	Entire contents	REPLACE the entire zone with the contents of Attachment E	No	No
COMMUNITY ZONE (new)				
20.	Immediately following PDC 11 of the Country Living Zone (Page 157)	INSERT the contents of Attachment F	No	No
TABLES				
21.	Table MtG(C)/1 (heading)	REPLACE reference to "Tables MtG(C)/5" and MtG(C)/6 with "Tables MtG(C)/4 and MtG(C)/5"	No	No
22.	Table MtG(C)/1 Column 1	Within the Fences listing (page 158) REPLACE the reference to "Residential Local Heritage Policy Areas" with "Historic Conservation Area"	No	No
23.	Table MtG(C)/1 Column 2	Condition 1 within Fences Listing – REPLACE reference to Table MtG(C)/9 to Table MtG(C)/8	No	No
24.	Table MtG(C)/4	REPLACE the entire Table with the Contents of Attachment G (State Heritage Places)	No	No
25.	Table MtG(C)/5	DELETE the entire table.	No	No
26.	Table MtG(C)/6	REPLACE the entire Table with the Contents of Attachment H (Local Heritage Places)	No	No
27.	Immediately following new Table MtG(C)/5 (as per amendment instruction 26)	INSERT the contents of Attachment I (Figures MtG(C)/1 – 6)	No	No
28.	Table MtG(C)/7	REPLACE the entire Table with the Contents of Attachment J (Contributory Items)	No	No
29.	Table MtG(C)/8	REPLACE the Heading of the Table to be Table MtG(C)/7	No	Yes – see instruction 4
30.	Table MtG(C)/9	REPLACE the Heading of the Table to be Table MtG(C)/8 and the Title to read "Outdoor Advertising Guidelines for Historic Conservation Area and State and Local Heritage Places"	No	No
31.	Table MtG(C)/10	REPLACE the entire Table with the Contents of Attachment K	No	No
MAPPING (Structure Plans, Overlays, Enlargements, Zone Maps & Policy Area Maps)				
32.	Map MtG(C)/6	REPLACE the Map with the contents of Attachment L	No	No
33.	Map MtG(C)/7	REPLACE the Map with the contents of Attachment M	No	No
34.	Map MtG(C)/11	REPLACE the Map with the contents of Attachment N	No	No
35.	Map MtG(C)/12	REPLACE the Map with the contents of Attachment O	No	No
36.	Map MtG(C)/17	REPLACE the Map with the contents of Attachment P	No	No
37.	Map MtG(C)/18	REPLACE the Map with the contents of Attachment Q	No	No

ATTACHMENT A

- Objective 1:** The conservation of State and local heritage places and their settings.
- Objective 2:** The continued use, or adaptive re-use of State and local heritage places that supports the conservation of their cultural significance.

ATTACHMENT B

- 1 A heritage place spatially located on [Figures MtG\(HP\)/1 to 6](#) and more specifically identified in [Table MtG\(C\)/5](#) or [Table MtG\(C\)/4](#) should not be demolished, destroyed or removed, in total or in part, unless either of the following apply:
 - (a) that portion of the place to be demolished, destroyed or removed is excluded from the extent of the places identified in the Tables
 - (b) the structural condition of the place represents an unacceptable risk to public or private safety.
- 2 Development of a State or local heritage place should retain those elements contributing to its heritage value, which may include (but not be limited to):
 - (a) principal elevations
 - (b) important vistas and views to and from the place
 - (c) setting and setbacks
 - (d) building materials
 - (e) outbuildings and walls
 - (f) trees and other landscaping elements
 - (g) access conditions (driveway form/width/material)
 - (h) architectural treatments
 - (i) the use of the place.
- 3 Development of a State or local heritage place should be compatible with the heritage value of the place.
- 4 Original unpainted plaster, brickwork, stonework, or other masonry of existing State or local heritage places should be preserved, unpainted.
- 5 New buildings should not be placed or erected between the front street boundary and the façade of existing State or local heritage places.
- 6 Development that materially affects the context within which the heritage place is situated should be compatible with and retain views to the heritage place. It is not necessary to replicate historic detailing, however design elements that should be compatible include, but are not limited to:
 - (a) scale and bulk
 - (b) width of frontage
 - (c) boundary setback patterns
 - (d) proportion and composition of design elements such as rooflines, openings, fencing and landscaping
 - (e) colour and texture of external materials.
- 7 The introduction of advertisements and signage to a State or local heritage place should:
 - (a) be placed on discrete elements of its architecture such as parapets and wall panels, below the canopy, or within fascias and infill end panels and windows

- (b) not conceal or obstruct historical detailing of the heritage place
 - (c) not project beyond the silhouette or skyline of the heritage place
 - (d) not form a dominant element of the place
 - (e) be of colours and materials that complement the building exterior colours
 - (f) not be externally illuminated
 - (g) consolidate and coordinate the signage of multiple tenancies or buildings within the heritage place
 - (h) where in the form of freestanding signs, not dominate or obscure views of the heritage place.
- 8** The division of land adjacent to or containing a State or local heritage place should occur only where it will:
- (a) create an allotment pattern that maintains or reinforces the integrity of the heritage place and the character of the surrounding area
 - (b) create an allotment or allotments of a size and dimension that can accommodate new development that will reinforce and complement the heritage place and the zone or policy area generally
 - (c) be of a size and dimension that will enable the siting and setback of new buildings from allotment boundaries so that they do not overshadow, dominate, encroach on or otherwise impact on the setting of the heritage place
 - (d) provide an area for landscaping of a size and dimension that complements the landscape setting of the heritage place and the landscape character of the locality
 - (e) enable the State or local heritage place to have a curtilage of a size sufficient to protect its setting.
- 9** A trees identified as a heritage place should be preserved, and removal or lopping of the tree should not be undertaken, unless:
- (a) in the case of tree removal, where at least one of the following apply:
 - (i) the tree is significantly diseased and its life expectancy is short
 - (ii) the tree represents an unacceptable risk to public or private safety
 - (iii) the tree is shown to be causing or threatening to cause substantial damage to a heritage place, substantial building or structure of value and all other reasonable remedial treatments and measures have been determined to be ineffective
 - (b) in any other case, any of the following circumstances apply:
 - (i) the work is required for the removal of dead wood, treatment of disease, or is in the general interests of the health of the tree
 - (ii) the aesthetic appearance and structural integrity of the tree is maintained.

ATTACHMENT C

Historic Conservation Area

Introduction

The following Objectives and Principles of Development Control apply to those areas identified within [Figures MtG H\(C\)/1 to 3](#) and are additional to those found within the Zones and Policy Areas.

Interpretation

Where the Objectives and/or Principles of Development Control that apply in relation to this Area are in conflict with the relevant General Objectives and/or Principles of Development Control in the Development Plan, the Historic Conservation Area will prevail.

OBJECTIVES

- Objective 1:** The conservation of areas of historical significance.
- Objective 2:** Development that promotes, conserves and enhances the cultural significance and historic character of identified places and areas.
- Objective 3:** Development that complements the historic significance of the area.
- Objective 4:** The retention and conservation of places such as land, buildings, structures and landscape elements that contribute positively to the historic character of the area.
- Objective 5:** Development that contributes to desired character.

Desired Character Statement

It is expected that development will retain the historic character and cultural significance of the policy area through the retention of heritage places and contributory items, together with new development that is sensitively located and designed. The continued use of historic buildings is important and encouraged, particularly within those portions of the policy area within either the City Centre or Commercial zones, where early dwellings have been converted to office and commercial developments.

The policy area is populated with numerous dwellings built during the period from settlement up to, and including, the 1920's. Building styles are diverse and range from simple timber cottages to stone-fronted villas to rendered bungalows. The conservation of buildings identified as important to the historic character of the area will be undertaken in a manner that is appropriate to the style and period of the building.

Allotment sizes, street widths and street setbacks are similarly varied throughout the areas. Consequently, development will need to be complementary to the specific character elements identified within each location below, taking into account the immediate locality. In particular, new development will adopt appropriate building styles, design elements and construction materials, together with appropriate street and side setbacks for the specific location. The sensitive redevelopment of sites that are presently incompatible with the historic character of the policy area is encouraged.

There are some opportunities for sympathetic infill development within the policy area unless limited by one of the specific location statements below. Infill development will be limited to judicious land amalgamation and sympathetic infill at the rear of very large allotments with access points carefully designed and placed, and the maintenance of appropriate separation from the road for new development.

Portions of the policy area, due to topography, contain large numbers of stone retaining walls, usually of limestone or scoria construction and will be retained and conserved as part of any development. Fencing, particularly those constructed of Mount Gambier stone, is also an important element of historic character within the policy area, not only due to the structures themselves, but also by maintaining views to the historic buildings themselves. Original fencing will be maintained and conserved with care taken to matching materials, colours and finishes for repair work. New fencing will be developed in a manner sympathetic to the style, colours and materials of the associated dwelling and will have regard to the height, style and materials identified within [Table MtG\(C\)/9](#).

Many of the localities within the policy area contain open spaces with trees and landscaping that contributes to the character of the area. These are typically in the form of mature trees within landscaped settings, together with avenues of street trees. These trees will be retained as much as possible with any future development within the policy area. In addition, any infill development will be designed to accommodate sufficient open space for the establishment of amenity shade trees. Where existing dwellings are converted to a commercial use, existing front fencing and garden areas will be retained through the location of car parking areas to the rear of the building. Further improvement to the character and amenity of the area will be achieved by additional thematic planting of appropriate, deciduous street trees, together with specific footpath and street treatments.

Bay Road

The Bay Road area, as shown on [Figure MtG H\(C\)/3](#) encompasses one of Mount Gambier's oldest residential areas and contains many dwellings identified as local heritage places. The area is characterised by large single storey houses on generous sized allotments averaging 1400 square metres in area, and generally not less than twenty metres in width. As a result of the allotment configuration, houses are provided with extensive street and side boundary set-backs usually with well maintained, mature gardens that contribute to a pleasant, open streetscape.

Building construction varies but generally comprises dolomite or limestone walling with quoins; gabled, galvanised iron roofs; and verandah treatments. The area retains much of its original character despite some contemporary styled infill development in the forms of houses and flats. Streetscape improvements within the area will have particular emphasis on Bay Road as the entry to the Volcanic Complex State Heritage Area.

Doughty Street & Wehl Street North

The Doughty Street and Wehl Street North area, as shown on [Figure MtG H\(C\)/2](#), are characterised by steep topography in some areas with grand houses on generous allotments dominating the higher slopes. Houses in these locations have substantial, street and side boundary set-backs with well maintained mature gardens. On the lower slopes, smaller allotments with smaller scale, timber, workman's cottages and more contemporary housing types form the principal housing styles. As a consequence of the varied building styles, there is a substantial change in the character from one street to another.

Railway

The Railway area, as shown on [Figure MtG H\(C\)/3](#), is notable for the expansive, open nature of the railyards and the remnant buildings and structures associated with its use as a passenger and goods terminal. The commercial and industrial buildings along Margaret Street form a strong industrial streetscape fronting the railway yards. Some of the buildings within the area are derelict and will require substantial upgrading to return them to a standard where they can be reused. Many of the buildings fronting the railyards have no legal road access except via Margaret Street. This could be rectified by the provision of public roads within the railway precinct.

It is expected that new development retains and conserves existing buildings and elements of the area that are representative of the transport and associated commercial history of the railyards. Rehabilitation and re-use of the buildings along the southern side of the railyards is encouraged for a range of commercial and tourism ventures in a manner that provides an active frontage to the railway yards. These may include art galleries, specialist retailing, weekend markets, museums, restaurants and outdoor eating. Any new development will be sympathetic in scale and form with existing historically significant industrial and commercial buildings and be designed to front onto and activate the railyards space and adjacent streets.

St Andrews

The St Andrews area, as shown on [Figures MtG H\(C\)/2 and 3](#), contains a number of significant institutional buildings on large allotments along Elizabeth Street and Penola Road, as well as detached dwellings on a range of allotments sizes ranging from large (1400 square metres) to small (400 square metres). Significant institutional buildings include the Wesley Church and Hall, both of which are State heritage places, and the St Andrews Church and spire, which is a dominant element of the area. Many high quality residences are located at the top of the hill, taking advantage of fine views over the city to the south. Generally, the area is characterised by narrow roads with residential buildings exhibiting minimal street set-backs. Opportunities for infill development will be limited to the redevelopment of existing sites that do not contribute to the historic character of the area.

Vansittart Park

The Vansittart Park area, as shown on [Figure MtG H\(C\)/2 and 3](#), is strongly influenced by the well maintained, well spaced, villa, federation and bungalow style dwellings dating from the 1880's to the 1920's which will be retained and reinforced through sympathetic development. The area is also influenced by its proximity to the expansive, well landscaped Vansittart Park and the topography of the area that adds further interest. Streets are not excessively wide by comparison to other areas of Mount Gambier. Opportunities for infill development are rare and will result from the redevelopment of properties that do not contribute to the historic character of the area, rather than the amalgamation of land existing at the rear of allotments.

Wehl Street South

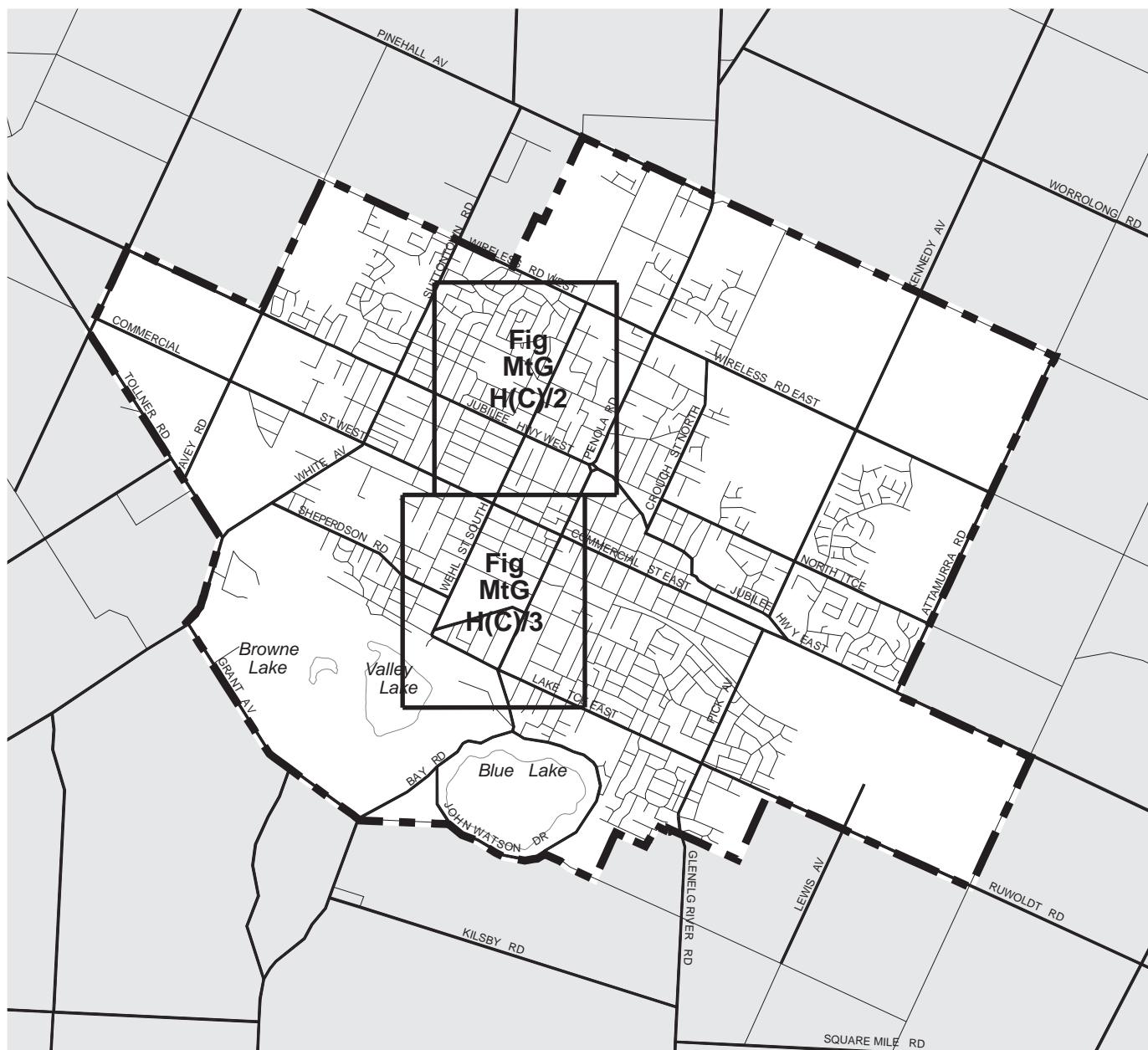
The Wehl Street South area, as shown on [Figure MtG H\(C\)/3](#) contains a significant number of early dwellings ranging from the 1860's through to the mid 1920's, including the Wehl Street Public School. The policy area is also characterised by wide roads with large, deep allotments, although east-west roads are generally narrow with buildings set close to the street. Dwelling styles are diverse, with larger residences predominantly along Wehl Street South and smaller stone or timber-clad workman's cottages close to the railway line. Street set-backs in this area vary considerably, and combined with clusters of historical housing, produce an interesting streetscape. Side setbacks are on some cases small and development will ensure that side setbacks are maintained and not result in boundary to boundary development. Significant opportunities exist, especially along Bertha Street, to establish an avenue of large deciduous street trees that would complement the character of the area.

Principles of Development Control

- 1** Development should not be undertaken unless it is consistent with the desired character for the Historic (Conservation) Area.
- 2** Places such as land, buildings, structures and landscape elements that contribute to the historic character of the area identified on [Figures MtG H\(C\)/1-3](#) and more specifically identified in the respective [Table MtG\(C\)/6](#), should be retained and conserved.
- 3** Development of a contributory item should:
 - (a) not compromise its value to the historic significance of the area
 - (b) retain its present integrity or restore its original design features
 - (c) maintain or enhance the prominence of the original street facade
 - (d) ensure additions are screened by, and/or located to the rear of the building
 - (e) ensure original unpainted plaster, brickwork, stonework, or other masonry is preserved, unpainted.
- 4** New buildings should not be placed or erected between the front street boundary and the façade of contributory items.
- 5** Buildings and structures should not be demolished in whole or in part, unless they are:
 - (a) structurally unsafe and/or unsound and cannot reasonably be rehabilitated

- (b) inconsistent with the desired character for the policy area
 - (c) associated with a proposed development that supports the desired character for the policy area.
- 6** Development should take design cues from the existing historic built forms. In doing this, it is not necessary to replicate historic detailing; however design elements for consideration should be compatible with building and streetscape character and should include but not be limited to:
- (a) scale and bulk
 - (b) width of frontage
 - (c) boundary setback patterns
 - (d) proportion and composition of design elements such as roof lines, pitches, openings, verandahs, fencing and landscaping
 - (e) colour and texture of external materials
 - (f) visual interest.
- 8** New residential development should include landscaped front garden areas that complement the desired character.
- 9** The conversion of an existing dwelling into two or more dwellings may be undertaken provided that the building and front yard retain the original external appearance to the public road.
- 10** Residential development should be single storey, or contain attic rooms within the roof space.
- 11** Second storey additions to single storey dwellings should achieve one or more of the following:
- (a) a sympathetic two-storey addition that uses existing roof space or incorporates minor extensions to the roof space at the rear of the dwelling
 - (b) a second storey within the roof space, where the overall building height, scale and form is compatible with existing single-storey development in the policy area
 - (c) second storey windows not being visible from the street.
- 12** Garages and carports should:
- (a) be sited at least one metre behind the main face of the dwelling
 - (b) where visible from the street:
 - (i) be single of car width or
 - (ii) where in the form of a double garage, comprise two single doors.
- 13** Fencing should:
- (a) reflect and conserve the traditional period, style and form of the associated building
 - (b) be of a style and height consistent with the “Fencing Standards and Guidelines in Historic (Conservation) Policy Areas” found in [Table MtG\(C\)/9](#)
 - (c) for corner sites:
 - (i) return along the secondary street frontage at the same height up to the alignment of the main face of the building

- (ii) be constructed of traditional materials such as rendered masonry, stone and timber to a height no greater than 1.8 metres for the remaining section of side fence on the secondary street frontage.
- 14** Rear and side boundary fences located behind the front dwelling alignment should be no more than 1.8 metres in height.
- 15** Advertisements and/or advertising hoardings associated with places and areas of heritage significance should:
 - (a) be of a size, colour, shape and materials that enhances the character of the locality
 - (b) not dominate or detract from the prominence of any place and/or area of historic significance.
- 16** Development should respect the existing topography and the relationship of sites to street levels and to adjoining land and not involve substantial cut and/or fill or sites.
- 17** The division of land should occur only where:
 - (a) it will maintain or restore the traditional pattern and scale of allotments
 - (b) it is to formalise sympathetic infill development to the rear of allotments and where the format of the division does not impinge on the historic character of the streetscape.
- 18** The site coverage of buildings within the Historic (Conservation) Policy Area resulting from the erection of, alteration of, or addition to a building, should be compatible with the site coverage of buildings in the locality, which contribute significantly to the historic character of the area.
- 19** Where possible, development within the portion of the zone in the Railway area of the Historic (Conservation) Policy Area as shown on [Figure MtG H\(C\)/1-3](#) should reinforce the existing character of the area by:
 - (a) maintaining the open nature of the railyard
 - (b) retaining the railway track where possible
 - (c) incorporating the use of old railway carriages to accommodate retail or tourist related activities
 - (d) limiting structures and landscaping within the railyards to temporary, demountable or moveable structures or plantings.



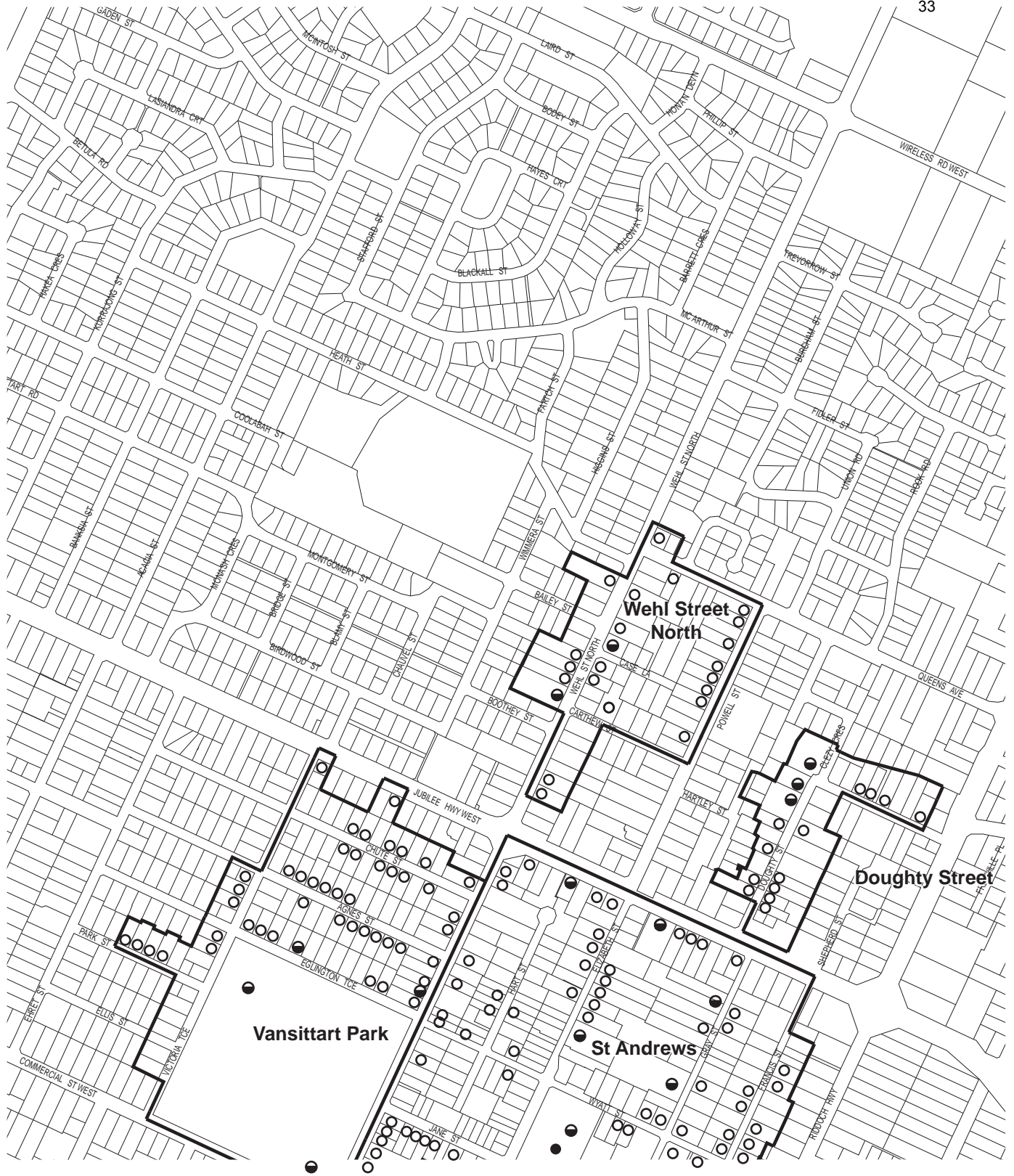
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For the purposes of the Development Plan unless otherwise clearly indicated, the zone/policy area boundaries depicted on or intended to be fixed by Maps MtGH(C)/2 to MtGH(C)/3 inclusive shall be read as conforming in all respects (as the case may require) to the land division boundaries, to the centre line of roads or drain reserves or to the title boundaries, or to imaginary straight lines joining the positions defined by survey or by the measurements shown on the said maps against which the said zone/policy area boundaries are shown or otherwise as indicated.

**MOUNT GAMBIER (CITY)
HISTORIC (CONSERVATION)
POLICY AREA
INDEX
Fig MtG H(C)/1**

— — — — — Development Plan Boundary



Adjoins Figure MtG H(C)/3



Scale 1:8000



**MOUNT GAMBIER (CITY)
 HISTORIC (CONSERVATION)
 POLICY AREA
 Fig MtG H(C)/2**

- Buildings entered in the SA Heritage Register
- Local Heritage Places
- Contributory Places
- Policy Area Boundary



Scale 1:8000



**MOUNT GAMBIER (CITY)
HISTORIC (CONSERVATION)
POLICY AREA
Fig MtG H(C)/3**

- Buildings entered in the SA Heritage Register
- Local Heritage Places
- Contributory Places
- Policy Area Boundary

ATTACHMENT D

CAVE GARDENS AND ENVIRONS STATE HERITAGE AREA POLICY AREA 12

Introduction

The following policy area is located within the City Centre Zone. The principles of development control that follow apply to the whole of the land within the Cave Gardens and Environs State Heritage Area Policy Area 12, shown on [Map MtG\(C\)/17](#). They are additional to those expressed for the whole of the Council area.

OBJECTIVES

- Objective 1:** The preservation and conservation of historic buildings and structures, historic garden, open spaces, and plantings.
- Objective 2:** Conservation of a significant geological feature.
- Objective 3:** Retention of the cultural and social significance of the policy area.
- Objective 4:** Development of all buildings, streets and gardens that is consistent with the heritage character of the policy area.

Statement of Historic Significance

The policy area is comprised largely of the Cave Gardens and Environs State Heritage Area, and is the site of the original settlement of the township of Mount Gambier.

The Cave Garden itself was the site of one of the two huts built as shelter for Henty's stockmen in South East South Australia initiating European settlement in this region. The attraction of the cave as a place of settlement was for its reliable water supply and was chosen as the site to establish the first police station in the South East in 1845-46. The area around the cave was also surveyed in 1845-46 and the surveyors secured three acres surrounding this freshwater source as a Government Reserve. The first of the future township sections was purchased in 1847 by Evelyn Sturt at auction in Adelaide and the first commercial buildings constructed opposite the cave.

The cave was included in the survey as a Government Reserve, but it was not until 1870 that it was vested in the Council. Community interest, however, started in the 1860s to create a civic garden or park around the cave given its central location in the growing town of Mount Gambier. In 1883 Captain Robert Gardiner donated funds to permit the erection of the present fountain. Described as the first marble fountain constructed in Victoria, it was sited in its present location in 1884 and became a symbol of Mount Gambier's prosperity and maturity.

During the 1890s Council gardeners commenced the planting of ornamental trees, installed gas lamps and seating furniture in the Garden, and constructed a gravel path along the present alignment of the present central path. The Percy Browne Baths were also erected on the Watson Terrace corner in the Garden in 1898, and they remained there until their demolition in 1953.

In 1906 the first community-based plantings occurred in the Garden resulting in the quick creation of a parterred garden and rosary, largely inspired by the encouragement of Paul Krummel who supervised the creation of an eclectic styled garden with the sinkhole in 1906-1910.

In 1925 Council initiated a competition for the re-design of the Garden in the lead up to the town's Jubilee celebrations. A plan, with a philosophy statement, was successfully prepared by William Denham Robinson, and he was commissioned to execute the design in 1925. Robinson was appointed Honorary Curator of Gardens, and the Council directed him to continue his design and planting strategy for the Cave Garden as well as extending his responsibilities to other Council parks and reserves.

Under Robinson, various changes and tree plantings were undertaken arising from community donations of fixtures or plants, or from Robinson's actions to modernise the Garden and its maintenance obligations.

With his death in 1945, his son Robert William Robinson became City Gardener and continued to direct the management of the Cave Garden and its plantings in the philosophy and plan established by his father. Robinson replaced and replanted numerous trees due to age and soil compaction, conserved the rosary as re-aligned and restructured by his father, but added several new trees and shrubs complementary to plant fashions of the time.

Following Robinson's resignation in 1964 few changes have occurred to the structure and planting strategy in the Garden. The new Civic Centre was opened in 1981 and Watson Terrace in-part closed enabling the eastern lawn to be extended up to its forecourt. Donations of plaques, roses, and flowering shrubs continued to be forthcoming from the community and many were positioned in the Garden.

Notwithstanding the post-1964 period, the Cave Garden reflects the design, planting and construction established in 1925 by William Denham Robinson. This strategy was maintained under his Curatorship, and conserved under his son's Curatorship. It represents a creative approach to 1920s-1930s landscape design that has to respect an unusual geological feature and a Victorian fountain, yet craft a formal civic garden.

Aside from the Cave Garden itself, the buildings that frame the garden comprise of an intact cluster of significant civic and commercial buildings which are on the South Australian Heritage Register. These buildings include the Post Office (former Telegraph office), the Riddoch Gallery (former Institute and former King's Theatre), Mount Gambier Town Hall, Jen's Hotel and the Rubekonig building (formerly Jens Hotel Annexe). As well as being significant in themselves, these buildings are integral to the strong heritage character of the parts of Commercial Street East, Bay Road, Watson Terrace and the Cave Gardens which they address and help to enclose. In turn the character of the streets and gardens provides the setting for the heritage buildings.

Desired Character

It is envisaged that the policy area will remain a key feature of the city centre, not only to relieve the commercial and civic buildings, but also as a representative of the story of Mount Gambier's settlement, a tourist attraction and a passive recreation area for residents and workers. This will be reflected in the retention and preservation of key elements within the garden, including paths, furniture, plantings, together with installation of lighting, seating, bins, fencing and interpretive signage appropriate to the design philosophy and era sought.

The historical role as a civic square for most of the city's community celebrations will be reinforced through improvements to buildings in the surrounding area, particularly the redeveloped library and the redevelopment of the RSL building linking to the Riddoch Gallery and providing an opportunity to create an additional vibrant public space for activities. Any re-use or redevelopment of buildings should provide for the expansion of the wide range of cultural and social activities within the policy area.

Development opportunities within the policy area will be limited and restrained principally to the adaptive reuse of existing heritage buildings, together with the redevelopment of the non-heritage buildings. The heritage buildings are predominantly two storeys in construction, in a grand architectural style and located on or immediately adjacent to the street alignment. Any new buildings within the policy area should frame and address the gardens while also complementing the building form, scale, setbacks and proportions of heritage buildings.

Recently redeveloped buildings in the policy area have been more contemporary in their styling and demonstrate an effective use of modern materials and architectural detail to complement the heritage buildings to the north of the garden. Opening up the buildings so they more meaningfully address the open space of the garden is further encouraged, provided the historic significance and fabric of these buildings is not compromised.

New activities and buildings should increase the activation and interaction at ground level so as to complement the role of the area as a community gathering point. There is an opportunity to increase linkages and vistas to and from the gardens from Commercial Street through the redevelopment of the RSL building. The redevelopment of this site needs to also improve the northern entrance to the gardens to provide a better sense of arrival. This will include the relocation or removal of electricity

infrastructure, together with the opening up vistas through the Cave garden, to the Civic Centre and new library via building placement and design.

Further improvements to the streetscape along Bay Road and Watson Street will include the planting of carefully selected street trees that tie in with the design philosophy and plantings within the gardens, in order to assist in providing a sense of arrival, linking both Commercial Street to the area and the heritage buildings to the newer buildings in the south-eastern corner.

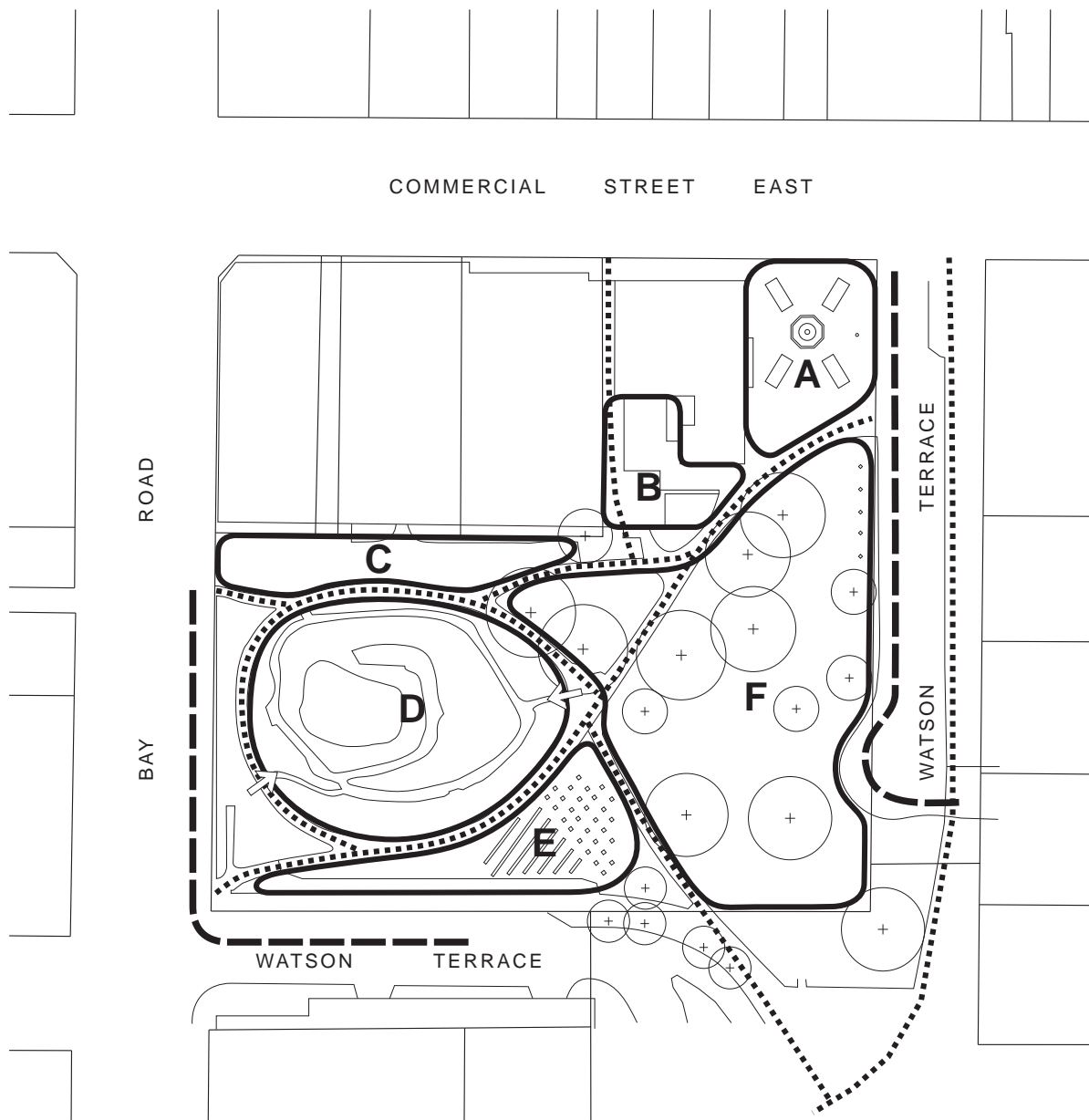
PRINCIPLES OF DEVELOPMENT CONTROL





Land Use

- 1 Development should retain the policy area's role as a hub for community activities, providing a civic focus and accommodating tourism activity, together with an important open space within the city centre.

Cave Garden

- 2 The garden as indicated on [Fig CCe/2](#), which contributes to the historic character of the State Heritage Area, should be retained and conserved. This includes all plantings, fixtures including Gardiner Fountain, walls and structures within the bounds of the garden.
- 3 The historic character of the Garden should principally adhere to the 1920s-1930s style used in the redesign of the garden in 1925, used in South Australia during this period, and to the design philosophy articulated by William Denham Robinson. This style should be applied to the following elements:
 - (a) plantings of species in common use in the 1920s to 1930s in South Australia as indicated in [Table MtG\(C\)/7](#) with modern varieties and cultivars avoided
 - (b) fencing within the cave enclosure in a style typical of the 1920's while meeting the relevant Australian Standards
 - (c) street furniture, directional and interpretive signage, footpaths, paving, bedding edges, kerbing and guttering
 - (d) lighting that draws design reference to the old gas lamps and standards used in Mount Gambier and the garden
 - (e) infrastructure fittings, covers and structures located above ground
- 4 The rosary area should be maintained with a range of original and modern varieties and cultivars within present locations and beds with better integration with the garden and interpretive information.
- 5 The eastern lawn should be retained as a major community activity venue, its edges should be defined by suitable plantings and design treatments, and link more coherently to the Civic Centre and newly developed library building.
- 6 Care should be given to the conservation and interpretation of the geological feature of the sink hole in the garden, and to minimise any changes to its form and structure.
- 7 The existing pedestrian circulation systems in the policy area should be retained and conserved with pathways upgraded to:
 - (a) provide ease of circulation, access and vantage within and into the cave and Cave Garden
 - (b) connect between key buildings within and adjacent to the policy area
 - (c) improve pedestrian safety and personal security.



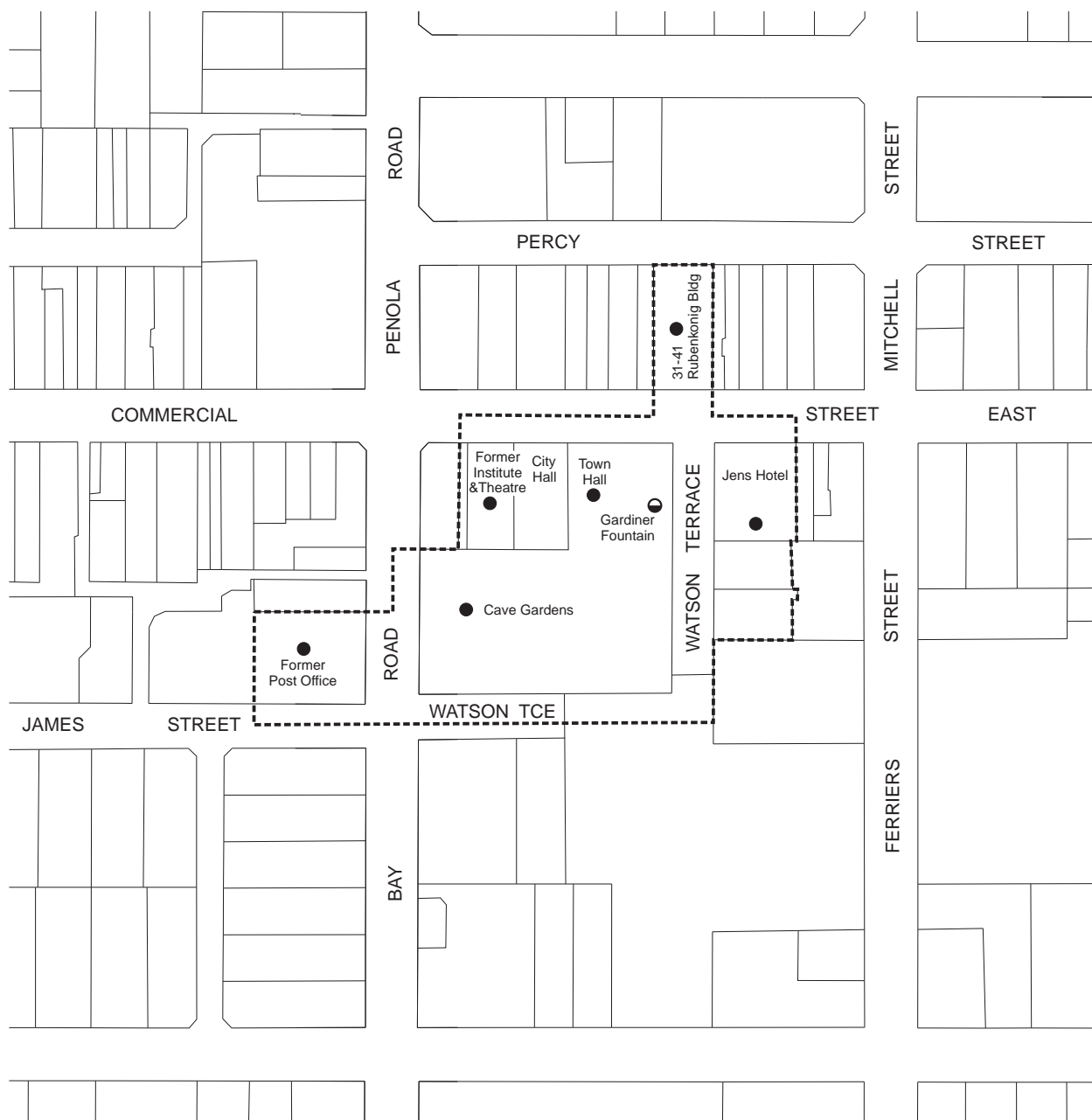
-  Precinct boundaries
-  Pedestrian access
-  Vehicular access
-  Entrance to Cave

- A** Gardiner Fountain Precinct
- B** Service Utility Precinct
- C** Northern Perimeter Precinct
- D** Cave Garden Precinct
- E** Rosary Precinct
- F** Eastern Lawn Precinct

Scale 1:1000



**MOUNT GAMBIER (CITY)
CAVE GARDENS CONCEPT PLAN
Figure C Ce/2**



● Buildings entered in the South Australian Heritage Register

● Local Heritage Places

----- Cave Gardens and Environs State Heritage Area Boundary

Scale 1:2500



**MOUNT GAMBIER (CITY)
CAVE GARDENS AND ENVIRONS
STATE HERITAGE AREA POLICY AREA
Figure C Ce/3**

- 8 Development, including infrastructure fittings and services below ground should be sited in a manner to minimise disturbance to existing walls, tree roots, kerbing, and the rosary.
- 9 Existing plaques should be conserved and retained but their siting reconsidered to better respect the character and style of the garden. Further installation of plaques should be minimised.

Built Form

- 10 The significant external forms, facades and interior spaces of each heritage building as indicated on [Fig CCe/3](#) should be retained and conserved, including:
 - (a) original fixtures and finishes in significant interior spaces
 - (b) legibility of internal spaces
 - (c) external colours and original external finishes
- 11 Existing alterations or additions to a heritage building which conceal or detract from its significance should be removed or redeveloped.
- 12 Heritage buildings may be adapted to compatible new uses where:
 - (a) the heritage significance of the building is not compromised
 - (b) minimal change to significant fabric is required or is able to be reversed
 - (c) public access to significant interior spaces is maintained or restored
 - (d) services are integrated into the design, concealed from view and reversible.
- 13 New building development within the policy area should have minimal set-backs consistent with historic buildings. The height and scale of new buildings should maintain and reinforce the enclosure of the streets and Cave Garden edges.
- 14 Development of the buildings to the north of the Garden, fronting Commercial Street East is appropriate, provided it:
 - (a) is sympathetic to the character of the garden and heritage buildings
 - (b) results in the use of the buildings and Garden space for a wider range of cultural and social activities
 - (c) provides better linkages to the Art Gallery, Institute and former Town Hall structures and their uses through access and activation of these facades to the garden
 - (d) opens up views to the garden and a sense of arrival along Bay Road from the Commercial Street East intersection.

Urban Design

- 15 Lighting should enhance the display of the Cave, prominent vegetation species in the garden, the Gardiner fountain, as well as adjacent prominent buildings in the policy area
- 16 Signage should be appropriately positioned and seek to convey the historical, geological, social and design significance of the garden as well as providing orientation.
- 17 Street trees within the policy area should:
 - (a) be planted along the western, southern and eastern edges of the garden to enable a strong edge and to enclose the garden
 - (b) consist of species consistent with the historic design theme for the Cave Gardens
 - (c) frame but not conceal views of heritage buildings

ATTACHMENT E

LAKES ZONE

Introduction

The objective and principles of development control that follow apply to that part of the City of Mount Gambier referred to as Lakes Zone shown on [Maps MtG\(C\)/7, 8, 11 and 12](#). They are additional to those expressed for the whole council area.

OBJECTIVE

- Objective 1:** The conservation and enhancement of the natural environment and natural ecological processes for their historic, scientific, landscape, faunal habitat, biodiversity, water resource and cultural values.
- Objective 2:** Provision of opportunities for the public to experience and appreciate the significance of the geological and cultural features of the area through low impact tourist and recreational development.
- Objective 3:** Retain views and vistas into and out of the Crater Lakes Area.
- Objective 4:** Development that contributes to the desired character of the zone.

Desired Character

The Lakes Zone covers the full extent of the Mount Gambier Volcanic Complex State Heritage Area in which the natural value of the Crater Lakes region is well documented. The importance of the area is multi-layered and interconnected and is significant for its natural, Aboriginal and historic values. It is still a place of contemporary value and importance, a place where visitors and locals are drawn by its natural beauty and its history, both Aboriginal and European.

The Crater Lakes Area is a site that has the potential to yield a great deal of information relating to the Aboriginal occupation of the region during the Holocene period. It is an important landscape feature that is well recorded in Aboriginal stories and legends. The Crater Lakes area of Mount Gambier is of importance to the local Aboriginal community of the southeast area for its spiritual value. It is a place that has both historic and contemporary value to the local Aboriginal community. It is encouraged that the long term management and care of the archaeological and cultural heritage values of the Crater Lakes area are implemented.

The Crater Lakes Area has been an important tourist destination for South Australians and Victorians since the 1880s and this role forms part of the cultural significance of the zone. It is important to protect the significant geological and cultural heritage significance of this location, whilst also supporting the recreational and tourism related functions of the area. It is expected that in order to achieve this delicate balance, additional development will be limited to those that add value to the zone as a recreation and tourist area for Mount Gambier and the surrounding Region.

The zone encompasses a variety of landscapes based on the volcanic geological features of the craters, lakes and blow-holes, together with the historic structures associated with the water supply function of the Blue Lake and plantations from the historic forestry function of the area. These landscapes, features and historic structures are shown on [Figure La/2](#). The Blue Lake represents the most important landmark of the City and region and it is imperative that future development within the zone does not compromise the physical appearance of the lake and its surroundings, or vistas and views from the Lake perimeter out to the surrounding zone.

It is expected that the establishment of additional buildings and structures will be limited throughout the zone to those in appropriate locations to support tourist and visitor use and enjoyment of the area. Within existing recreation areas, additional infrastructure in the form of barbeques, toilet facilities, seating and bins, together with improved parking facilities will further enhance these locations within the zone.

Any new buildings will be sited in unobtrusive locations so as not to skyline any particular area of the zone and accompanied with appropriate landscaping. Buildings will be of a high design standard and quality, low in profile and designed to blend with the surrounding landscape through the use of low light reflective materials and natural earthy colours.

Monuments and look outs form an important part of the cultural landscape of the zone. Therefore views and vistas within and out of the zone are important. The former Mount Gambier Hospital in the adjacent Community Zone impacts on the vistas along the northern rim of the Valley Lake. It is therefore important that additional landscaping screen the existing buildings that protrude the skyline in this location. Mature vegetation is important in establishing the character of the zone and will be maintained, together additional landscaping, generally comprising a mixture of locally indigenous vegetation or selective exotic plantings consistent with historical species planted, depending on the appropriate landscape character of the precinct within the zone, as identified by the Crater Lakes (Volcanic Complex) Conservation Management Plan.

Access and connectivity throughout the zone will be improved through the development of appropriately located and designed walking, cycling and recreation trails to further encourage passive recreational pursuits such as walking, cycling, sitting and bird watching. Signage which is of a consistent form, clear and complementary to the landscape character will assist with way finding throughout the zone and the interpretation of natural and cultural features.

It is expected that development will have regard to the different historical, geological and biodiversity values of each of the Precincts identified within the Conservation Management Plan, as shown on [Figure La/1](#), and detailed below.

Precinct 1 – Blue Lake

Retention of the iconic significance of the Blue Lake is paramount. Buildings and structures of heritage significance will be retained and conserved. Development opportunities will be limited to improvements of look outs, access roads and car parks around the Lake perimeter, as well as upgrading of Apex Park as a public open space.

Precinct 2– Leg of Mutton Lake

The Leg of Mutton Lake area is significant historically as the site of the birth of the timber industry in the South East of the State. It is expected that the connection and interpretation to the historic significance of the area as a nursery will be enhanced through the retention of the European landscape character through careful management of vegetation. Retention and conservation of important historic buildings and structures will also assist in the interpretation of the significance of the area. Passive recreational use of the precinct is encouraged and will be facilitated through reinforcing formal walks accompanied by the provision of seating and bins in designated locations.

Precincts 3 and 6 – Historic Pine Plantations

The existing historical forestry function will remain the focus of these precincts. The forest will be carefully managed with progressive replanting to maintain the plantation in the long term. The visual significance of the plantation on the western rim of Browne's lake is important and needs to be protected. It is expected that activity will be increased in this location through the development of walks and recreation trails.

Precinct 4 – Blue Lake Holiday Park and Golf Course

This precinct will remain the primary focus for the most intense tourism related activities envisaged for the zone. It is expected that new cabins within the holiday park will be located centrally on the site, with spaces around buildings reflecting those currently found in the site. The perimeter of the holiday park is appropriate for camping, together with improvements to landscaping so as to provide visual containment. Avenue planting is sought along the internal roadways to create a formal parkland setting of large trees amongst lawned areas.

It is expected that the traditional landscaped character of the golf course be retained, with limited opportunities for further expansion of the clubroom and ancillary activities on the site.

Precincts 5, 10 and 12 – Landscaped Edges

These precincts form the interface between the zone and surrounding urban and rural land uses. The Blue Gum plantation found within Precinct 5 will be retained and managed to improve age diversity of the plantation. Other precincts contain areas of pest plants and weeds and will be progressively managed to improve biodiversity. There are opportunities to improve and increase walking and bicycle trails and other passive recreation pursuits in these locations, to reduce the pressure on other more sensitive parts of the zone.

Precinct 7 – The Sugar Loaf

The volcanic significance of this precinct will be retained through the established grassland character. The Sugar Loaf forms a natural amphitheatre, providing opportunities for the staging of small scale music and drama events in this location, taking into account the access and infrastructure requirements and potential impacts on the natural environment. The precinct is appropriate for other passive and informal recreational activities such as picnics as a result of the open nature of the space.

Precinct 8 – Tenison Oval and the Oaks

The precinct contains the Tenison Oval that adjoins the college in the neighbouring Community Zone. The open landscape character of the oval will be retained and utilised for a mixture of passive and active recreation activities. The perimeter of the oval contains Oak trees in a grassed setting. This parkland landscape setting will be retained and reinforced with a mixture of native and exotic species to improve amenity and further opportunity for passive recreational activities. Opportunities for additional buildings will be limited, as will additional vehicle access and parking in the precinct.

Precinct 9 – The Valley Lake Crater Rim and Devil’s Punchbowl

The Valley Lake Crater Rim and Devil’s punchbowl are highly visible areas within the zone and are of significant importance to the geological value of the area. Improvement to sightlines will be achieved through careful management of vegetation, particularly in the Saddle and the Devil’s Punchbowl where an open grassland area is envisaged.

The precinct has an importance in maintaining connectivity around the lake, as well as to surrounding precincts. Continuous paths and trails for pedestrians and bicycles will reinforce these connections. Parking areas at the Centenary Tower will be improved while those at Mark’s lookout will be rationalised with improvements to landscaping in order to reduce its impact on the surrounding landscape.

Precinct 11 – Valley Lake and Browne’s Lake Crater Floor

The Valley Lake and Browne’s Lake Crater floor Precinct is, by its nature, highly visible and forms a large central part to the zone. There is a variety of landscape character within the precinct including native vegetation to base of crater and crater wall, open grass and playground areas at lake edge, European parkland setting, open grassland associated with Browne’s Lake, wildlife park landscape and the open water of the Valley Lake.

The area is appropriate for a range of passive and active recreation activities, including walking, cycling, barbequing, picnicking and selected water sports that limit contact with water (such as kayaking and boating). As such it is expected that improvements to amenities to suit the users of such activities will be undertaken, including upgrading of toilets and redistribution of barbeque areas.

Precinct 13 – Botanic Park

Botanic Park forms an important entrance to the area from the town centre and forms the interface with adjacent urban development. It is important that a park character is maintained comprising a formal botanic setting of established trees in mown grass. Mature native and exotic trees will be retained to enhance the area for passive recreation, walking, sitting and bird watching activities. Portion of the precinct adjacent Keegan Drive is suitable for more passive and active activities such as barbeques and seating areas for the enjoyment of visitors and nearby residents.

Precinct 14 – PJ Browne Reserve

The precinct is a public reserve that acts as an interface to neighbouring residential and country living development. It is expected that the revegetation of the reserve will continue to establish a complex of indigenous native and pre-European vegetation for both aesthetic and educational purposes. Connections between the Blue Lake Grand Circuit and neighbouring residential development will be improved through the establishment of walkways, points of interest and seating.

PRINCIPLES OF DEVELOPMENT CONTROL

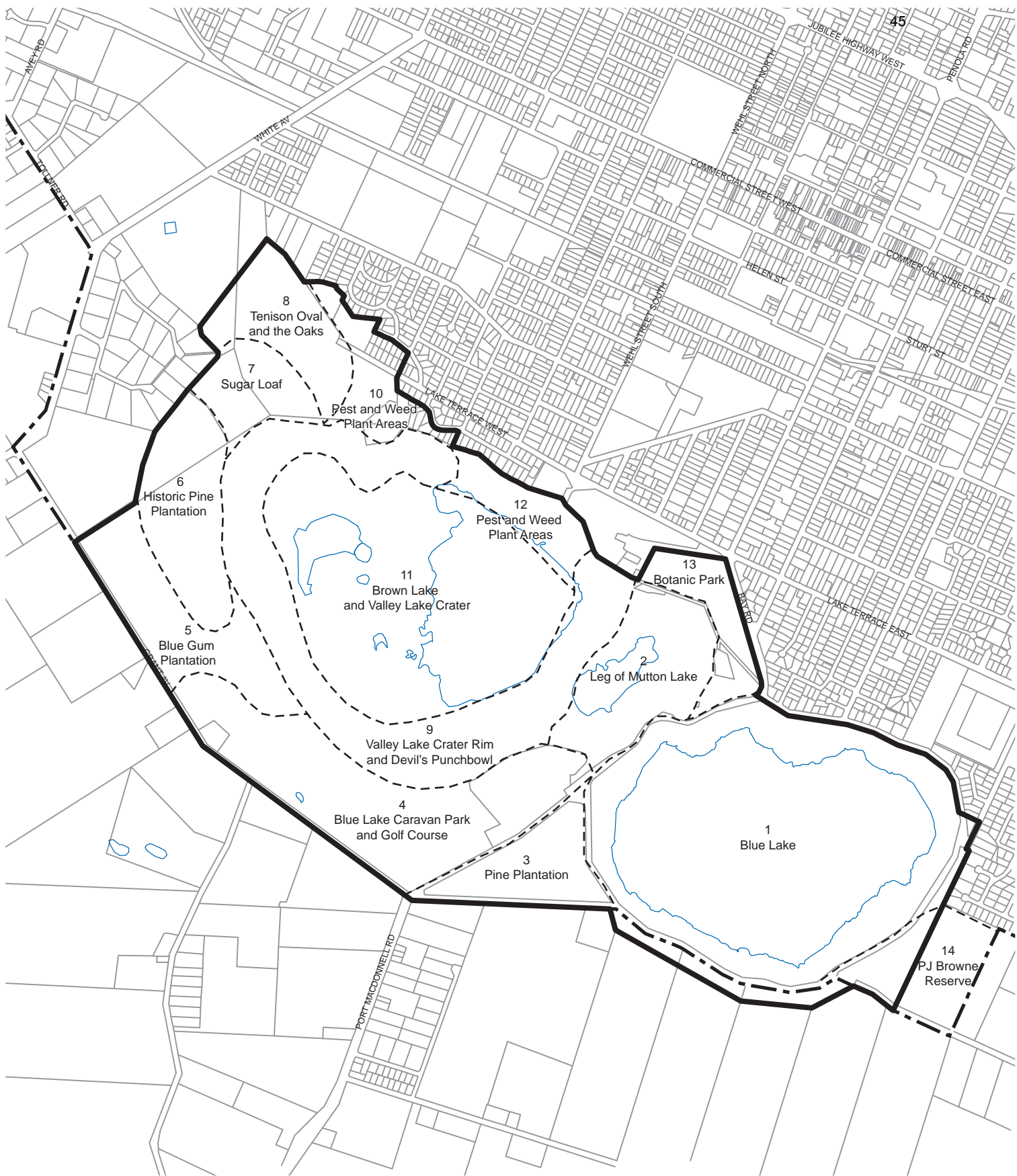
Land Use

- 1 The following forms of development are envisaged in the zone:
 - caravan park
 - directional, identification and/or interpretative advertisements and/or advertising hoardings for conservation management and tourist information purposes
 - golf course
 - lighting
 - outbuilding associated with open space maintenance
 - playground
 - recreation area
 - small-scale facility associated with the interpretation and appreciation of natural and cultural heritage such as public amenities, remote shelters or huts
 - structures for conservation management purpose
 - walking and bicycle trails

- 2 Development listed as non-complying is generally inappropriate.

Form and Character

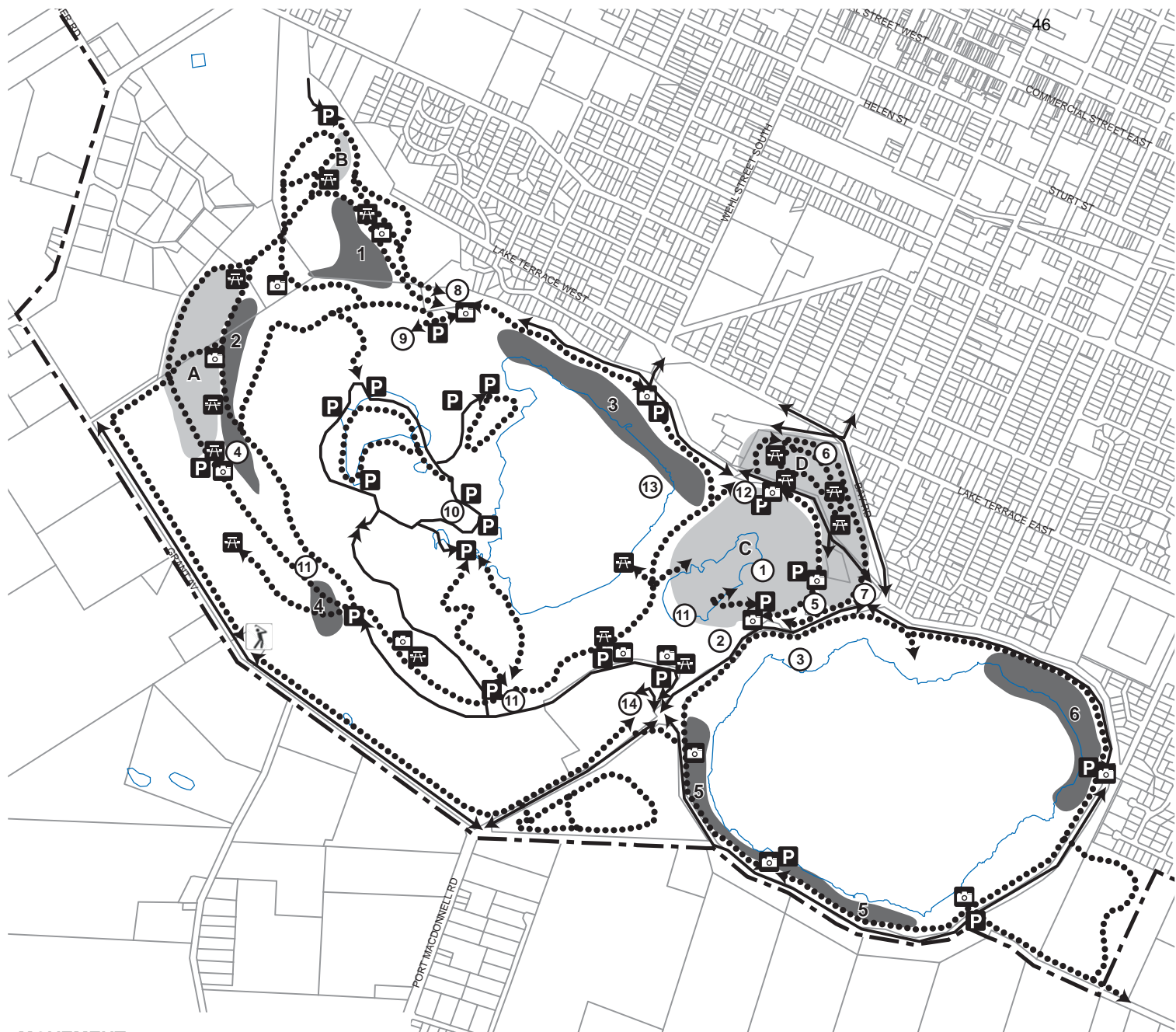
- 3 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 4 Development that damages in any physical way the remnant geological elements of the Crater Lakes Complex, particularly the craters, lakes and blow-holes, should not be undertaken.
- 5 Development should use the following measures to avoid impacting detrimentally on the natural environment, processes and/or conservation qualities of land in the zone:
 - (a) minimising the size and number of buildings
 - (b) minimising the extent of earthworks
 - (b) minimising the extent of vehicle access servicing that development
 - (c) minimising the extent of locally indigenous vegetation removal
 - (d) being sited in an unobtrusive manner preferably below hilltops or prominent ridgelines and in any case, not above the 75m contour level.
 - (e) screening the visual impact by planting locally indigenous species having due regard to bushfire risk
 - (f) utilising external low reflective materials and finishes that will minimise glare and blend in with the features of the landscape.
- 6 Development should retain a logical hierarchy of access appropriate to the desired character and activities envisaged within each precinct.



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MOUNT GAMBIER (CITY) LAKES ZONE Landscape Precincts Figure La/1

- Volcanic Complex State Heritage Area
- - -** Precinct Boundary
- · - ·** Local Government Area Boundary



MOVEMENT

- Vehicular Access
- Pedestrian Access / Bicycle Access
- Lookout
- Seating
- Parking
- Golf Club Clubhouse

VOLCANIC FEATURES

- 1 Sugar Loaf
- 2 West Wing and Browne's Lake
- 3 North Rim and Valley Lake
- 4 Devil's Punch Bowl
- 5 South Rim of Blue Lake
- 6 North Rim of Blue Lake

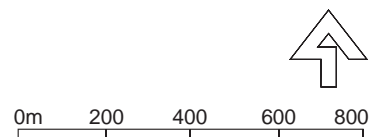
HISTORICAL VEGETATION

- A Pine Plantations
- B Oaks
- C Leg of Mutton Lake
- D Botanic Park

Local Government Area Boundary

HISTORICAL FEATURES

- 1 Forestry Nursery Relics
- 2 Adam Lindsay Gordon Monument
- 3 Pumping Station
- 4 Centenary Tower
- 5 Busy Bee Embankment
- 6 South African War Memorial
- 7 Pioneers Monument
- 8 Potters Point
- 9 RSL Rest House
- 10 Henty's Monument
- 11 Various Lookouts
- 12 Nursery Man's Cottage Site
- 13 Nurses Landing
- 14 QE2 Gates



**MOUNT GAMBIER (CITY)
LAKES ZONE
Movement and Features
Figure La/2**

- 7 Development should provide safe and easy access for pedestrians, cyclists, cars and buses supported by appropriately located car parks, seating and bike parking facilities, as shown on [Figure La/2](#).
- 8 Remnant native vegetation and introduced exotic plantings that have historic and cultural significance should be protected and retained intact.

Land Division

- 9 Land division should not be undertaken except where:
 - (a) it will facilitate the development of an envisaged use in the zone
 - (b) no additional allotments are created.

PROCEDURAL MATTERS

Complying Development

- 10 Complying developments are prescribed within Schedule 4 of the Development Regulations 2008.

Non-complying Development

- 11 The following kinds of development are non-complying in the Lakes Zone:

All new development requiring on-site treatment and disposal of effluent, except where it is to be connected to an aerobic effluent disposal system in accordance with South Australian Health Commission standards

Amusement Machine Centre

Bulky goods outlet

Consulting room

Crematorium

Dairy

Dwelling

Educational establishment

Fuel depot

Horse keeping

Horticulture

Hospital

Hotel

Industry

Intensive animal keeping

Land division, except where no additional allotments are created partly or wholly within the zone.

Motel

Motor Repair Station

Nursing home

Office, except where associated with and ancillary to a tourist facility or for the management of the Crater Lakes Area

Petrol Filling Station

Place of worship

Pre-school

Prescribed mining operations

Public service depot

Road Transport Terminal

Service trade premises

Shop except where ancillary to a tourist facility and with a gross leasable area of less than 80 square metres

Stock sales yard

Stock slaughter works

Store
Telecommunications facilities
Warehouse
Waste reception, storage, treatment or disposal
Wrecking yard

Public Notification

- 12** Categories of Public Notification are prescribed within Schedule 9 of the Development Regulations 2008.

ATTACHMENT F

COMMUNITY ZONE

Introduction

The objectives and principles of development control that follow apply to that part of the City of Mount Gambier referred to as the Community zone shown on [Maps MtG\(C\)/6, 7, 11 and 12](#). They are additional to those expressed for the whole of the Council area.

The Community Zone contains the following policy area, shown on [Map MtG\(C\)/18](#):

Lakes Perimeter Policy Area 16

OBJECTIVES

- Objective 1:** A zone accommodating community, educational and recreational facilities for the general public's benefit.
- Objective 2:** Development that is integrated in function and provides a coordinated base to promote efficient service delivery.
- Objective 3:** Development that contributes to the desired character of the zone.

Desired Character

The zone abuts the Mount Gambier Volcanic Complex State Heritage Area and contains the Tenison College buildings and grounds, together with the Mount Gambier Garden Cemetery, both of which form part of the western transitional area between the urban fringe of the city/agricultural areas and the Lakes State Heritage Area. This part of the zone is characterised by substantial areas of open space, reducing the visual impacts on the adjacent Crater Lakes Area which forms a dramatic backdrop. It is expected that those portions of the zone rising to the crater edge in the abutting Lakes Zone will continue to maintain the volcanic grassland in this location.

To the north, covering the former Hospital site, the zone forms the transition between the rim of the Valley Lake and the established residential areas of the Mount Gambier. This part of the zone is covered by the Lakes Perimeter Policy Area.

Buildings, facilities and car parks are located well away from public roads, screened from view and designed to blend in with landscaping, ensuring that vegetation is the dominant aspect of the landscape. Development will ensure that the openness along White Avenue, Shepherdson Road and Lake Terrace East will continue to be the dominant landscape aspect, through the clustering of buildings next to existing buildings and incorporation of landscaping to screen them from view from public roads, together with careful design utilising low profiles and appropriate materials and colours that blend with the surrounding landscape. Buildings within the college site will also need to respect and complement the former Moorak Homestead and other heritage listed buildings on the college grounds.

Portion of the zone abutting the Tenison Oval which straddles the adjacent Lakes Zone will incorporate perimeter planting to the oval, utilising a mixture of native and Oak species to improve amenity and connection to the existing Oak Grove on the eastern edge of the oval.

The poplar tree lined entrance to Tenison College from Shepherdson Road forms a strong visual element in the landscape and will be maintained by future development. Any car parking in this location should remain informal. Formal parking areas within the zone will be set well back from the roads and screened with vegetation to maintain the character of the zone.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - cemetery (except where located within the Lakes Perimeter Policy Area)
 - community centre
 - educational establishment (except where located within the Lakes Perimeter Policy Area)
 - emergency services facility (except where located within the Lakes Perimeter Policy Area)
 - hall
 - office associated with community service
 - place of worship
 - playground
 - public administration office (except where located within the Lakes Perimeter Policy Area)
 - recreation centre
 - special event
 - theatre (except where located within the Lakes Perimeter Policy Area)
 - vehicle parking
 - welfare institution (except where located within the Lakes Perimeter Policy Area)
- 2 Development listed as non-complying is generally inappropriate.
- 3 Development should not be undertaken if it would inhibit or prejudice the integrated development of land within the zone for further community and institutional uses.

Form and Character

- 4 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 5 No additional vehicular access points should be established to White Avenue.

Land Division

- 6 No additional allotments should be created wholly or partly within the zone.

PROCEDURAL MATTERS

Complying Development

- 7 Complying developments are prescribed in Schedule 4 of the Development Regulations 2008. In addition, the following forms of development are designated as complying development subject to the conditions contained within [Table MtG\(C\)/1](#) and [Table MtG\(C\)/2](#)

Recreation area

Non-complying Development

- 8 Development (including building work, a change in the use of land, or division of an allotment) for the following is **non-complying**:

Consulting room

Dwelling, except in the form of the following:

- (a) caretaker's residence
- (b) where it is located within the existing former Nurses Home building within the Lakes Perimeter Policy Area

Fuel depot

Horticulture

Hotel

Industry

Intensive animal keeping

Land division, except where no additional allotments are created in partly or wholly within the zone.

Major public service depot
 Motel, except where it is located within the Lakes Perimeter Policy Area
 Motor repair station
 Nursing home
 Office, except where associated with and ancillary to a community service.
 Petrol filling station
 Road transport terminal
 Service trade premises
 Shop or group of shops
 Stock sales yard
 Stock slaughter works
 Store
 Warehouse
 Waste reception, storage, treatment or disposal
 Wrecking yard

Public Notification

- 9 Categories of public notification are prescribed in Schedule 9 of the Development Regulations 2008.

Lakes Perimeter Policy Area 16

Introduction

The Objectives and Principles of Development Control that follow apply to the Policy Area as shown on [Maps MtG\(C\)/18](#). They are additional to those expressed for the Zone and, in cases of apparent conflict, take precedence over the Zone provisions.

OBJECTIVES

- Objective 1:** A policy area accommodating open space and community activities designed and located to respect the prominent visual location and integrate with the surrounding landscape.
- Objective 2:** Development that contributes to the desired character of the policy area.

Desired Character Statement

The policy area contains the remaining buildings associated within the former Mount Gambier hospital and surrounding grounds. The site, and particularly buildings on the land, are highly visible from the surrounding area and together with the Mount Gambier Volcanic Complex State Heritage Area form a backdrop to the township.

The policy area will progressively be transformed for community use through the demolition of existing derelict structures and establishment of open space areas and community facilities to serve the surrounding residential and tourist populations. The location of the policy area adjacent the Volcanic Lakes Complex, as a tourism drawcard for Mount Gambier, lends itself to tourist accommodation, although it is envisaged that this would be limited to the western end of the policy area and limited in scale and intensity, such as in the form of bed and breakfast accommodation.

Future development in the policy area requires careful consideration to ensure that it does not detract from vistas from the township and surrounding area.

It is anticipated that no new structures will be located between the existing buildings and Lake Terrace West frontage so as to maintain the open landscape character in this location. Any garages, carports or outbuildings associated with the existing dwellings within the former Nurses Home building will be located to the rear of the existing building, so as not to be viewed from Lake Terrace West.

There are limited opportunities for small scale and low rise buildings clustered with existing buildings, provided they do not skyline above the rim of the Valley Lake and surrounds and are appropriately screened from vistas in the adjacent Lakes Zone through perimeter landscaping. Buildings and structures will need to be sited and designed in a manner that recognises and respects the topography of the policy area, taking advantage of established platforms so as to avoid excessive cutting or filling of land and the need for large or lengthy retaining walls.

Any redevelopment of the existing Nurses Home building will incorporate additional design treatments to improve appearance and assist in reducing bulk and massing. Materials and finishes will be of a low reflective nature with colours to blend with the landscaped backdrop of the edge of the Mount Gambier Volcanic Complex State Heritage Area.

Landscaping is a critical element of the character of the policy area. An open, formal landscape setting of mature trees surrounded by lawn, complementing the adjacent Botanic Park, will be maintained along the frontage of the policy area with Lake Terrace West. Any development of the policy area will result in additional landscaping to the perimeter of the policy area to the south where it interfaces with the Lakes Zone so as to further screen existing structures and buildings from view.

Access to the policy area will be limited to the existing access points from Lake Terrace West, with other internal access roads and former car parking areas consolidated and returned to landscaping and open space.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1 The following forms of development are envisaged in the policy area:

- bed and breakfast accommodation
- community centre
- domestic outbuilding in association with a dwelling
- dwelling (only within existing former Nurses Home building)
- playground
- special event

Form and Character

2 Development should not be undertaken unless it is consistent with the desired character for the zone.

3 Development should not result in an increase in height of the existing buildings within the policy area.

4 Development that would be prominently visible from the surrounding residential area should:

- (a) achieve a profile that blends with the topography of the land
- (b) not result in any part of the building skylining above the Valley Lake Crater rim ridgeline
- (c) avoid the use of bright and highly reflective external materials and finishes
- (d) incorporate existing vegetation wherever possible and additional landscaping to assist in reducing the apparent bulk and scale of the building and any site works.

5 Development should be designed and sited to relate to the slope of the land, so that:

- (a) the bulk and scale of the buildings do not dominate the landscape
- (b) the amount of cutting and filling of the natural ground profile is minimised
- (c) views from adjoining dwellings and open spaces are maintained.

- 6** Development should maintain the open landscape setting adjacent the full length of the Lakes Terrace West frontage.
- 7** Buildings and structures should be setback in line with, or further back from Lake Terrace West than existing buildings.
- 8** Development should not result in additional access points along Lake Terrace West
- 9** Car parking areas should avoid large areas of at grade parking by:
 - (a) breaking up parking areas into segments that follow the contours of the land
 - (b) incorporate landscaping between and throughout parking areas to break up extent of asphalt and provide shade to vehicles
- 10** Fencing should be avoided forward of buildings along the Lake Terrace West frontage.
- 11** Fencing should be open in nature and only be solid if:
 - (a) necessary to maintain an area of private open space associated with a dwelling
 - (b) screen loading, service and storage areas.
- 12** Solid fencing should be screened by landscaping to as to maintain the landscape character of the locality.

ATTACHMENT G

TABLE MtG(C)/4

Schedule of State Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. / Part Sec	Plan No.	Certificate of Title	Sect 16 Criteria	SA Heritage Register ID	Fig ID
6 Bay Road MOUNT GAMBIER	Mount Gambier Post (originally Telegraph) Office	A101	D40253	CT 5328/761	a	14689	127
20 Bay Road MOUNT GAMBIER	Office (former Savings Bank of South Australia Mount Gambier Branch)	A102	D56385	CT 5850/748		13707	128
26-32 Bay Road MOUNT GAMBIER	Mount Gambier Anglican Church	A220	F194022	CT 5567/321		13855	129
42A Bay Road MOUNT GAMBIER	National Trust Museum (former Mount Gambier Courthouse)	S423	H420200	CR 5758/611		10240	130
42A Bay Road MOUNT GAMBIER	Dolomite Kerbing, Mount Gambier	S592 Road Res.	H420200	N/A		13897	131
115 Bay Road MOUNT GAMBIER	Former Pumping Station, Blue Lake Mount Gambier	S391	H420200	CR 5417/991		10233	132
Bay Road MOUNT GAMBIER	Adam Lindsay Gordon Memorial Obelisk	A100	D57420	CR 5947/869		13901	185
Bay Road MOUNT GAMBIER	Embankment along Bay Road, Blue Lake	A100 Road Res.	D57420	CR 5947/869		13920	186
26 Chute Street MOUNT GAMBIER	Engelbrecht Cave	A113, 114, A94, 95	F213713 D1431	CT 5638/467 CT 5797/23	c	14733	141
30 Commercial Street East MOUNT GAMBIER	Mount Gambier Town Hall	S410	H420200	CT 5553/60		10236	133
31-41 Commercial Street East MOUNT GAMBIER	Shop (former Jens Annexe)	A104	F206442	CT 5729/647		13576	134
38 Commercial Street East MOUNT GAMBIER	Cave Gardens Reserve, Mount Gambier	S410	H420200	CT 5553/60	a, b, g	14725	136
40 Commercial Street East MOUNT GAMBIER	Jens Hotel	A7 A2 A9	F104789 F104784 F104791	CT 5152/416 CT 5152/415 CT		10237	137

Property Address	Description and/or Extent of Listed Place	Lot No. / Part Sec	Plan No.	Certificate of Title	Sect 16 Criteria	SA Heritage Register ID	Fig ID
Commercial Street East MOUNT GAMBIER	Riddoch Art Gallery (former Mount Gambier Institute & King's Theatre)	A1	D84605	5152/414 CT 6062/369		10238	135
2 Commercial Street West MOUNT GAMBIER	Mount Gambier Hotel	A337	F194139	CT 5957/72		10235	138
46 Commercial Street West MOUNT GAMBIER	5SE Radio Station Office (former Commercial Bank of SA Mount Gambier Branch)	A22	D53440	CT 5842/113		13892	139
Crouch Street (West Side) MOUNT GAMBIER	Crouch Street Cutting Geological Site	A7 A169 A156 A157 Road Res.	F106521 F193971 F193958 F193959	CT 5173/346 CT 5716/955 CT 5716/707 CT 5799/803 N/A		14114	140
26 Elizabeth Street MOUNT GAMBIER	St Andrew's Uniting Church (former Presbyterian)	A3621	D81528	CT 6040/710		10232	142
26 Elizabeth Street MOUNT GAMBIER	Manse, St Andrew's Uniting Church	A3621	D81528	CT 6040/710	a, d, f	14724	143
1B Hanson Street MOUNT GAMBIER	Boandik Terrace Blowhole Geological Site	A55 A1 A2	D16701 D90891 D80981	CT 5848/589 CT 6110/505 CT 6110/509		14115	144
160 Jubilee Highway East MOUNT GAMBIER	Umpherston Sinkhole	A21	D59484	CT 5992/835	a, c	14734	145
Lakes Area MOUNT GAMBIER	Mount Gambier Centenary Tower	A100	D57420	CR 5947/869		13859	146
30 Margaret Street MOUNT GAMBIER	Former Blue Lake Oatmeal Mill	A213	F194015	CT 5686/420		13896	147
Lot 1 Penola Road MOUNT GAMBIER	St Paul's Roman Catholic Church	A1	D63808	CT 5915/643	d, f	12812	151
Lot 1 Penola Road MOUNT GAMBIER	St Paul's Roman Catholic Church Presbytery	A1	D63808	CT 5915/643	d, f	14726	152

Property Address	Description and/or Extent of Listed Place	Lot No. / Part Sec	Plan No.	Certificate of Title	Sect 16 Criteria	SA Heritage Register ID	Fig ID
3 Penola Road MOUNT GAMBIER	Executor Trustee Building	A336	F194138	CT 5760/35	a, e	14722	148
5 Penola Road MOUNT GAMBIER	Former Mount Gambier Caledonian Hall	A1	F105207	CT 5156/270	b, d, g	14721	149
17-19 Penola Road MOUNT GAMBIER	Former Mount Gambier Wesleyan Methodist Church & Wesley Hall	A1 A2	D45500 D45500	CT 5630/106 CT 5630/107		13857	150
20 Penola Road MOUNT GAMBIER	Former St Paul's Roman Catholic Convent	A101	D79591	CT 6030/214	d, f	25048	187
7 Percy Street MOUNT GAMBIER	Eating House (Old Oat Mill, former Commercial Mill))	A80	D20572	CT 5276/666		10959	153
27 Power Street MOUNT GAMBIER	Stables, Christ Church Rectory	A2	D33529	CT 5142/716		13851	154
105 Shepherdson Road MOUNT GAMBIER	Tenison College (former Moorak Station Homestead)	A92	F213897	CT 5622/236		13898	155
40a Sturt Street MOUNT GAMBIER	Mount Gambier Fire Station	AA	R3895	CT 5681/862	a, e	14723	156
2 Wehl Street South MOUNT GAMBIER	Guest House (former residence of Dr Wehl)	A4	D2356	CT 5198/635		13894	157
7 Wehl Street South MOUNT GAMBIER	Former Mount Gambier Infant School	A200	D46737	CT 6010/257		11772	158
45 Wehl Street South MOUNT GAMBIER	Former Mount Gambier Gaol	A60	D50342	CT 5809/435		10234	159

Note: this table was last updated on 10 April 2014 and is an extract from the South Australian Heritage Register established under section 13(1) of the *Heritage Places Act 1993*. In the event of a discrepancy between this extract and the South Australian Heritage Register, the South Australian Heritage Register shall prevail.

Instructions for amendment:

Text in *Italics* are amendments made to existing Places proposed as part of this amendment.

ATTACHMENT H

TABLE MtG(C)/5

Schedule of Local Heritage Places

PROPERTY ADDRESS	DESCRIPTION AND/OR EXTENT OF LISTED PLACE	LOT NO. OR PART SEC	PLAN NO.	CERTIFICATE OF TITLE	SECTION 23(4) CRITERIA	HERITAGENR	FIG ID
1a Amor Street MOUNT GAMBIER	House and Fence External form, original materials and architectural detail of 1886 residence including limestone walls & raised, quoins, window & door dressings, moulded limestone cornice to eaves, later limestone verandah structure & limestone fence, timber window & door dressings & stone chimney.	A57	D195	CT 5097/4	a, d	13711	22
1 Anthony Street MOUNT GAMBIER	House External form and materials of circa 1870's residence including front limestone section with dressed quoins and window and door dressings to front elevation, low scale hipped roof and limestone chimney.	A34	D22	CT 5247/249	a, d	13738	50
12 Bay Road MOUNT GAMBIER	Solicitor's Office & Fence External form, materials and architectural detailing of 1900 office including face dolomite walls with ornate stone & plaster window & door dressings, parapeted front elevation with balustrade & cornice, tall stone chimney, and masonry and cast iron fence.	A91	F203755	CT 5370/333	a, d, e	13739	51
1-4/ 18 Bay Road MOUNT GAMBIER	Former Farmers Union Building External form, materials and original architectural detailing of 1914 building including ornate limestone front elevation with paired attached columns to upper level, balustraded parapet to roof line & later, but significant, plate glass & metal shop windows to ground floor, & timber window & door joinery. The later suspended awning is not included in the listing.	A91	F213246	CT 5566/908	a, c, d	13740	52
21 Bay Road MOUNT GAMBIER	Mac's Hotel External form, materials and original architectural detailing of 1881 hotel and 1905 verandah including rock face stone walls & bay window & door dressings, arch headed openings on ground floor, two level verandah form, bracketed eaves & moulded stone	A6 A2	F106630 F106699	CT 5176/644 CT 5176/646	a, c, d, e	13741	53

PROPERTY ADDRESS	DESCRIPTION AND/OR EXTENT OF LISTED PLACE	LOT NO. OR PART SEC	PLAN NO.	CERTIFICATE OF TITLE	SECTION 23(4) CRITERIA	HERITAGENR	FIG ID
	<i>chimneys. Also includes early rear single storey section to Sturt Street.</i>						
26-32 Bay Road MOUNT GAMBIER	Jubilee Hall and part Sunday School External form, materials and detailing of the remaining section of the 1866 Sunday School and 1915/51 Hall including pitched roof forms, face stone walls, square stone tower, arched windows and doors.	A220	F194022	CT 5567/321	a c d	26097	160
34 Bay Road MOUNT GAMBIER	Office External form, original materials and architectural detail of 1885 office building including stone walls with raised dressed stone quoining & window & door dressings, simple form with splayed corner entrance no longer accessible, & timber window joinery.	A222	F194024	CT 5766/465	a, b, d, e	13734	46
44 Bay Road MOUNT GAMBIER	House and Fence External form, original materials and architectural detail of 1911 residence including dolomite & limestone walls, original timber window & door joinery & window hood, timber frieze & bracketing to return verandah, strapping & rough render to gable end details, & tapered limestone chimneys now painted. The listing includes the original (now painted) limestone fence.	A176	F193978	CT 5662/89	a, d	13690	1
52 Bay Road MOUNT GAMBIER	House External form, original materials and architectural detail of 1902 residence including face dolomite & dressed limestone walls, original timber window & door joinery, return convex verandah roof form & stone chimneys.	A39	T420202	CT 5461/309	a, d, e	13691	2
55 Bay Road MOUNT GAMBIER	House External form, original materials and architectural detail of 1902 residence including face stone walls & window & door dressings, timber window & door joinery, slate steps & paving to verandah, projecting eaves & timber cross strutting & finial to front gable, & moulded chimneys. Later roof tiles not included.	A6	D5603	CT 5648/525	a, d, e	13692	3
58-60 Bay Road MOUNT GAMBIER	House External form, original materials and architectural detail of 1876	A41	T420202	CT 5533/623	a, d, e	13693	4

PROPERTY ADDRESS	DESCRIPTION AND/OR EXTENT OF LISTED PLACE	LOT NO. OR PART SEC	PLAN NO.	CERTIFICATE OF TITLE	SECTION 23(4) CRITERIA	HERITAGENR	FIG ID
64 Bay Road MOUNT GAMBIER	residence including stone walls & window & door dressings, & timber window & door joinery. House and Fence External form, original materials and architectural detail of 1871 residence including triple gable form front elevation, arch headed window openings, timber window & door joinery, & moulded chimneys. The later projecting central verandah element & recent rear extension do not form part of the listing. The limestone fence is included in the listing.	A10	F102828	CT 5126/382	a, d, e, f	13694	5
65 Bay Road MOUNT GAMBIER	House External form, original materials and architectural detail of 1912 residence including face stone & dressed stone walls & window & door dressings, timber window & door joinery, return verandah form, timber detailing & original cast iron trim, over-sailing gable eaves with strapped gable infill. Later side & rear additions & roof tiling are not included in listing. Large multi-trunked mature tree in front garden is notable.	A4 A5	D1989 D1989	CT 5785/447 CT 5785/447	a, d	13695	6
66 Bay Road MOUNT GAMBIER	House External form, original materials and architectural detail of 1877 residence including arcaded & parapeted front elevation, stone walls, window & door openings & arch opening details, stone moulded chimneys, concave verandah form to north side of residence.	A127	F193929	CT 5826/421	a, d, e	13696	7
68 Bay Road MOUNT GAMBIER	House External form, original materials and architectural detail of 1949 residence including stone ashlar block walls, curved glass corner windows, glass block windows to stair hall, timber & metal framed window & door joinery, flat roof & timber lined eaves. Mature garden setting is notable.	A859	F193851	CT 5612/297	a, d, e	13697	8
79 Bay Road MOUNT GAMBIER	House External form, original materials and architectural detail of 1904 residence including face stone & dressed stone walls, convex return verandah form, turreted square side entrance element,	A21	D81854	CT 6048/641	a, d, e	13698	9

PROPERTY ADDRESS	DESCRIPTION AND/OR EXTENT OF LISTED PLACE	LOT NO. OR PART SEC	PLAN NO.	CERTIFICATE OF TITLE	SECTION 23(4) CRITERIA	HERITAGENR	FIG ID
81 Bay Road MOUNT GAMBIER	<i>moulded chimneys, & timber window & door joinery.</i> House External form, original materials and architectural detail of 1915 to 1916 residence <i>including face dolomite & dressed limestone wall surfaces, strapped gable ends, timber fretwork, bracketing & struts to verandah, & moulded stone chimneys. The later side extension & roof tiles do not form part of the listing.</i>	A868 A869	F193860 F193861	CT 5756/109 CT 5793/249	a, d, e	13699	10
83 Bay Road MOUNT GAMBIER	House External form, original materials and architectural detail of 1915 to 1916 residence <i>including face dolomite & dressed limestone wall surfaces, strapped gable ends, timber fretwork, bracketing & struts to verandah, timber & metal window hood & moulded stone chimneys.</i>	A864	F193856	CT 5795/43	a, d, f	13700	11
89 Bay Road MOUNT GAMBIER	House External form, original materials and architectural detail of circa 1907 residence <i>including face dolomite & dressed limestone walls & window & door dressings, timber window & door joinery, limestone element in gable end, slate steps & slate paved verandah, & convex verandah form (new verandah structure not included).</i>	A2	F121294	CT 5211/458	a, d, f	13701	12
91 Bay Road MOUNT GAMBIER	House External form, original materials and architectural detail of 1919 residence <i>including stone walls & stone verandah pillar elements, gable wings with projecting eaves & strapped gable ends, timber window & door joinery, & substantial chimneys with projecting elements.</i>	A554	F193546	CT 5737/783	a, d, e, f	13702	13
21 Bertha Street MOUNT GAMBIER	House External form, original materials and architectural detail of circa 1870 residence <i>including weatherboard timber walls, timber window & door joinery including multi-paned windows, low scale corrugated iron roof with incorporated verandah profile, & low stone chimney.</i>	A27	F12501	CT 5809/171	a, d	13712	23

PROPERTY ADDRESS	DESCRIPTION AND/OR EXTENT OF LISTED PLACE	LOT NO. OR PART SEC	PLAN NO.	CERTIFICATE OF TITLE	SECTION 23(4) CRITERIA	HERITAGENR	FIG ID
27 Bertha Street MOUNT GAMBIER	House and Fence External form, original materials and architectural detail of circa 1870 residence including rough face stone front wall & smooth stone gable ended side walls, multi-gabled side elevation, later stone verandah pillars incorporated into front fence structure, & timber window & door joinery.	A1	D15870	CT 5661/457	a, d	13713	24
10 Canavan Road MOUNT GAMBIER	House External form, materials and detailing of circa 1903 house including rock face dolomite walls with dressed limestone detailing, bull-nose verandah form, limestone dressings to window & door openings & quoining, & eaves brackets & chimney.	A751	F192933	CT 5657/174	a, d	13742	54
12 Canavan Road MOUNT GAMBIER	House and Fence External form, materials and detailing of 1937 house including rock face & grey dolomite detailing to walls & verandah, terracotta tiled roof, leadlight windows, & timber & rough render gable infills, & pink & grey rock face dolomite fence.	A8	F110073	CT 5198/399	a, d	13743	55
21 Canavan Road MOUNT GAMBIER	House External form, materials and detailing of circa 1909 house including rock face pink dolomite walls, dressed limestone banding, door & window surrounds & quoining, chimneys & bull-nose verandah form.	A91	F204137	CT 5392/138	a, d	13744	56
1&3 Colhurst Place MOUNT GAMBIER	House and Fence External form, original materials and architectural detail of circa 1878 residence including two storey stone walls with raised limestone window & door dressings, arch headed window & door forms, slate entrance steps with stone balustrading, & two storey return verandah form with cast iron detailing. Cast iron & masonry front fence is included, and mature garden setting is notable.	A2	D7586	CT 5513/292	a, d, e	13722	33
Commercial Street East (adjacent 109 Commercial Street East) MOUNT GAMBIER	Pillar box Cast iron circular pillar box with raised lettering to top.	N/A	N/A	Road Reserve	a, b, d	13747	59

PROPERTY ADDRESS	DESCRIPTION AND/OR EXTENT OF LISTED PLACE	LOT NO. OR PART SEC	PLAN NO.	CERTIFICATE OF TITLE	SECTION 23(4) CRITERIA	HERITAGENR	FIG ID
GAMBIER							
38 Commercial Street East MOUNT GAMBIER	Fountain Iron and marble fountain structure and enclosing stone walls.	S410	H420200	CT 5553/60	a, d, e	13745	57
78 Commercial Street East MOUNT GAMBIER	South Australian Hotel External form and materials of 1860s corner hotel building including face limestone detailing to windows & doors, chamfered corner configuration & parapet with limestone cornice now painted. Note that these details extend into Compton Street. The later rear extension is not included.	A3	F137913	CT 5252/341	a, c, d	13746	58
112 Commercial Street East MOUNT GAMBIER	Federal Hotel External form of 1914 hotel including chamfered corner configuration. Significant detail includes raised quoining & window & door dressings. Note all stonework now painted. Later verandah not included.	A500	D83031	CT 6052/18	a, c, d	13748	60
229-233 Commercial Street East MOUNT GAMBIER	South Eastern Hotel External form and materials of 1886 hotel building, including face dolomite walls with limestone quoining & door & window dressings & corrugated iron roof.	22 A117	D1248 F215045	CT 5782/132 CT 5849/38	a, c, d	13749	61
Commercial Street West (adjacent Commercial Street West) MOUNT GAMBIER	165 Pillar Box Cast iron circular pillar box with raised lettering to top banding.	N/A	N/A	Road Reserve	a, b, d	13754	66
10 Commercial Street West MOUNT GAMBIER	Two storey shop External form, materials and detailing of the 1890s shop including face dolomite front elevation and other original elements.	A339	F194141	CT 5811/939	a d	26099	162
19 Commercial Street West MOUNT GAMBIER	Gem Stores External form and original materials of two storey shop including face dolomite walls with limestone window dressings & limestone parapet.	A325	F194127	CT 5383/879	a, d	13750	62
76 Commercial Street West MOUNT GAMBIER	Commercial Hotel	A296	F194098	CT 5546/61	a, c, d	13751	63

PROPERTY ADDRESS	DESCRIPTION AND/OR EXTENT OF LISTED PLACE	LOT NO. OR PART SEC	PLAN NO.	CERTIFICATE OF TITLE	SECTION 23(4) CRITERIA	HERITAGENR	FIG ID
GAMBIER	External form and original materials of 1904 hotel and verandah including limestone walls, projecting bays with parapet, two storey bull-nose verandah & cast iron detailing.						
103 Commercial Street West MOUNT GAMBIER	Odeon Theatre External form, materials and detailing of the theatre including the front elevation, parapet and cantilevered front awning.	A10	D42115	CT 6043/917	a c d	26100	163
106 Commercial Street West MOUNT GAMBIER	Rotunda, Memorial Gates Garden and Grandstand, Vansittart Park External form, details, materials and all identified historic elements in the Park, including entrance gates, war memorial, rotundas, grandstand, Score box, canteen and other elements. All mature trees and planting are included in the listing.	A668	F194470	CT 5713/224	a, c, d, e, f	13720	31
1-2/155 Commercial Street West MOUNT GAMBIER (site at rear)	Former Mill and Distillery External form and materials of remaining stone structure including simple gable ended barn forms in 2 sections, & front corrugated iron distillery tower & ventilation register.	A678 A677 A676	F194480 F194479 F194478	CT 5560/617 CT 5776/871 CT 5828/316	a, d, e	13714	25
161 Commercial Street West MOUNT GAMBIER	Park Hotel External form and materials of 1885 hotel including two storey hotel form, rock face stone walls with raised dressed stone window & door openings, round headed arched openings to ground floor, & bracketed eaves. The later extensions to the east & south are not included.	A6 A674	D66 F194476	CT 5587/750 CT 5587/750	a, c, d	13752	64
191 Commercial Street West MOUNT GAMBIER	South Eastern District Education Office External form and materials of original section of 1914 high school buildings including complicated roof form, gable ended sections to front elevation including chimneys. The later painted surface of the building is not included in the listing.	A4	D64048	CT 5915/615	a, c, d	13753	65
204 Commercial Street West MOUNT GAMBIER	Former Bacon Factory External form, materials and detailing of the 1900 factory building including the extensive gable ended front elevation with raised dressed sandstone dressings to window and	A2	D14023	CT 5280/77	a, d	26101	164

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282 Commercial Street West MOUNT GAMBIER	House External form and materials of 1860's section of current house including dressed stone walls, simple pitched roof form, stone verandah supports, & timber window joinery. door openings and quoining.	A33	F11752	CT 5789/456	a, c, e	13755	68
413-419 Commercial Street West MOUNT GAMBIER	House External form and materials of 1870's residence including face dolomite walls with dressed stone window & door dressings & quoining, timber window & door joinery, & moulded stone chimney.	A100	D22405	CT 5438/294	a, c, d, e	13756	70
45 Crouch Street North MOUNT GAMBIER	House External form, original materials and details of 1904 residence including projecting gable with timber & rough render detail, rock face dolomite walls, limestone door & window dressings & chimney, gable detail & eaves brackets	A800	F192982	CT 5532/732	a, d, e	13760	74
114 Crouch Street North MOUNT GAMBIER	House External form and materials of circa 1903 residence including rock face dolomite walls, elaborate limestone window & door dressings & gable infill, timber scalloped barge boards, limestone moulded chimneys, timber finials to gable ends.	A1	F7221	CT 5487/817	a, d	13761	75
116 Crouch Street North MOUNT GAMBIER	House External form, original materials and details of the circa 1903 residence including symmetrically fronted limestone detail & bull-nose verandah roof form.	A51	D12542	CT 5473/37	a, d	13762	76
36 Crouch Street South MOUNT GAMBIER	Pioneer Park Extent of 1854 cemetery reserve and stone memorial.	S406	H420200	CT 5881/365	a, e, f	13757	71
93 Crouch Street South MOUNT GAMBIER	House External form and materials of circa 1870's residence including double gabled form with central entrance porch & raised limestone quoining & limestone walls.	A544	F193536	CT 5721/29	a, d	13758	72

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19 Doughty Street MOUNT GAMBIER	House External form, original materials and architectural detail of 1883 residence including dressed limestone walls, small projecting segmental bay window, tall gable ended front elevation, & timber verandah structure with slate access steps. <i>The Canary Island Date Palm (Phoenix canariensis) is notable.</i>	A3	D50271	CT 5596/628	a, c, d, e	13728	40
21 Doughty Street MOUNT GAMBIER	House External form, original materials and architectural detail of circa 1917 residence including face stone walls, elaborate gable end incorporating projecting bay & verandah elements, moulded stone chimneys, terracotta roof tiles, & timber window & door joinery.	A300	D44744	CT 5338/205	a, d, e	13729	41
23 Doughty Street MOUNT GAMBIER	House External form, original materials and architectural detail of 1860's and 1887 residence including gable ended projecting bays, arch headed stone porches, timber window & door joinery, & dressed stone walls. <i>Mature Cottonwood (Populus deltoides) and garden setting</i>	A5	F106492	CT 5172/479	a, d, e	13730	42
11 Edward Street MOUNT GAMBIER	St Martins Lutheran church External form, materials and detailing of 1862 Church, 1894 vestry and 1905 tower including limestone walls & raised limestone window & arch dressings, buttressing, coping & castellation to tower. <i>(Does not include link or manse.)</i>	A30 A31 A29	D66 D66 D66	CT 5585/640 CT 5585/640 CT 5885/797	a, c, d, f	13715	26
16 Eglinton Terrace MOUNT GAMBIER	House External form, original materials and architectural detail of 1886 residence including face dolomite walls with raised limestone quoining, window & door dressings, projecting segmental bay window with limestone dressings, concave verandah form, & moulded stone chimneys.	A20	D1431	CT 5603/230	a, d, e	13719	30
35-57 Ehret Street MOUNT GAMBIER	Housing Trust Houses External form and materials of original 1945 Housing Trust houses including face limestone walls with raised banding now painted, simple timber verandah structure, limestone chimneys	A2 A3 A4 A5	D47049 D47049 D47049 D47049	CT 5422/360 CT 5422/361 CT 5422/362 CT 5422/363	a, b, d, e	13763	77

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	<i>with terracotta edging, timber sash windows with horizontally divided panes, & cyclone mesh & galvanised pipe low fencing to all houses.</i>	A6 A13 A14 A200 A201	D47049 D48908 D48908 D81113 D81113	CT 5422/364 CT 5516/986 CT 5516/987 CT 6037/535 CT 6037/536			
24 Elizabeth Street (cnr Caldwell Street) MOUNT GAMBIER	Stables - St Andrew's Manse External form, materials and detailing of the stables.	A3621	D81528	CT 6040/710	a d	26106	169
36 Elizabeth Street MOUNT GAMBIER	House and Fence (The Terraces) External form, original materials and architectural detail of 1881 residence <i>including rough face stone walls with dressed stone window & door dressings & quoining, projecting segmental stone bay window, tall moulded stone chimneys, & substantial limestone fence & entrance gates.</i>	A1	F137761	CT 5249/538	a, d, e	13723	35
2 Eustace Street MOUNT GAMBIER	House External form, materials and architectural detail of 1915 residence <i>including dressed limestone walls, rock face limestone, projecting window to front elevation, limestone balustrade wall to verandah & paired timber verandah posts with triangular bracketing.</i>	A789	F192971	CT 5547/550	a, d, e	13764	78
18 Eustace Street MOUNT GAMBIER	House External form and materials of 1909 residence <i>including dressed limestone walls & window & door dressings & quoining, timber sash windows & entrance door with leadlight sidelights.</i>	A793	F192975	CT 5806/143	a, d, e	13765	79
22 Eustace Street MOUNT GAMBIER	Bentley House External form, original materials and architectural detail of 1908 house and verandah <i>including stone walls & window & door dressings & elaborate stone detail to entrance porch, strapped gable ends & concave return verandah form, & metal fish scale tiles to square entrance porch roof & stone chimneys. The mature garden setting including the pair of mature Norfolk Island Pines is included in the listing.</i>	A2	F3700	CT 5074/164	a, d, e, f	13766	80
23 Eustace Street MOUNT GAMBIER	House	A763	F192945	CT 5693/263	a, d, e	13767	81

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	External form, original materials and architectural detail of 1911 house including dressed limestone & face dolomite banding, projecting limestone bay with semi-circular headed leadlight window, scalloped timber barge board & gable detailing to finial, limestone chimney & projecting gabled elements to verandah form.						
22 Fairlie Street MOUNT GAMBIER	House External form and original materials of 1905 house including rock face dolomite & dressed limestone walls with detail to front gable end window dressing, castellated parapet over angled porch entrance.	A760	F192942	CT 5370/821	a, d, e	13768	82
24 Fairlie Street MOUNT GAMBIER	House External form and original materials of 1905 house including face dolomite front walls & dressed limestone window & door dressings & quoining, & dressed limestone chimneys.	A2	D53597	CT 5732/840	a, d, e	13769	83
27 Ferrers Street MOUNT GAMBIER	House External form, original materials and architectural detail of 1910 residence including face dolomite & dressed limestone walls, window & door dressings, timber window & door joinery, strapped gable infill, stone chimneys, convex return verandah form, & slate verandah steps. Conifer trees are notable.	A11	D65716	CT 5926/41	a, d	13703	14
29 Ferrers Street MOUNT GAMBIER	House External form, original materials and architectural detail of 1910 residence including face dolomite dressed limestone walls, strapped gable ends, tall moulded stone chimneys, timber window joinery, & expansive roof/verandah form.	A2	F8841	CT 5284/196	a, d	13704	15
Gray Street MOUNT GAMBIER	Plane Trees All mature trees, planted 1901 and later replantings.	N/A	N/A	RR	e, f	13771	85
87 Gray Street MOUNT GAMBIER	House (Lambert Village) External form, original materials and architectural detail of earliest sections of circa 1862 residence including face limestone walls with dressed limestone windows to the two storey section. The	A429	F194231	CT 5471/818	a, d, e	13724	36

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101 Gray Street MOUNT GAMBIER	<p><i>later additions to the side & elevation facing Elizabeth Street, & later roof tiles are not included.</i></p> <p>House (former Manse) External form, original materials and architectural detail of circa 1868 and 1889 elements of residence <i>including face dolomite walls with dressed limestone window & door dressings & quoins. The later stone balustrade to upper balcony area is not included.</i></p>	A440	F194242	CT 5711/944	a, d, e	13725	37
49 Helen Street MOUNT GAMBIER	<p>Former Private Hospital External form, materials and detailing of the 1915 former private hospital including plan and roof form, dressed limestone walls, and door and window dressings, timber window, door and verandah joinery.</p>	A8	D2057	CT 5241/984	a, c, d	26110	173
11 Herbert Street MOUNT GAMBIER	<p>House External form and original materials of 1869 chapel <i>including random coursed dolomite front elevation, lancet windows with limestone dressings, limestone dressings to pointed arch doorway, projecting limestone bell gablet to front elevation, diamond pane leadlight windows, & side elevations of limestone.</i></p>	A702	F194504	CT 5739/425	a, c, d, f	13772	88
13 Herbert Street MOUNT GAMBIER	<p>House External form and original materials of circa 1860's house <i>including front wall of face dolomite with side walls of limestone & limestone quoining, chimney, window & door dressings, & low scale hipped roof. Bull-nose verandah later additions are not included.</i></p>	A701	F194503	CT 5732/212	a, d	13773	89
50 James Street (Cnr Wehl Street South) MOUNT GAMBIER	<p>House External form, original materials and architectural detail of 1906 residence <i>including face dolomite walls with limestone window & door dressings & inset verandah structure, tall stone chimneys, & timber window & door joinery. The later profile metal roof decking is not included in the listing.</i></p>	A289	F194091	CT 5441/505	a, d, e	13716	27
1 Jardine Street MOUNT GAMBIER	<p>House External form, original materials and detailing of circa 1898</p>	A403	F194205	CT 5802/821	a, d, e	13774	90

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7 Jardine Street MOUNT GAMBIER	residence including face dressed limestone walls, & window & door dressings & quoins, eaves brackets & timber details to roof gable ends. Two mature flowering gums to the garden facing Jardine Street are also included in the listing. House External form and detailing of circa 1920 residence including tapered front limestone columns to verandah, face grey dolomite walls & front roof gable.	A1	F158862	CT 5286/513	a, d	13775	91
9 Jardine Street MOUNT GAMBIER	House External form and original materials of circa 1910 residence including face dolomite & dressed limestone to front elevation, moulded chimneys & window hood detail.	A400	F194202	CT 5815/287	a, d	13776	92
11 Jardine Street MOUNT GAMBIER	House External form and original materials of circa 1910 residence including face dolomite & dressed limestone to front elevation, stone chimney with moulded detail. Does not include verandah.	A3	F104785	CT 5152/242	a, d	13777	93
17 Jardine Street MOUNT GAMBIER	House External form, materials and original detail of circa 1903 "Turret House" including cast iron posts & frieze to verandah, face & dressed stone walls, corrugated iron roof, moulded chimneys, metal clad roof to corner turret.	A216	D240	CT 5433/484	a, d	13778	94
22 Jardine Street MOUNT GAMBIER	House and Fence (Holstein) External form, original materials and architectural detail of 1909 residence including sawn limestone walls, cast iron verandah elements & limestone fence pillars.	10	D33014	CT 5346/878	a, d, e	13779	95
27 Jubilee Highway West MOUNT GAMBIER	House External form, original materials and architectural detail of circa 1868 residence including face dolomite walls with painted dressed limestone window & door dressings & quoins, segmental bay windows, concave verandah roof form.	A465 A466	F194267 F194268	CT 5447/857 CT 5447/960	a, d, e	13726	38
35 Jubilee Highway West MOUNT GAMBIER	House	A2	F1398	CT 5061/415	a, d, e	13727	39

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GAMBIER	External form, original materials and architectural detail of circa 1890 residence including face dolomite walls with painted dressed limestone window & door dressings & quoins, segmental bay window, cast iron verandah posts and trim.						
7A Keegan Drive MOUNT GAMBIER	Water Tower External form, materials and original detailing of the 1959 water tower.	F71	C21608	CT 5891/869	a, d	26111	174
1 Krummel Street MOUNT GAMBIER	Offices (former House) External form, materials and detail of 1889 house including face dolomite walls with dressed limestone quoins, window & door dressings, projecting bays with pierced timber barge boards, limestone chimneys & bull-nose verandah.	91	F170266	CT 5317/828	a, d	13780	96
6-10 Krummel Street MOUNT GAMBIER	Laundromat External form and original materials of former circa 1850's National Bank including limestone walls, timber framed sash windows with multi-paned lights, small projecting entry bay to door, & attached projecting room (now converted to laundry). Later alterations are not included.	107	F212389	CT 5560/574	a, d, e	13781	97
12 Kywong Court MOUNT GAMBIER	House External form, materials and detail of circa 1880's farmhouse including face limestone walls & door & window dressings, projecting bay & verandah form (later infill to verandah is not included).	11	D41911	CT 5263/989	a, d	13797	113
Lacepede Street MOUNT GAMBIER	Railway Turntable & Round House The form, all remaining equipment and technological elements associated with the functioning of the turntable and roundhouse.	A28	D33040	CT 5962/699	a, d	26112	175
98 Lake Terrace MOUNT GAMBIER	Cemetery Reserve Extent of Cemetery Reserve including Sexton's cottage, two pairs of entrance gates and grave stones and grave site enclosures.	S412 S78 S413 S405	H420200 H420200 H420200 H420200	CR 5632/608 CT 5836/64 CT 5880/218 CT 625/191	a, c, d, e, f	13782	98

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6 Margaret Street MOUNT GAMBIER	Charlick's Warehouse External form, original materials and architectural detail of circa 1900 stone warehouse structure including dressed limestone walls with raised quoining & dressings to openings, gable ended warehouse form, & painted sign to front elevation 'William Charlick Ltd.' The infill to the door opening in front elevation is not included in the listing.	A214	F194016	CT 5955/406	a, b, c, d, e	13735	47
36 Margaret Street MOUNT GAMBIER	Wool Sorting Stores External form, original materials and architectural detail of stone buildings including basic warehouse gable ended form, original openings to front elevations, & stone & timber loading platforms to railway frontage.	A12 A13	D2150 D2150	CT 5457/676 CT 5457/676	a, b, c, e	13736	48
8 Mark Street MOUNT GAMBIER	House External form, original materials and detail of 1870's duplex residence including projecting gable wing & wing with projecting hexagonal bay, timber barge boards & finials, bull nose verandah & limestone chimneys, walls & window & door dressings & quoins (now painted).	730	F193722	CT 5545/832	a, d	13784	100
31 North Terrace MOUNT GAMBIER	House External form, original materials and detail of circa 1907 residence including projecting bull-nose verandah porch construction at the angle of the 'L' plan, face limestone walls, chimneys, original detailing to verandah including castelated parapet element. The mature red Flowering Gum (Corymbia) is included also.	771	F192953	CT 5815/560	a, d, e	13785	101
41 North Terrace Mount Gambier Terrace MOUNT GAMBIER	House External form, material and detail of circa 1915 residence including dressed limestone walls & door & window dressings & quoining, limestone balustrade wall to verandah, tall limestone chimneys, timber verandah posts & timber strap detail to roof gable.	816	F192998	CT 5759/952	a, d	13786	102
17 O'Halloran Terrace MOUNT GAMBIER	House External form, original materials and architectural detail of 1876	201	D80532	CT 6036/807	a, d, e	13705	16

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33 O'Halloran Terrace MOUNT GAMBIER	residence including face dolomite & face limestone walls, projecting segmental bay window to front wing, concave verandah form, timber window & door joinery, moulded chimneys, & slate verandah steps & slate paving. Mature Ash (<i>Fraxinus sp</i>) is notable. House External form, original materials and detail of circa 1887 residence including face pink dolomite walls with dressed limestone quoining, window & door dressings & detailing to hexagonal bay window, limestone chimneys & base to verandah, curved timber barge board & finial with cast iron finial cap, concave verandah (recently repaired). The garden retains a mature Oak tree on the O'Halloran Terrace boundary.	51	D77818	CT 6047/263	a, d	13787	103
72 O'Leary Road MOUNT GAMBIER	Farm cottage and outbuildings External form and original materials of circa 1860 stone farmhouse and outbuildings, lime kiln and early limestone quarry including random limestone walls & picked limestone window & door dressings & chimney facing to the house, limestone walls to the outbuildings & sheds.	159	D47935	CT 5463/545	a, b, d, e	13788	104
4 Oldham Close MOUNT GAMBIER	House External form, materials and detail of 1860's house and later circa 1900 extensions including face limestone walls (now painted) & projecting gable front to verandah, & limestone chimneys.	2	D9560	CT 5577/656	a, d, e	13789	105
Penola Road MOUNT GAMBIER	St Paul's School Hall, Former Roman Catholic Complex External form, materials and detailing of the 1916 hall including face stonework and highly decorative portico elements	A1	D63808	CT 5915/643	a, c, d	26114	178
Penola Road MOUNT GAMBIER	Frew Park The full extent of Frew Park. The area and its trees should be cared for in a manner which ensures their longevity.	A126 A127 A128 A129 A130	F216508 F216508 F216508 F216508 F216508	CT 5638/340 CT 5638/340 CT 5638/340 CT 5638/340 CT 5638/340	c, f	26113	177

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1-6/7 Penola Road MOUNT GAMBIER	<p>Mount Gambier Club</p> <p>External form, materials and architectural detail of 1904 building including <i>coursed dolomite plinth, pedimented entrance, cornice marking first floor level, attached ionic columns, window hoods to upper level, cornice & balustraded parapet, & rear limestone walls.</i></p>	A131 A132 A133 A136 A137 A138 A139 A140 A141 A142 A143	F216508 F216508 F216508 F216508 F216508 F216508 F216508 F216508 F216508 F216508 F216508	CT 5638/340 CT 5638/340 CT 5638/340 CT 5638/340 CT 5638/340 CT 5638/340 CT 5638/340 CT 5638/340 CT 5638/340 CT 5638/340 CT 5638/340	a, c, d, e	13790	106
9 Penola Road MOUNT GAMBIER	<p>South East Community Legal Service (former Victorian Producers)</p> <p>External form, materials and detailing of 1932 District Council Chamber and Office including <i>end gable form, limestone walls, circular canopy entrance with projecting parapet, & face brick plinth. The later windows are not included.</i></p>	329	F194131	CT 5708/290	a, c, d	13791	107
60 Penola Road MOUNT GAMBIER	<p>House</p> <p>External form, materials and detailing of circa 1920's alterations to a 1904 construction including <i>multi-gabled terracotta roof including second storey, rock face dolomite walls, substantial limestone verandah pillars & timber & render gable end detailing.</i></p>	8	F102204	CT 5119/548	a, d	13792	108
61 Penola Road MOUNT GAMBIER	<p>House</p> <p>External form, original materials and detailing of circa 1908 residence including <i>rock face dolomite walls with dressed sandstone detailing including quoining, door & window dressings, & elaborate semi-circular arch detail above projecting bay window, dolomite & limestone chimneys, & mature garden vegetation including Pheonix canariensis (Canary Island Date</i></p>	14	F102665	CT 5125/165	a, d, e	13793	109

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82 Penola Road MOUNT GAMBIER	<i>Palm</i> . House and outbuilding External form, original materials and detail of 1903 residence including stone walls with raised stone quoining, window & door dressing & gable end details, timber door & window joinery, slate steps with curved stair balustrade, return verandah form with cast iron posts & cast iron trim, & stone chimneys. Also simple gable roof form two storey stone outbuilding.	48	D1616	CT 5263/478	a, d	13794	110
84 Penola Road MOUNT GAMBIER	House External form, original materials and detail of circa 1910 residence including face pink dolomite walls with dressed limestone window & door dressings & attached pediment detail above front gable window, tall limestone chimneys & limestone balustrade to front entrance steps.	F1	C22711	CT 5936/739	a, d	13795	111
93 Penola Road MOUNT GAMBIER	House External form, original materials and detail of circa 1900 residence including face dolomite walls with dressed limestone quoining, door & window dressing including window canopy to front gable window, bull-nose return verandah with cast iron posts, timber barge board & finials to gable ends, & limestone chimneys.	1	F161101	CT 5297/754	a, d	13796	112
150 Penola Road MOUNT GAMBIER	Outbuildings External form and materials of outbuildings.	A103	D12980	CT 5214/712	a,b	13798	114
179 Penola Road MOUNT GAMBIER	House External form, original materials and detail of 1901 house and coach house including dressed limestone walls, fence posts, projecting hexagonal bay & chimneys.	7	F5613	CT 5111/375	a, d, e	13799	115
Pick Avenue MOUNT GAMBIER	Showgrounds Grandstand The form materials and detailing of the Showgrounds Grandstand including 1954 alterations required to make transported building sound.	S160	H420400	CT 5709/67	a, c, d	26115	179

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44 Pick Avenue MOUNT GAMBIER	House External form, materials and detailing of the circa 1900 house including face stonework, raised stone dressings and return verandah.	A2	D65126	CT 5926/347	a, d	26116	180
1 Powell Street MOUNT GAMBIER	House External form and original materials of circa 1880 house including dressed limestone walls & window & door dressings & quoins, & chimneys.	1	D73825	CT 5996/888	a, d, e	13800	116
20 Powell Street MOUNT GAMBIER	House (Curatum) External form, original materials and architectural detail of circa 1898 residence including limestone walls and detailing. Mature trees and garden setting	A19	D34532	CT 5086/75	a, d, e	13731	43
14 Power Street MOUNT GAMBIER	House External form, original materials and architectural detail of 1887 residence including face dolomite & limestone walls, detailed window & gable dressings to front projecting bay, convex verandah form, slate verandah steps & paving, & moulded stone chimneys.	A2	F9057	CT 5078/725	a, d	13706	17
27 Power Street MOUNT GAMBIER	House External form, original materials and architectural detail of 1867 residence including two storey stone walls, quoining, window & door dressings, convex verandah form & cast iron verandah posts, original timber window & door joinery, & moulded stone chimneys. Mature poplar/ash tree is notable.	A2	D33529	CT 5142/716	a, d, e	13707	18
30 Power Street MOUNT GAMBIER	House External form, original materials and architectural detail of 1887 residence including double hipped roof form, weatherboard walls, timber window & door joinery, & stone chimney.	A21	D18543	CT 5190/807	a, d, e	13708	19
4 Queens Avenue MOUNT GAMBIER	House External form and original materials of circa 1890's house including dolomite walls with dressed limestone quoining & window dressing, limestone chimneys & bull-nose verandah form.	A2 A1	D20450 D20450	CT 5446/709 CT 5446/735	a, d, e	13801	117

PROPERTY ADDRESS	DESCRIPTION AND/OR EXTENT OF LISTED PLACE	LOT NO. OR PART SEC	PLAN NO.	CERTIFICATE OF TITLE	SECTION 23(4) CRITERIA	HERITAGENR	FIG ID
7 Queens Avenue MOUNT GAMBIER	House External form and original materials of circa 1890's house including dressed sawn limestone walls with detailed quoining to windows & doors, & projecting bays to Queens Avenue & north facing elevation.	A5 A40	D1424 D1083	CT 5270/596 CT 5270/701	a, d, e	13802	118
1 Railway Terrace MOUNT GAMBIER	Railway Station External form, original materials and architectural detail of 1918 Railway Station building including metal framed canopies (but not roof cladding), dressed and face limestone, louvred gables, stone chimney and projecting roof and verandah rafters. Also included in the listing is the three level square stone signal box (originally coursed and black lined, but now painted) including stone walls, timber staircase and corrugated iron roof with wide eaves and timber framed upper glazed areas.	A52	D47378	CT 5962/701	a, c, d	13737	49
2 Sturt Street MOUNT GAMBIER	Banner Hardware (former Flour Mill) Significant external form and materials of 1882 stone flour mill including five bays of two storey limestone walling to Sturt Street & seven bays of two storey stonework & six bays of single storey stonework to Bay Road. The walls are constructed in rock faced dolomite with dressed limestone dressings.	A10	D37097	CT 5135/695	a, b, d, e	13803	119
20 Sturt Street MOUNT GAMBIER	Surgery (former House) External form, materials and detail of circa 1911 residence including face dolomite walls with rusticated limestone quoining & window doors & dressings, verandah with timber posts & fretwork & brackets, limestone chimneys & timber strapping & renderwork to gable ends.	7	F105456	CT 5162/467	a, d	13804	120
36 Sturt Street MOUNT GAMBIER	House (former National School) External form and materials of former National School building of 1858 including gable ended projecting bay with limestone fascia, simple face limestone wing (now painted) & limestone chimneys.	239	F194041	CT 5570/768	a, c, d	13805	121
2A Sutton Avenue (cnr Herbert st) MOUNT GAMBIER	Sportsman's Arms Hotel Stables External form and original materials of 1868 stone stables	200	D43849	CT 5312/741	a, c, d	13806	122

PROPERTY ADDRESS	DESCRIPTION AND/OR EXTENT OF LISTED PLACE	LOT NO. OR PART SEC	PLAN NO.	CERTIFICATE OF TITLE	SECTION 23(4) CRITERIA	HERITAGENR	FIG ID
6 Sutton Avenue MOUNT GAMBIER	<i>including limestone wall & copings, projecting gable & timber doors.</i> Former Mount Gambier West Council Chambers External form and original materials and detail of 1883-1884 former Council Chambers <i>including face dolomite walls with dressed limestone window & door dressings & quoining, projecting limestone pediment & parapet with limestone moulding, limestone chimneys, and low pitched hipped roof behind.</i>	39	D92	CT 5220/289	a, c, d	13807	123
13 Tenison Drive MOUNT GAMBIER	Former Stables External form, materials and detailing of the c1840s stable building including face stone and simple form.	A25	D11278	CT 5287/177	a, d	26119	183
2 Wallace Street MOUNT GAMBIER	House External form, original materials and architectural detail of 1897 residence <i>including face limestone walls, quoining, window & door dressings, moulded stone chimneys, timber window & door joinery, convex return verandah form with projecting gable & cast iron posts & detailing, & slate verandah paving.</i>	A97	F193899	CT 5565/745	a, d, e	13709	20
8 Wallace Street MOUNT GAMBIER	House External form, original materials and architectural detail of circa 1920 residence <i>including face limestone walls & verandah posts & pillars, strapped corner gable ends, & stone chimney.</i>	A105	T420202	CT 5796/987	a, d, e	13710	21
13 Warren Street MOUNT GAMBIER	Meischel Park Cemetery Reserve Extent of 1860's Cemetery Reserve <i>including mature trees.</i>	609	F193601	CT 5800/968	a, b, c	13808	124
10 Watson Terrace MOUNT GAMBIER (frontage to Ferrers Street)	Varcoe's Foundry Materials and architectural detail of masonry facade only <i>including rough face yellow dolomite with dressed limestone detailing to pilasters & quoins, limestone window head pediments & ornate parapet detailing with central pedimented section & side brackets.</i>	A102	D82422	CT 6135/284	a, d, e	13770	84
27 Wehl Street North MOUNT GAMBIER	House and Fence	A6	F103755	CT 5137/325	a, d	13721	32

PROPERTY ADDRESS	DESCRIPTION AND/OR EXTENT OF LISTED PLACE	LOT NO. OR PART SEC	PLAN NO.	CERTIFICATE OF TITLE	SECTION 23(4) CRITERIA	HERITAGENR	FIG ID
GAMBIER	External form, original materials and architectural detail of 1936 residence including pillow faced stone walls with dressed stone quoining, arch detailing & gable window dressings, timber window & door joinery, tall stone chimneys & limestone fence.						
73 Wehl Street North MOUNT GAMBIER	House (Kaniva) External form, original materials and architectural detail of circa 1913 residence, including face dolomite walls with dressed limestone window & door dressings & quoins, bullnose return verandah with cast iron and timber details, bay window, tall tapered chimneys with terra cotta chimney pots. Mature trees and garden setting.	A161	F194773	CT 5697/626	a, d, e	13732	44
82 Wehl Street North MOUNT GAMBIER	House External form, original materials and architectural detail of circa 1870 residence including low scale stone walls (now painted), window and door dressings.	A1	F1038	CT 5104/317	a, d, e	13733	45
12 Wehl Street South MOUNT GAMBIER	House External form, original materials and architectural detail of 1915 residence including face dolomite walls with raised limestone window & door dressings & quoining, projecting front bay window with limestone parapet detailing, strapped gable ends, timber fretwork to return verandah, & tall moulded stone chimneys.	A5	F118994	CT 5576/172	a, d, e	13717	28
14 Wehl Street South MOUNT GAMBIER	House External form, original materials and architectural detail of 1914 residence including complicated gable roof form with corner pinnacle turret roof, stone walls & verandah entrance structure, & tall stone chimneys.	A623	F194425	CT 5576/171	a, d	13718	29
White Avenue MOUNT GAMBIER	Railway Signal Box External form, materials and detailing of the signal box including the simple form and wide eaves.	A827	F194629	CT 5848/60	a	26120	184
46-58 Wireless Road West MOUNT GAMBIER	House External form and materials of circa 1880's farmhouse including both sections of the residence, including symmetrically fronted	1	D587	CT 5492/628	a, b, d	13809	125

PROPERTY ADDRESS	DESCRIPTION AND/OR EXTENT OF LISTED PLACE	LOT NO. OR PART SEC	PLAN NO.	CERTIFICATE OF TITLE	SECTION 23(4) CRITERIA	HERITAGENR	FIG ID
	<i>limestone section with cast iron verandah posts & trim, & adjacent limestone bow fronted section.</i>						

Note: this table was last updated on 10 April 2014.

Instructions for amendment:

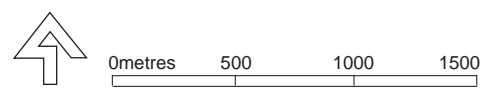
Text in *italics* are amendments made to existing Places proposed as part of this amendment.

Text in **Bold** are new Places proposed as part of this amendment.

ATTACHMENT I



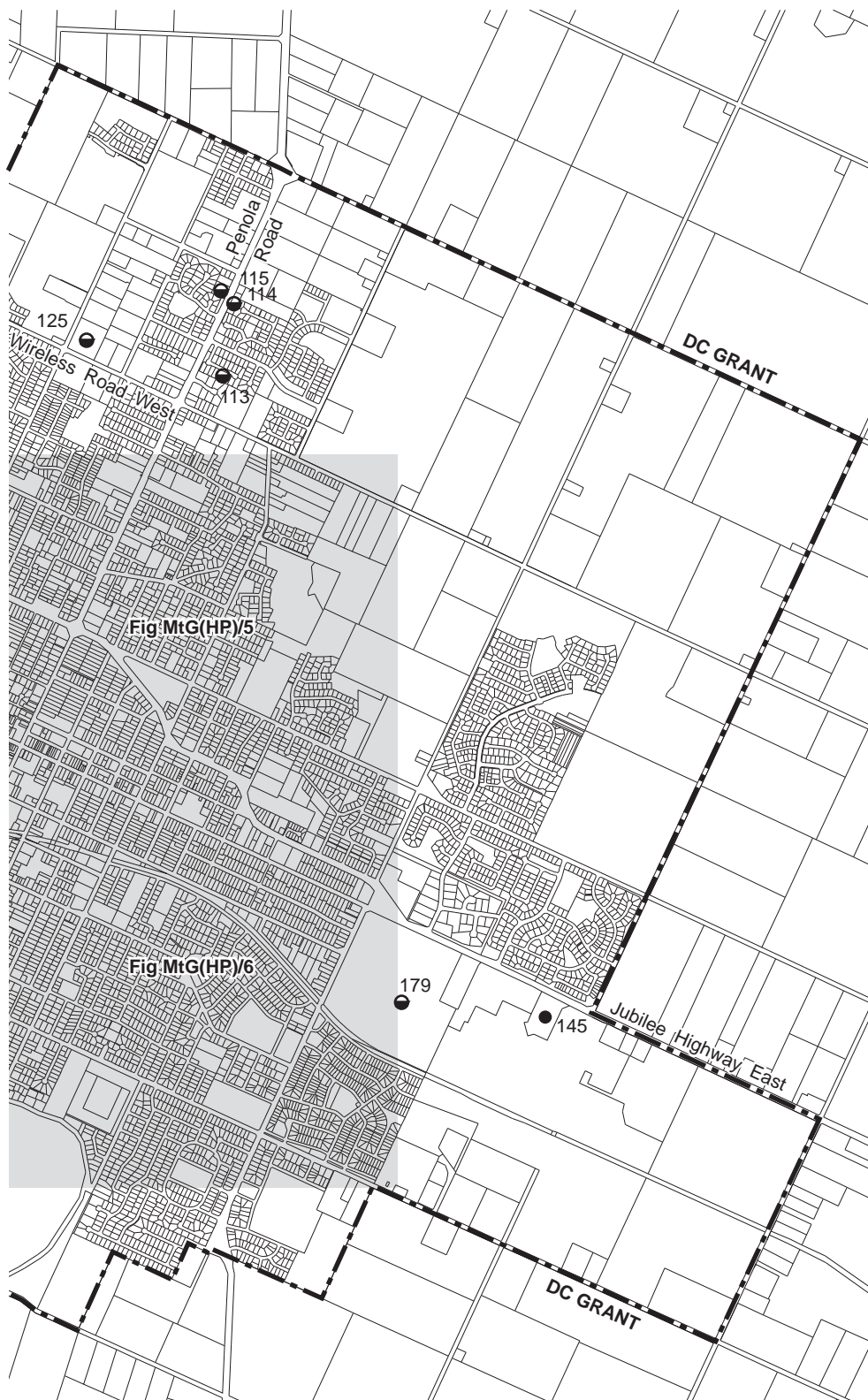
Adjoins Figure MtG(HP)/2



- 155 ● Buildings entered in the SA Heritage Register
- 70 ● Local Heritage Places
- Local Government Area Boundary

MOUNT GAMBIER (CITY) HERITAGE PLACES Fig MtG(HP)/1

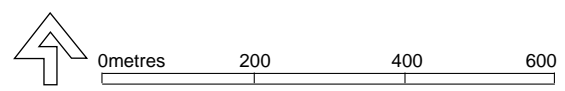
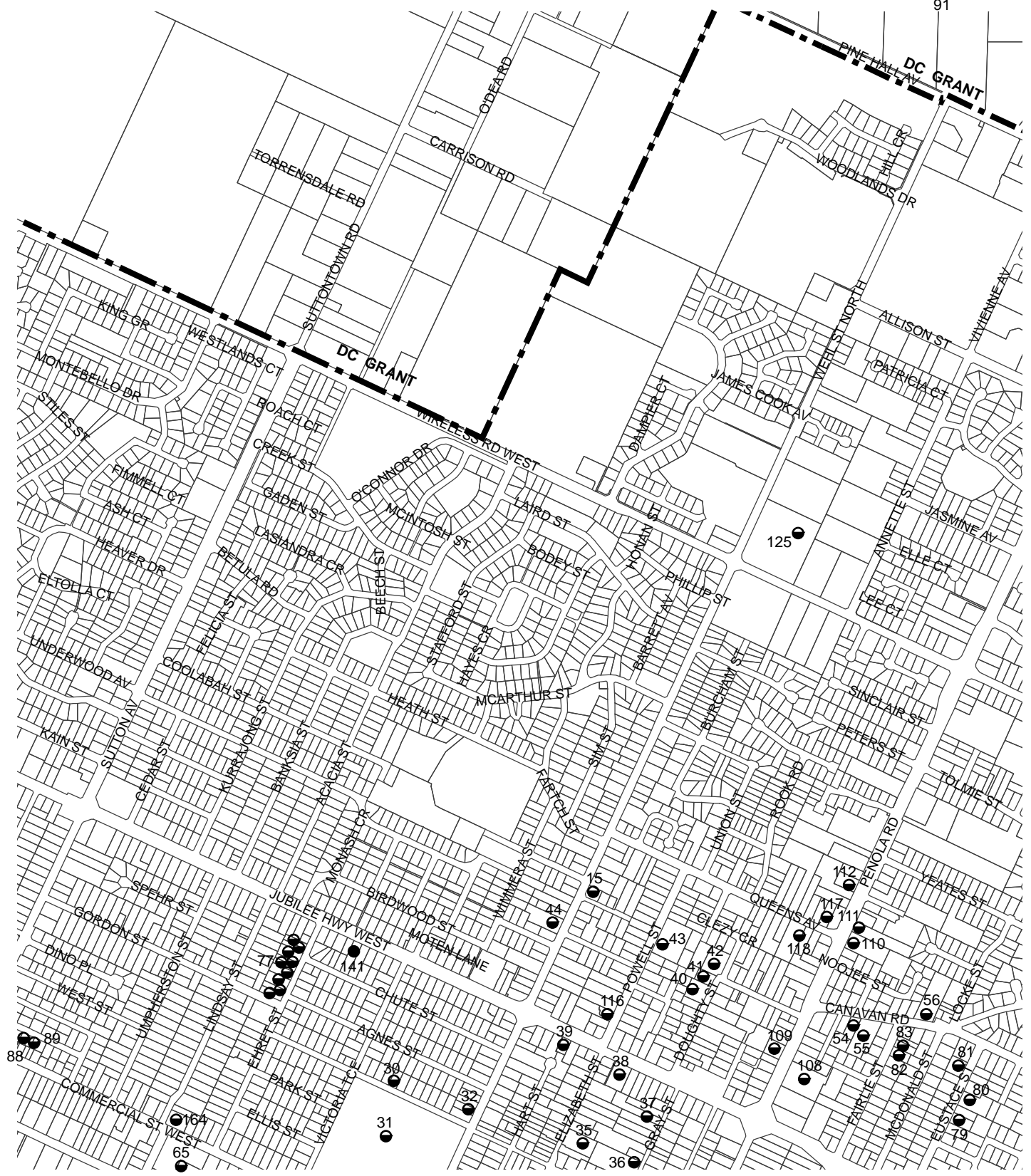
Adjoins Figure MtG(HP)/1



0metres 500 1000 1500

- 155 ● Buildings entered in the SA Heritage Register
- 70 ● Local Heritage Places
- Local Government Area Boundary

**MOUNT GAMBIER (CITY)
HERITAGE PLACES
Fig MtG(HP)/2**

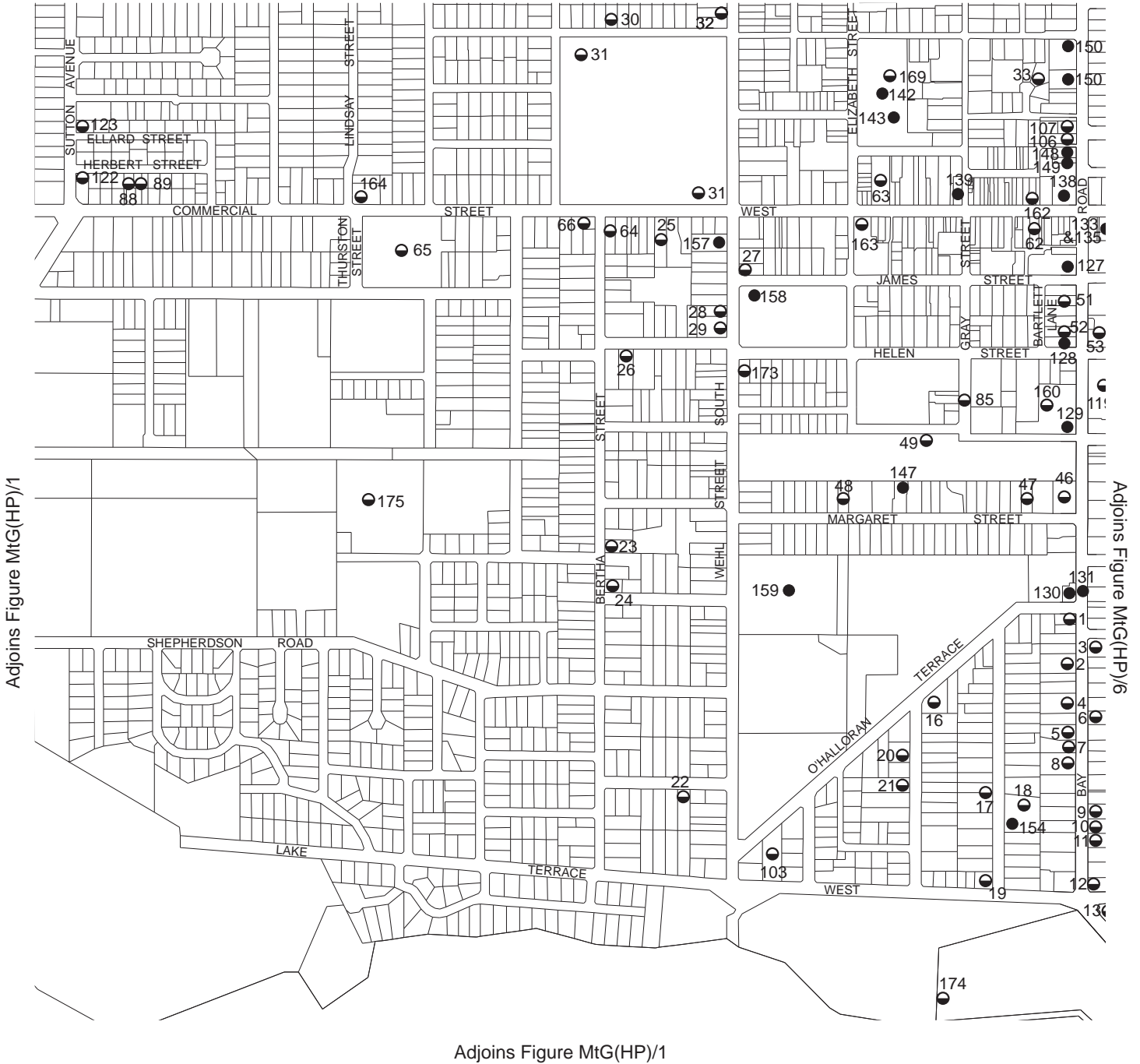


- 141 ● Buildings entered in the SA Heritage Register
- 122 ● Local Heritage Places
- Development Plan Boundary

MOUNT GAMBIER (CITY) HERITAGE PLACES

Fig MtG(HP)/3

Adjoins Figure MtG(HP)/3



Scale 1:10 000



- 127 ● Buildings entered in the SA Heritage Register
- 51 ● Local Heritage Places

MOUNT GAMBIER (CITY) HERITAGE PLACES Figure MtG(HP)/4

Adjoins Figure MtG(HP)/1



Adjoins Figure MtG(HP)/6

- 151 ● Buildings entered in the SA Heritage Register
- 95 ○ Local Heritage Places

----- Local Government Area Boundary

Scale 1:10 000



MOUNT GAMBIER (CITY) HERITAGE PLACES Figure MtG(HP)/5

Adjoins Figure MtG(HP)/5



Adjoins Figure MtG(HP)/2

Adjoins Figure MtG(HP)/4

Adjoins Figure MtG(HP)/2



Scale 1:10 000



- 133 ● Buildings entered in the SA Heritage Register
- 124 ◌ Local Heritage Places

MOUNT GAMBIER (CITY) HERITAGE PLACES Figure MtG(HP)/6

ATTACHMENT J

TABLE MtG(C)/6

Schedule of Contributory Items

PROPERTY ADDRESS	DESCRIPTION OF CONTRIBUTORY ITEM	CERTIFICATE OF TITLE	HERITAGE NR
1 Agnes Street MOUNT GAMBIER	Dwelling	CT 5751/153	14022
3 Agnes Street MOUNT GAMBIER	Dwelling	CT 5797/261	14023
5 Agnes Street MOUNT GAMBIER	Dwelling	CT 5329/453	14024
7 Agnes Street MOUNT GAMBIER	Dwelling	CT 5523/215	14025
9 Agnes Street MOUNT GAMBIER	Dwelling	CT 5224/478	14026
11 Agnes Street MOUNT GAMBIER	Dwelling	CT 5838/592	14027
12 Agnes Street MOUNT GAMBIER	Dwelling	CT 5447/758	14028
14 Agnes Street MOUNT GAMBIER	Dwelling	CT 5259/546	14029
16 Agnes Street MOUNT GAMBIER	Dwelling	CT 5586/593	14030
17 Agnes Street MOUNT GAMBIER	Dwelling	CT 5540/538	14031
18 Agnes Street MOUNT GAMBIER	Dwelling	CT 5701/147	14032
20 Agnes Street MOUNT GAMBIER	Dwelling	CT 5672/915	14033
22 Agnes Street MOUNT GAMBIER	Dwelling	CT 5214/566	14034
3 Amor Street MOUNT GAMBIER	Dwelling	CT 5373/477	13923
6 Amor Street MOUNT GAMBIER	Dwelling	CT 5233/235	13925
7 Amor Street MOUNT GAMBIER	Dwelling	CT 5756/997	13926
8 Amor Street MOUNT GAMBIER	Dwelling	CT 5820/499	13927
11 Amor Street MOUNT GAMBIER	Dwelling	CT 5694/56	13928
1 Anzac Street MOUNT GAMBIER	Dwelling	CT 5782/911	13810
2 Anzac Street MOUNT GAMBIER	Dwelling	CT 5396/140	13811
3 Anzac Street MOUNT GAMBIER	Dwelling	CT 5326/780	13812
4 Anzac Street MOUNT GAMBIER	Dwelling	CT 5227/285	13813
5 Anzac Street MOUNT GAMBIER	Dwelling	CT 5098/731	13814
6 Anzac Street MOUNT GAMBIER	Dwelling	CT 5819/742	13815
7 Anzac Street MOUNT GAMBIER	Dwelling	CT 5202/287	13816
8 Anzac Street MOUNT GAMBIER	Dwelling	CT 5252/880	13817
12 Anzac Street MOUNT GAMBIER	Dwelling	CT 5405/447	13818

PROPERTY ADDRESS	DESCRIPTION OF CONTRIBUTORY ITEM	CERTIFICATE OF TITLE	HERITAGE NR
27 Bay Road MOUNT GAMBIER	Dwelling	CT 5081/57	13819
29 Bay Road MOUNT GAMBIER	Office (former Dwelling)	CT 5081/56	13820
36 Bay Road MOUNT GAMBIER	Dwelling	CT 5099/278	13821
38 Bay Road MOUNT GAMBIER	Dwelling	CT 5099/279	13822
39 Bay Road MOUNT GAMBIER	Dwelling	CT 5706/808	13823
46 Bay Road MOUNT GAMBIER	Dwelling	CT 6036/985	13824
48 Bay Road MOUNT GAMBIER	Dwelling	CT 5287/216	13825
50 Bay Road MOUNT GAMBIER	Dwelling	CT 5322/273	13826
54 Bay Road MOUNT GAMBIER	Dwelling	CT 5294/29	13827
56 Bay Road MOUNT GAMBIER	Clinic (former Hospital)	CT 6060/568	13828
57 Bay Road MOUNT GAMBIER	Dwelling	CT 5268/694	13829
59 Bay Road MOUNT GAMBIER	Dwelling	CT 5448/94	13830
61 Bay Road MOUNT GAMBIER	Dwelling	CT 5785/327	13831
67 Bay Road MOUNT GAMBIER	Dwelling	CT 5162/532	13832
70 Bay Road MOUNT GAMBIER	Dwelling	CT 5684/408	13833
72 Bay Road MOUNT GAMBIER	Dwelling	CT 5732/96	13834
73 Bay Road MOUNT GAMBIER	Dwelling	CT 5736/541	13835
74 Bay Road MOUNT GAMBIER	Dwelling	CT 5333/195	13836
75 Bay Road MOUNT GAMBIER	Dwelling	CT 5736/542	13837
76 Bay Road MOUNT GAMBIER	Dwelling	CT 5816/665	13838
77 Bay Road MOUNT GAMBIER	Dwelling	CT 6048/640	13839
78 Bay Road MOUNT GAMBIER	Dwelling	CT 5293/999	13840
9 Bertha Street MOUNT GAMBIER	Dwelling	CT 5563/489	13929
13 Bertha Street MOUNT GAMBIER	Dwelling	CT 5826/430	13930
15 Bertha Street MOUNT GAMBIER	Dwelling	CT 5364/471	13931
16 Bertha Street MOUNT GAMBIER	Dwelling	CT 5953/309	13932
17 Bertha Street MOUNT GAMBIER	Dwelling	CT 5545/374	13933
19 Bertha Street MOUNT GAMBIER	Dwelling	CT 5282/8644	13934
20 Bertha Street MOUNT GAMBIER	Dwelling	CT 5438/411	13935
24 Bertha Street MOUNT GAMBIER	Dwelling	CT 5331/24	13936

PROPERTY ADDRESS	DESCRIPTION OF CONTRIBUTORY ITEM	CERTIFICATE OF TITLE	HERITAGE NR
26 Bertha Street MOUNT GAMBIER	Dwelling	CT 6079/864	13937
34 Bertha Street MOUNT GAMBIER	Dwelling	CT 5656/953	13938
36 Bertha Street MOUNT GAMBIER	Dwelling	CT 5724/828	13939
38 Bertha Street MOUNT GAMBIER	Dwelling	CT 5172/883	13940
41 Bertha Street MOUNT GAMBIER	Dwelling	CT 5961/870	13941
42 Bertha Street MOUNT GAMBIER	Dwelling	CT 5549/910	13942
46 Bertha Street MOUNT GAMBIER	Dwelling	CT 5440/461	13943
47 Bertha Street MOUNT GAMBIER	Dwelling	CT 5418/221	13944
54 Bertha Street MOUNT GAMBIER	Dwelling	CT 5629/399	13945
56 Bertha Street MOUNT GAMBIER	Dwelling	CT 5680/24	13946
62 Bertha Street MOUNT GAMBIER	Dwelling	CT 5733/681	13947
64 Bertha Street MOUNT GAMBIER	Dwelling	CT 5411/877	13948
88 Bertha Street MOUNT GAMBIER	Dwelling	CT 5406/75	13949
92 Bertha Street MOUNT GAMBIER	Dwelling	CT 5411/988	13950
8 Carthew Street MOUNT GAMBIER	Dwelling	CT 5249/533	14145
1 Chute Street MOUNT GAMBIER	Dwelling	CT 5697/553	14035
2 Chute Street MOUNT GAMBIER	Dwelling	CT 5707/345	14036
5 Chute Street MOUNT GAMBIER	Dwelling	CT 5551/440	14037
7 Chute Street MOUNT GAMBIER	Dwelling	CT 5589/269	14038
8 Chute Street MOUNT GAMBIER	Dwelling	CT 5719/374	14039
9 Chute Street MOUNT GAMBIER	Dwelling	CT 5776/406	14040
10 Chute Street MOUNT GAMBIER	Dwelling	CT 5529/510	14041
13 Chute Street MOUNT GAMBIER	Dwelling	CT 5435/589	14042
14 Chute Street MOUNT GAMBIER	Dwelling	CT 5647/179	14043
15 Chute Street MOUNT GAMBIER	Dwelling	CT 5211/423	14044
16 Chute Street MOUNT GAMBIER	Dwelling	CT 5789/56	14045
145 Commercial Street West MOUNT GAMBIER	Dwelling	CT 5280/706	13951
147 Commercial Street West MOUNT GAMBIER	Dwelling	CT 5215/420	13952
2 Doughty Street MOUNT GAMBIER	Dwelling	CT 5849/117	14146
4 Doughty Street MOUNT GAMBIER	Dwelling	CT 5930/902	14147

PROPERTY ADDRESS	DESCRIPTION OF CONTRIBUTORY ITEM	CERTIFICATE OF TITLE	HERITAGE NR
6 Doughty Street MOUNT GAMBIER	Dwelling	CT 5716/19	14148
7 Doughty Street MOUNT GAMBIER	Dwelling	CT 5790/658	14149
8 Doughty Street MOUNT GAMBIER	Dwelling	CT 5413/844	14150
9 Doughty Street MOUNT GAMBIER	Dwelling	CT 5087/109	14151
13 Doughty Street MOUNT GAMBIER	Dwelling	CT 5987/445	14152
16 Doughty Street MOUNT GAMBIER	Dwelling	CT 5827/936	14153
17 Doughty Street MOUNT GAMBIER	Dwelling	CT 5119/927	14154
31 Doughty Street MOUNT GAMBIER	Dwelling	CT 5814/32	14155
33 Doughty Street MOUNT GAMBIER	Dwelling	CT 6058/205	14156
35 Doughty Street MOUNT GAMBIER	Dwelling	CT 5630/715	14157
41 Doughty Street MOUNT GAMBIER	Dwelling	CT 5240/935	14158
2 Edward Street MOUNT GAMBIER	Dwelling	CT 5837/292	13953
9 Edward Street MOUNT GAMBIER	Dwelling	CT 5063/576	13954
2 Eglinton Terrace MOUNT GAMBIER	Dwelling	CT 5251/968	14046
4 Eglinton Terrace MOUNT GAMBIER	Dwelling	CT 5239/416	14047
20 Eglinton Terrace MOUNT GAMBIER	Dwelling	CT 5837/564	14048
22 Eglinton Terrace MOUNT GAMBIER	Dwelling	CT 5203/302	14049
24 Eglinton Terrace MOUNT GAMBIER	Dwelling	CT 5752/473	14050
2 Eleanor Street MOUNT GAMBIER	Office (former Dwelling)	CT 5327/251	13955
5 Eleanor Street MOUNT GAMBIER	Dwelling	CT 5297/297	13956
9 Eleanor Street MOUNT GAMBIER	Office (former Dwelling)	CT 5783/642	13957
10 Eleanor Street MOUNT GAMBIER	Office (former Dwelling)	CT 5242/293	13958
11 Eleanor Street MOUNT GAMBIER	Dwelling	CT 5783/648	13959
13 Eleanor Street MOUNT GAMBIER	Office (former Dwelling)	CT 5681/392	13960
15 Eleanor Street MOUNT GAMBIER	Dwelling	CT 5841/762	13961
16 Eleanor Street MOUNT GAMBIER	Dwelling	CT 5658/812	13962
38 Elizabeth Street MOUNT GAMBIER	Dwelling	CT 5133/947	14069
40 Elizabeth Street MOUNT GAMBIER	Dwelling	CT 5911/461	14070
41 Elizabeth Street MOUNT GAMBIER	Dwelling	CT 5112/815	14071
42 Elizabeth Street MOUNT GAMBIER	Dwelling	CT 5167/276	14072

PROPERTY ADDRESS	DESCRIPTION OF CONTRIBUTORY ITEM	CERTIFICATE OF TITLE	HERITAGE NR
44 Elizabeth Street MOUNT GAMBIER	Dwelling	CT 5804/174	14073
45 Elizabeth Street MOUNT GAMBIER	Dwelling	CT 5269/9	14074
46 Elizabeth Street MOUNT GAMBIER	Dwelling	CT 5730/873	14075
47 Elizabeth Street MOUNT GAMBIER	Dwelling	CT 5770/872	14076
49 Elizabeth Street MOUNT GAMBIER	Dwelling	CT 5329/414	14077
24a Ferrers Street MOUNT GAMBIER	Dwelling	CT 5158/724	13841
30 Ferrers Street MOUNT GAMBIER	Dwelling	CT 5417/918	13842
32 Ferrers Street MOUNT GAMBIER	Office (former Dwelling)	CT 5168/726	13843
34 Ferrers Street MOUNT GAMBIER	Dwelling	CT 5612/337	13844
37 Ferrers Street MOUNT GAMBIER	Dwelling	CT 5350/639	13845
39 Ferrers Street MOUNT GAMBIER	Dwelling	CT 5790/118	13846
44 Ferrers Street MOUNT GAMBIER	Dwelling	CT 5779/170	13847
46 Ferrers Street MOUNT GAMBIER	Dwelling	CT 5811/668	13848
47 Ferrers Street MOUNT GAMBIER	Dwelling	CT 5772/579	13849
48 Ferrers Street MOUNT GAMBIER	Dwelling	CT 5782/710	13850
50 Ferrers Street MOUNT GAMBIER	Dwelling	CT 5407/579	13851
53 Ferrers Street MOUNT GAMBIER	Dwelling	CT 5204/765	13852
57 Ferrers Street MOUNT GAMBIER	Dwelling	CT 5164/433	13853
58 Ferrers Street MOUNT GAMBIER	Dwelling	CT 5808/559	13854
59 Ferrers Street MOUNT GAMBIER	Dwelling	CT 5201/77	13855
61 Ferrers Street MOUNT GAMBIER	Dwelling	CT 5634/770	13856
63 Ferrers Street MOUNT GAMBIER	Dwelling	CT 5167/708	13857
65 Ferrers Street MOUNT GAMBIER	Dwelling	CT 5773/135	13858
68 Ferrers Street MOUNT GAMBIER	Dwelling	CT 5620/322	13859
70 Ferrers Street MOUNT GAMBIER	Dwelling	CT 5720/423	13860
72 Ferrers Street MOUNT GAMBIER	Dwelling	CT 5720/840	13861
76 Ferrers Street MOUNT GAMBIER	Dwelling	CT 5738/532	13862
77 Ferrers Street MOUNT GAMBIER	Dwelling	CT 5363/107	13863
79 Ferrers Street MOUNT GAMBIER	Dwelling	CT 5716/949	13864
1 Francis Street MOUNT GAMBIER	Dwelling	CT 5793/866	14078

PROPERTY ADDRESS	DESCRIPTION OF CONTRIBUTORY ITEM	CERTIFICATE OF TITLE	HERITAGE NR
2 Francis Street MOUNT GAMBIER	Dwelling	CT 5418/553	14079
4 Francis Street MOUNT GAMBIER	Dwelling	CT 5348/734	14080
5 Francis Street MOUNT GAMBIER	Dwelling	CT 5567/314	14081
7 Francis Street MOUNT GAMBIER	Dwelling	CT 5629/312	14082
12 Francis Street MOUNT GAMBIER	Dwelling	CT 5805/456	14083
14 Francis Street MOUNT GAMBIER	Dwelling	CT 5109/118	14084
2 George Street MOUNT GAMBIER	Dwelling	CT 6033/375	13963
4 George Street MOUNT GAMBIER	Dwelling and picket fence	CT 5315/896	13964
8 George Street MOUNT GAMBIER	Dwelling	CT 5564/17	13965
9 George Street MOUNT GAMBIER	Dwelling	CT 5629/409	13966
10 George Street MOUNT GAMBIER	Dwelling	CT 5561/132	13967
11 George Street MOUNT GAMBIER	Dwelling	CT 5866/492	13968
12-14 George Street MOUNT GAMBIER	Dwelling	CT 5712/648	13969
71 Gray Street MOUNT GAMBIER	Dwelling	CT 5555/325	14085
73 Gray Street MOUNT GAMBIER	Dwelling	CT 5953/222	14086
75 Gray Street MOUNT GAMBIER	Dwelling	CT 5312/84	14087
76 Gray Street MOUNT GAMBIER	Dwelling	CT 5081/963	14088
77 Gray Street MOUNT GAMBIER	Dwelling	CT 5356/664	14089
79 Gray Street MOUNT GAMBIER	Dwelling	CT 5106/427	14090
84 Gray Street MOUNT GAMBIER	Dwelling	CT 5626/545	14091
90 Gray Street MOUNT GAMBIER	Dwelling	CT 5183/148	14092
97 Gray Street MOUNT GAMBIER	Dwelling	CT 5224/935	14093
100 Gray Street MOUNT GAMBIER	Dwelling	CT 5594/847	14094
102 Gray Street MOUNT GAMBIER	Dwelling	CT 5275/16	14095
4 Gwendoline Street MOUNT GAMBIER	Dwelling	CT 5600/18	13865
6 Gwendoline Street MOUNT GAMBIER	Dwelling	CT 5488/845	13866
9 Gwendoline Street MOUNT GAMBIER	Dwelling (Former School)	CT 5407/601	13867
10 Gwendoline Street MOUNT GAMBIER	Dwelling	CT 5283/307	13868
14 Gwendoline Street MOUNT GAMBIER	Dwelling	CT 5825/367	13869

PROPERTY ADDRESS	DESCRIPTION OF CONTRIBUTORY ITEM	CERTIFICATE OF TITLE	HERITAGE NR
16 Gwendoline Street MOUNT GAMBIER	Dwelling	CT 5752/333	13870
17 Gwendoline Street MOUNT GAMBIER	Dwelling	CT 5346/433	13871
18 Gwendoline Street MOUNT GAMBIER	Dwelling	CT 5548/157	13872
1-2/ 19 Gwendoline Street MOUNT GAMBIER	Dwellings	CT 5031/936 CT 5031/937	13873
20 Gwendoline Street MOUNT GAMBIER	Dwelling	CT 5211/574	13874
22 Gwendoline Street MOUNT GAMBIER	Dwelling	CT 5225/420	13875
27 Gwendoline Street MOUNT GAMBIER	Dwelling	CT 5649/312	13876
8 Hart Street MOUNT GAMBIER	Dwelling	CT 5637/737	14096
13 Hart Street MOUNT GAMBIER	Dwelling	CT 5780/629	14097
17 Hart Street MOUNT GAMBIER	Dwelling	CT 5311/199	14099
31 Helen Street MOUNT GAMBIER	Office (former Dwelling)	CT 5541/589	13970
33 Helen Street MOUNT GAMBIER	Office (former Dwelling)	CT 5804/612	13971
35 Helen Street MOUNT GAMBIER	Office (former Dwelling)	CT 5748/409	13972
39 Helen Street MOUNT GAMBIER	Office (former Dwelling)	CT 5837/622	13973
41 Helen Street MOUNT GAMBIER	Office (former Dwelling)	CT 5394/892	13974
47 Helen Street MOUNT GAMBIER	Office (former Dwelling)	CT 5785/610	13975
3 Jane Street MOUNT GAMBIER	Dwelling	CT 5097/490	14100
7 Jane Street MOUNT GAMBIER	Dwelling	CT 5527/844	14101
9 Jane Street MOUNT GAMBIER	Dwelling	CT 5301/446	14102
11 Jane Street MOUNT GAMBIER	Dwelling	CT 5294/238	14103
13 Jane Street MOUNT GAMBIER	Dwelling	CT 5775/29	14104
7 Jubilee Highway West MOUNT GAMBIER	Dwelling	CT 5797/834	14105
15 Jubilee Highway West MOUNT GAMBIER	Dwelling	CT 5491/272	14106
21 Jubilee Highway West MOUNT GAMBIER	Dwelling	CT 5780/408	14107
23 Jubilee Highway West MOUNT GAMBIER	Dwelling	CT 5358/753	14108
25 Jubilee Highway West MOUNT GAMBIER	Dwelling	CT 5293/786	14109
29 Jubilee Highway West MOUNT GAMBIER	Dwelling	CT 5802/707	14110
31 Jubilee Highway West MOUNT GAMBIER	Dwelling	CT 5722/962	14111
41 Jubilee Highway West MOUNT GAMBIER	Dwelling	CT 5517/765	14112
55-57 Jubilee Highway West MOUNT GAMBIER	Dwelling	CT 5554/438	14055

PROPERTY ADDRESS	DESCRIPTION OF CONTRIBUTORY ITEM	CERTIFICATE OF TITLE	HERITAGE NR
67 Jubilee Highway West MOUNT GAMBIER	Dwelling	CT 5957/729	14057
4 Lake Terrace East MOUNT GAMBIER	Dwelling	CT 5777/245	13877
6 Lake Terrace East MOUNT GAMBIER	Dwelling	CT 5412/425	13878
7 Lake Terrace East MOUNT GAMBIER	Dwelling	CT 5348/256	13879
12 Lake Terrace East MOUNT GAMBIER	Dwelling and fence.	CT 5282/919	13881
16 Lake Terrace East MOUNT GAMBIER	Dwelling and fence.	CT 5562/48	13882
20 Lake Terrace East MOUNT GAMBIER	Dwelling	CT 5477/780	13883
12 Lake Terrace West MOUNT GAMBIER	Dwelling	CT 5289/321	13977
14 Lake Terrace West MOUNT GAMBIER	Dwelling	CT 5895/995	13978
4 Lawrence Street MOUNT GAMBIER	Dwelling	CT 5725/355	14114
5 Lawrence Street MOUNT GAMBIER	Dwelling	CT 5183/189	14115
6 Lawrence Street MOUNT GAMBIER	Dwelling	CT 5919/957	14116
8 Lawrence Street MOUNT GAMBIER	Dwelling	CT 5455/582	14117
1 Margaret Street MOUNT GAMBIER	Office	CT 5585/27	13884
18 Margaret Street MOUNT GAMBIER	Shed	CT 5695/23	14180
24 Margaret Street MOUNT GAMBIER	Shed	CT 5523/74	14181
26 Margaret Street MOUNT GAMBIER	Shed	CT 5856/642	14182
3 O'Halloran Terrace MOUNT GAMBIER	Dwelling	CT 5807/861	13885
5 O'Halloran Terrace MOUNT GAMBIER	Dwelling	CT 5321/442	13886
25 O'Halloran Terrace MOUNT GAMBIER	Dwelling	CT 5362/653	13887
4 Park Street MOUNT GAMBIER	Dwelling	CT 5843/958	14051
6 Park Street MOUNT GAMBIER	Dwelling	CT 5237/453	14052
8 Park Street MOUNT GAMBIER	Dwelling	CT 5410/713	14053
10 Park Street MOUNT GAMBIER	Dwelling	CT 5200/97	14054
15 Powell Street MOUNT GAMBIER	Dwelling	CT 5689/783	14159
21 Powell Street MOUNT GAMBIER	Dwelling	CT 5459/426	14160
23 Powell Street MOUNT GAMBIER	Dwelling	CT 5837/700	14161
25 Powell Street MOUNT GAMBIER	Dwelling	CT 5207/952	14162
27 Powell Street MOUNT GAMBIER	Dwelling	CT 5389/523	14163
31 Powell Street MOUNT GAMBIER	Dwelling	CT 5841/779	14164

PROPERTY ADDRESS	DESCRIPTION OF CONTRIBUTORY ITEM	CERTIFICATE OF TITLE	HERITAGE NR
35 Powell Street MOUNT GAMBIER	Dwelling	CT 5483/235	14165
37 Powell Street MOUNT GAMBIER	Dwelling	CT 5846/14	14166
2 Power Street MOUNT GAMBIER	Dwelling	CT 5396/148	13888
4 Power Street MOUNT GAMBIER	Dwelling	CT 5373/80	13889
6 Power Street MOUNT GAMBIER	Dwelling	CT 5389/123	13890
7 Power Street MOUNT GAMBIER	Dwelling	CT 5800/78	13891
8 Power Street MOUNT GAMBIER	Dwelling	CT 5607/616	13892
10a Power Street MOUNT GAMBIER	Dwelling	CT 5742/352	13893
12 Power Street MOUNT GAMBIER	Dwelling	CT 5738/666	13894
15 Power Street MOUNT GAMBIER	Dwelling	CT 5409/899	13895
16 Power Street MOUNT GAMBIER	Dwelling	CT 5460/546	13896
18 Power Street MOUNT GAMBIER	Dwelling	CT 5220/223	13897
20 Power Street MOUNT GAMBIER	Dwelling	CT 5538/151	13898
22 Power Street MOUNT GAMBIER	Dwelling	CT 5336/748	13899
24 Power Street MOUNT GAMBIER	Dwelling	CT 5785/745	13900
31 Power Street MOUNT GAMBIER	Dwelling	CT 5733/977	13901
33 Power Street MOUNT GAMBIER	Dwelling	CT 5414/373	13902
39 Power Street MOUNT GAMBIER	Dwelling	CT 5483/817	13903
43 Queens Avenue MOUNT GAMBIER	Dwelling	CT 5817/586	14168
52 Queens Avenue MOUNT GAMBIER	Dwelling	CT 5939/334	14169
9 Reginald Street MOUNT GAMBIER	Dwelling	CT 5578/255	13905
11 Reginald Street MOUNT GAMBIER	Dwelling	CT 5728/954	13906
12 Reginald Street MOUNT GAMBIER	Dwelling	CT 5725/472	13907
13 Reginald Street MOUNT GAMBIER	Dwelling	CT 5688/262	13908
14 Reginald Street MOUNT GAMBIER	Dwelling	CT 5358/208	13909
15 Reginald Street MOUNT GAMBIER	Dwelling	CT 5784/317	13910
16 Reginald Street MOUNT GAMBIER	Dwelling	CT 5873/692	13911
17 Reginald Street MOUNT GAMBIER	Dwelling	CT 5559/286	13912
28 Reginald Street MOUNT GAMBIER	Dwelling	CT 5267/992	13913
30 Reginald Street MOUNT GAMBIER	Dwelling	CT 5457/969	13914

PROPERTY ADDRESS	DESCRIPTION OF CONTRIBUTORY ITEM	CERTIFICATE OF TITLE	HERITAGE NR
32 Reginald Street MOUNT GAMBIER	Dwelling	CT 5252/997	13915
35 Reginald Street MOUNT GAMBIER	Dwelling	CT 5283/210	13916
2 Shepherdson Road MOUNT GAMBIER	Dwelling	CT 5880/968	13979
6 Shepherdson Road MOUNT GAMBIER	Dwelling	CT 5531/993	13981
7 Shepherdson Road MOUNT GAMBIER	Dwelling	CT 5284/509	13982
8 Shepherdson Road MOUNT GAMBIER	Dwelling	CT 5727/274	13983
9 Shepherdson Road MOUNT GAMBIER	Dwelling	CT 5944/987	13984
17 Victoria Terrace MOUNT GAMBIER	Dwelling	CT 5583/182	14058
19 Victoria Terrace MOUNT GAMBIER	Dwelling	CT 5254/854	14059
23 Victoria Terrace MOUNT GAMBIER	Dwelling	CT 5301/564	14060
25 Victoria Terrace MOUNT GAMBIER	Dwelling	CT 5169/403	14061
27 Victoria Terrace MOUNT GAMBIER	Dwelling	CT 5279/468	14062
3 Wallace Street MOUNT GAMBIER	Dwelling	CT 6026/688	13917
13 Wallace Street MOUNT GAMBIER	Dwelling	CT 5479/41	13919
15 Wallace Street MOUNT GAMBIER	Dwelling	CT 5821/144	13920
19 Wallace Street MOUNT GAMBIER	Dwelling	CT 5792/185	13921
29 Wallace Street MOUNT GAMBIER	Dwelling	CT 5814/517	13922
2 & 4 Wehl Street North MOUNT GAMBIER	Clinic (former Dwellings)	CT 5546/171 CT 5849/286	14118
6 Wehl Street North MOUNT GAMBIER	Dwelling	CT 5827/663	14119
8 Wehl Street North MOUNT GAMBIER	Dwelling	CT 5772/177	14120
10 Wehl Street North MOUNT GAMBIER	Dwelling	CT 5206/350	14121
20 Wehl Street North MOUNT GAMBIER	Dwelling	CT 6025/723	14122
25 Wehl Street North MOUNT GAMBIER	Dwelling	CT 5791/104	14063
26 Wehl Street North MOUNT GAMBIER	Dwelling	CT 5183/243	14123
28 Wehl Street North MOUNT GAMBIER	Dwelling	CT 5242/116	14124
29 Wehl Street North MOUNT GAMBIER	Dwelling	CT 5732/939	14064
33 Wehl Street North MOUNT GAMBIER	Dwelling	CT 5552/46	14065
34 Wehl Street North MOUNT GAMBIER	Dwelling	CT 5857/250	14125
37 Wehl Street North MOUNT GAMBIER	Dwelling	CT 5444/682	14066

PROPERTY ADDRESS	DESCRIPTION OF CONTRIBUTORY ITEM	CERTIFICATE OF TITLE	HERITAGE NR
38 Wehl Street North MOUNT GAMBIER	Dwelling	CT 5503/974	14127
39 Wehl Street North MOUNT GAMBIER	Dwelling	CT 5837/936	14067
43 Wehl Street North MOUNT GAMBIER	Dwelling	CT 5475/542	14068
50 Wehl Street North MOUNT GAMBIER	Dwelling	CT 6023/775	14128
52 Wehl Street North MOUNT GAMBIER	Dwelling	CT 5712/686	14129
62 Wehl Street North MOUNT GAMBIER	Dwelling	CT 5436/711	14170
64 Wehl Street North MOUNT GAMBIER	Dwelling	CT 5546/841	14171
75 Wehl Street North MOUNT GAMBIER	Dwelling	CT 5461/30	14172
77 Wehl Street North MOUNT GAMBIER	Dwelling	CT 5754/204	14173
78 Wehl Street North MOUNT GAMBIER	Dwelling	CT 5252/99	14174
79 Wehl Street North MOUNT GAMBIER	Dwelling	CT 5774/4	14175
80 Wehl Street North MOUNT GAMBIER	Dwelling	CT 5760/306	14176
84 Wehl Street North MOUNT GAMBIER	Dwelling	CT 5286/323	14177
88 Wehl Street North MOUNT GAMBIER	Dwelling	CT 5558/171	14178
89 Wehl Street North MOUNT GAMBIER	Dwelling	CT 5215/932	14179
4 Wehl Street South MOUNT GAMBIER	Dwelling	CT 5733/580	13985
6 Wehl Street South MOUNT GAMBIER	Dwelling	CT 5290/876	13986
10 Wehl Street South MOUNT GAMBIER	Dwelling	CT 5837/208	13987
15 Wehl Street South MOUNT GAMBIER	Dwelling	CT 5799/230	13988
16 Wehl Street South MOUNT GAMBIER	Dwelling	CT 5678/546	13989
17 Wehl Street South MOUNT GAMBIER	Dwelling	CT 5826/875	13990
18 Wehl Street South MOUNT GAMBIER	Dwelling	CT 5297/372	13991
20 Wehl Street South MOUNT GAMBIER	Dwelling	CT 5405/843	13992
22 Wehl Street South MOUNT GAMBIER	Dwelling	CT 5342/420	13993
23 Wehl Street South MOUNT GAMBIER	Dwelling	CT 5960/907	13994
24 Wehl Street South MOUNT GAMBIER	Dwelling	CT 5351/346	13995
25 Wehl Street South MOUNT GAMBIER	Dwelling	CT 5294/462	13996
27 Wehl Street South MOUNT GAMBIER	Dwelling	CT 5332/530	13997
30 Wehl Street South MOUNT GAMBIER	Dwelling	CT 5902/140	13998
36 Wehl Street South MOUNT GAMBIER	Dwelling	CT 5067/539	13999

PROPERTY ADDRESS	DESCRIPTION OF CONTRIBUTORY ITEM	CERTIFICATE OF TITLE	HERITAGE NR
40 Wehl Street South MOUNT GAMBIER	Dwelling	CT 5544/354	14000
42 Wehl Street South MOUNT GAMBIER	Dwelling	CT 5427/752	14001
44 Wehl Street South MOUNT GAMBIER	Dwelling	CT 5170/965	14002
46 Wehl Street South MOUNT GAMBIER	Dwelling	CT 5752/37	14003
70 Wehl Street South MOUNT GAMBIER	Dwelling	CT 5230/647	14004
80 Wehl Street South MOUNT GAMBIER	Dwelling	CT 5586/459	14005
82 Wehl Street South MOUNT GAMBIER	Dwelling	CT 5880/969	14006
88 Wehl Street South MOUNT GAMBIER	Dwelling	CT 5823/376	14007
92 Wehl Street South MOUNT GAMBIER	Dwelling	CT 5430/631	14008
96 Wehl Street South MOUNT GAMBIER	Dwelling	CT 5471/819	14009
98 Wehl Street South MOUNT GAMBIER	Dwelling	CT 5532/876	14010
100 Wehl Street South MOUNT GAMBIER	Dwelling	CT 5592/591	14011
102 Wehl Street South MOUNT GAMBIER	Dwelling	CT 5661/785	14012
104 Wehl Street South MOUNT GAMBIER	Dwelling	CT 5296/471	14013
106 Wehl Street South MOUNT GAMBIER	Dwelling	CT 5697/752	14014
110 Wehl Street South MOUNT GAMBIER	Dwelling	CT 5589/112	14015
112 Wehl Street South MOUNT GAMBIER	Dwelling	CT 5692/130	14016
2 William Street MOUNT GAMBIER	Dwelling	CT 5261/797	14017
4 William Street MOUNT GAMBIER	Dwelling	CT 5495/13	14018
6 William Street MOUNT GAMBIER	Dwelling	CT 5495/14	14019
12 William Street MOUNT GAMBIER	Dwelling	CT 5423/235	14020
14 William Street MOUNT GAMBIER	Dwelling	CT 5732/266	14021
2 Wyatt Street MOUNT GAMBIER	Dwelling	CT 5403/938	14130
1-2/ 3 Wyatt Street MOUNT GAMBIER	Dwelling	CT 5728/961	14131
4 Wyatt Street MOUNT GAMBIER	Dwelling	CT 5467/484	14132
5 Wyatt Street MOUNT GAMBIER	Dwelling	CT 5233/442	14133
7 Wyatt Street MOUNT GAMBIER	Dwelling	CT 5135/565	14134
8 Wyatt Street MOUNT GAMBIER	Dwelling	CT 5785/485	14135
1-3/ 9 Wyatt Street MOUNT GAMBIER	Dwelling	CT 5377/551	14136
10 Wyatt Street MOUNT GAMBIER	Dwelling	CT 5172/156	14137

PROPERTY ADDRESS	DESCRIPTION OF CONTRIBUTORY ITEM	CERTIFICATE OF TITLE	HERITAGE NR
12 Wyatt Street MOUNT GAMBIER	Dwelling	CT 5725/469	14138
13 Wyatt Street MOUNT GAMBIER	Dwelling	CT 5400/495	14139
15 Wyatt Street MOUNT GAMBIER	Dwelling	CT 5429/708	14140
17 Wyatt Street MOUNT GAMBIER	Dwelling	CT 5779/121	14141
22 Wyatt Street MOUNT GAMBIER	Dwelling	CT 5810/859	14142
24 Wyatt Street MOUNT GAMBIER	Dwelling	CT 5345/145	14143
25 Wyatt Street MOUNT GAMBIER	Dwelling	CT 5724/914	14144

Note: this table was last updated on 13 January 2013.

ATTACHMENT K

TABLE MtG(C)/10

Fencing Guidelines for Historic (Conservation) Policy Area and Heritage Places

Conservation of Fences

It is important that original fences, particularly distinctive Mount Gambier stone fences, are retained and carefully maintained. The fence is an integral part of any historic property and deserves appropriate care and maintenance. It is important to match any repairs to existing fences using materials of similar texture, composition and colour to the original work. Residences in Historic (Conservation) Policy Areas retain excellent examples of original fences that were constructed at the same time as the house on the property. These should be retained and repaired where possible. These fences form an integral part of the heritage value of the place, the policy area, the streetscape and the City as a whole.

Standards

Fences to property boundaries should be compatible in height, design and materials to the existing buildings on the site. Fence height should be consistent with original fences in the area. High solid masonry or profile metal sheeting should not be used as front fence material, as these may compromise the open character of the historic residential streetscape.

Fence Styles

Victorian and Edwardian (1860s-1910) houses in Mt Gambier had timber fences: timber pickets, palings or post and rail fences. Only a few original timber fences remain. Most have subsequently been replaced, often with stone. Masonry piers and cast iron fences were used elsewhere during the Victorian period but were not characteristic in Mt Gambier. Houses after 1910 used all types of local stone, capped timber palings, ripple iron and timber, post and wire or woven wire fences. These styles continued into the 1940s, with the addition of chain mesh, pipe and wrought iron. The following illustrations indicate typical Mount Gambier fences from various periods of development, suitable for historic house styles of that time.

Stone Fences

Throughout Mount Gambier local stone has been used as fencing material, often echoing the stone used for the house. Mt Gambier limestone and dolomite in its various colours is common. Local volcanic stone – scoria and basalt – were used. Some fences were faced with local flint pebbles. Many fences combined and contrasted two or more types or colours of stone. Simple stone fences were constructed of panels and piers of stone. Generally the piers are the main element of the fence with caps or shaped tops, but there are also examples with capping to the panels of rough faced stone, often dolomite. These simple fences are associated with houses of all periods. There are also substantial houses in Mount Gambier which retain fences constructed at the same time as the house and use the same design details and materials. As with the houses some stone fences have been painted but the type of stone is obvious from the texture of the materials.

New Fences

All houses up until the 1950s had a front fence. If the original front fence has not survived constructing an appropriate front fence can complement the house and enhance the character of the street. Where evidence regarding the original fence is not available, a fence of a style sympathetic to the design of the house, the period of the house, and the streetscape should be erected. Existing original fences to similar houses can be used as a model for new fencing.

There was not a tradition of using elaborate cast iron panels for house fences in Mount Gambier. The high precast concrete fence pillars which are used with reproduction style houses elsewhere are not appropriate for new fences for Local Heritage Places or contributory places in Historic (Conservation) Policy Areas in Mt Gambier. Advice can be obtained from Council and the Heritage Adviser. The use of bricks or other imported materials is not appropriate for heritage areas. It has proved more satisfactory to source fence materials (posts and blocks or panels) from local suppliers of Mount Gambier stone products.

Side and Back Fences

Side fences between the façade of the house and the street were usually lower than back fences, giving front gardens and the streetscape an open landscaped character. Side fences forward of the house should not exceed 1200mm high, and should taper down to meet the front fence.

Timber palings were common for side and back fences from the 19th Century and well into the 20th Century. Corrugated galvanised iron was also used. Timber, corrugated colorbond or galvanised fences on posts and rails are suitable for new side and rear fences in heritage places, but modular panels, zincalume and square profile metal should not be used. Rendered cement sheet and texture coatings are not appropriate.

Retaining Walls

Sometimes the slope of the land requires part of the front fence to be a retaining wall. These walls were traditionally built with stone. Stone facing should be used where retaining walls are visible at the street frontage in heritage policy areas and places.

Hedges and Trees

Hedges were a common adjunct to a constructed front fence. The many hedges which remain should be retained, restored and where appropriate extended, utilising the same species of planting currently in existence. Traditionally, hedges were established behind a picket or open wire fence. A fence and hedge in combination can be useful where additional privacy is required without detracting from the streetscape. Duranta, coprosma, plumbago, cypress, wormwood and other bushy shrubs were common hedge species. Dark green or grey foliage was traditional. For new hedges, golden cultivars should be avoided. Waterwise native plants such as westringia can be an appropriate hedging substitute.

Appropriate Fencing Style and Materials for Each Dwelling Era

Cottages, Houses and Villas up to 1900

- timber pickets (height 1200 to 1500mm)
- timber paling (to 1200 high for front fences, 1500 – 1800 for side fences)
- timber post and rail (height 1000 – 1200mm)
- post and wire (height to 1200)

Circa 1900-1920 Edwardian Houses

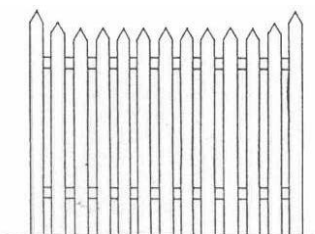
- low scoria or basalt walls (heights vary)
- timber picket and paling (height 1000 to 1200mm)
- simple limestone walls with stone posts (height 900 to 1200mm)
- corrugated iron or mini orb within timber framing (height 1000 to 1200mm)
- woven crimped wire with timber or stone posts (height 1000 to 1200mm)

Circa 1920-1930 Inter War Houses (Bungalows, State Bank Houses)

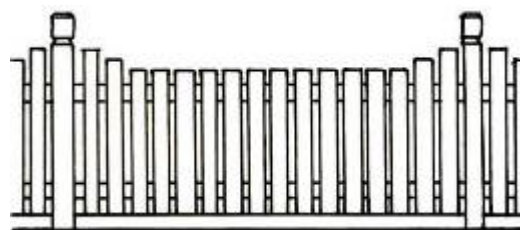
- timber paling (height 1000 to 1200mm)
- wire mesh and timber or pipe framing with stone posts (height 900 to 1200mm)
- woven crimped wire (height 1000 to 1200mm)
- low limestone walling to match house detailing (heights vary)

Post 1940s

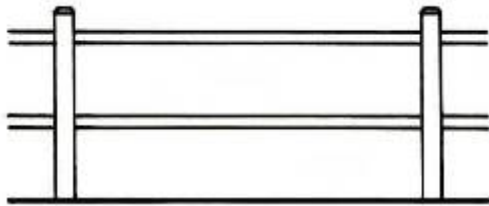
- stone base and posts with wrought iron railing (heights vary)
- wire mesh and timber or pipe framing with pipe or stone posts (height 900 to 1200mm)
- low limestone walling to match house detailing (heights vary)



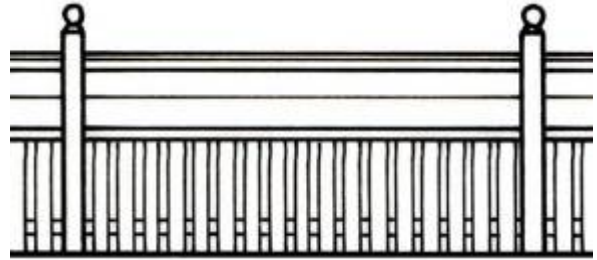
timber pickets



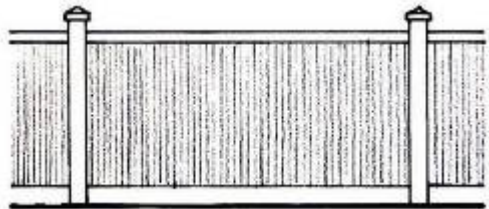
timber paling



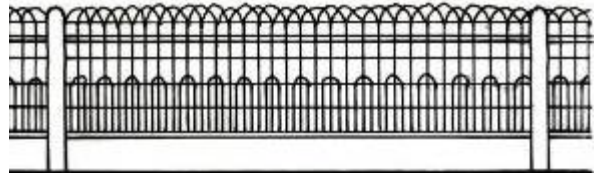
timber post and rail (or wire)



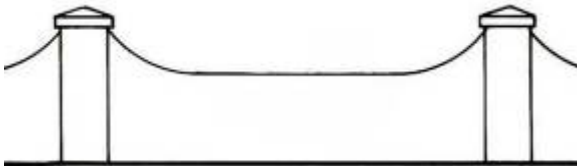
timber post and paling



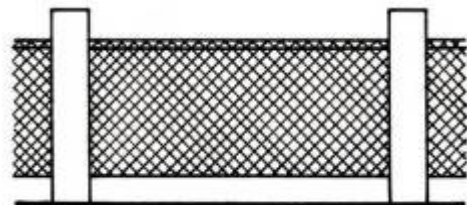
corrugated iron or mini orb with timber framing



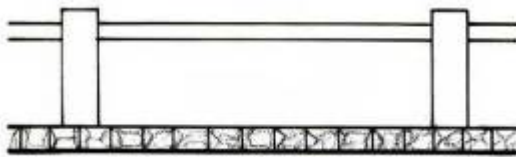
woven crimped wire with timber or stone posts



simple limestone walls with stone posts



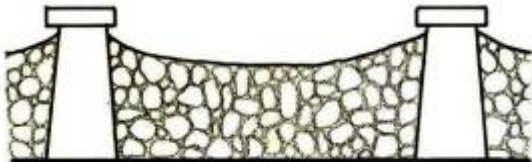
wire mesh and metal pipe framing with stone posts



low limestone walling



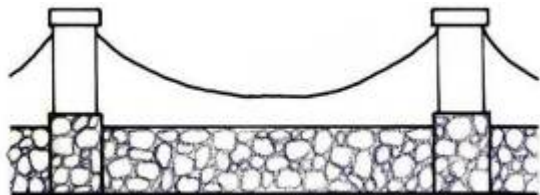
low scoria or basalt walls



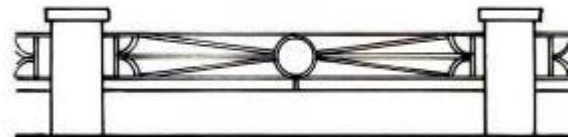
low limestone walling to match house detailing



low limestone walling to match house detailing

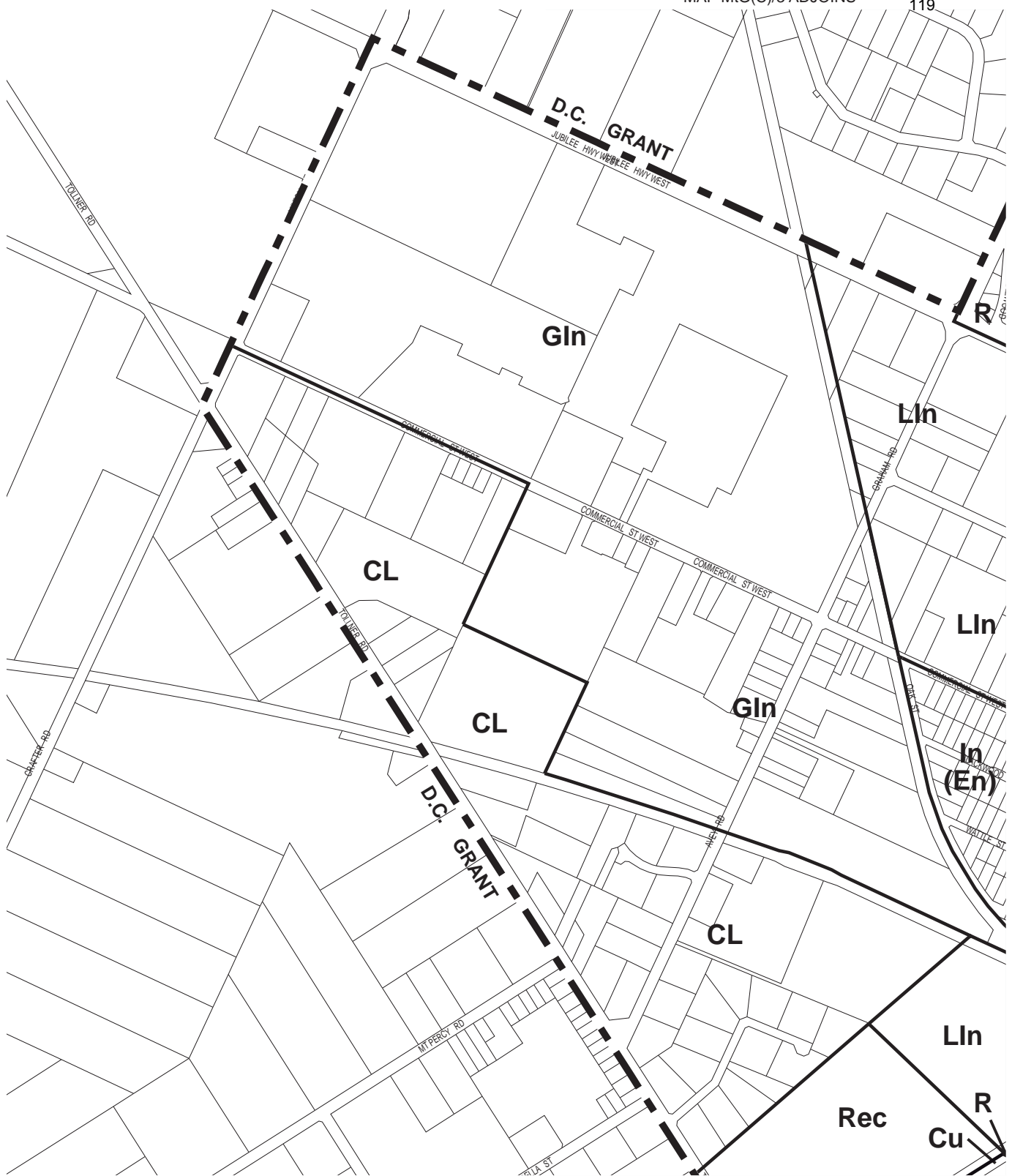


limestone and basalt walling to match house detailing



stone base and posts with wrought iron railing



ATTACHMENT L



MAP MtG(C)/3 ADJOINS

MAP MtG(C)/7 ADJOINS

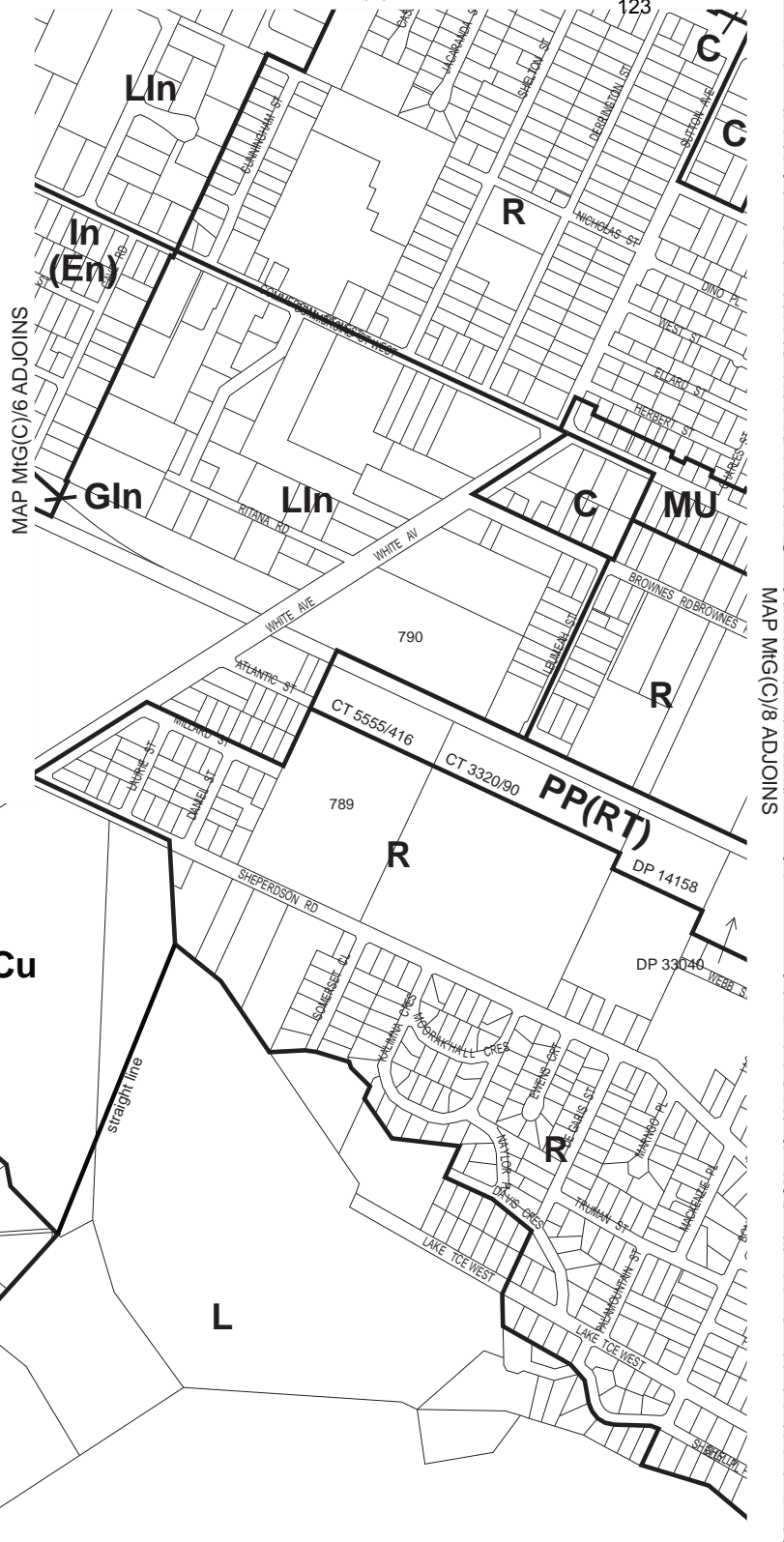
- Cu** Community
- CL** Country Living
- Gln** General Industry
- In(En)** Industry (Enterprise)
- L** Lakes
- Lln** Light Industry
- R** Residential
- Rec** Recreation

-  Zone Boundary
-  Development Plan Boundary



MOUNT GAMBIER (CITY) ZONES MAP MtG(C)/6

ATTACHMENT M





MAP MtG(C)/6 ADJOINS

MAP MtG(C)/6 ADJOINS

MAP MtG(C)/8 ADJOINS

MAP MtG(C)/11 ADJOINS

- C** Commercial
- Cu** Community
- CL** Country Living
- GIn** General Industry
- In(En)** Industry (Enterprise)
- L** Lakes
- LIn** Light Industry
- MU** Mixed Use
- PP(RT)** Public Purposes (Rail Transport)
- R** Residential
- Rec** Recreation

-  Zone Boundary
-  Development Plan Boundary



Scale 1:10000



MOUNT GAMBIER (CITY) ZONES MAP MtG(C)/7

ATTACHMENT N

MAP MtG(C)/7 ADJOINS

MAP MtG(C)/12 ADJOINS



Cu Community
L Lakes



Scale 1:10000



**MOUNT GAMBIER (CITY)
 ZONES
 MAP MtG(C)/11**

———— Zone Boundary
 - - - - - Development Plan Boundary

ATTACHMENT O



NOTE: For Policy Areas see Map MtG(C)/18

- Cu** Community
- L** Lakes
- LIn** Light Industry
- R** Residential



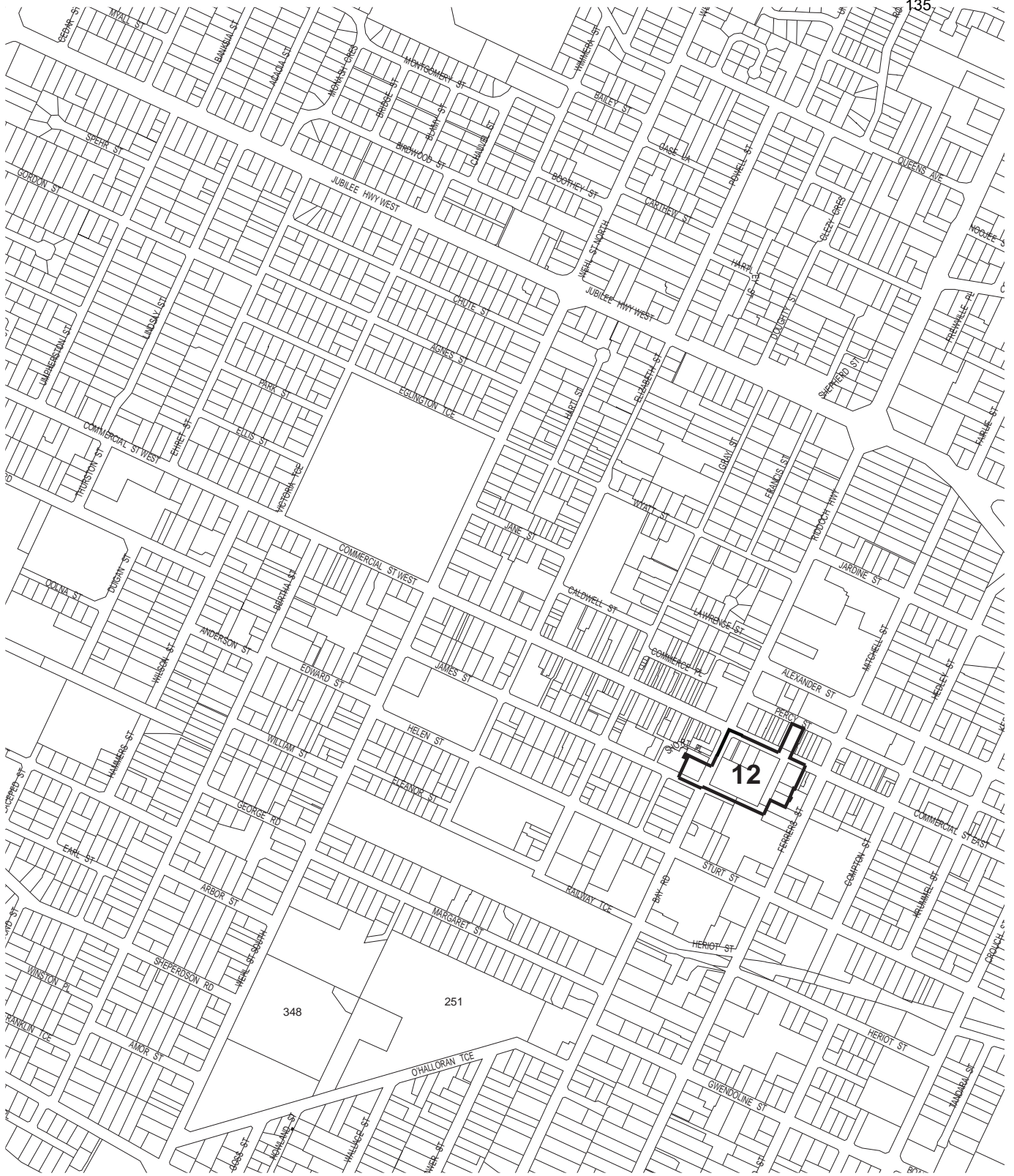
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**MOUNT GAMBIER (CITY)
ZONES
MAP MtG(C)/12**

- Zone Boundary
- Development Plan Boundary

ATTACHMENT P



MAP MtG(C)/18 ADJOINS

12

Cave Gardens and Environs State Heritage Area Policy Area



Policy Area Boundary
 Development Plan Boundary



Scale 1:10000



MOUNT GAMBIER (CITY) POLICY AREAS MAP MtG(C)/17

ATTACHMENT Q



16

Lakes Perimeter Policy Area



Scale 1:10000



**MOUNT GAMBIER (CITY)
POLICY AREAS
MAP MtG(C)/18**

-  Policy Area Boundary
-  Development Plan Boundary

Development Plan Amendment

By the Council

City of Mt Gambier

**Local Heritage & Lakes Zone
Development Plan Amendment**

Executive Summary and Analysis

For Consultation

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EXECUTIVE SUMMARY

1 Introduction

The *Development Act 1993* (the Act) provides the legislative framework for undertaking amendments to a Development Plan. The Act allows either the relevant council or, under prescribed circumstances, the Minister for Urban Development and Planning to amend a Development Plan.

Before amending a Development Plan, a council must first reach agreement with the Minister for Urban Development and Planning regarding the range of issues the amendment will address. This is called a Statement of Intent. Once the Statement of Intent is agreed to, a Development Plan Amendment (DPA) (this document) is written, which explains what policy changes are being proposed and why, and how the amendment process will be conducted.

A DPA consists of:

- Executive Summary (this section)
- Analysis
- Conclusions and Recommended Policy Changes
- Statement of Statutory Compliance
- References/Bibliography
- Certification by Council's Chief Executive Officer
- Appendices
- The Amendment.

2 Need for the amendment

This DPA is proposing to update, rationalise and clarify policies within the Development Plan as they relate to heritage. This need has come about following the findings of the recent Heritage Survey undertaken by Council which identified a number of shortfalls within the current Development Plan relating to heritage protection. In particular, the structure of policies within the Development Plan and the alignment of these policies with current best practice and legislation were identified as key priorities for amendment. In addition, the listing of additional heritage places and one additional Historic Conservation Area were seen as necessary to further protecting the heritage assets within the City of Mount Gambier.

2.1 Interim Operation

Given the nature of the proposed amendments, in order to ensure continued protection of heritage places during the consultation process by preventing demolition of these places, it is necessary to seek the interim operation of this DPA from the Minister for Urban Development and Planning. This means that, upon gazettal of the DPA for public consultation by the Minister, the amendments proposed within this DPA will take immediate interim effect for a period of 12 months, or until the DPA is finalised (whichever is sooner).

3 Statement of Intent

The Statement of Intent relating to this DPA was agreed to by the Minister for Urban Development and Planning on 5th June 2009. As described in the Statement of Intent, the scope of this DPA is to

- update the list of local heritage places within the Development Plan (existing and new places)
- update the list of Contributory Items within the Development Plan (new and delete existing)
- alter the boundaries of four existing Historic (Conservation) Policy Areas and insert a new Historic (Conservation) Policy Area
- review existing policies relating to stone fences of heritage value, and insert additional guidance for stone fences within the existing conservation guidelines
- align the boundary of the Lakes Zone with the Mount Gambier Volcanic Complex State Heritage Area and incorporate the recommendations of General Management Plan
- update the policies and desired character statement for Cave Gardens & Environs State Heritage Policy Area
- insert a table of significant trees into the Development Plan and insert appropriate policies to ensure their protection. The inclusion of the trees will be subject to assessment against criteria (a)(1)-(vi) or (b(i)-(vi) set out within Section 23(4a) of the Development Act 1993. Council does not seek to alter regulation 6a of the Development Regulations 2008 as a result of this DPA.
- amend the terminology and structure of the Development Plan (as it relates to heritage conservation) to be consistent with Department of Planning and Local Government guidelines and Better Development Plan modules

The issues and investigations agreed to in the Statement of Intent have been undertaken or addressed.

It should be noted that during the investigations, Council, at its meeting on 15 December 2009, decided to abandon the listing of selected trees within the Development Plan as Significant Trees. As such, despite coverage within the Statement of Intent, this DPA does not seek to list significant trees.

4 Area(s)/land affected

The areas affected by the DPA generally cover the entire Council area through policy affect and the spread of State and Local heritage places, however are principally concentrated on the following:

- Local heritage Areas within the Residential, Commercial and City Centre Zones
- Cave Gardens State Heritage Area Policy Area
- Lakes Zone

5 Proposed policy changes

The DPA proposes the following changes:

- update and replace existing heritage related policies within the Council Wide section of the Development Plan with those found within the Heritage Places module within

the SA Planning Policy Library (together with some additional policies covering outdoor advertising and trees as heritage places).

- consolidate all existing Local Heritage Areas across the Residential, Commercial and City Centre zones into one Historic Conservation Area to be located within the Council Wide section of the Development Plan. The new Area is derived from the equivalent SA Planning Policy Library Module, with consolidated and improved Desired Character Statements.
- general realignment of the Lakes Zone boundary with the Mount Gambier Volcanic Complex State Heritage Area, together with revisions in policy and introduction of character statement for the zone which includes the key recommendations of the Crater Lakes (Volcanic Complex) Conservation Management Plan.
- rezoning of the Mount Gambier Gardens Cemetery and Tenison College sites from Lakes Zone to Community Zone with additional policy and Desired Character Statement to guide development adjacent the State Heritage Area.
- rezoning of the former Mount Gambier Hospital site from Lakes Zone to Community Zone (Lakes Perimeter Policy Area) to provide more appropriate policy coverage for development on this site, together with a Desired Character Statement.
- updating of the Cave Gardens State Heritage Area Policy Area to consolidate and update policies that have been achieved or are repetitive or can be better expressed, together with a more detailed character statement that guides future development as opposed to simply detailing the history of the policy area.
- list an additional 14 buildings/properties as Local heritage places and consolidate the two Local heritage Tables into one, in accord with SA Planning Policy Library best practice
- clearer extent of listings for existing Local Heritage Places
- subsequent miscellaneous amendments required to rectify cross-referencing associated with the above amendments
- revised mapping to reflect changes above.

6 Legal requirements

Prior to the preparation of this DPA, council received advice from a person or persons holding prescribed qualifications pursuant to Section 101 of the *Development Act 1993*.

The DPA has assessed the extent to which the proposed amendment:

- accords with the Planning Strategy
- accords with other parts of council's Development Plan
- complements the policies in Development Plans for adjoining areas
- satisfies the requirements prescribed by the Regulations.

7 Consultation

This DPA is now released for formal agency and public consultation. The organisations and agencies to be consulted are:

- Department of Premier and Cabinet
 - Aboriginal Affairs and Reconciliation
- Department for Planning, Transport and Infrastructure
 - Statutory Planning
- Department for Manufacturing, Innovation, Trade and Economic Development

- South Australian Tourism Commission
- Department for Environment, Water and Natural Resources
 - Planning and Assessment Team
- Department of Primary Industries and Regions
- SA Water
- Environmental Protection Agency
- South East Natural Resources Management Board
- Conservation Council of SA
- The National Trust of SA
- District Council of Grant
- Mr Troy Bell MP, Member for Mount Gambier

All written and verbal agency and public submissions made during the consultation phase will be recorded, considered and summarised. Subsequent changes to the DPA may occur as a result of this consultation process. (See also 'Have your say' information box at the front of this DPA.)

8 The final stage

When the council has considered the comments received and made any appropriate changes, a report on this - *Summary of consultations and proposed amendments* - will be sent to the Minister for Urban Development and Planning.

The Minister will then either approve (with or without changes) or refuse the DPA.

ANALYSIS

1 Background

The previous comprehensive review of heritage places and policies within the Mount Gambier (City) Development Plan was within the Heritage Plan Amendment Report in 1999. The introduction of the Cave Gardens State Heritage Area Policy area was gazetted in 2001, together with the gazettal as the area as a State Heritage Area. However, this did not include a comprehensive review of the remainder of the Development Plan as it relate to heritage conservation.

In 2007, Council engaged McDougall and Vines, together with Jensen Planning and Design to undertake a Heritage Survey Review. The purpose of the Review was to examine the extent of additional properties worthy of listing within the Development Plan as Local Heritage Places, together with a review of the existing Local heritage Areas and identification of other areas worthy of inclusion within the Development Plan and Historic (Conservation) Policy Areas. The review also examined the extent and nature of coverage of heritage policy within the Development Plan, with a view of identifying where potential improvements can be made so as to increase clarity and coverage of policy in relation to heritage conservation. The findings and recommendations of this review are outlined within Section 3.1 and the full Survey can be found in **Appendix 1**.

During May-June 2008, Council undertook public consultation on the recommendations of the Heritage Survey Review. All property owners and occupiers whose properties and/or trees were identified within the Survey (approximately 2000) were notified in writing and given an opportunity to write a submission to the Council. Thirty one written submissions were received during the public consultation process, all of which were considered by the Working Party (comprising of 3 Elected Members, the Director - Operational Services, Strategic Project Officer and Planning Officer). The Working Party determined that all of the properties be included for further investigation as part of this draft DPA.

Further discussion and debate about the merits of listing significant trees within the Development Plan was had by Council following this period and during the investigations being prepared for this DPA. At its meeting, held on 15 December 2009, Council resolved to not further pursue the listing of significant trees within the Development Plan within this DPA. While the basic landscape architectural and Arboricultural assessments have been done for the identified trees, this DPA does not seek to list them within the Development Plan. It may be possible that a future DPA will be prepared to address this issue, following further discussion and debate by Council of the merits and need for such an amendment.

1.1 Interim Operation

Given the nature of the proposed amendments, in order to ensure continued protection of heritage places during the consultation process by preventing demolition of these places, it is necessary to seek the interim operation of this DPA from the Minister for Urban Development and Planning. This means that, upon gazettal of the DPA for public consultation by the Minister, the amendments proposed within this DPA will take immediate interim effect for a period of 12 months, or until the DPA is finalised (whichever is sooner).

2 The Strategic Context and Policy Directions

2.1 Consistency with South Australia's Strategic Plan

The Strategic Plan sets with 6 broad objectives for the State:

- Growing prosperity
- Improving Wellbeing
- Attaining sustainability
- Fostering Creativity and Innovation
- Building Communities
- Expanding Opportunity

The Plan identifies the following overall vision for the State:

“South Australia’s Strategic Plan creates a future shaped by choice, not chance. Keeping our communities strong and vibrant, protecting our rich environment and pursuing shared economic prosperity will provide a better future for South Australians. By investing together in our health, education and innovative ideas we can secure our top priority: the wellbeing of all South Australians. Our plan expresses our values; its targets reflect our priorities.”

Whilst there are no direct links to Strategic Plan targets, this DPA supports in principle the broad objectives of improving wellbeing through connection to community and the environment and building communities through the retention of identity and cultural history throughout the City.

2.2 Consistency with the Planning Strategy

The Planning Strategy presents current State Government policy for development in South Australia. In particular, it seeks to guide and coordinate State Government activity in the construction and provision of services and infrastructure that influence the development of South Australia. It also indicates directions for future development to the community, the private sector and local government.

The Planning Strategy that is relevant to this DPA is covered by the Greater Mount Gambier Master Plan - and is based on key economic, social and environmental imperatives.

2.2.1 Greater Mount Gambier Master Plan

The Greater Mount Gambier Master Plan identifies, amongst other things, the locations and priorities for infill residential development. The area designated for infill development covers the majority of the Local Heritage Areas within the Development Plan. The Master Plan acknowledges that the extent of infill development will need to be considered in balance with the need to protect heritage and areas of historic and character value, warranting a need to further investigate appropriate areas for infill development. This DPA assists in further informing these investigations through the refinement of existing Local Heritage Area boundaries.

The following guiding principles within the Master Plan are relevant to this DPA:

Strengthen the primacy of the city centre as the business, shopping, cultural and social hub of Greater Mount Gambier, providing a precinct for visitors and residents to focus activities and enjoy the unique character the city centre has to offer.

Identify and support a desired character and cultural identity for Greater Mount Gambier and various precincts within the city

As an important element of the city centre, the Cave Gardens State Heritage Policy Area is updated as part of this DPA so that the buildings surrounding and framing the gardens are incorporated better into the policy area, reflective of the new development undertaken by Council (Library and 1 Bay Road redevelopments). Improvements to the Lakes Zone which provide further guidance to development, taking into account the recommendations for the Conservation Management Plan, will also add value to this critical part of the City, given its natural, historical, tourism and water resource functions.

2.3 Consistency with other key policy documents

2.3.1 City of Mount Gambier Strategic Plan – Beyond 2015

Council's Strategic Plan focuses on a range of goals and strategies to deliver a vibrant and sustainable City into the longer term. The Plan has been developed to align with the South Australian Strategic Plan.

The Plan lists strategies under a number of broad categories. Of particular relevance is the chapter on Environment. Relevant strategies listed under this chapter include:

3. *Plan and implement infrastructure to protect and enhance the natural and built environment, including in response to climate change influences.*
4. *Support initiatives that value and preserve our unique environment and contribute to environmental sustainability*
1. *Support the preservation and enhancement of the City's unique natural and built heritage for future generations.*

The DPA aligns with these strategies in that it seeks to further protect the heritage value of the City's historic assets. In addition, the DPA seeks to provide greater clarity and direction through clearer Desired Character statements and expression of policy within the Historic (Conservation) Policy Area, as well as the Lakes Zone and the Cave Gardens State Heritage Area Policy Area, recognising the importance of these areas to the character and identity of the city centre and Mount Gambier in general.

2.3.2 Concurrent Ministerial and Council DPAs -

This DPA has taken into account the concurrent Ministerial and Council DPAs' in preparation. At the time of writing, the following DPA's are being prepared:

- Ministerial:
None
- Council:

Mount Gambier Urban Boundary Adjustment DPA

This DPA is currently released for public consultation. The DPA seeks to rezone specific parcels of land to reflect the recent redistribution of the Local Government Boundary between the City of Mount Gambier and the surround District Council of Grant. The DPA seeks to rezone land to residential to accommodate growth in the township. Given that this is essentially specific to particular land parcels, there is no direct impact of the DPA on the investigations of this DPA. However, it is noted that the parcel of land being considered for rezoning on McCormick Street / Nelson Road is directly adjacent the Lakes Zone being considered for rezoning in this DPA. The

interface between the two areas is in fact a reserve and therefore, there is likely to be little impact of the potential rezoning of the adjacent land to residential as a result of the proposed DPA.

Gateways Development Plan Amendment

This DPA is currently awaiting approval from the Minister. The DPA seeks to revise the zoning for land at the gateways into the city from the north, east and west. It does not specifically affect the issues relating to heritage, and therefore does not have an impact on the policy within this DPA.

None of the DPAs will impact on the policies proposed as part of this DPA.

2.3.3 Other Sections of the Development Plan –

This DPA accounts for the following other sections of the Development Plan, namely:

- Bushfire Protection
- Design and Appearance
- Heritage
- Outdoor Advertisements
- Residential Development
- Residential Zone
- Commercial Zone
- City Centre Zone
- Table MtG(C)/1
- Table MtG(C)/2
- Table MtG(C)/10

In reviewing policy content and preparing new policies within the proposed amendment, consideration has been given to the extent of coverage found within the above sections of the Development Plan. This has been done to ensure that there is no repetition or inconsistency between the various sections of the Development Plan.

Where appropriate, the above sections (namely Heritage and Outdoor Advertisements) have been amended to account for the new policies proposed within this DPA. In addition, the Residential, City Centre and Commercial Zones have required alterations, where appropriate, to reflect the new structure and location of the Historic Conservation Area within the Development Plan.

Details of the changes made are provided in the Amendment Instructions Table.

2.3.4 Adjacent Councils' Development Plans

This DPA has accounted for the Development Plan of the District Council of Grant which surrounds the City of Mount Gambier. The amendments proposed in this DPA do not affect the provisions in the DC Grant Development Plan as the issues are specific to Mt Gambier only.

Consideration has been given to the potential implications of zoning changes in the location of the Lakes Zone, where they interface with land in the DC Grant Council area. This particularly relates to the Horticulture Zone and the Country Living Zone within the Grant (DC) Development Plan.

2.3.5 SA Planning Policy Library

Council has chosen to adopt the relevant modules from the most updated version of the SA Planning Policy Library (Version 6). These include:

- Heritage Places (for Council wide policies)
- Historic Conservation Area

Consideration has also been given to the policy content of the following modules in the review of the Lakes Zone and the Cave Gardens State Heritage Area Policy Area:

- Design and Appearance
- Siting and Visibility
- Sloping Land
- Supported Accommodation, Housing for Aged Persons and People with Disabilities
- Community Zone
- Conservation Zone
- Open Space Zone
- Recreation Zone

3 Investigations Previously Undertaken

3.1 Mount Gambier Heritage Survey Review (2007), McDougall & Vines

A general review of the Development Plan, as it relates to heritage conservation, was undertaken within the Mount Gambier Heritage Survey Review of 2007. The recommendations from that review have instigated this DPA and to a large degree form a substantial part of these investigations. The recommendations are summarised below and the full Survey can be found in **Appendix 1**.

3.1.1 Listing of Additional Local Heritage Places

The review undertook a review of a number of additional buildings of potential local heritage value and identified that an additional 25 heritage places should be included in the list of local heritage places. Detailed data sheets for each of the places including history, extent of listing, photos and assessment against the Development Act criteria have been prepared as part of the review. The places recommended were:

PROPERTY ADDRESS	DESCRIPTION	TITLE REF	SECTION 23(4) CRITERIA
26-32 Bay Road, Mount Gambier	Jubilee Hall and part Sunday School,	5567/321	a, c, d
Railway Reserve (adjacent 38 Bertha Street, Mount Gambier)	Railway Pillar Box,	5962/699	a
206 Commercial Street East, Mount Gambier	House	5660/12	a, d
10 Commercial Street West, Mount Gambier	Two storey shop	5811/939	a, d
103 Commercial Street West, Mount Gambier	Odeon Theatre	6043/917	a, c, d
204 Commercial Street West,	Former Bacon Factory	5280/77	a, d

PROPERTY ADDRESS	DESCRIPTION	TITLE REF	SECTION 23(4) CRITERIA
Mount Gambier			
312 Commercial Street West, Mount Gambier	House	5870/268	a, d
399 Commercial Street West, Mount Gambier	House	6025/671	a, d
24 Elizabeth St, (cnr Caldwell St), Mount Gambier	Uniting Church Hall	6040/711	a, c, d
24 Elizabeth St, (cnr Caldwell St), Mount Gambier	Former Umpherston College	6040/711	a, d, e
24 Elizabeth St, Mount Gambier	Stables - St Andrew's Manse	6040/711	a, d
12-14 George St, Mount Gambier	House	5712/648	a, d
13 Hart Street, Mount Gambier	House	5780/629	a, d
17 Hart Street, Mount Gambier	House	5311/199	a, d
49 Helen Street, Mount Gambier	Former Private Hospital	5241/984	a, c, d
7a Keegan Drive, Mount Gambier	Water Tower	5891/869	a, d
Lacepede Street, Mount Gambier	Railway Turntable & Round House	5962/699	a, d
Penola Road, Mount Gambier	Frew Park	5638/340	c, f
Penola Road, Mount Gambier	St Paul's School Hall, Former Roman Catholic Complex	5915/643	a, c, d
44 Pick Ave, Mount Gambier	House	5926/347	a, d
Pick Avenue, Mount Gambier	Showgrounds Grandstand	5709/67	a, c, d
2 Railway Terrace, Mount Gambier	House	5872/249	a
5 Sutton Avenue, Mount Gambier	House	5739/541	a, d
13 Tenison Drive, Mount Gambier	Former Stables	5287/177	a, d
White Avenue, Mount Gambier	Railway Signal Box	5858/60	a

Since the preparation of the Survey, three of the above listed properties have since been demolished. These include:

24 Elizabeth St, (cnr Caldwell St), Mount Gambier	Uniting Church Hall	6040/711	a, c, d
24 Elizabeth St, (cnr Caldwell St), Mount Gambier	Former Umpherston College	6040/711	a, d, e
206 Commercial Street East, Mount Gambier	House	5660/12	a, d

In addition, the rationale for a number of properties was determined by DPTI, in supporting the DPA for interim operation and release for consultation, to not sufficiently achieve the criteria to warrant inclusion. These properties included:

Railway Reserve (adjacent 38 Bertha Street, Mount Gambier)	Railway Pillar Box,	5962/699	a
312 Commercial Street West, Mount Gambier	House	5870/268	a, d
399 Commercial Street West, Mount Gambier	House	6025/671	a, d
12-14 George St, Mount Gambier	House	5712/648	a, d
13 Hart Street, Mount Gambier	House	5780/629	a, d
17 Hart Street, Mount Gambier	House	5311/199	a, d
2 Railway Terrace, Mount Gambier	House	5872/249	a
5 Sutton Avenue, Mount Gambier	House	5739/541	a, d

It is noted that 3 of these properties (12-14 George Street, 13 and 17 Hart Street) are currently listed as contributory items and will remain listed as such.

Therefore, this DPA seeks to list the remaining additional 14 places as Local Heritage Places.

3.1.2 Updating of Existing Local Heritage Places

A review of current local heritage places within the Development Plan was undertaken with a view of expanding descriptions and extents of listing together with updated Lot, Plan and Certificate of Title references (as per recommended Department of Planning and Local Government table template). In the majority of cases, the extent of listing has been further defined, assisting with identifying the heritage value and fabric to be retained. None of the existing heritage places were recommended for removal from the Development Plan by the survey. However, following the completion of the Survey, one existing local heritage place was demolished, as a result of substantial structural damage from a motor vehicle accident. The property's details are:

12 Crouch Street North, Mt Gambier	House External form and original materials of timber and stone 1875 residence and timber fence.	4327/356	a, d, e
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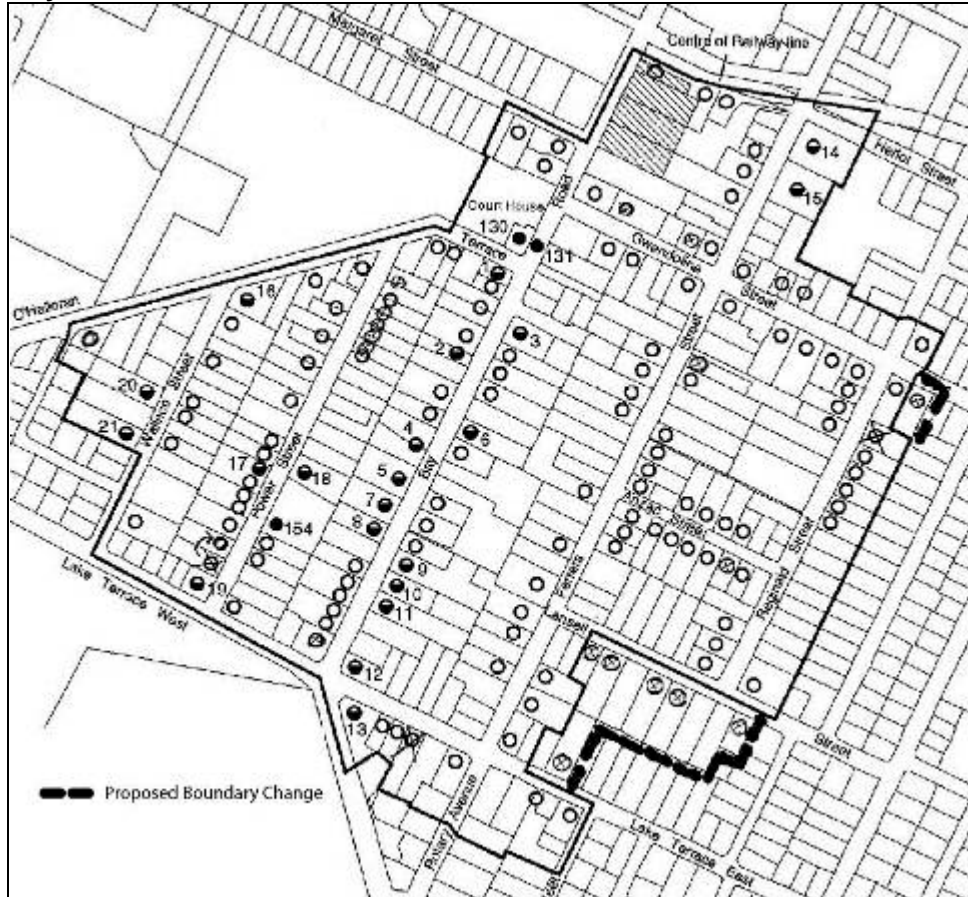
3.1.3 Updating of Existing Local Heritage Policy Areas

Boundaries

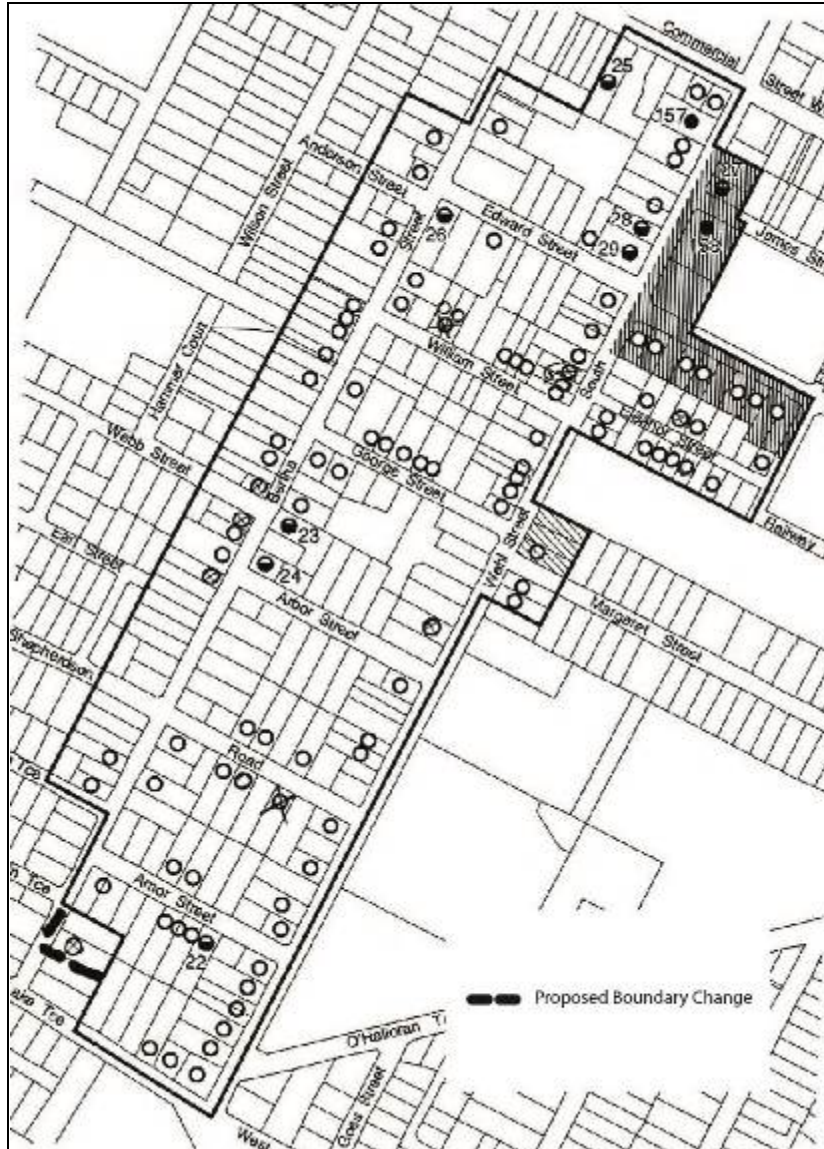
A review of the boundaries of four existing Historic (Conservation) Policy Areas was undertaken. A number of amendments to the Bay Road, Wehl Street, Vansittart Park and Doughty Street Local Heritage Areas are recommended following an updated review of development in those locations. In the majority of cases, this includes the addition of a small number of properties. For the Doughty Street Area however, the review recommended the splitting of the area into two, removing a number of properties, with the new area referred to as Doughty Street and Wehl Street North.

The boundary amendments proposed are shown below:

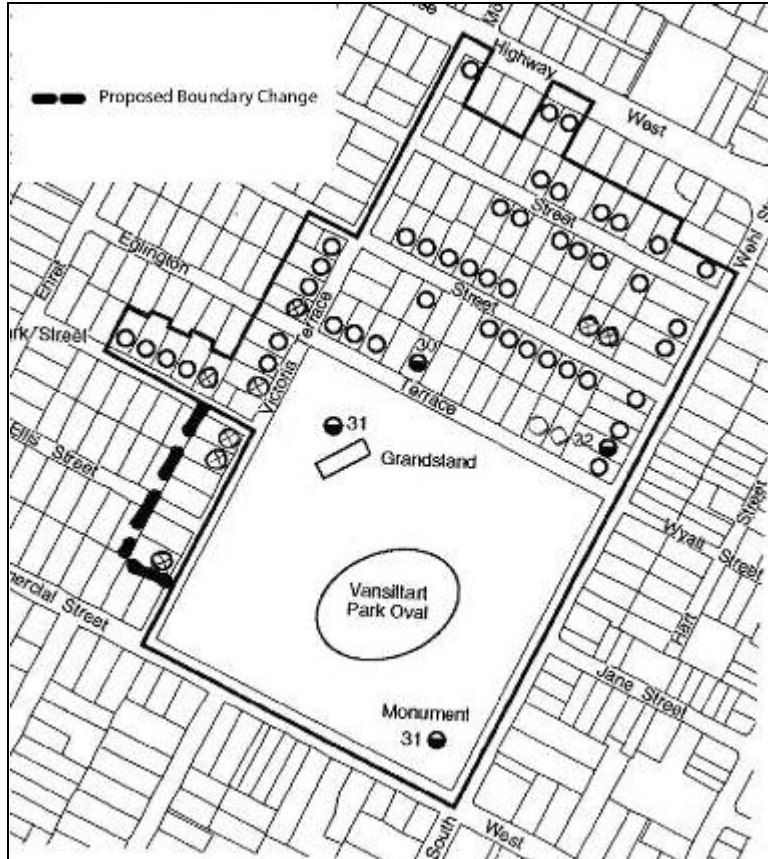
Bay Road Historic Conservation Area



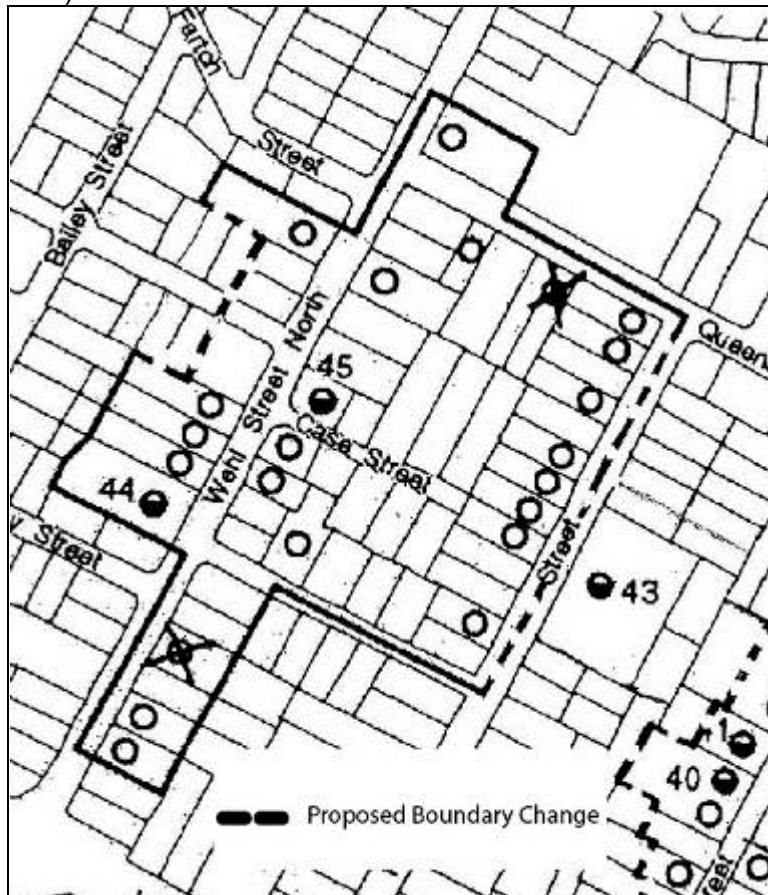
Wehl Street South Historic Conservation Area



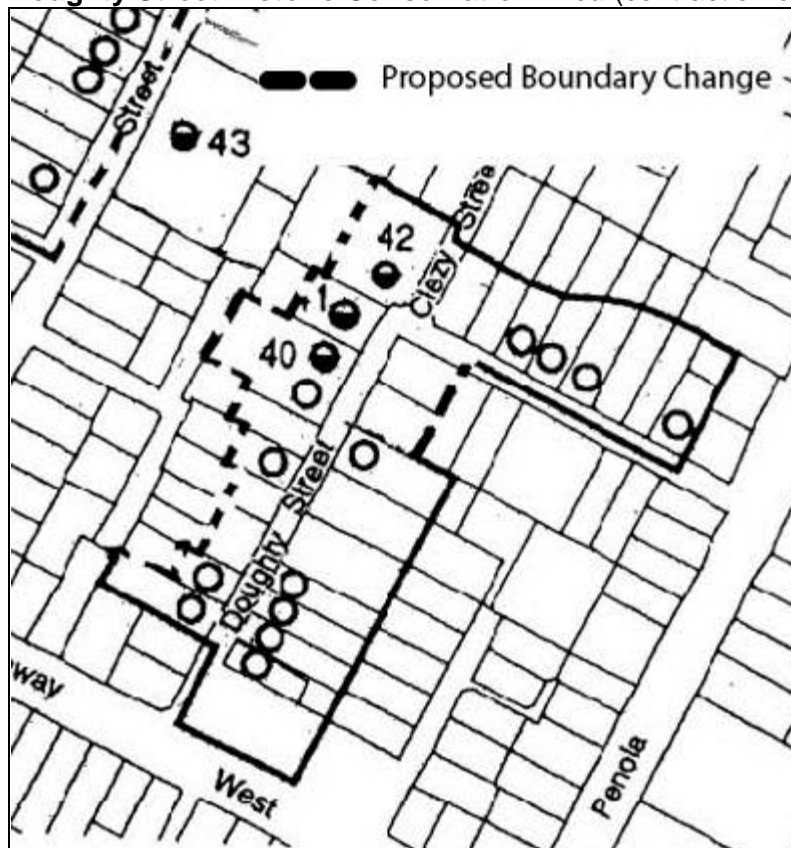
Vansittart Park Historic Conservation Area



Wehl Street North Historic Conservation Area (new split of existing Doughty Street LHA)



Doughty Street Historic Conservation Area (contraction of existing)



Contributory Items

The review identified a number of buildings that would be worthy of inclusion as contributory items. In total an additional 43 buildings, mostly in the form of dwellings, were recommended across all of the existing Historic (Conservation) policy areas. Since the preparation of the review, the Department for Planning Transport and Infrastructure have advised of a changed position in regard to the inclusion of additional contributory items within Development Plans. As such, this DPA does not seek to adopt the recommendation for the inclusion of the additional properties as contributory items within the proposed Historic Conservation Area.

Where Contributory Items have been listed within the area, but not mapped, these have been added to the maps to accurately reflect the extent and locational distribution of contributory items across the area.

The survey recommended that 7 existing Contributory Items also be removed from the list, as follows:

Bay Road Local Heritage Area

7 Reginald Street	House
8 Lake Terrace East	House

Wehl Street South Local Heritage Area

3 Shepherdson Road	House
--------------------	-------

Vansittart Park Local Heritage Area

59 Jubilee Highway West	House
-------------------------	-------

St Andrews Local Heritage Area

36 Wehl Street North
3 Lawrence Street

House
House

Wehl Street North Local Heritage Area

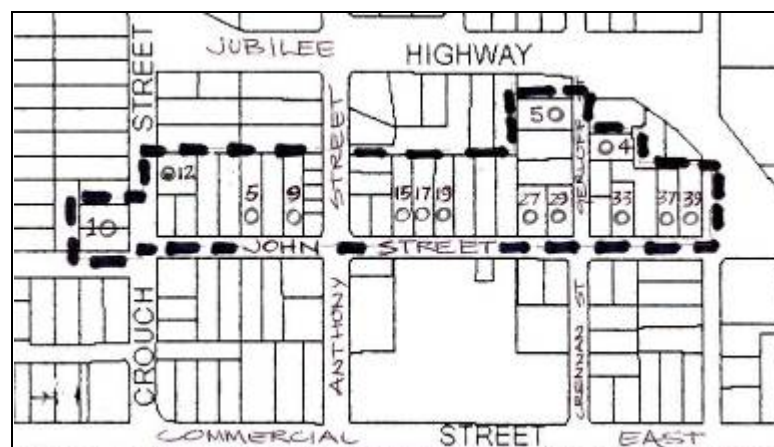
35 Queens Avenue

House

Since the Survey Review was undertaken two additional contributory items at 7 Wallace Street and 15 Hart Street have also been demolished and will be removed from listing as part of this DPA.

3.1.4 Suggested John Street Historic Conservation Area

The review identified an additional location which warranted Historic Conservation status. The area, shown below, is essentially defined by the northern side of John Street where there is a concentration of cottages built between 1870 and 1890.



Since the preparation of the Survey, this location has undergone a number of developments which have significantly altered the land division pattern, building pattern and forms, along with the demolition of a number of buildings which were identified as important to its historic character. In particular, the Local Heritage Place on Crouch Street has been demolished due to vehicle damage, as has the suggested contributory item at 5 John Street following a development which has resulted in three dwellings being placed on the land.



Photo 1: Redevelopment of 5 John Street

Further examination of the quality of the proposed area has revealed a significant number of buildings which do not contribute to the character and indeed, provide a varied and somewhat incoherent character for portion of John Street, as shown in the photos below.



Photos 2 & 3: Younger Dwellings have varied setbacks, roof forms, pitches and materials

Given these recent developments, Council has not decided to proceed with the suggested John Street Historic Conservation Area.

3.1.5 Structure and Terminology of Heritage Policy

The survey undertook a comprehensive review of the manner in which heritage was considered and covered by policy within the Development Plan. This was done with the view of aligning any future amendments to the structure and policy content of the Better Development Plan project viewed as current best practice.

A number of critical issues were identified that required urgent correction for this DPA. These included:

- the naming of the current Local Heritage Areas is inconsistent with those typically found within Development Plans as Historic (Conservation) Zones / Areas and as such is not cited by the Development Act and Regulations, throwing into doubt the relevant controls and restrictions imposed by the legislation for heritage protection
- the Local Heritage Areas cross zone boundaries. While this in itself is not problematic, the nature with which they have been represented within the Development Plan is complex, duplicates policy unnecessarily and can be quite confusing to a layperson to understand. It is therefore recommended that these areas be consolidated into a Council Wide Policy Area. This approach would

prepare the Development Plan for future conversion to the new SA Planning Policy Library format, but also allow for maximising local character elements within each of the areas identified within the Development Plan.

- the identification of two separate Tables within the Development Plan for Local heritage places is unnecessary and complicates the search for the extent of listing for a particular place. The policies within the plan do not differentiate between local heritage places within and outside of Local heritage areas and their listing separately is not warranted.

As a result of this restructuring, a separation of land use based policies and historic character based policies was required, specifically for the existing Local Commercial (Railway) Policy Area (situated within the City Centre Zone). This policy area identified a number of specific land uses envisaged in this location to cater for commercial and tourism functions which activated the railway corridor space. Therefore, an additional policy is required within the City Centre Zone to highlight the desired uses represented within existing Principle of Development Control 16 in the policy area, together with clarification of “tourism related uses” through better expression of specific activities (such as galleries, museums, art and craft retail and outdoor dining / restaurants) that are the intent of the policy.

3.1.6 Identification of Important Trees

The review identified numerous trees across each of the Local Heritage Areas (in private property and on road verges) that make an important contribution to the character of the Local Heritage Areas within the Council area. The Survey Review identified 54 trees in the historic areas of Mount Gambier that display particular aesthetic qualities and/or contribute to the setting of a historic place or overall streetscape character. All trees recommended for inclusion in the Development Plan fall within Local Heritage Areas, due to the circumstances under which they were identified and are located on both public and private land.

It is noted that Council has specifically decided not to act on the survey recommendation of listing the trees as significant trees within the Development Plan. However, given the contribution the trees make to the character of these localities, further support for their retention should be included within the revised Historic Conservation Area, particularly within the Desired Character Statement. Notwithstanding they will not be protected from removal by legislation, inclusion within the Policy Area adds further support to the encouragement of their retention by property owners.

3.2 Cave Garden and Environs Conservation Management Plan (1999) Fifth Creek Studio

This Plan was undertaken to provide a historical account of the development of the Cave Garden and its surrounding environment, and to provide a master plan and vision for its future conservation and enhancement.

The vision developed for the Conservation Management Plan can be summarised by the following broad objectives:

- an area for the conservation of historical features, historical garden, open spaces, and plantings;
- an area for the conservation of a geological feature;
- an area for the retention of the cultural and social significance of the Garden.

The successful implementation of these objectives will require the maintenance of the historic character of the Garden and principally an adherence to the 1920's - 1930's style used in the redesign of the Garden in 1925, based on the design philosophy articulated by William Denham Robinson.

The Plan provides a series of principles of development control for designated landscape precincts within the Garden, these being:

- the Garden, which contributes to the historic character of the State Heritage Area, should be retained and conserved. This includes all plantings, fixtures including Gardiner Fountain, walls, and structures, within the bounds of the Garden.
- the historic character of the Garden should principally adhere to the 1920's - 1930's style used in the redesign of the Garden in 1925, used in South Australia during this period, and to the design philosophy articulated by William Denham Robinson.
- the Garden should remain as an open space suitable for the display and cultivation of plant species typical of the 1920's and 1930's, and also continue to serve as a community meeting and activity venue.
- suitable interpretation information structures and literature should be installed to explain the historical, geological, and social and design significance of the Cave Garden.
- development including fencing, signage, information structures, street furniture, paving, kerbing and guttering, should be consistent with the scale, form, colours, materials of the historic character of the area.
- development, sympathetic to the character of the Garden should be permitted along the northern perimeter of the Garden to open up its use for a wider range of cultural and social activities, and to enable better linkages to the Art Gallery, Institute and former Town Hall structures and their uses.
- the eastern lawn should be retained as a major community activity venue, its edges should be defined by suitable plantings and design treatments, and should better link to the new Civic Centre.
- care should be given to the conservation and interpretation of the geological feature of the sink hole in the Garden, and to minimise any changes to its form and structure.

These policies were incorporated into the Development Plan at the time the State Heritage Area was gazetted in 2001

3.3 Crater Lakes Area (Volcanic Complex) Conservation Management Plan (2004), Hassell

The Crater Lakes Area (Volcanic Complex) Conservation Management Plan has been prepared to provide direction and guidance to the City of Mount Gambier, other land managers, conservation and community organisations and the wider Mount Gambier community regarding the future use and management of the Crater Lakes area.

The Crater Lakes Area is a dominant physical feature in the landscape, is of critical environmental importance (being the principle water supply for Mount Gambier), and is of cultural and historical significance to both European and Indigenous communities.

The Plan lists 7 goals to provide vision and direction for the Crater Lakes Area, these include:

1. *Recognise and protect all of the heritage values of the Crater Lakes Area.*

2. *Identify opportunities and implement actions to restore, enhance and interpret the heritage landscape values of the area.*
3. *Protect the quality of the natural environment.*
4. *Provide appropriate levels of infrastructure, facilities and services to support appropriate, safe and enjoyable community access and use of the area.*
5. *Establish a management approach that responds to the desired landscape character and activities identified for specific precincts.*
6. *Retain and enhance views and vistas into and out of the Crater Lakes Area.*
7. *Ensure that funds are sourced from all spheres of Government to enable the protection and enhancement of the Crater Lakes Area.*

These goals in turn are reinforced by policy topics that further define and guide management strategies identified within the Plan. Of relevance to this DPA are the Heritage and Conservation (Area Wide), Built Form and Development (Area Wide), Statutory Context (Area Wide), Managing Landscape Character (area Wide and Precinct) and Managing Activities (Precinct). These are discussed further within Section 4.1.

The Plan defines 14 distinct precincts across the site according to landscape assessment and archaeological investigation, and within each, actions and management objectives are defined. There are 5 precincts of particular relevance to this DPA due to their proximity to land being considered for rezoning:

Precinct 6 – Historic Pine Plantation

The precinct contains a plantation representing some of the early established forestry in Mount Gambier and has historic and cultural significance. Its visibility provides a striking visual backdrop to the precinct and viewed from the west is prominently visible in the landscape.

The Plan seeks the retention of the existing forestry plantation character and retain its visual significance on the western rim of Browne's Lake. Passive recreational pursuits are encouraged, such as bike trails, walking trail and the provision of seating areas to take advantage of views from this location.

Precinct 8 - Tenison Oval and the Oaks

This precinct forms part of the Tenison College complex and contains a formal oval (known locally as Marist Park Oval) and a grove of oak trees. The attractive landscape setting consisting of the well managed oval and grove of oaks contributes to the cultural landscape of the Crater Lakes area.

The Plan seeks to retain the open landscape character of the oval, with perimeter planting of a mixture of native and exotic trees to provide a physical connection with surrounding development (Tenison College) in a parkland setting. Pedestrian access should be maintained while vehicular access should be limited to existing driveway. The existing mix of passive and active recreation activities should be maintained, although additional buildings should be limited.

Precinct 12 - Landscaped Edge

This precinct forms part of the northern edge of the Crater Lakes, flanking the rim of the Valley lake Crater adjacent to the old hospital site. The landscape character of historic pine plantations in this precinct are threatened by weed plants infesting the area, threatening the survival of these plantations and also visually obscuring volcanic landscape features. The Plan seeks to maintain and improve biodiversity in this location together with new trails and walks linking to other parts of the area.

Precinct 13 - Botanic Park

This precinct is adjacent to the old hospital site and is important as it contains a collection of trees that provide a reference back to the plant collections of the Victorian era similar to that of the Botanic Gardens of Adelaide and Mount Lofty.

The Plan seeks the management of the areas as a Botanic Park, producing a formal landscape character with established trees in a grassed and flower bed setting. The area should be retained for passive recreation, sitting and watching with a mixture of passive and active recreation in Keegan Reserve (with barbeques and seating areas).

Precinct 14 - PJ Browne Reserve

This reserve is on the south eastern slope of the Blue Lake and has been planted with species considered likely to be present in pre European times. This reserve represents the potential landscape character that may have existed on the outer slopes of the Crater Lakes complex.

The plan seeks the retention of these areas as an open space to the western edge of the reserve with revegetation encouraged to increase diversity of tree and shrub species. Passive recreation activities should prevail with additional facilities in the form of seating and trails provided throughout the reserve and linking to the grand circuit.

4 Investigations Initiated to Inform this DPA

4.1 The Lakes Zone

There is an opportunity as part of this DPA to review and update the Lakes Zone which covers the extent of the Crater Lakes Volcanic Complex. The Volcanic Complex State Heritage Area encompasses much of the zone and includes the Blue Lake, Leg of Mutton Lake, Browne's Lake and surrounding craters and blow holes that form part of this unique volcanic complex. Aside from the historic and geological significance of the area, much of the land in the zone is highly visible given its topography, and forms an important tourism function. As such, the landscape and visual importance of the zone is on a par to the historical significance.

A Conservation Management Plan was prepared for the Crater Lakes Area by Hassell in 2004 (see section 3.3). The plan included a number of recommendations based on a number of topics including:

- Built Form and Development
 - restrict development of a nature that is inconsistent with the vision and purpose of the area
 - ensure built form is of a high design standard and quality
 - provision of limited commercial activities at appropriate locations to support tourist and visitor use and enjoyment of the area
 - recognise the need to modify and refurbish existing buildings and structures over time in a way that is sympathetic to the desired character of the area
 - protect views and vistas by managing development to avoid skylining and adverse impacts on visual amenity
- Protection of Water Resources
 - ensure uses and activities do not contribute to water quality decline

- Access and Management
 - provide safe and easy access for pedestrians, cyclists and care and buses supported by appropriately located car parks
 - maintain and improve access to the Crater Lakes Area for visitors and the local community
 - improve links between the different precincts and looping the entire area
- Heritage and Conservation
 - areas of a significant geological nature or natural landscape should be highlighted and interpreted clearly to visitors
 - no work should be undertaken in the Lakes Area which damages in any physical way the remnant geological elements, particularly the craters, lakes and blow-holes
 - protect and retain intact any remnant native vegetation within the Crater Lakes area
 - Blue Lake Holiday Park to retain heritage and amenity values of the area
 - introduced species that formed part of the original nursery plantings and forestry plantings should be retained and protected
 - memorials should be retained and conserved
 - detailed and consistent interpretive and way finding signage

The existing zone provisions do not provide sufficient guidance to adequately address the recommendations made within the Conservation Management Plan, particularly in regard to:

- access and connectivity
- supportive uses and activities that are complementary to the function and role of the area
- important landscape elements of value in the area
- form of future development

This will necessitate the introduction of:

- a desired character statement detailing the individual landscape precincts, format of future development and key attributes of importance
- concept plans identifying the landscape precincts, historical features and vegetation, key lookouts, seating and car parking areas as well as movement networks
- new principles of development control to further guide and support appropriate development within the zone.

One of the key objectives of this DPA is to remove inconsistencies and confusion relating to Heritage policies and heritage areas. Aligning the Lakes Zone to the Volcanic Complex State Heritage Area is desirable to remove confusion. It also will allow for those parcels of land outside of the State Heritage Area to be placed into more appropriate zones with policies that adequately reflect the desired land uses, built form and character assessments for these specific areas. Four areas have been identified to fall outside of the Volcanic Complex State Heritage Area, but within the Lakes Zone. These are detailed below.

4.1.1 Mount Gambier Garden Cemetery and Tenison College Site

These two areas form the western transition between the Crater Lakes area and the surrounding urban and rural areas. The Mount Gambier Garden Cemetery is situated on the corner of White Avenue and Grant Road, while the Tenison College is located on the

corner of Whites Avenue and Shepherdson Road. The two sites are separated by the Country Living Zone comprising the Tenison Drive estate.

Both of the uses are essentially community based in nature, however there does not appear to be an existing zone within the Development Plan that can comfortably accommodate these two land parcels and activities (the two Public Purpose Zones are very specific to their individual sites). Therefore, in reviewing the SA Planning Policy Library, the most appropriate zone is the Community Zone for this area. The zone envisages both cemetery and educational establishment uses, but also provides for other community uses and activities that would complement those existing uses on the land (such as place of worship, playground, car parking, theatre and special event)

The area is generally characterised by an open landscaped setting, where buildings are largely screened from view from the public roads. The western rim of the Browne's Lake, together with historic forestry plantations form a dominant visual backdrop to the area. These characteristics need to be retained and a desired character statement should highlight these features.

Portion of the Tenison College site interacts with the adjacent Tenison Oval, which lies within the Lakes Zone and Volcanic Complex State Heritage Area. The interface of the two locations is important and the Conservation Management Plan calls for additional landscaping around the perimeter of the oval to further frame the space. This requires coverage in the proposed Community Zone.

4.1.2 Former Hospital site

The former Mount Gambier Hospital site is located on the northern rim of the Valley Lake and has frontage to Lake Terrace West on the northern side and adjoins the Botanic Park on the eastern side. The land parcel contains the buildings of the former hospital, together with former car park areas and driveways. One of the buildings has been redeveloped for residential apartments. The remaining buildings on the land remain vacant and are in a dilapidated state.

Council has purchased the former hospital site from a developer who previously had approval for the conversion of the former hospital building and surrounding grounds for the development of a supported accommodation facility (however the approval lapsed).

In purchasing the property, Council consulted with the community about potential uses for the site, and resolved that the existing vacant buildings should be demolished, with the site returned to a community, open space and (passive) recreational purpose. While this principally equates to re-establishing a landscape setting, Council does seek some flexibility in zoning policy to accommodate other complementary uses of benefit to the community.

In reviewing possible alternative zoning which suitably reflects the established uses of the land, as well as accommodate Council's vision of the site for community purposes, the most appropriate zone is considered to be the Community Zone. This aligns with that proposed for the Tenison College and Mount Gambier Garden Cemetery sites to the west of the Lakes Zone (as discussed above).

The site is exposed and visible from large areas of Mount Gambier, as well as within the Volcanic Complex State Heritage Area and Blue Lake lookouts. As such, there is a need to provide substantially more guidance on the future development of the area, particularly to ensure:

- future development does not result in skylining above the rim of the Valley Lake

- additional buildings are limited in location and form to prevent views from Mount Gambier to the north
- the open setting along Lakes Terrace West and adjacent to the Botanic Park is retained
- appropriately located and designed development taking into account the topography of the site
- the creation of a landscaped setting to help soften the appearance of the site against the backdrop of the Crater Lakes area.

The existing Council wide Design and Appearance and Sloping Land policies provide limited support and guidance to adequately guide development in this sensitive location. As such, it is recommended that a new policy area for the land parcel be created with a desired character statement and specific policies to guide development.

4.1.3 Eastern Boundary Residential Site and PJ Browne Reserve

The eastern most boundary of the Lakes Zone extends beyond that of the Volcanic Complex State Heritage Area to cover four properties with frontage to the cul-de-sac ends of Lorikeet Street and Corella Place. All properties have detached dwellings developed on them. A reserve is also located at the extension of the Lorikeet Street road reserve, linking to the edge of the John Watson Drive road reserve. A walkway links the residential land division to the east of the Lakes area and is important in providing access to the roadway and foot path loop around the Blue Lake, which is popular for locals as a walking, running and cycling route.

The land in this location is quite steep, falling downwards to the residential land to the east. This represents challenges for the redevelopment of the subject land and will likely limit the format of development in this location to detached dwellings at low densities (as exists on the sites). The lower nature of the land also largely screens the residential development from view in the Crater Lakes area, assisted by vegetation along the perimeter of the land.

The neighbouring residential land to the east is located within the Residential Zone of the Mount Gambier (City) Development Plan. Given that the land parcels in question have a greater relationship and reflect the built form of the adjacent residential area, it is appropriate that the zoning for these land parcels is transferred to the residential zone, where additional policies can adequately guide future development of these allotments. No additional policies are considered necessary at this location and the amendment will simply be an alteration to Zone Map MtG(C)/12.

A land parcel further south of the four residential allotments (Lot 17, DP40185), known as PJ Browne reserve is also outside of the State Heritage Area. This land is currently undeveloped and largely covered by native vegetation and in government ownership. This allotment borders the Grant (DC) Council and Development Plan on its southern and east boundaries. The zoning to the south is Horticulture and to the east is Country Living. The Horticulture zone provides for horticulture and farming activities and generally limits land division to 15 hectares allotments. The Country Living Zone caters for dwellings at low densities and calls for lots of at least 5000 square metres. In considering the two adjacent zones, the provision for additional development on the subject land should be discouraged and as such, the Country Living zone is not appropriate for adoption. Similarly, farming and horticulture are also undesirable in this location with close proximity to a water storage area and residential development. As such, given the current state of the land as a reserve, retention of the Lakes Zone for this land parcel is seen as the most appropriate zone in this instance. A future BDP Conversion may view the conversion of the Lakes Zone into an Open Space Zone, which is perhaps the most appropriate zoning for the PJ Browne reserve, however, the introduction of a new zone into the Development Plan for

this one allotment is not seen as warranted as part of this DPA and can be considered as part of a future BDP conversion.

4.2 Cave Gardens and Environs State Heritage Area

This DPA provides an opportunity to review and improve the policies within the cave Gardens and Environs State Heritage Area Policy Area. These policies were put in place in 2001 when the State Heritage Area was gazetted and replicated the recommendations of the Conservation Management Plan prepared in 2009.

While the bulk of the policies in the policy area remain applicable, some of the works identified through the policies have been undertaken. (such as relocating the flag poles to the Gardiner fountain and fencing around the perimeter). In addition, the policies replicate the precinct statements identified within the Conservation Plan and as such, are repetitive in intent. There is scope to consolidate the policies into a more coherent set that is clearer in intent and easier to understand. This would particularly relate to:

- the elements in the garden and surrounds that should subscribe to the 1920-1930's design philosophy desired for the gardens and policy area
- development of the heritage buildings (in terms of internal and external fabric)
- interaction of the buildings to the north with the gardens (taking into account previous redevelopment of the Riddoch Art Gallery)

There is also an need to ensure that the policy reflects and adequately accommodates current and future developments occurring within and adjacent to the policy area, specifically in the form of the new library and 1 Bay Road to the north which form part of the "Towards 2015: A Vision for the Future" Project. The Bay Road redevelopment (of the former RSL building) is an important development, not only with its position on the principal corner of Mount Gambier, but also as a link between Commercial Street and the Gardens. The relationship of this site with the gardens is critical, and inclusion of the site into the policy area is seen as necessary to ensure that the development appropriately relates to the cave gardens and surrounding State heritage buildings.

Improvements in the policy area should also be made to guide future development. The explanatory text located within the Policy Area details the history of the development of the gardens and in this context is useful for detailing the historic significance of the policy area. However, there is no guidance for future development of the policy area, particularly the buildings within the policy area and adjacent the policy area that address the gardens. It is therefore recommended that a Character Statement be included into the policy area that adequately guides future development in terms of:

- role and function of the policy area in terms of activities and uses
- preservation of critical historic elements of the gardens and surrounds
- activation of buildings (particularly non-heritage building) fronting onto the gardens and in the policy area generally
- pedestrian linkages and vistas within and into adjacent areas
- streetscape improvements which better frame the gardens, link old and new buildings and create a sense of arrival along Bay Road.

4.3 Stone Fences

One of the key recommendations of the Heritage Survey review included improvements in the policy coverage of appropriate fencing within the Council area, particularly as they

relate to stone fences and walls. Additional coverage is required to ensure that original stone fencing and walls are retained and identified as important elements in the character of Historic Conservation Areas. In addition, where original fencing has been removed or not present, guidance is required for new fencing within Historic Conservation Areas and for heritage places to ensure they are of a style, height and constructed of materials that are consistent with the era of the dwelling. This is particularly important within Mount Gambier where fencing contributes significantly to the character of these areas and places.

Additional coverage of these issues within the proposed consolidated Historic Conservation Area is required, together with additional guidelines within Table MtG(C)/10.

5 Agency and Public Consultation

This DPA is now released for formal agency and public consultation. The agencies to be consulted are:

- Department of Premier and Cabinet
 - Aboriginal Affairs and Reconciliation
- Department for Planning, Transport and Infrastructure
 - Statutory Planning
- Department for Manufacturing, Innovation, Trade and Economic Development
- South Australian Tourism Commission
- Department for Environment, Water and Natural Resources
 - Planning and Assessment Team
- Department of Primary Industries and Regions
- SA Water
- Environmental Protection Agency

Consultation is also sought with the following organisations and individuals that may have an interest on the proposed amendments:

- South East Natural Resources Management Board
- Conservation Council of SA
- The National Trust of SA
- District Council of Grant
- Mr Troy Bell MP, Member for Mount Gambier
- owners of existing State and Local heritage places
- owners of proposed Local heritage places
- owners of properties within existing Local Heritage Areas
- owners and occupiers of properties within the Lakes Zone and Cave Gardens State Heritage Area Policy Area

All agencies will be provided with a copy of the DPA for their records and information. All owners of properties directly affected by the DPA will be provided with a letter detailing the nature of the changes of interest to them, and invited to view and download a copy of the DPA from Council's website.

A copy of the DPA will also be made available for viewing at Council's Civic Centre and Library and available for download at Council's website.

All written and verbal agency and public submissions made during the consultation phase will be recorded, considered and summarised. Subsequent changes to the DPA may occur as a result of this consultation process. (See also 'Have your say' information box at the front of this DPA.)

6 Recommended Policy Changes

The following policy changes are recommended as a result of the investigations:

Council Wide Policies

- adoption of the Heritage Places BDP Module for Council wide policies within the Development Plan. A number of additional policies continue to be required to cover policy gaps relating to outdoor advertising on heritage places and managing trees as heritage places.
- amalgamation of all existing Local Heritage Areas across the three Zones into the one Historic Conservation Area, utilising the BDP Policy Module, with a consolidated Desired Character Statement. This includes additional emphasis on mature trees and stone fencing to the character of these locations.
- reconfiguration of mapping of extent of Historic Conservation Area into Figures that follow the Historic Conservation Area (similar to the approach taken for Bushfire Protection Maps). This includes the revised boundaries for the different area of the Historic Conservation Area, together with the removal of contributory items.

City Centre Zone

- revision of the Cave Gardens and Environs Policy Area to be more coherent, less repetitive and updated to adequately accommodate the current and proposed development surrounding the gardens. This includes creating a Desired Character Statement (additional to the existing Historic Significance Statement), together with revised and consolidated policies and updating the two Concept Plans to fix errors and reflect recent the adjacent library development. The land on the corner of Commercial Street East and Bay Road, subject to future development of the Riddoch Art Gallery, has also been included within the policy area to better link this area to the Cave Gardens.
- additional principle of development control to cover desired land uses in the portion of the Historic Conservation Area (Railway) within the zone (adapted from existing PDC 16 in Local Commercial (Railway) Policy Area). These policies do not relate to historic character and are more appropriate in the zone than within the Historic Conservation Area.

Lakes Zone

- revised Lakes Zone that includes new objectives, Desired Character Statement, structure plans and principles of development control that better reflect the role and function of the Crater Lakes Area, with particular regard to the different precincts within the entire area and the recommendations of the Conservation Management Plan. This includes the following key policy directions:
 - access and connectivity throughout the zone

- supportive uses and activities that are complementary to the function and role of the area (active and passive recreation with appropriate tourism uses)
 - important landscape elements of value in the area
 - form of future development
- removal of portions of the Lakes Zone that are beyond the Mount Gambier Volcanic Complex State Heritage Area (except the PJ Browne's Reserve)

Community Zone (new)

- proposed new Community zone to accommodate the Tenison College and Mount Gambier Gardens Cemetery sites (previously part of the Lakes Zone). The new one has adopted the BDP policy module with additional policies and a Desired Character Statement covering the following issues:
 - open landscaped setting, where buildings are largely screened from view from the public roads
 - retention of vistas to the Crater Lakes rim and historic forestry plantations in the neighbouring zones
 - appropriate interface with Tenison Oval through landscaping.
- incorporation of a new Lakes Perimeter Policy Area covering the former Mount Gambier hospital site which is currently within the Lakes Zone. The policy area provides greater control for development of the site with particular emphasis on limiting additional buildings visible from surrounding locations, maintaining the open formal landscape setting along Lakes Terrace West and facilitating a range of community uses, together with opportunities for limited tourism related activities.

Table MtG(C)/4 & Table MtG(C)/5

- consolidation of two existing Tables into one, including revised and updated property details of existing places, as well as extent of listing descriptions.
- listing of additional 14 places as local heritage places

Table MtG(C)/6

- revise and update property details for State Heritage Places

Table MtG(C)/7

- revised and updated listings of contributory items, including removal of 9 items and updated property details.

Table MtG(C)/10

- revised Fencing Guidelines Table to provide a better format, clarity in wording and improved diagrams which include additional guidance for stone fencing for the Historic (Conservation) Areas and heritage places.

Mapping

- revised Zone Map MtG(C)/6, 7, 11 and 12 to reflect insertion of the Community Zone from the Lakes Zone
- revised Policy Area Map MtG(C)/17 to reflect and the additional allotment in the Cave Gardens and Environs Policy Area, as well as removal of Local Heritage Policy Areas
- revised Policy Area Map MtG(C)/18 to reflect introduction of the Lakes Perimeter Policy Area within the proposed Community Zone, as well as removal of Local Heritage Policy Areas

Throughout the Development Plan

- miscellaneous amendments to cross references to Tables and Mapping required as a result of the amendments proposed above.

7 Statement of Statutory Compliance

Section 25 of the *Development Act 1993* prescribes that the DPA must assess the extent to which the proposed amendment:

- accords with the Planning Strategy
- accords with other parts of the Development Plan
- complements the policies in the Development Plans for adjoining areas
- satisfies the requirements prescribed by the Regulations.

7.1 Accords with the Planning Strategy

Relevant strategies from the Planning Strategy are summarised in Section 2.2 of this document. It is the intent of the DPA to support the achievement of the Planning Strategy policies.

7.2 Accords with other parts of the Development Plan

The policies proposed in this DPA are consistent with the format, content and structure of the Mount Gambier (City) Development Plan.

7.3 Complements the policies in the Development Plans for adjoining areas

The policies proposed in this DPA will not affect the Development Plans for adjoining areas (as described in Section 2.3 of this document).

7.4 Satisfies the requirements prescribed by the Regulations

The requirements for public consultation (Regulation 11) and the public meeting (Regulation 12) associated with this DPA will be met.

8 References/Bibliography

City of Mount Gambier, 2009, "Our Plan for the Community Towards 2015, City of Mount Gambier Strategic Plan

Fifth Creek Studio, 1999, "Cave Garden and Environs Conservation Management Plan"

Government of South Australia, 2007, Planning Strategy for South Australia, Country SA Volume

Grant (RC) Development Plan

Hassell, 2004, "Crater Lakes (Volcanic Complex) Conservation Management Plan"

McDougall and Vines, 2007, Mount Gambier Heritage Survey Review

Mount Gambier (City) Development Plan

CERTIFICATION BY COUNCIL'S CHIEF EXECUTIVE OFFICER**DEVELOPMENT REGULATIONS 2008****SCHEDULE 4A**

Development Act 1993 – Section 25 (10) – Certificate - Public Consultation

CERTIFICATE OF CHIEF EXECUTIVE OFFICER

That a Development Plan Amendment (DPA) is suitable for the purposes of public consultation

I Grant Humphries, as Acting Chief Executive Officer of City of Mount Gambier, certify that the Statement of Investigations, accompanying this DPA, sets out the extent to which the proposed amendment or amendments-

- (a) accord with the Statement of Intent (as agreed between the City of Mount Gambier and the Minister under section 25(1) of the Act) and, in particular, all of the items set out in Regulation 9 of the *Development Regulations 2008*; and
- (b) accord with the Planning Strategy, on the basis that each relevant provision of the Planning Strategy that related to the amendment or amendment has been specifically identified and addressed, including by an assessment of the impacts of each policy reflected in the amendment or amendments against the Planning Strategy, and on the basis that any policy which does not fully or in part accord with the Planning Strategy has been specifically identified and an explanation setting out the reason or reasons for the departure from the Planning Strategy has been included in the Statement of Investigation; and
- (c) accord with the other parts of the Development Plan (being those parts not affected by the amendment or amendments); and
- (d) complement the policies in the Development Plans for adjoining areas; and
- (e) satisfy the other matters (if any) prescribed under section 25(10)(e) of the *Development Act 1993*.

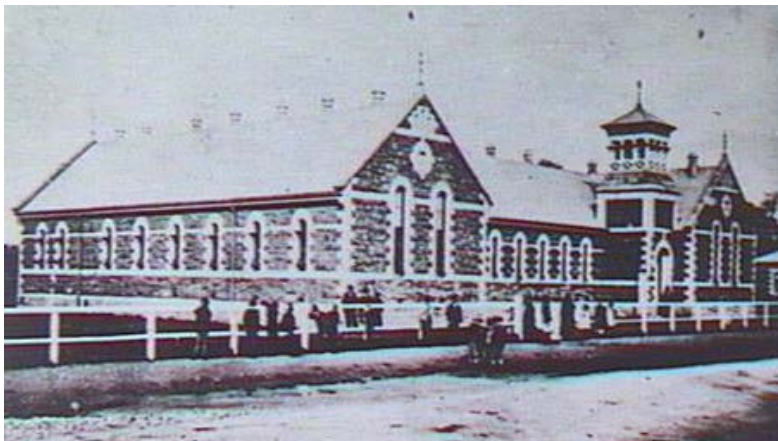
The following person or persons have provided advice to the council for the purposes of section 25(4) of the Act:

DATED this 17th day of April, 2014


.....
(Signature of Acting Chief Executive Officer)

APPENDICES

Appendix 1: Mount Gambier Heritage Survey Review, 2009, McDougall and Vines



MOUNT GAMBIER HERITAGE SURVEY REVIEW 2007

[with minor amendments – 2010]

McDougall & Vines
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1.0 INTRODUCTION

1.1 Background

The heritage of the City of Mount Gambier was first surveyed in 1994. Council is aware that there may need to be new properties identified as places of Local Heritage Value, and other properties that could be removed from the list. In addition, Council also wishes to identify any trees that are worthy of listing as a tree of local heritage significance.

1.2 Objectives of Study

The aim of the Review of the Heritage Survey is:

- To review the existing lists of places of Local Heritage Value and Contributory Places within existing Historic (Conservation) Policy Areas.
- To validate those places entered in the South Australian Heritage Register prior to 1994. there are 26 of these places and the Heritage Review will require the application of the criteria under Section 16 (1) of the *Heritage Places Act* to each of the 26 State Heritage Places.
- To identify and include any trees which are worthy of listing as a tree of local heritage significance.
- To identify any amendments that need to be undertaken to the existing Local Heritage Policy Areas and/or the identification of any new areas worthy of being identified as Local Heritage Policy Areas.

1.3 Survey Process

The Review of the 1994 Heritage Survey and additional recommendations will follow the survey process established for Heritage Surveys. This will include:

- An overview history
- Full field work
- Development of an inventory of places and areas
- Preparation of heritage planning and management recommendations.

NOTE:

The review of heritage places and areas was undertaken by McDougall and Vines.
The review of planning provisions was undertaken by Jensen Planning and Design.

2.0 OVERVIEW HISTORY OF MOUNT GAMBIER

2.1 Chronological Development of the City of Mount Gambier

2.1.1 Early Settlement

The first buildings to be constructed by white settlers in the Mount Gambier area were two timber huts, associated with Stephen Henty's pastoral occupation of the region from 1840-41 until 1845.

One of the huts was constructed between Valley Lake and Browne's Lake in the Lakes Area and the other was on the west side of the Cave which is now part of the Cave Gardens. These huts were used by stockmen caring for Henty's cattle and sheep. Unfortunately the land Henty occupied was part of Evelyn Sturt's (Captain Charles Sturt's younger brother) lease from the South Australian Company. This meant that Henty, unaware that the area was not part of Victoria, was dispossessed and Sturt as legal occupier of the land set up Compton Station.

In the late 1840s small farmers took up parts of the larger holdings in the area and began farming the land. Dr Edward Wehl arrived in 1849 and set up a small stone mill to grind flour. The more intensive settlement of the south east was slow during the 1850s and Mount Gambier was essentially "a few scattered buildings in the paddocks around the cave"¹. These buildings were surrounded by pastoral stations. The first Hotel in the settlement was the Mount Gambier Hotel in Watson Terrace which was constructed in 1847 for John Byng and a general store was built close by before 1850. The Blacksmith's shop was also constructed and it is significant that these buildings were close to the Cave where fresh water was available.

The land at this time still belonged to Sturt but section 1103 in the Hundred of Blanche was transferred to Hastings Cunningham in 1854. Cunningham had a portion of the section resurveyed into allotments during July 1854 and streets (Sturt, Evelyn, Compton, and Ferrers) and a public reserve, which was to become the Cave Gardens Reserve, were laid out. Originally this town was known as Gambiertown (although Gambierton was the title of the subdivision map) but by the 1860s it was generally known as Mount Gambier. An adjacent large Government Reserve was set aside as required and this was also subdivided from Wehl Street to Bay Road and Lake Terrace to Commercial Road. First Government land sales were held in Mount Gambier in 1860.

Subdivisions of the sections adjacent to Cunningham's subdivision of Section 1103 were undertaken by prominent settlers during the 1860s. These included Part of Section 12 in 1863, known as Rosaville, and Part of Section 10 in 1861, known as Claraville. Development such as this helped shape the early residential character of the town centre, although buildings were well spread out on large allotments as can be seen in the early photographs which survive from the 1860s and 1870s.

In 1869, Ebenezer Ward, an inveterate traveller and *Register* newspaper reporter, described the approach to Mount Gambier:

*"Every mile you advance the quality of the soil and the settled character of the country continue to improve. The land is gently undulating, and the road, straight and white, may be seen for miles ahead, surmounting each new rise, and, with scattered patches of green fences and gardens enclosing snug little cottages or farm homesteads, presenting a picture of rural beauty worthy of comparison with the noble highways of old England. Presently, when the summit of the last descent to the township is reached, a long string of cheerful-looking buildings nestling in a valley, and clusters of white houses peeping through the timber on the adjacent hill slopes, give the first view of Mount Gambier."*²

¹ Hill, page 14

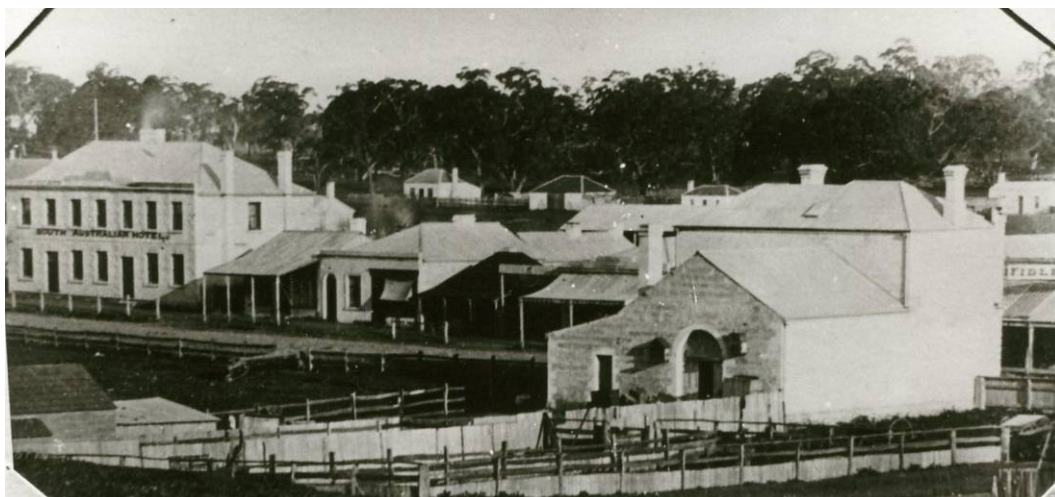
² Ward, Ebenezer, *The South East District of SA*, Adelaide 1869, p 73



The first stone buildings, the National School and the National Bank, 1860
 (Source: *Les Hill Early Collection of Photographs*)



The intersection of Commercial Street and Penola/Bay Roads with the Telegraph Station,
 Bank and Mount Gambier Hotel, c1863
 (Source: State Library of South Australia, B3076)



Commercial Street East, with shops and hotels established, 1869
 (Source: *Les Hill Early Collection of Photographs*)

MOUNT GAMBIER IN THE 1860s

Ward describes the main buildings in the town at the intersection of Commercial Road and Penola Road (and MacDonnell Bay Road) including the Mount Gambier Hotel, the National Bank, the early Telegraph Office and the soon to be constructed ES&A Bank (Only the Hotel remains and the bank was not constructed).

Between 1850 and 1870 the population grew rapidly in the country and it was a period of major development for country towns in terms of size, social activity and self sufficiency³. Mount Gambier was no exception and with the associated coastal port of Port MacDonnell the town and district grew quite substantially. In 1862 the District Council of Mount Gambier was established and in 1864 it was divided into Mount Gambier East and Mount Gambier West. The Mount Gambier West Council covered the area of the town and the Mount Gambier East Council covered the area of the district. However, later changes also altered the boundaries of the Council areas.

2.1.2 Consolidation

During the late 1860s and the 1870s Mount Gambier continued to grow as a town and by 1871 the population was 5,519 people. The Mount Gambier central area was created a Municipality divided into wards in 1876. The District Council continued to be divided into west and east. During this time the Institute Building, the German Club, Banks, Churches, Lodges and other civic institutions were established and major buildings such as mills and foundries constructed which highlighted the development of the town itself. Mount Gambier was linked to the south east coast by the construction of the railway through to Rivoli Bay and Beachport in 1878-79, but was not connected to Adelaide by railway until 1887. Local Government played an essential part in the development of country towns during the 1870s and the Mount Gambier Council was no exception, taking on the responsibility of improving poor roads and drainage and controlling various sources of pollution and disease, although hampered by lack of funds from the central Government in Adelaide.

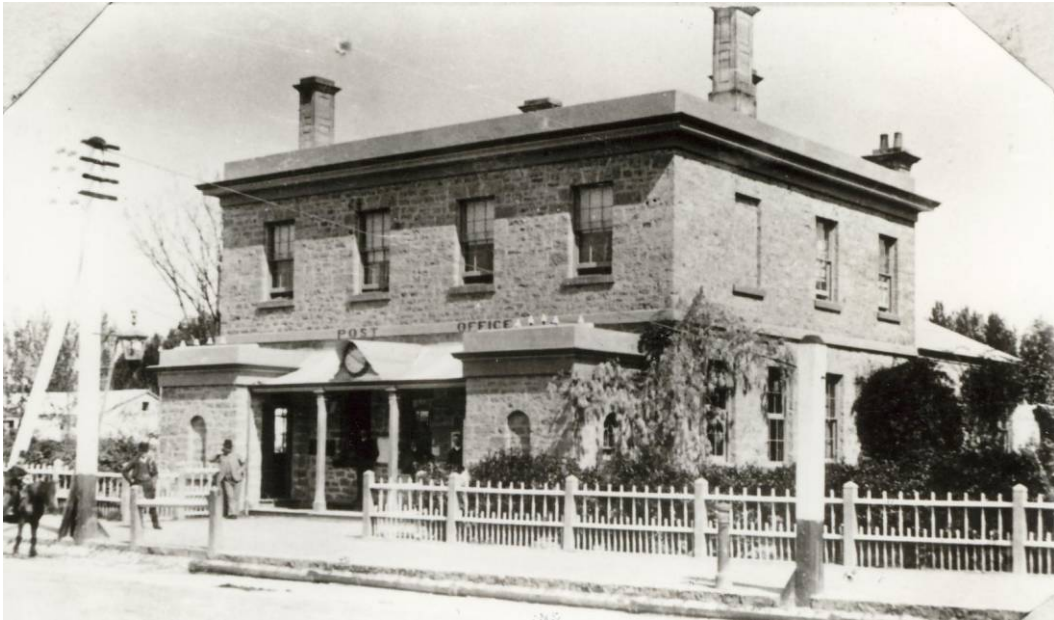
The timber industry was also established during the 1870s, as local native sources were depleted. A tree nursery was planted around the Leg-of-Mutton Lake and subsequently over 200 acres of planted deciduous and native trees became gazetted as the Mount Gambier Forest Reserve.

Mount Gambier has always been an important communication point between Victoria and South Australia and the establishment of the Telegraph Station on the first inter-colonial line between Melbourne and Adelaide in the late 1850s indicated this importance. The necessity for a large post office also underlined the importance of Mount Gambier as a communication link between the States. The second Post Office was originally constructed in 1865 as a two storey Telegraph Office and the Post Office was combined in this building in 1887. The original Post Office was a two storey building on the corner of Bay Road and Commercial Road, constructed in 1887 and dismantled in 1956.

Other Government buildings which indicated the growth of Mount Gambier as a regional centre included the Court House, Gaol and Police Station all constructed during the 1860s. During the 1880s industry which had been established during the 1860s expanded with the development of transportation, these included the Commercial Steam Flour Mill in Percy Street which is still standing. During the 1890s machinery was added and the name of the business changed to Commercial Roller Flour Mills and was expanded in late 1890s and 1900. Two of the main industries of the district not associated with agricultural production were the quarrying of limestone for the building industry and the timber industry.

³

Marsden, S, *Historic Guidelines - State Historic Plan*, 1980, page 23



The Post Office (former Telegraph Office) in Bay Road, 1890
 (Source: *Les Hill Early Collection of Photographs*)



Dr Wehl's mill in Commercial Street West, 1870
 (Source: *State Library of South Australia B 13445*)



Bay Road and Christ Church, 1879
 (Source: *Les Hill Early Collection of Photographs*)

EARLY VIEWS OF MOUNT GAMBIER

Local stone was first used in small buildings in 1857 for a two storey general store. By the 1870s stone was used in the district for all major buildings and housing. The special quality of Mount Gambier's building stone was frequently commented on by visitors:

*'The architectural beauty of the buildings is in many cases increased by the use of red and grey dolomite, of which a splendid quarry, belonging to Mr John Frew, exists only a few miles away. The dolomite is, of course, more costly, because of its hardness, and the subsequent difficulty of quarrying and working, but it is said to be as durable as granite, and its very frequent use in almost all the large buildings indicates that the people of the locality have a taste for the beautiful as well as the "everlasting". The red dolomite contrasts most effectively with the white free stone, which is also found in the neighbourhood, and is generally used in the good buildings; while coralline limestone, which is still more cheap and plentiful, is used for the commoner class of buildings.'*⁴

The other large industry that began during the 1870s was the timber industry with the establishment of a tree nursery around Leg-Of-Mutton Lake. This expanded during the 1880s and 1890s to become an important source of employment for people throughout the region.

Photographs of Mount Gambier during the 1890s and 1900s indicate the importance in the town of hotels. Many of the small hotels which were established in the early years of settlement were either rebuilt or extended during this period, such as the Mount Gambier Hotel, Jens Hotel and Mac's Hotel within the city centre and other hotels which still exist away from the central area. Typical also of the development of Mount Gambier during the 1880s are the bank buildings, most of which unfortunately have been demolished, including the National Bank and ES&A Bank.

The natural beauty of Mount Gambier its volcanic lake and surrounding agricultural area was also constantly lauded. Mount Gambier became an important tourist attraction from the 1880s despite, or maybe because of, its distance from Adelaide. Natural volcanic features within the town itself were also put to practical use as part of the storm water drainage system; the cave in the Cave Gardens was an important part of this system.

2.1.3 Expansion

During the early years of the 20th Century, Mount Gambier displayed a successful and prosperous image and the concept of tourism developed further, centring on the attraction of the Blue Lake and associated volcanic formations. Bay Road continued through the Lakes to go on to Port MacDonnell and the development of the Blue Lake's area as a tourist attraction occurred during the early years of this century with the construction of the tower which was officially opened in 1904. Other monuments and works in the area included the Pleasure Walk and the embankments along the Lake Road (constructed by a community working bee in 1918). The obelisk was an earlier monument to Adam Lindsay Gordon and erected in 1887. At the same time, the timber industry centred on the Forest Reserve and Nursery was at the centre of the softwood forest expansion by the State Government.

As a service hub for the surrounding agricultural area, Mount Gambier also developed substantial residential areas for its growing population.

*'Private residences, which may be described as comfortable, spacious, and elegant, are to be found in every direction, peeping through the trees, showing themselves on the hillslopes, or nestling in the hollows. The nature of the soil and climate so far encourages ornamental gardening as to make it almost imperative, and the result are visible everywhere. Adelaide has often been styled the Garden City of Australia, but Mount Gambier with equal truthfulness has received the appellation of the Garden of South Australia. Nature seems to riot in the richness and profusion of bloom it can produce, and at every turn there is something to admire.'*⁵

⁴ Proud, C, *The South Eastern Region, 1880*, p 36

⁵ Burgess, C T, *Cyclopedia of SA, Vol 2, 1909*, p 952



Commercial Street looking west, 1909



Commercial Street looking east (nb. both the early Post Office and the National Bank and residence on RHS have been demolished), 1910



Penola Road looking south along Bay Road in the distance, 1916

MOUNT GAMBIER IN THE EARLY 20TH CENTURY

(Source of early photographs: Les Hill Early Collection of Photographs)

Houses of the time were designed in an emerging Bungalow style notable for large expanses of terracotta tiled roof and heavy overhanging verandahs. The local stone continued to be used to great effect as a wall material. Housing financed by the State Bank followed this style in a more modest form.

After the disruption of the First World War, during the 1920s various Civic undertakings were put in place including the reconstruction of the Cave Reserve as a public park, the installation of electric street lighting and the construction of the Municipal Power House in Ferrers Street. A new industry, that of woollen fabric production, began in 1925 with the opening of the Central State Worsted Limited Mills in the town.

1926 was a significant year for Mount Gambier as the Jubilee of the incorporation of the town in 1876. An important Back-to-Mount Gambier celebration was a great success highlighting the progress of the area since its settlement.

2.1.4 1930s to Present Day

The period immediately before and after the Second World War was one of great disruption and change for the whole State and Mount Gambier suffered similarly with the rest of South Australia. The region continued in the pattern already established with agricultural production, quarrying and the activities of the timber industry, with Mount Gambier as the major service town. The boundaries of the Town Council were extended in 1932 and the two District Councils amalgamated into one.

Residential development within Mount Gambier included a large amount of infilling of areas fairly sparsely built on, with the subdivision of large properties such as Hedley Park (off Bay Road). The first Housing Trust homes in Mount Gambier were built after the Second World War.

Since about 1950 many buildings (both major architectural works in the city centre and modest early cottages) have been demolished to make way for new constructions. The centre of the town around the intersection of Bay Road and Commercial Street highlights this process. Early photos indicate substantial buildings which no longer exist, and which were replaced at that time or more recently. Two notable buildings from the 1950s, the Fire Station and Trustee Building remain intact, but generally the later buildings in Mount Gambier lack the architectural presence of the earlier structures.

2.2 Significant Historic Themes Relating to the Development of Mount Gambier

Reference to the State Historic Preservation Plan - Historical Guidelines (1980) has resulted in the compilation of the following list of significant historic themes relating to the development of the City of Mount Gambier.

Environment

- Significant geological features - Lakes Area, Boandik Terrace Blowhole, the Cave Gardens and other Caves, Crouch Street cutting.
- Natural building stone - buildings constructed from Mount Gambier coralline limestone and pink and grey dolomite (and rare yellow dolomite).

Communications and Transport

- Distance from Adelaide and initial isolation.
- Railways and the link with the south east coast
- Public houses - service to travellers and tourists
- Adelaide to Melbourne Telegraph (first Inter-Colonial line 1858) site of first office, second Post Office (now converted to other uses).

Work, Industry and Services

- Significant industries - Flour and Oat Mills, Woollen Mill, remnants of other industry such as foundries, breweries, sawmills and timber yards.
- Commercial activities - shops, warehouses, banks.
- Buildings associated with the railways - stores, mills, warehouses particularly in the Railway Precinct.

State and Local Government

- Buildings associated with State Government services within Mount Gambier - Police Station, Courthouse, Post Office, Fire Station, Schools
- Buildings associated with Local Government or community services within Mount Gambier - Institute, District Council Chambers.

People and the Community

- Range of housing - single storey cottages, two storey residences, houses from various periods and distinctive styles.
- Community services - Churches, schools, lodges, societies
- Buildings associated with various national groups of settlers - Scottish: Caledonian Hall; German: Wehl's Mill, Lutheran Cemetery.
- Buildings associated with significant individuals - George Riddoch, Institute, Caledonian Hall; Adam Lindsay Gordon - Gordon's Monument (and many other notable local residents).

Recreation and Tourism

- Facilities for tourists - hotels, monuments, walks in the Lake's area.
- Cave Gardens Reserve
- Vansittart Park and Oval

2.3 Architects and Building Styles

The buildings in Mount Gambier were well known for their architectural quality and detailing. In the *Cyclopedia of South Australia* of 1909 the comment was made of Mount Gambier's buildings:

*'it is probably true that no other town in South Australia has so large a share of architectural embellishment as Mount Gambier ... skill and good taste in the use of natural advantages have beautified both ordinary dwellings and public edifices.'*⁶

The major public buildings in Mount Gambier exhibit a fine quality of architectural design and architects working in the area demonstrated a full understanding of the nature of the local stone as a high quality building material. Houses of all periods and styles exhibit design and detailing which also reflects the careful and often creative use of Mount Gambier limestone and dolomite as a building material. The following information on architects who lived and practised in Mount Gambier has been compiled from research undertaken by Mrs Jan Mayell and Mr Robert Miles, Architect, both then residents of Mount Gambier. The list is not definitive and more designers of buildings may be unearthed in the future.

W A Crouch

W A Crouch was a storekeeper and landowner in early Mount Gambier and is known to have designed the National School (1858) and a store for himself, later used as a Convent, in 1857. He also designed St Theresa's Roman Catholic Church, located on the corner of Sturt and Crouch Streets in 1860 (demolished in 1915).

⁶ Burgess, *Cyclopedia of South Australia*, 1909, Vol 2, pg 952

George Pannell

George Pannell was recorded as an architect and agent in the *Border Watch* of the 1860s. He was a member of the first District Council which met in June of 1863 for the first time. At his death on 16 June 1877 it was noted that he was one of the District's oldest residents. He was the architect for the Wesley Church in Penola Road which was constructed in 1862 and was also a prominent member of the congregation of that Church. He was also the architect for the house at 87 Gray Street built for Webb and now known as Lambert Village, and also a residence at 101 Gray Street, formerly the Wesley Church Manse (1868).

William T Gore

W T Gore was working in Mount Gambier during the 1860s. Gore was the architect for the first permanent Anglican Church in Mount Gambier, Christ Church, which was commenced in 1865 and utilised Gothic Revival detailing. He had previously designed Christ Church Rectory and Stables 1863-64. The first section of the Institute, Library and Hall in Commercial Street was designed by Gore, and built in 1868. It utilised a Venetian Italianate theme favoured by the English architectural theorist John Ruskin, and imitated in later extensions of the buildings. Gore also designed buildings in and near Penola.

William Wedderborn Watson

W W Watson was advertising in the *Border Watch* of 1871 as architect and surveyor with an address in Commercial Street. Watson arrived in 1863, and was a clerk and overseer for Gambier West District Council from 1867-1876 (died aged 49 years - *obit*, 23/8/1876, *Border Watch*).

Thomas Hall

During the 1880s Thomas Hall was the principal architect of the south east of the state. He was born in Scotland in 1850 and immigrated to Melbourne in 1877. In 1878, Thomas Haig, a builder, engaged Hall to design and supervise the construction of Yallum House for the Riddoch family. After this, Thomas Hall set up his own practice in Mount Gambier and was involved in the design and construction of banks, hotels and churches as well as some residences. His initial work in Mount Gambier was the supervision of the pumping station in 1882 and then the design of Jens Town Hall Hotel in 1883. Other buildings designed by Thomas Hall include the (now demolished) English Scottish and Australian Bank, the South Eastern Hotel, the Park Hotel, the Institute Hall (now the Riddoch Art Gallery), the former West Mount Gambier District Council Chambers, and various religious buildings including the Convent at Naracoorte, the Presbytery and the Convent of Mercy next to St Paul's in Mount Gambier, the Roman Catholic Church at Glencoe and the Presbyterian Church at Nelson. Hall also designed the Sextons cottage at the cemetery at Mount Gambier and other residences. Hall's work was mainstream Victorian Classical Revival with recourse to Gothic Revival for religious buildings.

An obituary for Hall was printed in the *Border Watch* on 26 January 1910 after he died in his residence in Eglington Terrace near Vansittart Park of a heart attack.

J J Barrow jnr

J J Barrow jnr was a Civil Engineer and member of the Roads Board. He was the designer of the Town Hall in 1882. Barrow died in Naracoorte in 1901.

William Ruler Allison

Allison designed Holy Cross Rectory, 19 Doughty Street in 1883 in a Gothic derived domestic style, and Jens Annexe, 31-41 Commercial Street West 1902. Jens Annexe reflects commercial buildings at the turn of the century.

J T Topham

Topham was a stone mason and builder who in 1903 designed the wonderful Edwardian Baroque Wesley Hall on Penola Road. Topham also built residences distinguished by carefully worked stone embellishments such as that at the corner of Edward and Wehl Street South and also houses in Bertha Street. The Boer War Memorial at the top of Bay Road was erected to Tophams design in 1906.

F W Turton

F W Turton was reported to have resided in Mount Gambier for several years and left some time prior to 1911. He designed St Andrews Rectory, constructed in 1911, in a castellated gabled style, utilising rock faced dolomite and carefully dressed limestone.

A P Daniel

Alfred Percival Daniel was born in Victoria in 1884, in 1909 he conducted his practice from offices in the Town Hall, Mount Gambier. He died in September 1929 at the age of 45 at his residence in Bay Road. Daniel, like Hall worked throughout the south east of the state and also in the western district of Victoria. Daniel designed in a particularly Edwardian idiom classified in Apperly & Irving, *Identifying Australian Architecture*, as the Federation Bungalow style (Note that Federation is used as a time period description), which can be seen in the residences which he was responsible for including his own house at 50 Bay Road, the Arthur Family House at 70 Bay Road, the Wright Family House at 32 Ferrers Street and the Rook Family House (1918) on the corner of Bay Road and Lake Terrace. "Delgattie" on Penola Road adjacent to the Commodore Motel was probably designed by Daniel and other houses which are examples of this style could well be his work. Daniel was also the designer and one of the coordinators of the Working Bee that built Rook Walk and the Resthouse around the Blue Lake. He was also the designer of the Vansittart Park Grandstand (1927) and the Woollen Worsted Mills (1925) in Harrald Street.

Walter White

Walter White came from Adelaide in 1929. He built various houses in Mount Gambier, including his own house, 66 Penola Road in c.1936. White also drew up the plans for Channel 8 buildings on John Watson Drive and Boandik Lodge, Lake Terrace East. White was Mount Gambier's "modernist" and designed in an unadorned style typical of the period.

Adelaide architects provided designs for many buildings in Mount Gambier. These included:

Michael McMullen - St Paul's Roman Catholic Church, 1884

Alfred Wells - Savings Bank of South Australia, 1906

Charles W Rutt - Caledonian Hall, 1913

English & Soward - SA Farmers Union Building, 1914

Glover and Pointer – Trustee Building, 1958

Many Government buildings including the Gaol, the Schools, the Post Office and the Railway Station were designed by the Government Architects Office of the time.

3.0 RECOMMENDATIONS OF REVIEW

3.1 Review of 1994 Heritage Survey Recommendations

The 1994 Heritage Survey made a number of recommendations, most of which have been implemented and included in the heritage planning provisions in the *Development Plan* for Mount Gambier.

- The six places recommended for entry into the State Heritage Register were included in 1995 and the majority of places recommended for inclusion into the Schedule of Local Heritage Places were included in the *Development Plan*.
- The Mount Gambier Central State Heritage Area has been gazetted as a State Heritage Area and the six areas recommended for designation as Historic (Conservation) Zones have been included in the *Development Plan* as Local Heritage Policy Areas.

Of the general recommendations made by the 1994 Plan:

- A Conservation Management Plan has been drawn up for the Mount Gambier Lakes State Heritage Area
- The Les Hill Photographic Collection has been included in the research facilities available at the Mount Gambier Library.

Recommendations which have not been implemented to date have been considered and where relevant included in the recommendations of this review. This includes the recommendation for tree planting and protection.

3.2 Planning Recommendations

3.2.1 Places of State Heritage Value pre 1994

The places entered in the State Heritage Register for Mount Gambier prior to 1994 have been validated as part of the process being undertaken by the State Heritage Branch, Department of Environment and Heritage. There has been no recommendation to remove any existing State Heritage Places in Mount Gambier from the State Heritage Register. The earliest structure on the Tenison Woods College site (SHR 13898) has been recommended for inclusion in this listing. The title of the Riddoch Art Gallery (SHR 10238) listing has been changed to reflect the two parts of that listing. The geological sites are recommended for retention.

3.2.2 Places of Local Heritage Value

This Review validates the 122 existing places of Local Heritage Value included in the *Development Plan* and proposes 26 new places for consideration for the Local Heritage Register.

3.2.3 Local Heritage Policy Areas

The existing Local Heritage Policy Areas have been reviewed and recommendations made for additional contributory places and extensions to boundaries. The existing Doughty Street Policy Area has been divided into two separate Policy Areas – Doughty Street Policy Area and Wehl Street North Policy Area. One proposed new Local Heritage Policy Area in John Street has been documented.

3.2.4 Fences

Fences in Mount Gambier, particularly stone fences have been reviewed and recommendations made with regard to their documentation and conservation. A Conservation Guideline table in the *Development Plan* is recommended.

3.2.5 Significant Trees

It is recommended that Mount Gambier Council consider identifying significant trees for protection via listing within a Table in the Development Plan. . In addition a number of significant trees associated with Local Heritage Places and Local Heritage Areas have been identified and scheduled. Additional protection can also be provided through references within Desired Character Statements within relevant Zones and Policy Areas in the proposed Development Plan Amendment.

3.2.6 Recommended Changes to the Development Plan

A number of inconsistencies and anomalies in the *Development Plan* relating to heritage conservation and management within the City of Mount Gambier have been identified and recommendations made for changes to the existing planning provisions. These recommendations cover:

- Terminology and Format
- Local Heritage Places
- Local Heritage Policy Areas (LHPAs)
- Council Wide Objective and Principles of Development Control
- Conservation Guidelines Tables including fences
- Cave Gardens and Environs State Heritage Area
- The Lakes Zone
- Identification of Significant Trees within the Development Plan
- Mapping and General Clarity of Plan

3.3 Further Survey Work

It is recommended that the area known as Botanic Park on the edge of the Mount Gambier Lakes State Heritage Area be further researched and documented, particularly to identify notable mature trees and vegetation.

3.4 Conservation and Management Recommendations

3.4.1 Heritage Advisory Service

The South East Heritage Advisory Service provided through the State Heritage Branch, Department of Environment and Heritage, is a valuable tool for management, and it is recommended that this be maintained and upgraded if possible.

3.4.2 Preparation of Conservation Guidelines

It is recommended that Conservation Guidelines for fences and for maintenance of the heritage value of residences within Local Heritage Areas be prepared and included in the *Development Plan*.

4.0 VALIDATION OF PLACES ALREADY ENTERED IN THE STATE HERITAGE REGISTER

The following built heritage places within the City of Mount Gambier are included on the State Heritage Register. Note there are also several geological sites within Mount Gambier which are also included on the State Heritage Register, and they have not been reviewed as part of this survey. The Cave Gardens State Heritage Area and the Lakes State Heritage Area were the subject of recent Heritage Management Plans.

The State Heritage Branch of the Department for Environment and Heritage are currently reassessing all State Heritage places registered before 1994, to determine whether each place is of State or Local value. Consequently a number of places have been the subject of reassessment and validation, and recommendations made as to their relative value. The assessment sheets for all places registered after the 1994 Survey, and the validation assessment for all places registered during the 1980s are included to provide a complete record.

SHR No.	NAME OF PLACE	PROPERTY ADDRESS	C.T.	DATE OF REGISTRATION
14689	Shops and Offices (former Mount Gambier Post Office)	6 Bay Road, Mount Gambier	5328/760	1995
13707	Office (former Savings Bank of South Australia)	20 Bay Road, Mount Gambier	5181/26	1989
13855	Christ Church (Mount Gambier Anglican Church)	26-32 Bay Road, Mount Gambier	4201/826	1989
10240	National Trust Museum (former Mount Gambier Court House)	42 Bay Road, Mount Gambier	5758/611	1981
13897	Dolomite Kerbing	42 Bay Road, Mount Gambier	Road Reserve	1989
10238	Former Mount Gambier Institute & Kings Theatre (Riddoch Art Gallery)	8-20 Commercial Street East, Mount Gambier	5422/630-1-2	1980
10236	Mount Gambier Town Hall	30 Commercial Street East, Mount Gambier	4030/976-7	1980
13576	Shop (former Rubenkonigs Coffee Palace)	31-41 Commercial Street East, Mount Gambier	1753/47	1988
10237	Jens Hotel	40 Commercial Street East (corner Watson Terrace), Mount Gambier	5152/414-6	1981
10235	Mount Gambier Hotel	2 Commercial Street West (corner Penola Road), Mount Gambier	3165/139	1981
13892	Radio Station Office (former Commercial Bank)	46 Commercial Street West (corner Gray Street), Mount Gambier	5248/102	1989
10232	St Andrew's Uniting Church	26 Elizabeth Street, Mount Gambier	3572/142	1989
14724	Manse, St Andrew's Uniting Church	26 Elizabeth Street, Mount Gambier	3572/142	1995
13896	Former Blue Lake Oatmeal Mill	30 Margaret Street, Mount Gambier	2259/112	1989
14722	Office (former Trustee Building)	3 Penola Road, Mount Gambier	1228/138	1995
14721	Former Caledonian Hall	5 Penola Road, Mount Gambier	5156/270	1995
13857	Wesley Uniting Church & Hall	17-19 Penola Road, Mount Gambier	4003/838-40	1989
12812	St Paul's Roman Catholic Church and Convent of Mercy	20 Penola Road, Mount Gambier	5358/385 2336/83	1989
14726	St Paul's Roman Catholic Church Presbytery	20 Penola Road, Mount Gambier	5358/385	1995

SHR No.	NAME OF PLACE	PROPERTY ADDRESS	C.T.	DATE OF REGISTRATION
10959	Restaurant (former Commercial Oat Mills)	7 Percy Street, Mount Gambier	5276/666	1983
13851	Stables, Christ Church Rectory	27 Power Street, Mount Gambier	5142/716	1989
13898	Tenison Woods College (fmr Moorak Homestead)	105 Shepherdson Road, Mount Gambier	1014/88	1989
14723	Former Mount Gambier Fire Station	40A Sturt Street, Mount Gambier	Section 1103, Hd Blanche	1995
13894	House (Mia Mia)	2 Wehl Street South, Mount Gambier	5198/635	1989
11772	Theatre (former Mount Gambier Primary School)	7 Wehl Street South, Mount Gambier	5400/867	1988
10234	Former Mount Gambier Gaol	45 Wehl Street South, Mount Gambier	5381/244-5	1980

NAME: *Shops & Offices (former Mount Gambier Post Office)* **PLACE NO.:** 14689

Address: *6 Bay Road, cnr James Street, Mount Gambier*

ASSESSMENT OF HERITAGE VALUE:

The central two storey section of this Post Office was built in 1865 as a new telegraph office, when the early telegraph office built in 1858 after the establishment of the telegraph line between Melbourne and Adelaide became too congested with all telegraphic communications passing between Melbourne and Adelaide. The telegraph office was a separate function from the Post Office and it was not until 1887 that the Post Office and Telegraph Station functions were combined within this Bay Road building. The former Post Office, which was built on the corner of Bay Road and Commercial Street East was sold and this building was then the centre of postal and telegraphic communications in Mount Gambier.

The two single storey wings were constructed in 1906 and linked across the front with a loggia of columns. The early building was constructed in faced limestone and the later wings were face dolomite. Unfortunately the upper section of the building has been painted, although the face dolomite wings remain unpainted as face stone. The original design was by the Colonial Architect William Hanson in 1865 and it was built by Charles Farr, a contractor from Adelaide. Design of the wings in 1906 was also undertaken by the Government Architects Department of the Time.

Early photographs indicate the original appearance of the two storey Telegraph Office and then the nature of the 1906 addition. It is interesting to note that the Post Office was one of a run of elegant dolomite and limestone buildings along the Bay Road frontage but it is the only one which now remains: the Post Office Chambers and the AMP Society Building on the other side of James Street have unfortunately been demolished.

It is a two storey symmetrical building with a recessed first floor entry porch and is an elegantly designed Post Office constructed of rock face limestone to the ground floor and random tuck pointed limestone to the first floor (which has been painted). Pink dolomite Tuscan order columns for the edge of the front loggia. Disabled ramps and new tiling have been installed to the front central section. The café to the north is of modern design, filling in the return wing of the building, and the former post box area to the south has been enclosed and is used as commercial premises also. The interior of the building retains little of significance - small elements of window and door joinery remain in the office section.

In the late 1990s it was converted from Post Office use to a range of commercial activities which are currently café, office, shop and hairdressers. The upper level, which was the former Post Master's residence, has been converted to rental accommodation.

Statement of Heritage Value:

Constructed in 1865 as a new Telegraph Office, this building served as both the postal and telegraph service building from 1887, and telephone exchange, and was extended in 1906. It was an important part of the communication system between Mount Gambier, Adelaide and Melbourne, and places further field. The building demonstrates the evolution of the communication system between towns and cities at both a State and National level, and represents the increasing use of this method of communication in South Australia in the latter half of the nineteenth century.

Relevant Criteria (Under Section 16 of the Heritage Act 1993):

- (a) *It demonstrates important aspects of the evolution or pattern of the State's history; It demonstrates the evolution of the communication system between towns and cities within the State and with adjacent States, and as the second telegraph office, indicates the increasing use of this method of communication during the 1850s and 1860s in South Australia*

RECOMMENDATION:

It is recommended that the former Mount Gambier Post Office at 6 Bay Road, Mount Gambier remain as an entry in the State Heritage Register.

NAME: *Shops & Offices (former Mount Gambier Post Office)* **PLACE NO.:** 14689

SITE RECORD:

FORMER NAME: *Mount Gambier Post Office*

DESCRIPTION OF PLACE: *Two storey stone building*

DATE OF COMPLETION: *1906*

REGISTER STATUS: **Description:** *Confirmed*
Date: *10 August 1995*

CURRENT USE: **Description:** *Café, office, shop & hairdressers*
Dates: *From late 1990s*

PREVIOUS USE(S): **Description:** *Post Office*
Dates: *From 1865 to late 1990s*

ARCHITECT: **Name:** *William Hanson*
Dates: *1865*

BUILDER: **Name:** *Charles Farr*
Dates: *1865*

SUBJECT INDEXING: **Group:** *Communications*
Category: *Post Office*

LOCAL GOVERNMENT AREA: **Description:** *City of Mount Gambier*

LOCATION: **Street No.:** *6*
Street Name: *Bay Road*
Town/Suburb: *Mount Gambier*
Post Code: *5290*
Region No.:
Region Name: *South East*

LAND DESCRIPTION: **Title Type:** *Certificate*
Volume: *5149*
Folio: *840*
Lot No.: *1*
Section: *1100*
Hundred: *Blanche*

AMG REFERENCE: **Zone:** *54*
Easting: *480651*
Northing: *5813118*
Map Sheet No.: *7022*
Map Scale: *1:100,000*

OWNER *: **Name:**
Address:
Town/Suburb:
Post Code:

PHOTOGRAPH: **Film No.:** *Digital*

NAME: *Shops & Offices (former Mount Gambier Post Office)* **PLACE NO.:** 14689



Views of Mount Gambier Post Office



Early Post Office on the corner of Bay Rd and Commercial St East, c1875
(Source: SLSA B15495)

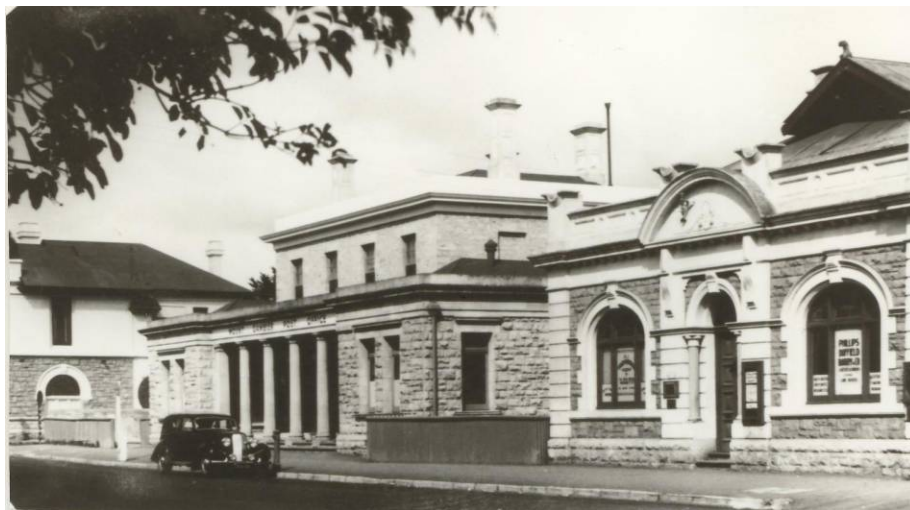
NAME: *Shops & Offices (former Mount Gambier Post Office)* **PLACE NO.:** 14689



1890 view of Post Office



1910 view of Post Office



1953 view of Post Office

(Source of early photographs on this page: Les Hill Collection)

NAME: Office (former Savings Bank of South Australia) **PLACE NO.:** 13707

Address: 20 Bay Road, Mount Gambier

ASSESSMENT OF HERITAGE VALUE:

A two storey former bank building located on a corner allotment designed in a very Scottish style using rock face dolomite plinth and smooth dressed limestone wall surfaces. The main bank entry was off Bay Road and the access to the upper level residence was from Helen Street.

The building was designed in 1906 by the Architect Alfred Wells. The former Bank sign has been removed from the front elevation and the building is now used as a residence. Part of the listing also includes the adjacent limestone wall to Bay Road.

The elevation to Helen Street is notably plainer than the formal elevation to Bay Road. The elevation to Helen Street retains an early sign with the Savings Bank of SA barely visible at the upper level. [An internal inspection not possible.]

The Mount Gambier branch of the Savings Bank was the first country branch established in the State, indicating the value of business done by the Bank in this agricultural area.

Statement of Heritage Value:

Constructed in 1906 this former bank is the work of notable Adelaide architect Alfred Wells, and is indicative of the growth of the Savings Bank of South Australia in the early years of the twentieth century. This branch was the first outside metropolitan area of Adelaide.

Relevant Criteria (Under Section 16 of the Heritage Act 1993):

- (a) *It demonstrates important aspects of the evolution or pattern of the State's history; as an important example of a country branch of one of the main banking enterprises, reflecting the continued growth of commercial services in rural areas of South Australia during the prosperous years of the early twentieth century.*
- (e) *It demonstrates a high degree of creative, aesthetic or technical accomplishment, or is an outstanding representative of particular construction techniques or design characteristics:* The former Savings Bank of South Australia is an excellent example of the bank design of architect Alfred Wells, a notable architect of the early twentieth century and is a good example of the use of Mount Gambier limestone, particularly for Edwardian design details and characteristics.

RECOMMENDATION:

It is recommended that the former Savings Bank of South Australia at 20 Bay Road, Mount Gambier remain as an entry in the State Heritage Register.

NAME: *Office (former Savings Bank of South Australia)* **PLACE NO.:** 13707

SITE RECORD:

FORMER NAME: *Savings Bank of South Australia*

DESCRIPTION OF PLACE: *Two storey stone building*

DATE OF COMPLETION: 1906

REGISTER STATUS: **Description:** *Confirmed*
 Date: *29 June 1989*

CURRENT USE: **Description:** *Residential*
 Dates: *2001 - present*

PREVIOUS USE(S): **Description:** *Savings Bank; Shops & offices*
 Dates: *1906 - 1985; 1985-2001*

ARCHITECT: **Name:** *Alfred Wells*
 Dates: *1906*

BUILDER: **Name:**
 Dates:

SUBJECT INDEXING: **Group:** *Finance*
 Category: *Bank*

LOCAL GOVERNMENT AREA: **Description:** *City of Mount Gambier*

LOCATION: **Street No.:** *20*
 Street Name: *Bay Road*
 Town/Suburb: *Mount Gambier*
 Post Code: *5290*
 Region No.:
 Region Name: *South East*

LAND DESCRIPTION: **Title Type:** *Certificate*
 Volume: *5181, 2364*
 Folio: *26, 153*
 Lot No.: *Pt 155*
 Section: *1100*
 Hundred: *Blanche*

AMG REFERENCE: **Zone:** *54*
 Easting: *480608*
 Northing: *5812996*
 Map Sheet No.: *7022*
 Map Scale: *1:100,000*

OWNER *: **Name:**
 Address:
 Town/Suburb:
 Post Code:

PHOTOGRAPH: **Film No.:** *Digital*

NAME: *Office (former Savings Bank of South Australia)* **PLACE NO.:** 13707



Views of former Savings Bank of South Australia

NAME: *Christ Church (Mount Gambier Anglican Church)* **PLACE NO.:** 13855

Address: 26-32 Bay Road, Mount Gambier

ASSESSMENT OF HERITAGE VALUE:

This building was designed by W T Gore, a prominent South East Architect and completed in 1866. The building was extended in 1895 and 1919. It is constructed of face dolomite with sandstone dressings and retains an elegant timber lych gate.

The re-pointing of the building has been repaired over time in a matching dolomite mortar, although not of the same sandy texture as the original. Some sections of the carved limestone are showing signs of wear and the protective transparent panels to the front lancet windows have clouded, obscuring a view of the stained glass behind.

The adjacent building is the Jubilee Hall which was rebuilt in 1951 after fire destroyed the original built in 1915. This building does not form part of the State listing but has been recommended for Local listing. The 1869 Sunday School building was demolished in 2006.

Around the church is a memorial rose garden.

Christ Church is a registered place on the Register of the National Estate (ID No: 8170).

Statement of Heritage Value:

Christchurch was consecrated on 10 December 1865 and has been an important part of the religious activities of Mount Gambier's Anglicans since then. Designed by Architect W T Gore in a simplified Gothic revival style, is an excellent example of the use of Mount Gambier dolomite in the early stages of settlement of the town.

Relevant Criteria (Under Section 16 of the Heritage Act 1993):

- (e) *It demonstrates a high degree of creative, aesthetic or technical accomplishment or is an outstanding representative of particular construction techniques or design characteristics:*
The Mount Gambier Anglican Church is an excellent example of the design of noted architect in the South East, W T Gore and is a major construction of the mid 1860s. The asymmetrical massing and Neo Gothic detailing of the Church demonstrate creative accomplishment, unusual in country churches of this period.
-

RECOMMENDATION:

It is recommended that the Christ Church, lych gate and fence at 26-32 Bay Road, Mount Gambier remain as an entry in the State Heritage Register. The later 1950s hall is not included in the State Heritage listing.

NAME: *Christ Church (Mount Gambier Anglican Church)* **PLACE NO.:** 13855

SITE RECORD:

FORMER NAME: *Christ Church*

DESCRIPTION OF PLACE: *Gothic revival style stone church*

DATE OF COMPLETION: *1866*

REGISTER STATUS: **Description:** *Confirmed*
Date: *29 June 1989*

CURRENT USE: **Description:** *Church*
Dates: *1866 - present*

PREVIOUS USE(S): **Description:**
Dates:

ARCHITECT: **Name:** *W T Gore*
Dates: *1865*

BUILDER: **Name:**
Dates:

SUBJECT INDEXING: **Group:** *Religion*
Category: *Church*

LOCAL GOVERNMENT AREA: **Description:** *City of Mount Gambier*

LOCATION: **Street No.:** *26-32*
Street Name: *Bay Road*
Town/Suburb: *Mount Gambier*
Post Code: *5290*
Region No.:
Region Name:

LAND DESCRIPTION: **Title Type:** *Certificate*
Volume: *884, 4201*
Folio: *90, 846*
Lot No.:
Section: *1100*
Hundred: *Blanche*

AMG REFERENCE: **Zone:** *54*
Easting: *480551*
Northing: *5812861*
Map Sheet No.: *7022*
Map Scale: *1:100,000*

OWNER *: **Name:**
Address:
Town/Suburb:
Post Code:

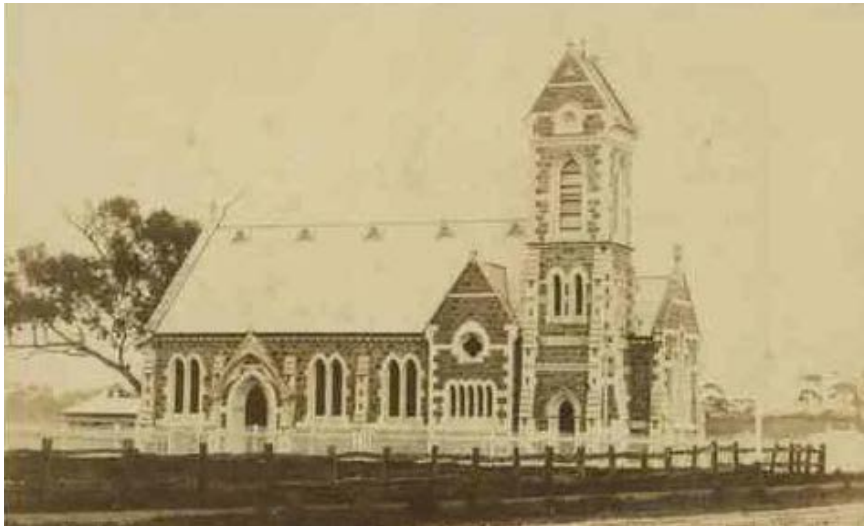
PHOTOGRAPH: **Film No.:** *Digital*

NAME: *Christ Church (Mount Gambier Anglican Church)* **PLACE NO.:** 13855



Current views of Christ Church (2006)

NAME: *Christ Church (Mount Gambier Anglican Church)* **PLACE NO.:** 13855



View of Christ Church, 1869 (Source: SLSA B9867)



View of Christ Church, 1905 (Source: SLSA B37347)



View of interior of Christ Church, 1890 (Source: SLSA B39448)

NAME: *National Trust Museum (former Mount Gambier Court House)* **PLACE NO.:** 10240

Address: 42 Bay Road, Mount Gambier

ASSESSMENT OF HERITAGE VALUE:

This building functioned as the Court House for Mount Gambier from 1865 until 1975 when a new Court House across Bay Road was opened. The original Court House was extended several times, including the side wings in 1877 and the front verandah in 1888. Later additions were added in 1936. A Conservation Management Plan was undertaken in 2002, and conservation works have occurred since then to remove paint from the exterior. These works received a Heritage Award. The interior works to the building won an Edmund Wright Heritage Award in 2005.

The former Mount Gambier Court House is a registered place on the Register of the National Estate (ID No: 8180).

Statement of Heritage Value:

Constructed in 1865, this is the first purpose built Court House in Mount Gambier and is indicative of the spread of the official functions of State Government throughout the South East. The Court House was designed by George Thomas Light, the assistant colonial architect at the time, under Architect-in-Chief William Hanson.

Relevant Criteria (Under Section 16 of the Heritage Act 1993):

- (a) *It demonstrates important aspects of the evolution or pattern of the State's history;* as it is an important example of the extension of the authority of Government through the construction of major buildings for the provision of Government services, and it reinforces the extension of the judicial system throughout the State.
- (b) *It has rare, uncommon or endangered qualities that are of cultural significance:* The Mount Gambier Court House is one of the oldest and least altered public buildings within Mount Gambier and the South East of South Australia.
- (e) *It demonstrates a high degree of creative, aesthetic or technical accomplishment or is an outstanding representative of particular construction techniques or design characteristics:* The Mount Gambier Court House is an excellent example of Classical Revival buildings which are loosely termed 'Colonial' and constructed during the 1850 and 1860s in South Australia. As such it is an important example of the output of the Colonial Architect's Office at the time of extension of Government services into the country areas. Its formal design and plan reflect the seriousness of the function of the building itself. It is presumed to be the specific design work of George Thomas Light, Assistant Government Architect during the 1850s and 1860s.

RECOMMENDATION:

It is recommended that the former Mount Gambier Court House at 42 Bay Road, Mount Gambier remain as an entry in the State Heritage Register.

NAME: *National Trust Museum (former Mount Gambier Court House)* **PLACE NO.:** 10240

SITE RECORD:

FORMER NAME: *Mount Gambier Court House*

DESCRIPTION OF PLACE: *Two storey stone building with verandah*

DATE OF COMPLETION: *1863*

REGISTER STATUS: **Description:** *Confirmed*
Date: *26 November 1981*

CURRENT USE: **Description:** *Museum*
Dates: *1975 - present*

PREVIOUS USE(S): **Description:** *Court House*
Dates: *1864-1974*

ARCHITECT: **Name:** *George Thomas Light*
Dates: *1863*

BUILDER: **Name:** *Charles Farr*
Dates: *1865*

SUBJECT INDEXING: **Group:**
Category:

LOCAL GOVERNMENT AREA: **Description:** *City of Mount Gambier*

LOCATION: **Street No.:** *42*
Street Name: *Bay Road*
Town/Suburb: *Mount Gambier*
Post Code: *5290*
Region No.:
Region Name:

LAND DESCRIPTION: **Title Type:** *Certificate*
Volume: *5758*
Folio: *611*
Lot No.: *423*
Section: *882*
Hundred:

AMG REFERENCE: **Zone:** *54*
Easting: *480446*
Northing: *5812602*
Map Sheet No.: *7022*
Map Scale: *1:100,000*

OWNER *: **Name:**
Address:
Town/Suburb:
Post Code:

PHOTOGRAPH: **Film No.:** *Digital*

NAME: *National Trust Museum (former Mount Gambier Court House)* **PLACE NO.:** 10240



Views of the exterior of the former Mount Gambier Court House

NAME: *National Trust Museum (former Mount Gambier Court House)* **PLACE NO.:** 10240



Views of the interior of the former Mount Gambier Court House

NAME: *National Trust Museum (former Mount Gambier Court House)* **PLACE NO.:** 10240



View of the Court House in 1870

(Source: SLSA B46434)



View of the Court House in 1902

(Source: SLSA B38841)

NAME: *Dolomite Kerbing*

PLACE NO.: 13897

Address: *42 Bay Road, Mount Gambier*

ASSESSMENT OF HERITAGE VALUE:

This dolomite kerbing is an important early relic of street elements that sit in the public realm. Early remnants of road works such as this are now very rare in Mount Gambier and South Australia generally.

It is recommended that Council continues to ensure the retention and conservation of the kerbing.

Statement of Heritage Value:

This stone stormwater drain and crossover were constructed in the late 1860s and are associated with the construction of the road network in Mount Gambier. They are also representative of road building and engineering technologies of the time.

Relevant Criteria (Under Section 16 of the Heritage Act 1993):

- (a) *It demonstrates important aspects of the evolution or pattern of the State's history; as a representative of road building and engineering technology of the 1860s, closely associated with the construction of roads and services in rural townships at that time.*
-

RECOMMENDATION:

It is recommended that the dolomite kerbing at 42 Bay Road, Mount Gambier remain as an entry in the State Heritage Register.

NAME: *Dolomite Kerbing*

PLACE NO.: 13897

SITE RECORD:**FORMER NAME:****DESCRIPTION OF PLACE:** *Stone stormwater drain and crossover***DATE OF COMPLETION:** *1860s***REGISTER STATUS:** **Description:** *Confirmed*
Date: *29 June 1989***CURRENT USE:** **Description:** *Water drainage*
Dates: *Construction - present***PREVIOUS USE(S):** **Description:**
Dates:**ARCHITECT:** **Name:**
Dates:**BUILDER:** **Name:**
Dates:**SUBJECT INDEXING:** **Group:** *Transport (road)*
Category: *Kerbing***LOCAL GOVERNMENT AREA:** **Description:** *City of Mount Gambier***LOCATION:** **Street No.:** *42*
Street Name: *Bay Road*
Town/Suburb: *Mount Gambier*
Post Code: *5290*
Region No.:
Region Name:**LAND DESCRIPTION:** **Title Type:** *Road Reserve*
Volume:
Folio:
Lot No.:
Section: *882*
Hundred: *Blanche***AMG REFERENCE:** **Zone:** *54*
Easting: *480449*
Northing: *5812606*
Map Sheet No.: *7022*
Map Scale: *1:100,000***OWNER *:** **Name:**
Address:
Town/Suburb:
Post Code:**PHOTOGRAPH:** **Film No.:** *Digital*

NAME: *Dolomite Kerbing*

PLACE NO.: 13897



Views of the dolomite kerbing at 42 Bay Road, Mount Gambier

NAME: *Former Mount Gambier Institute & King's Theatre (Riddoch Art Gallery)* **PLACE NO.:** 10238

Address: *8-20 Commercial Street East, Mount Gambier*

ASSESSMENT OF HERITAGE VALUE:

The ground floor library, reading rooms and lecture hall of the Mount Gambier Institute were officially opened in 1869 with a soiree in the presence of the State Governor. The foundation stone was laid by John Riddoch of Yallum Park Penola in 1868 with a design by W T Gore and the contractors were George Avery and Henry Hall. The library grew over time and the Institute Committee had to once again consider expansion, W R Allison was engaged to prepare plans and specifications for proposed new anterooms in August 1876. Eleven years later in 1887 extensions were completed, including additional storey over the existing building, an enlarged area for the Institute Library and reading rooms and lengthening of the main hall. Most recently new development has been added to the rear of the building to link the building with the newly restored Cave Gardens.

The former theatre was constructed as further extensions to the Institute to the east, providing a new hall to seat 1,200 people, costing approximately £3,000. The building was constructed in 1906 and officially opened by the Honourable George Riddoch in 1907. The design was by Thomas Hall and Joseph Hosking Junior was engaged as mason. In 1926 the projection room was installed and for many years films were shown by Star Pictures. In 1939 the Ozone Theatre began with a new lease which changed to Kings Theatre in 1952. The last film was shown in 1966. Live theatre continued until 1981 and soon after the building was remodelled as an Art Gallery.

These buildings sit within the recently proclaimed Mount Gambier Central State Heritage Area.

The former Institute and Theatre (incorporating the Riddoch Art Gallery) is a registered place on the Register of the National Estate (ID No: 8176).

Statement of Heritage Value:

Built in 1868 the Institute was one of the earliest public buildings constructed in the Commercial Street precinct. Changing social and cultural aspirations of the residents are represented in the various and rapidly successive extensions to the original building, which has served the educational and cultural needs of the community of Mount Gambier for more than a century. The theatre, designed by T Hall, was built in 1907 to cater for a growing need for entertainment venues in Mount Gambier and has been used for both cinema and live performances.

The buildings are two of an exceptional group of civic buildings dating from 1868 constructed in face dolomite with limestone dressings, which form a coherent group with the adjacent significant Jens Hotel, Cave Gardens and Fountain.

Relevant Criteria (Under Section 16 of the Heritage Act 1993):

- (a) *It demonstrates important aspects of the evolution or pattern of the State's history; former Mount Gambier Institute and Kings Theatre (Riddoch Art Gallery) demonstrates the provision of facilities for social and cultural aspirations of residents in developing country towns. The two stages of the building reflect the two periods of growth across South Australia in the 1860s and the early 1900s.*
-

RECOMMENDATION:

It is recommended that the former Mount Gambier Institute and Kings Theatre (Riddoch Art Gallery) at 8-20 Commercial Street East, Mount Gambier remain as an entry in the State Heritage Register.

Note the change in order of the names of the sections of the building for listing purposes

NAME: *Former Mount Gambier Institute & King's Theatre* **PLACE NO.:** 10238
(*Riddoch Art Gallery*)

SITE RECORD:

FORMER NAME: *Hall; Ozone Theatre; Kings Theatre; Institute*

DESCRIPTION OF PLACE: *Two two storey stone buildings*

DATE OF COMPLETION: *1869 (Institute); 1906 (Theatre)*

REGISTER STATUS: **Description:** *Confirmed*
Date: *24 July 1980*

CURRENT USE: **Description:** *Art Gallery*
Dates: *1981 - present*

PREVIOUS USE(S): **Description:** *Hall; Picture Theatre; Live Theatre; Institute*
Dates: *1906-1926; 1926-1966; 1966-1981*

ARCHITECT: **Name:** *King's Theatre: Thomas Hall*
Institute: W T Gore; W R Allison
Dates:

BUILDER: **Name:** *Institute: George Avery and Henry Hall*
Dates: *1869 (Institute); 1906 (Theatre)*

SUBJECT INDEXING: **Group:** *Community facilities*
Recreation and entertainment
Category: *Institute*
Art Gallery
Theatre

LOCAL GOVERNMENT AREA: **Description:** *City of Mount Gambier*

LOCATION: **Street No.:** *8-20*
Street Name: *Commercial Street East*
Town/Suburb: *Mount Gambier*
Post Code: *5290*
Region No.:
Region Name:

LAND DESCRIPTION: **Title Type:** *Certificate*
Volume: *4397, 4030*
Folio: *161-163, 976-977*
Lot No.:
Section: *860, 407-410*
Hundred:

AMG REFERENCE: **Zone:** *54*
Easting: *480743*
Northing: *5813158*
Map Sheet No.: *7022*
Map Scale: *1:100,000*

OWNER *: **Name:**
Address:
Town/Suburb:
Post Code:

PHOTOGRAPH: **Film No.:** *Digital*

NAME: *Former Mount Gambier Institute & King's Theatre* **PLACE NO.:** 10238
(Riddoch Art Gallery)



View of the former Kings Theatre



View of the former Mount Gambier Institute

NAME: *Former Mount Gambier Institute & King's Theatre* **PLACE NO.:** 10238
(Riddoch Art Gallery)



1880 view of original single storey Institute building
(Source: SLSA B10193)



1890 view of 10 Commercial Street East
(Source: SLSA B10195)

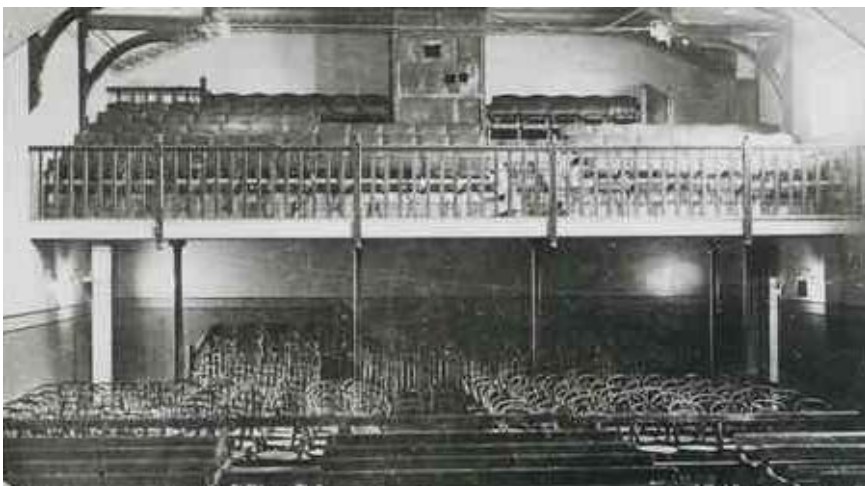
NAME: *Former Mount Gambier Institute & King's Theatre* **PLACE NO.:** 10238
(*Riddoch Art Gallery*)



Star Theatre entrance door, 1918 (Source: SLSA B15185)



View of Star Theatre in 1926 (Source: SLSA B20021)



Internal view of Star Theatre, 1924 (Source: SLSA B15203)

NAME: *Mount Gambier Town Hall*

PLACE NO.: 10236

Address: *30 Commercial Street East, Mount Gambier*

ASSESSMENT OF HERITAGE VALUE:

There is an interpretation plaque outside the Town Hall which reads 'The Town Hall was constructed in 1882 to provide new offices and meeting rooms for the town of Mount Gambier Council the architect was J J Barrow and the contractor William Webber. Thomas Chute Ellis of Benara Station generously donated the clock and tower which was erected in 1883. There was a fire station at the rear of the old Town Hall which served the town until a new fire station was constructed in Sturt Street in 1955. The building was used for local government purposes until Council moved to the new civic centre behind in 1981. The Town Hall has been converted to offices and now houses various regional boards and associations.

This building sits within the recently proclaimed Mount Gambier Central State Heritage Area.

The Town Hall is a registered place on the Register of the National Estate (ID No: 8176).

Statement of Heritage Value:

Built specifically to accommodate the Mount Gambier Town Council and its associated functions, the Town Hall is directly associated with the development and progress of local government in the town. The scale and size of the structure reflects the civic pride of the townspeople and their faith in their municipal representatives. It provided a focal point for the administrative, social and cultural functions of the town.

The town hall is one of an exceptional group of civic buildings dating from 1868 constructed in face dolomite with limestone dressings, which forms a coherent group with the adjacent significant Jens Hotel, Cave Gardens and Fountain.

Relevant Criteria (Under Section 16 of the Heritage Act 1993):

- (a) *It demonstrates important aspects of the evolution or pattern of the State's history:* The Mount Gambier Town Hall demonstrates the ongoing development of local Government and the construction of facilities required for rural communities during the prosperous period of the 1880s in South Australia.
-

RECOMMENDATION:

It is recommended that the Mount Gambier Town Hall at 30 Commercial Street East, Mount Gambier remain as an entry in the State Heritage Register.

NAME: *Mount Gambier Town Hall*

PLACE NO.: 10236

SITE RECORD:

FORMER NAME: *Mount Gambier Town Hall*

DESCRIPTION OF PLACE: *Two storey stone building with central clock tower*

DATE OF COMPLETION: *1882*

REGISTER STATUS: **Description:** *Confirmed*
Date: *24 July 1980*

CURRENT USE: **Description:** *Offices*
Dates: *1981 - present*

PREVIOUS USE(S): **Description:** *Town Hall*
Dates: *1882-1981*

ARCHITECT: **Name:** *J J Barow*
Dates:

BUILDER: **Name:** *William Webber*
Dates:

SUBJECT INDEXING: **Group:** *Community facilities*
Category: *Town Hall*

LOCAL GOVERNMENT AREA: **Description:** *City of Mount Gambier*

LOCATION: **Street No.:** *30*
Street Name: *Commercial Street East*
Town/Suburb: *Mount Gambier*
Post Code: *5290*
Region No.:
Region Name:

LAND DESCRIPTION: **Title Type:** *Certificate*
Volume: *4397, 4030*
Folio: *161-163, 976-977*
Lot No.:
Section: *860, 407-410*
Hundred: *Blanche*

AMG REFERENCE: **Zone:** *54*
Easting: *480766*
Northing: *5813150*
Map Sheet No.: *7021:100,0002*
Map Scale:

OWNER *: **Name:**
Address:
Town/Suburb:
Post Code:

PHOTOGRAPH: **Film No.:** *Digital*

NAME: *Mount Gambier Town Hall*

PLACE NO.: 10236



Views of the Town Hall

NAME: *Mount Gambier Town Hall*

PLACE NO.: 10236



View of Town Hall in 1882 (Source: SLSA B15855)



View of Town Hall in 1907 (Source: SLSA B12146)



View of Ball at the Town Hall in 1905 (Source: SLSA B39801)

NAME: Shops (former Rubenkonigs Coffee Palace)

PLACE NO.: 13576

Address: 31-41 Commercial Street East, Mount Gambier

ASSESSMENT OF HERITAGE VALUE:

A row of six shops with a two storey verandah which has been reconstructed. The divisions between the shops are in dressed limestone and the upper storey has dressed limestone window and door dressings and rock face dolomite walling.

Internally the shops have been substantially altered, but the upper level retains its timber window and door joinery.

This building was designed as a Coffee Palace for Adolph Rubenkonig by W R Allison Senior Architect in 1902. It had detached buildings at the rear which functioned as a bake house, kitchen and dining room complex. It was sold in 1922 to Jens Hotel. Jens used the upper storey as staff headquarters and the shops below were leased. The early two storey verandah had been removed, but it has been carefully reinstated.

This building sits within the recently proclaimed Mount Gambier Central State Heritage Area.

Statement of Heritage Value:

Constructed in 1902, this former Coffee Palace indicated the need for facilities within the commercial centre of Mount Gambier and indicated the commercial growth of the city centre at that time.

Relevant Criteria (Under Section 16 of the Heritage Act 1993):

- (d) *It is an outstanding representative of a particular class of places of cultural significance.*
The former Rubenkonigs Coffee Palace is an excellent example of Coffee Palaces which were constructed throughout the State as places of accommodation for teetotal guests who wished to stay in places which did not serve alcohol, and these places served as alternative places of accommodation to the ubiquitous hotels and clubs throughout country towns and in the city.
-

RECOMMENDATION:

It is recommended that the former Rubenkonigs Coffee Palace at 31-41 Commercial Street East, Mount Gambier remain as an entry in the State Heritage Register.

NAME: *Shop (former Rubenkonigs Coffee Palace)*

PLACE NO.: 13576

SITE RECORD:

FORMER NAME: *Rubenkonigs Coffee Palace; Jens Annexe*

DESCRIPTION OF PLACE: *Two storey shops with upper level verandah*

DATE OF COMPLETION: *1902*

REGISTER STATUS: **Description:** *Confirmed*
Date: *19 May 1988*

CURRENT USE: **Description:** *Shops & accommodation*
Dates: *1922*

PREVIOUS USE(S): **Description:** *Coffee House*
Dates: *1902 - 1922*

ARCHITECT: **Name:** *W R Allison*
Dates: *1902*

BUILDER: **Name:** *Hosking, Grove & Case*
Dates:

SUBJECT INDEXING: **Group:** *Commerce (retail and wholesale)*
Hotels, motels & accommodation
Category: *Shop*
Hotel

LOCAL GOVERNMENT AREA: **Description:** *City of Mount Gambier*

LOCATION: **Street No.:** *31-41*
Street Name: *Commercial Street East*
Town/Suburb: *Mount Gambier*
Post Code: *5290*
Region No.:
Region Name:

LAND DESCRIPTION: **Title Type:** *Certificate*
Volume: *1753*
Folio: *47*
Lot No.:
Section:
Hundred:

AMG REFERENCE: **Zone:** *54*
Easting: *480798*
Northing: *5813158*
Map Sheet No.: *7022*
Map Scale: *1:100,000*

OWNER *: **Name:**
Address:
Town/Suburb:
Post Code:

PHOTOGRAPH: **Film No.:** *Digital*

NAME: Shop (former Rubenkonigs Coffee Palace)

PLACE NO.: 13576



View of former Rubenkonigs Coffee Palace

NAME: *Jens Hotel*

PLACE NO.: 10237

Address: *40 Commercial Street East (corner Watson Terrace), Mount Gambier*

ASSESSMENT OF HERITAGE VALUE:

Jens Hotel consists of two parts, the earlier 1883 section facing Commercial Street East and the later 1904 Commercial Street section and 1927 sections to the rear. The front section is constructed in rock face dolomite with dressed limestone window and door openings and quoining. The rear section is a colonnaded 1920s Art Deco/Free Classical design.

An interpretation sign at the hotel reads 'This is the original site of a small building that held the licence of the first hotel in Mount Gambier from 1847. After demolishing the primitive structure, the first section of the present hotel was built on the corner in 1884 for Johannes Jens and was then named the Town Hall Hotel. An eastern wing was constructed in 1904 and the limestone addition in Watson Terrace was built in 1927. The cast iron lace balcony and verandah are a focal point of the century old section in the centre of town, and with recent restoration the original rock face dolomite has been exposed.'

Internally the 1920s section retains an elegant timber staircase, timber wall panelling and other original elements, leadlight and stained glass windows. The interior of the 1880s section has been totally redeveloped.

This building sits within the recently proclaimed Mount Gambier Central State Heritage Area.

Statement of Heritage Value:

Jens Hotel is an important part of the commercial and social development of Mount Gambier and is an excellent example of the typical design characteristics of hotels of the 1880s and also reflects later architectural styles with the expansion of the town during the 1920s.

Architecturally the 1884-1904 section of the hotel is significant for its high quality of construction, its attractive verandah, and its elegant first floor interior. The 1927 wing is significant for its rare and progressive styling, its attractive design and interesting construction, and for its virtually untouched interior.

Historically, the hotel is significant for its connection with the Jens family and its association with the early German settlers in South Australia. 'Jens' is also significant for having been the only socially exclusive hotel outside of Adelaide, being comparable to the former South Australian Hotel. It forms part of the main focal grouping of civic and commercial buildings in Mount Gambier.

Relevant Criteria (Under Section 16 of the Heritage Act 1993):

- (d) *It is an outstanding representative of a particular classes of places of cultural significance.* Jens Hotel is an excellent example of a place of accommodation and social activity which has functioned from the 1880s in an important country town, and it is also notable for the reputation it developed as an exclusive hotel outside Adelaide.

RECOMMENDATION:

It is recommended that Jens Hotel at 40 Commercial Street East, Mount Gambier remain as an entry in the State Heritage Register.

NAME: *Jens Hotel*

PLACE NO.: 10237

SITE RECORD:

FORMER NAME: *Town Hall Hotel*
DESCRIPTION OF PLACE: *Two storey stone building*
DATE OF COMPLETION: *1880s; 1904; 1927*
REGISTER STATUS: **Description:** *Confirmed*
Date: *28 May 1981*
CURRENT USE: **Description:** *Hotel*
Dates: *Construction to present*
PREVIOUS USE(S): **Description:**
Dates:
ARCHITECT: **Name:** *Thomas Hall*
Dates:
BUILDER: **Name:** *T Haig*
Dates:
SUBJECT INDEXING: **Group:** *Hotels, motels & accommodation*
Category: *Hotel*
LOCAL GOVERNMENT AREA: **Description:** *City of Mount Gambier*
LOCATION: **Street No.:** *40*
Street Name: *Commercial Street East*
Town/Suburb: *Mount Gambier*
Post Code: *5290*
Region No.:
Region Name:
LAND DESCRIPTION: **Title Type:** *Certificate*
Volume: *5152*
Folio: *414-417*
Lot No.: *96-99*
Section: *1103*
Hundred:
AMG REFERENCE: **Zone:** *54*
Easting: *480793*
Northing: *5813122*
Map Sheet No.: *7022*
Map Scale: *1:100,000*
OWNER *: **Name:**
Address:
Town/Suburb:
Post Code:
PHOTOGRAPH: **Film No.:** *Digital*

NAME: *Jens Hotel*

PLACE NO.: 10237



Interior and exterior views of Jens Hotel

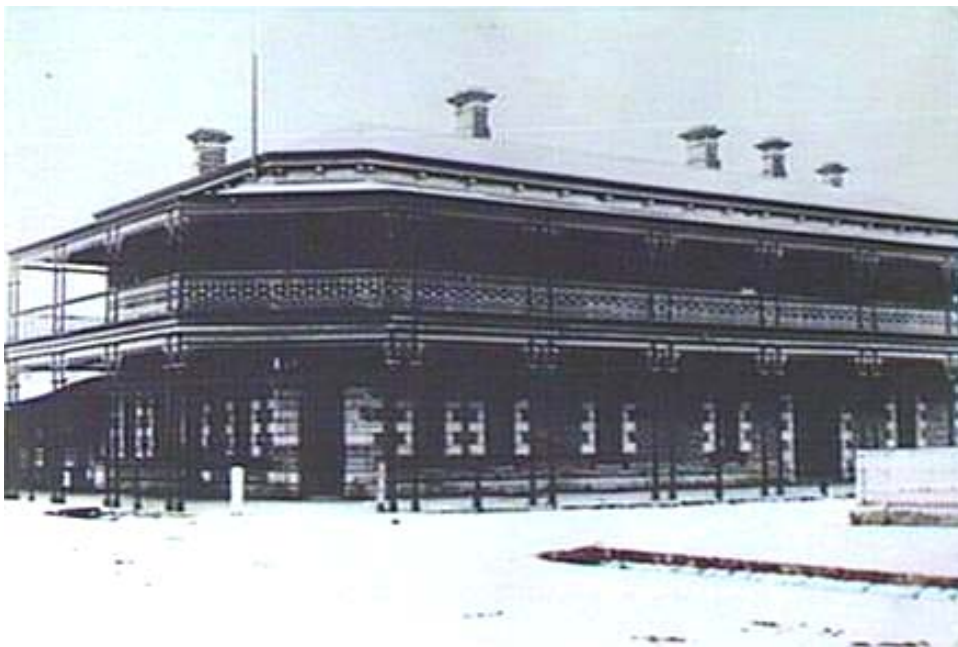
NAME: *Jens Hotel*

PLACE NO.: 10237



Site of Jen's Hotel in 1856 at Mount Gambier, l-r: Alexander Mitchell's Hotel, Assembly Room, General Store and J. Heinemann's Saddlery Shop. First Mt. Gambier Hotel was built on same site by John 'Black' Byng an American Negro in 1840, later A. Mitchell, John Allen then J.M. Jen's purchased and built a two storeyed hotel

(Source: SLSA B3068)



View of Jen's Hotel in 1893

(Source: SLSA B21810)

NAME: *Mount Gambier Hotel*

PLACE NO.: 10235

Address: *2 Commercial Street West (corner Penola Road), Mount Gambier*

ASSESSMENT OF HERITAGE VALUE:

This hotel was built to the design of W T Gore in 1862 by Alexander Mitchell who held the license of the Mount Gambier Hotel on the corner of Watson Terrace and Commercial Street East at that time, and transferred the licence to this site after the building was completed. Extensions were carried out up to the 1880s, and the post supported verandah was added in 1902 by the South Australian Brewing Company. The western extension to the hotel along Commercial Street has almost always been used as shops and offices.

The Mount Gambier Hotel is a registered place on the Register of the National Estate (ID No: 8177).

Statement of Heritage Value:

Constructed as one of a Mount Gambier's first substantial hotels in 1862, this building is an important part of the commercial and social development of the town, and is an excellent example of the typical design characteristics of rural hotels built throughout the State in the 1880s.

Relevant Criteria (Under Section 16 of the Heritage Act 1993):

- (a) *It demonstrates important aspects of the evolution or pattern of the State's history.* The Mount Gambier Hotel is representative of the structures erected for the provision of accommodation and services for travellers in the South East during the important period of agricultural expansion in the South East in the 1860s. It is also representative of the extension and development of hotels during the 1880s reflecting the period of prosperity during that time.

 - (e) *It demonstrates a high degree of creative, aesthetic or technical accomplishment or is an outstanding representative of particular construction techniques or design characteristics:* The Mount Gambier Hotel is the work of architect W T Gore and the 1880s section retains significant examples of cast iron verandah elements which demonstrate a high degree of creative and technical accomplishment.
-

RECOMMENDATION:

It is recommended that the Mount Gambier Hotel at 2 Commercial Street West, Mount Gambier remain as an entry in the State Heritage Register.

NAME: *Mount Gambier Hotel*

PLACE NO.: 10235

SITE RECORD:

FORMER NAME: *Mount Gambier Hotel*

DESCRIPTION OF PLACE: *Two storey stone building with decorative two level verandah*

DATE OF COMPLETION: *1862*

REGISTER STATUS: **Description:** *Confirmed*
Date: *26 November 1981*

CURRENT USE: **Description:** *Hotel & Offices*
Dates: *1862 - present*

PREVIOUS USE(S): **Description:**
Dates:

ARCHITECT: **Name:** *W T Gore*
Dates: *1862*

BUILDER: **Name:**
Dates:

SUBJECT INDEXING: **Group:** *Hotels, motels & accommodation*
Category: *Hotel*

LOCAL GOVERNMENT AREA: **Description:** *City of Mount Gambier*

LOCATION: **Street No.:** *2*
Street Name: *Commercial Street West*
Town/Suburb: *Mount Gambier*
Post Code: *5290*
Region No.:
Region Name:

LAND DESCRIPTION: **Title Type:** *Certificate*
Volume: *3165*
Folio: *139*
Lot No.: *Pt 1, 2, 3*
Section: *1101*
Hundred:

AMG REFERENCE: **Zone:** *54*
Easting: *480681*
Northing: *5813216*
Map Sheet No.: *7022*
Map Scale: *1:100,000*

OWNER *: **Name:**
Address:
Town/Suburb:
Post Code:

PHOTOGRAPH: **Film No.:** *Digital*

NAME: *Mount Gambier Hotel*

PLACE NO.: 10235



Views of the Mount Gambier Hotel

NAME: *Mount Gambier Hotel*

PLACE NO.: 10235



View of Mount Gambier Hotel in 1877



View of hotel in 1905



View of Hotel in 1910

(Source of early photographs on this page: Les Hill Collection)

NAME: *Radio Station Office (former Commercial Bank)* **PLACE NO.:** 13892

Address: *46 Commercial Street West (corner Gray Street), Mount Gambier*

ASSESSMENT OF HERITAGE VALUE:

This building was constructed by the Commercial Bank of South Australia in 1884 to the design of Edward Davies Architect of Adelaide. The builders for the structure were A & A Haig. Unfortunately the bank suffered a dramatic crash during the early months of 1886. After the crash the bank became the Commercial Bank of Australasia and apart from during the general depression of 1893, when all banks ceased trading for a short period, the building continued to function as the Mount Gambier Branch of the Commercial Bank until 1976 when it was sold to radio station 5SE.

The building is an elegantly proportioned Italianate structure with a prominent eaves design and walls of rock faced dolomite with limestone dressings. It has an elegant square projecting entrance porch surmounted by a balustrade serving as a balcony to the upper level. The banking chambers were located on the ground floor and the upper section of the building was the manager's residence, typical of the banks of this time.

Statement of Heritage Value:

An imposing bank building constructed in 1885 for the Commercial Bank indicating the prosperous and flourishing nature of Mount Gambier and its surrounding districts during this period.

Relevant Criteria (Under Section 16 of the Heritage Act 1993):

- (a) *It demonstrates important aspects of the evolution or pattern of the State's history.* The former Commercial Bank of South Australia building demonstrates the expansion of banking facilities in Mount Gambier and the South East during the prosperous years of the early 1880s in South Australia. It is the only remaining example of an 1880s bank building in Mount Gambier.

- (e) *It demonstrates a high degree of creative, aesthetic or technical accomplishment or is an outstanding representative of particular construction techniques or design characteristics:* This building is an excellent example of the work of major South Australian Architect, Edward Davies, and reflects the typical use of Italianate and Neo Classical design elements in the construction of commercial buildings such as banks during the 1880s.

RECOMMENDATION:

It is recommended that the former Commercial Bank at 46 Commercial Street West, Mount Gambier remain as an entry in the State Heritage Register.

NAME: *Radio Station Office (former Commercial Bank)* **PLACE NO.:** 13892

SITE RECORD:

FORMER NAME: *Commercial Bank*

DESCRIPTION OF PLACE: *Two storey stone building*

DATE OF COMPLETION: *1884*

REGISTER STATUS: **Description:** *Confirmed*
Date: *29 June 1989*

CURRENT USE: **Description:** *Radio Station Office*
Dates: *1976 - present*

PREVIOUS USE(S): **Description:** *Bank*
Dates: *1884-1976*

ARCHITECT: **Name:** *Edward Davies*
Dates: *1884*

BUILDER: **Name:** *A & A Haig*
Dates: *1884*

SUBJECT INDEXING: **Group:** *Communication*
Finance
Category: *Office [Communication]*
Bank

LOCAL GOVERNMENT AREA: **Description:** *City of Mount Gambier*

LOCATION: **Street No.:** *46*
Street Name: *Commercial Street West*
Town/Suburb: *Mount Gambier*
Post Code: *5290*
Region No.:
Region Name:

LAND DESCRIPTION: **Title Type:** *Certificate*
Volume: *4379*
Folio: *881*
Lot No.: *Pt 10*
Section: *1101*
Hundred:

AMG REFERENCE: **Zone:** *54*
Easting: *480506*
Northing: *5813287*
Map Sheet No.: *7022*
Map Scale: *1:100,000*

OWNER *: **Name:**
Address:
Town/Suburb:
Post Code:

PHOTOGRAPH: **Film No.:** *Digital*

NAME: *Radio Station Office (former Commercial Bank)* **PLACE NO.:** 13892



View of former Commercial Bank



1905 view of Commercial Bank
(Source: SLSA B 15838)

NAME: *St Andrew's Uniting Church*

PLACE NO.: 10232

Address: *26 Elizabeth Street, Mount Gambier*

ASSESSMENT OF HERITAGE VALUE:

The first service in this Church was held on 10 December 1871. It replaced a small Presbyterian Kirk which had been built in 1860.

The Gothic revival Church was designed by George Pannell Architect and is constructed of square rock faced pink dolomite with cut limestone dressings by the mason William Webber. The spire was entirely rebuilt in 1885 and partially rebuilt in 1928 to a height of 120 feet. The Bell was imported from Germany in 1880 at a cost £130.

Additions include: organ 1877, bell 1880, gallery 1879, Sunday school 1884. The Umpherston Building in the grounds was built in 1920 and used as a Collegiate School for Girls. It is now used for a toy library and general use hall.

The Reverend Robert Caldwell arrived in 1864 as Minister and retained the ministry until his death in October 1909 (Caldwell Street is named after him). Captain Robert Gardiner (grandfather of Sir Robert Helpman) was a great benefactor of St Andrew's, presenting a very fine pipe organ (only two others in the State are of equal calibre).

St Andrews is a registered place on the Register of the National Estate (ID No: 8773).

Statement of Heritage Value:

Constructed in 1870-71 this was the second Presbyterian Church in Mount Gambier built to replace the first constructed in 1860. It is indicative of the spread of Presbyterianism through the State and the establishment of significant structures and institutions throughout the South East during the 1860s. The Church was designed by the architect George Pannell. This is a major piece of ecclesiastical architecture in the South East of the State as evidenced by the completion of the spire.

Relevant Criteria (Under Section 16 of the Heritage Act 1993):

- (a) *It demonstrates important aspects of the evolution or pattern of the State's history:* St Andrew's Church is indicative of the spread of Presbyterianism through the South East of the State and the provision of buildings associated with the religious development and spiritual needs of the general population.
- (d) *It is an outstanding representative of a particular class of places of cultural significance:* The Uniting Church is a notable and well preserved example of this type of church building constructed for a specific group of occupants. The quality of architectural design and building construction is indicative of the degree of affluence of the Presbyterian Congregation in the South East during the Edwardian period. .
- (f) *It has a special association with the life or work of a person or organisation or an event of historical importance:* The Presbyterian Church in Mount Gambier was strongly supported by the Scottish migrants who settled in the South East, led notably by the Riddoch family. The cultural associations of this national group is significantly represented in the Church and Manse.

RECOMMENDATION:

It is recommended that St Andrew's Church at 26 Elizabeth Street, Mount Gambier remain as an entry in the State Heritage Register.

NAME: *St Andrew's Uniting Church*

PLACE NO.: 10232

SITE RECORD:

FORMER NAME: *St Andrew's Presbyterian Church*

DESCRIPTION OF PLACE: *Gothic Revival church building*

DATE OF COMPLETION: *1870-71*

REGISTER STATUS: **Description:** *Confirmed*
Date: *29 June 1989*

CURRENT USE: **Description:** *Church*
Dates: *1870-71 - present*

PREVIOUS USE(S): **Description:**
Dates:

ARCHITECT: **Name:** *George Pannell*
Dates:

BUILDER: **Name:**
Dates:

SUBJECT INDEXING: **Group:** *Religion*
Category: *Church (Christian)*

LOCAL GOVERNMENT AREA: **Description:** *City of Mount Gambier*

LOCATION: **Street No.:** *26*
Street Name: *Elizabeth Street*
Town/Suburb: *Mount Gambier*
Post Code: *5290*
Region No.:
Region Name:

LAND DESCRIPTION: **Title Type:** *Certificate*
Volume:
Folio:
Lot No.: *Pt 35, 45, 37, 38*
Section: *1101*
Hundred:

AMG REFERENCE: **Zone:** *54*
Easting: *480442*
Northing: *5813523*
Map Sheet No.: *7022*
Map Scale: *1:100,000*

OWNER *: **Name:** *Uniting Church of Australia
Property Trust SA*
Address:
Town/Suburb:
Post Code:

PHOTOGRAPH: **Film No.:** *Digital*

NAME: *St Andrew's Uniting Church*

PLACE NO.: 10232



Views of St Andrew's Uniting Church

NAME: *St Andrew's Uniting Church*

PLACE NO.: 10232



C

St Andrew's Presbyterian Church and original Manse, c 1867 (Source: SLSA B3383)



St Andrew's Presbyterian Church, c1875 (Source: SLSA B 13427)



1906 view of St Andrew's Church
(Source: SLSA B 16393/15)

NAME: *Manse, St Andrew's Uniting Church*

PLACE NO.: 14724

Address: *26 Elizabeth Street, Mount Gambier*

ASSESSMENT OF HERITAGE VALUE:

This manse, constructed during 1910-11 was built to replace the original two story structure built at the same time as the original Church, the foundation stone was laid by Mr George Riddoch. The manse was designed by Mount Gambier Architect F W Turton. The building combines elements of many styles current during the Federation period and is constructed in dressed Mount Gambier Stone with strapped gables, crenellated porch and bay window detailing.

Statement of Heritage Value:

An important example of an architecturally designed domestic building associated with religious structures within Mount Gambier. The manse, constructed in 1911, to the design of F W Turton, is of a distinctive eclectic style and notable for its use of rock faced and dressed limestone.

Relevant Criteria (Under Section 16 of the Heritage Act 1993):

- (a) *It demonstrates important aspects of the evolution or pattern of the State's history:* St Andrew's Manse is indicative of the spread of Presbyterianism through the South East of the State and the provision of buildings associated with the religious development and spiritual needs of the general population.
 - (d) *It is an outstanding representative of a particular class of places of cultural significance:* The Uniting Church Manse is a notable and well preserved example of this type of residence constructed for a specific group of occupants. The quality of architectural design and building construction is indicative of the degree of affluence of the Presbyterian Congregation in the South East during the Edwardian period. .
 - (f) *It has a special association with the life or work of a person or organisation or an event of historical importance:* The Presbyterian Church in Mount Gambier was strongly supported by the Scottish migrants who settled in the South East, led notably by the Riddoch family. The cultural associations of this national group is significantly represented in the Church and Manse.
-

RECOMMENDATION:

It is recommended that St Andrew's Manse at 26 Elizabeth Street, Mount Gambier remain as an entry in the State Heritage Register.

NAME: *Manse, St Andrew's Uniting Church*

PLACE NO.: 14724

SITE RECORD:

FORMER NAME: *St Andrew's Presbyterian Manse*
DESCRIPTION OF PLACE: *Mount Gambier Stone residential building*
DATE OF COMPLETION: *1911*
REGISTER STATUS: **Description:** *Confirmed*
Date: *15 June 1995*
CURRENT USE: **Description:** *Residential*
Dates: *Construction - present*
PREVIOUS USE(S): **Description:**
Dates:
ARCHITECT: **Name:** *F W Turton*
Dates:
BUILDER: **Name:**
Dates:
SUBJECT INDEXING: **Group:** *Religion*
Category: *Manse*
LOCAL GOVERNMENT AREA: **Description:** *City of Mount Gambier*
LOCATION: **Street No.:** *26*
Street Name: *Elizabeth Street*
Town/Suburb: *Mount Gambier*
Post Code: *5290*
Region No.:
Region Name:
LAND DESCRIPTION: **Title Type:** *Certificate*
Volume:
Folio:
Lot No.: *Pt 35, 45, 37, 38*
Section: *1101*
Hundred:
AMG REFERENCE: **Zone:** *54*
Easting: *480476*
Northing: *5813509*
Map Sheet No.: *7022*
Map Scale: *1:100,000*
OWNER *: **Name:** *Uniting Church of Australia*
Property Trust SA
Address:
Town/Suburb:
Post Code:
PHOTOGRAPH: **Film No.:** *Digital*

NAME: *Manse, St Andrew's Uniting Church*

PLACE NO.: 14724



Views of St Andrew's Manse

NAME: *Manse, St Andrew's Uniting Church*

PLACE NO.: 14724



St Andrew's Presbyterian Church and original Manse, c 1867 (Source: SLSA B3383)



Original St Andrew's Manse, 1872 (Source: SLSA B 19044)



Buggy in front of early St Andrew's Manse, 1881 (Source: SLSA B 3084)

NAME: *Former Blue Lake Oatmeal Mill*

PLACE NO.: 13896

Address: *30 Margaret Street, Mount Gambier*

ASSESSMENT OF HERITAGE VALUE:

This oat mill was constructed by Thomas Henry Williams in circa 1903. This was the last mill in which he was involved, as he erected the Commercial Mill in 1867, the Telegraph Mill during the 1870s and the Mount Gambier Flour Mill in 1885. In 1908 the Mill was purchased by A A Brice and Company, an Adelaide Milling and agricultural products firm. The building has not functioned as a mill since 1951 and it was noted in the 1994 survey that it requires urgent conservation work.

The building is constructed of dressed limestone with rock face dolomite insets as trim on the dividing pilasters of the bays. The building was constructed as five bays and the eastern most bay was a later addition. This extension is the area where most conservation work is required as arched stones over the windows are loose, probably due to water penetration. Roof drainage is ineffective and the roof fascia is missing.

Statement of Heritage Value:

This former Mill building represents the important economic role of milling, particularly oatmeal and flour in the development of the South East of the State. It is associated with significant mill owner, Thomas Henry Williams, and is located in the Railway Yards Conservation Policy Area.

Relevant Criteria (Under Section 16 of the Heritage Act 1993):

- (a) *It demonstrates important aspects of the evolution or pattern of the State's history.* The Blue Lake Oatmeal Mill is indicative of the development of agricultural activities in the South East of the State from the early years of settlement. It was constructed in the early twentieth century and represents the continued expansion of the processing of agricultural products throughout the South East.

 - (g) *It has special association with the life or work of a person or organisation, or an event of historical importance.* The Blue Lake Oatmeal Mill is associated with Thomas Henry Williams, a noted Mill owner in the South East and also in Port Adelaide during the mid to late nineteenth century.
-

RECOMMENDATION:

It is recommended that the former Blue Lake Oatmeal Mill at 30 Margaret Street, Mount Gambier remain as an entry in the State Heritage Register. Investigate method of undertaking necessary conservation works.

NAME: *Former Blue Lake Oatmeal Mill*

PLACE NO.: 13896

SITE RECORD:

FORMER NAME: *Blue Lake Oatmeal Mill*

DESCRIPTION OF PLACE: *Stone commercial Building*

DATE OF COMPLETION: *1903*

REGISTER STATUS: **Description:** *Confirmed*
Date: *29 June 1989*

CURRENT USE: **Description:** *Vacant*
Dates:

PREVIOUS USE(S): **Description:** *Oat Mill*
Dates: *1903 - 1951*

ARCHITECT: **Name:**
Dates:

BUILDER: **Name:**
Dates:

SUBJECT INDEXING: **Group:** *Manufacturing & processing*
Category: *Flour Mill*

LOCAL GOVERNMENT AREA: **Description:** *City of Mount Gambier*

LOCATION: **Street No.:** *30*
Street Name: *Margaret Street*
Town/Suburb: *Mount Gambier*
Post Code: *5290*
Region No.:
Region Name:

LAND DESCRIPTION: **Title Type:** *Certificate*
Volume: *2259*
Folio: *112*
Lot No.:
Section: *1100*
Hundred:

AMG REFERENCE: **Zone:** *54*
Easting: *480238*
Northing: *5812877*
Map Sheet No.: *7022*
Map Scale: *1:100,000*

OWNER *: **Name:**
Address:
Town/Suburb:
Post Code:

PHOTOGRAPH: **Film No.:** *Digital*

NAME: *Former Blue Lake Oatmeal Mill*

PLACE NO.: 13896



Views of the Blue Lake Oat Mill

NAME: Office (former Trustee Building)

PLACE NO.: 14722

Address: 3 Penola Road, Mount Gambier

ASSESSMENT OF HERITAGE VALUE:

The Trustee Building was designed by Glover and Pointer, Adelaide architects, and the contractor was S J Weir, also of Adelaide, it was opened in 1958. The hall retains original face finishes including ceramic tiles in cream with blue edgings to openings, coloured glass and polished grey granite to mark the entrance and plinth. It is a fine small example of Post-War functional style indicated by the use of a cubiform shape, simple framing of large fenestrated areas, contrasting colour and texture to the face of the building with the use of ceramic tiles and a strong demarcation of the entrance. The building also retains original external lighting to the upper level.

Statement of Heritage Value:

This office building represents the continuing development of commercial activity within Mount Gambier after the Second World War and the presence of the Executor Trustee serving the legal needs of local residents. It was constructed in 1958 and is an excellent example of the Post War functional style of architecture.

Relevant Criteria (Under Section 16 of the Heritage Act 1993):

- (a) *It demonstrates important aspects of the evolution or pattern of the State's history:* The Trustee Building demonstrates the spread of quasi-government legal services to rural areas of the State.
 - (e) *It demonstrates a high degree of creative, aesthetic or technical accomplishment or is an outstanding representative of particular construction techniques or design characteristics:* The Trustee Building is an excellent example of Post War architecture on a minor scale, utilising materials such as ceramic tiles and metal framed windows. It is the work of Adelaide architects Glover and Pointer.
-

RECOMMENDATION:

It is recommended that the former Trustee Building at 3 Penola Road, Mount Gambier remain as an entry in the State Heritage Register.

NAME: *Office (former Trustee Building)*

PLACE NO.: 14722

SITE RECORD:

FORMER NAME: *Trustee Building*

DESCRIPTION OF PLACE: *Cubiform office building*

DATE OF COMPLETION: *1958*

REGISTER STATUS: **Description:** *Confirmed*
Date: *10 August 1995*

CURRENT USE: **Description:** *Offices*
Dates:

PREVIOUS USE(S): **Description:**
Dates:

ARCHITECT: **Name:** *Glover and Pointer*
Dates:

BUILDER: **Name:** *S J Weir*
Dates:

SUBJECT INDEXING: **Group:** *Miscellaneous*
Category: *Office*

LOCAL GOVERNMENT AREA: **Description:** *City of Mount Gambier*

LOCATION: **Street No.:** *3*
Street Name: *Penola Road*
Town/Suburb: *Mount Gambier*
Post Code: *5290*
Region No.:
Region Name:

LAND DESCRIPTION: **Title Type:** *Certificate*
Volume: *1228*
Folio: *138*
Lot No.: *Pt 1, 2*
Section: *1101*
Hundred:

AMG REFERENCE: **Zone:** *54*
Easting: *480706*
Northing: *5813287*
Map Sheet No.: *7022*
Map Scale: *1:100,000*

OWNER *: **Name:**
Address:
Town/Suburb:
Post Code:

PHOTOGRAPH: **Film No.:** *Digital*

NAME: Office (former Trustee Building)

PLACE NO.: 14722



Views of the former Trustee Building

NAME: *Former Caledonian Hall*

PLACE NO.: 14721

Address: *5 Penola Road, Mount Gambier*

ASSESSMENT OF HERITAGE VALUE:

A large hall constructed of limestone with an articulated front elevation comprising large semi-circular arched windows to the ground floor and the upper floor with smaller semi-circular arched windows with leadlight glazing representing Scotch Thistles. It retains its relief name panel across the frieze 'Mount Gambier Caledonian Society Incorporated' which is then surmounted by a pediment and a higher parapet. The lower level of the wall is in rock face rusticated quoining and the upper level has paired attached square ionic columns. It is an elegant composition of classical elements. The hall is currently used as a Night Club. Later signage and lighting has been attached to the front of the building. The central pair of small semi-circular windows have lost their leadlight panes.

The building was designed by Charles W Rutt, an Adelaide architect, and was opened in 1913 by George Riddoch Esquire, a member of the notable family of early settlers. The Caledonian Society was formed in 1884, which is a reflection of the number of Scots who were among the original settlers in the area.

Statement of Heritage Value:

A large and imposing limestone building constructed in 1914 for the Caledonian Society. It is representative of the early Scottish settlers in the area and the provision of facilities for community arts performances in the early twentieth century.

Relevant Criteria (Under Section 16 of the Heritage Act 1993):

- (b) *It has rare, uncommon or endangered qualities that are of cultural significance:* The hall demonstrates the importance of societies of national groups and their social activities in the settlement of the South East of the State.
- (d) *It is an outstanding representative of a particular class of places of cultural significance:* The hall is an excellent representation of a building of this nature with intact architectural detail and decoration reflecting the Scottish association with its construction.
- (g) *It has a special association with the life or work of a person or organisation or an event of historical importance:* The hall is associated with John and George Riddoch - both chiefs of the Caledonian Society - who were major figures in the continuing agricultural, pastoral and horticultural development of the South East of the State.

RECOMMENDATION:

It is recommended that the former Caledonian Hall at 5 Penola Road, Mount Gambier remain as an entry in the State Heritage Register.

NAME: *Former Caledonian Hall*

PLACE NO.: 14721

SITE RECORD:

FORMER NAME: *Caledonian Hall*
DESCRIPTION OF PLACE: *Two storey stone hall building*
DATE OF COMPLETION: *1913*
REGISTER STATUS: **Description:** *Confirmed*
Date: *10 August 1995*
CURRENT USE: **Description:** *Night Club/entertainment venue*
Dates:
PREVIOUS USE(S): **Description:** *Caledonian Hall*
Dates:
ARCHITECT: **Name:** *Charles W Rutt*
Dates: *1913*
BUILDER: **Name:**
Dates:
SUBJECT INDEXING: **Group:** *Community facilities, Business -
Duncan's Spare Parts ? 1960s;
Community Radio - 5 GTR*
Category: *Public Hall*
LOCAL GOVERNMENT AREA: **Description:** *City of Mount Gambier*
LOCATION: **Street No.:** *5*
Street Name: *Penola Road*
Town/Suburb: *Mount Gambier*
Post Code: *5290*
Region No.:
Region Name:
LAND DESCRIPTION: **Title Type:** *Certificate*
Volume: *5156*
Folio: *270*
Lot No.: *Pt 1, 2*
Section: *1101*
Hundred:
AMG REFERENCE: **Zone:** *54*
Easting: *480709*
Northing: *581330*
Map Sheet No.: *7022*
Map Scale: *1:100,000*
OWNER *: **Name:**
Address:
Town/Suburb:
Post Code:
PHOTOGRAPH: **Film No.:** *Digital*

NAME: *Former Caledonian Hall*

PLACE NO.: 14721



Views of the former Caledonian Hall

NAME: *Former Caledonian Hall*

PLACE NO.: 14721



1920 view of Caledonian Hall



Interior view of Caledonian Hall in 1913



Interior view of Caledonian Hall in 1928

(Source of early photos on this page: Les Hill Collection)

NAME: Wesley Uniting Church & Hall

PLACE NO.: 13857

Address: 17-19 Penola Road, Mount Gambier

ASSESSMENT OF HERITAGE VALUE:

This early but substantial church was constructed in 1862 to the design of George Panell, a Mount Gambier architect and builder. It is a simple Gothic based design with prominent stepped buttresses creating verticality to the simple structure. It has two levels, the upper Church area with meeting and Sunday School rooms beneath. The Church was added to and extended in 1877 with extra rooms and a front entrance porch.

The Church is now being used as the Liberty International Christian Centre.

Externally the hall retains face pink dolomite and finely carved sandstone entrance elements and cornices. The side wings are pierced parapets (linking the lower level to the upper central motif). The building was constructed in 1903 to the design of J T Topham Architect.

Internally the configuration of rooms off the side of the hall has been retained and these have been converted into offices. A large free-standing office room has been constructed in the body of the Hall. The hall retains cornice, ceiling roses, semi-circular openings at high level and original joinery to these. The hall also retains its timber panelled entrance door, but later glass doors have been installed.

The buildings are fronted by a substantial basalt fence.

Statement of Heritage Value:

The Wesley Uniting Church was constructed originally in 1862 for the Methodist Congregation of Mount Gambier and the district and it represents the growth of religious worship within the region. The hall is representative of the increased need for accommodation by Methodist Congregations for Sunday School facilities and classrooms and is an elegant carefully designed Edwardian Baroque Building. The buildings form part of a significant group of State Heritage Registered buildings at this point on the rise of Penola Road.

Relevant Criteria (Under Section 16 of the Heritage Act 1993):

- (a) *It demonstrates important aspects of the evolution or pattern of the State's history.* The former Wesleyan Uniting Church is indicative of the growth and development of the Methodist Congregation throughout the State and the provision of facilities for their worship. The associated hall is representative of the increased need for accommodation for use as a Sunday School and classrooms.
- (e) *It demonstrates a high degree of creative, aesthetic or technical accomplishment or is an outstanding representative of particular construction techniques or design characteristics:* The Wesley Uniting Church and Hall form a complex of significant aesthetic quality and both buildings were designed by notable South East Architects of their time, George Pannell and J T Topham. The aesthetic qualities of the two buildings, particularly the hall, reflect the architectural idioms of their respective periods.

RECOMMENDATION:

It is recommended that the Wesley Uniting Church and Hall at 17-19 Penola Road, Mount Gambier remain as an entry in the State Heritage Register.

NAME: *Wesley Uniting Church & Hall*

PLACE NO.: 13857

SITE RECORD:

FORMER NAME: *Wesleyan Methodist Church; Wesleyan Methodist Hall*

DESCRIPTION OF PLACE: *Gothic style stone church; baroque church hall*

DATE OF COMPLETION: *1862; 1904*

REGISTER STATUS: **Description:** *Confirmed*
Date: *29 June 1989*

CURRENT USE: **Description:** *Christian Centre; Offices*
Dates: *2005 - present; 2001 - present*

PREVIOUS USE(S): **Description:** *Church, Offices*
Dates: *1862 - 2001; 2001 - 2005*

ARCHITECT: **Name:** *Church: George Panell*
Hall: J T Topham
Dates:

BUILDER: **Name:** *Church: George Panell*
Dates:

SUBJECT INDEXING: **Group:** *Religion*
Category: *Church (Christian); Church Hall*

LOCAL GOVERNMENT AREA: **Description:** *City of Mount Gambier*

LOCATION: **Street No.:** *17-19*
Street Name: *Penola Road*
Town/Suburb: *Mount Gambier*
Post Code: *5290*
Region No.:
Region Name:

LAND DESCRIPTION: **Title Type:** *Certificate*
Volume: *4003*
Folio: *838-40*
Lot No.: *Pt 48*
Section: *1101*
Hundred:

AMG REFERENCE: **Zone:** *54*
Easting: *480767*
Northing: *5813459*
Map Sheet No.: *7022*
Map Scale: *1:100,000*

OWNER *: **Name:**
Address:
Town/Suburb:
Post Code:

PHOTOGRAPH: **Film No.:** *Digital*

NAME: *Wesley Uniting Church & Hall*

PLACE NO.: 13857



Views of the Wesley Uniting Church

NAME: Wesley Uniting Church & Hall

PLACE NO.: 13857



Current view of Wesley Hall



Circa 1900 view of Wesley Hall
(Source: SLSA B 16393/16)

NAME: *St Paul's Roman Catholic Church & Convent of Mercy* **PLACE NO.:** 12812

Address: *20 Penola Road, Mount Gambier*

ASSESSMENT OF HERITAGE VALUE:

This Church was dedicated in 1885 and the design of the building was by Michael McMullen, a notable Adelaide architect. It sits at the centre of a complex of Church buildings including the Convent, School Hall and the Church gate and wall on Penola Road. It is a solid Gothic construction with a square crenellated tower constructed of pink dolomite with grey limestone plinth and dressings. The buttresses are stepped and the fascia is embellished with various forms of carved limestone motifs. There is a later rough faced dolomite extension to the north side which does not form part of this listing. It is assumed that the square tower would have had a spire as part of its original design.

There is also a significant pair of Church entrance gates off Penola Road constructed in limestone which mark the access for the entrance to the Church.

St Paul's Catholic Church is a registered place on the Register of the National Estate (ID No: 8172).

The Convent of Mercy is a large institutional building constructed of face pink dolomite to the front elevation with rear elevations of dressed Mount Gambier limestone.

The Sisters of Mercy first opened a Convent in Commercial Street East in Mount Gambier and this Convent was completed in 1908 to the design of Thomas Hall, prominent Architect in the South East. The building has been converted to office facilities as the Convent closed in 1986. A new entrance has been constructed along Penola Road to allow vehicle access and car parking is being formed to the north and south sides of the building.

Statement of Heritage Value:

Constructed in 1884-85 St Paul's Roman Catholic Church designed by Michael McMullen Architect of Adelaide is representative of the growth of the Roman Catholic community within Mount Gambier and the surrounding district. It is a major landmark within the city and is the centre of a major group of buildings associated with the Catholic Church. It forms part of a significant group of State Heritage Registered buildings at this point on the rise of Penola Road.

The former Convent of Mercy is a large institutional structure designed by Thomas Hall and completed in 1908. It represents the extension of facilities for religious orders in Mount Gambier at the turn of the Century. It forms part of a significant group of State Heritage Registered buildings at this point on the rise of Penola Road.

Relevant Criteria (Under Section 16 of the Heritage Act 1993):

- (a) *It demonstrates important aspects of the evolution or pattern of the State's history:* St Paul's Roman Catholic Church and Convent of Mercy are indicative of the relative importance of the Catholic Church in the South East of South Australia during the 1870s and 1880s.
 - (d) *It is an outstanding representative of a particular class of places of cultural significance:* As part of the Catholic Church complex, the Church and Convent contribute to a unique group of religious buildings in a religious landscape.
 - (f) *It has strong cultural or spiritual associations for the community or a group within it:* The Church and associated Presbytery and Convent represent the significant role of the Catholic Church in religious and educational activities within the Mount Gambier community.
-

RECOMMENDATION:

It is recommended that St Paul's Roman Catholic Church and the Convent of Mercy at 20 Penola Road, Mount Gambier remain as an entry in the State Heritage Register.

NAME: *St Paul's Roman Catholic Church & Convent of Mercy* **PLACE NO.:** 12812

SITE RECORD:

FORMER NAME: *St Paul's Catholic Church; Convent of Mercy*

DESCRIPTION OF PLACE: *Stone Church building; two storey stone building*

DATE OF COMPLETION: *1884-85; 1908*

REGISTER STATUS: **Description:** *Confirmed*
Date: *29 June 1989*

CURRENT USE: **Description:** *Church; Offices*
Dates: *1884-85 - present; 1986 onward*

PREVIOUS USE(S): **Description:** *Convent*
Dates: *1908-1986*

ARCHITECT: **Name:** *Michael McMullen; Thomas Hall*
Dates: *1884; 1908*

BUILDER: **Name:**
Dates:

SUBJECT INDEXING: **Group:** *Religion*
Category: *Church, Convent*

LOCAL GOVERNMENT AREA: **Description:** *City of Mount Gambier*

LOCATION: **Street No.:** *20*
Street Name: *Penola Road*
Town/Suburb: *Mount Gambier*
Post Code: *5290*
Region No.:
Region Name:

LAND DESCRIPTION: **Title Type:** *Certificate*
Volume: *3854*
Folio: *91*
Lot No.: *55-57, 74-78, Pt 61-63, 64-70*
Section: *1102*
Hundred:

AMG REFERENCE: **Zone:** *54*
Easting: *480879*
Northing: *5813365*
Map Sheet No.: *7022*
Map Scale: *1:100,000*

OWNER *: **Name:**
Address:
Town/Suburb:
Post Code:

PHOTOGRAPH: **Film No.:** *Digital*

NAME: *St Paul's Roman Catholic Church & Convent of Mercy* **PLACE NO.:** 12812



Views of St Paul's Catholic Church

NAME: *St Paul's Roman Catholic Church & Convent of Mercy* **PLACE NO.:** 12812



Convent of Mercy converted to commercial use (photo Feb 2011)



Views of the Convent of Mercy during upgrading (2006)

NAME: *St Paul's Roman Catholic Church & Convent of Mercy* **PLACE NO.:** 12812



View of Church in c1885
(Source: SLSA B45508)



View of Church and Convent in 1916
(Source: SLSA B46433)

NAME: *St Paul's Roman Catholic Church & Convent of Mercy* **PLACE NO.:** 12812



Interior view of St Paul's Roman Catholic Church in 1886
(Source: SLSA B9054)



Convent of Mercy pupils, 1912
(Source: SLSA B1990)

NAME: *St Paul's Roman Catholic Church Presbytery*

PLACE NO.: 14726

Address: *20 Penola Road, Mount Gambier*

ASSESSMENT OF HERITAGE VALUE:

The Presbytery was constructed in 1901 once the building costs of St Paul's Church adjacent were repaid. It replaced an earlier residence in Crouch Street South used by the priests and forms an important part of the Catholic Church complex. It was designed by Thomas Hall Architect, who also later designed the Convent of Mercy. It is a single storey villa residence constructed of face dolomite with limestone dressings and embellished with cast iron balustrades and frieze to the return verandah which encircles the front sections of the house.

The interior of the Presbytery has large impressive rooms retaining original varnished and grained joinery, plaster cornices and ceiling roses.

Statement of Heritage Value:

The Presbytery represents the significant role of the Catholic Church in religions and educational activities in the district. It also forms a significant part of the complex of Roman Catholic buildings in the centre of Mount Gambier, similar in scale to the civic buildings along Commercial Street.

Relevant Criteria (Under Section 16 of the Heritage Act 1993):

- (d) *It is an outstanding representative of a particular class of places of cultural significance:* As part of the Catholic Church complex, the Presbytery contributes to a unique group of religions buildings in a religious landscape.
 - (f) *It has strong cultural or spiritual associations for the community or a group within it:* The Presbytery and associated Church and Convent represent the significant role of the Catholic Church in religious and educational activities within the Mount Gambier community.
-

RECOMMENDATION:

It is recommended that the Catholic Presbytery at 20 Penola Road, Mount Gambier remain as an entry in the State Heritage Register.

NAME: *St Paul's Roman Catholic Church Presbytery*

PLACE NO.: 14726

SITE RECORD:

FORMER NAME: *Catholic Presbytery*
DESCRIPTION OF PLACE: *Stone villa*
DATE OF COMPLETION: *1901*
REGISTER STATUS: **Description:** *Confirmed*
Date: *10 August 1995*
CURRENT USE: **Description:** *Residential*
Dates: *1901 - present*
PREVIOUS USE(S): **Description:**
Dates:
ARCHITECT: **Name:** *Thomas Hall*
Dates: *1901*
BUILDER: **Name:**
Dates:
SUBJECT INDEXING: **Group:** *Religion*
Category: *Presbytery*
LOCAL GOVERNMENT AREA: **Description:** *City of Mount Gambier*
LOCATION: **Street No.:** *20*
Street Name: *Penola Road*
Town/Suburb: *Mount Gambier*
Post Code: *5290*
Region No.:
Region Name:
LAND DESCRIPTION: **Title Type:** *Certificate*
Volume: *3854*
Folio: *91*
Lot No.: *55-57, 74-78, Pt 61-63, 64-70*
Section: *1102*
Hundred:
AMG REFERENCE: **Zone:** *54*
Easting: *480894*
Northing: *5813307*
Map Sheet No.: *7022*
Map Scale: *1:100,000*
OWNER *: **Name:**
Address:
Town/Suburb:
Post Code:
PHOTOGRAPH: **Film No.:** *Digital*

NAME: *St Paul's Roman Catholic Church Presbytery*

PLACE NO.: 14726



Views of the Catholic Presbytery

NAME: *Restaurant (former Commercial Flour and Oat Mills)* **PLACE NO.:** 10959

Address: *7 Percy Street, Mount Gambier*

ASSESSMENT OF HERITAGE VALUE:

This complex of mill buildings was begun in 1867 by a notable miller Thomas Henry Williams who also constructed other mills in Mount Gambier. The building cost approximately £1,000 and had an internal area of 65 feet x 75 feet capable of storing 15,000 bushels of wheat. After changing hands, new machinery was installed in 1892 and 1893 including new roller machinery which meant the original mill stones were discarded. The name and business changed in 1898 to the Commercial Roller Flour Mill and the Mill was doubled in size to include the Oatmeal Factory. The building continued to function as a flour and oatmeal mill and celebrated its centenary in 1967. Operations ceased in 1975 and parts of it have been used for retail and restaurant purposes since 1984.

A later limestone building designed in simple warehouse form has recently been constructed as a cinema complex. It fills the courtyard which was originally open as a delivery area. The original section of the mill complex facing Percy Street retains excellent limestone detailing to its upper level, while the rear of the building is of more utilitarian warehouse form.

Statement of Heritage Value:

This large mill complex represents the important role of milling and is indicative of the importance of Mount Gambier as a milling centre for the whole of the South East region of South Australia during the 1870s to 1900s. Both oats and wheat were milled here during that period. It is one of three mills established in Mount Gambier by the significant mill owner, Thomas Henry Williams. Established in 1867 with extensions in 1898 and 1901, the mill complex has evolved over more than a century of use.

Relevant Criteria (Under Section 16 of the Heritage Act 1993):

- (a) *It demonstrates important aspects of the evolution or pattern of the State's history.* The former Commercial Flour Mill complex is indicative of the development of agricultural activities in the South East of the State from the early years of settlement. It was constructed in the early twentieth century and represents the continued expansion of the processing of agricultural products throughout the South East.

 - (g) *It has special association with the life or work of a person or organisation, or an event of historical importance.* The former Flour Mill complex is associated with Thomas Henry Williams, a noted Mill owner in the South East and also in Port Adelaide during the mid to late nineteenth century.
-

RECOMMENDATION:

It is recommended that the former Commercial Flour and Oat Mills at 7 Percy Street, Mount Gambier remain as an entry in the State Heritage Register.

NAME: *Restaurant (former Commercial Flour and Oat Mills)* **PLACE NO.:** 10959

SITE RECORD:

FORMER NAME: *Commercial Oat Mills*

DESCRIPTION OF PLACE: *Stone mill building*

DATE OF COMPLETION: *1867-1898*

REGISTER STATUS: **Description:** *Confirmed*
Date: *24 March 1983*

CURRENT USE: **Description:** *Retail and restaurant/entertainment*
Dates: *1984 - present*

PREVIOUS USE(S): **Description:** *Flour and Oat Mill*
Dates: *1867 - 1975*

ARCHITECT: **Name:**
Dates:

BUILDER: **Name:**
Dates:

SUBJECT INDEXING: **Group:** *Commerce (retail and wholesale)*
Manufacturing and processing
Category: *Restaurant*
Flour Mill

LOCAL GOVERNMENT AREA: **Description:** *City of Mount Gambier*

LOCATION: **Street No.:** *7*
Street Name: *Percy*
Town/Suburb: *Mount Gambier*
Post Code: *5290*
Region No.:
Region Name:

LAND DESCRIPTION: **Title Type:** *Certificate*
Volume: *4296*
Folio: *460*
Lot No.: *80*
Section: *1102*
Hundred:

AMG REFERENCE: **Zone:** *54*
Easting: *480932*
Northing: *5813201*
Map Sheet No.: *7022*
Map Scale: *1:100,000*

OWNER *: **Name:**
Address:
Town/Suburb:
Post Code:

PHOTOGRAPH: **Film No.:** *Digital*

NAME: *Restaurant (former Commercial Flour and Oat Mills)* **PLACE NO.:** 10959



Views of former Commercial Mills

NAME: *Restaurant (former Commercial Flour and Oat Mills)* **PLACE NO.:** 10959



View of Commercial Mills, 1912
(Source: *Les Hill Collection*)

NAME: *Stables, Christ Church Rectory*

PLACE NO.: 13851

Address: *27 Power Street, Mount Gambier*

ASSESSMENT OF HERITAGE VALUE:

A small two level limestone building which served as the stables to the Rectory constructed in 1864. The building was probably designed by W T Gore, who was the designer of the house. The Power Street elevation of the building is currently obscured by thick, damaging ivy, which should be carefully removed to prevent damage to the stonework of the building and its associated wall along Power Street.

The rectory has been recommended as a local heritage place.

The Stables at Christ Church Rectory is a registered place on the Register of the National Estate (ID No: 8171).

Statement of Heritage Value:

These small stables are associated with the Church of England Rectory which is a Local Heritage Place. They are indicative of service buildings associated with large residences in the 1860s.

Relevant Criteria (Under Section 16 of the Heritage Act 1993):

- (b) *It has rare, uncommon or endangered qualities that are of cultural significance.* The stables associated with the Church of England Rectory are a good example of a now rare building type, stables associated with relatively modest but substantial dwellings. Most stables which remain are associated with major residences.
-

RECOMMENDATION:

It is recommended that these Stables at 27 Power Street, Mount Gambier be incorporated into the listing of the Rectory as a Local Heritage Place and removed from the State Heritage Register as a separate entry (discuss with Richard Woods).

NAME: *Stables, Christ Church Rectory*

PLACE NO.: 13851

SITE RECORD:

FORMER NAME:

DESCRIPTION OF PLACE: *Two level limestone outbuilding*DATE OF COMPLETION: *1864*REGISTER STATUS: Description: *Confirmed*
Date: *29 June 1989*CURRENT USE: Description:
Dates:PREVIOUS USE(S): Description:
Dates:ARCHITECT: Name: *W T Gore*
Dates: *1864*BUILDER: Name:
Dates:SUBJECT INDEXING: Group: *Residential*
Category: *Stables [Residential]*LOCAL GOVERNMENT AREA: Description: *City of Mount Gambier*LOCATION: Street No.: *27*
Street Name: *Power Street*
Town/Suburb: *Mount Gambier*
Post Code: *5290*
Region No.:
Region Name:LAND DESCRIPTION: Title Type: *Certificate*
Volume: *5142*
Folio: *716*
Lot No.: *2*
Section: *A54*
Hundred:AMG REFERENCE: Zone: *54*
Easting: *480197*
Northing: *5812271*
Map Sheet No.: *7022*
Map Scale: *1:100,000*OWNER *: Name:
Address:
Town/Suburb:
Post Code:PHOTOGRAPH: Film No.: *Digital*

NAME: *Stables, Christ Church Rectory*

PLACE NO.: 13851



Views of Stables

NAME: *Tenison Woods College (fmr Moorak Homestead)* **PLACE NO.:** 13898

Address: *105 Shepherdson Road, Mount Gambier*

ASSESSMENT OF HERITAGE VALUE:

This school is centred on an early homestead first constructed in 1847 by William Mitchell, who purchased part of Evelyn Sturt's Compton run and called it Mount Gambier Station. The small homestead has been added to with subsequent owners and in 1911 much of the run was cut up for closer settlement. In 1929 the Roman Catholic Church bought the house and 17 hectares of land and the school began to operate on a small scale in 1931. The homestead is a large single storey building constructed of rock face dolomite with limestone dressings and plinths. It now presents an 1890s character due to a large number of additions and alterations. The school canteen is housed in the earliest building remaining on site which probably dates from the 1840s or 1850s

Statement of Heritage Value:

A school which is based on an important homestead associated with one of the earliest pastoral properties around Mount Gambier. The main residence has been altered and extended since it was first constructed in 1847, but the canteen building retains its early form and materials.

Relevant Criteria (Under Section 16 of the Heritage Act 1993):

- (a) *It demonstrates important aspects of the evolution or pattern of the State's history.* The central building of this College, the former Moorak Homestead, is indicative of the initial settlement of the area around Mount Gambier and reflects the broader settlement pattern of agricultural runs. It also reflects the establishment of educational facilities in rural areas by adapting earlier buildings to these new uses as the agricultural settlement patterns changed. The canteen building is indicative of early small scale structures of the 1840s and 1850s.

RECOMMENDATION:

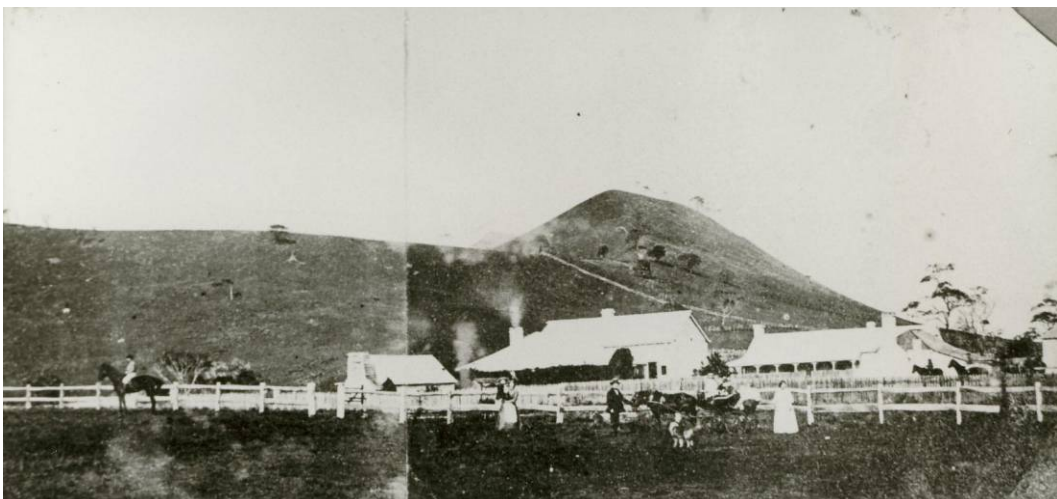
It is recommended that Tenison Woods College (former Moorak Homestead) at 105 Shepherdson Road, Mount Gambier remain as an entry in the State Heritage Register.

It is also recommended that the early building now used as the school canteen should be included in the listing.

NAME: *Tenison Woods College (fmr Moorak Homestead)* **PLACE NO.:** 13898



Views of Tenison Woods College



Early view of current Tenison Woods College (Source: Les Hill Collection)

NAME: *Tenison Woods College (fmr Moorak Homestead)* **PLACE NO.:** 13898



Current Views of Tenison Woods College Canteen
(Visible in rhs of early photo above)

NAME: *Former Mount Gambier Fire Station*

PLACE NO.: 14723

Address: *40A Sturt Street, Mount Gambier*

ASSESSMENT OF HERITAGE VALUE:

The Fire Station was constructed in 1955 and remains as a intact example of a mid 1950s utilitarian purpose built service building. It has recently undergone adaptation to office use and a new transparent entrance of rhomboidal form has been added to the front. This does not impact on the original 1950s fabric of the building as it does not touch it in any substantial place except the entry where the later roller door has been removed.

Statement of Heritage Value:

This fire station, constructed in 1955, is an unusual and intact excellent example of a mid 1950s utilitarian purpose built service building in Mount Gambier. The building is representative of Post War functionalist architecture on a minor scale, and was the basis of the prototype for a number of new regional fire stations. It demonstrates the provision and upgrading of public utilities including emergency services to local communities throughout the State after World War Two.

Relevant Criteria (Under Section 16 of the Heritage Act 1993):

- (a) *It demonstrates important aspects of the evolution or pattern of the State's history; The Mount Gambier Fire Station demonstrates the provision and upgrading of public services in rural areas after World War Two.*

- (e) *It demonstrates a high degree of creative, aesthetic or technical accomplishment or is an outstanding representative of particular construction techniques or design characteristics: The Mount Gambier Fire Station, constructed in 1955 is representative of post-war functionalist architecture on a minor scale, as designed for country areas. It is the work of Adelaide architects Glover and Pointer.*

RECOMMENDATION:

It is recommended that the Fire Station at 40A Sturt Street, Mount Gambier remain as an entry in the State Heritage Register.

NAME: *Former Mount Gambier Fire Station*

PLACE NO.: 14723

SITE RECORD:

FORMER NAME: *Fire Station*
DESCRIPTION OF PLACE: *Stone service building*
DATE OF COMPLETION: *1955*
REGISTER STATUS: **Description:** *Confirmed*
Date: *14 December 2005*
CURRENT USE: **Description:** *Consulting Rooms*
Dates: *2 September 2003*
PREVIOUS USE(S): **Description:** *Fire Station*
Dates: *Construction - 1999-2000*
ARCHITECT: **Name:** *Glover and Pointer*
Dates: *1955*
BUILDER: **Name:**
Dates:
SUBJECT INDEXING: **Group:** *Utilities*
Category: *Fire Station*
LOCAL GOVERNMENT AREA: **Description:** *City of Mount Gambier*
LOCATION: **Street No.:** *40a*
Street Name: *Sturt Street*
Town/Suburb: *Mount Gambier*
Post Code: *5290*
Region No.:
Region Name:
LAND DESCRIPTION: **Title Type:** *Certificate*
Volume:
Folio:
Lot No.:
Section: *1103*
Hundred:
AMG REFERENCE: **Zone:** *54*
Easting: *481025*
Northing: *5812775*
Map Sheet No.: *7022*
Map Scale: *1:100,000*
OWNER *: **Name:**
Address:
Town/Suburb:
Post Code:
PHOTOGRAPH: **Film No.:** *Digital*

NAME: *Former Mount Gambier Fire Station*

PLACE NO.: 14723



Views of former Mount Gambier Fire Station

NAME: *Former Mount Gambier Fire Station*

PLACE NO.: 14723



Mount Gambier Volunteer Fire Brigade (members and equipment) formed and organised by Mr. G. Ehret in 1882. Mr. Ehret 7th from left, 1895 (Source: SLSAS B13454)



Mount Gambier Fire Station under construction, 1956 (Source: Les Hill Collection)



Mount Gambier Fire Station recently completed, 1956 (Source: Les Hill Collection)

NAME: *House (Mia Mia)*

PLACE NO.: 13894

Address: *2 Wehl Street South, Mount Gambier*

ASSESSMENT OF HERITAGE VALUE:

This house was constructed in the 1860s for Dr J D E Wehl as a two storey residence with dormer windows to the upper level and a projecting verandah with solid ends. There is a projecting bay to the northern side. The upper openings retain multi pane casement windows and the lower openings are French doors either side of the entrance door. The house is now in private ownership after having been used as a school and guest house.

The house is constructed of limestone and a large proportion of the walls are now painted. It has been re-roofed, but retains finials to all gable ends.

Statement of Heritage Value:

This large house was constructed in 1866 and is representative of the consolidation of the residential areas of Mount Gambier during the 1860s and early 1870s and is indicative of the growth of settlement in the South East at this time. It is an unusual and significant example of an 1860s residence.

Relevant Criteria (Under Section 16 of the Heritage Act 1993):

- (d) *It is an outstanding representative of a particular class of places of cultural significance.*
Mia Mia is an excellent example of a substantial mid 1860s residence constructed in a rural area during a period of significant development of the country areas of South Australia.
-

RECOMMENDATION:

It is recommended that the house Mia Mia at 2 Wehl Street South, Mount Gambier remain as an entry in the State Heritage Register.

NAME: *House (Mia Mia)*

PLACE NO.: 13894

SITE RECORD:

FORMER NAME: *Mia Mia*

DESCRIPTION OF PLACE: *Two storey limestone residence*

DATE OF COMPLETION: *1849*

REGISTER STATUS: Description: *Confirmed*
Date: *29 June 1989*

CURRENT USE: Description: *Residential*
Dates:

PREVIOUS USE(S): Description: *School, Guest House*
Dates:

ARCHITECT: Name: *Unknown*
Dates:

BUILDER: Name:
Dates:

SUBJECT INDEXING: Group: *Residential*
Category: *House*

LOCAL GOVERNMENT AREA: Description: *City of Mount Gambier*

LOCATION: Street No.: *2*
Street Name: *Wehl Street South*
Town/Suburb: *Mount Gambier*
Post Code: *5290*
Region No.:
Region Name:

LAND DESCRIPTION: Title Type: *Certificate*
Volume: *5198*
Folio: *635*
Lot No.: *4*
Section: *10*
Hundred:

AMG REFERENCE: Zone: *54*
Easting: *480094*
Northing: *5813381*
Map Sheet No.: *7022*
Map Scale: *1:100,000*

OWNER *: Name:
Address:
Town/Suburb:
Post Code:

PHOTOGRAPH: Film No.: *Digital*

NAME: *House (Mia Mia)*

PLACE NO.: 13894



View of Mia Mia

NAME: *Theatre (former Mount Gambier Primary School)* **PLACE NO.:** 11772

Address: *7 Wehl Street South, Mount Gambier*

ASSESSMENT OF HERITAGE VALUE:

This school was constructed in 1877 of grey limestone base and upper walls of dolomite with dressed limestone quoining to the doors, windows and entrance porches. The school was closed in 1956 and then used as a theatre.

Statement of Heritage Value:

This former school building was constructed in 1877 and represents the consolidation of Government facilities and services within the Mount Gambier district and the spread of the State education system replacing the previously privately organised facilities.

Relevant Criteria (Under Section 16 of the Heritage Act 1993):

- (a) *It demonstrates important aspects of the evolution or pattern of the State's history.* This school constructed in 1877 after the passing of the *Education Act*, represents the expansion of the State education system into country areas and the provision of formal facilities for the development of education in country towns during the 1870s.
 - (d) *It is an outstanding representative of a particular class of places of cultural significance.* The former Mount Gambier Primary School is an excellent example of the model schools constructed throughout South Australia in the late 1870s and early 1880s. The original tower element has been removed.
-

RECOMMENDATION:

It is recommended that the former School at 7 Wehl Street South, Mount Gambier remain as an entry in the State Heritage Register. The TAFE technical building at the rear is excluded from the State Heritage listing.

NAME: *Theatre (former Mount Gambier Primary School)* **PLACE NO.:** 11772

SITE RECORD:

FORMER NAME: *Mount Gambier Primary School*

DESCRIPTION OF PLACE: *Limestone school building*

DATE OF COMPLETION: *1877*

REGISTER STATUS: **Description:** *Confirmed*
Date: *19 May 1988*

CURRENT USE: **Description:** *Theatre*
Dates:

PREVIOUS USE(S): **Description:** *School*
Dates: *Construction - 1877*

ARCHITECT: **Name:** *George T Light*
Dates:

BUILDER: **Name:** *T Haig*
Dates:

SUBJECT INDEXING: **Group:** *Education*
Category: *Primary School*

LOCAL GOVERNMENT AREA: **Description:** *City of Mount Gambier*

LOCATION: **Street No.:** *7*
Street Name: *Wehl Street South*
Town/Suburb: *Mount Gambier*
Post Code: *5290*
Region No.:
Region Name:

LAND DESCRIPTION: **Title Type:** *Certificate*
Volume: *4089*
Folio: *552*
Lot No.: *1*
Section: *1100*
Hundred:

AMG REFERENCE: **Zone:** *54*
Easting: *480115*
Northing: *5813261*
Map Sheet No.: *7022*
Map Scale: *1:100,000*

OWNER *: **Name:**
Address:
Town/Suburb:
Post Code:

PHOTOGRAPH: **Film No.:** *Digital*

NAME: *Theatre (former Mount Gambier Primary School)* **PLACE NO.:** 11772

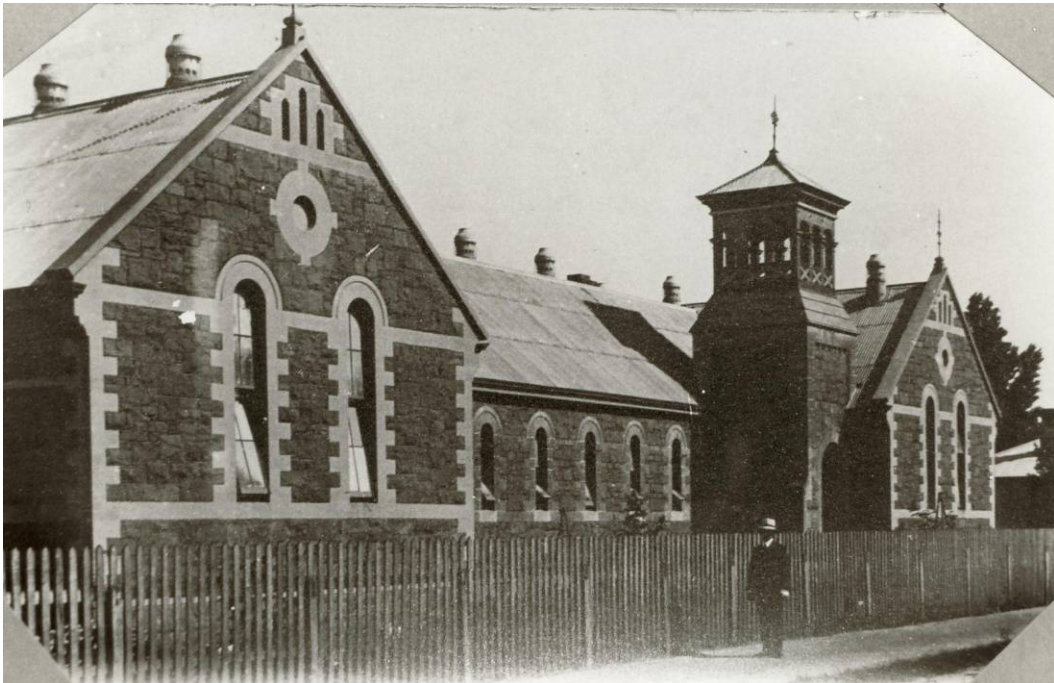


Views of former School

NAME: Theatre (former Mount Gambier Primary School) **PLACE NO.:** 11772



View of school in 1910



View of school in 1913

(Source of early photos on this page: Les Hill Collection)

NAME: *Former Mount Gambier Gaol*

PLACE NO.: 10234

Address: *45 Wehl Street South, Mount Gambier*

ASSESSMENT OF HERITAGE VALUE:

The Mount Gambier Gaol was completed in 1866 and was the first gaol in the Mount Gambier area. Plans were drawn up by the Colonial Architect's Office and the outside walls enclosed more than an acre of ground.

Extensive conservation work has been undertaken on this building since its decommissioning as a gaol, and the paint has been removed from the stone and the stone work tuck-pointed. The later cells have been converted to backpackers accommodation, but the original internal courtyard is intact.

The former Mount Gambier Gaol is a registered place on the Register of the National Estate (ID No: 8179).

Statement of Heritage Value:

This Gaol building represents the consolidation of Government facilities and services within the Mount Gambier district and the spread of law and order to these newly settled areas. The building was completed in 1866.

Relevant Criteria (Under Section 16 of the Heritage Act 1993):

- (a) *It demonstrates important aspects of the evolution or pattern of the State's history.* The Mount Gambier Gaol is indicative of the development of the judicial and penal system throughout the whole of the State of South Australia during the 1860s and is an excellent example of the type of building required for the detention of criminals in newly settled areas.
-

RECOMMENDATION:

It is recommended that the former Mount Gambier Gaol at 45 Wehl Street South, Mount Gambier remain as an entry in the State Heritage Register.

NAME: *Former Mount Gambier Gaol*

PLACE NO.: 10234

SITE RECORD:

FORMER NAME:	<i>Mount Gambier Gaol</i>	
DESCRIPTION OF PLACE:	<i>Large single storey stone structure</i>	
DATE OF COMPLETION:	<i>1866</i>	
REGISTER STATUS:	Description:	<i>Confirmed</i>
	Date:	<i>24 July 1980</i>
CURRENT USE:	Description:	<i>Backpacker accommodation</i>
	Dates:	
PREVIOUS USE(S):	Description:	<i>Gaol 1866-1995</i>
	Dates:	
ARCHITECT:	Name:	<i>Colonial Architect, William Hanson</i>
	Dates:	
BUILDER:	Name:	<i>J Goss, W Allison & Potter</i>
	Dates:	
SUBJECT INDEXING:	Group:	<i>Law & enforcement</i>
	Category:	<i>Gaol</i>
LOCAL GOVERNMENT AREA:	Description:	<i>City of Mount Gambier</i>
LOCATION:	Street No.:	<i>45</i>
	Street Name:	<i>Wehl Street South</i>
	Town/Suburb:	<i>Mount Gambier</i>
	Post Code:	<i>5290</i>
	Region No.:	
	Region Name:	
LAND DESCRIPTION:	Title Type:	<i>Certificate</i>
	Volume:	<i>985</i>
	Folio:	<i>30</i>
	Lot No.:	
	Section:	<i>1100</i>
	Hundred:	
AMG REFERENCE:	Zone:	<i>54</i>
	Easting:	<i>480039</i>
	Northing:	<i>5812761</i>
	Map Sheet No.:	<i>7022</i>
	Map Scale:	<i>1:100,000</i>
OWNER *:	Name:	
	Address:	
	Town/Suburb:	
	Post Code:	
PHOTOGRAPH:	Film No.:	<i>Digital</i>

NAME: *Former Mount Gambier Gaol*

PLACE NO.: 10234



Views of the former Mount Gambier Gaol

5.0 HERITAGE ASSESSMENT REPORTS: PLACES OF LOCAL HERITAGE VALUE

The criteria for assessment noted on each assessment sheet are those included in Section 23(4) of the Development Act , 1993 which provides that a place may be designated as a place of local heritage value if:

- (a)** it displays historical, economic or social themes that are of importance to the local area; or
- (b)** it represents customs or ways of life that are characteristic of the local area; or
- (c)** it has played an important part in the lives of local residents; or
- (d)** it displays aesthetic merit, design characteristics or construction techniques of significance to the local area; or
- (e)** it is associated with a notable local personality or event; or
- (f)** it is a notable landmark in the area.
- (g)** in the case of a tree - it is of special historical or social significance or importance within the local area.

See volume 2 of this report for individual Building Data Sheets.

5.1 Existing Local Heritage Places

5.1.1 Schedule of Local Heritage Places within Local Heritage Policy Areas

ADDRESS	EXTENT OF LISTING	C.T. CRITERIA	
<ul style="list-style-type: none"> Bay Road Local Heritage Policy Area 			
House & fence, 44 Bay Road, Mount Gambier	External form, original materials & architectural detail of 1911 residence including dolomite & limestone walls, original timber window & door joinery & window hood, timber frieze & bracketing to return verandah, strapping & rough render to gable end details, & tapered limestone chimneys now painted. The listing includes the original (now painted) limestone fence.	1114/165 a, d	
House, 52 Bay Road, Mount Gambier	External form, original materials & architectural detail of 1902 residence including face dolomite & dressed limestone walls, original timber window & door joinery, return convex verandah roof form & stone chimneys.	4242/602 a, d, e	
House, 55 Bay Road, Mount Gambier	External form, original materials & architectural detail of 1902 residence including face stone walls & window & door dressings, timber window & door joinery, slate steps & paving to verandah, projecting eaves & timber cross strutting & finial to front gable, & moulded chimneys. Later roof tiles not included.	2573/61 a, d, e	
House, 58-60 Bay Road, Mount Gambier	External form, original materials & architectural detail of 1876 residence including stone walls & window & door dressings, & timber window & door joinery. The mature Holm Oak (<i>Quercus ilex</i>) at the front of the house was cut down in 2007	4033/401 a, d, e	

ADDRESS	EXTENT OF LISTING	C.T. CRITERIA	
House & fence, 64 Bay Road, Mount Gambier	External form, original materials & architectural detail of 1871 residence including triple gable form front elevation, arch headed window openings, timber window & door joinery, & moulded chimneys. The later projecting central verandah element & recent rear extension do not form part of the listing. The limestone fence is included in the listing.	5126/382 a, d, e, f	
House, 65 Bay Road, Mount Gambier	External form, original materials & architectural detail of 1912 residence including face stone & dressed stone walls & window & door dressings, timber window & door joinery, return verandah form, timber detailing & original cast iron trim, over-sailing gable eaves with strapped gable infill. Later side & rear additions & roof tiling are not included in listing. Large multi-trunked mature tree in front garden is notable	914/64 a, d	
House, 66 Bay Road, Mount Gambier	External form, original materials & architectural detail of 1877 residence including arcaded & parapeted front elevation, stone walls, window & door openings & arch opening details, stone moulded chimneys, concave verandah form to north side of residence.	4034/810 a, d, e	
House, 68 Bay Road, Mount Gambier	External form, original materials & architectural detail of 1949 residence including stone ashlar block walls, curved glass corner windows, glass block windows to stair hall, timber & metal framed window & door joinery, flat roof & timber lined eaves. Mature garden setting is notable.	3810/138 a, d, e	




ADDRESS	EXTENT OF LISTING	C.T. CRITERIA	
House, 79 Bay Road, Mount Gambier	External form, original materials & architectural detail of 1904 residence including face stone & dressed stone walls, convex return verandah form, turreted square side entrance element, moulded chimneys, & timber window & door joinery.	4035/424 a, d, e	
House, 81 Bay Road, Mount Gambier	External form, original materials & architectural detail of 1915 to 1916 residence including face dolomite & dressed limestone wall surfaces, strapped gable ends, timber fretwork, bracketing & struts to verandah, & moulded stone chimneys. The later side extension & roof tiles do not form part of the listing.	1003/22, 1352/71 a, d, e	
House, 83 Bay Road, Mount Gambier	External form, original materials & architectural detail of 1915 to 1916 residence including face dolomite & dressed limestone wall surfaces, strapped gable ends, timber fretwork, bracketing & struts to verandah, timber & metal window hood & moulded stone chimneys.	1108/79 a, d, e	
House, 89 Bay Road, Mount Gambier	External form, original materials & architectural detail of c1907 residence including face dolomite & dressed limestone walls & window & door dressings, timber window & door joinery, limestone element in gable end, slate steps & slate paved verandah, & convex verandah form (new verandah structure not included). Mature Norfolk Island Pine (<i>Araucaria heterophylla</i>) is notable.	5211/458 a, d, f	





ADDRESS	EXTENT OF LISTING	C.T. CRITERIA	
House, 91 Bay Road, Mount Gambier	External form, original materials & architectural detail of 1919 residence including stone walls & stone verandah pillar elements, gable wings with projecting eaves & strapped gable ends, timber window & door joinery, & substantial chimneys with projecting elements.	4019/799 a, d, e, f	
House, 27 Ferrers Street, Mount Gambier	External form, original materials & architectural detail of 1910 residence including face dolomite & dressed limestone walls, window & door dressings, timber window & door joinery, strapped gable infill, stone chimneys, convex return verandah form, & slate verandah steps. Conifer trees are notable.	5284/196 a, d	
House, 29 Ferrers Street, Mount Gambier	External form, original materials & architectural detail of 1910 residence including face dolomite dressed limestone walls, strapped gable ends, tall moulded stone chimneys, timber window joinery, & expansive roof/verandah form.	5284/196 a, d	
House, 17 O'Halloran Terrace, Mount Gambier	External form, original materials & architectural detail of 1876 residence including face dolomite & face limestone walls, projecting segmental bay window to front wing, concave verandah form, timber window & door joinery, moulded chimneys, & slate verandah steps & slate paving. Mature Ash (<i>Fraxinus</i> sp) is notable.	4164/664 a, d, e	

ADDRESS	EXTENT OF LISTING	C.T. CRITERIA	
House, 14 Power Street, Mount Gambier	External form, original materials & architectural detail of 1887 residence including face dolomite & limestone walls, detailed window & gable dressings to front projecting bay, convex verandah form, slate verandah steps & paving, & moulded stone chimneys.	5078/725 a, d	
House, 27 Power Street, Mount Gambier	External form, original materials & architectural detail of 1867 residence including two storey stone walls, quoining, window & door dressings, convex verandah form & cast iron verandah posts, original timber window & door joinery, & moulded stone chimneys. Mature poplar/ash tree is notable.	5142/716 a, d, e	
House, 30 Power Street, Mount Gambier	External form, original materials & architectural detail of 1887 residence including double hipped roof form, weatherboard walls, timber window & door joinery, & stone chimney.	5190/807 a, d, e	
House, 2 Wallace Street, Mount Gambier	External form, original materials & architectural detail of 1897 residence including face limestone walls, quoining, window & door dressings, moulded stone chimneys, timber window & door joinery, convex return verandah form with projecting gable & cast iron posts & detailing, & slate verandah paving.	3657/64 a, d, e	

ADDRESS	EXTENT OF LISTING	C.T. CRITERIA	
House, 8 Wallace Street, Mount Gambier	External form, original materials & architectural detail of c1920 residence including face limestone walls & verandah posts & pillars, strapped corner gable ends, & stone chimney.	498/31 a, d, e	
• Wehl Street South Local Heritage Policy Area			
House & fence, 1a Amor Street, Mount Gambier	External form, original materials & architectural detail of 1886 residence including limestone walls & raised, quoins, window & door dressings, moulded limestone cornice to eaves, later limestone verandah structure & limestone fence, timber window & door dressings & stone chimney.	5097/4 a, d	
House, 21 Bertha Street, Mount Gambier	External form, original materials & architectural detail of c1870 residence including weatherboard timber walls, timber window & door joinery including multi-paned windows, low scale corrugated iron roof with incorporated verandah profile, & low stone chimney.	1943/117 a, d	
House & fence, 27 Bertha Street, Mount Gambier	External form, original materials & architectural detail of c1870 residence including rough face stone front wall & smooth stone gable ended side walls, multi-gabled side elevation, later stone verandah pillars incorporated into front fence structure, & timber window & door joinery.	4249/714 a, d	

ADDRESS	EXTENT OF LISTING	C.T. CRITERIA	
Former Mill & Distillery site at rear 1 & 2/155 Commercial Street West, Mount Gambier	External form & materials of remaining stone structure including simple gable ended barn forms in 2 sections, & front corrugated iron distillery tower & ventilation register.	4280/597 , 6301/72, 694/173 a, d, e	
St Martins Lutheran Church, 11 Edward Street, Mount Gambier	External form, original materials & detailing of 1862 Church, 1894 vestry & 1905 tower including limestone walls & raised limestone window & arch dressings, buttressing, coping & castellation to tower. (Does not include link or manse.)	1017/6 a, c, d, f	
House, 50 James Street (cnr Wehl Street South), Mount Gambier	External form, original materials & architectural detail of 1906 residence including face dolomite walls with limestone window & door dressings & inset verandah structure, tall stone chimneys, & timber window & door joinery. The later profile metal roof decking is not included in the listing.	1716/81 a, d, e	
House, 12 Wehl Street South, Mount Gambier	External form, original materials & architectural detail of 1915 residence including face dolomite walls with raised limestone window & door dressings & quoining, projecting front bay window with limestone parapet detailing, strapped gable ends, timber fretwork to return verandah, & tall moulded stone chimneys.	5209/856 a, d, e	



ADDRESS	EXTENT OF LISTING	C.T. CRITERIA	
House, 14 Wehl Street South, Mount Gambier	External form, original materials & architectural detail of 1914 residence including complicated gable roof form with corner pinnacle turret roof, stone walls & verandah entrance structure, & tall stone chimneys.	3301/52 a, d	
<p>• Vansittart Park Local Heritage Policy Area</p>			
House, 16 Eglington Terrace, Mount Gambier	External form, original materials & architectural detail of 1886 residence including face dolomite walls with raised limestone quoining, window & door dressings, projecting segmental bay window with limestone dressings, concave verandah form, & moulded stone chimneys.	3043/41 a, d, e	
Rotunda, Memorial Gates, Garden & Grandstand Vansittart Park, 106 Commercial Street West, Mount Gambier	External form, details, materials & all identified historic elements in the Park, including entrance gates, war memorial, rotundas, grandstand, Score box, canteen and other elements. All mature trees and planting are included in the listing.	1935/163 a, c, d, e, f	
House & fence, 27 Wehl Street North, Mount Gambier	External form, original materials & architectural detail of 1936 residence including pillow faced stone walls with dressed stone quoining, arch detailing & gable window dressings, timber window & door joinery, tall stone chimneys & limestone fence.	5137/325 a, d	

ADDRESS	EXTENT OF LISTING	C.T. CRITERIA	
<ul style="list-style-type: none"> St Andrews Local Heritage Policy Area 			
House and fence, 1 & 3 Colhurst Place, Mount Gambier	External form, original materials & architectural detail of 1878 residence including two storey stone walls with raised limestone window & door dressings, arch headed window & door forms, slate entrance steps with stone balustrading, & two storey return verandah form with cast iron detailing. Cast iron & masonry front fence is included, and mature garden setting is notable.	4106/52 a, d, e	
House & fence (The Terraces), 36 Elizabeth Street, Mount Gambier	External form, original materials & architectural detail of 1881 residence including rough face stone walls with dressed stone window & door dressings & quoining, projecting segmental stone bay window, tall moulded stone chimneys, & substantial limestone fence & entrance gates.	5249/538 a, d, e	
House (Lambert Village), 87 Gray Street, Mount Gambier	External form, original materials & architectural detail of earliest sections of c1862 residence including face limestone walls with dressed limestone windows to the two storey section. The later additions to the side & elevation facing Elizabeth Street, & later roof tiles are not included.	3552/169 a, d, e	
House (former Manse), 101 Gray Street, Mount Gambier	External form, original materials & architectural detail of c1868 and 1889 elements of residence including face dolomite walls with dressed limestone window & door dressings & quoins. The later stone balustrade to upper balcony area is not included.	1942/187 a, d, e	

ADDRESS	EXTENT OF LISTING	C.T. CRITERIA	
House, 27 Jubilee Highway West, Mount Gambier	External form, original materials & architectural detail of c1868 residence including face dolomite walls with painted dressed limestone window & door dressings & quoins, segmental bay windows, concave verandah roof form.	3657/174 a, d, e	
House, 35 Jubilee Highway West, Mount Gambier	External form, original materials & architectural detail of c1890 residence including face dolomite walls with painted dressed limestone window & door dressings & quoins, segmental bay window, cast iron verandah posts and trim.	5061/415 a, d, e	
<ul style="list-style-type: none"> Doughty Street Local Heritage Policy Area 			
House, 19 Doughty Street, Mount Gambier	External form, original materials & architectural detail of 1883 residence including dressed limestone walls, small projecting segmental bay window, tall gable ended front elevation, & timber verandah structure with slate access steps. The Canary Island Date Palm (<i>Phoenix canariensis</i>) is notable	4110/592 a, c, d, e	

ADDRESS	EXTENT OF LISTING	C.T. CRITERIA	
House, 21 Doughty Street, Mount Gambier	External form, original materials & architectural detail of c1917 residence including face stone walls, elaborate gable end incorporating projecting bay & verandah elements, moulded stone chimneys, terracotta roof tiles, & timber window & door joinery.	5338/205 a, d, e	
House, 23 Doughty Street, Mount Gambier	External form, original materials & architectural detail of 1860s and 1887 residence including gable ended projecting bays, arch headed stone porches, timber window & door joinery, & dressed stone walls. Mature Cottonwood (<i>Populus deltoides</i>) and garden setting	5172/479 a, d, e	
House (Curatum), 20 Powell Street, Mount Gambier	External form, original materials & architectural detail of 1898 residence, including limestone walls and detailing. Mature trees and garden setting	5086/75 a, d	
<ul style="list-style-type: none"> Wehl Street North Local Heritage Policy Area 			
House (Kaniva), 73 Wehl Street North, Mount Gambier	External form, original materials & architectural detail of c1913 residence, including face dolomite walls with dressed limestone window & door dressings & quoins, bullnose return verandah with cast iron and timber details, bay window, tall tapered chimneys with terra cotta chimney pots. Mature trees and garden setting	2160/99 a, d, e	





ADDRESS	EXTENT OF LISTING	C.T. CRITERIA	
House, 82 Wehl Street North, Mount Gambier	External form, original materials & architectural detail of c1870 residence, including low scale stone walls (now painted), window and door dressings.	5104/317 a, d, e	
• Railway Local Heritage Policy Area			
Office, 34 Bay Road, Mount Gambier	External form, original materials & architectural detail of 1885 office building including stone walls with raised dressed stone quoining & window & door dressings, simple form with splayed corner entrance no longer accessible, & timber window joinery.	1426/198 a, b, d, e	
Charlick's Warehouse 6 Margaret Street, Mount Gambier	External form, original materials & architectural detail of c1900 stone warehouse structure including dressed limestone walls with raised quoining & dressings to openings, gable ended warehouse form, & painted sign to front elevation 'William Charlick Ltd.' The infill to the door opening in front elevation is not included in the listing.	491/84 a, b, c, d, e	
Wool Sorting Stores, 36 Margaret Street, Mount Gambier	External form, original materials & architectural detail of stone buildings including basic warehouse gable ended form, original openings to front elevations, & stone & timber loading platforms to railway frontage.	4281/356 a, b, c, d, e	

ADDRESS	EXTENT OF LISTING	C.T. CRITERIA	
Railway Station, 1 Railway Terrace, Mount Gambier	External form, original materials and architectural detail of 1918 Railway Station building including metal framed canopies (but not roof cladding), dressed and face limestone, louvred gables, stone chimney and projecting roof and verandah rafters.	- a, c, d	
	<p>Also included in the listing is the three level square stone signal box (originally coursed and black lined, but now painted) including stone walls, timber staircase and corrugated iron roof with wide eaves and timber framed upper glazed areas.</p>		
			Railway Station Building
			Signal Box

5.1.2 Schedule of Local Heritage Places outside Local Heritage Policy Areas

ADDRESS	EXTENT OF LISTING	C.T. CRITERIA	
House, 1 Anthony Street, Mount Gambier	External form & materials of c1870s residence including front limestone section with dressed quoins and window and door dressings to front elevation, low scale hipped roof and limestone chimney.	1813/7 a, d	
Solicitor's Office & fence, 12 Bay Road, Mount Gambier	External form, materials & architectural detailing of 1900 office including face dolomite walls with ornate stone & plaster window & door dressings, parapeted front elevation with balustrade & cornice, tall stone chimney, & masonry & cast iron fence.	4285/691 a, d, e	
Former Farmers Union Building, 1- 4/18 Bay Road, Mount Gambier	External form, materials & original architectural detailing of 1914 building including ornate limestone front elevation with paired attached columns to upper level, balustraded parapet to roof line & later, but significant, plate glass & metal shop windows to ground floor, & timber window & door joinery. The later suspended awning is not included in the listing.	4307/114 a, c, d	
Mac's Hotel, 21 Bay Road, Mount Gambier	External form, materials & original architectural detailing of 1881 hotel & 1905 verandah including rock face stone walls & bay window & door dressings, arch headed openings on ground floor, two level verandah form, bracketed eaves & moulded stone chimneys. Also includes early rear single storey section to Sturt Street.	5176/521 , 646 a, c, d, e	 

ADDRESS	EXTENT OF LISTING	C.T. CRITERIA	
House, 10 Canavan Road, Mount Gambier	External form, materials & detailing of circa 1903 house including rock face dolomite walls with dressed limestone detailing, bull-nose verandah form, limestone dressings to window & door openings & quoining, & eaves brackets & chimney.	2540/170 a, d	
House & fence, 12 Canavan Road, Mount Gambier	External form, materials & detailing of 1937 house including rock face & grey dolomite detailing to walls & verandah, terracotta tiled roof, leadlight windows, & timber & rough render gable infills, & pink & grey rock face dolomite fence.	5198/399 a, d	 
House, 21 Canavan Road, Mount Gambier	External form, materials & detailing of circa 1909 house including rock face pink dolomite walls, dressed limestone banding, door & window surrounds & quoining, chimneys & bull-nose verandah form.	5276/652 a, d	
Fountain, 38 Commercial Street East, Mount Gambier	Iron & marble fountain structure & enclosing stone walls.	4030/976 , 977 a, d, e	

ADDRESS	EXTENT OF LISTING	C.T. CRITERIA	
South Australian Hotel, 78 Commercial Street East, Mount Gambier	External form & materials of 1860s corner hotel building including face limestone detailing to windows & doors, chamfered corner configuration & parapet with limestone cornice now painted. Note that this detail extends into Compton Street. The later rear extension is not included.	4225/15 a, c, d	
Pillar Box, adjacent to 109 Commercial Street East, Mount Gambier	Cast iron circular pillar box with raised lettering to top.	- a, b, d	
Federal Hotel, 112 Commercial Street East, Mount Gambier	External form of 1914 hotel including chamfered corner configuration. Significant detail includes raised quoining & window & door dressings. Note all stonework now painted. Later verandah not included.	5154/848 a, c, d	
South Eastern Hotel, 229-233 Commercial Street East, Mount Gambier	External form & materials of 1886 hotel building which forms the southern section of the current hotel, including face dolomite walls with limestone quoining & door & window dressings & corrugated iron roof.	1059/128 , 3811/116 a, c, d	

ADDRESS	EXTENT OF LISTING	C.T. CRITERIA	
Gem Stores, 19 Commercial Street West, Mount Gambier	External form & original materials of the 1866 single storey early shop and the 1885 two storey section above, including face dolomite walls with limestone window dressings & limestone parapet.	3798/1 a, d	
Commercial Hotel, 76 Commercial Street West, Mount Gambier	External form & original materials of 1904 hotel & verandah including limestone walls, projecting bays with parapet, two storey bull-nose verandah & cast iron detailing.	4334/300 a, c, d	
Park Hotel, 161 Commercial Street West, Mount Gambier	External form & original materials of 1885 hotel including two storey hotel form, rock face stone walls with raised dressed stone window & door openings, round headed arched openings to ground floor, & bracketed eaves. The later extensions to the east & south are not included.	3373/89-90 a, c, d	
South East District Education Office, 191 Commercial Street West, Mount Gambier	External form & materials of original section of 1914 High School buildings including complicated roof form, gable ended sections to front elevation including chimneys. The later painted surface of the building is not included in the listing.	4202/858 a, c, d	
Pillar Box, adjacent 165 Commercial Street West, Mount Gambier	Cast iron circular pillar box with raised lettering to top banding.	- a, b, d	

ADDRESS	EXTENT OF LISTING	C.T. CRITERIA	
House, 282 Commercial Street West, Mount Gambier	External form & materials of 1860s section of current house including dressed stone walls, simple pitched roof form, stone verandah supports, & timber window joinery.	2437/69 a, c, e	
House, 413-419 Commercial Street West, Mount Gambier	External form & materials of 1870s residence including face dolomite walls with dressed stone window & door dressings & quoining, timber window & door joinery, & moulded stone chimney.	4319/323 a, c, d, e	
House, 12 Crouch Street North, Mount Gambier	External form and original materials of timber and stone 1875 residence and timber fence. DEMOLISHED 2007	4327/356 a, d, e	
House, 45 Crouch Street North, Mount Gambier	External form, original materials & details of 1904 residence including projecting gable with timber & rough render detail, rock face dolomite walls, limestone door & window dressings & chimney, gable detail & eaves brackets.	4036/866 a, d, e	
House, 114 Crouch Street North, Mount Gambier	External form & materials of circa 1903 residence including rock face dolomite walls, elaborate limestone window & door dressings & gable infill, timber scalloped barge boards, limestone moulded chimneys, timber finials to gable ends.	4177/643 a, d	




ADDRESS	EXTENT OF LISTING	C.T. CRITERIA	
House, 116 Crouch Street North, Mount Gambier	External materials, form & detail of c1903 residence including symmetrically fronted limestone detail & bull-nose verandah roof form.	4271/901 a, d	
Pioneer Park, 36 Crouch Street South, Mount Gambier	Extent of 1854 cemetery reserve & stone memorial.	64/55 a, e, f	
House, 93 Crouch Street South, Mount Gambier	External form & materials of c1870s residence including double gabled form with central entrance porch & raised limestone quoining & limestone walls.	2603/136 a, d	
Housing Trust Houses, 35-57 Ehret Street, Mount Gambier	External form & materials of original 1945 Housing Trust houses including face limestone walls with raised banding now painted, simple timber verandah structure, limestone chimneys with terracotta edging, timber sash windows with horizontally divided panes, & cyclone mesh & galvanised pipe low fencing to all houses.	3187/79 a, b, d, e	
House, 2 Eustace Street, Mount Gambier	External form, materials & architectural detail of 1915 residence including dressed limestone walls, rock face limestone, projecting window to front elevation, limestone balustrade wall to verandah & paired timber verandah posts with triangular bracketing.	4264/986 a, d, e	

ADDRESS	EXTENT OF LISTING	C.T. CRITERIA	
House, 18 Eustace Street, Mount Gambier	External form & materials of 1909 residence including dressed limestone walls & window & door dressings & quoining, timber sash windows & entrance door with leadlight sidelights.	3304/43 a, d, e	
Bentley House, 22 Eustace Street, Mount Gambier	External form, original materials & architectural detail of 1908 house & verandah including stone walls & window & door dressings & elaborate stone detail to entrance porch, strapped gable ends & concave return verandah form, & metal fish scale tiles to square entrance porch roof & stone chimneys. The mature garden setting including the pair of mature Norfolk Island Pines is included in the listing.	5074/164 a, d, e, f	
House, 23 Eustace, Mount Gambier	External form, original materials & architectural detail of 1911 house including dressed limestone & face dolomite banding, projecting limestone bay with semi-circular headed leadlight window, scalloped timber barge board & gable detailing to finial, limestone chimney & projecting gabled elements to verandah form.	2159/153 a, d, e	
House, 22 Fairlie Street, Mount Gambier	External form & original materials of the 1905 house including rock face dolomite & dressed limestone walls with detail to front gable end window dressing, castellated parapet over angled porch entrance.	2712/29 a, d, e	

ADDRESS	EXTENT OF LISTING	C.T. CRITERIA	
House, 24 Fairlie Street, Mount Gambier	External form & original materials of 1905 house including face dolomite front walls & dressed limestone window & door dressings & quoining, & dressed limestone chimneys.	1883/40 a, d, e	
Varcoe's Foundry, 14 Ferrers Street (10 Watson Terrace), Mount Gambier	Materials & architectural detail of masonry façade only including rough face yellow dolomite with dressed limestone detailing to pilasters & quoins, limestone window head pediments & ornate parapet detailing with central pedimented section & side brackets.	5134/241 a, d, e	
Plane Trees, Grey Street South, Mount Gambier	All mature trees planted in 1901 & later re-plantings.	- e, f	
Chapel, 11 Herbert Street, Mount Gambier	External form & original materials of 1869 chapel including random coursed dolomite front elevation, lancet windows with limestone dressings, limestone dressings to pointed arch doorway, projecting limestone bell gablet to front elevation, diamond pane leadlight windows, & side elevations of limestone.	4004/455 29 a, c, d, f	

ADDRESS	EXTENT OF LISTING	C.T. CRITERIA	
House, 13 Herbert Street, Mount Gambier	Original form & materials of c1860s house including front wall of face dolomite with side walls of limestone & limestone quoining, chimney, window & door dressings, & low scale hipped roof. Bull-nose verandah later additions are not included.	1739/114 a, d	
House, 1 Jardine Street, Mount Gambier	External form, original materials & detailing of circa 1898 residence including face dressed limestone walls, & window & door dressings & quoins, eaves brackets & timber details to roof gable ends. Two mature flowering gums to the garden facing Jardine Street are also included in the listing.	3352/81 a, d, e	
House, 7 Jardine Street, Mount Gambier	External form & detailing of c1920 residence including tapered front limestone columns to verandah, face grey dolomite walls & front roof gable.	4393/354 a, d	
House, 9 Jardine Street, Mount Gambier	External form & original materials of c1910 residence including face dolomite & dressed limestone to front elevation, moulded chimneys & window hood detail.	1007/24 a, d	

ADDRESS	EXTENT OF LISTING	C.T. CRITERIA	
House, 11 Jardine Street, Mount Gambier	External form, original materials of c1910 residence including face dolomite & dressed limestone to front elevation, stone chimney with moulded detail. Does not include verandah.	5152/242 a, d	
House, 17 Jardine Street, Mount Gambier	External form, materials & original detailing of the c1903 turret house including cast iron posts & frieze to verandah, face & dressed stone walls, corrugated iron roof, moulded chimneys, metal clad roof to corner turret.	1773/23 a, d	
House & fence (Holstein), 22 Jardine Street, Mount Gambier	External form, original materials & architectural detail of the 1909 residence including sawn limestone walls, cast iron verandah elements & limestone fence pillars.	4228/228 a, d, e	
House (Offices), 1 Krummel Street, Mount Gambier	External form, materials & detail of 1889 former house including face dolomite walls with dressed limestone quoins, window & door dressings, projecting bays with pierced timber barge boards, limestone chimneys & bull-nose verandah.	3369/173 a, d	

ADDRESS	EXTENT OF LISTING	C.T. CRITERIA	
Laundromat, 6-10 Krummel Street, Mount Gambier	External form & original materials of former c1850 National Bank including limestone walls, timber framed sash windows with multi-paned lights, small projecting entry bay to door, & attached projecting room (now converted to laundry). Later alterations are not included.	3161/199 -200, 4040/110 a, d, e	
Cemetery Reserve, Lake Terrace, Mount Gambier	Extent of cemetery reserve including Sexton's Cottage, two pairs of entrance gates & grave stones & grave site enclosures.	116/79 a, c, d, e, f	
House, 8 Mark Street, Mount Gambier	External form, original materials & detail of 1870s duplex residence including projecting gable wing & wing with projecting hexagonal bay, timber barge boards & finials, bull nose verandah & limestone chimneys, walls & window & door dressings & quoins (now painted).	2053/138 a, d	
House, 31 North Terrace, Mount Gambier	External form, original materials & architectural detail of the c1890 residence including projecting bull-nose verandah porch construction at the angle of the 'L' plan, face limestone walls, chimneys, original detailing to verandah including castellated parapet element. The mature red Flowering Gum (<i>Corymbia</i>) is included also.	2703/23 a, d, e	




ADDRESS	EXTENT OF LISTING	C.T. CRITERIA	
House, 41 North Terrace, Mount Gambier	External form, materials & detail of c1915 residence including dressed limestone walls & door & window dressings & quoining, limestone balustrade wall to verandah, tall limestone chimneys, timber verandah posts & timber strap detail to roof gable.	4063/171 a, d	
House, 33 O'Halloran Terrace, Mount Gambier	External form, original materials & detailing of c1887 residence including face pink dolomite walls with dressed limestone quoining, window & door dressings & detailing to hexagonal bay window, limestone chimneys & white dolomite base to verandah, curved timber barge board & finial with cast iron finial cap, & concave verandah. The garden retains a mature Oak tree on the O'Halloran Terrace boundary.	5199/819 a, d	
Farm cottage & outbuildings, 72 O'Leary Road, Mount Gambier	External form & original materials of c1860s stone farmhouse & outbuildings, lime kiln & early limestone quarry including random limestone walls & picked limestone window & door dressings & chimney facing to the house, limestone walls to the outbuildings & sheds.	5463/545 a, b, d, e	 
House, 4 Oldham Close, Mount Gambier	External form, materials & detail of 1860s house & later c1900 extensions including face limestone walls (now painted) & projecting gable front to verandah, & limestone chimneys.	3895/93 a, d, e	

ADDRESS	EXTENT OF LISTING	C.T. CRITERIA	
Mount Gambier Club, 1-6/7 Penola Road, Mount Gambier	External form, materials & architectural detail of 1904 building including coursed dolomite plinth, pedimented entrance, cornice marking first floor level, attached ionic columns, window hoods to upper level, cornice & balustraded parapet, & rear limestone walls.	3227/21 a, c, d, e	
Victorian Producers (now South East Community Legal Service), 9 Penola Road, Mount Gambier	External form, materials & detailing of 1933 District Council Chamber & Office including end gable form, limestone walls, circular canopy entrance with projecting parapet, & face brick plinth. The later windows are not included.	1984/89 a, c, d	
House, 60 Penola Road, Mount Gambier	External form, materials & detailing of c1920s alterations to 1904 residence including multi-gabled terracotta roof including second storey, rock face dolomite walls, substantial limestone verandah pillars & timber & render gable end detailing.	5119/58 a, d	
House, 61 Penola Road, Mount Gambier	External form, original materials & detailing of c1908 residence including rock face dolomite walls with dressed sandstone detailing including quoining, door & window dressings, & elaborate semi-circular arch detail above projecting bay window, dolomite & limestone chimneys, & mature garden vegetation including <i>Pheonix canariensis</i> (Canary Island Date Palm).	5125/165 a, d, e	

ADDRESS	EXTENT OF LISTING	C.T. CRITERIA	
House & outbuilding, 82 Penola Road, Mount Gambier	External form, original materials & detailing of 1903 residence including stone walls with raised stone quoining, window & door dressing & gable end details, timber door & window joinery, slate steps with curved stair balustrade, return verandah form with cast iron posts & cast iron trim, & stone chimneys. Also simple gable roof form two storey stone outbuilding.	1159/108 a, d	 
House, 84 Penola Road, Mount Gambier	External form, original materials & detail of c1910 residence including face pink dolomite walls with dressed limestone window & door dressings & attached pediment detail above front gable window, tall limestone chimneys & limestone balustrade to front entrance steps.	3634/120 a, d	
House, 93 Penola Road, Mount Gambier	External form, original materials & detail of c1900 residence including face dolomite walls with dressed limestone quoining, door & window dressing including window canopy to front gable window, bull-nose return verandah with cast iron posts, timber barge board & finials to gable ends, & limestone chimneys.	5297/754 a, d	

ADDRESS	EXTENT OF LISTING	C.T. CRITERIA	
House, 146 Penola Road (now 12 Kywong Court), Mount Gambier	External form, materials & detail of c1880s farmhouse including face limestone walls & door & window dressings, projecting bay & verandah form (later infill to verandah is not included).	5263/989 a, d	
House, 179 Penola Road, Mount Gambier	External form, original materials & detailing of 1901 house including dressed limestone walls, fence posts, projecting hexagonal bay & chimneys.	5119/58 a, d, e	
House, 1 Powell Street, Mount Gambier	External form & original materials of c1880 house including dressed limestone walls & window & door dressings & quoins, & chimneys.	3153/166 a, d, e	
House, 4 Queens Avenue, Mount Gambier	External form & original materials of c1890s house including dolomite walls with dressed limestone quoining & window dressing, limestone chimneys & bull-nose verandah form.	4295/71 a, d, e	

ADDRESS	EXTENT OF LISTING	C.T. CRITERIA	
House, 5 Queens Avenue, Mount Gambier	Original form, materials & detail of c1890s house including dressed sawn limestone walls with detailed quoining to windows & doors, & projecting bays to Queens Avenue & north facing elevation.	2821/121 , 4218/674 a, d, e	
Banner Hardware, 2 Sturt Street, Mount Gambier	Significant external form & materials of 1882 stone flour mill including five bays of two storey limestone walling to Sturt Street & seven bays of two storey stonework & six bays of single storey stonework to Bay Road. The walls are constructed in rock faced dolomite with dressed limestone dressings.	5135/695 a, b, d, e	
House (Surgery), 20 Sturt Street, Mount Gambier	External form, materials & detail of c1911 residence including face dolomite walls with rusticated limestone quoining & window doors & dressings, verandah with timber posts & fretwork & brackets, limestone chimneys & timber strapping & renderwork to gable ends.	5162/467 a, d	
House (National School), 36 Sturt Street, Mount Gambier	External form & materials of former National School building of 1858 including gable ended projecting bay with limestone fascia, simple face limestone wing (now painted) & limestone chimneys.	1632/156 a, c, d	
Sportman's Arms Hotel Stables, 2A Sutton Avenue, Mount Gambier	External form & original materials of 1868 stone stables including limestone wall & copings, projecting gable & timber doors.	312/741 a, c, d	

ADDRESS	EXTENT OF LISTING	C.T. CRITERIA	
Former Mount Gambier West Council Chambers, 6 Sutton Avenue, Mount Gambier	External form & original materials & detail of the 1883-1884 former Council Chambers including face dolomite walls with dressed limestone window & door dressings & quoining, projecting limestone pediment & parapet with limestone moulding, limestone chimneys, and low pitched hipped roof behind.	5220/289 a, c, d	
Meischel Park Cemetery Reserve, 13 Warren Street, Mount Gambier	The extent of 1860s cemetery reserve including mature trees.	3679/65 a, b, c	
House, 46-58 Wireles Road West, Mount Gambier	External form & materials of c1880s farmhouse including both sections of the residence, including symmetrically fronted limestone section with cast iron verandah posts & trim, & adjacent limestone bow fronted section.	4167/471 a, b, d	

5.2 Proposed Additional Local Heritage Places

There are currently 122 Local Heritage Places in Mount Gambier. It is recommended that additional Local Heritage Places (and maps indicating their locations) be included in the Heritage PAR.

The following places are proposed for consideration for listing as local heritage places. The following inventory is presented in alphabetical street order.

PROPERTY ADDRESS	EXTENT OF LISTING	CERTIFICATE OF TITLE REFERENCE	SECTION 23(4) CRITERIA
Railway Pillar Box, 14 Atlantic St (at Bertha Street), Mount Gambier	External form, materials and detailing of the concrete pillar box.	5700656	a
Jubilee Hall and part Sunday School, Bay Road, Mount Gambier	External form, materials and detailing of the remaining section of the 1866 Sunday School and 1915/51 Hall including pitched roof forms, face stone walls, square stone tower, arched windows and doors.	884/90	a, c, d
206 Commercial Street East, Mount Gambier DEMOLISHED 2008	The overall form, materials & detailing which remain of the original dwelling including timber weatherboards & hipped roof.	5660/12	a, d
Two storey shop, 10 Commercial Street West, Mount Gambier	Original external form, materials and detailing of the 1890s shop.	5811/939	a, d, e
Odeon Theatre, 103 Commercial Street West, Mount Gambier	External form, materials and detailing of the theatre including the front elevation, parapet and cantilevered front awning.	5314/95	a, c, d
Former Bacon Factory, 204 Commercial Street West, Mount Gambier	External form, materials and detailing of the 1900 factory building including the extensive gable ended front elevation with raised dressed sandstone dressings to window and door openings and quoining.	4322/203	a, d
House, 312 Commercial Street West, Mount Gambier	External form, materials and detailing of the circa 1900 house including face stonework, raised stone dressings and return verandah.	5870/268	a, d
House, 399 Commercial Street West, Mount Gambier	External form, materials and detailing of the circa 1870 house including face stonework, raised stone dressings and return verandah.	4118/753	a, d
Uniting Church Hall, Elizabeth St, cnr Caldwell St, Mount Gambier DEMOLISHED 2009	External form, materials and detailing of the 1860s former Church Hall including face stone walls, lancet windows, dressed stone quoining and window and door dressings and other original elements.	3572/142	a, c, d
Former Umpherston College, Elizabeth St, cnr Caldwell St, Mount Gambier DEMOLISHED 2009	External form, materials and detailing of the 1860s former Church Hall including face stone walls, lancet windows, dressed stone quoining and window and door dressings and other original elements.	3572/142	a, d, e
Stables - St Andrew's Manse, Elizabeth St, Mount Gambier	External form, materials and detailing of the stables.	3572/142	a, d
House, 12-14 George St, Mount Gambier	External form, materials and detailing of the 1925-6 houses including stonework, timber windows and verandah.	5712/648	a, d
House, 13 Hart Street, Mount Gambier	External form, materials and detailing of the 1860s house including hipped roof and verandah form, and chimneys.	5780/629	a, d

PROPERTY ADDRESS	EXTENT OF LISTING	CERTIFICATE OF TITLE REFERENCE	SECTION 23(4) CRITERIA
House, 17 Hart Street, Mount Gambier	External form, materials and detailing of the 1860s house including hipped roof and verandah form, and chimneys.	5311/199	a, d
Former Private Hospital, 49 Helen Street, Mount Gambier	External form, materials and detailing of the 1915 former private hospital including plan and roof form, dressed limestone walls, and door and window dressings, timber window, door and verandah joinery.	5241/984	a, c, d
Water Tower, 7a Keegan Drive, Mount Gambier	External form, materials and original detailing of the 1959 water tower.	5891/869	a, d
Railway Turntable & Round House, Lacepede Street, Mount Gambier	The form, all remaining equipment and technological elements associated with the functioning of the turntable and roundhouse.	Railway Reserve	a, d
Former Mount Gambier Hospital, Lake Terrace West, Mount Gambier	External form, materials and detailing of the 1950s-60s hospital building including overall building form, rear parabolic roofed laboratories, linking elevated bridge, overall form of nurses home and sloping landscaped grounds.	5888/558	a, d
Frew Park, Penola Road, Mount Gambier	The full extent of Frew Park. The area and its trees should be cared for in a manner which ensures their longevity.	5638/340	c, f
St Paul's School Hall, Former Roman Catholic Complex, Penola Road, Mount Gambier	External form, materials and detailing of the 1916 hall including face stonework and highly decorative portico elements.	5915/643	a, c, d
House, 44 Pick Ave, Mount Gambier	External form, materials and detailing of the circa 1900 house including face stonework, raised stone dressings and return verandah.	5926/347	a, d
Showgrounds Grandstand, Pick Avenue, Mount Gambier	The form materials and detailing of the Showgrounds Grandstand including 1954 alterations required to make transported building sound.	5709/67	a, c, d
House, 2 Railway Terrace, Mount Gambier	External form, materials and detailing of the circa 1880-1890 former house including face stone wall and timber window and door joinery.	5872/249	a
House, 5 Sutton Avenue, Mount Gambier	External form, materials and detailing of the c1880s house.	5739/541	a, d
Former Stables, 13 Tenison Drive, Mount Gambier	External form, materials and detailing of the c1840s stable building including face stone and simple form.	4232/220	a, d
Railway Signal Box, White Avenue, Mount Gambier	External form, materials and detailing of the signal box including the simple form and wide eaves.	Railway reserve	a

RAILWAY PILLAR BOX

Address: 14 Atlantic Street, Mount Gambier
Certificate of Title: 5700/656

Use: Transportation
HCZ Area:

Heritage Status: Nil
Other Assessments: Nil



HISTORY AND DESCRIPTION:

This free standing masonry structure is approximately 2.5 metres high. It features a conical top, wooden door with metal air ventilation grille and masonry plinth. The pillar box is in very poor condition with reinforcing visibly corroding and causing the masonry to crack.

STATEMENT OF HERITAGE VALUE:

The pillar box is an important relic of manual control of the rail system in Mount Gambier.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This pillar box displays historic and social themes that are of importance to the local area as it reflects the development of rail as an important communications and transport system

EXTENT OF LISTING:

External form, materials and detailing of the concrete pillar box.

REFERENCES

- Site visit, 2007
- Ronald Stewein, *One Rusty Rail*, 1973



Views of corroding metal reinforcing

JUBILEE HALL and part SUNDAY SCHOOL, CHRISTCHURCH

Address: Bay Road, Mount Gambier
Certificate of Title: 884/90

Use: Residential
HCZ Area:

Heritage Status: Nil
Other Assessments: Nil



HISTORY AND DESCRIPTION:

The original Sunday School building associated with Christ Church was built to the north of the Church in 1869 and extended in 1892. The 1869 part of this building was demolished in 2006, but the southern gabled 1892 section remains.

The Jubilee Hall was constructed in 1915 to commemorate the fifty year anniversary of the founding of Christ Church Anglican Church. It was constructed next to the original Sunday School, but with a lower pitched roof and a square entrance tower to link the two buildings. The stone from the hall was salvaged from the dismantling of Holy Cross Anglican Church in Doughty Street. Holy Cross had been constructed in 1882 to serve as the church for a breakaway congregation which was reconciled with Christ Church after 1893. In 1948 a severe fire damaged Jubilee Hall, but it was rebuilt in 1951 using the original stone.

STATEMENT OF HERITAGE VALUE:

These buildings have been an important part of the religious activities of Mount Gambier's Anglicans. The remaining section of the 1869/1892 Sunday School building is a part of the original structures on this site and was designed in a simple Gothic revival style to complement the State listed 1865 Christ Church. Jubilee Hall, at the time of its construction in 1915, particularly symbolised the healing of the schism in the congregation.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This section of the Sunday School and the Jubilee Hall display historical and social themes that are of importance to the City of Mount Gambier as they represent the development of religious establishments in Mount Gambier and also the reconciliation and growth of the Anglican congregation during the nineteenth and early twentieth centuries.
- (c) The complex has played an important part in the lives of local residents as it has strong cultural and spiritual associations for that section of the community who belonged to the Anglican Church Congregation.
- (d) The part of the 1869/1892 Sunday School and 1915/51 Hall display aesthetic merit and design characteristics of significance to the City of Mount Gambier as they are good examples of variations of Gothic Revival church buildings.

EXTENT OF LISTING:

External form, materials and detailing of the remaining section of the 1869/1892 Sunday School and 1915/51 Hall including pitched roof forms, face stone walls, square stone tower, arched windows and doors. Any later additions and alterations are excluded from the listing.

REFERENCES

- Site visit, 2000
- Hill pp249-50

JUBILEE HALL and part SUNDAY SCHOOL, CHRISTCHURCH, Bay Road, Mount Gambier (cont)



Laying Foundation Stone for Jubilee Hall in 1915
Note Sunday School building behind

(Source: Les Hill Collection, Mount Gambier Library)

HOUSE

Address: 206 Commercial Street

East, Mount Gambier

Certificate of Title: 5660/12

Use: Residential

HCZ Area:

Heritage Status: Nil

Other Assessments: Nil



HISTORY AND DESCRIPTION:

A small timber weatherboard cottage with a convex verandah. The roof form is hipped with a skillion rear section.

This cottage is the last surviving residence from an early cluster of dwellings known as Williamstown.

STATEMENT OF HERITAGE VALUE:

This small cottage is representative of the early development of the township of Mount Gambier.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This residence displays historical, economic and social themes of significance to the local area and represents typical residential development of Mount Gambier during the early growth of the town.
 - (d) This residence displays aesthetic merit and design characteristics of significance to Mount Gambier as it is a good example of an early residence constructed of timber.
-

EXTENT OF LISTING:

The overall form, materials and detailing which remain of the original dwelling including timber weatherboards and hipped roof. Any later additions and alterations are excluded from the listing.

REFERENCES

- Site visit, 2007

NOTE: DEMOLISHED 2008

TWO STOREY SHOP

Address: 10 Commercial Street
West, Mount Gambier
Certificate of Title: 5811/939

Use: Commercial
HCZ Area:

Heritage Status: Nil
Other Assessments: Nil



HISTORY AND DESCRIPTION:

This single fronted two storey shop building retains its random coursed face dolomite upper walls with limestone parapet, pedimented top, a later verandah with an ogee profiled roof has been installed later, but the contribution to the streetscape is still significant.

This building was opened for business in February 1883. It was built for Chemist, George Pritchard as his new shop. George Pritchard named the shop 'Medical Hall'. It was continuously used as a chemist shop for 83 years by various chemists including Mrs Clara Mary Flint. Mrs Flint was the first female Chemist in Australia and she was also a dentist.

Alterations and refurbishment occurred in 1993, 1997 and 2001. the current dolomite front is not the original, but was reinstated in one of the recent refurbishments. The original verandah was removed in 1953 and also reinstated in the recent refurbishment.

STATEMENT OF HERITAGE VALUE:

This two storey shop is one of the few remaining commercial buildings from the period of expansion of the Mount Gambier town centre during the 1880s and 1890s.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This shop displays historical and social themes that are of importance to the City of Mount Gambier as it represents the growth of the town centre during the late nineteenth and early twentieth centuries.
- (d) This shop displays aesthetic merit and design characteristics of significance to the City of Mount Gambier as it is an excellent example of a two storey shop which retains a face dolomite front elevation.
- (e) This shop is associated with notable local personality Mrs Clara Mary Flint, the first female Chemist in Australia, who was also a dentist.

EXTENT OF LISTING:

Original external form, materials and detailing of the 1890s shop. Any later additions and alterations, including the existing verandah are excluded from the listing.

REFERENCES

- Site visit, 2007
- Mount Gambier Rate Assessments
- *Borderwatch* articles dated 17 December 1957 and 10 November 1900

ODEON THEATRE

Address: 103 Commercial Street

West, Mount Gambier

Certificate of Title: 5314/95

Use: Residential

HCZ Area:

Heritage Status: Nil

Other Assessments: Nil



HISTORY AND DESCRIPTION:

This former cinema, opened in 1928 as the Capitol Theatre and it is a prominent feature along Commercial Street West. It features a symmetrical, parapeted façade with strong vertical geometric elements, and it retains a prominent vertical sign with neon letters. The former theatre building has been changed at ground level to provide for new shops and the theatre was converted for ten pin bowling.

The theatre was built for D Clifford's Amusements Ltd, and the Interior Decorator was Mr E Grant Walsh of Adelaide. The theatre seated 2,000 people. It had specialist lighting - decorative panels suspended from the ceiling containing hundreds of concealed lights which enabled every colour imaginable to flood the hall, and five large crystal candelabra. There was a model of a woman holding a gilt trumpet overhanging the screen. The first film screened in the Capitol was "My Best Girl" starring Mary Pickford. In 1930, the Capitol began screening "talkies". In 1948 it was renamed the Odeon. Film operations continued until 1976 and 'love shows' until 1979 when the building was sold and converted to other uses.

STATEMENT OF HERITAGE VALUE:

The Odeon Theatre represents the provision of recreational facilities for residents of the district during the inter-war period, and reflects the rise of movie films as an important leisure activity for more than 40 years.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This theatre displays historical and social themes that are of importance to the City of Mount Gambier as it represents the provision of facilities for social and cultural aspirations of residents in developing country towns.
- (c) This theatre played an important part in the lives of Mount Gambier residents as a place of recreation and leisure activities for forty years.
- (d) This theatre displays aesthetic merit and design characteristics of significance to the City of Mount Gambier as it is an excellent representative of a purpose built theatre for films.

EXTENT OF LISTING:

External form, materials and detailing of the theatre including the front and side elevations, parapet and cantilevered front awning. Any later additions and alterations are excluded from the listing (particularly the giant bowling pin).

REFERENCES

- Site visit, 2007
- Les Hill, *Mount Gambier, city around a cave*, pp302-5

FORMER BACON FACTORY

Address: 204 Commercial Street

West, Mount Gambier

Certificate of Title: 4322/203

Use: Residential

HCZ Area:

Heritage Status: Proposed 1994 Survey

Other Assessments: Nil



HISTORY AND DESCRIPTION:

This site contained Cock's Brewery which was first operating in 1856. The building was converted in around 1881 to the Adelaide Ham & Bacon Factory. This firm became known as the Boo-Bek Bacon Factory and the old brewery building was used by the Gambier Produce Company in April 1900 for bacon curing and ice production. In July of 1900 it was announced in the Border Watch that a new building was being constructed on this site in white limestone with red dolomite dressings. Sections of the building were used as a service station until recently, and the later service station verandah has been removed. The simple limestone structure is now visible, and the arch headed windows and the location of the former entrance doors survive substantially intact. The building retains its simple architectural detailing and the use of bold quoining and dressings around openings. It is a balanced symmetrical form, reflecting its early industrial use. The building was repainted in May 2008.

STATEMENT OF HERITAGE VALUE:

This former bacon factory is an important example of an early industrial building constructed at the turn of the century using face limestone.

Note that this place was not listed after the 1994 Heritage Survey due to objections from the then owner.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This former factory displays historical and social themes that are of importance to the City of Mount Gambier as it represents the development of industry and provision of food products in the area during the late nineteenth and early twentieth century.
- (d) This former factory displays aesthetic merit and design characteristics of significance to the City of Mount Gambier as it is a carefully designed symmetrical structure which uses local stone to highlight its architectural detailing.

EXTENT OF LISTING:

External form, materials and detailing of the 1900 factory building including the extensive gable ended front elevation with raised dressed sandstone dressings to window and door openings and quoining. The later additions to the north are not included in the listing.

REFERENCES

- Site visit, 2007
- Assessment 1994 Heritage Survey

HOUSE

Address: 312 Commercial Street

West, Mount Gambier

Certificate of Title: 5870/268

Use: Residential

HCZ Area:

Heritage Status: Nil

Other Assessments: Nil



HISTORY AND DESCRIPTION:

This circa 1900 house is a good example of a typical stone house of the period constructed on the western fringe of the more closely developed town centre. It retains random coursed face dolomite front walls with raised limestone quoining and window and door dressings, and gable end details. The return verandah retains timber turned posts and brackets typical of the turn of the century residential architecture. It sits within an industrial area, but is an important relic of the original residential and agricultural activities in this section of Mount Gambier.

STATEMENT OF HERITAGE VALUE:

This house is an important representative example of housing at the turn of the century in the Mount Gambier area.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to the City of Mount Gambier as it represents the development of residences on the edges of the township during the late nineteenth and early twentieth century.
 - (d) This house displays aesthetic merit and design characteristics of significance to the City of Mount Gambier as it is an excellent representative of a turn of the century asymmetrically fronted villa with a concave return verandah with fine timber detailing.
-

EXTENT OF LISTING:

External form, materials and detailing of the circa 1900 house including face stonework, raised stone dressings and return verandah. Any later additions and alterations are excluded from the listing.

REFERENCES

- Site visit, 2007

HOUSE

Address: 399 Commercial Street
West, Mount Gambier
Certificate of Title: 4118/753

Use: Residential
HCZ Area:

Heritage Status: Nil
Other Assessments: Nil



HISTORY AND DESCRIPTION:

This small circa 1870s cottage is constructed of limestone with raised limestone window and door dressings and quoins, and tall limestone chimney. It was constructed on the western edge of the township and is a good representative of the smaller houses of the 1870s to 1880s period.

STATEMENT OF HERITAGE VALUE:

An important representative example of circa 1870 housing in the Mount Gambier area.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to the City of Mount Gambier as it represents the development of residences on the edges of the township during the late nineteenth century.
 - (d) This house displays aesthetic merit and design characteristics of significance to the City of Mount Gambier as it is an excellent representative of a circa 1870 asymmetrically fronted villa with a concave return fine with fine timber detailing.
-

EXTENT OF LISTING:

External form, materials and detailing of the circa 1870 house including face stonework, raised stone dressings and return verandah. Any later additions and alterations are excluded from the listing.

REFERENCES

- Site visit, 2007

UNITING CHURCH HALL

Address: Elizabeth St, cnr Caldwell

St, Mount Gambier

Certificate of Title: 3572/142

Use: Community

HCZ Area:

Heritage Status: Nil

Other Assessments: Nil



HISTORY AND DESCRIPTION:

This hall constructed in grey face dolomite was originally constructed in c1860 as the hall for the first St Andrew's Church, and has undergone many extensions and alterations since that time. The original T-plan building of high pitched gable ended hall form has had a section fronting Caldwell Street added which has a foundation stone with a date 1933 (and exhibits detail from that period). A 1969 yellow brick section has also been added to the front of the hall and it was linked to the former Umpherston College building at this time. The stone walls have been clad over with profile metal and the section facing Elizabeth Street has been re-roofed. The elevation facing towards the State Heritage Registered St Andrew's Church is of pink dolomite with lancet windows with diamond paned leadlight glass.

The extent of listing for this site will be difficult to determine because of the major changes and additions which have been undertaken, but careful restoration could remove later additions and regain the original form of the hall.

STATEMENT OF HERITAGE VALUE:

The early St Andrew's Church Hall is a significant part of the development of the Presbyterian Church complex of buildings in this area of Elizabeth Street. It is now the earliest remaining structure on the site.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This former Church Hall displays historical and social themes that are of importance to the City of Mount Gambier as it represents the development of religious establishments and the growth of the Presbyterian congregation during the nineteenth century.
- (c) It has played an important part in the lives of local residents as it has strong cultural and spiritual associations for that section of the community who belonged to the Presbyterian (now Uniting) Church Congregation.
- (d) This former Church Hall displays aesthetic merit and design characteristics of significance to the City of Mount Gambier as it is an excellent example of an 1860s Church Hall and retains sufficient original detailing to represent this building form.

EXTENT OF LISTING:

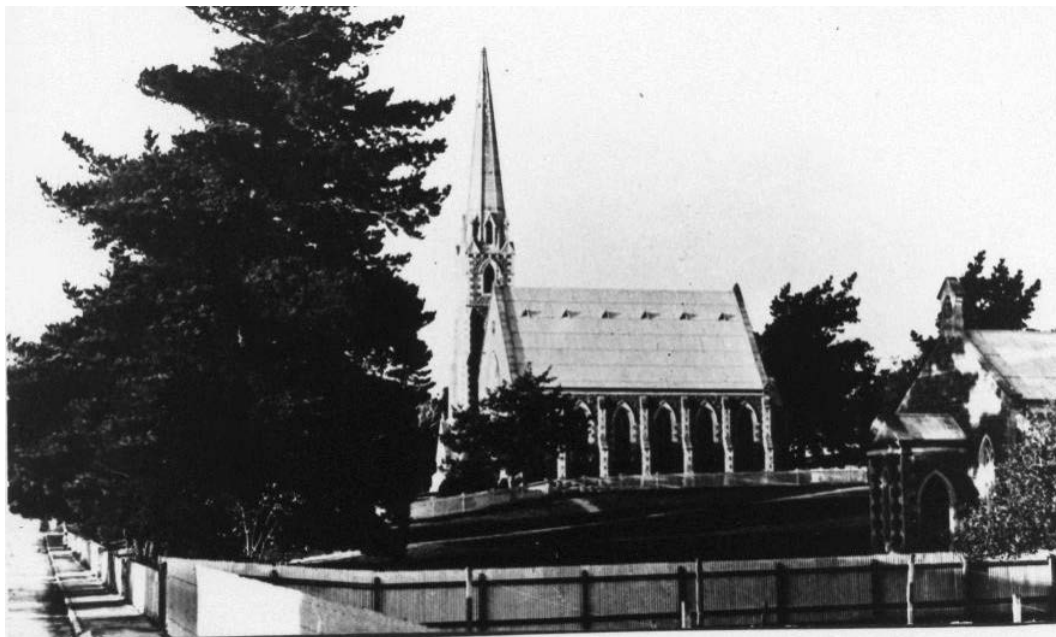
External form, materials and detailing of the 1860s former Church Hall including face stone walls, lancet windows, dressed stone quoining and window and door dressings and other original elements. Any later additions and alterations are excluded from the listing.

REFERENCES

- Site visit, 2007
- Hill, Les, *Mount Gambier The City Around a Cave*, Investigator Press, Leabrook, 1972

NOTE: DEMOLISHED 2009

UNITING CHURCH HALL, Elizabeth St, cnr Caldwell St, Mount Gambier (cont)

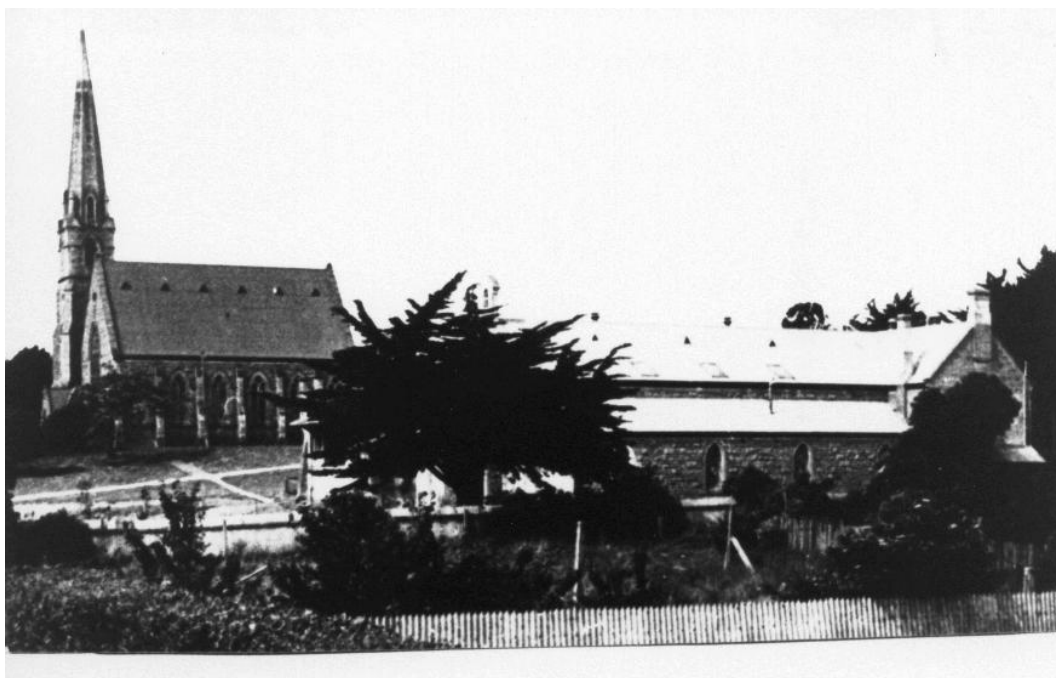


St Andrew's Hall (on rhs of picture), 1910
(Source: *Les Hill Collection, Mount Gambier Library*)



St Andrew's Hall, 1939
(Source: *Les Hill Collection, Mount Gambier Library*)

UNITING CHURCH HALL, Elizabeth St, cnr Caldwell St, Mount Gambier (cont)



St Andrew's Hall, 1949

(Source: Les Hill Collection, Mount Gambier Library)

FORMER UMPHERSTON COLLEGE

Address: Elizabeth St, cnr Caldwell St, Mount Gambier
Certificate of Title: 3572/142

Use: Community
HCZ Area:

Heritage Status: Nil
Other Assessments: Nil



HISTORY AND DESCRIPTION:

Umpherston Collegiate School for Girls was an important part of the educational facilities available in Mount Gambier from 1920 to the late 1940s. The school was established in 1920 by a bequest in the will of James Umpherston, a significant nineteenth century Mount Gambier grazier, local and state politician and philanthropist who died in 1900. Umpherston's close association with and strong support for the Presbyterian Church is illustrated by the location of the school in the grounds of St Andrew's, close to the Church hall. The bequest also included a significant amount for scholarships to the college. After the death of Umpherston's second wife, a board of Trustees was appointed in mid-1919 and planning for the school commenced.

The building was designed by notable South East architect A P Daniel and was constructed by builder A E Knight. The foundation stone was laid on February 11, 1920 by John Watson, a close friend and associate of Umpherston, and an executor of his estate.

The former Umpherston College building has been linked to the former St Andrew's Hall by a later construction which dates from 1969, and as a consequence the original form of the building is now hard to discern. However, early photographs of the college show a substantial late Edwardian design with distinctive parapets to each side of the front elevation, tall square capped end columns and buttressed corners. The roof was clad in terra cotta Marseilles tiles. This front elevation was covered by a brown brick box in 1969, but the roof remains intact.

STATEMENT OF HERITAGE VALUE:

The former Umpherston College building is significant for its representation of the development of educational facilities specifically for girls in Mount Gambier from 1920 to the late 1940s. It is also an excellent example of the work of notable South East Architect, A P Daniel, and is associated with James Umpherston, a significant philanthropist in the Mount Gambier district.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This former school displays historical and social themes that are of importance to the City of Mount Gambier as it represents the expansion of educational facilities within the town of Mount Gambier during the 1920s, particularly for the education of girls.
- (d) This former school displays aesthetic merit and design characteristics of significance to the City of Mount Gambier as it is an excellent example of the work of significant South East Architect A P Daniel.
- (e) This former school is associated with notable local personality James Umpherston, who was a grazier, State Politician and significant philanthropist in the district.

EXTENT OF LISTING:

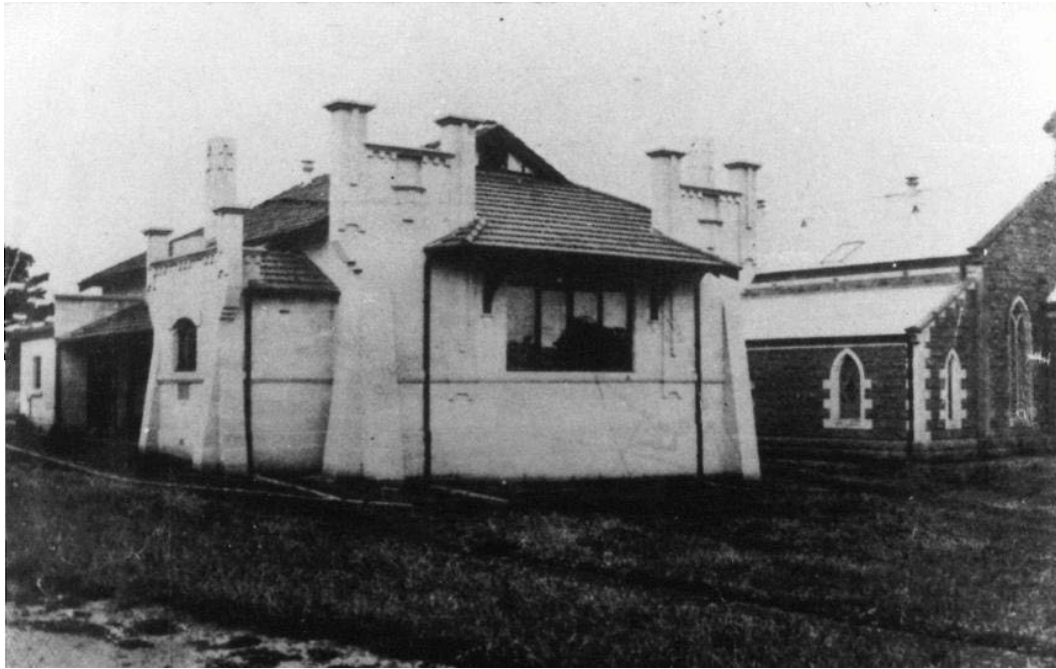
External form, materials and remaining detailing of the 1920 school building including all original detailing which can be determined. All later additions and alterations are excluded from the listing.

REFERENCES

- Site visit, 2007
- Hill, Les, Mount Gambier The City Around a Cave, Investigator Press, Leabrook, 1972
- *Border Watch*, 3 November 1900, 21 March 1919, 27 July 1948, 19 November 1990

NOTE: DEMOLISHED 2009

FORMER UMPHERSTON COLLEGE, Elizabeth St, cnr Caldwell St, Mount Gambier (cont)



Umpherston College building 1923

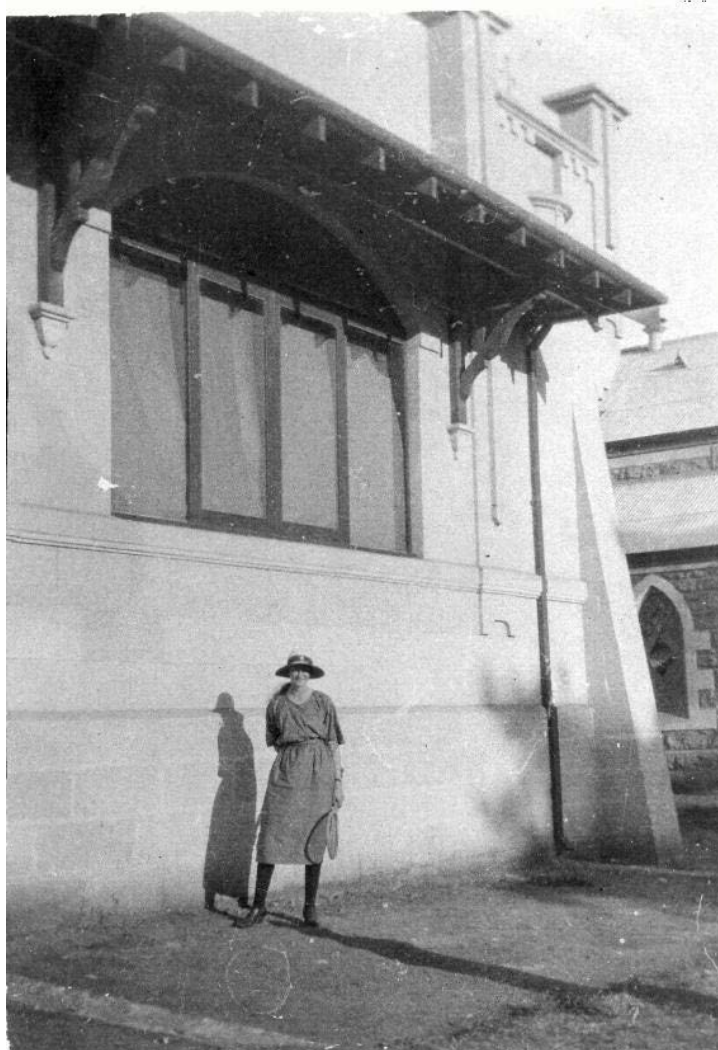
(Source: Les Hill Collection, Mount Gambier Library)



Umpherston College building 1923

(Source: Les Hill Collection, Mount Gambier Library)

FORMER UMPHERSTON COLLEGE, Elizabeth St, cnr Caldwell St, Mount Gambier (cont)



Umpherston College building 1923

(Source: Les Hill Collection, Mount Gambier Library)

STABLES - ST ANDREW'S MANSE

Address: Elizabeth Street, Mount Gambier
Certificate of Title: 3572/142

Use: Residential
HCZ Area:

Heritage Status: Nil
Other Assessments: Nil



HISTORY AND DESCRIPTION:

This early face limestone building is associated with the manse for St Andrew's Church. The Manse and St Andrew's Church are both included on the State Heritage register and this stables building is an important part of the church buildings complex. Its basic design indicates that it may pre-date the Manse of 1911 and be associated with the early 1860s Manse which was demolished for the building of the new residence.

The building has undergone a number of changes for upgrading for motor vehicles, including the insertion of a roller door, but it retains a large amount of original detailing including corrugated iron gable end with loft doors to the upper level roof space. In addition to the stone stables there is an open shed to the side which has had a later roof extension.

STATEMENT OF HERITAGE VALUE:

This stables building is indicative of the outbuildings associated with substantial residences in the mid to late nineteenth century in Mount Gambier.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This displays historical and social themes that are of importance to the City of Mount Gambier as part of the St Andrew's building complex, it represents the development of religious establishments and the growth of the Presbyterian congregation during the nineteenth century.
- (d) This stables building displays design characteristics and construction techniques of significance to the City of Mount Gambier as it is a simple, utilitarian building constructed in local stone and corrugated iron.

EXTENT OF LISTING:

External form, materials and detailing of the stables. Any later additions and alterations are excluded from the listing.

REFERENCES

- Site visit, 2007

HOUSE

Address: 12-14 George Street,
Mount Gambier

Certificate of Title: 5712/648

Use: Residential

HCZ Area:

Heritage Status: Nil

Other Assessments: Nil



HISTORY AND DESCRIPTION:

This pair of houses is an unusual example of attached residences in Mount Gambier. The symmetrical nature of the plan and the overall scale of the building create the impression of one house. The detailing of the dressed limestone is of high quality. The building was probably constructed soon after the First World War, during the 1920s. Rate assessments indicate dwellings on this site in 1925-6.

STATEMENT OF HERITAGE VALUE:

This pair of houses is an unusual example of attached housing constructed in the mid-1920s in the Mount Gambier area.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This semi-detached pair of houses displays historical and social themes that are of importance to the City of Mount Gambier as it represents the development of attached residences in the township during early twentieth century.
 - (d) This semi-detached pair of houses displays aesthetic merit and design characteristics of significance to the City of Mount Gambier as it is an good representative of two dwellings designed as one house using limestone for walls and detailing.
-

EXTENT OF LISTING:

External form, materials and detailing of the 1925-6 houses including stonework, timber windows and verandah. Any later additions and alterations are excluded from the listing.

REFERENCES

- Site visit, 2007
- Mount Gambier Rate Assessments

HOUSE

Address: 13 Hart Street, Mount Gambier
Certificate of Title: 5780/629

Use: Residential
HCZ Area:

Heritage Status: Nil
Other Assessments: Nil



HISTORY AND DESCRIPTION:

This circa 1860s house is a good example of a typical stone house of the period constructed in Mount Gambier. Rate assessments are unclear but would seem to indicate that the house was constructed by 1868, as a two roomed stone house with a rear skillion-roofed section. It was part of a group of early dwellings, many of which have been demolished.

STATEMENT OF HERITAGE VALUE:

This house is an important representative example of housing constructed early in the settlement and growth of the township of Mount Gambier.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to the City of Mount Gambier as it represents the development of residences in the township during the mid nineteenth century.
 - (d) This house displays aesthetic merit and design characteristics of significance to the City of Mount Gambier as it is an excellent representative of an early small cottage reflecting the low scale and simple form of the 1860s.
-

EXTENT OF LISTING:

External form, materials and detailing of the 1860s house including hipped roof and verandah form, and chimneys. Any later additions and alterations are excluded from the listing.

REFERENCES

- Site visit, 2007
- Mount Gambier Rate Assessments

HOUSE

Address: 17 Hart Street, Mount

Gambier

Certificate of Title: 5311/199

Use: Residential

HCZ Area:

Heritage Status: Nil

Other Assessments: Nil



HISTORY AND DESCRIPTION:

This circa 1860s house is a good example of a typical stone house of the period constructed in Mount Gambier. Rate assessments indicate that the house was constructed by 1868, as a three roomed stone house with a rear skillion-roofed section. It was part of a group of early dwellings, many of which have been demolished.

STATEMENT OF HERITAGE VALUE:

This house is an important representative example of housing constructed early in the settlement and growth of the township of Mount Gambier.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to the City of Mount Gambier as it represents the development of residences in the township during the late nineteenth and early twentieth century.
 - (d) This house displays aesthetic merit and design characteristics of significance to the City of Mount Gambier as it is an excellent representative of an early small cottage reflecting the low scale and simple form of the 1860s.
-

EXTENT OF LISTING:

External form, materials and detailing of the 1860s house including hipped roof form. Any later additions and alterations are excluded from the listing.

REFERENCES

- Site visit, 2007
- Mount Gambier Rate Assessments

FORMER PRIVATE HOSPITAL

Address: 49 Helen Street, Mount

Gambier

Certificate of Title: 5241/984

Use: Commercial

HCZ Area:

Heritage Status: Nil

Other Assessments: Nil



HISTORY AND DESCRIPTION:

This building was constructed by Mrs Hannah Maria Lehmann in 1915. Mrs Lehmann was a midwife and established a private hospital for mothers and babies. Her obituary in *The Border Watch* in July, 1954 stated that she had assisted more than 1000 babies into the world.

The now painted dressed limestone building is quite distinctive in design, and varies in many ways from a typical residence, with the entrance set well back from the street frontage and wide rooms across the allotment. Consequently it is assumed that the building was specifically designed by Mrs Lehmann as a private hospital, specifically for mothers and babies. These establishments run by experienced midwives were termed 'lying-in' hospitals, and were used in preference to public hospitals by prospective mothers during the nineteenth and early twentieth centuries.

The building was converted to offices in the mid-1970s.

STATEMENT OF HERITAGE VALUE:

This former private hospital is an example of the many private hospitals which functioned in Mount Gambier in tandem with the public Mount Gambier Hospital during the late nineteenth and early twentieth centuries.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This former private hospital building displays historical and social themes that are of importance to the City of Mount Gambier as it represents the provision and development of health care facilities in Mount Gambier in the early twentieth century.
 - (c) This former private hospital has played an important part in the lives of the hundreds of women who gave birth at the hospital and used its facilities during its time of operation.
 - (d) This building displays aesthetic merit and design characteristics of significance to the City of Mount Gambier as it is an excellent representative of a purpose built private hospital constructed of dressed limestone.
-

EXTENT OF LISTING:

External form, materials and detailing of the 1915 former private hospital including plan and roof form, dressed limestone walls, and door and window dressings, timber window, door and verandah joinery. Any later additions and alterations are excluded from the listing.

REFERENCES

- Site visit, 2007
- Mount Gambier Rate Assessments

WATER TOWER

Address: 7a Keegan Drive, Mount Gambier
Certificate of Title: 5891/869

Use: Utilities
HCZ Area:

Heritage Status: Nil
Other Assessments: Nil



HISTORY AND DESCRIPTION:

This tower forms part of the water supply for Mount Gambier, and was installed by EWS in 1959 to assist in providing additional pressure for the town water supply. Previously the highest water tower was the one constructed in Crouch Street North in 1939.

STATEMENT OF HERITAGE VALUE:

The water tower is a local response to the need for storage for the town water supply.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This water tower displays historical and social themes that are of importance to the City of Mount Gambier as it represents the improvement in the provision of services such as reticulated water for the residents.
- (d) This water tower displays aesthetic merit and design characteristics of significance to the City of Mount Gambier as it is an excellent representative of the use of concrete formwork construction for water storage.

EXTENT OF LISTING:

External form, materials and original detailing of the 1959 water tower. The numerous antennas attached to the tower do not form part of the listing.

REFERENCES

- Site visit, 2007



View of water tower during construction, 1959

(Source: Les Hill Collection,
Mount Gambier Library)

RAILWAY TURNTABLE & ROUND HOUSE

Address: Lacepede Street, Mount Gambier
Certificate of Title: Railway Reserve

Use: Industrial/Tourism
HCZ Area:

Heritage Status: Nil
Other Assessments: Nil



HISTORY AND DESCRIPTION:

This turntable and roundhouse was constructed in the early 1950s, becoming operational in 1953, when the narrow gauge railway lines were converted to broad gauge in southern South Australia after the War. It is one of only five railway turntable and roundhouse complexes remaining in SA, and the round house is acknowledged as a small segment of what can be large, almost circular locomotive storage and maintenance operations, such as that at Peterborough in the north of the State. Locomotive services moved to here from the earlier Wehl Street Locomotive Yards at that time.

This turntable is located on a siding off the main Mount Gambier/Millicent railway line and is an excavated circular pit with a central concrete rotating platform. There are blue gum sleepers with iron rails to the bridge section. The round house is constructed of corrugated iron in an arc form with radiating bays for the four locomotive sheds. The round house timber framing and rear walls have had corrugated iron replaced with green corrugated fibreglass.

There are other buildings associated with the round house including a stone goods shed on the main railway line and corrugated iron shed to the side of the round house.

STATEMENT OF HERITAGE VALUE:

The Mount Gambier Railway Turntable and Round House is an important technological reminder of the part Mount Gambier played in the development of the SA Railway system, its links to interstate systems and the standardisation of track gauges after the Second World War. The significance of the place would be enhanced by the reinstatement of original fabric and details.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) The Railway turntable and round house display historical and social themes that are of importance to the City of Mount Gambier as they represent the ongoing development of transportation systems in the mid-twentieth century and the links the city has with other parts of the country.
- (d) The Railway turntable and round house display a high degree of technical accomplishment of significance to the City of Mount Gambier as the complex is an intact example of post war railway installations and is one of only five roundhouse complexes left in SA.

EXTENT OF LISTING:

The form, all remaining equipment and technological elements associated with the functioning of the turntable and roundhouse. Any later additions and alterations are excluded from the listing.

REFERENCES

- Site visit, 2007
- Ronald Stewein, *One Rusty Rail*, 1973

RAILWAY TURNTABLE & ROUND HOUSE (cont)



Corrugated iron shed to side of round house



Aerial view of turntable showing segmental form of round house

(Source: Google Earth 2007)

FORMER MOUNT GAMBIER HOSPITAL COMPLEX

Address: Lake Terrace West,
Mount Gambier
Certificate of Title: 5888/558

Use: Residential
HCZ Area:

Heritage Status: Nil
Other Assessments: Nil



HISTORY AND DESCRIPTION:

The Mount Gambier Hospital was constructed on the slopes of the Lakes area, on the south side of Lake Terrace West. It was a substantial stone building complex and served the district/region for many years. After the Second World War, new hospital facilities were proposed and in 1956-7 the Nurses Home was constructed to the east of the original hospital buildings. The site to the west was prepared for a major new hospital and laboratories, which were constructed in 1960-1 and opened in 1961. The earlier hospital building which sat between the two sections of new buildings was demolished in 1971-2.

Initial designs for a new hospital were drawn up in 1945 by J W Edwards, senior architect of the Architect-in-Chief's Department, using elements of new hospital design in Victoria and NSW by architectural firms such as Stephenson and Turner and Leighton Irwin. The design of the main section of the hospital and Nurses' Home reflected architectural principles at the time, with strongly defined horizontal layering of north facing sun balconies and access corridors, and a curved corner element on the Nurses' Home. The design was adapted and upgraded by the SA Public Buildings Department architects when the hospital was finally constructed in 1960. The hospital laboratories were located in a building to the rear of the main hospital and the notable architectural feature of the laboratories is its parabolic roof form. The two sections of the hospital were linked by an elevated walkway with a notable steel superstructure supported on inverted conical concrete pillars.

[There is currently a Development Application in to Council for conversion of the second part of the hospital to apartments – as a first stage, the former Nurses Home has been successfully converted.]

STATEMENT OF HERITAGE VALUE:

The former Mount Gambier Hospital Complex is significant for the scale of development of hospital facilities in the region during the 1950s and 1960s. It is a major building using Mount Gambier stone and it reflects hospital design principles of that period.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This former Hospital displays historical, social and economic themes that are of importance to the City of Mount Gambier as it is indicative of the significance of Mount Gambier as a centre of the South East region and the construction of major facilities in the township.
- (d) This former Hospital displays aesthetic merit, design characteristics and construction techniques of significance to the City of Mount Gambier as it is a major institutional building designed by State Government architects within the immediate post Second World War period using local Mount Gambier stone.

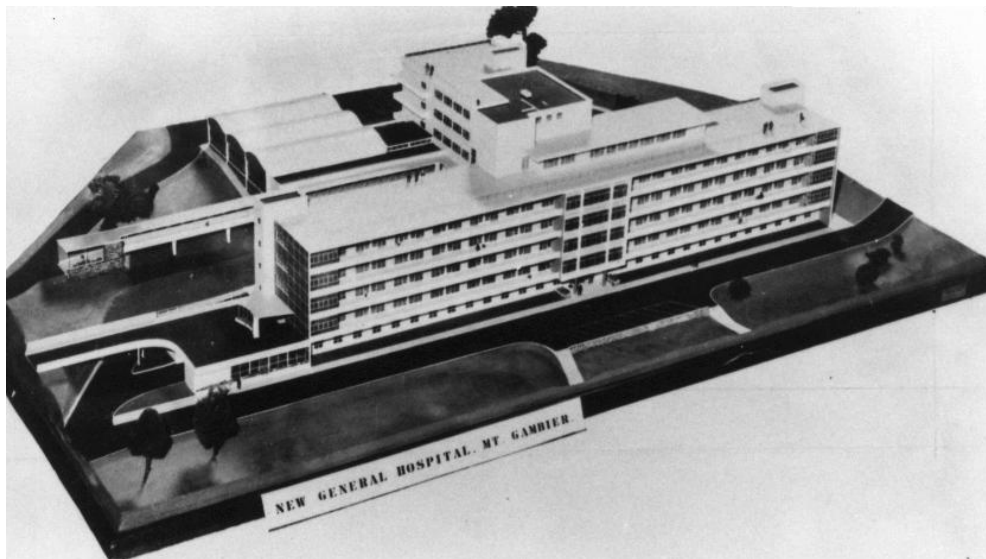
EXTENT OF LISTING:

External form, materials and detailing of the 1950s-60s hospital building including overall building form, rear parabolic roofed laboratories, linking elevated bridge, overall form of nurses home and sloping landscaped grounds. Any later additions and alterations are excluded from the listing.

REFERENCES

- Site visit, 2007
- Les Hill Photographic Collection, Mount Gambier Library
- *The Border Watch*, April 5, 1945

FORMER MOUNT GAMBIER HOSPITAL COMPLEX (cont)



1960 Model of Hospital building (Les Hill Collection)



Linking elevated Walkway from main building to Nurses' Home



View of Hospital buildings from south – showing laboratories and parabolic roof forms

FREW PARK

Address: Penola Road, Mount
Gambier
Certificate of Title: 5638/340

Use: Recreational
HCZ Area:

Heritage Status: Nil
Other Assessments: Nil



HISTORY AND DESCRIPTION:

Frew Park is an area of open land in the centre of Mount Gambier which has provided a recreation area for local residents since its establishment. In 1886, the 7 acres which he had loaned to sporting groups, particularly the Cricket Club, was donated by John Frew for the use of all sporting groups and clubs. The land had originally been owned by Alexander Mitchell, whose widow married John Frew. A notable use of the park was by the Caledonian Society which held New Year Highland Games on the oval from 1883 to 1941. The park was managed by a board of Trustees until it was transferred to the Mount Gambier Corporation in 1939.

Early photos show pine trees around the perimeter of the park. These have been replaced with Ashes.

STATEMENT OF HERITAGE VALUE:

As a sizeable piece of land donated to the Mount Gambier community, Frew Park is an important example of philanthropy for public good in Mount Gambier during the late nineteenth century.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act*, 1993):

- (c) Frew Park has played an important part in the lives of local residents of Mount Gambier as a major recreation area since the time of its establishment in the 1880s.
- (f) Frew Park is a landmark in Mount Gambier and is a notable green gateway to the town from the north.

EXTENT OF LISTING:

The full extent of Frew Park. The area and its trees should be cared for in a manner which ensures their longevity. No buildings have been identified as significant.

REFERENCES

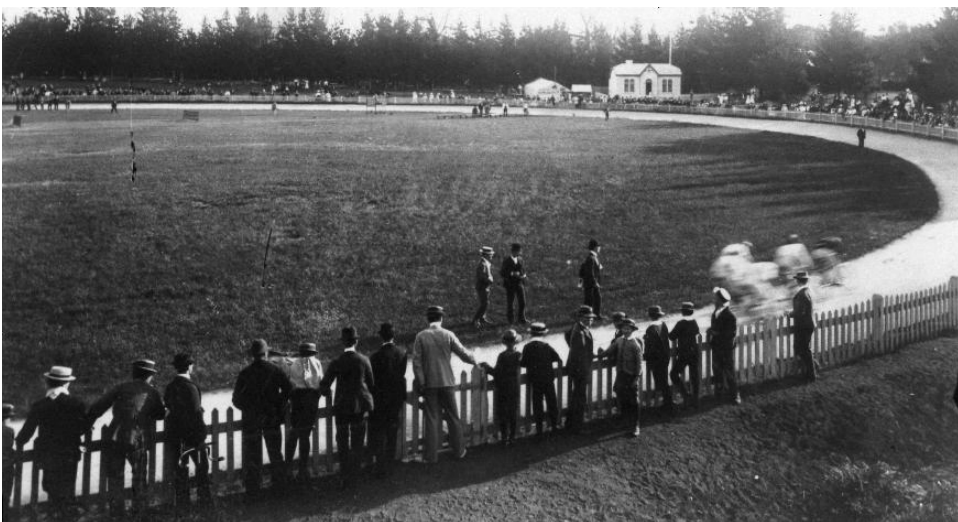
- Site visit, 2007
- Hill, p129



FREW PARK, Penola Road, Mount Gambier (cont)



Playing cricket at Frew Park, 1887



Views of cycling at Frew Park, 1897

(Source of early photographs: Les Hill Collection, Mount Gambier Library)

ST PAUL'S SCHOOL HALL

Address: Former Roman Catholic Complex, Penola Road, Mount Gambier
Certificate of Title: 5915/643

Use: Education
HCZ Area:

Heritage Status: Nil
Other Assessments: Mil



HISTORY AND DESCRIPTION:

This building served as the primary section of the St Paul's Catholic Boys School in Mount Gambier. The foundation stone was laid in December 1915 and the building opened on July 16, 1916. The secondary section was attached to the adjacent Convent. The two parts of the school were amalgamated in 1952 as Mater Christi College. The school moved to Moorak Station buildings in 1931, and the building was then used as a Sunday School and for other functions.

The hall is a grey dolomite building with transverse rear section and side wings. It has an elaborate portico of composite columns, elaborate cornice and balustraded parapet. The portico floor is tiled with multi-coloured cream, brown and terracotta tiles. The space between the columns was infilled at some stage, but this has been removed, and there is some damage to the elements of the capitals. The hall is now adjacent to the new development associated with the State Heritage listed Convent building.

STATEMENT OF HERITAGE VALUE:

St Paul's School Hall serves as a reminder of the provision of facilities for education of Catholic boys in the early years of the twentieth century and the establishment of a significant educational facility which continues today at Tenison Woods College. The building itself reflects the use of Mount Gambier stone and its elaborate portico is a strong architectural element in the Roman Catholic complex.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This hall displays historical and social themes that are of importance to the City of Mount Gambier as it represents the development of educational facilities in the area during the early years of the twentieth century.
- (c) This hall has played an important part in the lives of local residents and has strong cultural associations for the community of students who were taught at the school for the period of its existence in this building.
- (d) The hall displays aesthetic merit and design characteristics of significance to the City of Mount Gambier as it is an important part of the former Roman Catholic complex of major buildings in this section of Bay Road and it retains significant architectural elements reflecting the use of local stone.

EXTENT OF LISTING:

External form, materials and detailing of the 1916 hall including face stonework and highly decorative portico elements. Any later additions and alterations are excluded from the listing.

REFERENCES

- Site visit, 2007
- Les Hill, *Mount Gambier The City Around a Cave*, Investigator Press, Leabrook, 1972

ST PAUL'S SCHOOL HALL, Fmr Roman Catholic Complex, Penola Rd, Mt Gambier (cont)



St Paul's School building soon after opening in 1916



St Paul's School primary students in front of school building, 1916

(Source of early photographs: Les Hill Collection, Mount Gambier Library)

ST PAUL'S SCHOOL HALL, Fmr Roman Catholic Complex, Penola Rd, Mt Gambier (cont)



Aerial View of Roman Catholic complex showing the Convent and the two parts of St Paul's School buildings
(Source: *Les Hill Collection, Mount Gambier Library*)

HOUSE

Address: 44 Pick Avenue, Mount

Gambier

Certificate of Title: 5926/347

Use: Residential

HCZ Area:

Heritage Status: Nil

Other Assessments: Nil



HISTORY AND DESCRIPTION:

This circa 1886 house is a good example of a of a face dolomite stone house of the period built on the southern fringe of the more closely developed town centre. It retains random coursed face dolomite front walls with raised decorative limestone quoining and window and door dressings, and gable end banding. The convex verandah retains cast iron frieze and brackets typical of the transitional nature of the styling and detailing of much of the turn of the century domestic architecture. It sits within an industrial area close to the showgrounds, but is an important relic of the original residential and agricultural activities in this section of Mount Gambier.

This house was constructed for Vincent Stuckey, a Baker, Bacon Curer and Potato Grower. It was originally surrounded by his farm, from where he ran his bacon curing business from 1890. Stuckey had died by 1898.

STATEMENT OF HERITAGE VALUE:

This house is an important representative example of housing at the turn of the century in the Mount Gambier area.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to the City of Mount Gambier as it represents the development of residences on the edges of the township during the late nineteenth and early twentieth century.
 - (d) This house displays aesthetic merit and design characteristics of significance to the City of Mount Gambier as it is an excellent representative of a turn of the century asymmetrically fronted villa with a concave return verandah with fine timber detailing.
-

EXTENT OF LISTING:

External form, materials and detailing of the circa 1900 house including face stonework, raised stone dressings and return verandah. Any later additions and alterations are excluded from the listing.

REFERENCES

- Site visit, 2007

SHOW GROUNDS GRANDSTAND

Address: Pick Avenue, Mount

Gambier

Certificate of Title: 5709/67

Use: Public Purpose

HCZ Area:

Heritage Status: Nil

Other Assessments: Nil



HISTORY AND DESCRIPTION:

The Show Society was formed in Mount Gambier in 1860 after a number of agricultural shows had proved a resounding success. Shows were held in various locations until the Police Paddock (in Margaret Street) behind the Police Station was leased and was used for Shows until after WW2. The current showgrounds were established by the Agricultural and Horticultural Society bought the present showgrounds for £3,500 from Carl Blume's estate in May 1947. The first show was held in 1954.

The grandstand was first constructed on the old showgrounds using a donation from George Riddoch in 1885 at a cost of £299. It was dismantled and transferred in six sections to the new showgrounds in 1953. It is a good example of the form and scale of a late Victorian stand, but has lost much of its original detailing in the move, including its cast iron balustrading and decorative bargeboards to the gabled roof ends.

STATEMENT OF HERITAGE VALUE:

The Showgrounds site is significant as it represents the provision of dedicated community and recreational facilities for the Mount Gambier township and surrounding district. The site has hosted a significant number and range of community social activities since its establishment, and the grandstand reflects the continuation of agricultural shows in this new location established in the early 1950s.

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

- (a) The Showgrounds Grandstand displays historical and social themes of importance to Mount Gambier as it is indicative of the consolidation of the town and its community facilities during the late nineteenth and early twentieth century.
- (c) The Grandstand and the Showgrounds have played an important part in the lives of local residents of Mount Gambier as a focal point for agricultural shows, sporting activities and a range of other community events since their establishment here in the 1950s.
- (d) The Grandstand at the Showgrounds displays aesthetic merit, design characteristics and construction techniques of significance to the local area as it is of a classic grandstand of simple form and design, constructed in corrugated iron.

EXTENT OF LISTING:

The form materials and detailing of the Showgrounds Grandstand including 1954 alterations required to make transported building sound. Any later additions and alterations are excluded from the listing.

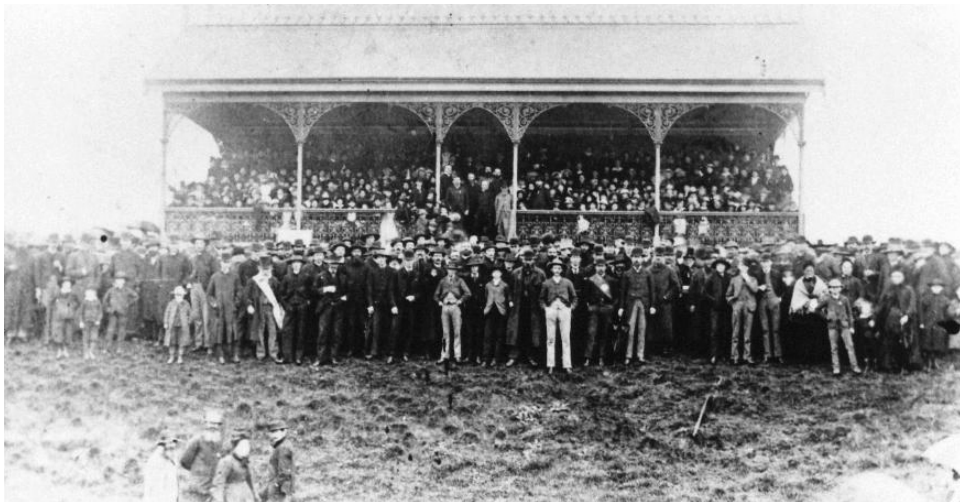
REFERENCES

- Site visit, 2007
- Hill, p136-7

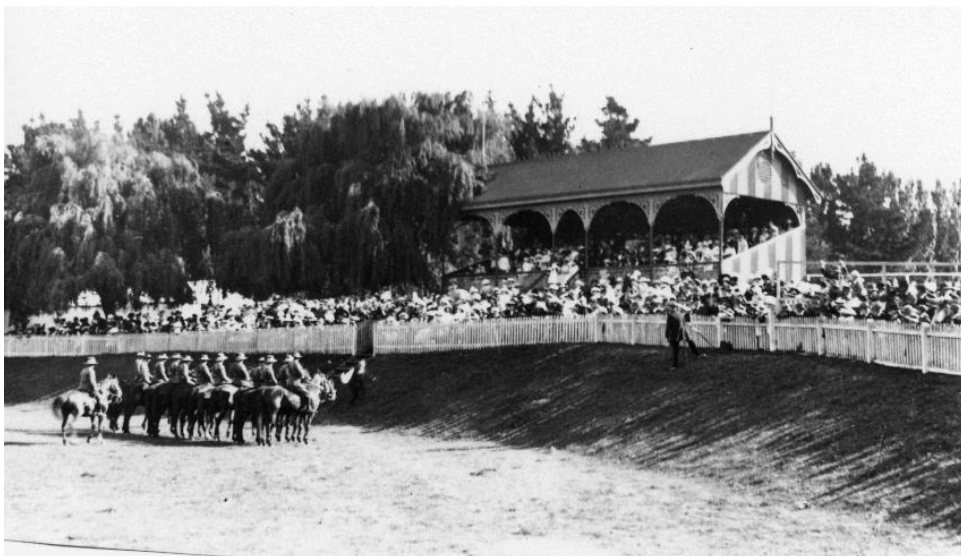
SHOW GROUNDS GRANDSTAND, Pick Avenue, Mount Gambier



Side elevation of grandstand



View of grandstand, 1887, at first Showgrounds



View of grandstand, 1910

(Source of early photographs: Les Hill Collection, Mount Gambier Library)

FORMER HOUSE

Address: 2 Railway Terrace, Mount Gambier
Certificate of Title: 5872/249

Use: Office
HCZ Area:

Heritage Status: Nil
Other Assessments: Nil



HISTORY AND DESCRIPTION:

This small symmetrically fronted residence constructed between 1880 and 1890 is an excellent example of a small residential building within the township of Mount Gambier during that period of development. It has recently been converted to office use and now sits within the commercial area, but is an important indicator of the original residential function of this part of the city.

STATEMENT OF HERITAGE VALUE:

This small cottage is significant for its representation of residential use of this section of Mount Gambier.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (d) This former house displays aesthetic merit and design characteristics of significance to the City of Mount Gambier as it is an excellent example of circa 1880-1890 residence constructed of face dolomite and limestone.
-

EXTENT OF LISTING:

External form, materials and detailing of the circa 1880-1890 former house including face stone wall and timber window and door joinery. Any later additions and alterations are excluded from the listing.

REFERENCES

- Site visit, 2007

HOUSE

Address: 5 Sutton Avenue, Mount Gambier
Certificate of Title: 5739/541

Use: Residential
HCZ Area:

Heritage Status: Nil
Other Assessments: Nil



HISTORY AND DESCRIPTION:

This small house was constructed at a similar time to the 1883-4 Council Chambers opposite and was built in face pink dolomite with limestone window and door surrounds and quoins. The side walls are of limestone (now painted), and the house also retains its limestone chimney with moulded capping (currently the house's verandah has been removed, but evidence of its form and location remains). The house has been extended to the rear in a sympathetic manner.

STATEMENT OF HERITAGE VALUE:

This circa 1880s house reinforces the development of the Roseville Subdivision on Sutton Avenue and is indicative of the development of small independent village type settlements around the Mount Gambier town centre.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) This house displays historical and social themes that are of importance to the City of Mount Gambier as it represents the growth of small village settlements separate from the town centre during the 1880s.
- (d) This house displays aesthetic merit and design characteristics of significance to the City of Mount Gambier as it is a good example of a simple symmetrically fronted residence constructed of local stone.

EXTENT OF LISTING:

External form, materials and detailing of the c1880s house. Any later additions and alterations are excluded from the listing.

REFERENCES

- Site visit, 2007

FORMER STABLES

Address: 13 Tenison Drive, Mount

Gambier

Certificate of Title: 4232/220

Use: Residential

HCZ Area:

Heritage Status: Nil

Other Assessments: Nil



HISTORY AND DESCRIPTION:

This simple stone building served as stables for Moorak Station (now Tenison College) which was established in the 1840s. It is a typical early outbuilding associated with a pastoral enterprise and with the subdivision of the estate has now become divorced from the original homestead buildings. It is now used as a garage for a new residence.

STATEMENT OF HERITAGE VALUE:

The former stables are a link with the original settlement of this part of Mount Gambier during the 1840s and 1850s, in close association with the Lakes and a reliable water supply.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) The former stables building displays historical and social themes that are of importance to the City of Mount Gambier as it represents the development of pastoral estates in the area during the earliest period of settlement.
 - (d) The former stables building displays design characteristics of significance to the City of Mount Gambier as it is an excellent representative of an 1840s-50s farm outbuilding, now converted to another use.
-

EXTENT OF LISTING:

External form, materials and detailing of the c1840s stable building including face stone and simple form. Any later additions and alterations are excluded from the listing.

REFERENCES

- Site visit, 2007

RAILWAY SIGNAL BOX

Address: White Avenue, Mount Gambier
Certificate of Title: Railway Reserve

Use: Transportation
HCZ Area:

Heritage Status: Nil
Other Assessments: Nil



HISTORY AND DESCRIPTION:

This signal box was constructed in the early 1950s, becoming operational in 1953, when the narrow gauge railway lines were converted to broad gauge in southern South Australia after the War. It is similar in form but a later version of the signal box next to the Railway Station.

STATEMENT OF HERITAGE VALUE:

The railway signal box is an important indication of the part Mount Gambier played in the development of the SA Railway system, its links to interstate systems and the standardisation of track gauges after the Second World War.

RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) The railway signal box displays historical and social themes that are of importance to the City of Mount Gambier as it represents the ongoing development of transportation systems in the mid-twentieth century and the links the city has with other parts of the country.
-

EXTENT OF LISTING:

External form, materials and detailing of the signal box including the simple form and wide eaves.

REFERENCES

- Site visit, 2007
- Ronald Stewein, *One Rusty Rail*, 1973

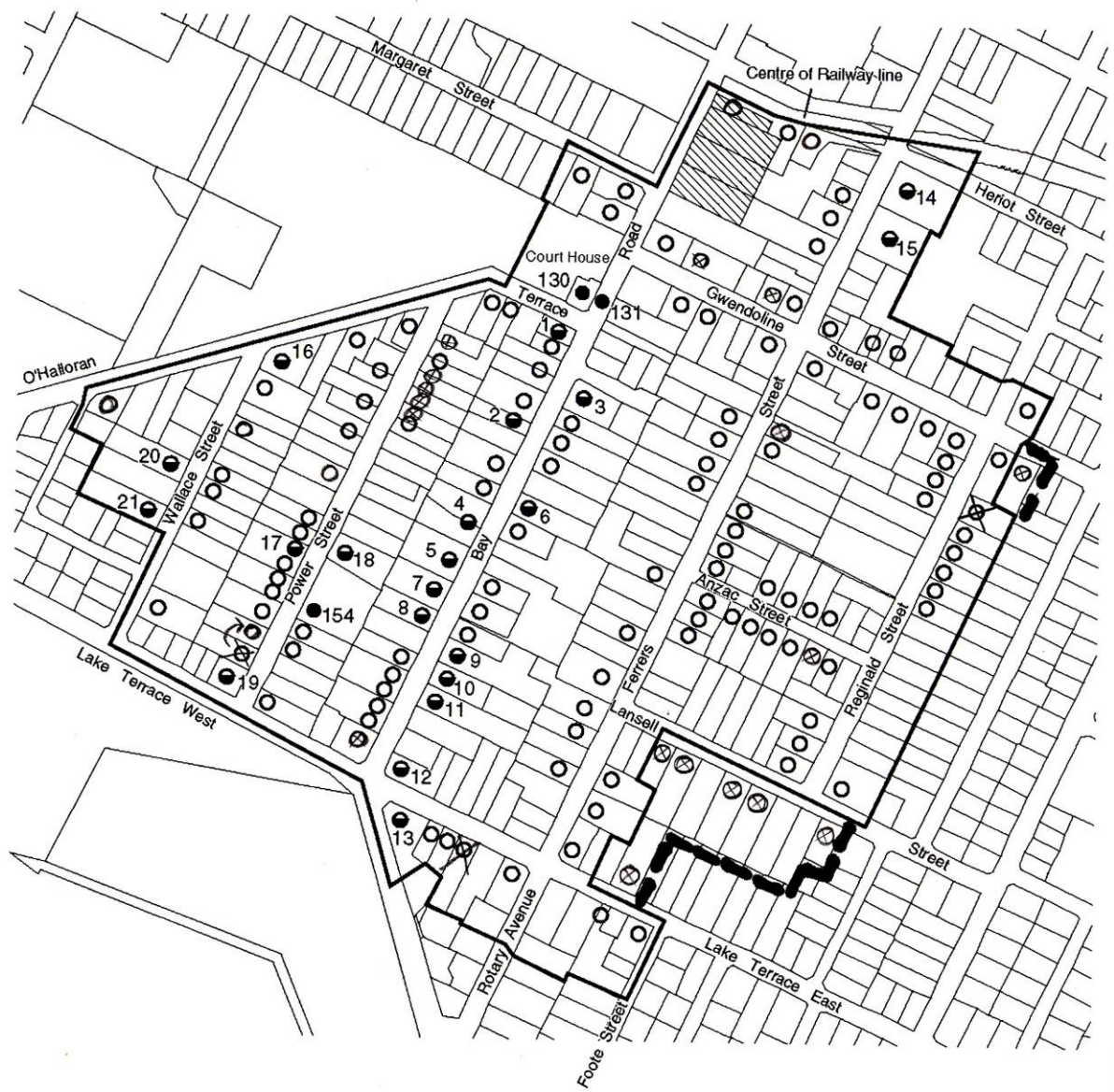
6.0 HISTORIC CONSERVATION POLICY AREAS

6.1 Bay Road Policy Area

6.1.1 Boundaries of Policy Area

It is recommended that an adjustment be made to the boundary of this Policy Area at Lansell Street and Lake Terrace East to incorporate additional places which contribute to the character of the area.




It is also recommended that the boundary along Gwendoline Street be extended to incorporate 24 Gwendoline Street (refer map).



BAY ROAD POLICY AREA



Changes to HCPA:

-  New contributory places
-  Demolished or deleted places
-  Boundary changes

6.1.2 Local Heritage Places

It is recommended that all Local Heritage listed places within this Policy Area be retained.

6.1.3 Contributory Places

All contributory places within the Policy Area are recommended for retention.

The following additional places are recommended for inclusion:

- House, 10 Anzac Street
- House, 37 Bay Road
- House, 80 Bay Road
- House, 45 Ferrers Street
- House, 55 Ferrers Street (mapped but not listed)
- House, 64 Ferrers Street (mapped but not listed)
- House, 1 Gwendoline Street
- House, 7 Gwendoline Street
- House, 24 Gwendoline Street
- House, 11 Lake Terrace East
- House, 2a Lansell Street
- House, 4 Lansell Street
- House, 8 Lansell Street
- House, 10 Lansell Street
- House, 16 Lansell Street
- House, 7 3??? O'Halloran Terrace (mapped but not listed)
- House, 9 5??? O'Halloran Terrace (mapped but not listed)
- House, 3 Power Street
- House, 5 Power Street
- House, 9 Power Street
- House, 11 Power Street
- House, 13 Power Street

Some demolition of, or changes to, contributory places has occurred and the following places should be deleted from the schedule:

- House, 7 Reginald Street
- House, 8 Lake Terrace East

6.1.4 Mapping Anomalies

The following places which are listed the Development Plan but not mapped should be included:

- House, 29 Bay Road
- House, 24a Ferrers Street
- House, 8 Power Street
- House, 24 Power Street (on wrong allotment)
- House, 7 Wallace Street

6.1.5 Significant Trees Noted

Street trees within this area of significance are:

- Ash trees (*Fraxinus sp.*) along Gwendoline Street
- Trees associated with a park on the northern side of O'Halloran Terrace (actually outside area, but adjacent to it)
- Ash trees (*Fraxinus sp.*) on the east side of Wallace Street

6.1.6 Additional Recommendations

Guidelines for the maintenance and conservation of limestone fences in this area should be prepared.

6.1.7 Current Photographs of Recommended Additional Places



House, 10 Anzac Street



House, 37 Bay Road



House, 80 Bay Road



House, 45 Ferrers Street



House, 1 Gwendoline Street



House, 7 Gwendoline Street



House, 24 Gwendoline Street



House, 11 Lake Terrace East



House, 2a Lansell Street



House, 4 Lansell Street



House, 8 Lansell Street



House, 10 Lansell Street



House, 16 Lansell Street



House, 3 Power Street



House, 5 Power Street



House, 9 Power Street



House, 11 Power Street



House, 13 Power Street



Ash trees along Gwendoline Street



Trees associated with the park on the northern side of O'Halloran Terrace (outside area, but adjacent)

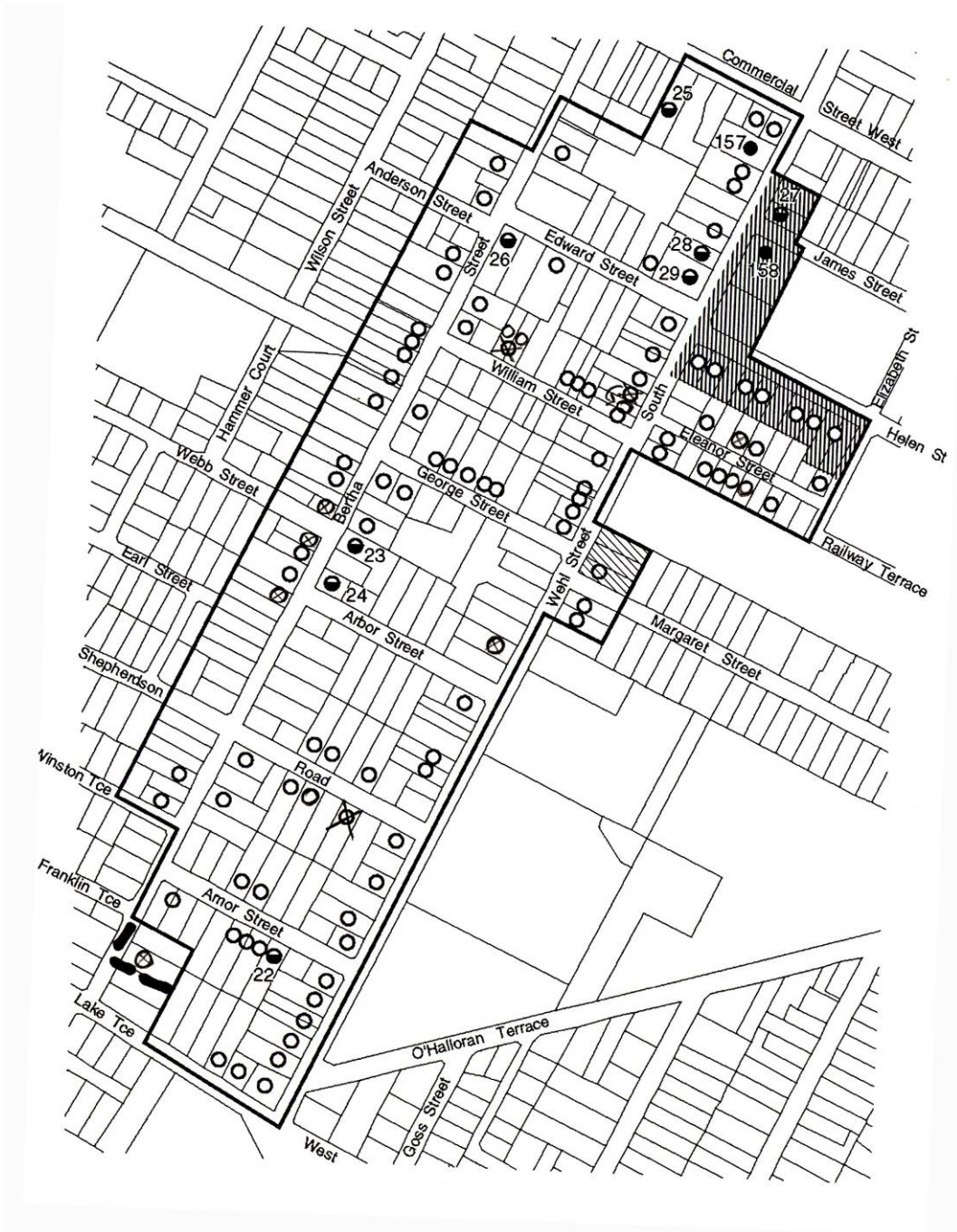


Ash trees on the east side of Wallace Street

6.2 Wehl Street South Policy Area

6.2.1 Boundaries of Policy Area




It is recommended that the southern boundary of the area along Bertha Street be extended to incorporate no. 53 Bertha Street (refer map).



WEHL STREET POLICY AREA



Changes to HCPA:

-  New contributory places
-  Demolished or deleted places
-  Boundary changes

6.2.2 Local Heritage Places

It is recommended that all Local Heritage Places identified within this Policy Area be retained.

6.2.3 Contributory Places

All contributory places within the Policy Area are recommended for retention.

The following additional places are recommended for inclusion:

- House, 53 Bertha Street
- House, 58 Bertha Street
- House, 60 Bertha Street
- House, 66 Bertha Street
- House, 12 Eleanor Street
- House, 28 Wehl Street South
- House, 62 Wehl Street South

Some demolition of contributory places has occurred and the following place should be deleted from the schedule:

- House, 3 Shepherdson Road

6.2.4 Mapping Anomalies

Map the following places which are listed but not mapped:

- House, 9 Eleanor Street
- House, 11 Eleanor Street
- House, 7 Shepherdson Road
- House, 18 Wehl Street South
- House, 20 Wehl Street South
- House, 22 Wehl Street South
- House, 24 Wehl Street South
- House, 28 Wehl Street South (move symbol from no. 26 to no. 28)
- House, 30 Wehl Street South
- House, 12 William Street (currently one symbol for 12 & 14)
- House, 14 William Street (currently one symbol for 12 & 14)

6.2.5 Significant Trees Noted

Street trees within this area of significance are:

- Camphor Laurel (*Cinnamomum camphora*) in rear garden, 21 Bertha Street (LHP)
- Canary Island Date Palm (*Phoenix canariensis*), 64 Bertha Street
- Flowering Gums (*Corymbia ficifolia*), William Street street planting

6.2.6 Additional Recommendations

Given the side set backs of the small cottages in this HCPA, boundary to boundary development is inappropriate as it alters the established physical character of the policy area.

Additional guidance should be provided via a revised and more detailed Desired Character Statement for the Policy Area.

Guidelines for the maintenance and conservation of limestone fences in this area should be prepared.

6.2.7 Current Photographs of Recommended Additional Places



House, 53 Bertha Street



House, 58 Bertha Street



House, 60 Bertha Street



House, 66 Bertha Street



House, 12 Eleanor Street



House, 28 Wehl Street South



House, 62 Wehl Street South



21 Bertha Street, Camphor Laurel in rear garden



Canary Island Date Palm, 64 Bertha Street

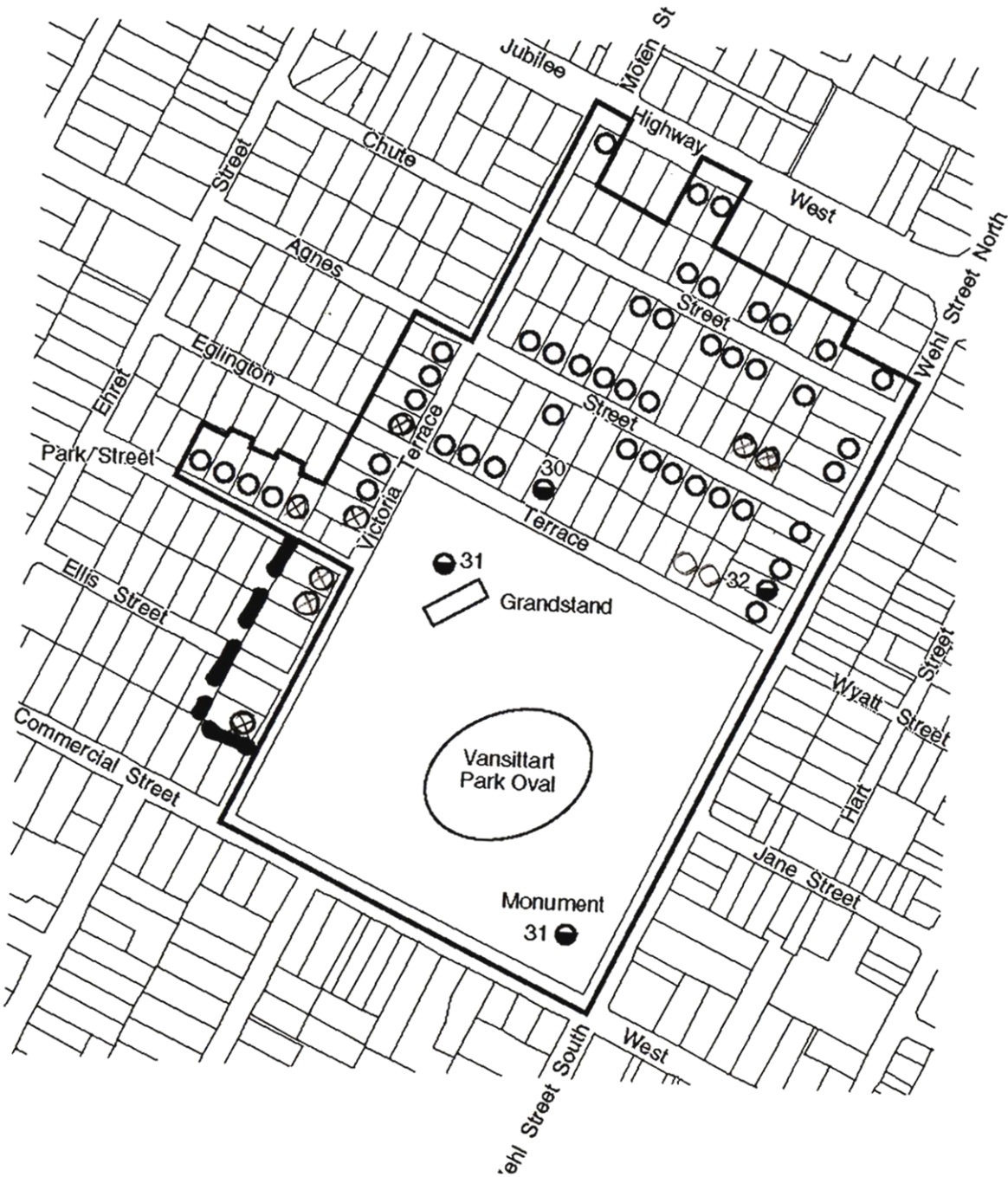


Flowering Gums, William Street

6.3 Vansittart Park Policy Area

6.3.1 Boundaries of Policy Area




It is recommended that the boundary to Victoria Terrace be altered (refer map).



VANSITTART PARK POLICY AREA



Changes to HCPA:

-  New contributory places
-  Demolished or deleted places
-  Boundary changes

6.3.2 Local Heritage Places

It is recommended that all heritage places as scheduled in the Development Plan be retained.

6.3.3 Contributory Places

The following additional places are recommended for inclusion in the schedule:

- House, 2 Agnes Street
- House, 4 Agnes Street
- House, 2 Park Street
- House, 1 Victoria Terrace
- House, 9 Victoria Terrace
- House, 11 Victoria Terrace
- House, 15 Victoria Terrace
- House, 21 Victoria Terrace

The following contributory place should be removed from the schedule:

- House, 59 Jubilee Highway West (not mapped)

6.3.4 Mapping Anomalies

Map the following places which are listed but not mapped:

- House, 2 Eglington Terrace
- House, 4 Eglington Terrace

6.3.5 Significant Trees Noted

Street trees within this area of significance are:

- This Policy Area includes Vansittart Park which contains a large number of mature and significant trees.
- Street trees (Ashes – *Fraxinus sp*), Park Street

6.3.6 Additional Recommendations

A Management Plan for Vansittart Park should be drawn up which covers both the natural and built elements of the park Historic Conservation Policy Area

Guidelines for the maintenance and conservation of significant limestone fences in this area should be prepared.

6.3.7 Current Photographs of Recommended Additional Places



House, 2 Agnes Street



House, 4 Agnes Street



House, 2 Park Street



House, 1 Victoria Terrace



House, 9 Victoria Terrace



House, 11 Victoria Terrace



House, 15 Victoria Terrace



House, 21 Victoria Terrace



Vansittart Park



Street Trees, Park Street

6.4 St Andrew's Policy Area

6.4.1 Boundaries of Policy Area




No changes to the boundaries of this Policy Area are recommended.



ST ANDREW'S POLICY AREA



Changes to HCPA:

-  New contributory places
-  Demolished or deleted places
-  Boundary changes

6.4.2 Local Heritage Places

The 1994 Survey recommended 7 Local Heritage Places within the St Andrew's Policy Area. Place No. 34 the Bowling Club has been demolished and this has been deleted from the Schedule in the PAR. The other 6 places (all houses) are recommended for retention.

St Andrew's Hall and the former Umpherston College building are recommended as additional Local Heritages Places within this HCPA.

6.4.3 Contributory Places

All contributory places within the Policy Area are recommended for retention.

Three additional places are recommended for inclusion, these are:

- House, 15 Elizabeth Street
- House & Fence, 33 Elizabeth Street.
- House, 51 Elizabeth Street

Some demolition of contributory places has occurred and the following places should be deleted from the schedule:

- 36 Wehl Street North
- 3 Lawrence Street

6.4.4 Mapping Anomalies

The following places in the schedule have not been included on the map of the Policy Area within the PAR:

- 1 Frances Street
- 5 Frances Street
- 7 Frances Street
- 84 Gray Street
- 8 Hart Street

The following places are mapped in the wrong location:

- 15 Jubilee Highway West should be located on the corner of Grey Street.

6.4.5 Significant Trees Noted

The following tree is considered significant:

- Norfolk Island Pine (*Araucaria heterophylla*), 3 Lawrence Street.

6.4.6 Additional Recommendations

Due to the topography, this area contains a large number of stone retaining walls, usually of limestone or scoria. It is recommended that Conservation Guidelines be prepared for the retention and maintenance of these significant walls and fences as they are an important part of the physical character of the Policy Area. (Refer Section 8 of this Review).

Additional guidance should be provided for development via a more detailed Desired Character Statement within the Policy Area.

6.4.7 Current Photographs of Recommended Additional Places



House, 15 Elizabeth Street



House, 33 Elizabeth Street



View of fence, 33 Elizabeth Street



House, 51 Elizabeth Street

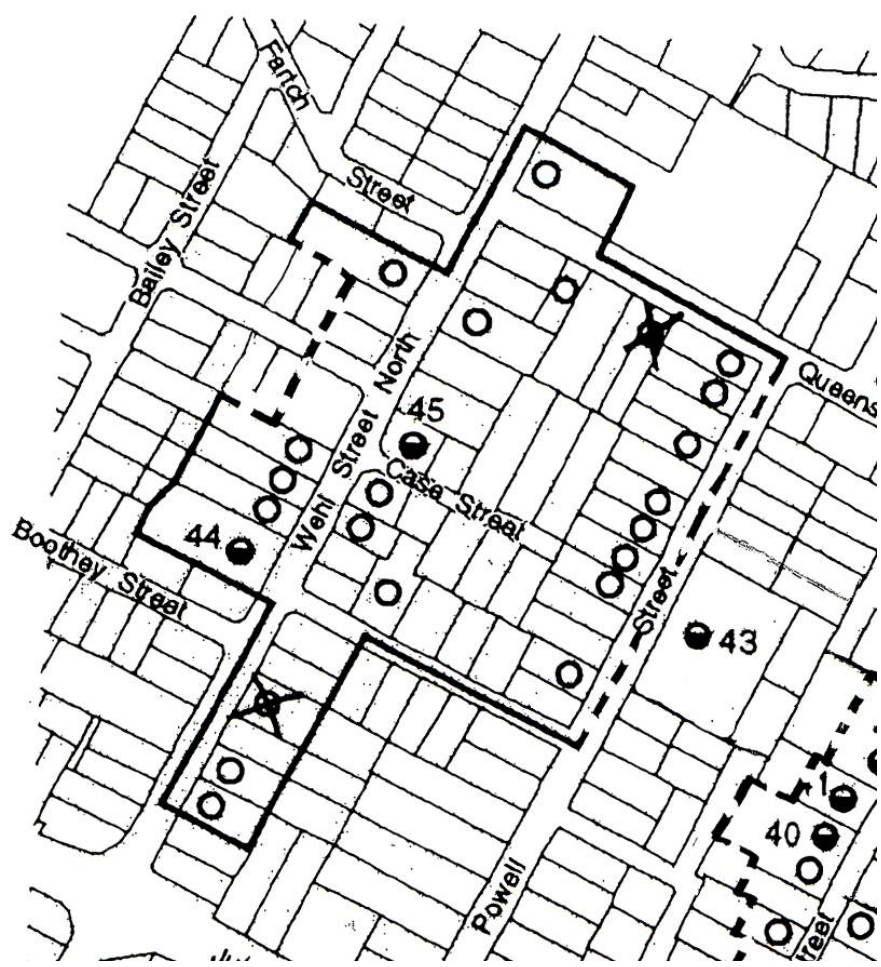


Norfolk Island Pine, 3 Lawrence Street

6.5 Wehl Street North Policy Area




6.5.1 Boundaries of Policy Area

This was formerly part of the Doughty Street Policy Area - and it is recommended that this area now be split into the Wehl Street North Policy Area and the Doughty Street Policy Area (see section 6.6). The proposed boundary is outlined below:



WEHL STREET NORTH POLICY AREA



- Changes to HCPA:
-  New contributory places
 -  Demolished or deleted places
 -  Boundary changes

6.5.2 Local Heritage Places

It is recommended that all heritage places as scheduled in the Development Plan be retained.

6.5.3 Contributory Places

No additional places are recommended for inclusion.

The following contributory place is recommended for deletion from the schedule:

- House, 35 Queens Avenue

6.5.4 Mapping Anomalies

The following place should be deleted from the map as it is not included in the schedule and is not considered contributory:

- House, 70 Wehl Street.

6.5.5 Significant Trees Noted

Nil

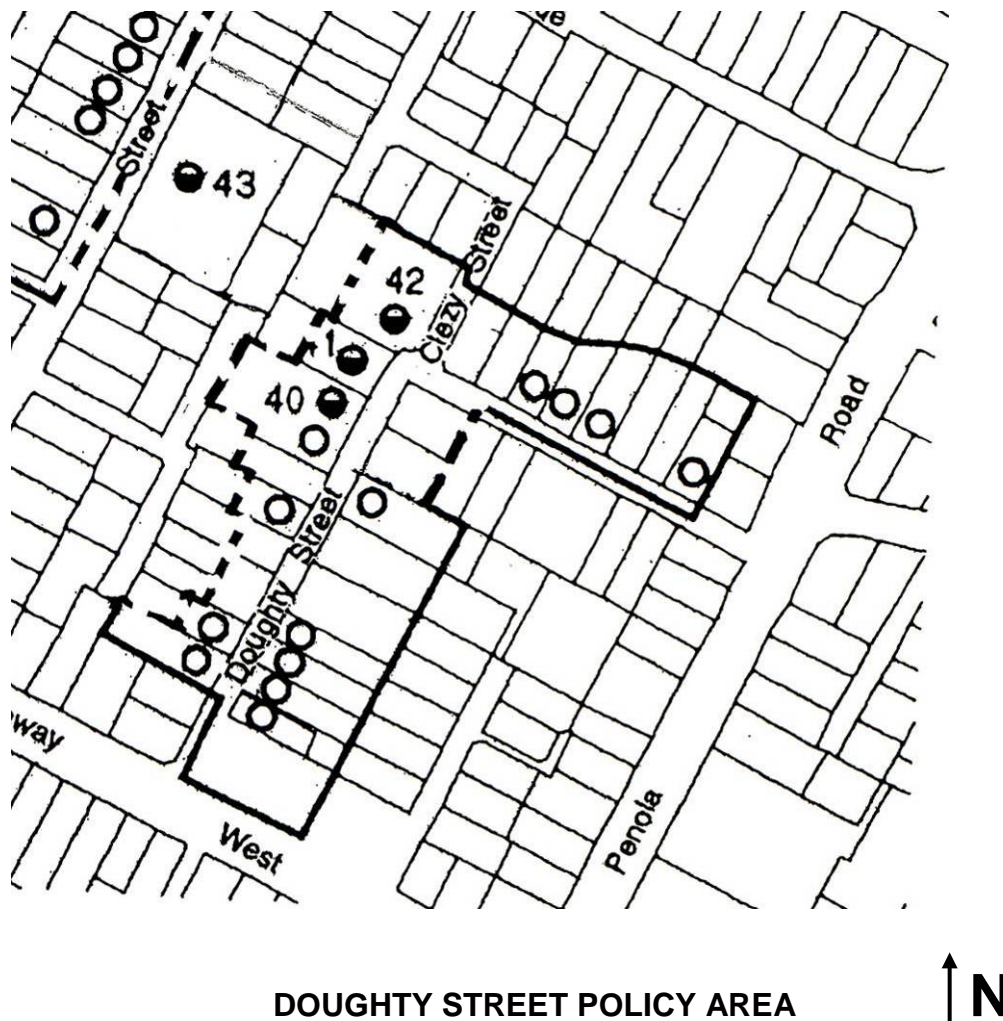
6.5.6 Additional Recommendations

Due to the topography, this area contains a large number of stone retaining walls, usually of limestone or scoria. It is recommended that Conservation Guidelines be prepared for the retention of these significant walls and fences as they are an important part of the physical character of the Policy Area. (Refer Section 8 of this Review)

6.6 Doughty Street Policy Area

6.6.1 Boundaries of Policy Area

This was formerly part of the Doughty Street Policy Area - and it is recommended that this area now be split into the Wehl Street North Policy Area (see section 6.5) and the Doughty Street Policy Area. The proposed boundary is outlined below:



- Changes to HCPA:**
-  New contributory places
 -  Demolished or deleted places
 -  Boundary changes

6.6.2 Local Heritage Places

It is recommended that all heritage places as scheduled in the Development Plan be retained.

6.6.3 Contributory Places

No additional places are recommended for inclusion.

6.6.4 Mapping Anomalies

Nil

6.5.5 Significant Trees Noted

The following trees are considered significant:

- Canary Island Date Palms (*Phoenix canariensis*), garden of 19 Doughty Street
- Cottonwood (*Populus deltoides*), garden of 23 Doughty Street (LHP)

6.6.6 Additional Recommendations

Due to the topography, this area contains a large number of stone retaining walls, usually of limestone or scoria. It is recommended that Conservation Guidelines be prepared for the retention of these significant walls and fences as they are an important part of the physical character of the Policy Area. (Refer Section 8 of this Review)



Canary Island Date Palms, 19 Doughty Street

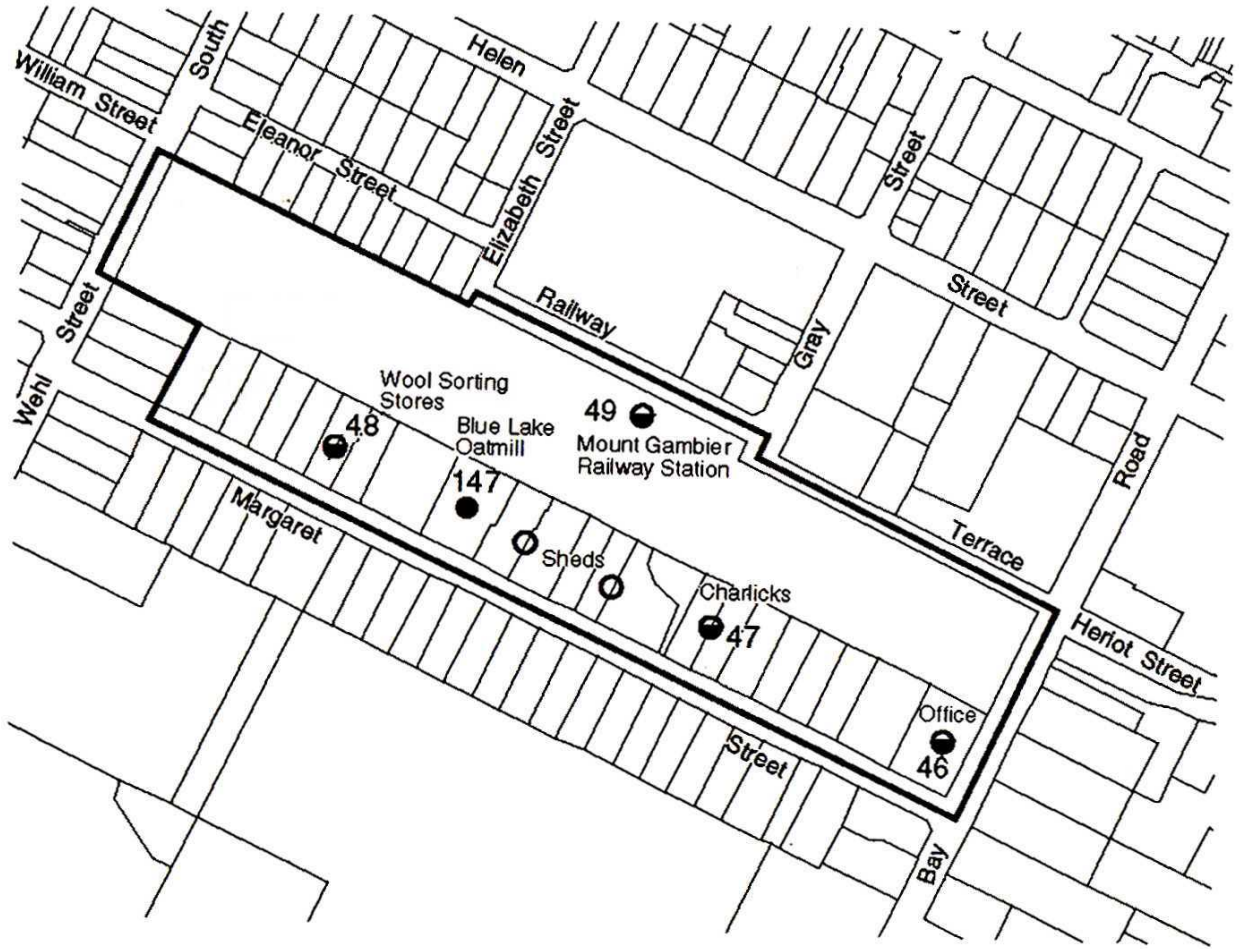


Cottonwood (*Populus deltoides*),
23 Doughty Street (LHP)

6.7 Railway Policy Area

6.7.1 Boundaries of Policy Area




No changes to the boundaries of this Policy Area are recommended.



RAILWAY POLICY AREA



Changes to HCPA:

-  New contributory places
-  Demolished or deleted places
-  Boundary changes

6.7.2 Local Heritage Places

It is recommended that all heritage places as scheduled in the PAR be retained.

6.7.3 Contributory Places

The contributory places in Margaret Street constitute a group of three corrugated iron sheds. These should be retained, depending on their condition and the degree of asbestos content in their structure. This will need to be carefully physically assessed. They are:

- Shed, 18 Margaret Street
- Shed, 24 Margaret Street
- Shed, 26 Margaret Street

6.7.4 Mapping Anomalies

Nil

6.7.5 Significant Trees Noted

Nil

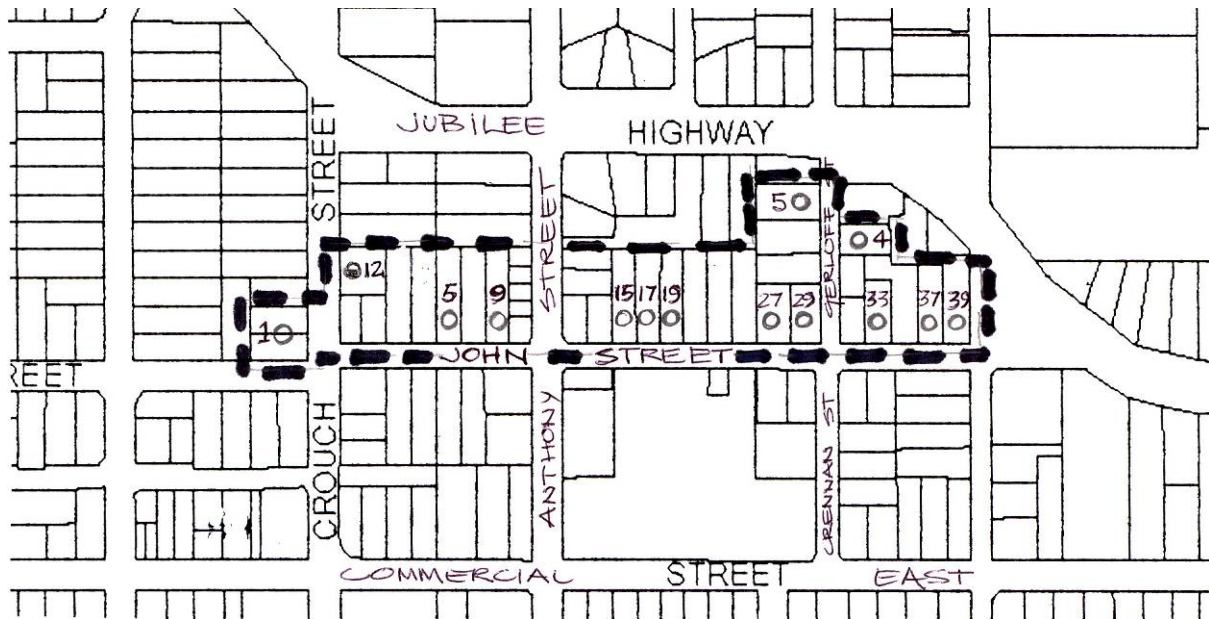
6.7.6 Additional Recommendations

A Master Plan for the redevelopment of this now degraded area is required.

6.8 John Street Historic Conservation Policy Area

6.8.1 Boundaries of Policy Area

Note that this proposed HCPA sits within the Residential Zone, and on the northern edge of the Commercial Zone.



**Extent of proposed John Street Historic Conservation Policy Area
(Contributory houses mapped)**

6.8.2 History and Character of the Policy Area

This small area of the city of Mount Gambier contains a concentration of cottages built between 1870 and 1890. The area sits in Section 8, Hundred of Blanche and was first subdivided in 1866, and then again in 1880. The south side of John Street has been redeveloped but the original residential qualities of the area are well represented by the cottages on the north side and the cross streets.

The character of the area derives from the consistent form and scale of the cottages. The cottages are a mixture of timber and stone, and apart from the two places in Crouch Street, all the cottages are double fronted and symmetrical in design. Most have a simple verandah across the front elevation. The house at 1 Crouch Street is an unusual pair of residences but has been designed to appear a one house. The house at 12 Crouch Street was constructed in 1875, and is of typical slab construction. This place was severely damaged by car impact and Council has approved its demolition.

6.8.3 Recommendations for Policy Area

The following is recommended:

- The character of the Policy Area as described should be adapted to form the basis of the Desired Character Statement of the proposed Policy Area.
- All contributory places identified within the Policy Area should be protected.
- All works to places, including fencing, should be monitored regularly to ensure the conservation of the fabric of the places.
- All streetscape elements and proposed work should be monitored to retain the contributory qualities of the streetscapes within the area.
- Objectives and Principles of Development Control should be incorporated into the Heritage Plan Amendment Report which provide appropriate levels of protection and management for all contributory places and elements within the Policy Area.

6.8.4 Schedule of Places

The following places contribute to the heritage value of this proposed Policy Area:

Address	Description	Condition
Attached cottages, 1a & 1b Crouch Street North	An attached pair of stone cottages built to appear as a double fronted dwelling, with raised quoining, eaves bracketing and chimney, bull-nose profile verandah of later construction (probably original profile). The stone and render is painted now. Front elevation shows evidence of patterning in dressed and rock face dolomite.	Good
House, 12 Crouch Street North	Local Heritage Place (refer 1994 Heritage Survey) One of the earliest slab and batten cottages remaining. Has recently (mid-2006) had the front corner room removed by impact from a car accident. Still retains other original elements, but the internal area of the front room is now totally exposed.	Requires rebuilding DEMOLISHED 2007
House, 4 Gerloff Street	A stone double fronted cottage with raised quoins of dressed limestone. Retains one chimney, but roof has been reclad with alu-tiles and later square gutters installed, although the cottage retains its bead edge fascia. The front verandah is of later construction with alu-tile roof and 'D' gutters. The verandah has been enclosed. The cottage retains panelled door and sash window timber joinery.	Good
House, 5 Gerloff Street	A low scale weatherboard cottage which retains weatherboarding to all elevations and bull-nose verandah sitting immediately under the gutter of the top hipped roof line. Retains stone chimney, external timber architraves to later aluminium windows to the front. Retains to chimneys, northern elevation clad in sheeting but stone sections to chimney external walls remain. The roof has been re-roofed and ogee gutter reinstated.	Good
House, 5 John Street	A small cottage which has been completely clad with false brick sheeting, a new verandah with small gable, the chimney has also been clad in brick sheeting and the roof re-clad in alu tiles. Only sense of early cottage is size and scale. The windows to the front elevation have been completely changed.	Poor DEMOLISHED 2007
House, 9 John Street	Stone cottage with quoining to front elevation, undressed stone to side elevations, skillion addition and later pitched roof additions to rear. The cottage retains two stone chimneys, one incorporated into the east elevation at the front of the cottage and one separate at the rear attached to the original kitchen. The front elevation stonework has been cleaned back below verandah level. The verandah is a later single pitch verandah with wrought iron columns, etc and returns around the west side of the cottage. Later 'D' profile gutters also.	Fair
House, 15 John Street	Small stone cottage retains stone front elevation, both side elevations have been rendered over. Later new development to rear	Fair to good

Address	Description	Condition
	on subdivided allotment. The cottage retains two low scale chimneys, bull-nose verandah profile (although this is a new verandah) and roof has been re-clad in galv. front elevation has had paint removed from dolomite stone blocks.	
House, 17 John Street	Small cottage with side weatherboard cladding intact. Front elevation re-clad in sheeting. Retains timber window joinery, later door. Bull-nose profile verandah probably original, but with later posts and guttering. Retains two stone chimneys on the eastern elevation.	Fair
House, 19 John Street	Small cottage now clad in hardi-planks with simple skillion extension to the rear. Later new development behind on subdivided allotment. Retains timber joinery to windows, door not visible. Bull-nose verandah with later replacement posts sits under the pitch of the roof. Stone chimney detached from gable end wall (probably originally weatherboard).	Fair
House, 27 John Street	Stone cottage with stonework recently painted. Retains original hip roof and stone chimney. Ends of verandahs have been built in and original verandah posts replaced with stone pillars. Retains timber window joinery, door not visible. Later single pitch verandah roof. Retains bead edged fascia, but later 'D' guttering.	Good
House, 29 John Street	Stone cottage now painted. Retains original bull-nose verandah profile, chimneys, timber window and door joinery. Side elevations are of stone with original window openings and quoins. the cottage has been re-roofed and 'D' gutters installed, although it retains original bead edge fascia to upper eaves.	Excellent
House, 33 John Street	A small cottage re-clad in sheeting to front wall and side wall. No longer retains original chimney. Verandah rebuilt with iron and timber posts. Roof re-clad in aluminium tiles.	Poor - although retains overall form.
House, 37 John Street	Weatherboard cottage with stone chimney and stone wall to rear skillion. Retains original bull-nose verandah profile with later wrought iron posts, timber window joinery with sliding sashes and stone chimney.	Fair
House, 39 John Street	A double fronted stone cottage painted white. All walls stone. Roof and verandah re-clad in aluminium tiles. Retains timber door and window joinery. Retains turned verandah posts, probably original.	Cottage in excellent condition apart from roof.



Attached cottages, 1a & 1b Crouch Street North



House, 12 Crouch Street North (Local Heritage Place): note damage



House, 4 Gerloff Street



House, 5 Gerloff Street



House, 5 John Street



House, 9 John Street



House, 15 John Street



House, 17 John Street



House, 19 John Street



House, 27 John Street



House, 29 John Street



House, 33 John Street



House, 37 John Street



House, 39 John Street

7.0 FENCES IN MOUNT GAMBIER

7.1 Background

The fences to heritage listed places and within Residential Historic (Conservation) Zones are quite distinctive. Other areas in the State have typical forms of fencing for houses of different periods, some of which can be seen in Mount Gambier. Early photographs indicate the use of simple timber picket fences for small cottages, but few of these remain. However, once stone quarrying began to produce substantial amounts of easily worked limestone, the fences constructed in local stone are a unique feature of the built heritage of Mount Gambier. There does not seem to have been a tradition of using elaborate cast iron panels for fencing for houses in Mount Gambier. Cast iron was more typically used for decorative verandah elements than for fencing.

The main types of stone used in fencing are

- Limestone which is usually white/grey and smooth faced and dressed
- Dolomite – which can be pink, cream or grey and is most often rock faced in finish
- Basalt – a hard dark grey/black volcanic rock, usually rough faced
- Scoria – a light, volcanic rock formation usually reddish brown in colour

A number of fences in Historic Conservation Policy Areas such as St Andrew's, with houses built on a slope, also act as retaining walls. Many have been painted which can alter the design intent if the fence is constructed of more than one type or finish of limestone.

7.2 Typical Stone Fences

Limestone fences can be categorised into various types

Simple stone fences

These fences are constructed of panels and posts of stone. Generally the posts are the main element of the fence with caps or shaped tops, but there are also examples with capping to the panels of rough faced stone, often dolomite.

These simple fences are associated with houses of all periods.



Wallace Street (house 1870s)



Wehl Street (house 1890s)



Wehl Street (house 1920s)



Power Street (house 1940s)

Stone Fences that match house design and materials

There are a number of substantial houses in Mount Gambier which retain fences which were constructed at the same time as the house and use the same design details and materials. These fences form an integral part of the heritage value of the place, and the streetscape.



16 Lake Terrace



32 Ferrers Street



12 Canavan Road

Fences with stone posts and metal panels

In some cases, stone posts have been used in situation where timber posts would be more usual in other parts of the state



Wehl St South



Lake Terrace East



Bertha Street

7.3 Guidelines for Conservation of Fences

It is important that stone fences are carefully maintained and retained, and guidelines which relate to these fences specifically should be included in the Development Plan (see Section 9). The current guidelines in the Development Plan (MtG(C)/10) do not include specific recommendations as to the stone fences which are such an important part of the streetscape of Mount Gambier.

The conservation of the stonework and the fences themselves including the structural form and detailing should be undertaken.

Additional guidance should also be provided via more detailed Desired Character Statements within the Policy Areas to identify the desired forms of fencing and to guide new forms of fencing in order to prevent inappropriate materials, heights and styles.

New Fences

There was not a tradition of using elaborate cast iron panels for fencing in Mount Gambier. This should be noted when a new fence is being considered, particularly within Heritage Policy Areas. The precast concrete fence pillars which are used with reproduction style houses are not considered appropriate for new fences in HCPAs and LHPs. It would be more satisfactory to source fence posts from local suppliers of stone products. Advice should be made available from Council and the Heritage Adviser.

Recommendations

Table MtG(C)/10 of the Development Plan should be rewritten to include appropriate recommendations and examples of stone fence types.

8.0 PROTECTION OF TREES IN MOUNT GAMBIER

8.1 Background

Mount Gambier has a notable green aspect to its landscaping, particularly in the earlier sections of the town and in the parks and gardens. One notable feature of this landscaping is the use of Norfolk Island Pines (*Araucaria heterophylla*). These are used notably in private gardens as well. Many of these trees have been identified in the actual assessment of individual residences and park areas, and give the town a distinctive landscape element.

There are already some notable trees included in the Development Plan by virtue of their location in the gardens of Local Heritage places or contributory places within Historic Conservation Policy Areas. These are ostensibly protected, but there have been some situations in the past and recently where applications have been made to remove mature trees from gardens of places which are already listed as Local Heritage Places and the tree included in the property description of the site.

8.2 Legislation for Tree Protection

The criteria for the assessment of Local Heritage Places in the Development Act allows for the inclusion of trees as Local Heritage Places,

criterion (g) in the case of a tree - it is of special historical or social significance or importance within the local area.

The *Development Act, 1993* identifies the removal and pruning of what it deems 'significant Trees' as a form of development, thereby providing an avenue of protection for these trees. It defines (in Regulation 6A) these trees as:

- (a) *trees within the designated area that have a trunk with a circumference of 2.0 metres or more or, in the case of trees with multiple trunks, that have trunks with a total circumference of 2.0 metres or more and an average circumference of 625 millimetres or more, measured at a point 1.0 metres above natural ground level.*
- (1a) *For the purposes of subregulation (1)(a), the designated area will be constituted by—*
 - (a) *the whole of Metropolitan Adelaide, other than—*
 - (i) *those parts of the area of the Adelaide Hills Council within the Extractive Industry Zone, the Public Purpose Zone or the Watershed (Primary Production) Zone in the Development Plan that relates to that area; and*
 - (ii) *those parts of the area of the City of Playford within the Watershed Zone or the Mount Lofty Ranges Rural Zone on the eastern side of the Hills Face Zone in the Development Plan that relates to that area; and*
 - (b) *any part of the area of the Adelaide Hills Council outside Metropolitan Adelaide that is within a Country Township Zone in the Development Plan that relates to that area.*

The City of Mount Gambier falls outside of the 'designated area' and therefore is not provided with controls for large trees outside of the Native Vegetation Act.

However, the Development Act, 1993 does provide Council with an avenue to provide protection to trees of significance to the character of the area, regardless of their species or whether they were planted, through listing within the Development Plan. This study has identified a number of trees throughout the Council area that are considered to be important to the character of the area they are located and worthy of consideration for listing within the Development Plan as 'Significant Trees'.

The other option available to Council is to seek an amendment to the Development Regulations so that the City of Mount Gambier is included within the 'designated area' in which the controls over significant trees applicable to Metropolitan Adelaide would apply. This has a number of logistical implications with potentially a large number of trees coming under protection, requiring significant resources by Council to adequately handle additional workloads. This approach is not desirable in the context of Mount Gambier.

8.3 Identification of Significant Trees

There are a range of locations for trees which have been identified as important to the character of their surrounding areas. Other trees reflect garden fashions at the time of planting. Some trees are already included in the schedule of Local Heritage Places and in Local Heritage Policy Areas. Additional trees and street plantings have been identified and are listed below. This list is a compilation of trees identified during site work or have been recommended by interested parties, including heritage committee members and the National Trust Significant Tree Register. Additional trees may be further proposed during any public consultation period.

8.3.1 Trees Associated with Local Heritage Places and Local Heritage Policy Areas

Trees already scheduled

- **Local Heritage Places (outside LHPAs)**
33 O'Halloran Terrace (LHP), Oak (note Norfolk Island Pine removed)
22 Jardine Street, Norfolk Island Pine
- **Local Heritage Policy Areas**
Bay Road LHPA
20 Lake Terrace (CP), Norfolk Island Pine
12 Power Street (CP), mature trees in garden
Wehl Street LHPA
64 Bertha Street (CP), Canary Island Date Palm
St Andrews LHPA
Nil
Doughty Street LHPA
Nil

Trees proposed

- **Local Heritage Places (outside LHPAs)**
22 Eustace Street (LHP), Norfolk Island Pines (3)
Penola Road (Convent), Magnolia
Sheperdson Road, Tenison College. Norfolk Island Pines (2)
- **Local Heritage Policy Areas**
Bay Road LHPA
58-60 Bay Rd (LHP), Oak
65 Bay Rd (LHP), multi-trunked mature tree
68 Bay Rd (LHP), mature trees in garden
79 Bay Road (LHP), mature trees in garden
89 Bay Road (LHP), Norfolk Island Pine
27 Ferrers Street (LHP), conifers inc Norfolk Island Pine
72 Ferrers Street (CP), Norfolk Island Pine
17 O'Halloran Tce (LHP), Ash
27 Power Street (LHP), Ash/Poplar

56 Bay Road (CP), Holm Oak
 85 Bay Road, Norfolk Island Pine
 32 Lake Tce East (CP), Norfolk Island Pine
 8 Wallace Street (LHP), Canary Island Date Palm

Wehl Street LHPA

21 Bertha Street, Camphor Laurel
 312 Commercial Street West, Norfolk Island Pine
 2 Wehl Street South, Norfolk Island Pine
 96 Wehl Street South (LHP), Norfolk Island Pine

St Andrews LHPA

1-3 Colhurst Place (LHP), mature trees in garden
 3 Lawrence Street, Norfolk Island Pine
 36 Elizabeth Street (LHP), Canary Island Date Palm
 41 Elizabeth Street (CP), Norfolk Island Pine
 95 Gray Street, Norfolk Island Pine
 25 Jubilee Hwy West (CP), Norfolk Island Pine

Doughty Street LHPA

19 Doughty Street (LHP), Canary Island Date Palm
 23 Doughty Street (LHP), Cottonwood
 73 Wehl Street North (LHP), mature trees and garden
 82 Wehl Street North (LHP), mature trees and garden
 20 Powell Street (LHP), mature trees and garden

Vansittart Park LHPA

27 Wehl Street North, Norfolk Island Pine

Additional Trees outside LHPAs and not in LHP gardens

Jardine Street (west side adjacent Convent), Flowering Gum
 Hedley Street (crest), Norfolk Island Pine
 Penola Road, cnr Alexander Street, Norfolk Island Pine
 12 Power Street, Ashes
 11 Powell Street, Norfolk Island Pine
 187 Commercial Street West, Norfolk Island Pine
 189 Commercial Street West, Norfolk Island Pine
 3 Chauvel Street, Norfolk Island Pine
 Krummel Street Caravan Park, Norfolk Island Pine
 Old Gaol Drive, Norfolk Island Pine

8.3.2 Street Plantings

- ***Street plantings already listed***

Plane Trees, Gray Street South (LHP)

- ***Street plantings proposed***

Gwendoline Street (Bay RD LHPA), Ashes
 O'Halloran Terrace (Bay RD LHPA), Ashes
 Wallace Street (Bay RD LHPA), Ashes
 William Street (Wehl St LHPA), Flowering Gums
 Agnes Street (Vansittart Park LHPA), Desert Ashes
 Park Street (Vansittart Park LHPA), Ashes

Crouch Street North, Willow Myrtles (*Agonis flexuosa*) (8)
 Jardine Street (southern end), Oaks (3)
 Mitchell Street, Norfolk Island Hibiscus (*Lagunaria patersonii*)
 White Avenue, Norfolk Island Pines (3) and Flowering Gums
 O'Halloran Terrace Sink Hole, Ash and other Trees

8.3.3 Parks and State Heritage Areas

- ***Vansittart Park***

Vansittart Park is a Local Heritage place. It was established prior to the First World War and consequently contains mature trees from that date and later. These include Norfolk Island pines, oaks, palms, cypress, silver birches, prunus and jacarandas. The maintenance of this planting and the culturally significant garden qualities of the Park require careful management. The 1994 Heritage Survey recommended the preparation of a Management Plan for Vansittart Park. This is again recommended. This would ensure the careful and correct identification of all elements of the Park's significance and provide guidelines for their future care and maintenance.

- ***Cave Gardens State Heritage Area***

The Cave Gardens State Heritage Area was declared in 1995 and a Management Plan prepared. Elements of this have been incorporated into the Development Plan in 2001. As part of the review of the Development Plan it is recommended that the section relating to the Cave Gardens SHA be rewritten to indicate conservation works already accomplished.

- ***Lakes State Heritage Area***

The Lakes State Heritage Area was declared in 1992 and a Management Plan prepared in 2002. The recommendations for the conservation of the heritage qualities of the State Heritage Area were specific and related to both built and natural environment. It is recommended that this information be incorporated into the Development Plan.

- ***Botanic Park/Gardens***

The Botanic Park area, which sits within the Lakes Zone, was established by Mount Gambier Council in the early 1880s. A short history has been prepared and included as Appendix One. This area should be the subject of a Management Plan. This would ensure the careful and correct identification of all elements of the Park's significance and provide guidelines for their future care and maintenance. In particular, any original vegetation or planting should be identified.

- ***Frew Park***

Frew Park is an important recreation ground within the city. It has been recommended as a Local Heritage place. It was established by donation in 1886 under the care of a board of Trustees and used by sporting groups, particularly cricket and football. Control of Frew Park passed to Mount Gambier Corporation in 1939. The white picket fence and ash tree plantings are notable, and council should continue to maintain the park to an appropriate standard.

8.4 Recommendations

All notable trees should be added to the extent of listing of Local Heritage Places. (Refer Sec 6 for these.)

The landscape quality which trees bring to the LHPAs should be included in the Desired Character Statements in each relevant section of the Development Plan. It will also be necessary to add Objectives and Principles of Development Control which retain and protect notable mature trees in each LHPA in the Development Plan.

Management Plans should be prepared for the Parks and State Heritage Areas where these do not currently exist. The recommendations of the Management Plans should be included in the Development Plan and inform appropriate Council policy for the management of trees in these areas.

Given the importance of large trees in the landscape and streetscapes of Mount Gambier, it would be appropriate for Council to consider requesting the significant trees controls for additional tree protection.

Council is responsible for the care and maintenance of existing street plantings.



Palm in Bertha Street



Norfolk Island Pine in Lake Terrace East

EXAMPLES OF SIGNIFICANT TREES ON PRIVATE PROPERTY



Oaks in Jardine Street.



Norfolk Island Hibiscus in Mitchell Street

EXAMPLES OF SIGNIFICANT STREET PLANTINGS ON COUNCIL OWNED PROPERTY

9.0 RECOMMENDED AMENDMENTS TO THE DEVELOPMENT PLAN

This section has been written by Jensen Planning and Design

It is recommended that Council undertake a Local Heritage Development Plan Amendment relating to conservation and heritage matters in the Mount Gambier (City) Development Plan.

It is recommended that this Development Plan Amendment address the following matters identified in this Study:

Development Plan structure

The Development Plan should be structured as per Planning SA guidelines and the Better Development Plan modules. In particular:

- Policy Areas should not overlap Zone boundaries;
- All Council Wide policies relating to heritage and conservation should be placed in the Council Wide section of the Development Plan;
- Historic (Conservation) Policy Areas should be introduced where appropriate, particularly in relation to the current Residential Local Heritage Policy Areas;
- The relevant Better Development Plan module/s should be used in undertaking this restructure and preparing the relevant planning policies, including the introduction of restructured Desired Character Statements for each Policy Area.

These changes will in particular require Council to review numerous Local and State Heritage Policy Areas that overlap Zone boundaries. For example the Wehl Street South Local Heritage Policy Area. There is an opportunity to simplify and reduce repetition of policy for these Local Heritage Policy Areas by creating one policy area within the Council Wide section of the Development Plan (while still retaining the specific differences between each policy area). This is the approach adopted by the Better Development Plan Project where existing policy areas have crossed zone boundaries. This would remove the current repetition of Local Heritage Policy Areas across multiple Zones.

In reviewing policies, Council should refer in particular to the Heritage Conservation, Heritage Places, Historic (Conservation) Policy Area and Significant Tree General Modules in the Better Development Plan Policy Library. It should be noted that initial discussions with Planning SA have revealed that consideration is being given to amending the approach in relation heritage and conservation in the Better Development Plan modules. Therefore any changes in relation to these matters should be further discussed with Planning SA before a Development Plan Amendment is progressed/prepared.

Terminology

The heritage and conservation terminology in the Development Plan should be updated to reflect Planning SA guidelines and standards. The Better Development Plan modules use the terms State Heritage Place, local heritage place (note no Title Case) and Historic (Conservation) Policy Area. The term Local Heritage Policy Area in particular should be replaced with the terminology Historic (Conservation) Policy Area. This will provide additional protection to these areas through formal references within the Development Regulations, 1993 (currently these places are not covered by these clauses within the legislation).

If this approach is not supported by Council, then discussions should be held with Planning SA in relation to if terminology such as Local Heritage Policy Area may be retained in the Development Plan. Alternatively, consideration can be given to amending the legislation to include such references (would require support of the Minister).

At the time of writing, Planning SA have advised that the terminology of such places is being reviewed by the Minister. The timing of any such changes is unknown at this stage and continued discussions with Planning SA are recommended in the event of any future Development Plan Amendment. In the absence of any clear guidance from Planning SA, the existing terminology should be adopted.

Local Heritage Places

Existing Local Heritage Places and Contributory Items as listed within the Development Plan should remain, unless identified as being removed within Section 6. Recommended additional Local Heritage Places should be added to the listing, together with additional identified Contributory Items within Local Heritage Policy Areas.

Tables MtG(C)/4 and MtG(C)/5 should be combined, as per current Planning SA requirements. There is little value in separating these local heritage places based on whether they fall within a Local Heritage Policy Area. The existing Tables should also have their expanded descriptions and extents of listing added to the relevant Tables, together with updated Lot, Plan and Certificate of Title references, as per recommended Planning SA table template.

Local Heritage Policy Areas (LHPAs)

It is recommended that the boundaries of the existing Local Heritage Policy Areas (LHPAs) be amended as per the recommendations in Section 6.

It should be noted that there are no recommendations in Section 6 to change the boundaries of the Local Heritage Policy Areas that overlap the Residential, Commercial and / or City Centre Zones. However, it is recommended that the Development Plan be amended to avoid this overlap of Policy Areas over Zone boundaries. This may be achieved through the creation of separate Historic (Conservation) Policy Areas under each Zone. In some cases, where the number of properties in that Zone covered by the existing Local Heritage Policy Area is limited, consideration could be given to the appropriateness of the Zone boundary, for example residential properties under heritage protection in the Commercial or City Centre Zones. Alternatively, a Principle of Development Control could be added to identify the properties and protect the residential appearance in the Zone provisions and thereby avoid the creation of a very small Historic (Conservation) Policy Area.

The proposed introduction of a new Residential Local Heritage Policy Area/Historic (Conservation) Policy Area in John Street should also be noted and introduced via a Heritage Development Plan Amendment.

A check of all of the provisions in relation to accuracy and cross referencing should also be undertaken. For example, Fig CCe/1 is missing from the current Development Plan.

Principles of Development Control (PDCs) in Local Heritage Policy Areas need refining and should be made area specific. PDC 2 repeats information in PDC4, PRD 7 should refer to the fencing Guidelines Table in Table MtG(C)/10. PDC8 and PDC 9 should be reversed in order. Principle 10 requires not more than 30% of the site area to be covered – this may not be appropriate for all Residential Local Heritage Policy Areas and should be reconsidered, particularly in the light of the recommendation for the additional Residential Local Heritage Policy Area / Historic (Conservation) Policy Area in John Street.

The Objectives and Principles of Development Control in the Mount Gambier (City) Development Plan should also be updated to reflect the PDCs in the Better Development Plan modules, particularly the Heritage Conservation and Heritage Places modules for the Council Wide section of the Development Plan and the Historic (Conservation) Policy Area module for the Local Heritage Policy Area policies. Additional policies relating to trees as Local Heritage Places should also be included in any future DPA (currently lacking within the BDP Policy Library).

Fences

Table MtG(C)/10 of the Development Plan should be updated to refer specifically to fence types in Mount Gambier. The Title of this Table should be amended to be "Fencing Standards and Guidelines in Historic (Conservation) Policy Areas" and referred to in relation to all the heritage areas identified in the Development Plan. Council may also wish to consider the preparation of a specific Fencing Guidelines document for heritage and conservation areas to assist owners (refer to the City of Holdfast Bay for example of such a document)

Additional policies within the Council Wide section of the Development Plan in relation to fences in heritage and conservation areas should be included within a DPA. This should include specific reference to the stone fences which are such an important part of the streetscape in Mount Gambier. It should also outline that precast concrete fence pillars are not considered appropriate for new fences in heritage areas in Mount Gambier. The current Better Development Plan module for Historic (Conservation) Policy Areas provides two Principles of Development Control in relation to fences as a starting point. Other Development Plans that address fencing in more detail, such as the Norwood, Payneham and St Peters (City) Development Plan may also provide some guidance (refer Council Wide Principles of Development Control 185 – 187 of the 23 November 2006 consolidated version).

Outdoor Advertising

The Outdoor Advertising Development Standards and Guidelines as set out in Table MtG(C)/9 relate only to historic buildings and this should be clearly indicated in the Table. Outdoor advertising guidelines for general commercial areas should also be prepared.

Cave Gardens and Environs State Heritage Area

The Cave Gardens and Environs Stage Heritage Area (SHA) requires rewriting and refinement. The text sections require headings/structure. The Objectives should reflect the need to retain the conserved character of the SHA. The Desired Character Statement is confused with the PDCs. A review of the PDCs, many of which are recommendations for works in the area, should be undertaken to determine how many have been implemented and how the PDCs / Desired Character Statement can be rewritten to reflect the work already completed.

The Lakes Zone

The Lakes Zone requires incorporation the incorporation of the recommendations of the Conservation Management Recommendations and General Management Plan prepared for the area in 2004. The planning provisions could be significantly improved and brought in line with Development Plan Standards if the boundaries are clarified and coincide. Additional policies guiding conservation and new development are also required within the Zone.

Any review and improvement of the Lakes Zone should also include a range of policies that identify and guide the development of the Botanic Park which forms part of the zone.

There is an opportunity for Council to remove the former hospital site from the Lakes Zone, with more appropriate zoning and range of policies that better reflect the adapted residential use of the site. These policies can also provide a greater degree of protection and guidance to those elements of character that are important in this landmark location, given its prominence and visibility from surrounding areas, together with its interface with the State Heritage Area. It may be possible to include these amendments within the proposed Residential DPA to be prepared by Council (which is currently awaiting agreement by the Minister to the Statement of Intent). This can form Stage 1 of the amendments to the Lakes Zone.

Protection of Trees

A number of trees were identified contributing to the character of the policy area and other general areas in the course of this Study (Section 8). While it is appropriate to include references to these trees within Desired Character Statements within the relevant policy areas or zones as contributing to the character, this alone does not afford protection of the trees from removal (they will continue to be exempt from Development under the legislation). The Development Plan allows Council's to identify such trees as significant trees for protection via listing within a Table in the Development Plan. It would be appropriate to list these trees, as well as provide additional policy support through references within Desired Character Statements within relevant Zones and Policy Areas.

Mapping

A number of mapping and figure anomalies have been identified and these should be addressed through a Development Plan Amendment. It is likely that Planning SA will require any new mapping to be prepared at an appropriate scale, thereby improving the ability to read and identify roads within the existing Zoning and Policy Area mapping.

It should be noted that mapping will be completely overhauled under the Better Development Plan (BDP) project. Nevertheless, Heritage Places and Areas will be more clearly identified within the new mapping structure and format.

APPENDIX ONE: BOTANIC PARK

The Mount Gambier Council first considered the creation of a Botanic Gardens for the city in the 1870s when the forest nursery in the Crater Lakes was being established. A suitable site within the Lakes Reserve, above Leg of Mutton Lake between Bay Road and the hospital, was identified and the State Government was petitioned. A Botanical Garden Reserve at Mount Gambier was approved by the State Government in 1872, although little progress was made initially. It was not until 10 years later that specific plans were drawn up for a Botanic Gardens and Arboretum. The plan for the area, dated 1882 and signed by the Conservator of Forests, J Ednie Brown, is held by the Mount Gambier Council and this shows that a formal traditional layout was proposed for the area.

The Plan for the reserve (which is a flattened 'V' shape running around the edge of the forest Reserve and bounded by Bay Road and the access road to the Hospital) contains two separate areas. The wing along Bay Road was to be planted as an arboretum with sections divided up geometrically and continuous avenue planting along straight paths leading to circular sections along the central axis. The small trees drawn on the plan appear to indicate changes of species and include a range of native and exotic trees including conifers and deciduous species. In some areas these are mixed, while other sections were intended to have dense planting of a single species.

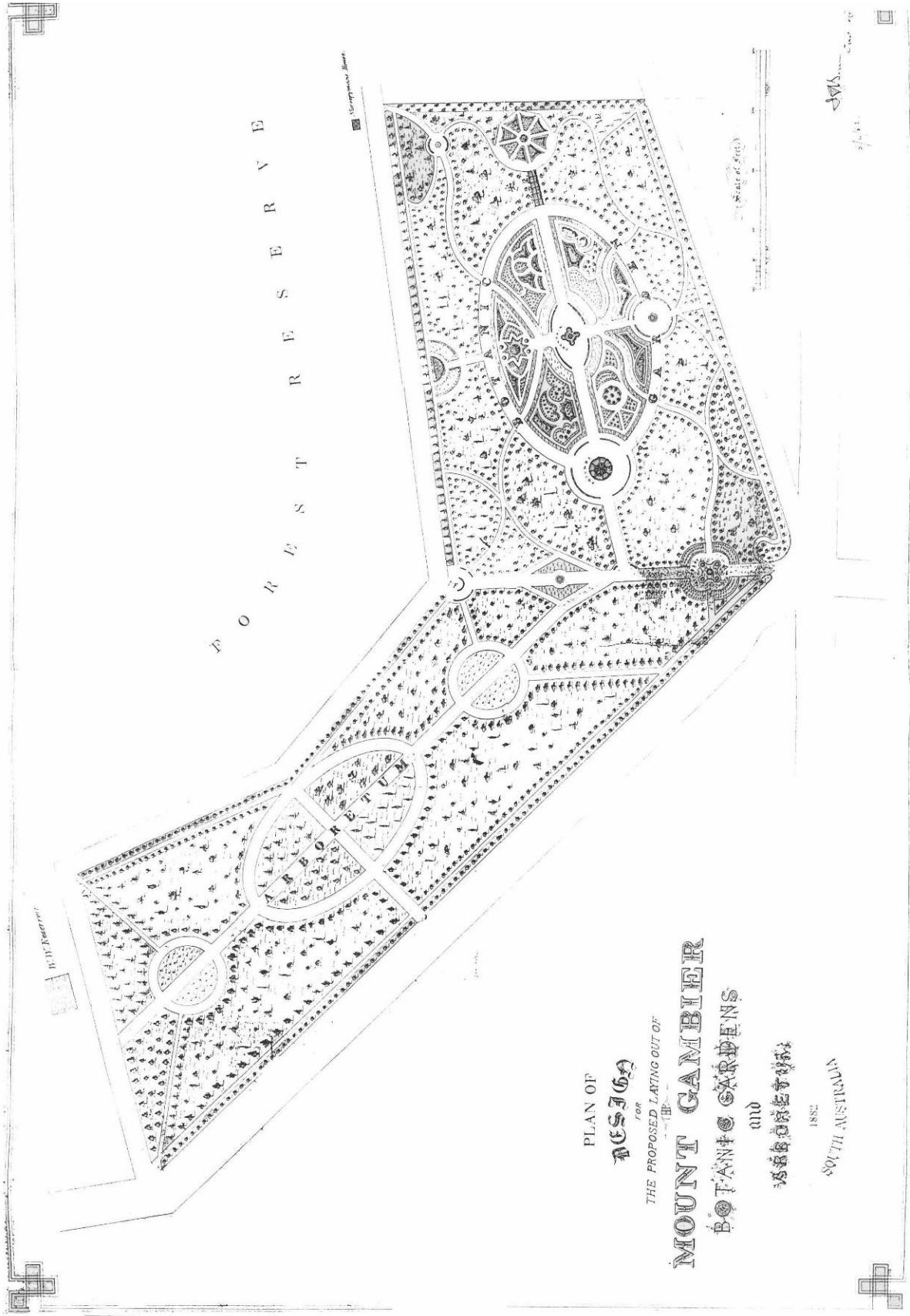
In this 1882 plan, the other wing of the V was set aside as a Botanic Garden, and while this area was also edged with continuous avenue planting with both conifers and deciduous trees, the central oval section was intended to be planted out in garden beds in a parterre form. All of these areas were linked by serpentine paths leading to features such as statuary, a rotunda, a fountain and various forms of garden planting. Around this central garden section more open areas were to be planted with trees in a similar planting pattern to the arboretum. Interestingly the original plan also shows the Nurseryman's house to the south of what is now the western end of Keegan Drive, close to the 1950s water tower.

During the early 1880s Mount Gambier Council was concerned with establishing the Botanic Park. Some eucalypts were planted initially which were apparently damaged in 1884, and plants ordered for the gardens arrived in Mount Gambier in the same year. Planting up of the area continued slowly.

In 1904 a memorial to those who were killed in the South African (Boer) War (1899-1901) was proposed, and Council approved its location at the bottom corner of the Botanic Reserve at the junction of Bay Road and Lake Terrace. This was commenced and completed in 1906. Photographs of memorial ceremonies taken in the early twentieth century show a perimeter fence around the Botanic Gardens which was constructed of timber post and wires. Tall conifers and eucalypts are also visible in the photographs.

In 1936, the Council Parks and Gardens Committee undertook a clean up of the Botanic Gardens area. While there is no record of exactly what work took place, it is assumed that the mature trees already in the Park were retained. The sloping nature of the site down from the rim of the Crater Lakes has made maintenance of the area over time relatively difficult. Currently there is little on the ground, apart from the overall shape of the Botanic Park, which reflects the original planting intent of the plan. Some mature conifers remain along Keegan Drive which may be part of the original perimeter planting of the 1880s, but new eucalypts have been planted along Bay Road as edge planting in that position.

The notable flowering gums along Lake Terrace West do not form part of the original Botanic Gardens, but are of a substantial age and are significant in their own right. None of the original proposed paths to the area are evident, and the whole of the Reserve is maintained as a park with regularly mown lawns under the trees. There have been some new block plantings of trees, some of which are part of the Hoo Hoo Club initiative, and form part of their 'Forest Trees of the World' program'.



1882 Plan of Botanic Gardens and Arboretum
 (Source: Mount Gambier City Archives)

APPENDIX TWO: SOURCES OF INFORMATION

Unpublished Reports:

- Danvers Architects Pty Ltd, *Heritage of the South East - South Australian State Historic Preservation Plan Regional Heritage Survey: Region 6*, 1984
- Danvers Architects Pty Ltd, *Mount Gambier City Centre Streetscape Improvement Report*, 1988
- Danvers Architects Pty Ltd, *Mount Gambier - Town Hall, City Hall and Institute - Conservation Study*, March 1990
- Kinhill, *Mount Gambier Lakes Area Management Plan*, June 1988
- City of Mount Gambier, *City of Mount Gambier Residential Supplementary Development Plan*, Draft September 1992

Published Sources:

- Burgess, C T, *Cyclopedia of South Australia*, Vol 2, Adelaide, 1909
- Dean, Lois and Walls, Bill, *Historic Mount Gambier*, Corporation of the City of Mount Gambier, 1986
- Hamilton-Smith, Elery, *Australian Garden History Journal*, Sept/Oct 1993
- Hill, Les, *Mount Gambier The City Around a Cave*, Investigator Press, Leabrook, 1972
- Johnstone, E and Hill, C, *Mount Gambier - The Garden of the State*, Adelaide, 1926
- Marsden, S, *Historic Guidelines - State Historic Plan*, 1980
- Maslen, Colin John, *Mount Gambier Institute History, 1862-1980*, April 1981
- McDougall & Vines, *City of Mount Gambier Heritage Survey*, for the City of Mount Gambier and the South Australian Department of Environment and Natural Resources, 1994
- Proud, C, *The South Eastern Region*, Adelaide 1880
- State Heritage Branch Building Assessment Files - collection of historic material
- Stewein, Ronald, *One Rusty Rail*, 1973
- Ward, Ebenezer, *The South East District of SA*, Adelaide 1869

Websites:

- <http://www.deh.gov.au> (Register of the National Estate database, Place ID 8173, St Andrew's Uniting Church).

Private Collections:

- Mr Les Hill, Historic Photographic Collection
- Mrs Jan Mayell, Research Files

Mount Gambier Public Library - Les Hill Historical Centre:

- Rate Assessment Books
- *Border Watch* newspaper articles

APPENDIX THREE: LIST OF EARLY PHOTOGRAPHS

Early photographs are an invaluable aid to conservation. The following list is an indication of the range of photos available of buildings within Mount Gambier. Most of them have been extracted from the extensive collection of Mr Les Hill. This photographic collection, which contains approx 15,000 photographs was generously made available by Mr Hill during the undertaking of the August 1994 Heritage Survey.

Sources: Hill Les Hill Collection of Early Photographs
 SLSA State Library of South Australia
 RNE Register of the National Estate

Description	Date	Source
Mount Gambier, view	c1890	SLSA B13452
Mount Gambier, panoramic view	c1870	SLSA B10030
Amor Street		
1a Amor Street, Home of Mr & Mrs Roughan	1895	Hill
1a Amor Street, Home of Mr & Mrs Roughan	1902	Hill
5 Amor Street, Home of Mr & Mrs S T James	1893	Hill
Bay Road -		
View of Bay Road showing Church of England and Butcher's Shop	1879	Hill
Looking north down Bay Road from South African War monument	1907	Hill
Looking north along Bay Road to Penola Road from Helen Street and Sturt Street intersection	1918	Hill
Bay Rd, cnr Commercial St, Mount Gambier Post Office - dismantled in 1877 for new Post Office which in 1887 was transferred to the Bay Road building then the Telegraph Station	c1875	SLSA B15495
Mt Gambier Post Office, Bay Road	1870	SLSA B15853
Mt Gambier Post Office, Bay Road (formerly Telegraph Office)	1890	Hill
Mt Gambier Post Office, Bay Road	1907	SLSA B12073
Mt Gambier Post Office, Bay Road	1910	Hill
Looking along Bay Road (shows Post Office and Post Office Chambers, demolished 1954) and former AMP building also demolished	1953	Hill
Mac's Hotel, 21 Bay Road	1885	SLSA B45509
Mac's Hotel, 21 Bay Road, cnr Sturt Street	1896	Hill
Mac's Hotel, 21 Bay Road, cnr Sturt Street, Licensee 1896-1903 was J.A. Ellery	1900	Hill
Mac's Hotel, 21 Bay Road, cnr Sturt Street	1905	Hill
Mount Gambier Roller Flour Mill, Bay Road (cnr Sturt Street) T. H. Williams' Mt. Gambier Roller Flour Mill: l-r: Mel Wilson (Clerk), Dillon (Miller), ?, Tom Lewis (in cart), Charlie Stewart (in cart), Centre at rear T.H. Williams.	1907	SLSA B14716
Mount Gambier Roller Flour Mill, Bay Road (cnr Sturt Street)	1910	Hill
Christ Church, 26-32 Bay Road	1869	SLSA B9867
Christ Church, 26-32 Bay Road	1905	SLSA B37347
Christ Church, 26-32 Bay Road internal view	1890	SLSA B39448
Christ Church Rectory, 26-32 Bay Road	c1895	SLSA B30592
Bay Road and Christ Church	1879	Hill

Description	Date	Source
View of Jubilee Hall	1915	Hill
St Paul's School	1916	Hill
St Paul's School	1916	Hill
St Paul's School	1934	Hill
Shell Depot, Bay Road	1935	Hill
Mount Gambier Court House, 42 Bay Road	1870	SLSA B46434
Mount Gambier Court House, 42 Bay Road	1902	SLSA B38841
59 Bay Road (Home of Mr & Mrs Tom Boardman),	1920	Hill
61 Bay Road (Home of James Smith family)	1914	Hill
63-65 Bay Road (Buchanan's Home)	1912	Hill
66 Bay Road (A F Laurie House)	1900	Hill
66 Bay Road (A F Laurie House)	1922	Hill
66 Bay Road (former A F Laurie House)	1975	Hill
Bertha Street		
Early Mt Gambier residence (similar to 27 Bertha St)	1876	Hill
50 Bertha Street (Houston family home)	1972	Hill
Colhurst Place		
"Llandoverly" home of T H Williams (renamed Colhurst 1950s)	1880	Hill
Commercial Street East		
View along Commercial Street East	1868	SLSA B37345
View along Commercial Street East	c1881	SLSA B3085
View along Commercial Street East	c1890	SLSA B13430
View along Commercial Street East looking east	1890	SLSA B14724
View along Commercial Street East	1907	B12075
View along Commercial Street East	1910	Hill
View from Town Hall along Commercial Street to the west from Jens Hotel - Funeral procession of Rev R A Caldwell	1909	Hill
Shops, Commercial Street East	1950	Hill
Shops, Commercial Street East	1954	Hill
Mt. Gambier Institute under construction, 10 Commercial Street East	1868	SLSA B11412
Mt. Gambier Institute, 10 Commercial Street East	1871	SLSA B38838
Institute building, prior to the erection of the second story at 10 Commercial Street East, Mt. Gambier	c1880	SLSA B10192
Mt. Gambier Institute, 10 Commercial Street East	c1880	SLSA B10193
Mt. Gambier Institute, 10 Commercial Street East	c1890	SLSA B10194
Mt. Gambier Institute, 10 Commercial Street East	c1890	SLSA B10195
The first ball held in the new Institute Hall, Mount Gambier. Front L to R: Sir J.L. Stirling, Mrs E. Paltridge, J.P.L. Schinckel, Geo. Riddock, Mrs. B.J. Daniel, John Livingstone, Mrs Schinckel, R. Sassaonowsky.	1907	SLSA B16472
Star Theatre, 10 Commercial St East	1918	SLSA B15185
Star Theatre, 10 Commercial St East	1926	SLSA B20021
Interior of Star Theatre, 10 Commercial St East	1924	SLSA B15203
Commercial St East, 10, Mount Gambier Civic Hall indoor golf	1929	SLSA B19995
Mount Gambier Town Hall	1882	SLSA B15855
Mount Gambier Town Hall, looking west	c1900	SLSA B18077

Description	Date	Source
Mt. Gambier Town Hall, Institute Hall, and Institute	1907	SLSA B12146
Mt. Gambier Ball in Town Hall	1905	SLSA B39801
Rubenkönig's Central Cafe, Mount Gambier	c1902	SLSA B19762
Kitchen of Rubenkönig's Central Cafe, Mount Gambier	1905	SLSA B19764
Dining Room of Rubenkönig's Central Cafe, Mount Gambier	1905	SLSA B19763
Mt Gambier Cave Garden, 38 Commercial St East	1892	Hill
Mt Gambier Cave Garden, 38 Commercial St East	1910	Hill
Mt Gambier Cave Garden, 38 Commercial St East	1913	Hill
Site of Jen's Hotel at Mount Gambier, l-r: Alexander Mitchell's Hotel, Assembly Room, General Store and J. Heinemann's Saddlery Shop. First Mt. Gambier Hotel was built on same site by 'Black' John Byng an American Negro in 1840, later A. Mitchell, John Allen then J.M. Jen's purchased and built a two storeyed hotel	1856	SLSA B3068
Jen's Hotel, 40 Commercial Street East, Mount Gambier	1893	SLSA B21810
Jen's Hotel, 40 Commercial Street East, Mount Gambier	1899	SLSA B38068
View of Commercial Street East (showing South Australian Hotel)	1869	Hill
South Australian Hotel, 78 Commercial Street East	1870	SLSA B13429
South Australian Hotel, 78 Commercial Street East	1880	SLSA B15843
South Australian Hotel, 78 Commercial Street East	1909	Hill
Federal Hotel, Commercial Street East	1915	Hill
Commercial Street West		
View of Commercial Street and Penola Road intersection showing Mt Gambier Hotel, National Bank and Telegraph Office	1863	SLSA B3076
View of Commercial Street West	1954	Hill
Commercial Street West, shops	1954	Hill
Mount Gambier Hotel, 2 Commercial St West	1870	SLSA B15494
Mount Gambier Hotel, Commercial St West, cnr Penola Rd	1872	SLSA B21804
Mt Gambier Hotel, Commercial Street, cnr Penola Road	1877	Hill
Mt Gambier Hotel, Penola Road, cnr Commercial Street	1905	Hill
Mt Gambier Hotel, Commercial Street, cnr Penola Road	1910	Hill
Cooperative Society Store (now Gem Stores), 19 Commercial Street West	1920	Hill
Hustlers, now Gem Stores, 19 Commercial Street West	1954	Hill
46 Commercial St West	1905	SLSA B15838
Commercial Hotel, 76 Commercial Street West	1901	Hill
Commercial Hotel, 76 Commercial Street West (after construction of two storey verandah)	1909	Hill
Commercial Hotel, 76 Commercial Street West	1954	Hill
145-147 Commercial Street West	1934	Hill
Flour Mill, 155 Commercial St West	c1870	SLSA B13445
Flour Mill, 155 Commercial St West, Dr. Wehl's flour mill; this was the site for the Vansittart Park	1870	SLSA B15823
Dr Wehl's Flour Mill, Commercial Street West	1870	Hill
Flour Mill, 155 Commercial St West	c1878	SLSA B15822
Formerly Dr Wehl's Flour Mill, Commercial Street West, Carl Engelbrecht's Pioneer Distillery	1890	Hill
Park Hotel, 161 Commercial Street West	1890	Hill

Description	Date	Source
Park Hotel, 161 Commercial Street West	1907	Hill
Adelaide Bacon Factory, 204-208 Commercial Street West - rebuilt 1900	1887	Hill
Adelaide Bacon Factory, Commercial Street West (business of Pitt Ltd) - rebuilt 1900	1954	Hill
"The Elms", 357 Commercial Street West	1890	Hill
Doughty Street		
Home of Watson Family, 19 Doughty Street	1912	Hill
Home of Watson Family, 9 Doughty Street	1908	Hill
Ingleby Residence, 23 Doughty Street	1886	Hill
Additions to 23 Doughty Street	1900	Hill
Edwards Street		
St Martins Lutheran Church, 11 Edwards Street (cnr Bertha St)	1900	Hill
St Martins Lutheran Church, 11 Edwards Street (cnr Bertha St)	1920	Hill
Elizabeth Street		
St. Andrew's Presbyterian Church & Manse	1867	SLSA B3383
St. Andrew's Presbyterian Church at Mount Gambier	1870	SLSA B9651
St. Andrew's Presbyterian Church at Mount Gambier	c1875	SLSA B13427
St. Andrew's Presbyterian Church at Mount Gambier	c1906	SLSA B16393/15
Buggy in front of Manse 26 Elizabeth St, Mount Gambier	1881	SLSA B3084
Manse, 26 Elizabeth St, Mount Gambier	1872	SLSA B19044
St Andrew's Hall	1910	Hill
St Andrew's Hall	1939	Hill
St Andrew's Hall	1949	Hill
View outside Rischbieth Home, "The Terraces"	1910	Hill
View outside Rischbieth Home, "The Terraces"	1930	Hill
View outside Rischbieth Home, "The Terraces"	1960	Hill
Umphertson College	1923	Hill
Umphertson College	1923	Hill
Umphertson College	1923	Hill
Eustace Street		
Bentley House, 22 Eustace Street	1909	Hill
Bentley House, Wedding Ceremony of Mr & Mrs Hugh Palamountain	1920	Hill
Bentley House, 22 Eustace Street	1926	Hill
Francis Street		
Early house, Francis Street	1893	Hill
Gray Street		
S T Webb's residence, 87 Gray St, Mount Gambier	c1868	SLSA B3065
S T Webb Residence, Gray Street	1868	Hill
S T Webb Residence, Gray Street	1900	Hill

Description	Date	Source
Gwendoline Street		
Watson Residence, 20 Gwendoline Street	1939	Hill
Helen Street		
Former Baptist Church, Helen Street	1894	Hill
Former Baptist Church, Helen Street	1900	Hill
Former Baptist Church interior, Helen Street	1900	SLSA B22335
Herbert Street		
Rosaville Methodist Church, 11-13 Herbert Street	1922	Hill
Jardine Street		
Gerloff Family House, 1 Jardine Street	1946	Hill
Jubilee Highway West (formerly North Terrace West)		
Mr & Mrs John Watson House, 27 Jubilee Highway West	1874	Hill
Mr & Mrs John Watson House, 27 Jubilee Highway West	1918	Hill
Keegan Drive		
Water Tower during construction	1959	Hill
Krummel Street		
Panorama showing National School on left and National Bank on right. School now private residence. Bank now Laundromat	1860	Hill
Lewis Avenue		
"The Caves"	c1890	SLSA B54909
Members of the Umpherston family outside "The Caves", their residence east of Mount Gambier.	c1890	SLSA B54915
A boating party at "The Caves", the residence of the Umpherston family east of Mount Gambier.	c1890	SLSA B54910
O'Halloran Terrace		
33 O'Halloran Terrace "Lakeside"	1890	Hill
Oldham Close		
"Sunnyside", 4 Oldham Close	1900	Hill
"Sunnyside", 4 Oldham Close	1971	Hill
Penola Road		
Playing cricket at Frew Park	1887	Hill
Cycling at Frew Park	1897	Hill
Cycling at Frew Park	1897	Hill
Looking south along Penola Road to Bay Road showing Caledonian Hall on right hand side	1916	Hill

Description	Date	Source
Caledonian Hall, Penola Road	1920	Hill
Caledonian Hall, 5 Penola Road - interior view	1913	Hill
Caledonian Hall, Penola Road, interior view	1928	Hill
Methodist Lecture Hall and Classrooms at 19 Penola Rd, Mount Gambier	c1900	SLSA B16393/16
Mount Gambier Convent of Mercy pupils	1912	SLSA B19990
St Paul's Convent of Mercy, 20 Penola Rd, Mount Gambier	1916	SLSA B46433
St Paul's Roman Catholic Church	c1885	SLSA B45508
Interior of St. Paul's Roman Catholic Church, 20 Penola Rd, Mount Gambier	1886	SLSA B19054
Gaden Residence, 179 Penola Road	1904	Hill
Gaden Residence, 179 Penola Road	1915	Hill
Percy Street		
Commercial Mills, 4 Percy Street	1912	Hill
Pick Avenue		
View of grandstand	1887	Hill
View of grandstand	1910	Hill
View of grandstand	1911	Hill
Power Street		
30 Power Street, cnr Lake Terrace	1893	Hill
30 Power Street, cnr Lake Terrace	1912	Hill
33 Power Street	1960	Hill
Railway Terrace and Railway Yards		
Garden at Railway Station	1928	Hill
Railway Station	1879	SLSA B14692
Railway Yards	1902	SLSA B14719
William Hay's Store, Stationyard	1938	Hill
Reginald Street		
House on corner of Reginald and Lansell Street	1940s	Hill
Shepherdson Road		
Early view of current Tenison College, David Power's Mount Gambier Station	1859	Hill
Sutherland Home, near Tenison College	1932	Hill
Sturt Street		
Mount Gambier Volunteer Fire Brigade (members and equipment) formed and organised by Mr. G. Ehret in 1882. Mr. Ehret 7th from left.	1895	SLSA B13454
Mount Gambier Fire Station, under construction	1956	Hill
Mount Gambier Fire Station, recently completed	1956	Hill

Description	Date	Source
Vansittart Park		
Vansittart Park	1914	SLSA B18087
Vansittart Park	1916	SLSA B16445
Grandstand, A P Daniel, Architect	1927	Hill
View of Band Rotunda under construction, in Vansittart Park	1933	Hill
View of Vansittart Park and Monument	1939	Hill
Wallace Street		
3 Wallace Street (French Family Home)	1916	Hill
Watson Terrace		
10 Watson Terrace	1923	Hill
Wehl Street North		
2 Wehl Street North	1920	Hill
2 Wehl Street North	1930	Hill
Residence, Wehl Street North, cnr Eglinton Terrace	1910	Hill
Wehl Street South		
Looking down Wehl Street South to Mount Gambier	1909	Hill
Houses, 1 and 3 Wehl Street South (no. 3 now demolished, no. 1 altered for shops)	1935	Hill
Wehl Street Public School	1878	SLSA B15837
Mount Gambier Wehl Street Public School	1910	Hill
Mount Gambier Wehl Street Public School	1913	Hill
Wehl Street School, Mount Gambier - Mr. J.C. Scott's Landau outside the Public School at Mount Gambier, Mayor J.F. Palamountain in background	1914	SLSA B38844

CITY OF MOUNT GAMBIER

Minutes of Meeting held at the Council Chamber, Civic Centre, 10 Watson Terrace,
Mount Gambier on Tuesday 17th February, 2015 at 6.00 p.m.

CONSIDERATION FOR EXCLUSION OF PUBLIC

Cr Perryman moved that the following item be received, discussed and considered in confidence by excluding the public pursuant to Section 90 (2) of the Local Government Act 1999, and an order be made that the public (with the exception of other Council Members and Council Officers now present) be excluded from the meeting in order for the item to be considered in confidence as the Council is satisfied that the item is a matter that can be considered in confidence pursuant to the grounds referenced in Section 90 (3) of the said Act as follows:

- S.90(3)(a) – information the disclosure of which would involve the unreasonable disclosure of information concerning the personal affairs of any person (living or dead).

The Council is satisfied that the information to be received, discussed or considered in relation to this item is information the disclosure of which would involve the unreasonable disclosure of information concerning the personal affairs of the Chief Executive Officer in that details person to the Chief Executive Officer will be disclosed.

<u>Item No.</u>	<u>Subject Matter</u>	<u>S90 (3) Grounds</u>
<u>STRATEGIC PLANNING AND DEVELOPMENT POLICY COMMITTEE – 10th February, 2015</u>		
5.	<u>STRATEGIC PLANNING AND DEVELOPMENT POLICY REPORT NO. 2/2015</u> - Development Control - Regulating - Local Heritage and Lakes Zone Development Plan Amendment (DPA) - Ref. AF11/290	(m)

Cr Greco seconded

Carried

IN CONFIDENCE

5. STRATEGIC PLANNING AND DEVELOPMENT POLICY REPORT NO. 2/2015 - Development Control - Regulating - Local Heritage and Lakes Zone Development Plan Amendment (DPA) - Ref. AF11/290

Goal: *Building Communities*
Strategic Objective: (i) *Strive for an increase in services and facilities to ensure the community has equitable access and that the identified needs of the community are met*
(ii) *Encourage the development of community facilities and infrastructure, community events and active and safe community spaces through direct support, seeking funding, facilitation etc*

Goal: *Securing Economic Prosperity*
Strategic Objective: (i) *Foster the expansion of commerce and industry in a sustainable manner, considering industry, employment and climate change impacts, and enhance our positioning as the major centre for the region*
(ii) *Provide infrastructure and facilities that contribute to Mount Gambier being able to enhance its economic base and quality of life*
(iii) *Develop and implement a dynamic planning process to meet emerging economic, social and environmental conditions*
(iv) *Seek continuous improvement in long term master land use planning to guide sustainable development and activities*

Goal: *Environment*
Strategic Objective: (i) *Plan and implement infrastructure to protect and enhance the natural built environment, including in response to climate change influences*
(ii) *Support initiatives that value and preserve our unique environment and contribute to environmental sustainability*
(iii) *Support the preservation and enhancement of the City's unique natural and built heritage for future generations*

Cr Von Stanke moved it be recommended:

- (a) Strategic Planning and Development Policy Report No. 2/2015 be received.
- (b) The Local Heritage and Lakes Zone Develop Development Plan Amendment be placed on Interim Operation and concurrent agency and public consultation.

Cr Morello seconded

Carried

Cr Von Stanke moved the recommendation of the Strategic Planning and Development Policy Committee as contained in item 5 be adopted.

Cr Morello seconded

Carried

CONSIDERATION FOR KEEPING MATTERS CONFIDENTIAL

Cr Von Stanke moved that an order be made pursuant to Section 91 (7) of the Local Government Act, 1999 that the document in relation to item 1 which has been considered by the Council on a confidential basis pursuant to Section 90 (3) be kept confidential as follows:

<u>Date</u>	<u>Subject Matter</u>	<u>S.90(3) Grounds</u>	<u>Element To Be Kept Confidential</u>	<u>Duration</u>
<u>STRATEGIC PLANNING AND DEVELOPMENT POLICY COMMITTEE – 10th February, 2015</u>				
5.	<u>STRATEGIC PLANNING AND DEVELOPMENT POLICY REPORT NO. 2/2015 - Development Control - Regulating - Local Heritage and Lakes Zone Development Plan Amendment (DPA) - Ref. AF11/290</u>	(m)	All details	Until Public Consultation commences

Cr Mutton seconded

Carried

Meeting closed at 7.00 p.m.

MJT