

# Development Plan

## Mount Gambier (City)

Consolidated - 21 April 2016

Please refer to the Mount Gambier (City) page at [www.sa.gov.au/developmentplans](http://www.sa.gov.au/developmentplans) to see any amendments not consolidated.



**Government of South Australia**

Department of Planning,  
Transport and Infrastructure

## Mount Gambier (City)

The following table is a record of authorised amendments and their consolidation dates for the Mount Gambier (City) Development Plan since the inception of the electronic Development Plan on 24 April 1997 for Country Development Plans. Further information on authorised amendments prior to this date may be researched through the relevant Council, Department of Planning and Local Government or by viewing Gazette records.

CONSOLIDATED	AMENDMENT – [Gazetted date]
24 April 1997	Industrial PAR – [14 September 1995] Wireless Road East Deferred Urban Zone PAR – [14 March 1996] Section 29(2) Amendment ( <i>Country and Outer Metro EDP</i> ) – [24 April 1997]
30 July 1998	Residential Amendment PAR – [30 July 1998]
5 November 1998	Heritage PAR (Interim) – [5 November 1998]
1 April 1999	Section 29(2) Amendment – [1 April 1999]
24 June 1999	Section 29(2) Amendment (country mapping program) – [24 June 1999]
2 September 1999	Waste Disposal (Landfill) PAR ( <i>Ministerial</i> ) – [19 August 1999]
28 October 1999	Heritage PAR – [28 October 1999]
Not consolidated	Telecommunications Facilities State-wide Policy Framework PAR (Ministerial) (Interim) – [31 August 2000]
2 August 2001	Cave Gardens and Environs State Heritage Area Policy Area PAR – [2 August 2001]
13 September 2001	Telecommunications Facilities State-wide Policy Framework PAR (Ministerial) – [30 August 2001]
10 April 2003	General Review PAR – [10 April 2003]
1 May 2003	Section 29(2)(b)(ii) Amendment – [1 May 2003]
28 August 2003	Wind Farms PAR ( <i>Ministerial</i> ) – [24 July 2003]
9 December 2004	Blue Lake PAR – [9 December 2004]
26 May 2005	Bulky Goods (Penola Road) Zone PAR – [26 May 2005]
22 June 2006	Fletcher Jones Site PAR – [22 June 2006]
11 January 2007	Bushfire Management (Part 1) PAR ( <i>Ministerial</i> ) – [9 November 2007]
20 December 2007	Residential Zone (Complying Policy) PAR (Interim) – [20 December 2007]
28 February 2008	Greater Mount Gambier Deferred Urban DPA ( <i>Ministerial</i> ) (Interim) – [28 February 2008]
10 July 2008	Residential Zone (Complying Policy) DPA – [10 July 2008]
16 October 2008	Greater Mount Gambier Deferred Urban DPA ( <i>Ministerial</i> ) – [16 October 2008]
10 December 2009	Penola Road District Centre Zone DPA – [10 December 2009] Bushfires (Miscellaneous Amendments) DPA ( <i>Ministerial</i> ) – [10 December 2009]
8 April 2010	Section 29(2)(b)(ii) Amendment – [8 April 2010]
17 June 2010	Statewide Bulky Goods DPA ( <i>Ministerial</i> ) (Interim) – [1 June 2010]
7 October 2010	Centres, Commercial and Local Shopping Zones DPA – [7 October 2010]
3 March 2011	Bushfires (Miscellaneous Amendments) DPA ( <i>Ministerial</i> ) – [9 December 2010] Statewide Bulky Goods DPA ( <i>Ministerial</i> ) – [13 January 2011]
3 November 2011	North Eastern Residential Growth Area DPA – [27 October 2011]

**Mount Gambier (City)**

CONSOLIDATED	AMENDMENT – [Gazetted date]
10 May 2012	Residential Zone (Policy Review) DPA – [10 May 2012]
28 August 2014	Section 29(2)(c) Amendment – [29 November 2012] Gateway Precincts DPA – [28 August 2014] Urban Boundary Adjustment DPA – [28 August 2014]
19 March 2015	Local Heritage & Lakes Zone DPA (Interim) – [5 March 2015] Section 29(2)(b)(i) Amendment – [19 March 2015]
24 December 2015	Section 29(2)(b)(ii) Amendment – [6 August 2015] Industry (Timber Mill) Zone DPA (Interim) – [24 December 2015]
25 February 2016	Local Heritage and Lakes Zone DPA – [25 February 2016]
21 April 2016	Industry (Timber Mill) Zone DPA – [21 April 2016]

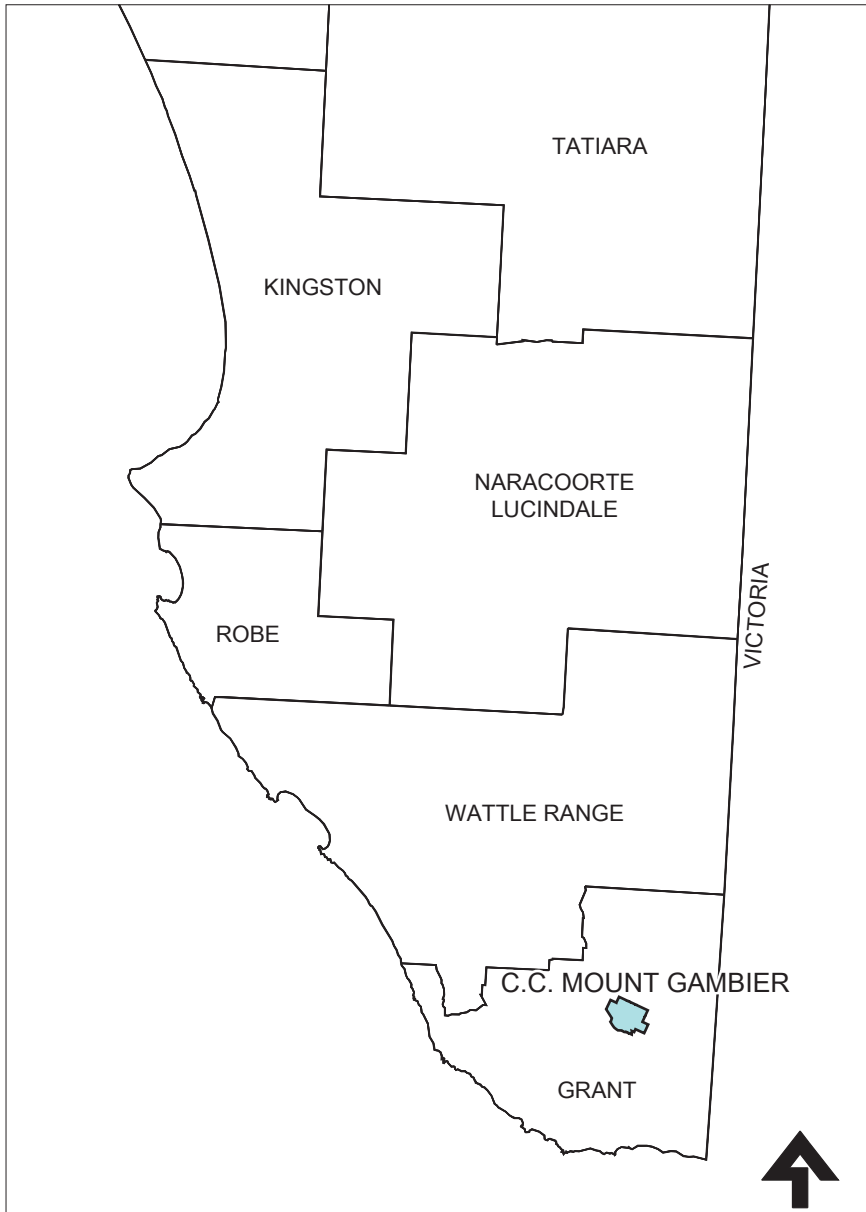
**Consolidated:** The date of which an authorised amendment to a Development Plan was consolidated (incorporated into the published Development Plan) pursuant to section 31 of the *Development Act 1993*.

**Gazetted:** The date of which an authorised amendment was authorised through the publication of a notice in the Government Gazette pursuant to Part 3 of the *Development Act 1993*.

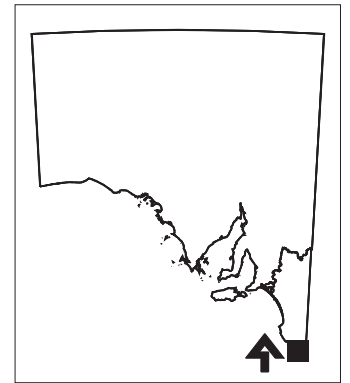
## Preface

The objectives and principles of development control that follow apply within the area of the MOUNT GAMBIER (CITY) Development Plan as shown on Map MtGC/1

The Development Plan is arranged with the objectives and principles of development control for the South East Region, appearing first, followed by the Council Wide policies and in turn more detailed policies relating to particular zones, and areas



Enlargement Map



Location Map

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## MOUNT GAMBIER (CITY)

### Bushfire Protection

Bushfire Protection Objectives apply to the General, Medium and High Bushfire Risk areas shown on Bushfire Protection Area [Figures MtG\(BPA\)/1 to 5](#), except where exempted.

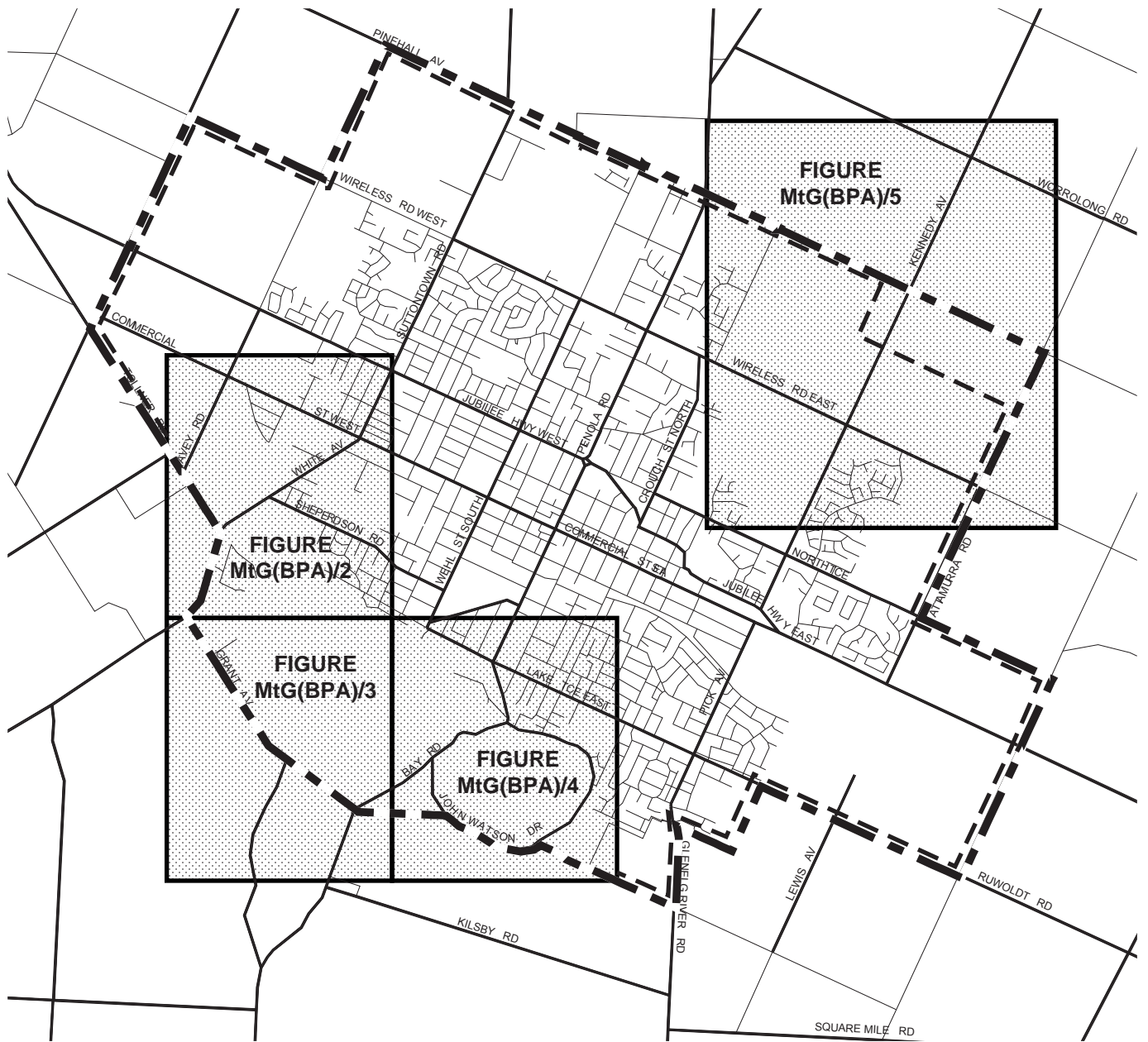
#### OBJECTIVES

- Objective 1:** Development should minimise the threat and impact of bushfires on life and property while protecting the natural and rural character.
- Objective 2:** Buildings and the intensification of non-rural land uses directed away from areas of high bushfire risk.

#### PRINCIPLES OF DEVELOPMENT CONTROL

Bushfire Protection principles of development control apply to the General, Medium and High Bushfire Risk areas shown on Bushfire Protection Area [Figures MtG\(BPA\)/1 to 5](#), except where exempted.

- 1 Buildings and structures should be located away from areas that pose an unacceptable bushfire risk as a result of one or more of the following:
  - (a) vegetation cover comprising trees and/or shrubs;
  - (b) poor access;
  - (c) rugged terrain;
  - (d) inability to provide an adequate building protection zone; or
  - (e) inability to provide an adequate supply of water for fire-fighting purposes.
- 2 Residential, tourist accommodation and other habitable buildings should:
  - (a) be sited on the flatter portion of allotments and avoid steep slopes, especially upper slopes, narrow ridge crests and the tops of narrow gullies, and slopes with a northerly or westerly aspect;
  - (b) be sited in areas with low bushfire hazard vegetation and set back at least 20 metres from existing hazardous vegetation; and
  - (c) have a dedicated and accessible water supply available at all times for fire fighting.
- 3 Extensions to existing buildings, outbuildings and other ancillary structures should be located and constructed using materials to minimise the threat of fire spread to residential, tourist accommodation and other habitable buildings in the event of bushfire.
- 4 Buildings and structures should be designed and configured to reduce the impact of bushfire through using simple designs that reduce the potential for trapping burning debris against the building or structure, or between the ground and building floor level in the case of transportable buildings.
- 5 Land division for residential or tourist accommodation purposes within areas of high bushfire risk should be limited to those areas specifically set aside for these uses.
- 6 Where land division does occur it should be designed to:
  - (a) minimise the danger to residents, other occupants of buildings and fire fighting personnel;



Scale 1:50000



Excluded Area from Bushfire Protection Planning Provisions



Development Plan Boundary

# MOUNT GAMBIER (CITY) INDEX TO BUSHFIRE PROTECTION AREA FIGURE MtG(BPA)/1

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FIGURE MTG(BPA)/1 ADJOINS

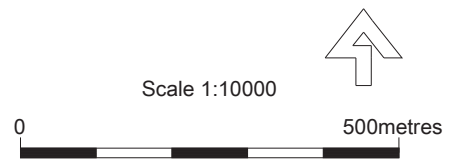
FIGURE MTG(BPA)/1 ADJOINS



FIGURE MTG(BPA)/1 ADJOINS

FIGURE MTG(BPA)/3 ADJOINS

-  High Bushfire Risk
-  Medium Bushfire Risk
-  Excluded Area from Bushfire Protection Planning Provisions
-  Development Plan Boundary



# MOUNT GAMBIER (CITY) BUSHFIRE PROTECTION AREA FIGURE MtG(BPA)/2

FIGURE MTG(BPA)/2 ADJOINS






FIGURE MTG(BPA)/4 ADJOINS



Scale 1:10000



-  High Bushfire Risk
-  Excluded Area from Bushfire Protection Planning Provisions
-  Development Plan Boundary

# MOUNT GAMBIER (CITY) BUSHFIRE PROTECTION AREA FIGURE MtG(BPA)/3

FIGURE MTG(BPA)/1 ADJOINS




FIGURE MTG(BPA)/3 ADJOINS

FIGURE MTG(BPA)/1 ADJOINS



Scale 1:10000



-  High Bushfire Risk
-  Excluded Area from Bushfire Protection Planning Provisions
-  Development Plan Boundary

# MOUNT GAMBIER (CITY) BUSHFIRE PROTECTION AREA FIGURE MtG(BPA)/4

FIGURE MtG(BPA)/1 ADJOINS

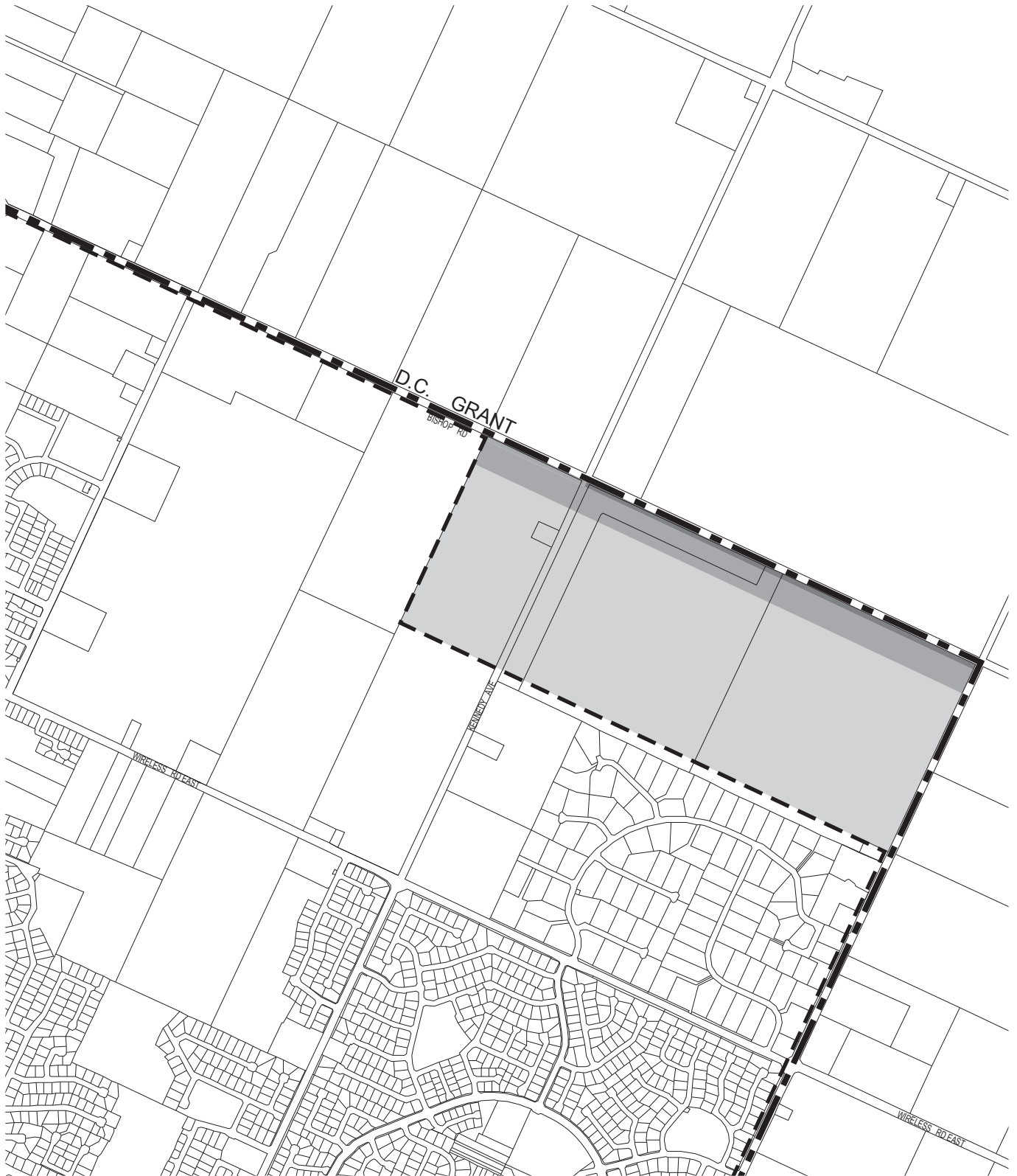







FIGURE MtG(BPA)/1 ADJOINS

-  High Bushfire Risk (12m)
-  Medium Bushfire Risk (70m)
-  General Bushfire Risk (470m)
-  Excluded Area from Bushfire Protection Planning Provisions
-  Development Plan Boundary

Scale 1:15000



# MOUNT GAMBIER (CITY) BUSHFIRE PROTECTION AREA FIGURE MtG(BPA)/5

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- (b) minimise the extent of damage to buildings and other property during a bushfire;
  - (c) ensure each allotment contains a suitable building site that is located away from vegetation that would pose an unacceptable risk in the event of bushfire; and
  - (d) ensure provision of a fire hazard separation zone isolating residential allotments from areas that pose an unacceptable bushfire risk by containing the allotments within a perimeter road or through other means that achieve an adequate separation.
- 7** Vehicle access and driveways to properties and public roads created by land division should be designed and constructed to:
- (a) facilitate safe and effective operational use for fire-fighting and other emergency vehicles and residents; and
  - (b) provide for two-way vehicular access between areas of fire risk and the nearest public road.
- 8** Development in a Bushfire Protection Area should be in accordance with those provisions of the *Minister's Code: Undertaking development in Bushfire Protection Areas* that are designated as mandatory for Development Plan Consent purposes.

## Centres and Shops

### OBJECTIVES

- Objective 1:** Shopping, administration, cultural, community, entertainment, educational, religious and recreational, facilities located in integrated centres.
- Objective 2:** Centres established and developed in accordance with a hierarchy based on function of each type of centre as appropriate for the region.
- Objective 3:** A hierarchy of centres located in centre zones.

Objectives 1, 2 and 3 apply to the grouping of facilities into centres and the location of those centres.

The grouping of a wide range of facilities in integrated centres will benefit the community by encouraging economic, and shared, use of facilities, providing a meeting place for communities, and encouraging ready access by both public and private transport.

The hierarchy of centres is based on the principle that each type of centre provides a proportion of the total community requirement for goods and services commensurate with its role.

Centres outside the area of metropolitan Adelaide are of the following types:

- (a) district centre;
- (b) neighbourhood centre; and
- (c) local centre.

The degree to which the various facilities can be located within a centre will depend, among other things, upon the size of the centre, the specific policies relating to the centre, the implications of competing centres for the population being served, and the characteristics of the population to be served. Each development proposal for a centre should be evaluated against that centre's, and other centres' defined roles in the centres hierarchy.

New development in centres should result in the expansion of the total range of retail goods and services available to the population to be served, have regard to the location and role of other existing and proposed centre zones, and be of a size and type which would not demonstrably lead to the physical deterioration of any existing centre zone, or designated shopping area.

The identification of each zone or area in a hierarchy of centres should be such as to:

- (a) cater for existing and future shopping and community needs;
- (b) provide a degree of choice in the location of centre facilities;
- (c) be safely and readily accessible to the population to be served, particularly by public transport (where appropriate), and obviate the need for unscheduled large scale traffic and transport works;
- (d) have minimal adverse impacts on residential areas;
- (e) concentrate development on one side of a primary road, or one quadrant of a primary road intersection, and have minimal adverse impact on traffic movements on primary roads. Linear extension of centre zones, or areas, along primary and primary arterial roads is to be minimised;
- (f) reflect the potential to rehabilitate or extend existing centre zones, or areas, and make effective use of existing investment in public infrastructure, utilities and transport, with any costs involved being offset by benefits to the population being served;
- (g) be of a size and shape suitable for their functions, with car parking provided;
- (h) have regard to the maintenance of retail employment levels in the area; and
- (i) have regard to the degree to which existing centres satisfy the above objectives.

The development of new centres may be staged, and specific areas may be set aside for community and other non-retail uses, with the total integrated development producing a character desired for that particular centre.

**Objective 4:** District centres to include shopping facilities that provide mainly 'convenience' goods and a sufficient range of 'comparison' goods to serve the major weekly shopping trips, as well as a comparable range of other community facilities.

The size of a district centre and the range of facilities within it may vary throughout the region but should be related to the size and characteristics of the population it serves.

One district centre may function as a 'Regional Centre' with a commensurate increase in size and range of functions. The size of a district centre and the range of facilities within it should be related to the size and characteristics of the population it serves.

The following list indicates those facilities which are appropriate in a fully developed district centre:

Ambulance Station	Further Education
Bank	Hospital
Child Minding/Child Care Centre	Hotel/Tavern
Church	Indoor Recreation Centre
Cinema	Library
Civic Centre	Office (general, professional, governmental)
Club/Meeting Hall	Park
Community Health Centre	Personal Service Establishments
Commercial Development	Playing Fields
Consulting Room	Police Station
Day Care Centre	Pre-school
Discount Department Store	



Primary School  
 Restaurant  
 Secondary School  
 Service Station

Specialty Shop  
 Special School  
 Supermarket  
 Swimming Pool

**Objective 5:** Neighbourhood centres to include shopping facilities that provide mainly 'convenience' goods to serve the day-to-day needs of the neighbourhood, and a limited range of more frequently required 'comparison' goods as well as a narrow range of facilities. There are not likely to be administrative facilities in neighbourhood centres.

The size of a neighbourhood centre and the range of facilities within it may vary within the region but it should be related to the size and characteristics of the population it serves.

The following list indicates those facilities which are appropriate in a fully developed neighbourhood centre:

Bank  
 Branch Library  
 Child Minding/Child Care Centre  
 Church  
 Club/Meeting Hall  
 Commercial Development  
 Community Welfare Local Office  
 Consulting Room  
 Local Health Centre  
 Office (to serve nearby residents)

Park  
 Personal Service Establishment  
 Playing Field  
 Pre-school  
 Primary School  
 Restaurant  
 Service Station  
 Specialty Shop  
 Squash Court  
 Supermarket

**Objective 6:** Local centres to include shopping and local community facilities to serve the day-to-day needs of the local community.

Local centres on arterial, or primary, roads should comply with the same criteria as those for other centres.

**Objective 7:** Retailing, not consistent with facilities envisaged in a centre, located and operated so as not to adversely affect any designated centre, commercial, business or residential area and traffic movement on local, primary and primary arterial roads.

The diversification of locations for retailing, which provides goods and services not compatible with the grouping of facilities envisaged for regional, district and neighbourhood centres, may be considered so long as the integrity of the centre hierarchy is not compromised and the development is compatible with land uses in the locality.

Retail development of this kind should be evaluated having regard to:

- (a) its locational and operational compatibility with existing shopping, business and commercial areas, including the nature of the goods and materials to be stocked, and the noise levels of vehicles and plant used on, and servicing, the site;
- (b) its effect on adjacent residential development;
- (c) the increased use of local and primary roads;
- (d) the adequacy of vehicular access and car parking; and
- (e) the maintenance of building and site development standards required for centres.

## PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Shopping development should be located as follows:
  - (a) A shop, or group of shops, with a gross leasable area greater than 450 square metres should be located in a business, centre, or shopping zone, or area.
  - (b) A shop or group of shops with a gross leasable area of 450 square metres or less should not be located on a primary road unless located in a business, centre, or shopping zone, or area.
  - (c) A shop or group of shops with a gross leasable area of 450 square metres or less located outside a business, centre, or shopping zone, or area, should not hinder the development or function of any business, centre, or shopping zone, or area.
  
- 2 Shopping development, business, centre, and shopping zones, or areas, should meet the following criteria:
  - (a) Their location and assigned role in the hierarchy of designated centres and designated centre zones, or areas.
  - (b) The need to integrate facilities in the zone, or area.
  - (c) The need for any future expansion of the zone, or area, as a whole.
  - (d) Multiple use of facilities and sharing of utility spaces.
  - (e) Attractive development, with a unified design of buildings and a close relationship between shops, in a lively setting.
  - (f) Materials compatible with the natural features of the site and adjacent development.
  - (g) Acceptable microclimatic conditions and degree of exposure in designing and orienting buildings, and locating open space and parking areas.
  - (h) Development and operation of facilities within a zone, or area, compatible with adjoining areas. This should be promoted through landscaping, screen walls, centre orientation, location of access ways, buffer strips and transitional use areas.
  - (i) Signs designed in scale with the amenity of the area, and carefully located. Illumination from signs or floodlights should not spill over to adjacent areas.
  - (j) Access and parking for residential areas located with centres separate from the access and car parking areas serving the other centre facilities.
  - (k) Integration of public transport requirements, where appropriate.
  
- 3 Provision for the movement of people and goods within shopping development, business, centre, and shopping zones or areas, should comply with the following:
  - (a) Development should not cause inconvenient and unsafe traffic and pedestrian movements, or be likely to result in the need for significant expenditure on transport and traffic works, or facilities within, or outside, the locality.
  - (b) Developments should be concentrated for pedestrian convenience and not allowed to extend unnecessarily along road frontages; (increasing the depth of development is a more desirable alternative).
  - (c) The separation of pedestrian and vehicle movements within zones is most desirable to ensure safety and convenience.

- (d) Access to car parking areas should be designed not to cause congestion or detract from the safety of traffic on abutting roads.
  - (e) Adequate and convenient provision should be made for service vehicles and the storage and removal of waste goods and materials.
  - (f) Car parks should be orientated to facilitate direct and convenient access of pedestrians between them and the facilities they serve.
  - (g) Parking areas should be consolidated and coordinated into convenient groups, rather than located individually, and access points should be minimised.
- 4 Landscaping should form an integral part of centre design, and be used to foster human scale, define spaces, reinforce paths and edges, screen utility areas, and generally enhance the visual amenity of the locality.
  - 5 Centres should be highly accessible to the population to be served, especially by public transport, where applicable.
  - 6 Centres should have a minimal adverse impact on traffic movements on primary and primary arterial roads.
  - 7 Centres should develop on one side of a primary, or primary arterial, road, or one quadrant of a primary, or primary arterial, road intersection. Where centre facilities already straddle a primary, or primary arterial, road, or the intersection of two primary, or primary arterial, roads, development within them should:
    - (a) concentrate on one side of the primary, or primary arterial, road, or one quadrant of the primary, or primary arterial, road intersection; and
    - (b) minimise the need for pedestrian and vehicular movement across the primary, or primary arterial, road, from one part of the centre to another.
  - 8 Residential development within all Centre Zones should be designed to minimise noise impacts on its occupants from other land uses occurring, or reasonably expected to occur, within the Zone.
  - 9 Development on land abutting the Residential Zone should not be detrimental to these zones with regard to land use, noise, traffic movements, parking and light overspill.
  - 10 Centres should be so located as to make effective use of existing investment in public infrastructure utilities, transport and other facilities, and any costs involved should be offset by benefits to the population being served.
  - 11 Centres should be located consistent with policies pertaining to adjoining council areas.
  - 12 The development of centres should not result in the physical deterioration of any designated centre.
  - 13 Shopping development which is more appropriately located outside of business, centre, or shopping zones or areas, should:
    - (a) be of a size and type which would not hinder the development or function of any business, centre, or shopping zone or area, in accordance with the objectives and principles of development control for centres and shops, and the objectives and principles of development control for the appropriate zones, or areas;
    - (b) conform to the criteria above, and the design, access, and car parking requirements for business, centre, and shopping zones, or areas, set out in the principles of development control above;

- (c) result in a maintenance of retail employment in the locality; and
- (d) not demonstrably lead to the physical deterioration of any designated centre.

## Crime Prevention

### OBJECTIVES

**Objective 1:** A safe, secure, crime resistant environment where land uses are integrated and designed to facilitate community surveillance.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should be designed to maximise surveillance of public spaces through the incorporation of clear lines of sight, appropriate lighting and the use of visible permeable barriers wherever practicable.
- 2 Buildings should be designed to overlook public and communal streets and public open space to allow casual surveillance.
- 3 Development should provide a robust environment that is resistant to vandalism and graffiti.
- 4 Development should provide lighting in frequently used public spaces including those:
  - (a) along dedicated cyclist and pedestrian pathways, laneways and access routes;
  - (b) around public facilities such as toilets, telephones, bus stops, seating, litter bins, automatic teller machines, taxi ranks and car parks.
- 5 Development, including car park facilities should incorporate signage and lighting that indicate the entrances and pathways to, from and within sites.
- 6 Landscaping should be used to assist in discouraging crime by:
  - (a) screen planting areas susceptible to vandalism;
  - (b) planting trees or ground covers, rather than shrubs, alongside footpaths;
  - (c) planting vegetation other than ground covers a minimum distance of two metres from footpaths to reduce concealment opportunities.
- 7 Site planning, buildings, fences, landscaping and other features should clearly differentiate public, communal and private areas.
- 8 Buildings should be designed to minimise and discourage access between roofs, balconies and windows of adjoining dwellings.
- 9 Public toilets should be located, sited and designed:
  - (a) to promote the visibility of people entering and exiting the facility (eg by avoiding recessed entrances and dense shrubbery that obstructs passive surveillance);
  - (b) near public and community transport links and pedestrian and cyclist networks to maximise visibility.
- 10 Development should avoid pedestrian entrapment spots and movement predictors (eg routes or paths that are predictable or unchangeable and offer no choice to pedestrians).

## Design and Appearance

### OBJECTIVES

- Objective 1:** Development of a high architectural standard that responds to and reinforces positive aspects of the local environment and built form.
- Objective 2:** Roads, open spaces, buildings and land uses laid out and linked so that they are easy to understand and navigate.

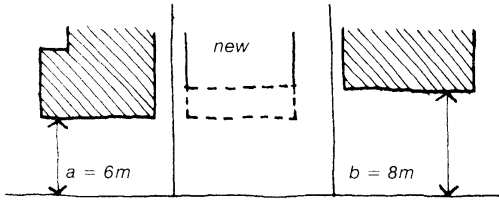
### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 The design of a building may be of a contemporary nature and exhibit an innovative style provided the overall form is sympathetic to the scale of development in the locality and with the context of its setting with regard to shape, size, materials and colour.
- 2 Buildings should be designed and sited to avoid creating extensive areas of uninterrupted walling facing areas exposed to public view.
- 3 Buildings should be designed to reduce their visual bulk and provide visual interest through design elements such as:
  - (a) articulation;
  - (b) colour and detailing;
  - (c) small vertical and horizontal components;
  - (d) design and placing of windows;
  - (e) variations to facades.
- 4 Where a building is sited on or close to a side boundary, the side boundary wall should be sited and limited in length and height to minimise:
  - (a) the visual impact of the building as viewed from adjoining properties;
  - (b) overshadowing of adjoining properties and allow adequate sun light to neighbouring buildings.
- 5 Building form should not unreasonably restrict existing views available from neighbouring properties and public spaces.
- 6 Transportable buildings and buildings which are elevated on stumps, posts, piers, columns or the like, should have their suspended footings enclosed around the perimeter of the building with brickwork or timber, and the use of verandas, pergolas and other suitable architectural detailing to give the appearance of a permanent structure.
- 7 The external walls and roofs of buildings should not incorporate highly reflective materials which will result in glare to neighbouring properties or drivers.
- 8 Structures located on the roofs of buildings to house plant and equipment should form an integral part of the building design in relation to external finishes, shaping and colours.
- 9 Building design should emphasise pedestrian entry points to provide perceptible and direct access from public street frontages and vehicle parking areas.
- 10 Development should provide clearly recognisable links to adjoining areas and facilities.
- 11 Buildings, landscaping, paving and signage should have a coordinated appearance that maintains and enhances the visual attractiveness of the locality.

- 12 Buildings (other than ancillary buildings or group dwellings) should be designed so that their main façade faces the primary street frontage of the land on which they are situated.
- 13 Where applicable, development should incorporate verandas over footpaths to enhance the quality of the pedestrian environment.
- 14 Development should be designed and sited so that outdoor storage, loading and service areas are screened from public view by an appropriate combination of built form, solid fencing and/or landscaping.
- 15 Outdoor lighting should not result in light spillage on adjacent land.
- 16 Balconies should:
- be integrated with the overall architectural form and detail of the building;
  - be sited to face predominantly north, east or west to provide solar access;
  - have a minimum area of 2 square metres.

### Building Setbacks from Road Boundaries

- 17 The setback of buildings from public roads should:
- be similar to, or compatible with, setbacks of buildings on adjoining land and other buildings in the locality;
  - contribute positively to the streetscape character of the locality;
  - not result in or contribute to a detrimental impact upon the function, appearance or character of the locality.
- 18 Except where specified in a particular zone, policy area or precinct, the main face of a building should be set back from the primary road frontage in accordance with the following table:

Setback difference between buildings on adjacent allotments	Setback of new building
Up to 2 metres	<p>The same setback as one of the adjacent buildings, as illustrated below:</p>  <p>When <math>b - a \leq 2</math>, setback of new dwelling = <math>a</math> or <math>b</math></p>
Greater than 2 metres	At least the average setback of the adjacent buildings.

- 19 Except where specified in a particular zone, policy area, or precinct, buildings and structures should be set back from road boundaries having regard to the requirements set out in [Table MtG\(C\)/2 – Building Set-backs](#).
- 20 Except where specified in a zone, policy area or precinct, the setback of development from a secondary street frontage should reflect the setbacks of the adjoining buildings and other buildings in the locality.

- 21** Development of land within the Gateway Precincts with frontages to Penola Road (both sides) between Bishop Road and Wireless Road East, Jubilee Highway West (both sides) between O’Leary Road and Wandilo Road, and Jubilee Highway East (both sides) between Kennedy Avenue and Hawkins Road should:
- (a) provide endemic landscaping suitable for the local areas as listed in [Table MtG\(C\)/10](#) – Landscaping Schedule;
  - (b) provide a minimum 5.0 metre wide strip of landscaping comprising a combination of high crown evergreen trees and low shrubs and groundcover adjacent to the road frontage;
  - (c) ensure that the provision of landscape buffers and landscaping near public powerlines are provided in accordance with the requirements of the Electricity Act and Regulations;
  - (d) provide setbacks from the primary road frontage of 10 metres or at least the height of the building development (whichever is the greater);
  - (e) promote a high standard of building design and external appearance of new developments and ensure that the main façade of any building work faces the road frontage of the Gateways;
  - (f) restrict vehicular access to a minimum on the main highway and encourage internal service roads where possible;
  - (g) ensure that storage areas, loading and unloading, and service areas are screened from public view by an appropriate combination of built form, solid fencing and landscaping;
  - (h) ensure that advertising signage is consistent in design and provides uniformity with other signage facing the gateway precincts having regard to the Outdoor Advertising Guidelines in [Table MtG\(C\)/8](#); and
  - (i) encourage the use of water sensitive urban design stormwater management techniques within appropriate low lying areas adjacent to and in conjunction with the road verge.

## Energy Efficiency

### OBJECTIVES

- Objective 1:** Development designed and sited to conserve energy.
- Objective 2:** Development that provides for on-site power generation including photovoltaic cells and wind power.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1** Development should provide for efficient solar access to buildings and open space all year around.
- 2** Buildings should be sited and designed:
  - (a) to ensure adequate natural light and winter sunlight is available to the main activity areas of adjacent buildings;
  - (b) so that open spaces associated with the main activity areas face north for exposure to winter sun.

### On-site Energy Generation

- 3 Development should facilitate the efficient use of photovoltaic cells and solar hot water systems by:
  - (a) taking into account overshadowing from neighbouring buildings;
  - (b) designing roof orientation and pitches to maximise exposure to direct sunlight.
- 4 Public infrastructure and lighting should be designed to generate and use renewable energy.

### Form of Development

#### OBJECTIVES

- Objective 1:** An orderly, economic and compact urban area compatible with the natural features of the landscape.
- Objective 2:** A rational distribution of zones to avoid incompatibility between land uses.
- Objective 3:** Redevelopment of older residential areas to obtain a greater mix of housing types and integration of public and private housing.
- Objective 4:** Economy and efficiency in the use of infrastructure facilities and community services.

#### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should be in accordance with the Mount Gambier Structure Plan, [Map MtG\(C\)/1 \(Overlay 1\)](#).
- 2 Development should be orderly and economic.
- 3 New housing and other urban development should:
  - (a) form a compact and continuous extension of the existing built-up area;
  - (b) be located so as to achieve economy in the provision of public services; and
  - (c) create a safe, convenient and pleasant environment in which to live.
- 4 Extensions of built-up areas should not be in the form of ribbon development along arterial roads.
- 5 Land zoned or proposed for living, working and recreational activities should be used only for those purposes.
- 6 Development in localities having a bad or unsatisfactory layout, or unhealthy or obsolete development, should improve or rectify those conditions.
- 7 Development that is of a potential fire, explosion or other risk should not be located where it may endanger public safety.
- 8 Buildings and structures should not be located on land prone to inundation by surface water runoff or periodic flooding.
- 9 Existing non-residential development in residential zones should only expand its function or floor area where that expansion does not adversely affect residential amenity.
- 10 The design and siting of new development should have regard to the nature and possible impacts arising from adjoining land uses.



## Hazard Minimisation

### OBJECTIVES

- Objective 1:** Protection of human health and the environment wherever contamination has been identified or suspected to have occurred.
- Objective 2:** Appropriate assessment and remediation of site contamination to ensure that land is suitable for the proposed use and provides a safe and healthy living and working environment.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development, including land division, should not occur where site contamination has occurred;
  - (a) unless the site has been assessed and remediated as necessary to ensure that it is suitable and safe for the proposed use, or, the site will be maintained in a condition; or
  - (b) the development will be undertaken in a manner that will not pose a threat to the health and safety of the environment or to occupiers of the site or land in the locality.
- 2 Where residential and recreational development is proposed to be undertaken on land which has previously been used for non-residential purposes, no development should be undertaken until site contamination clearances have been obtained from the appropriate authorities.

## Heritage

### OBJECTIVES

- 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.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 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 or restore the original design features of 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, stone front fences 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 verandah, 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, parapet or verandah 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 internally 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, and to enable its continued use or adaptive re-use.
- 9** A tree 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.

## Historic Conservation Area

### Introduction

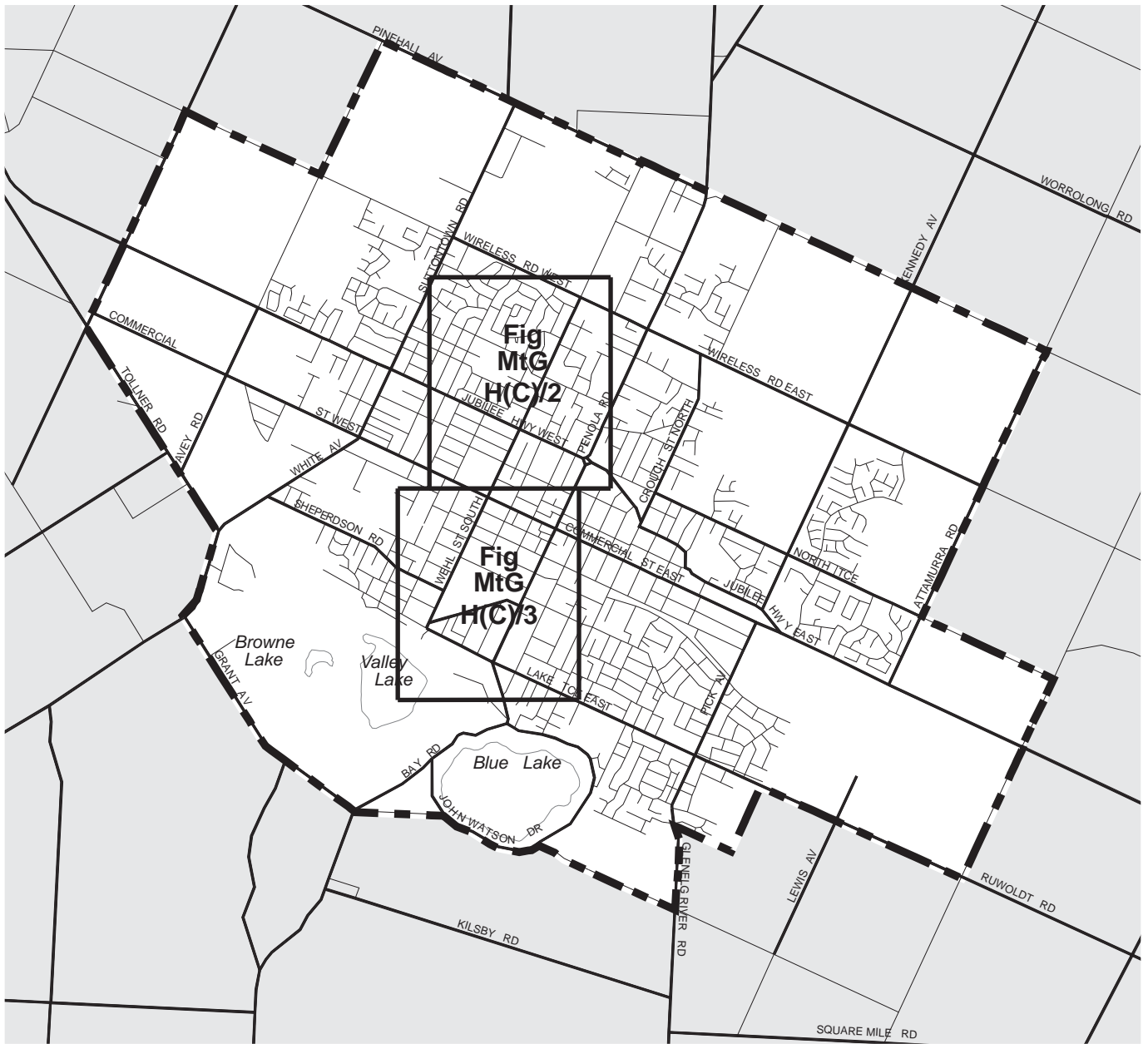
The following Objectives and Principles of Development Control apply to those areas identified within [Figures MtG H\(C\)/1 to 3](#) and are additional to those found within the Zones and Policy Areas.

### 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.



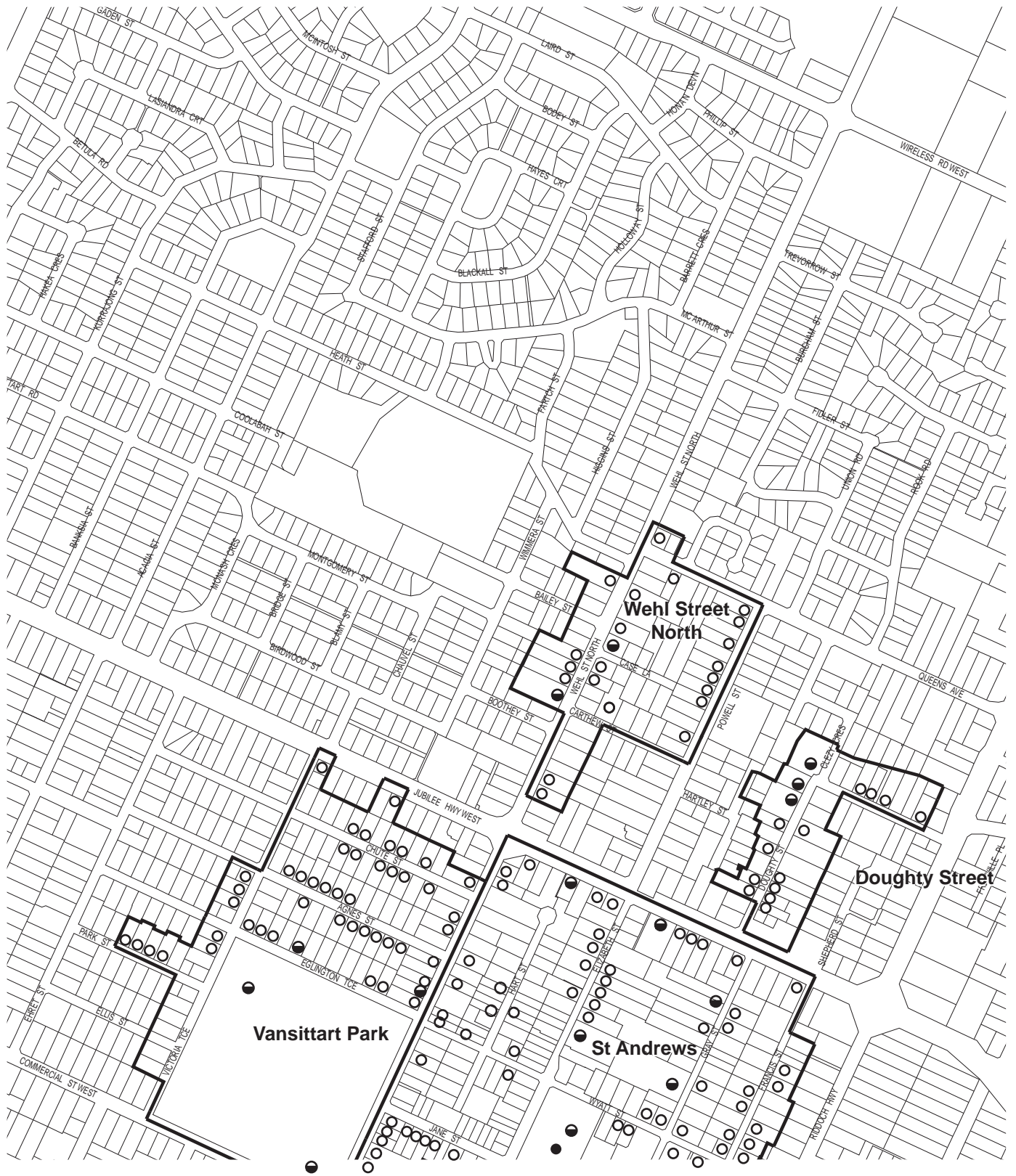
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For the purposes of the Development Plan unless otherwise clearly indicated, the zone/policy area boundaries depicted on or intended to be fixed by Maps MtGH(C)/2 to MtGH(C)/3 inclusive shall be read as conforming in all respects (as the case may require) 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



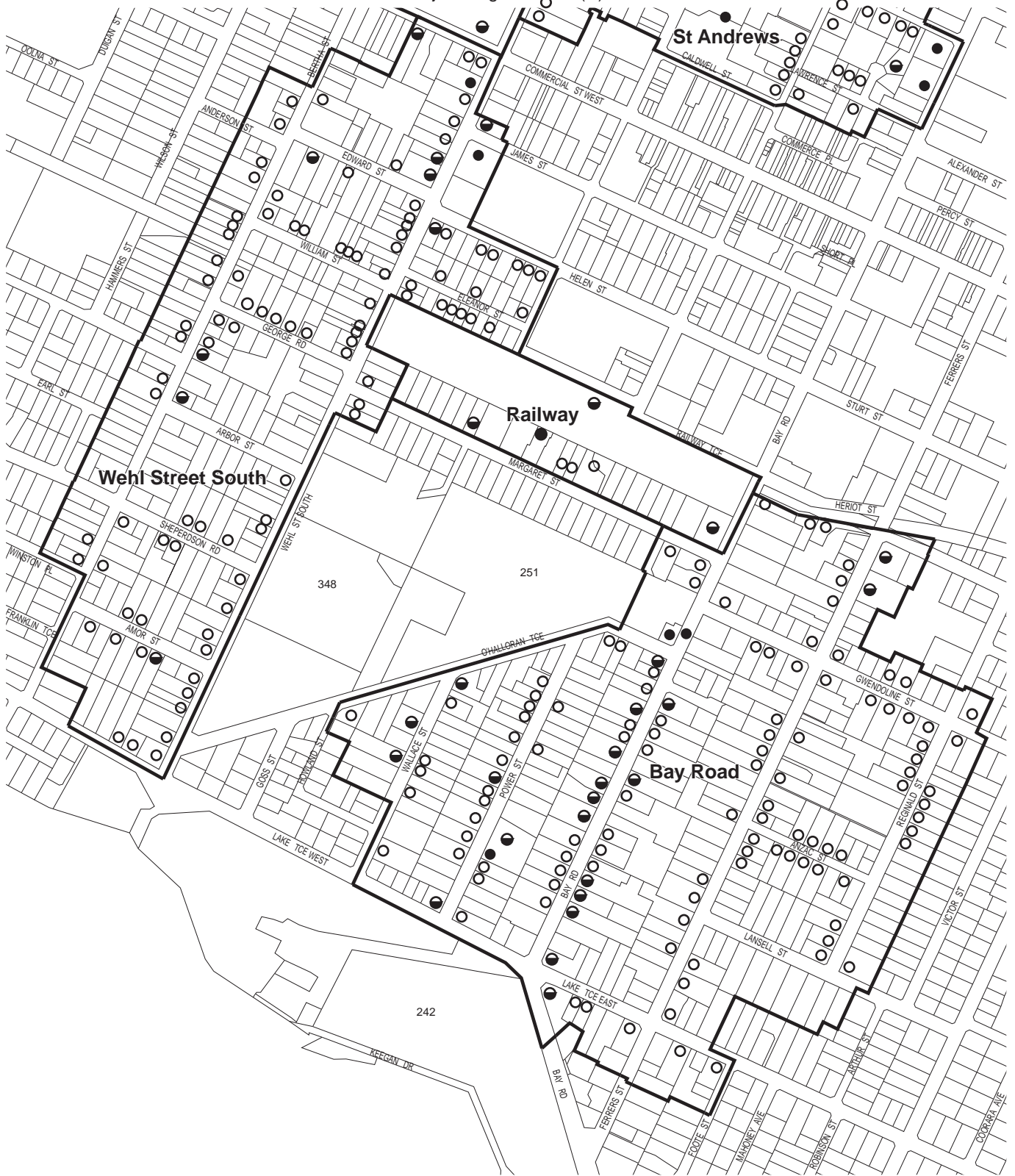
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# MOUNT GAMBIER (CITY) HISTORIC (CONSERVATION) POLICY AREA Fig MtG H(C)/2

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

Consolidated - 21 April 2016



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

## 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 limestone retaining walls, which will be retained and conserved as part of any development. Fences, particularly those constructed of Mount Gambier stone, dolomite, scoria, basalt or flint are 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 fences will be maintained and conserved with care taken to matching materials, colours and finishes for repair work. Side fences forward of the dwelling will maintain oblique streetscape views of the building facades. New fences 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, which will be maintained.

Building construction varies but generally comprises dolomite or limestone walling with quoins; hipped and gabled galvanised iron roofs; and generous verandahs. 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.

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 [Figures 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 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.

Within the Commercial and City Centre Zones or where dwellings change to a commercial use, the residential streetscape character will be retained. Signage will be inobtrusive, front fences and garden landscaping will be retained or re-established. Carparking will be located at the rear of buildings.

### 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, fences and landscape elements that contribute to the historic character of the area identified on [Figures MtG H\(C\)/1 to 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 façade;
  - (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 gardens 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 should not dominate the façade and:
    - (i) be single of car width or;
    - (ii) where in the form of a double garage, comprise two single doors.
- 13 Front Fences and fences forward of the dwelling 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 those 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 [Figures MtG H\(C\)/1 to 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) retaining or re-using railway elements including ballast, railway iron fences, telegraph poles, platforms and structures;
  - (d) incorporating the use of old railway carriages to accommodate retail or tourist related activities;
  - (e) limiting structures and landscaping within the railyards to temporary, demountable or moveable structures or plantings.

## Industrial and Commercial Development

### OBJECTIVES

**Objective 1:** The location of wholesaling, storage, transport and service industries in suitable areas.

New commercial developments are best located adjacent to the main industrial areas, railway facilities and the city centre. Where possible, appropriate commercial development will provide a buffer between industry and living areas.

**Objective 2:** The rational and economic location of industry in suitable zones.

**Objective 3:** The location of new industrial development in areas where necessary public infrastructure services can be economically provided.

**Objective 4:** The provision of areas in which fledging industries can locate in an environment where they are afforded opportunities to establish and expand.

**Objective 5:** Industrial land and activities protected from encroachment by incompatible land uses.

**Objective 6:** Development at the interface between industrial activities and sensitive uses which is compatible with surrounding activities, particularly those in adjoining zones.

**Objective 7:** Industrial and commercial activities, which do not cause land water or air contamination and which effectively manage their wastes (including wastewater) and stormwater, in an environmentally sustainable manner.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1** Industrial development should only be located in Industry (Enterprise), Commerce/Industry, Light Industry or General Industry Zones.
- 2** No dwellings should be erected in an industrial zone.

- 3 Where industrial zones abut residential areas (including Country Living Zone), light industrial development should be located near the residential area to minimise the nuisance to householders.
- 4 Activities which have the potential for off-site environmental impacts should be appropriately located in relation to more sensitive land uses.
- 5 The intensity and/or nature of an industrial activity should not result in land, water or air pollution and should effectively manage wastes/emissions in an environmentally responsive manner.
- 6 Industrial activities should not result in environmental harm (which includes environmental nuisance), nor cause risk to the health of residents, workers and visitors through the emission of airborne pollutants.
- 7 The nature, scale and intensity of the activity should not result in levels of noise, vibration, dust, odours or other airborne emissions likely to have a negative impact on the amenity of the locality or cause a nuisance to sensitive land uses (e.g. residential or food processing industrial uses).
- 8 Roads in industrial zones should be of adequate width to accommodate industrial vehicles and the volume of traffic expected and should not have a road reserve width of less than 18 metres or a road pavement width measured from kerb to kerb of less than 8 metres.
- 9 Road paving should be designed to accommodate the type and volume of anticipated traffic and in accordance with best engineering practice.
- 10 Development within industrial zones should provide the minimum number of access points to a public road or thoroughfare needed to accommodate the efficient movement of vehicles expected in association with the development.
- 11 Car parking spaces and manoeuvring areas should be sealed with an all weather hard paved surface (such as bitumen, concrete or brick paving) in order to prevent soil erosion, dust and drainage problems.
- 12 The dimensions and arrangements of all commercial parking, loading and manoeuvring areas should be established in accordance with *Australian Standard 2890.2 – 1989: Commercial vehicle facilities*.
- 13 Access points and manoeuvring areas should be arranged to enable all vehicles to enter/exit in a forward direction.
- 14 Designated loading areas should be provided separately from customer and employee car parking.
- 15 All servicing, loading and unloading of vehicles, including garbage collection, should be capable of being carried out wholly within the site and with collection points being positioned at convenient locations.
- 16 Development within industrial zones should provide emergency vehicle access to the rear of all premises.
- 17 Development should:
  - (a) be designed and orientated taking into account solar access, shading and air movement so as to best use natural climate and maximise energy recycling; and
  - (b) minimise energy consumption for lighting, heating, cooling and ventilation.
- 18 Development should seek to promote co-location of industrial uses thereby achieving innovative methods of generating power, reuse of by-products and managing and exploiting industrial externalities.

- 19 Roof forms should be designed to suit integration of equipment items, for example photovoltaic panels.
- 20 Development should incorporate best practice stormwater management to protect the quality of receiving waters (surface and ground) in the Blue Lake catchment.
- 21 Chemicals and materials used in industrial operations and related activities should be stored and handled on site and disposed of in a manner which guards against the risk of fire, explosion and pollution.
- 22 Chemicals and materials should be stored in locations that:
  - (a) provide emergency site access and protection measures; and
  - (b) avoid an interface with sensitive land uses (eg residential, childcare facilities or food processing industrial uses).
- 23 Chemicals and materials should be stored separately in covered, bunded areas or, if not under cover, in airtight containers within bunded areas, so that there is no airborne or waterborne migration from the designated storage areas.
- 24 Bunded areas should be designed and constructed to prevent the entry of external stormwater and to contain any spilt materials and 'washdown' likely to pollute stormwater. A collection sump should be provided to collect liquids for subsequent reuse, recycling, recovery, treatment or, pending approval by the relevant State and/or Local Government authorities, environmentally sound disposal.
- 25 Bunding should:
  - (a) be designed and constructed to enable sufficient cleaning;
  - (b) incorporate appropriate signage to indicate the chemical types held within the storage area;
  - (c) be designed and located to be secured from public access;
  - (d) have a capacity which:
    - (i) takes into account the volume displaced by containers stored within the bunded compound;
    - (ii) is a minimum of 120 percent of the volume of the largest vessel it contains; or
    - (iii) where many small containers are stored, be capable of holding 25 percent of the total volume stored within the bund.
  - (e) incorporate walls and floors which are of impervious construction to retain the materials being stored; and
  - (f) incorporate a waste retaining sump, holding tank or pumping sump either within or draining the bunded compound/area and of sufficient size to contain any spills and washdown material.
- 26 Chemical loading/unloading areas should be designed and constructed to prevent the entry of external stormwater and to contain any spilt materials and 'washdown' likely to pollute stormwater. A collection sump should be provided to collect liquids for subsequent reuse, recycling, recovery, treatment or, pending approval by the relevant State and/or Local Government authorities, environmentally-sound disposal.
- 27 Where loading and unloading activities involve quantities of hazardous chemicals, the operator should have an emergency spill contingency plan.

- 28** Waste and wastewater generated in industrial operations and related activities should be stored and handled on site and disposed of, recycled or reused in a manner which guards against the risk of pollution.
- 29** Any vehicle, plant or equipment washing/cleaning activities should be undertaken within an area that is:
- (a) roofed;
  - (b) designed to contain all wastewater likely to pollute stormwater;
  - (c) bunded to exclude the entry of external surface stormwater runoff;
  - (d) paved with an impervious material, such as concrete, to facilitate wastewater collection;
  - (e) of sufficient size to prevent 'splash-out' or 'over-spray' of wash/wastewater from the washing/cleaning area; and
  - (f) designed to drain to either a treatment device (such as sediment traps and a coalescing plate oil separator) for reuse or subsequent disposal to sewer or a Septic Tank Effluent Disposal Scheme (with the approval of the relevant State and/or Local Government authorities), or to a holding tank prior to regular removal off-site to a licensed waste depot by a licensed waste carrier.
- 30** Development should not occur if liable to produce liquid or other wastes or contaminants not able to be treated, contained or disposed of without pollution or contamination of the site, locality or downstream environment.
- 31** Waste collection should be carried out:
- (a) on-site;
  - (b) within collection points located that will not impact on adjoining land uses;
  - (c) to prevent the entry of stormwater or dispersal by wind; and
  - (d) on 'hardstanding' areas graded to a collection point in order to minimise the movement of any solids or contaminated water, and to prevent the entry of external stormwater.
- 32** Industrial and commercial wastewater should be managed to have minimum impact on the environment and to minimise demand for clean water supplies.
- 33** Development should incorporate measures for the treatment, recycling and/or reuse of industrial wastewater.
- 34** Where treated wastewater cannot be recycled or reused, it should be disposed of to sewer or a Septic Tank Effluent Disposal Scheme (with the approval of the relevant State and/or Local Government authorities) or to a holding tank prior to regular removal off-site to a licensed waste depot by a licensed waste carrier.
- 35** The hours of operation of an activity should not detract from the amenity of any residential area (including Country Living Zone). The hours of operation should be determined having consideration for:
- (a) the nature of the activity;
  - (b) the impact on local amenity; and
  - (c) the use of mechanisms such as acoustic walls and site design and layout to avoid impact on residential areas or other sensitive areas.

- 36** Industrial and commercial activities should not affect the level of amenity in adjoining nonindustrial areas by virtue of noise emitted.
- 37** The noise level emanating from an industrial activity should not exceed relevant EPA policy for noise control, through the use of appropriate separation distances and/or the provision of acoustic barriers.
- 38** Outdoor lighting should be designed and installed so that it does not intrude on other properties or roads in the locality.
- 39** Outdoor lighting should be provided in accordance with Australian Standard 4282 – 1997: Control of the obtrusive effects of outdoor lighting.
- 40** Development should contribute to the creation of attractive industrial and commercial zones through high quality building design and construction, and the addition of visual interest and differentiation between structures when viewed from the street.
- 41** Building appearance should be compatible with the desired future character of the zone and should enhance the character of the locality, with an emphasis on the following elements:
- (a) building mass and proportion;
  - (b) materials, patterns, textures, colours and decorative elements;
  - (c) ground floor height above natural ground level;
  - (d) roof form and pitch;
  - (e) facade articulation and detailing and window and door proportions; and
  - (f) verandahs, eaves and parapets.
- 42** Where industrial sites adjoin non-industrial zones, setbacks from side and rear boundaries should be progressively increased as building height increases to:
- (a) reduce the visual impact of buildings from adjoining properties;
  - (b) reduce overshadowing effects on adjoining properties; and
  - (c) maintain adequate daylight to adjoining land uses.
- 43** Industrial and commercial buildings which exceed 3 metres in height should be constructed a minimum of three metres away from the boundary of an adjoining residential property and an additional 500 millimetres for every metre the building exceeds this height.
- 44** Boundary walls should be limited in length and height to minimise the impact on adjoining non-industrial land uses.
- 45** Buildings should be set-back in accordance with the following criteria (subject to adequate provision of car parking spaces and landscaping between the building and the road):
- (a) buildings having a maximum building height of up to 6 metres should be located at least 8 metres from the primary street alignment;
  - (b) buildings having a maximum building height of between 6 and 8 metres should be located at least 10 metres from the primary street alignment;
  - (c) buildings having a maximum building height exceeding 8 metres should be located at least 12 metres from the primary street alignment; and
  - (d) where a property has two street frontages, no building should be erected within 3 metres of the road alignment of the secondary street frontage.

- 46 Buildings having an unarticulated length of 30 metres (15 metres for any office or administration component) or more to the street frontage should incorporate punctuation by windows, canopies, verandahs or wall offsets.
- 47 Group developments such as factory units should be detailed or articulated to enable individual units to be identified from public streets or internal roadways.
- 48 Office buildings associated with industrial and commercial development should be of a high standard of design and generally of masonry construction and should present to the primary street frontage.
- 49 Buildings, other than masonry buildings, should be clad with pre-treated coloured materials, except for roofs of buildings where the pitch of the roof is less than 30 degrees.
- 50 Roof mounted plant should be located in inconspicuous locations consistent with access requirements.
- 51 Open storage areas should be screened from view by dense landscaping or fencing constructed of timber, masonry or pre-treated coloured metal cladding.
- 52 Appropriate landscaping should be undertaken as part of an industrial development to reduce the visual impact of buildings, structures and hard paved surfaces, particularly those which adjoin residential areas (including Country Living Zone). Landscaping should use local indigenous species where possible.
- 53 The total area of landscaping provided should be not less than 10 percent of the site.
- 54 A landscaped buffer of not less than 2.5 metres should be provided where the site adjoins a residential property boundary, using species which will achieve a minimum height of 3 metres.
- 55 A minimum 3 metre wide strip of landscaping to be established adjacent to the street alignment, using species which will achieve a minimum height of 3 metres.
- 56 Car parking areas should be suitably planted with canopy trees and screened with landscaping to reduce visual impact and to shade staff and visitor cars.
- 57 Twenty percent of all plantings should be trees which can be expected to grow to at least the maximum height of the main building on the site.
- 58 Fencing, as part of development, should complement the architectural form of buildings on the site, the streetscape and the locality.
- 59 Fencing on a residential zone boundary should be constructed of masonry material.
- 60 Fencing should contribute positively to the appearance of development particularly where visible from gateway arterial roads.
- 61 Fencing including colour coated wire mesh fencing adjacent to public roads should be setback:
  - (a) in line with the building facade; or
  - (b) behind the building line; or
  - (c) behind a landscaped area to soften its visual impact.
- 62 Transport terminals in addition to complying with the principles of development control applying generally to industry should:
  - (a) provide sufficient area to permit the safe and convenient manoeuvring of vehicles on site;



- (b) be designed to ensure that all vehicles can enter and leave the site in a forward direction;
- (c) provide adequate areas for parking trucks and other vehicles on site;
- (d) not be located where they require access from roads with a constructed width between kerb lines of less than eight metres;
- (e) should not rely on access along any local road or through a residential zone;
- (f) provide appropriately sealed and drained hardstand and manoeuvring areas to avoid dust arising from traffic movements; and
- (g) not generally be established in Light Industry or Commerce/Industry Zones, except where they are sufficiently remote from adjoining residential land uses.

**63** Motor repair and crash repair workshops should conform to the following design principles in addition to those applying to industrial development:

- (a) all vehicles awaiting repair or being stored should be stored inside a building or behind a two metre high solid colour-treated metal or timber fence enclosing the storage areas on all sides visible from outside the site;
- (b) vehicles awaiting repair or being repaired should not be parked or stored in staff or visitor car parking areas; and
- (c) crash repair workshops should not generally be established in Light Industry or Commerce/Industry Zones, except where they are sufficiently remote from adjoining residential land uses.

## Infrastructure

### OBJECTIVES

- Objective 1:** Infrastructure provided in an economical and environmentally sensitive manner.
- Objective 2:** Infrastructure, including social infrastructure, provided in advance of need.
- Objective 3:** Suitable land for infrastructure identified and set aside in advance of need.
- Objective 4:** The visual impact of infrastructure facilities minimised.
- Objective 5:** The efficient and cost-effective use of existing infrastructure.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1** Development should not occur without the provision of adequate utilities and services, including:
  - (a) electricity supply;
  - (b) water supply;
  - (c) drainage and stormwater systems;
  - (d) waste disposal;
  - (e) effluent disposal systems;
  - (f) formed all-weather public roads;

- (g) telecommunications services;
  - (h) social infrastructure, community services and facilities;
  - (i) gas services.
- 2 Development should only occur where it provides, or has access to, relevant easements for the supply of infrastructure.
  - 3 Development should incorporate provision for the supply of infrastructure services to be located within common service trenches where practicable.
  - 4 Development should not take place until adequate and coordinated drainage of the land is assured.
  - 5 Development in urban areas should not occur without provision of an adequate reticulated domestic quality mains water supply and an appropriate waste treatment system.
  - 6 In areas where no reticulated water supply is available, buildings whose usage is reliant on a water supply should be equipped with an adequate and reliable on-site water storage system.
  - 7 Urban development should not be dependent on an indirect water supply.
  - 8 Electricity infrastructure should be designed and located to minimise its visual and environmental impacts.
  - 9 In urban areas, electricity supply serving new development should be installed underground.
  - 10 Utilities and services, including access roads and tracks, should be sited on areas already cleared of native vegetation. If this is not possible, their siting should cause minimal interference or disturbance to existing native vegetation and biodiversity.
  - 11 Utility buildings and structures should be grouped with non-residential development where possible.
  - 12 Development in proximity to infrastructure facilities should be sited and be of a scale to ensure adequate separation to protect people and property.

## Interface Between Land Uses

### OBJECTIVES

- Objective 1:** Development located and designed to prevent adverse impact and conflict between land uses.
- Objective 2:** Protect community health and amenity and support the operation of all desired land uses.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should not detrimentally affect the amenity of the locality or cause unreasonable interference through any of the following:
  - (a) the emission of effluent, odour, smoke, fumes, dust or other airborne pollutants;
  - (b) noise;
  - (c) vibration;
  - (d) electrical interference;

- (e) light spill;
  - (f) glare;
  - (g) hours of operation;
  - (h) traffic impacts.
- 2 Development should be sited and designed to minimise negative impact on existing and potential future land uses considered appropriate in the locality.
  - 3 Development adjacent to a Residential Zone should be designed to minimise overlooking and overshadowing of nearby residential properties.
  - 4 Residential development adjacent to non-residential zones and land uses should be located, designed and/or sited to protect residents from potential adverse impacts from non-residential activities.
  - 5 Sensitive uses likely to conflict with the continuation of lawfully existing developments and land uses considered appropriate for the zone should not be developed or should be designed to minimise negative impacts.

#### Noise

- 6 Development should be sited, designed and constructed to minimise negative impacts of noise and to avoid unreasonable interference.
- 7 Development should be consistent with the relevant provisions in the current *Environment Protection (Noise) Policy*.

#### Rural Interface

- 8 The potential for adverse impacts resulting from rural development should be minimised by:
  - (a) not locating horticulture or intensive animal keeping on land adjacent to townships;
  - (b) maintaining an adequate separation between horticulture or intensive animal keeping and townships, other sensitive uses and, where desirable, other forms of primary production.
- 9 Traffic movement, spray drift, dust, noise, odour, and the use of frost fans and gas guns associated with primary production activities should not lead to unreasonable impact on adjacent land users.
- 10 Existing primary production uses and mineral extraction should not be prejudiced by the inappropriate encroachment of sensitive uses such as urban development.
- 11 Development within 300 metres of facilities for the handling, transportation and storage of bulk commodities should:
  - (a) not prejudice the continued operation of those facilities;
  - (b) be located, designed, and developed having regard to the potential environmental impact arising from the operation of such facilities and the potential extended operation of activities.

## Land Division

### OBJECTIVES

- Objective 1:** Land division that occurs in an orderly sequence allowing efficient provision of new infrastructure and facilities and making optimum use of existing under utilised infrastructure and facilities.
- Objective 2:** Land division that creates allotments appropriate for the intended use.
- Objective 3:** Land division layout that is optimal for energy efficient building orientation.
- Objective 4:** Land division that is integrated with site features, including landscape and environmental features, adjacent land uses, the existing transport network and the availability of infrastructure.
- Objective 5:** Land division restricted in rural areas to ensure the efficient use of rural land for primary production and avoidance of uneconomic infrastructure provision.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1** When land is divided:
- (a) stormwater should be capable of being drained safely and efficiently from each proposed allotment and disposed of from the land in an environmentally sensitive manner;
  - (b) a sufficient water supply should be made available for each allotment;
  - (c) provision should be made for the disposal of wastewater, sewage and other effluent from each allotment without risk to health;
  - (d) proposed roads should be graded, or be capable of being graded to connect safely and conveniently with an existing road or thoroughfare.
- 2** Land should not be divided if any of the following apply:
- (a) the size, shape, location, slope or nature of the land makes any of the allotments unsuitable for the intended use;
  - (b) any allotment will not have a frontage to one of the following:
    - (i) an existing road;
    - (ii) a proposed public road;
    - (iii) access to a public road via an internal roadway in a plan of community division;
  - (c) the intended use of the land is likely to require excessive cut and/or fill;
  - (d) it is likely to lead to undue erosion of the subject land or land within the locality;
  - (e) the wastewater treatment plant to which subsequent development will be connected does not have sufficient capacity to handle the additional wastewater volumes and pollutant loads generated by such development;
  - (f) the area is unsewered and cannot accommodate an appropriate onsite wastewater disposal system within the allotment that complies with (or can comply with) the relevant public and environmental health legislation applying to the intended use(s);
  - (g) any allotments will straddle more than one zone, policy area or precinct;

- (h) the allotments unreasonably restrict access to publicly owned land such as recreation areas.

### Design and Layout

- 3 Land divisions should be designed to ensure that areas of native vegetation and wetlands:
  - (a) are not fragmented or reduced in size;
  - (b) do not need to be cleared as a consequence of subsequent development.
- 4 The design of a land division should incorporate:
  - (a) roads, thoroughfares and open space that result in safe and convenient linkages with the surrounding environment, including public and community transport facilities, and which, where necessary, facilitate the satisfactory future division of land and the inter-communication with neighbouring localities;
  - (b) new road and allotment access points providing appropriate separation distances from existing road junctions or level crossings;
  - (c) safe and convenient access from each allotment to an existing or proposed road or thoroughfare;
  - (d) areas to provide appropriate separation distances between potentially conflicting land uses and/or zones;
  - (e) suitable land set aside for useable local open space;
  - (f) public utility services within road reserves and where necessary within dedicated easements;
  - (g) the preservation of significant natural, cultural or landscape features including State and local heritage places;
  - (h) protection for existing vegetation and drainage lines;
  - (i) where appropriate, the amalgamation of smaller allotments to ensure coordinated and efficient site development;
  - (j) the preservation of significant trees.
- 5 Land division should result in allotments of a size suitable for their intended use.
- 6 Land division should facilitate optimum solar access for energy efficiency.
- 7 Land division within an area identified as being an 'Excluded Area from Bushfire Protection Planning Provisions' as shown on *Bushfire Protection Area BPA Maps/1 to 5 – Bushfire Risk* should be designed to make provisions for:
  - (a) emergency vehicle access through to the Bushfire Protection Area and other areas of open space connected to it;
  - (b) a mainly continuous street pattern serving new allotments that eliminates the use of cul-de-sacs or dead end roads;
  - (c) a fire hazard separation zone isolating residential allotments from areas that pose an unacceptable bushfire risk by containing the allotments within a perimeter road or through other means that achieve an adequate separation.

- 8** Allotments in the form of a battleaxe configuration should:
- (a) have an area of at least 450 square metres (excluding the area of the 'handle' of such an allotment);
  - (b) provide for an access onto a public road, with the driveway 'handle' being not less than 6 metres in width nor more than 30 metres in length;
  - (c) contain sufficient area on the allotment for a vehicle to turn around to enable it to egress the allotment in a forward direction;
  - (d) not be created where it would lead to multiple access points onto a road which would dominate or adversely affect the amenity of the streetscape;
  - (e) be avoided where their creation would be incompatible with the prevailing pattern of development.
- 9** Allotments should have an orientation, size and configuration to encourage development that:
- (a) minimises the need for earthworks and retaining walls;
  - (b) maintains natural drainage systems;
  - (c) faces abutting streets and open spaces;
  - (d) does not require the removal of native vegetation to facilitate that development;
  - (e) will not overshadow, dominate, encroach on or otherwise detrimentally affect the setting of the surrounding locality.
- 10** Within defined townships and settlements where the land to be divided borders a river, lake, wetland or creek, the land adjoining the bank should become public open space and linked with an existing or proposed pedestrian or transport network.
- 11** Within defined townships and settlements land division should make provision for a reserve or an area of open space that is at least 10 metres wide from the top of the bank of a watercourse and that incorporates land within the 1 in 100 year average return interval flood event area.
- 12** The layout of a land division should keep flood-prone land free from development.
- 13** The arrangement of roads, allotments, reserves and open space should enable the provision of a stormwater management drainage system that:
- (a) contains and retains all watercourses, drainage lines and native vegetation;
  - (b) enhances amenity;
  - (c) integrates with the open space system and surrounding area.

### **Roads and Access**

- 14** Road reserves should be of a width and alignment that can:
- (a) provide for safe and convenient movement and parking of projected volumes of vehicles and other users;
  - (b) provide for footpaths, cycle lanes and shared-use paths for the safety and convenience of residents and visitors;
  - (c) allow vehicles to enter or reverse from an allotment or site in a single movement allowing for a car parked on the opposite side of the street;

- (d) accommodate street tree planting, landscaping and street furniture;
  - (e) accommodate the location, construction and maintenance of stormwater drainage and public utilities;
  - (f) provide unobstructed, safe and efficient vehicular access to individual allotments and sites;
  - (g) allow for the efficient movement of service and emergency vehicles.
- 15** The design of the land division should facilitate the most direct route to local facilities for pedestrians and cyclists and enable footpaths, cycle lanes and shared-use paths to be provided of a safe and suitable width and reasonable longitudinal gradient.
- 16** The layout of land divisions should result in roads designed and constructed to ensure:
- (a) that traffic speeds and volumes are restricted where appropriate by limiting street length and/or the distance between bends and slow points;
  - (b) there are adequate sight distances for motorists at intersections, junctions, pedestrian and cyclist crossings, and crossovers to allotments to ensure the safety of all road users and pedestrians;
  - (c) that existing dedicated cycling and walking routes are not compromised.
- 17** The design of the land division should provide space sufficient for on-street visitor car parking for the number and size of allotments, taking account of:
- (a) the size of proposed allotments and sites and opportunities for on-site parking;
  - (b) the availability and frequency of public and community transport;
  - (c) on-street parking demand likely to be generated by nearby uses.
- 18** The layout of land divisions should incorporate street patterns designed to enhance the efficient movement of traffic and minimise trip lengths.

## Natural Resources

### OBJECTIVES

- Objective 1:** Retention, protection and restoration of the natural resources and environment.
- Objective 2:** Protection of the quality and quantity of South Australia's surface waters, including inland and underground waters.
- Objective 3:** The ecologically sustainable use of natural resources including water resources, including ground water, surface water and watercourses.
- Objective 4:** Natural hydrological systems and environmental flows reinstated, and maintained and enhanced.
- Objective 5:** Development consistent with the principles of water sensitive design.
- Objective 6:** Development sited and designed to:
  - (a) protect natural ecological systems;
  - (b) achieve the sustainable use of water;

- (c) protect water quality, including receiving waters;
- (d) reduce runoff and peak flows and prevent the risk of downstream flooding;
- (e) minimise demand on reticulated water supplies;
- (f) maximise the harvest and use of stormwater;
- (g) protect stormwater from pollution sources.

**Objective 7:** Storage and use of stormwater which avoids adverse impact on public health and safety.

**Objective 8:** Native flora, fauna and ecosystems protected, retained, conserved and restored.

**Objective 9:** Restoration, expansion and linking of existing native vegetation to facilitate habitat corridors for ease of movement of fauna.

**Objective 10:** Minimal disturbance and modification of the natural landform.

**Objective 11:** Protection of the physical, chemical and biological quality of soil resources.

**Objective 12:** Protection of areas prone to erosion or other land degradation processes from inappropriate development.

**Objective 13:** Protection of the scenic qualities of natural and rural landscapes.

## **PRINCIPLES OF DEVELOPMENT CONTROL**

- 1 Development should be undertaken with minimum impact on the natural environment, including air and water quality, land, soil, biodiversity, and scenically attractive areas.
- 2 Development should ensure that South Australia's natural assets, such as biodiversity, water and soil, are protected and enhanced.
- 3 Development should not significantly obstruct or adversely affect sensitive ecological areas such as creeks, wetlands, estuaries and significant seagrass and mangrove communities.
- 4 Development should be appropriate to land capability and the protection and conservation of water resources and biodiversity.

### **Water Sensitive Design**

- 5 Development should be designed to maximise conservation, minimise consumption and encourage re-use of water resources.
- 6 Development should not take place if it results in unsustainable use of surface or underground water resources.
- 7 Development should be sited and designed to:
  - (a) capture and re-use stormwater, where practical;
  - (b) minimise surface water runoff;
  - (c) prevent soil erosion and water pollution;
  - (d) protect and enhance natural water flows;
  - (e) protect water quality by providing adequate separation distances from watercourses and other water bodies;



- (f) not contribute to an increase in salinity levels;
  - (g) avoid the water logging of soil or the release of toxic elements;
  - (h) maintain natural hydrological systems and not adversely affect:
    - (i) the quantity and quality of groundwater;
    - (ii) the depth and directional flow of groundwater;
    - (iii) the quality and function of natural springs.
- 8** Water discharged from a development site should:
- (a) be of a physical, chemical and biological condition equivalent to or better than its pre-developed state;
  - (b) not exceed the rate of discharge from the site as it existed in pre-development conditions.
- 9** Development should include stormwater management systems to protect it from damage during a minimum of a 1 in 100 year average return interval flood.
- 10** Development should have adequate provision to control any stormwater over-flow runoff from the site and should be sited and designed to improve the quality of stormwater and minimise pollutant transfer to receiving waters.
- 11** Development should include stormwater management systems to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure the carrying capacities of downstream systems are not overloaded.
- 12** Development should include stormwater management systems to minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system.
- 13** Stormwater management systems should preserve natural drainage systems, including the associated environmental flows.
- 14** Stormwater management systems should:
- (a) maximise the potential for stormwater harvesting and re-use, either on-site or as close as practicable to the source;
  - (b) utilise, but not be limited to, one or more of the following harvesting methods:
    - (i) the collection of roof water in tanks;
    - (ii) the discharge to open space, landscaping or garden areas, including strips adjacent to car parks;
    - (iii) the incorporation of detention and retention facilities;
    - (iv) aquifer recharge.
- 15** Where it is not practicable to detain or dispose of stormwater on site, only clean stormwater runoff should enter the public stormwater drainage system.
- 16** Artificial wetland systems, including detention and retention basins, should be sited and designed to:
- (a) ensure public health and safety is protected;

- (b) minimise potential public health risks arising from the breeding of mosquitoes.

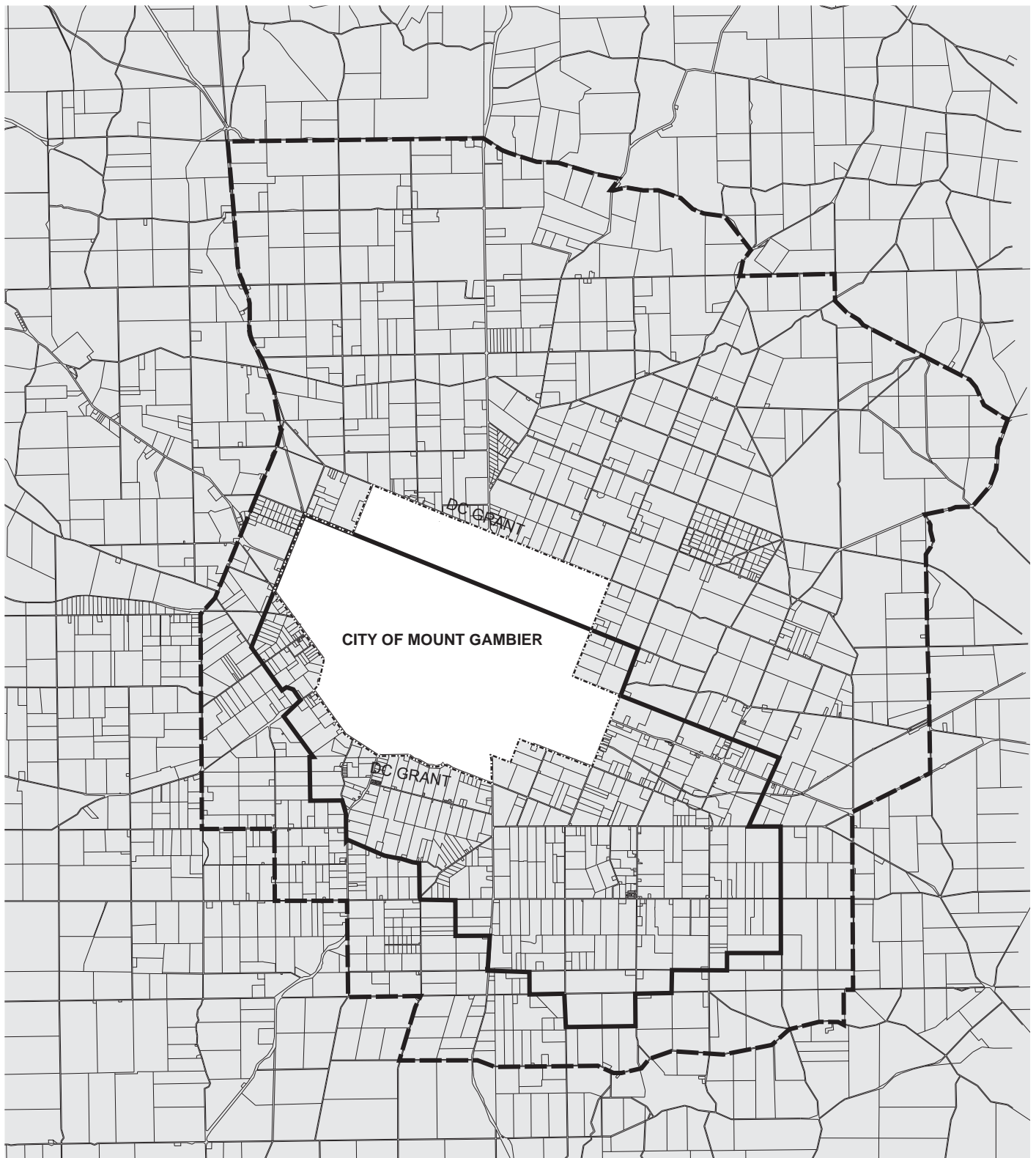
### **Water Catchment Areas**

- 17** Development should ensure watercourses and their beds, banks, wetlands and floodplains are not damaged or modified and are retained in their natural state, except where modification is required for essential access or maintenance purposes.
- 18** No development should occur where its proximity to a swamp or wetland will damage or interfere with the hydrology or water regime of the swamp or wetland.
- 19** A wetland or low-lying area providing habitat for native flora and fauna should not be drained, except temporarily for essential management purposes to enhance environmental values.
- 20** Along watercourses, areas of remnant native vegetation, or areas prone to erosion, that are capable of natural regeneration should be fenced off to limit stock access.
- 21** Development such as cropping, intensive animal keeping, residential, tourism, industry and horticulture, that increases the amount of surface run-off should include a strip of land at least 20 metres wide measured from the top of existing banks on each side of a watercourse that is:
  - (a) fenced to exclude livestock;
  - (b) kept free of development, including structures, formal roadways or access ways for machinery or any other activity causing soil compaction or significant modification of the natural surface of the land;
  - (c) revegetated with locally indigenous vegetation comprising trees, shrubs and other groundcover plants to filter run-off so as to reduce the impacts on native aquatic ecosystems and to minimise soil loss eroding into the watercourse.
- 22** Development resulting in the depositing of an object or solid material in a watercourse or floodplain or the removal of bank and bed material should not:
  - (a) adversely affect the migration of aquatic biota;
  - (b) adversely affect the natural flow regime;
  - (c) cause or contribute to water pollution;
  - (d) result in watercourse or bank erosion;
  - (e) adversely affect native vegetation upstream or downstream that is growing in or adjacent to a watercourse.
- 23** The location and construction of dams, water tanks and diversion drains should:
  - (a) occur off watercourse;
  - (b) not take place in ecologically sensitive areas or on erosion-prone sites;
  - (c) provide for low flow by-pass mechanisms to allow for migration of aquatic biota;
  - (d) not negatively affect downstream users;
  - (e) minimise in-stream or riparian vegetation loss;
  - (f) incorporate features to improve water quality (eg wetlands and floodplain ecological communities);
  - (g) protect ecosystems dependent on water resources.

- 24 Irrigated horticulture and pasture should not increase groundwater-induced salinity.
- 25 Development should comply with the current *Environment Protection (Water Quality) Policy*.
- 26 No general industry or special industry development which has the potential to significantly pollute the water quality in the Crater Lakes should be undertaken in the Blue Lake Groundwater Protection Area and the Groundwater Capture Area and Buffer Area contained in [Figure MtG/1](#), and future development should not cause the groundwater quality to decline.

### **Biodiversity and Native Vegetation**

- 27 Development should retain existing areas of native vegetation and where possible contribute to revegetation using locally indigenous plant species.
- 28 Development should be designed and sited to minimise the loss and disturbance of native flora and fauna, including marine animals and plants, and their breeding grounds and habitats.
- 29 Native vegetation should be conserved and its conservation value and function not compromised by development if the native vegetation does any of the following:
  - (a) provides an important habitat for wildlife or shade and shelter for livestock;
  - (b) has a high plant species diversity or includes rare, vulnerable or endangered plant species or plant associations and communities;
  - (c) provides an important seed bank for locally indigenous vegetation;
  - (d) has high amenity value and/or significantly contributes to the landscape quality of an area, including the screening of buildings and unsightly views;
  - (e) has high value as a remnant of vegetation associations characteristic of a district or region prior to extensive clearance for agriculture;
  - (f) is growing in, or is characteristically associated with a wetland environment.
- 30 Native vegetation should not be cleared if such clearing is likely to lead to, cause or exacerbate any of the following:
  - (a) erosion or sediment within water catchments;
  - (b) decreased soil stability;
  - (c) soil or land slip;
  - (d) deterioration in the quality of water in a watercourse or surface water runoff;
  - (e) a local or regional salinity problem;
  - (f) the occurrence or intensity of local or regional flooding.
- 31 Development that proposes the clearance of native vegetation should address or consider the implications that removing the native vegetation will have on the following:
  - (a) provision for linkages and wildlife corridors between significant areas of native vegetation;
  - (b) erosion along watercourses and the filtering of suspended solids and nutrients from run-off;
  - (c) the amenity of the locality;

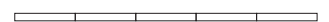


- AREA 1 - Blue Lake Groundwater Protection Area
- AREA 2 - Blue Lake Capture Area and Buffer Area
- Referred to elsewhere in Development Plan
- Development Plan Boundary



Scale 1:125 000  
0km

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# MOUNT GAMBIER (CITY) BLUE LAKE CATCHMENT MANAGEMENT PLAN Figure MtG/1

- (d) bushfire safety;
  - (e) the net loss of native vegetation and other biodiversity.
- 32** Where native vegetation is to be removed, it should be replaced in a suitable location on the site with locally indigenous vegetation to ensure that there is not a net loss of native vegetation and biodiversity.
- 33** Development should be located and occur in a manner which:
- (a) does not increase the potential for, or result in, the spread of pest plants, or the spread of any non-indigenous plants into areas of native vegetation or a conservation zone;
  - (b) avoids the degradation of remnant native vegetation by any other means including as a result of spray drift, compaction of soil, modification of surface water flows, pollution to groundwater or surface water or change to groundwater levels;
  - (c) incorporates a separation distance and/or buffer area to protect wildlife habitats and other features of nature conservation significance.
- 34** Development should promote the long-term conservation of vegetation by:
- (a) avoiding substantial structures, excavations, and filling of land in close proximity to the trunk of trees and beneath their canopies;
  - (b) minimising impervious surfaces beneath the canopies of trees;
  - (c) taking other effective and reasonable precautions to protect both vegetation and the integrity of structures and essential services.
- 35** Horticulture involving the growing of olives should be located at least:
- (a) 500 metres from:
    - (i) a national park;
    - (ii) a conservation park;
    - (iii) a wilderness protection area;
    - (iv) the edge of a substantially intact stratum of native vegetation greater than 5 hectares in area;
  - (b) 50 metres from the edge of stands of native vegetation 5 hectares or less in area.
- 36** Horticulture involving the growing of olives should have at least one locally indigenous tree that will grow to a height of at least 7 metres sited at least every 100 metres around the perimeter of the orchard.

### **Soil Conservation**

- 37** Development should not have an adverse impact on the natural, physical, chemical or biological quality and characteristics of soil resources.
- 38** Development should be designed and sited to prevent erosion.
- 39** Development should take place in a manner that will minimise alteration to the existing landform.
- 40** Development should minimise the loss of soil from a site through soil erosion or siltation during the construction phase of any development and following the commencement of an activity.

## Open Space and Recreation

### OBJECTIVES

- Objective 1:** The creation of a network of linked parks, reserves, recreational trails and recreation areas at regional and local levels.
- Objective 2:** Pleasant, functional and accessible open spaces providing a range of physical environments.
- Objective 3:** A wide range of settings for active and passive recreational opportunities.
- Objective 4:** The provision of open space in the following hierarchy:
- (a) State;
  - (b) Regional;
  - (c) District;
  - (d) Neighbourhood;
  - (e) Local.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Urban development should include public open space and recreation areas.
- 2 Public open space and recreation areas should be of a size, dimension and location that:
  - (a) facilitate a range of formal and informal recreation activities;
  - (b) provide for the movement of pedestrians and cyclists;
  - (c) incorporate existing vegetation and natural features, watercourses, wildlife habitat and other sites of natural or cultural value;
  - (d) link habitats, wildlife corridors, public open spaces and existing recreation facilities;
  - (e) enable effective stormwater management;
  - (f) provides for the planting and retention of large trees and vegetation.
- 3 Open space should be designed to incorporate:
  - (a) pedestrian, cycle linkages to other open spaces, centres, schools and public transport nodes;
  - (b) park furniture, shaded areas and resting places to enhance pedestrian comfort;
  - (c) safe crossing points where pedestrian routes intersect the road network;
  - (d) easily identified access points;
  - (e) frontage to abutting public roads to optimise pedestrian access and visibility;
  - (f) re-use of stormwater for irrigation purposes;
  - (g) recreational trails where appropriate.

- 4 Where practical, access points to regional parks should be located close to public transport.
- 5 District level parks should be at least 3 hectares in size, and provided within 2 kilometres of all households that they serve.
- 6 Neighbourhood parks should be at least 0.5 hectares and generally closer to 1 hectare in size, and provided within 500 metres of households that they serve.
- 7 Local parks should be:
  - (a) a minimum of 0.2 hectares in size;
  - (b) centrally located within a residential area, close to schools, shops and generally within 300 metres of households that they serve.
- 8 No more than 20 per cent of land allocated as public open space should:
  - (a) have a slope in excess of 1 in 4;
  - (b) comprise creeks or other drainage areas.
- 9 Signage should be provided at entrances to and within public open space to provide clear orientation to major points of interest such as the location of public toilets, telephones, safe routes and park activities.
- 10 Buildings in open space, including structures and associated car parking areas, should be designed, located and of a scale that is unobtrusive and does not detract from the desired open space character.
- 11 Development in open space should:
  - (a) be clustered where practical to ensure that the majority of the site remains open;
  - (b) where practical, be developed for multi-purpose use;
  - (c) be constructed to minimise the extent of hard paved areas.
- 12 Open spaces and recreation areas should be located and designed to maximise safety and security by:
  - (a) ensuring that within urban areas, their edges are overlooked by housing, commercial or other development that can provide effective informal surveillance;
  - (b) ensuring fenced parks and playgrounds have more than one entrance or exit when fenced;
  - (c) locating play equipment where it can be informally observed by nearby residents and users during times of use;
  - (d) clearly defining the perimeters of play areas;
  - (e) providing lighting around facilities such as toilets, telephones, seating, litter bins, bike storage and car parks;
  - (f) focusing pedestrian and bicycle movement after dark along clearly defined, adequately lit routes with observable entries and exits.
- 13 Landscaping associated with open space and recreation areas should:
  - (a) not compromise the drainage function of any drainage channel;

- (b) provide shade and windbreaks along cyclist and pedestrian routes, around picnic and barbecue areas and seating, and in car parking areas;
  - (c) maximise opportunities for informal surveillance throughout the park;
  - (d) enhance the visual amenity of the area and complement existing buildings;
  - (e) be designed and selected to minimise maintenance costs;
  - (f) provide habitat for local fauna.
- 14** Development of recreational activities in areas not zoned for that purpose should be compatible with surrounding activities.
- 15** Recreation facilities development should be sited and designed to minimise negative impacts on the amenity of the locality.

## Orderly and Sustainable Development

### OBJECTIVES

- Objective 1:** Orderly and economical development that creates a safe, convenient and pleasant environment in which to live.
- Objective 2:** Development occurring in an orderly sequence and in a compact form to enable the efficient provision of public services and facilities.
- Objective 3:** Development that does not jeopardise the continuance of adjoining authorised land uses.
- Objective 4:** Development that does not prejudice the achievement of the provisions of the Development Plan.
- Objective 5:** Development abutting adjoining Council areas having regard to the policies of that Council's Development Plan.
- Objective 6:** Urban development located only in zones designated for such development.
- Objective 7:** Urban development contained within existing townships and settlements and located only in zones designated for such development.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1** Development should not prejudice the development of a zone for its intended purpose.
- 2** Land outside of townships and settlements should primarily be used for primary production and conservation purposes.
- 3** The economic base of the region should be expanded in a sustainable manner.
- 4** Urban development should form a compact extension to an existing built-up area.
- 5** Ribbon development should not occur along water frontages or arterial roads shown in [Map MtG\(C\) \(Overlay 1\)](#).
- 6** Development should be located and staged to achieve the economical provision of public services and infrastructure, and to maximise the use of existing services and infrastructure.
- 7** Where development is expected to impact upon the existing infrastructure network (including the transport network), development should demonstrate how the undue effect will be addressed.



- 8 Vacant or underutilised land should be developed in an efficient and co-ordinated manner to not prejudice the orderly development of adjacent land.
- 9 Development should be undertaken in accordance with the following:
  - (a) Concept Plan Maps North Western Growth Area [Figure R/1](#), North Eastern Growth Area [Figure R/2](#) and Northern Growth Area [Figure R/3](#).

## Outdoor Advertisements

### OBJECTIVES

- Objective 1:** An urban environment and rural landscape not disfigured by advertisements.
- Objective 2:** Advertisements in retail, commercial and industrial urban areas, and centre zones, designed to enhance the appearance of those areas.
- Objective 3:** Advertisements not hazardous to any person.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Advertisements should not impair the amenity of areas, zones or localities in which they are situated by creating, or adding to clutter, visual disorder and the untidiness of buildings and spaces.
- 2 The location, siting, size, colour, shape and materials of construction of advertisements should be:
  - (a) consistent with the Outdoor Advertising Development Standards and Guidelines comprising [Table MtG\(C\)/8](#); and
  - (b) consistent with the desired character of the zone.
- 3 The erection of an advertisement should not be undertaken where it would:
  - (a) detrimentally affect by way of its siting, shape, scale, glare, reflection or colour, the amenity of the locality in which it is situated;
  - (b) obscure views of attractive urban or rural landscapes;
  - (c) create a hazard to persons travelling by road or on foot;
  - (d) obscure a driver's view of other road vehicles, or of pedestrians and features of the road such as junctions, bends, changes in width and the like that are essentially hazardous;
  - (e) be so illuminated as to be hazardous to an approaching driver, or create difficulty in his perception of the road, or of persons or objects on it;
  - (f) be liable to interpretation by drivers as an official traffic sign or convey to drivers information that might be confused with instructions given by traffic signals or other controlled devices, or impair the conspicuous nature of traffic signs or signals; or
  - (g) distract drivers from the primary driving task at a location where the demands on driver concentration are high.
- 4 Advertisements wholly or partly consisting of bunting, streamers, flags, wind vanes or suspended objects should:

- (a) be placed and displayed to complement and accord with the scale of the associated development, and other than national flags, should not exceed the height of the building they relate to; and
  - (b) should be kept in a good repair and condition at all times.
- 5** Advertisements should be compatible in scale with the buildings on which they are situated, with other advertisements, and with nearby buildings and spaces, and be constructed neatly and executed in a workmanlike manner.
- 6** Advertisements should relate entirely to a lawful use of land and be located on the same site as that use.
- 7** Signs for home activities should:
- (a) not exceed 600 millimetres x 600 millimetres (or 0.36 square metres) in area;
  - (b) not be freestanding, but rather attached to a wall, fence, gate or other similar existing structure;
  - (c) not be illuminated; and
  - (d) not detract from the character and amenity of the locality.
- 8** Advertising or advertising displays within industrial zones should convey in simple, clear and concise language, print style, layout and limited number of colour combinations, the owner/occupier and/or other type of business, merchandise or service.
- 9** Freestanding advertisements and advertising displays should not exceed six metres in height or six square metres in advertisement area and be limited to one only primary advertisement or advertising display per site or complex, except where the frontage of the site exceeds 40 metres:
- (a) the height of any freestanding advertisement may be increased at a rate of one metre for every additional ten metres of frontage or part thereof, of up to a maximum height of ten metres, and the advertisement area may be increased by one square metre for every ten metres of frontage or part thereof up to a maximum advertisement area of ten square metres; or
  - (b) an additional advertisement of not more than six metres in height and six square metres in advertisement area may be erected.

## Outdoor Dining

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1** Outdoor dining should:
- (a) be located outside the associated premises;
  - (b) provide sufficient setbacks, such as from kerbs and property boundaries, and clearances, such as from buildings;
  - (c) be located in an area safe for patrons where the security of the building is not compromised;
  - (d) ensure the dining area is setback from the building line at street intersections;
  - (e) ensure unimpeded pedestrian flow through free and uninterrupted pedestrian paths; and
  - (f) ensure wheelchair access to pedestrian ramps is not compromised.

- 2 Fixed glass screens, plastic blinds or freestanding removable canvas screens should not create an enclosure or clutter the footpath, nor detract from the desired character of the locality.
- 3 Glass screens should be clearly marked to ensure adequate visibility for pedestrian and vehicular safety.
- 4 Structures should:
  - (a) be of high quality design and form an integral part of the streetscape;
  - (b) not restrict public access; and
  - (c) not detract or restrict views or significant sightlines, buildings and landmarks;
- 5 Signage involving any item or structure for outdoor dining, that identifies the business name or logo, or advertises goods sold on the premises, is only appropriate on glass, canvas screens and umbrellas and should meet the following:
  - (a) signage and advertisements should be designed to improve and complement the amenity of the premises, be of an appropriate design and be consistent with the desired character of the locality;
  - (b) advertisements on umbrellas, canvas and glass screens should not exceed a portion that covers 10 percent of the total available space on each item, up to half of which may be commercial advertisements in the form of product logos used or sold by the premises;
  - (c) advertisements should not be illuminated or animated; and
  - (d) third party advertising (advertising involving goods not sold by the premises) on outdoor dining items should not occur.

## Public Utilities

### OBJECTIVES

**Objective 1:** The economic provision and co-ordination of development and public works programs.

Effective co-ordination between the State Government and the council is essential in order to achieve consistency in the timing of, and standard of services provided, particularly across council boundaries. Regular joint programming reviews need to be held, especially prior to finalising budget commitments.

A system for monitoring the progress of programs in relation to development trends could also be included as part of this process.

The zoning of land for new urban development needs to be reviewed regularly, involving the City Council and the District Council of Grant, State Government agencies which provide public utilities and community facilities and representatives of the public and private housing and land development industries.

It is desirable that high priority in future budgets and programs needs to be given to:

- (a) provision of sewerage facilities to all unserved zones in the Mount Gambier urban area and to upgrading of the existing sewerage system; and
- (b) provision of other essential utilities and services to the north-eastern and north-western growth areas.

Not all areas shown on the Development Plan designated for future development are served by a sewage system. Extensions to the system can be constructed subject to requirements regarding the provision of finance.

### **PRINCIPLES OF DEVELOPMENT CONTROL**

- 1 Urban type development should not occur unless it is in a zone able to be readily and economically provided with reticulated water, electricity, sewerage, telecommunications and other essential public utilities.
- 2 Development intended for human occupation should have a water supply available sufficient for domestic purposes.
- 3 Development should not be undertaken unless provision is made for the disposal of sewage, and other wastes, without risk to health or impairment to the environment.

## **Renewable Energy Facilities**

### **OBJECTIVES**

- Objective 1:** The development of renewable energy facilities, such as wind and biomass energy facilities, in appropriate locations.
- Objective 2:** Location, siting, design and operation of renewable energy facilities to avoid or minimise adverse impacts and maximise positive impacts on the environment, the local community and the State.

### **PRINCIPLES OF DEVELOPMENT CONTROL**

- 1 Renewable energy facilities, including wind farms and ancillary developments, should be located in areas that maximise efficient generation and supply of electricity.
- 2 Wind farms and ancillary development such as substations, maintenance sheds, access roads and connecting power-lines, should be sited, designed and operated in a manner that:
  - (a) avoids or minimises negative impacts on the character, landscape quality, visual significance or amenity of the area;
  - (b) uses elements of the landscape and appropriate materials and finishes to minimise visual impact;
  - (c) avoids or minimises the potential for adverse impact on areas of native vegetation, conservation, environmental, geological, tourism or built or natural heritage significance;
  - (d) does not impact on the safety of water or air transport and the operation of ports, airfields and designated landing strips;
  - (e) avoids or minimises nuisance or hazard to nearby property owners and/or occupiers, road users and wildlife by not:
    - (i) causing shadowing, flickering, reflection or blade glint impacts;
    - (ii) creating excessive noise;
    - (iii) interfering with television and radio signals;
    - (iv) modifying vegetation, soils and habitats;
    - (v) striking birds or bats.

## Residential Development

### OBJECTIVES

- Objective 1:** Safe, convenient, pleasant and healthy-living environments that meet the full range of needs and preferences of the community.
- Objective 2:** An increased mix in the range and number of dwelling types available within urban boundaries to cater for changing demographics, particularly smaller household sizes and supported accommodation.
- Objective 3:** Higher dwelling densities in areas close to centres, public and community transport and public open spaces.
- Objective 4:** The regeneration of selected areas identified at zone and/or policy area levels.
- Objective 5:** Affordable housing and housing for aged persons provided in appropriate locations.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Residential allotments and sites should have the appropriate orientation, area, configuration and dimensions to accommodate:
  - (a) the siting and construction of a dwelling and associated ancillary outbuildings;
  - (b) the provision of landscaping and private open space;
  - (c) convenient and safe vehicle access and off street parking;
  - (d) passive energy design.
- 2 Buildings on battleaxe allotments or the like should be single storey and be designed to maintain the privacy of adjoining properties.
- 3 Residential allotments should be of varying sizes to encourage housing diversity.
- 4 Dwellings constituting affordable housing should be located to optimise access to shops, social services and facilities, or public transport.

### Design and Appearance

- 5 Where a dwelling has direct frontage to a street the dwelling should be designed to provide surveillance and address the street.
- 6 Entries to dwellings should be clearly visible from the streets that they front to enable visitors to identify a specific dwelling easily.
- 7 The design of residential flat buildings should:
  - (a) define individual dwellings in the external appearance of the building;
  - (b) provide transitional space around the entry;
  - (c) ensure building entrances provide shelter, are visible and easily identifiable from the street.

### Overshadowing

- 8** The design and location of buildings should ensure that direct winter sunlight is available to adjacent dwellings, with particular consideration given to:
- (a) windows of habitable rooms, particularly living areas;
  - (b) ground-level private open space;
  - (c) upper-level private balconies that provide the primary open space area for any dwelling;
  - (d) access to solar energy.
- 9** Development should ensure that north-facing windows to habitable rooms of existing dwelling(s) on the same allotment, and on adjacent allotments, receive at least 3 hours of direct sunlight over a portion of their surface between 9am and 5pm on the 21 June.
- 10** Development should ensure that ground-level open space of existing buildings receives direct sunlight for a minimum of two hours between 9.00am and 3.00pm on 21 June to at least the smaller of the following:
- (a) half of the existing ground-level open space;
  - (b) 35 square metres of the existing ground-level open space (with at least one of the area's dimensions measuring 2.5 metres).

### Garages, Carports and Outbuildings

- 11** Garages, carports and outbuildings should have a roof form and pitch, building materials and detailing that complement the associated dwelling.
- 12** Garages and carports facing the street should not dominate the streetscape.
- 13** Residential outbuildings, including garages and sheds, should not be constructed unless in association with an existing dwelling.

### Street and Boundary Setbacks

- 14** Dwellings should be set back from allotment or site boundaries to:
- (a) contribute to the desired character of the area;
  - (b) provide adequate visual privacy by separating habitable rooms from pedestrian and vehicle movement.
- 15** Dwelling setbacks from side and rear boundaries should be progressively increased as the height of the building increases to:
- (a) minimise the visual impact of buildings from adjoining properties;
  - (b) minimise the overshadowing of adjoining properties.
- 16** Side boundary walls in residential areas should be limited in length and height to:
- (a) minimise their visual impact on adjoining properties;
  - (b) minimise the overshadowing of adjoining properties.
- 17** Carports and garages should be set back from road and building frontages so as to:
- (a) contribute to the desired character of the area;

- (b) not adversely impact on the safety of road users;
- (c) provide safe entry and exit;
- (d) not dominate the appearance of dwellings from the street.

### Site Coverage

**18** Site coverage should be limited to ensure sufficient space is provided for:

- (a) pedestrian and vehicle access and vehicle parking;
- (b) domestic storage;
- (c) outdoor clothes drying;
- (d) a rainwater tank;
- (e) private open space and landscaping;
- (f) front, side and rear boundary setbacks that contribute to the desired character of the area;
- (g) convenient storage of household waste and recycling receptacles.

### Private Open Space

**19** Private open space (land available for exclusive use by residents of each dwelling) should be provided for each dwelling and should be sited and designed:

- (a) to be accessed directly from the internal living areas of the dwelling;
- (b) generally at ground level to the side or rear of a dwelling and screened for privacy;
- (c) to take advantage of but not adversely affect natural features of the site;
- (d) to minimise overlooking from adjacent buildings;
- (e) to achieve separation from bedroom windows on adjoining sites;
- (f) to have a northerly aspect to provide for comfortable year-round use;
- (g) to not be significantly shaded during winter by the associated dwelling or adjacent development;
- (h) to be shaded in summer.

**20** Dwellings should have associated private open space of sufficient area and shape to be functional, taking into consideration the location of the dwelling, and the dimension and gradient of the site.

**21** Dwellings, particularly those with ground-level habitable rooms should include private open space that conforms to the requirements identified in the following table:

Site area of dwelling	Minimum area of private open space	Provisions
250 square metres or greater	20 per cent of site area	Balconies, roof patios, decks and the like, can comprise part of this area provided the area of each is 10 square metres or greater.  One part of the space should be directly accessible from a living room and have an area equal to or greater than 10 per cent of the site area with a minimum dimension of 5 metres and a maximum gradient of 1 in 10.
Less than 250 square metres	35 square metres	Balconies, roof patios and the like can comprise part of this area provided the area of each is 8 square metres or greater.  One part of the space is directly accessible from a living room and has an area of 16 square metres with a minimum dimension of 4 metres and a maximum gradient of 1 in 10.

**22** Private open space should not include driveways, effluent drainage areas, rubbish bin storage, sites for rainwater tanks and other utility areas, and common areas such as parking areas and communal open space in residential flat buildings and group dwellings, and should have a minimum dimension of:

- (a) 5 metres for ground level private open space;
- (b) 2 metres for upper level balconies or terraces.

**23** Balconies should make a positive contribution to the internal and external amenity of residential buildings and should be sited adjacent to the main living areas, such as the living room, dining room or kitchen, to extend the dwelling's living space.

**24** Rooftop gardens should be incorporated into residential flat buildings.

### Site Facilities and Storage

**25** Site facilities for group dwellings, residential parks and residential flat buildings should include:

- (a) mail box facilities sited close to the major pedestrian entrance to the site;
- (b) bicycle parking for residents and visitors;
- (c) household waste and recyclable material storage areas away from dwellings;
- (d) external clothes drying areas, which are readily accessible to each dwelling and complement the development and streetscape character for dwellings which do not incorporate ground level private open space.

### Visual Privacy

**26** Upper level living room windows, balconies, terraces and decks should have a sill height of not less than 1.5 metres or be permanently screened to a height of not less than 1.5 metres above finished floor level to avoid overlooking into habitable room windows or onto the useable private open spaces of other dwellings.



- 27 Permanently fixed external screening devices should be designed and coloured to blend with the associated building's external material and finishes.

### Noise

- 28 Noise generated by fixed noise sources such as air conditioning units and pool pumps should be located, designed and attenuated to avoid causing potential noise nuisance to adjoining landowners and occupiers.
- 29 Residential development close to high noise sources (eg major roads, railway lines, tram lines, industry, and airports) should be designed to locate bedrooms, living rooms and private open spaces away from those noise sources, or protect these areas with appropriate noise attenuation measures.
- 30 Residential development on sites abutting established collector or higher order roads should include front fences and walls that will supplement the noise control provided by the building facade.
- 31 The number of dwellings sharing a common internal pedestrian entry within a residential flat building should be minimised to limit noise generation in internal access ways.
- 32 External noise and light intrusion to bedrooms should be minimised by separating or shielding these rooms from:
- (a) active communal recreation areas, parking areas and vehicle access ways;
  - (b) service equipment areas and fixed noise sources on the same or adjacent sites.

### Car Parking and Access

- 33 Driveway crossovers should be single width and appropriately separated, and the number should be minimised to optimise the provision of on-street visitor parking.
- 34 On-site parking should be provided having regard to:
- (a) the number, nature and size of proposed dwellings;
  - (b) proximity to centre facilities, public and community transport within walking distance of the dwellings;
  - (c) the anticipated mobility and transport requirements of the likely occupants, particularly groups such as aged persons;
  - (d) availability of on-street car parking;
  - (e) any loss of on-street parking arising from the development (eg an increase in number of driveway crossovers).
- 35 Parking areas servicing more than one dwelling should be of a size and location to:
- (a) serve users, including pedestrians, cyclists and motorists, efficiently, conveniently and safely;
  - (b) provide adequate space for vehicles to manoeuvre between the street and the parking area;
  - (c) reinforce or contribute to attractive streetscapes.
- 36 On-site visitor parking spaces for group and multiple dwellings and residential flat buildings should be sited and designed to:

- (a) serve users efficiently and safely;
- (b) not dominate internal site layout;
- (c) be clearly defined as visitor spaces not specifically associated with any particular dwelling;
- (d) ensure they are not sited behind locked garages and are accessible to visitors at all times.

**37** Driveways on arterial roads that serve more than one dwelling should be designed to cater for the simultaneous two-way movements of the largest vehicles expected to enter and exit the site.

**38** On-site parking and manoeuvring areas servicing development abutting arterial roads should be designed to enable all vehicles to enter and exit the site in a forward direction.

### **Undercroft Garaging of Vehicles**

**39** Undercroft garaging of vehicles should occur only where:

- (a) the overall height and bulk of the development does not adversely impact on streetscape character or the amenity of adjacent properties;
- (b) vehicles can safely exit from the site without compromising pedestrian safety or causing conflict with other vehicles;
- (c) driveway gradients provide for safe and functional entry and exit;
- (d) driveways and adjacent walls, fencing and landscaping are designed to provide adequate sightlines from vehicles to pedestrians using the adjacent footpath;
- (e) openings into undercroft garage areas are designed to integrate with the main building so as to minimise visual impact;
- (f) landscaping, mounding and/or fencing is incorporated to improve its presentation to the street and to adjacent properties;
- (g) the overall streetscape character of the locality is not adversely impaired (eg visual impact, building bulk, front setbacks relative to adjacent development).

**40** Semi-basement or undercroft car parking should be suitably integrated with building form.

**41** In the case of semi-basement car parks where cars are visible, adequate screening and landscaping should be provided.

### **Dependent Accommodation**

**42** Dependent accommodation (ie accommodation where the living unit is connected to the same services of the main dwelling) should be developed on the same allotment as the existing dwelling only where:

- (a) the site is of adequate size and configuration and the minimum total site is 600 square metres;
- (b) the accommodation has a small floor area relative to the associated main dwelling with a floor area not exceeding 50 square metres;
- (c) adequate outdoor space of a minimum of 30 square metres per bedroom is provided for the use of all occupants;
- (d) adequate on-site car parking is provided by one additional car parking space being provided on the site;

- (e) the building is designed to, and comprises colours and materials that will, complement the original dwelling;
- (f) the building is attached to the associated main dwelling.

### **Swimming Pools and Outdoor Spas**

- 43** Swimming pools, outdoor spas and associated ancillary equipment and structures should be sited so as to protect the privacy and amenity of adjoining residential land.

## **Supported Accommodation, Housing for Aged Persons and People With Disabilities**

### **OBJECTIVES**

- Objective 1:** Provision of well designed supported accommodation for community groups with special needs in appropriate locations.

### **PRINCIPLES OF DEVELOPMENT CONTROL**

- 1** Supported accommodation (including nursing homes, hostels, retirement homes, retirement villages, residential care facilities and special accommodation houses) and housing for aged persons and people with disabilities should be:
  - (a) located within walking distance of essential facilities such as convenience shops, health and community services and public and community transport;
  - (b) located where on-site movement of residents is not unduly restricted by the slope of the land;
  - (c) sited and designed to promote interaction with other sections of the community, without compromising privacy;
  - (d) of a scale and appearance that reflects the residential style and character of the locality;
  - (e) provided with public and private open space and landscaping.
- 2** Supported accommodation and housing for aged persons and people with disabilities should be designed to provide safe, secure, attractive, convenient and comfortable living conditions for residents that include:
  - (a) internal communal areas and private spaces;
  - (b) useable recreation areas for residents and visitors, including visiting children;
  - (c) spaces to accommodate social needs and activities, including social gatherings, internet use, gardening, keeping pets, preparing meals and doing personal laundry;
  - (d) storage areas for items such as boats, trailers, caravans and specialised equipment;
  - (e) mail boxes and waste disposal areas within easy walking distance of all units.
- 3** Access roads within supported accommodation and development incorporating, housing for aged persons and people with disabilities should:
  - (a) not have steep gradients;
  - (b) provide convenient access for emergency vehicles, visitors and residents;

- (c) provide space for manoeuvring cars and community buses;
  - (d) include kerb ramps at pedestrian crossing points;
  - (e) have level-surface passenger loading areas.
- 4** Car parking associated with supported accommodation and housing for aged persons and people with disabilities should:
- (a) be conveniently located on site within easy walking distance of resident units;
  - (b) be adequate for residents, service providers and visitors;
  - (c) include covered and secure parking for residents' vehicles;
  - (d) have slip-resistant surfaces with gradients not steeper than 1 in 40;
  - (e) allow ease of vehicle manoeuvrability;
  - (f) be designed to allow the full opening of all vehicle doors;
  - (g) minimise the impact of car parking on adjacent residences owing to visual intrusion and noise;
  - (h) be appropriately lit to enable safe and easy movement to and from vehicles.
- 5** Supported accommodation should include:
- (a) ground-level access or lifted access to all units;
  - (b) an interesting and attractive outlook from units and communal areas for all residents including those in wheelchairs;
  - (c) adequate living space allowing for the use of wheelchairs with an attendant;
  - (d) storage for items such as small electric powered vehicles and other personal items, including facilities for recharging small electric powered vehicles.
- 6** Car parking associated with supported accommodation should:
- (a) have adequate identifiable provisions for staff;
  - (b) include private parking spaces for independent living units;
  - (c) include separate and appropriately marked places for people with disabilities and spaces for small electrically powered vehicles.

## Telecommunications Facilities

### OBJECTIVES

- Objective 1:** Telecommunications facilities provided to meet the needs of the community.
- Objective 2:** Telecommunications facilities located and designed to minimise visual impact on the amenity of the local environment.

## PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Telecommunications facilities should:
  - (a) be located and designed to meet the communication needs of the community;
  - (b) utilise materials and finishes that minimise visual impact;
  - (c) have antennae located as close as practical to the support structure;
  - (d) primarily be located in industrial, commercial, business, office, centre, and rural zones;
  - (e) incorporate landscaping to screen the development, in particular equipment shelters and huts; and
  - (f) be designed and sited to minimise the visual impact on the character and amenity of the local environment, in particular visually prominent areas, main focal points or significant vistas.
  
- 2 Where technically feasible, co-location of telecommunications facilities should primarily occur in industrial, commercial, business, office, centre and rural zones.
  
- 3 Telecommunications facilities in areas of high visitation and community use should utilise, where possible, innovative design techniques, such as sculpture and art, where the facilities would contribute to the character of the area.
  
- 4 Telecommunications facilities should only be located in residential zones if sited and designed so as to minimise visual impact by:
  - (a) utilising screening by existing buildings and vegetation;
  - (b) where possible being incorporated into, and designed to suit the characteristics of an existing structure that may serve another purpose; and
  - (c) taking into account existing size, scale, context and characteristics of existing structures, land forms and vegetation so as to complement the local environment.
  
- 5 Telecommunications facilities should not detrimentally affect the character or amenity of Historic Conservation Zones or Policy Areas, Local Heritage Places or Policy Areas, State Heritage Places, or State Heritage Areas.

## Transportation and Access

### OBJECTIVES

- Objective 1:** A comprehensive, integrated, affordable and efficient air, rail, sea, road, cycle and pedestrian transport system that will:
- (a) provide equitable access to a range of public, community and private transport services for all people;
  - (b) ensure a high level of safety;
  - (c) effectively support the economic development of the State;
  - (d) have minimal negative environmental and social impacts;
  - (e) maintain options for the introduction of suitable new transport technologies.

**Objective 2:** Development that:

- (a) provides safe and efficient movement for all motorised and non-motorised transport modes;
- (b) ensures access for vehicles including emergency services, public infrastructure maintenance and commercial vehicles;
- (c) provides off street parking;
- (d) is appropriately located so that it supports and makes best use of existing transport facilities and networks.

**Objective 3:** A road hierarchy that promotes safe and efficient transportation in an integrated manner throughout the State.

**Objective 4:** Provision of safe, pleasant, accessible, integrated and permeable pedestrian and cycling networks.

**Objective 5:** Safe and convenient freight movement throughout the State.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

- 1 Land uses arranged to support the efficient provision of sustainable transport networks and encourage their use.

### Movement Systems

- 2 Development should be integrated with existing transport networks, particularly major rail and road corridors as shown on [Map MtG\(C\)/1 \(Overlay 1\)](#), and designed to minimise its potential impact on the functional performance of the transport networks.
- 3 Transport corridors should be sited and designed so as to not unreasonably interfere with the health and amenity of adjacent sensitive land uses.
- 4 Roads should be sited and designed to blend with the landscape and be in sympathy with the terrain.
- 5 Land uses that generate large numbers of visitors such as shopping centres and areas, places of employment, schools, hospitals and medium to high density residential uses should be located so that they can be serviced by existing transport networks and encourage walking and cycling.
- 6 Development generating high levels of traffic, such as schools, shopping centres and other retail areas, entertainment and sporting facilities, should incorporate passenger pick-up and set down areas. The design of such areas should ensure interference to existing traffic is minimised and give priority to pedestrians, cyclists and public and community transport users.
- 7 The location and design of public and community transport set-down and pick-up points should maximise safety and minimise the isolation and vulnerability of users.
- 8 Development should provide safe and convenient access for all anticipated modes of transport including cycling, walking, public and community transport, and motor vehicles.
- 9 Development at intersections, pedestrian and cycle crossings, and crossovers to allotments should maintain or enhance sightlines for motorists, cyclists and pedestrians to ensure safety for all road users and pedestrians.
- 10 Driveway cross-overs affecting pedestrian footpaths should maintain the level of the footpath.

- 11 Development should discourage commercial and industrial vehicle movements through residential streets and adjacent other sensitive land uses such as schools.
- 12 Industrial/commercial vehicle movements should be separated from passenger vehicle car-parking areas.
- 13 Development should make sufficient provision on site for the loading, unloading and turning of all traffic likely to be generated.

### Cycling and Walking

- 14 Development should ensure that a permeable street and path network is established that encourages walking and cycling through the provision of safe, convenient and attractive routes with connections to adjoining streets, paths, open spaces, schools, public and community transport stops and activity centres.
- 15 Development should provide access, and accommodate multiple route options, for cyclists by enhancing and integrating with open space networks, recreational trails, parks, reserves and recreation areas
- 16 Cycling and pedestrian networks should be designed to be permeable and facilitate direct and efficient passage to neighbouring networks and facilities.
- 17 New developments should give priority to and not compromise existing designated bicycle routes.
- 18 Where development coincides with, intersects or divides a proposed bicycle route or corridor, development should incorporate through-access for cyclists.
- 19 Developments should encourage and facilitate cycling as a mode of transport by incorporating end-of-journey facilities including:
  - (a) showers, changing facilities, and secure lockers;
  - (b) signage indicating the location of bicycle facilities;
  - (c) secure bicycle parking facilities provided at the rate set out in [Table MtG\(C\)/3](#) Car and Bicycle Parking Requirements.
- 20 Pedestrian facilities and networks should be designed and provided in accordance with relevant provisions of the *Australian Standards and Austroads Guide to Traffic Engineering Practice Part 13*.
- 21 Cycling facilities and networks should be designed and provided in accordance with the relevant provisions of the *Australian Standards and Austroads Guide to Traffic Engineering Practice Part 14*.

### Access

- 22 Development should have direct access from an all weather public road.
- 23 Development should be provided with safe and convenient access which:
  - (a) avoids unreasonable interference with the flow of traffic on adjoining roads;
  - (b) provides appropriate separation distances from existing roads or level crossings;
  - (c) accommodates the type and volume of traffic likely to be generated by the development or land use and minimises induced traffic through over-provision;
  - (d) is sited and designed to minimise any adverse impacts on the occupants of and visitors to neighbouring properties.

- 24 Development should not restrict access to publicly owned land such as recreation areas.
- 25 The number of vehicle access points onto arterial roads shown on [Map MtG\(C\)/1 \(Overlay 1\)](#) should be minimised, and where possible access points should be:
- (a) limited to local roads;
  - (b) shared between developments.
- 26 The number of access points for cyclists and pedestrians onto all adjoining roads should be maximised.
- 27 Development with access from roads with existing or projected traffic volumes exceeding 6000 vehicles per day should be sited to avoid the need for vehicles to reverse on to or from the road.
- 28 Development with access from arterial roads or roads as shown on [Map MtG\(C\)/1 \(Overlay 1\)](#) should be sited to avoid the need for vehicles to reverse on to or from the road.
- 29 Driveways, access tracks and parking areas should be designed and constructed to:
- (a) follow the natural contours of the land;
  - (b) minimise excavation and/or fill;
  - (c) minimise the potential for erosion from run-off;
  - (d) avoid the removal of existing vegetation;
  - (e) be consistent with *Australian Standard AS 2890 Parking facilities*.

#### **Access for People with Disabilities**

- 30 Development should be sited and designed to provide convenient access for people with a disability.
- 31 Where appropriate and practical, development should provide for safe and convenient access to the coast and beaches for disabled persons.

#### **Vehicle Parking**

- 32 Development should provide off-street vehicle parking and specifically marked disabled car parking places to meet anticipated demand in accordance with [Table MtG\(C\)/3 Car and Bicycle Parking Requirements](#).
- 33 Development should be consistent with *Australian Standard AS 2890 Parking facilities*.
- 34 Vehicle parking areas should be sited and designed in a manner that will:
- (a) facilitate safe and convenient pedestrian linkages to the development and areas of significant activity or interest in the vicinity of the development;
  - (b) include safe pedestrian and bicycle linkages that complement the overall pedestrian and cycling network;
  - (c) not inhibit safe and convenient traffic circulation;
  - (d) result in minimal conflict between customer and service vehicles;
  - (e) avoid the necessity to use public roads when moving from one part of a parking area to another;



- (f) minimise the number of vehicle access points to public roads;
  - (g) avoid the necessity for backing onto public roads;
  - (h) where reasonably possible, provide the opportunity for shared use of car parking and integration of car parking areas with adjoining development to reduce the total extent of vehicle parking areas and the requirement for access points;
  - (i) not dominate the character and appearance of a site when viewed from public roads and spaces;
  - (j) provide landscaping that will shade and enhance the appearance of the vehicle parking areas.
- 35** Vehicle parking areas should be designed to reduce opportunities for crime by:
- (a) maximising the potential for passive surveillance by ensuring they can be overlooked from nearby buildings and roads;
  - (b) incorporating walls and landscaping that do not obscure vehicles or provide potential hiding places;
  - (c) being appropriately lit;
  - (d) having clearly visible walkways.
- 36** Where parking areas are not obviously visible or navigated, signs indicating the location and availability of vehicle parking spaces associated with businesses should be displayed at locations readily visible to customers.
- 37** Parking areas that are likely to be used during non daylight hours should provide floodlit entrance and exit points and site lighting directed and shaded in a manner that will not cause nuisance to adjacent properties or users of the car park.
- 38** Parking areas should be sealed or paved in order to minimise dust and mud nuisance.
- 39** To assist with stormwater detention and reduce heat loads in summer, vehicle parking areas should include soft (living) landscaping at the rate of 1 square metre for every 20 square metres of hard surfaces.
- 40** Parking areas should be line-marked to indicate parking bays, movement aisles and direction of traffic flow.

## Waste Disposal (Landfill)

### OBJECTIVES

- Objective 1:** The orderly and economic development of landfill facilities in appropriate locations.
- Objective 2:** Minimisation of environmental impacts from the location, operation, closure and post management of landfill facilities.
- Objective 3:** Landfill facilities to be protected from incompatible development.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1** Landfill facilities should be located, sited, designed and managed to minimise adverse impacts on surrounding areas due to surface water and ground water pollution, traffic, noise, fumes, odour, dust, vermin, weeds, litter, landfill gas and visual impact.

- 2 Landfill facilities should not be located in existing or future urban, township, living, residential, commercial, centre, office, business, industry or institutional zones or environment protection, conservation, landscape, open space or similar zones, or in a Water Protection Area.
- 3 Landfill facilities should be appropriately buffered to minimise adverse impacts on the surrounding area and land uses.
- 4 Land uses and activities which are compatible with a landfill facility may be located within any separation distances established.
- 5 Land uses and activities which are not compatible with a landfill facility should not be located within any separation distances established.
- 6 Where appropriate, landfill facilities may include resource recovery facilities, provided there is a sufficient separation distance between potentially incompatible land uses and activities.
- 7 Landfill and associated facilities for the handling of waste should be located at least a distance of 500 metres from the boundaries of the landfill site. A lesser distance may be provided within the landfill site where the landfill facility is considered compatible with the surrounding area, land uses and activities so that an effective separation distance of 500 metres can be provided and maintained between the landfill facility and potentially incompatible land uses and activities.
- 8 The area of landfill operations on a site should:
  - (a) be located a minimum distance of 100 metres from any creek, river, inlet, wetland or marine estuarine area and not within the area of 1-in-100-year flood event; and
  - (b) not be located on areas with ground slopes of greater than 10 percent except where the site incorporates a disused quarry; and
  - (c) not be located on land subject to land slipping; and
  - (d) not be located within three kilometres of an airport used by commercial aircraft. If located closer than three kilometres the landfill facility should incorporate bird control measures to minimise the risk of bird strikes to aircraft.
- 9 The landfill site should be landscaped to screen views of the landfill facilities and operational areas.
- 10 Sufficient area should be provided on a landfill site to ensure on-site containment of potential ground water contaminants and for the diversion of stormwater.
- 11 Where necessary an acoustic buffer should be provided between any excessive noise generating part of the landfill facility and any development on an adjacent allotment to mitigate potential noise pollution.
- 12 Litter control measures which minimise the incidence of windblown litter should be provided on the site of a landfill facility.
- 13 Leachate from landfill should be contained within the property boundary of the landfill facility site and should not contaminate surface water or ground water.
- 14 The interface between any engineered landfill liner and the natural soil should be:
  - (a) greater than 15 metres from unconfined aquifers bearing ground water with a water quality of less than 3000 milligrams per litre of total dissolved salts; or
  - (b) greater than five metres from ground water with a water quality between 3000 milligrams per litre of total dissolved salts and 12 000 milligrams per litre of total dissolved salts; or

- (c) greater than two metres from ground water with a water quality exceeding 12 000 milligrams per litre of total dissolved salts.
- 15** Surface water run-off from landfill should not cause unacceptable sediment loads in receiving waters.
- 16** Landfill activities that have a total storage capacity exceeding 230 000 cubic metres should sustainably utilise landfill gas emissions. For smaller landfill activities, if the sustainable utilization of the landfill gas emissions is not practically feasible then flaring is appropriate to avoid gases being vented directly to the air.
- 17** Chain wire mesh or pre-coated painted metal fencing to height of two metres should be erected on the perimeter of a landfill site to prevent access other than at appropriate site entries.
- 18** Plant, equipment or activities that could cause a potential hazard to the public within a landfill site should be enclosed by a security fence.
- 19** Landfill sites should not be located where access to the site using non-arterial roads in adjoining residential areas is required or likely.
- 20** Landfill facilities should be accessed by an appropriately constructed and maintained road.
- 21** Traffic circulation movements within the landfill facility should be adequate in dimension and construction to support all vehicles hauling waste and to enable forward direction entry to and exit from the site.
- 22** Suitable access for emergency vehicles to the landfill site should be provided.
- 23** A proposal to establish, extend or amend a landfill facility should include an appropriate Landfill Environment Management Plan that addresses the following:
- (a) the prevention of ground water and surface water contamination;
  - (b) litter control, dust control, noise control, the control of fumes and odours, and sanitary conditions generally;
  - (c) the monitoring or management of landfill gas;
  - (d) fire safety;
  - (e) security;
  - (f) maintenance of landscaping and the general condition of the site; and
  - (g) the post closure monitoring and maintenance of the facility to ensure compatibility with the surrounding landscape and to enable a suitable after use of the site. This should include a final contour plan, surface water diversion and drainage controls, the design of the final cover, the monitoring of groundwater, surface water, leachate and landfill gas.

## RESIDENTIAL ZONE

### Introduction

The following objectives and principles of development control apply to the whole of the Residential Zone shown on [Maps MtG\(C\)/3, 5 to 8 and 10 to 17](#). Additional objectives and principles of development control also apply to the relevant policy area.

The Residential Zone contains the following Policy Areas, shown on [Maps MtG\(C\)/18 to 22 and 24 to 28](#):

- Northern Residential Policy Area 7
- Kennedy Avenue Growth Area Policy Area 4
- Attamurra Golf Course Policy Area 3
- Suttontown Road Policy Area 8
- McCormick Road Policy Area 6
- Low Density Policy Area 5

Portion of the Zone is located within the Historic Conservation Area as shown on [Figures MtGH\(C\)/1 to 3](#), 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.

### OBJECTIVES

- Objective 1:** A residential zone comprising a range of dwelling types, including a minimum of 15 percent affordable housing.
- Objective 2:** Increased dwelling densities in close proximity to centres, public transport routes and public open spaces.
- Objective 3:** Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

The residential areas of Mount Gambier have traditionally been dominated by very low to low density development, on large allotments with generous setbacks and well landscaped front yards. This has been complemented by wide roads that together contribute to a residential landscape with a very high level of character and amenity, but which has resulted in increasing sprawl of the City.

It is desirable that the existing character of established residential areas is maintained but that dwelling densities be increased to reflect changing community needs and expectations.

This will be achieved by development that includes a greater proportion of smaller allotments and reduced road widths in newly developing areas, and by increasing dwelling density in established areas closer to the City Centre.

New development in established residential areas will complement the scale, bulk, siting and existing positive elements of the streetscape where a distinctive and attractive streetscape character exists. This will require new development to have regard to elements such as siting, mass and proportion, building materials, ground floor height above natural ground level, roof form and pitch, facade articulation and detailing, verandas, eaves and parapets, fence style and alignment and landscaping.

Development in the area bounded by Annette Street, Wireless Road West, Wehl Street North and the hospital exhibits a country living character accommodating low density residential development on large allotments. Development will occur in a coordinated manner and will take into account the site specific constraints and provide for the logical, staged extension of public roads and services between neighbouring properties. No allotments of less than 8000 square metres will be developed unless connected to the reticulated sewage system.

Land owned by Housing SA throughout the City, particularly those accommodating double unit developments should be comprehensively redeveloped where similar adjoining allotments exist, to achieve higher dwelling densities. Any redevelopment should occur to a master plan agreed with Council and at densities applicable to the Residential Regeneration Zone.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

1 The following forms of development are envisaged in the zone:

- Affordable housing
- Domestic outbuilding in association with a dwelling
- Domestic structure
- Dwelling
- Dwelling addition
- Retirement village
- Small scale non-residential use that serves the local community, for example:
  - Child care facility
  - Health and welfare service
  - Open space
  - Primary and secondary school
  - Recreation area
  - Supported accommodation.

2 Development listed as non-complying is generally inappropriate.

3 Vacant or underutilised land should be developed in an efficient and co-ordinated manner to increase housing choice by providing dwellings at densities higher than, but compatible with adjoining residential development.

4 Development within the north western, northern and north eastern growth areas as indicated on the Concept Plan [Figures R/1, R/2 and R/3](#) should:

- (a) be in accordance with the relevant concept plan;
- (b) occur in a staged sequence in accordance with the numerical staging sequence applicable to each area;
- (c) not be developed for residential purposes unless land in the preceding stage or stages has been substantially commenced; and

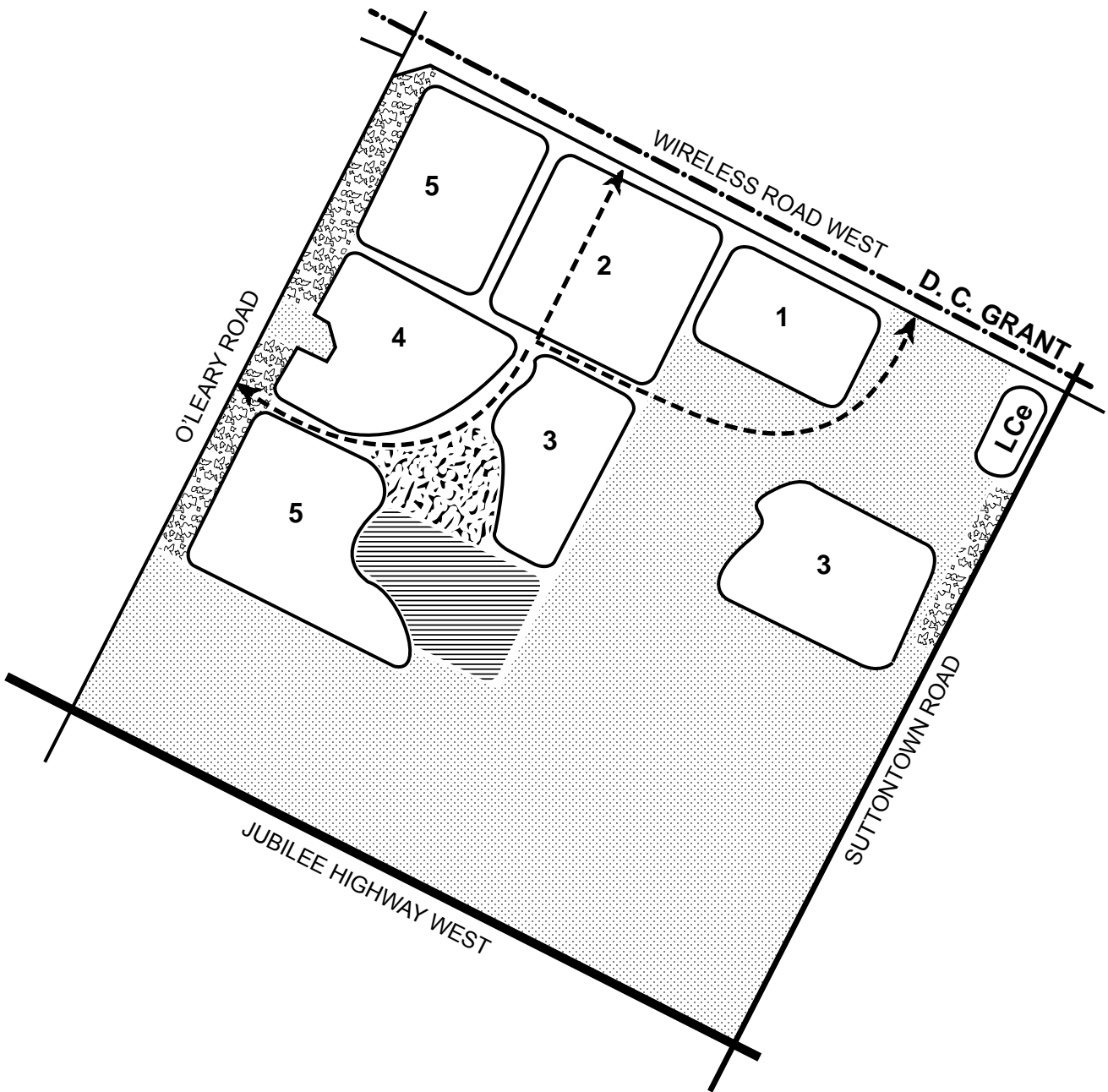
5 Within the Northern Growth Area as indicated on [Figure R/3](#), no development should:











- (a) provide for further direct access from public roads or individual allotments to Penola Road, or
- (b) create any allotment having an area of less than 8000 square metres unless the allotment can be connected to the existing sewerage system.

6 The use and placement of outbuildings should be ancillary to and in association with a dwelling or dwellings.

7 Residential development should not occur on a site where a potentially contaminating activity has been undertaken previously unless:

- (a) a site contamination audit report has been prepared (by a site contaminations auditor accredited by the EPA pursuant to the Environment Protection Act) that assesses the suitability of the site for the intended use; and
- (b) the development is undertaken in accordance with the recommendations contained in such a report.

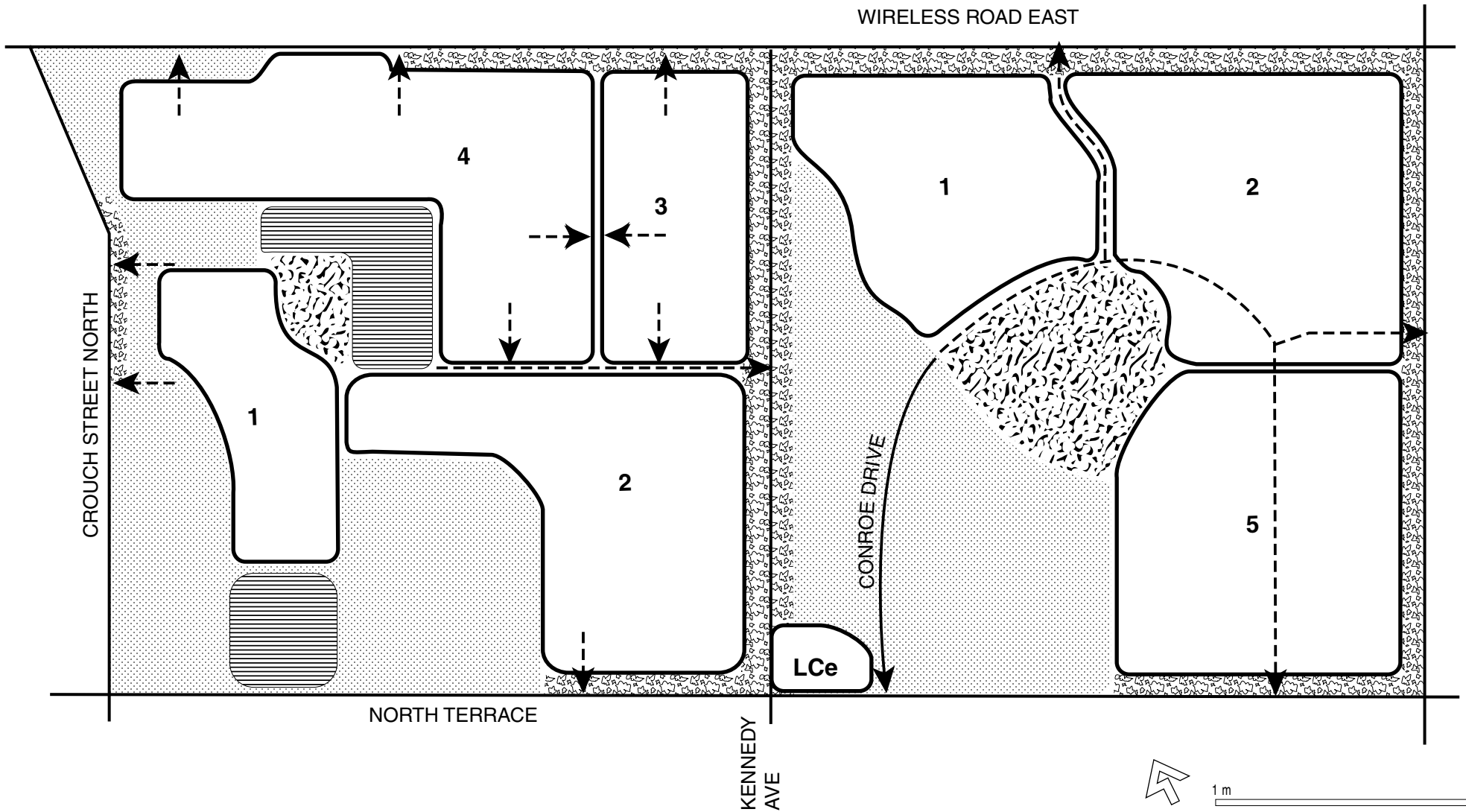


-  Existing Residential Development
-  Primary School
-  Local Centre
-  Development Staging Areas
-  Recreation / Open Space
-  Landscape Buffer
-  Primary Arterial Road
-  Secondary Arterial Road
-  Major Local Road
-  Proposed Road Network (indicative only)
-  Proposed Road Connections (indicative only)
-  Local Government Area Boundary

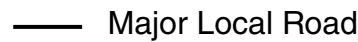




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**MOUNT GAMBIER (CITY)  
NORTH WESTERN  
GROWTH AREA  
CONCEPT PLAN  
FIG R/1**



-  Existing Residential Development
-  School
-  Local Centre
-  Development Staging Areas
-  Recreation / Open Space
-  Landscape Buffer

-  Major Local Road
-  Proposed Road Network (indicative only)
-  Proposed Road Connections (indicative only)

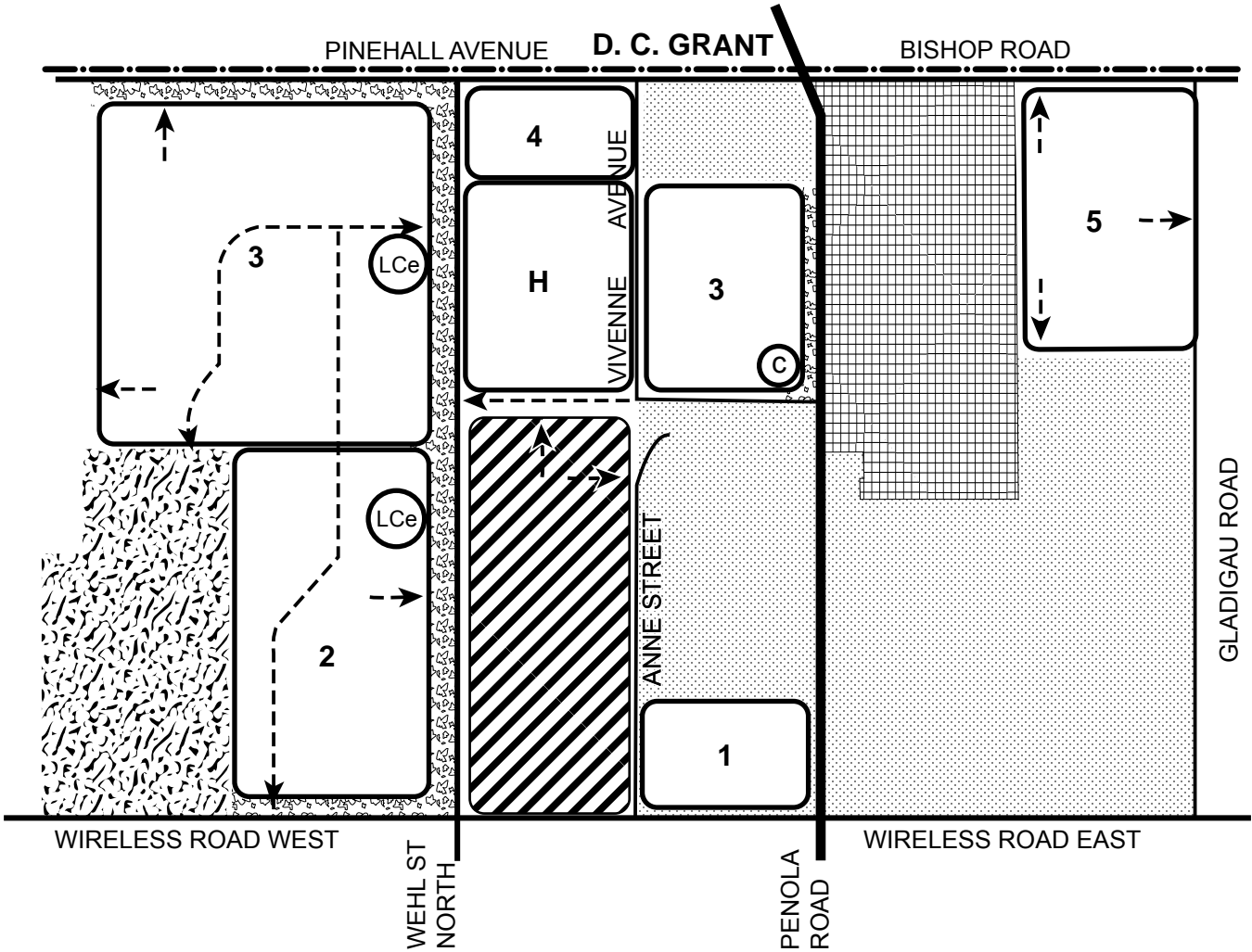

















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# MOUNT GAMBIER (CITY) NORTH EASTERN GROWTH AREA CONCEPT PLAN

**FIG R/2**

Consolidated - 21 April 2016



-  Existing Residential Development
-  Northern Residential Policy Area
-  Deferred Urban
-  Local Centre (within either Stage 2 or 3)
-  Church
-  Hospital
-  Development Staging Areas
-  Recreation / Open Space
-  Landscape Buffer
-  Primary Arterial Road
-  Major Local Road
-  Local Collector Road
-  Proposed Road Network (indicative only)
-  Proposed Road Connections (indicative only)
-  Local Government Area Boundary



0metres 500

## MOUNT GAMBIER (CITY) NORTHERN GROWTH AREA CONCEPT PLAN FIG R/3



**Form and Character**

- 8 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 9 Garages and carports facing the street (other than an access lane way) should be designed with a maximum width of 6 metres or 33 percent of the allotment or building site frontage width, whichever is the lesser distance.
- 10 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	Average of the two adjoining buildings, or where there is no adjoining building 6 metres
Minimum setback from secondary road frontage	1.5 metres
Minimum setback from side boundaries	1 metres
Minimum setback from rear boundary	4 metres
Maximum site coverage	50 per cent
Maximum building height (from natural ground level)	6 metres wall height 8 metres building height
Minimum area of private open space other than for affordable housing	25 square metres per bedroom or room which may be used as a bedroom
Minimum number of on site car parking spaces other than for affordable housing (one of which should be covered)	2

- 11 Sheds, garages and similar outbuildings should be designed within the following parameters:

Parameter	Value
Maximum floor area	60 square metres
Maximum building height (from natural ground level)	4 metres
Maximum wall height (from natural ground level)	3 metres
Minimum setback from side and rear boundaries	600 millimetres
Minimum setback from a public road or public open space area	No closer than the dwelling with which it is associated or 6 metres where it fronts a secondary road frontage

- 12 A dwelling should have a minimum site area (and in the case of residential flat buildings, an average site area per dwelling) and a frontage to a public road not less than that shown in the following table:

Dwelling type	Site area other than for affordable housing (square metres)	Minimum frontage (metres)
Detached	450 minimum	10
Semi-detached	450 minimum	9

Dwelling type	Site area other than for affordable housing (square metres)	Minimum frontage (metres)
Group dwelling	450 minimum	20
Residential flat building	350 average	20
Row dwelling	350 minimum	7

### Affordable Housing

- 13 Development should include a minimum 15 percent of residential dwellings for affordable housing.
- 14 Affordable housing should be distributed throughout the zone to avoid over-concentration of similar types of housing in a particular area.
- 15 Dwellings constituting affordable housing should be designed within the following parameters and have a minimum site area (and in the case of residential flat buildings, an average site area per dwelling) not less than that shown in the following table:

Parameter	Detached Dwelling	Semi-detached Dwelling	Group Dwelling	Residential flat building	Row Dwelling
Site area (square metres)	300 minimum	250 minimum	300 minimum	250 average	250 minimum
Minimum area of private open space for ground level dwellings (square metres)	15 per bedroom	15 per bedroom	15 per bedroom	15 per bedroom	15 per bedroom
Minimum area of private open space in the form of a balcony for dwellings above ground level (square metres)	6	6	6	6	6
Minimum number of on site car parking spaces (one of which should be covered)	2	2	2	2	2

### Land Division

- 16 Land division should create vacant allotments with an area not less than 450 square metres, or in the case of affordable housing allotments not less than 300 square metres.

### PROCEDURAL MATTERS

#### Complying Development

- 17 Complying developments are prescribed in Schedule 4 of the *Development Regulations 2008*.

#### Non-complying Development

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

All new development requiring on-site treatment and disposal of effluent, except where:

- (a) it is to be connected to an aerobic effluent disposal system in accordance with South Australian Health Commission standards; or

- (b) in the case of land division, where each allotment is suitable for connection to an aerobic effluent disposal system in accordance with South Australian Health Commission standards.

Advertisement and/or advertising hoarding  
Amusement machine centre

Consulting room, except where:

- (a) the total floor area is less than 100 square metres;
- (b) the site does not front an arterial road.

Crematorium  
Dairy  
Farming  
Fuel depot  
Horse keeping  
Horticulture  
Hospital  
Hotel  
Industry  
Intensive animal keeping  
Motor repair station  
Office  
Petrol filling station  
Public service depot  
Restaurant  
Road transport terminal  
Service trade premises

Shop or group of shops, except where:

- (a) the total floor area is less than 80 square metres;
- (b) the site does not front an arterial road.

Stock sales yard  
Stock slaughter works  
Store  
Warehouse  
Waste reception, storage, treatment or disposal  
Wrecking yard

### **Public Notification**

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

Further, the following forms of development (except where the development is classified as non-complying) are designated:

#### **Category 1**

Aged persons home  
Dwelling  
Retirement village  
Single storey residential flat building

#### **Category 2**

Caravan park  
Community centre  
Education establishment  
Motel  
Pre-school/child care centre  
Place of worship  
Residential flat building up to 2 storeys in height

## Northern Residential Policy Area 7

### Introduction

The Northern Residential Policy Area, situated between Annette Street, Wireless Road West, Wehl Street North and the hospital, within the Northern Growth Area has been the subject of ongoing reviews in conjunction with local landowners. Presently an area of country living character accommodating low-density residential development on large allotments.

The policy area has been established to restrict any further development in the area, including land division, until such time that a combined approach by local land owners is appropriately planned and coordinated, involving:

- (a) the preparation of a development/concept plan(s) which is/are agreed to by the landowners; and
- (b) an agreement as to the staging of the development,

in consultation with the council.

In the meantime, the policy area requires suitable controls to ensure that any development does not prejudice future plans for the area.

### OBJECTIVES

- Objective 1:** An area accommodating low-density residential development not prejudicial to the future residential development of the land.
- Objective 2:** An area with further residential development opportunities subject to appropriate investigations and staging priorities.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should occur in an orderly and economic manner.
- 2 No allotment should be developed unless it has a frontage to a public road.
- 3 Land division should not create any allotment having an area of less than 8000 square metres unless the allotment can be connected to the existing sewerage system.
- 4 Residential development on allotments exceeding 8000 square metres or an existing vacant allotment should utilise an aerobic waste water treatment system, unless it can be readily connected to the existing sewerage system.
- 5 Residential development on allotments less than 8000 square metres should only occur where it is readily connected with essential services and public utilities.
- 6 Development should not prejudice future residential development of the policy area.
- 7 Any new single detached dwelling and/or outbuilding should be designed and sited so as to not restrict the orderly future subdivision of this or adjoining land.
- 8 Access to Wehl Street North should be restricted.
- 9 Principal access to the policy area should be via an extension(s) off Allison Street and/or Annette Street.

## Kennedy Avenue Growth Area Policy Area 4

### OBJECTIVES

- Objective 1:** A policy area primarily accommodating dwellings of various types and densities, including a minimum of 15 per cent affordable housing.
- Objective 2:** Increased dwelling densities in close proximity to community and recreational facilities, public transport routes and public open spaces.
- Objective 3:** Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

The policy area covers a significant area of land that provides for the orderly extension of the residential area of Mount Gambier.

The layout and development of the policy area should create an attractive, well landscaped and liveable environment that conveys a sense of place to residents and visitors. The pattern of development should establish movement networks for vehicular, pedestrian and bicycle traffic. Public open space should be provided in the form of reserves that encourage linkages with retail and community facilities and areas that provide for passive and active recreation.

The area comprises elevated land generally along the northern boundary adjacent Bishop Road, which provide the opportunity for views across the urban area of Mount Gambier to the south and the rural areas to the north. Roads and allotment layouts within this area will be designed to enable future dwellings to capitalise on the views available, whilst being designed harmoniously with the topography to minimise the need for excavation and fill and maximise solar orientation.

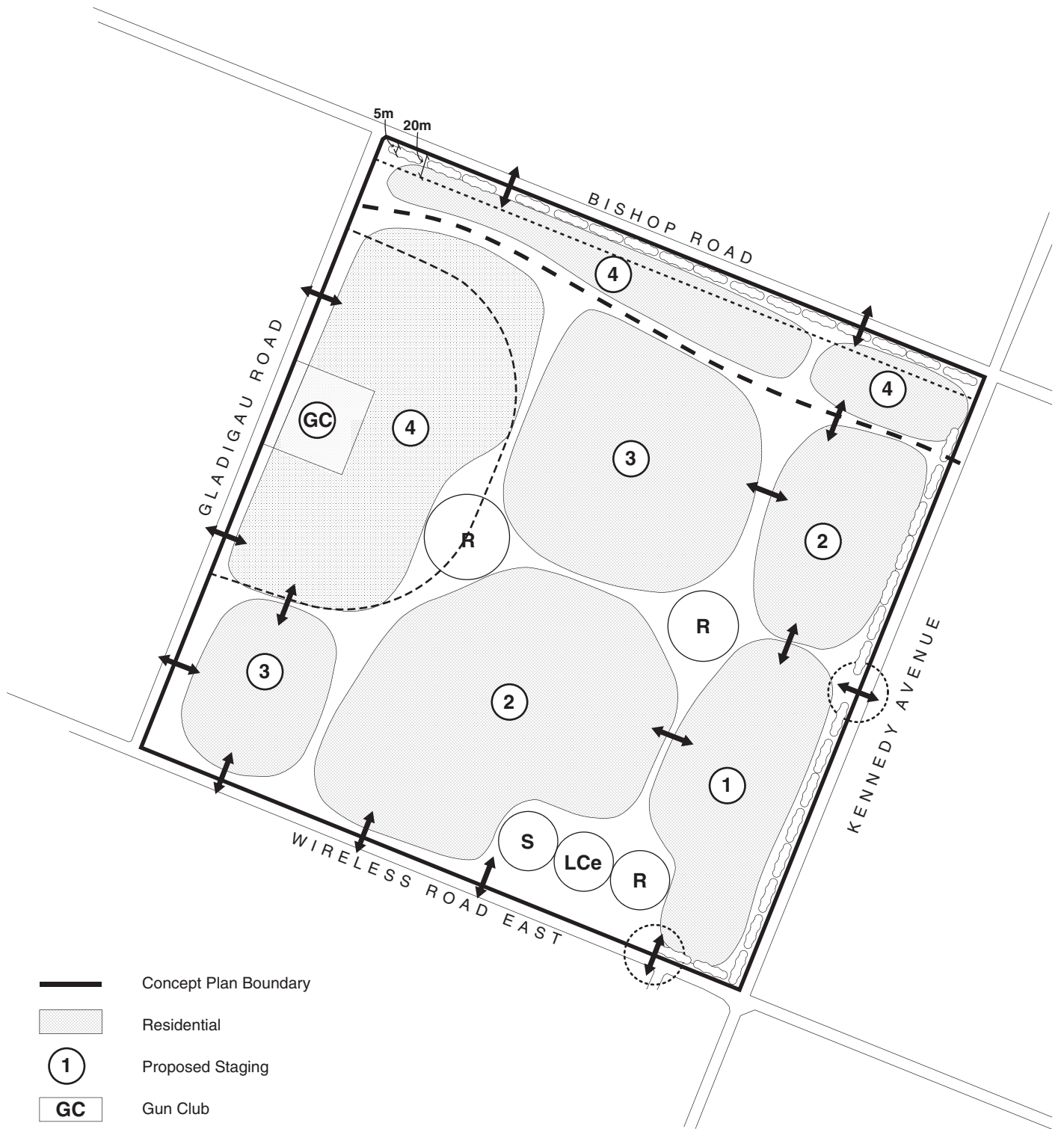
Development will comprise a range of dwelling types, including affordable housing, with higher density residential development located in areas adjoining community and recreational facilities and areas of public open space. Lower density development will occur to the north adjacent Bishop Road as an interface to the adjoining rural activities. Built form should be appropriate to the size of the allotment on which it is to be constructed and the streetscape character so as not to appear overwhelming with respect to neighbouring buildings and structures. Dwellings should generally be a mix of single and two storey construction that is designed to take account of the topography of the site.

Given the undulating nature of the area no direct access from individual dwellings should be provided to Wireless Road East, Kennedy Avenue or Bishop Road. The road network will be designed to minimise access points to Wireless Road East, Kennedy Avenue, Bishop Road and Gladigau Road in appropriate locations to maximise site distance and provide safe and convenient vehicle movements. The road network shall be designed to incorporate emergency vehicle access adjacent identified bushfire protection areas. The preferred location for access points is identified on Concept Plan Kennedy Avenue Growth Area [Figure R/4](#).

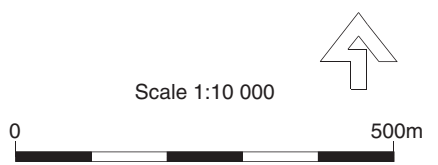
Residential development of the area will occur in stages generally illustrated on Concept Plan Kennedy Avenue Growth Area [Figure R/4](#) to ensure the coordinated and efficient provision of infrastructure and orderly and economic development. Development should originate from the intersection of Wireless Road East and Kennedy Avenue and progress in a north-westerly and north-easterly direction. The last stage of development will occur adjacent Gladigau Road given the location and operation of the Mount Gambier Gun Club so as to minimise conflict between land uses. Development of the Mount Gambier Gun Club for residential or associated purposes will only occur following the preparation of a site contamination report and remedial action as required.

Appropriate siting of residential allotments on the interface with farming activities along with landscaped buffers developed in accordance with the Concept Plan Kennedy Avenue Growth Area [Figure R/4](#) will address the impacts of the residential development on the adjoining farming activities.

Environmentally sustainable development principles are to be adopted by all development within the area, including allotment orientation, building siting and energy use, water sensitive urban design, incorporation of solar systems and appropriate landscaping treatments.



- Concept Plan Boundary
- Residential
- Proposed Staging
- Gun Club
- 250m Gun Club Buffer
- Reserve (Indicative)
- Landscape Buffer
- Access Point (Indicative)
- Potential Road/Intersection Works
- Local Centre (Indicative)
- School (Indicative)
- Ridgeline (Indicative)
- Setback to Dwelling



# MOUNT GAMBIER (CITY) KENNEDY AVENUE GROWTH AREA CONCEPT PLAN FIG R/4

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

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

Affordable housing  
 Domestic outbuilding in association with a dwelling  
 Domestic structure  
 Dwelling  
 Dwelling addition  
 Small scale non-residential use that serves the local community, for example:

- child care facility
- health and welfare service
- open space
- primary and secondary school
- recreation area
- shop, office or consulting room

Supported accommodation.

- 2 Non-residential development such as shops, schools and consulting rooms should be located in accordance with the Concept Plan Kennedy Avenue Growth Area [Figure R/4](#) and be of a nature and scale that:
- (a) serves the needs of the local community;
  - (b) is consistent with the character of the locality;
  - (c) does not detrimentally impact on the amenity of nearby residents.

### Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 4 No vehicular access to a residential allotment should be obtained directly from any of the following:
- (a) Wireless Road East;
  - (b) Kennedy Avenue;
  - (c) Bishop Road.
- 5 Dwellings constituting affordable housing should be located to optimise access to shops, social services and facilities, and/or public transport.
- 6 Higher density housing should be positioned close to public open space, public transport routes, local shops and/or public facilities in order to:
- (a) provide an aesthetically pleasant setting for those dwellings;
  - (b) ensure residents with reduced private open space areas have easy access to public reserves;
  - (c) facilitate access to services and facilities for a greater number of people;
  - (d) provide a sense of place for residents;
  - (e) improve opportunities for passive energy conservation in buildings;
  - (f) facilitate passive surveillance of adjacent reserves and corridors;

- (g) reduce potential for overshadowing and overlooking of any adjacent lower level residential development and private open space areas.

- 7 Each dwelling should accommodate a rainwater storage device with a minimum capacity of 5000 litres.
- 8 Development should be undertaken in accordance with Concept Plan Kennedy Avenue Growth Area [Figure R/4](#).

### Noise

- 9 Residential development close to high noise sources (eg major roads, industry, etc) should be designed to locate bedrooms, living rooms and private open spaces away from those noise sources, or protect these areas with appropriate noise attenuation measures.

### Interface Between Land Uses

- 10 Development should not detrimentally affect the amenity of the locality or cause unreasonable interference through any of the following:
  - (a) the emission of effluent, odour, smoke, fumes, dust or other airborne pollutants;
  - (b) noise;
  - (c) vibration;
  - (d) electrical interference;
  - (e) light spill;
  - (f) glare;
  - (g) hours of operation;
  - (h) traffic impacts.
- 11 Development should be designed and sited to minimise negative impact on existing and potential future land uses considered appropriate in the locality.
- 12 Sensitive uses likely to conflict with the continuation of lawfully existing developments and land uses considered appropriate for the zone should not be developed or should be designed to minimise negative impacts.
- 13 Development should be designed, constructed and sited to minimise negative impacts of noise and to avoid unreasonable interference.
- 14 Development should be consistent with the relevant provisions in the current Environment Protection (Noise) Policy.
- 15 Existing primary production uses and mineral extraction should not be prejudiced by the inappropriate encroachment of sensitive uses such as urban development.
- 16 Development adjacent Bishop Road should be undertaken in accordance with Concept Plan Kennedy Avenue Growth Area [Figure R/4](#) and to minimise potential impacts associated with the adjoining land use (such as noise, dust, odour and traffic) incorporate the following features:
  - (a) landscaped buffer with a minimum width of 5 metres adjacent Bishop Road;
  - (b) setback of 20 metres from the boundary of Bishop Road for any dwelling.



### Site Contamination

- 17 Development of the Gun Club as shown on Concept Plan Kennedy Avenue Growth Area [Figure R/4](#) should only occur following the preparation of a site contamination report or the required site remediation being undertaken, and all necessary site contamination clearance being obtained from the appropriate authorities.

### Land Division

- 18 Land division should be designed to provide a range of allotment sizes.

### Affordable Housing

- 19 Development should include a minimum 15 percent of residential dwellings for affordable housing.
- 20 Affordable housing should be distributed throughout the policy area to avoid over-concentration of similar types of housing in a particular area.

## Attamurra Golf Course Policy Area 3

### OBJECTIVES

- Objective 1:** A policy area primarily accommodating detached dwellings, including a minimum of 15 percent affordable housing, tourist accommodation and related facilities and recreational facilities in association with the golf course.
- Objective 2:** Medium density residential development on sites specifically created adjoining the golf course, open space or tourist accommodation.
- Objective 3:** Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

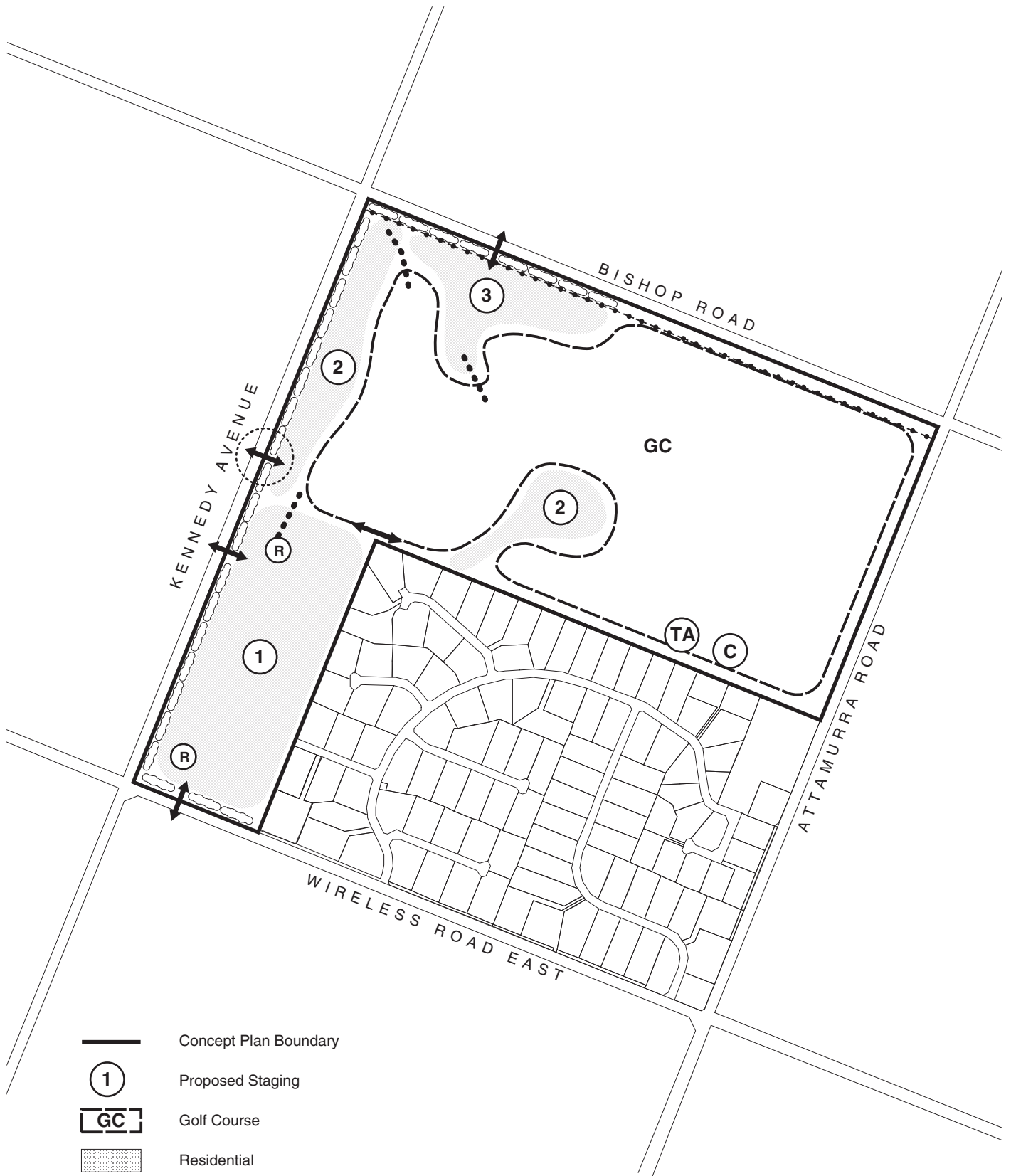
The policy area seeks to provide a residential living environment as an extension to the urban area of Mount Gambier integrated with the existing Attamurra Golf Course. The area is characterised by the 18 hole Attamurra Golf Course and the facilities associated with the Mount Gambier Golf Club.

Residential development should complement the picturesque environment created by the golf course, which includes a blend of native and exotic trees and shrubs.

Redevelopment of the golf course to facilitate integrated residential development will be undertaken in a manner complementary to the existing environment and incorporate extensive endemic landscaping. Water features will be provided throughout the area both as features of the golf course and to assist in the management, storage and reuse of stormwater.

The land adjoins a blue-gum plantation and broad hectare farming to the north. Appropriate buffers and design of subdivision and development will have regard to the impacts of and on these adjoining uses. An appropriate fire hazard separation zone will be incorporated along Bishop Road adjacent the existing blue-gum plantation. Habitable buildings will incorporate suitable setbacks from the blue-gum plantation. The road network shall be designed to incorporate emergency vehicle access adjacent identified Bushfire Protection Areas. The preferred location for access points is identified on Concept Plan Attamurra Golf Course [Figure R/5](#).

Development should be primarily single and two storey detached dwellings. Medium density residential is appropriate adjoining the golf course and public open space and adjacent the golf club and any associated tourist accommodation.



-  Concept Plan Boundary
-  Proposed Staging
-  Golf Course
-  Residential
-  Landscape Buffer
-  Access Point (Indicative)
-  Pedestrian Links
-  Fire Hazard Separation Zone
-  Reserve
-  Clubhouse
-  Tourist Accommodation
-  Potential Road/Intersection Works



# MOUNT GAMBIER (CITY) ATTAMURRA GOLF COURSE CONCEPT PLAN FIG R/5

Consolidated - 21 April 2016

The zone will accommodate a range of housing styles and densities that meet the diverse needs of the community, and accordingly site areas for dwellings will vary. Higher density residential development should primarily be located with frontage to the golf course and open space. Properties that have dual frontages to a road and the golf course or open space should address both of these frontages. This will require that consideration be given to service areas for clothes drying, ensuring that the building addresses the street (legible entry from the street, use of windows, verandahs and other features to ensure that the street frontage does not look like the back of the building) and incorporation of garaging into the dwelling design. Garages should be sited and be of a scale to ensure that they do not dominate the dwelling or the streetscape to which they relate.

Development should take cues from the surrounding natural environment through the choice of materials and colours, and principally utilise natural muted colours. Buildings should be designed harmoniously with the topography to minimise the need for excavation and fill.

Given the undulating nature of the area no direct access from individual dwellings should be provided to Wireless Road East, Kennedy Avenue or Bishop Road. The road network will be designed to minimise access points to Wireless Road East, Kennedy Avenue, Bishop Road and Attamurra Road in appropriate locations to maximise site distance and provide safe and convenient vehicle movements. The preferred location for access points is identified on Concept Plan Attamurra Golf Course [Figure R/5](#).

Environmentally sustainable development principles are to be adopted by all development within the area, including allotment orientation, building siting and energy use, water sensitive urban design, incorporation of solar systems and appropriate landscaping treatments.

The area should be developed in an orderly and economic manner in three main stages, emanating from the intersection of Wireless Road East and Kennedy Avenue and extending in a northerly direction, as illustrated on Concept Plan Attamurra Golf Course [Figure R/5](#). The second stage of development will include redesign of the golf course and residential development in a general linear direction adjacent Kennedy Avenue and internally adjacent the southern boundary of the site. The third stage of residential development will occur adjacent Bishop Road and should incorporate appropriate fire hazard treatments if developed prior to the harvesting of the commercial forest on the northern side of Bishop Road. This staging provides for a logical extension of the residential development and orderly provision of infrastructure.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

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

- Affordable housing
- Dwelling
- Golf course and clubhouse
- Hotel
- Residential flat building
- Tourist accommodation.

2 Development should be undertaken in stages as detailed in Concept Plan Attamurra Golf Course [Figure R/5](#), comprising:

- (a) Stage 1: residential allotments in the area closest to the intersection of Wireless Road East and Kennedy Avenue;
- (b) Stage 2: the redevelopment of the golf course as required and residential allotments adjacent the southern boundary of the area and adjacent Kennedy Avenue;
- (c) Stage 3: residential allotments adjacent Bishop Road.

3 Development should be undertaken in accordance with Concept Plan Attamurra Golf Course [Figure R/5](#), and incorporate the following features:

- (a) landscaped buffer with a minimum width of 3 metres adjacent Bishop Road adjacent the residential area
  - (b) habitable buildings being setback a minimum of 9 metres from the landscape buffer adjacent Bishop Road until such time that the blue-gum plantation to the north of Bishop Road is harvested.
- 4** Tourist accommodation and ancillary uses such as restaurant and convention facilities should be developed in association with the golf clubhouse as detailed on Concept Plan Attamurra Golf Course [Figure R/5](#).
- 5** Recreation facilities should comprise a golf course and associated support infrastructure.

#### **Form and Character**

- 6** Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 7** Buildings, structures and other facilities should be designed and sited to:
- (a) be articulated in form and constructed utilising verandah and pergola treatments that reduce the impact of vertical external walls;
  - (b) be sympathetic to the finished and topographical features of the land;
  - (c) minimise the extent of earthworks necessary to accommodate and provide access to facilities;
  - (d) avoid adverse impacts on extensive or prominent views;
  - (e) be suitably landscaped to screen and provide shade to the building.
- 8** Residential allotments and sites should have the appropriate orientation, area, configuration and dimensions to accommodate:
- (a) the siting and construction of a dwelling and associated ancillary outbuildings;
  - (b) the provision of landscaping and private open space;
  - (c) convenient and safe vehicle access and off street parking;
  - (d) passive energy design;
  - (e) rainwater tank(s);
  - (f) front, side and rear boundary setbacks that contribute to the desired character of the area.
- 9** No vehicular access to a residential allotment should be obtained directly from any of the following:
- (a) Wireless Road East;
  - (b) Kennedy Avenue;
  - (c) Bishop Road.
- 10** Dwellings constituting affordable housing should be located to optimise access to shops, social services and facilities, and/or public transport.

- 11 Higher density housing should be positioned close to public open space, public transport routes, local shops and/or public facilities in order to:
- (a) provide an aesthetically pleasant setting for those dwellings;
  - (b) ensure residents with reduced private open space areas have easy access to public reserves;
  - (c) facilitate access to services and facilities for a greater number of people;
  - (d) provide a sense of place for residents;
  - (e) improve opportunities for passive energy conservation in buildings;
  - (f) facilitate passive surveillance of adjacent reserves and corridors;
  - (g) reduce potential for overshadowing and overlooking of any adjacent lower level residential development and private open space areas.
- 12 Each dwelling should accommodate a rainwater storage device with a minimum capacity of 5000 litres.
- 13 Where residential allotments directly adjoin the golf course, the layout of roads and allotments should encourage dwellings to front onto the golf course.
- 14 Service yards for clothes drying and open storage should be constructed and located such that they are not visible from public roads, the golf course or other public places.
- 15 Development should be extensively landscaped with plant species indigenous to the locality, which are generally low maintenance and drought tolerant.
- 16 Landscaping should provide for effective separation and screening of development within the zone from adjoining residential and natural areas or farmland.
- 17 Development should be undertaken in accordance with Concept Plan Attamurra Golf Course [Figure R/5](#).

### Noise

- 18 Residential development close to high noise sources (eg major roads, industry, etc) should be designed to locate bedrooms, living rooms and private open spaces away from those noise sources, or protect these areas with appropriate noise attenuation measures.

### Interface Between Land Uses

- 19 Development should not detrimentally affect the amenity of the locality or cause unreasonable interference through any of the following:
- (a) the emission of effluent, odour, smoke, fumes, dust or other airborne pollutants
  - (b) noise
  - (c) vibration
  - (d) electrical interference
  - (e) light spill
  - (f) glare
  - (g) hours of operation

(h) traffic impacts.

- 20 Development should be designed and sited to minimise negative impact on existing and potential future land uses considered appropriate in the locality.
- 21 Sensitive uses likely to conflict with the continuation of lawfully existing developments and land uses considered appropriate for the zone should not be developed or should be designed to minimise negative impacts.
- 22 Development should be consistent with the relevant provisions in the current Environment Protection (Noise) Policy.
- 23 Existing primary production uses and mineral extraction should not be prejudiced by the inappropriate encroachment of sensitive uses such as urban development.

#### **Land Division**

- 24 Land division should be designed to provide a range of allotment sizes.
- 25 The division of land for residential purposes should provide for the reuse of stormwater for irrigation of the golf course and landscaping.

#### **Affordable Housing**

- 26 Development should include a minimum 15 percent of residential dwellings for affordable housing.
- 27 Affordable housing should be distributed throughout the policy area to avoid over-concentration of similar types of housing in a particular area.

### **Suttontown Road Policy Area 8**

#### **OBJECTIVES**

- Objective 1:** A policy area primarily accommodating detached dwellings, including a minimum of 15 percent affordable housing.
- Objective 2:** Development that makes a positive contribution to the desired character of the policy area.
- Objective 3:** Noise and air quality impacts mitigated through appropriate building design and orientation.

#### **DESIRED CHARACTER**

This is an extensive area of partially fragmented land surrounding the TAFE Campus site on the north-western edge of the urban area of the City of Mount Gambier.

Development of the policy area will create a cohesive and comprehensive progression of land development creating attractive, well-landscaped and liveable environments that conveys a sense of place to residents and visitors. The pattern of land development will form well-connected, legible, and permeable road patterns which are logical and purposeful.

Environmentally sustainable development principles are to be adopted by all development within the area, including allotment orientation, building siting, energy use, water sensitive urban design, incorporation of solar systems and appropriate landscaping treatments.

Public open space should be provided in the form of generally large well-located reserves to ensure convenient access to sizeable play spaces and may also incorporate features to assist in the management, storage and re-use of stormwater.

Development will comprise a range of dwelling types, including affordable housing, with high density residential development located in areas adjoining community and recreational facilities and areas of public open space. Built form will be scaled and sited appropriately to the size of the allotment on which it is to be constructed to avoid an overbearing building mass in order to provide a spacious low-density character with pleasing front garden and streetscape appeal. Dwellings are generally to be a mix of single and two storey construction of individual character.

Residential development will occur in a staged and orderly fashion as generally illustrated on Concept Plan Suttontown Road Growth Area [Figure R/6](#) unless it can be demonstrated that it will not be adversely impacted upon by existing industrial activities within the locality.

The preferred locations for access points is as identified on the concept plan and required intersection upgrading of the O'Leary Road/Wireless Road West intersection is required to be in place on or before the development of the westerly-most portion of the land, west and north-west of the TAFE Campus, identified as development Stages 1 to 4 inclusive to ensure safe and efficient movement at this key road junction.

At this time it is anticipated that the existing sawmill located on Suttontown Road will be present within the area for the medium to long term.

The EPA licences the Cheese Factory on Pinehall Avenue for activities producing listed waste and milk processing works. Whilst this site is not located within the City of Mount Gambier, it is important that interface issues within the site are considered. Any potential interface issues are more likely to occur within 100 metres from this site as identified within the 100 metre environmental buffer distance identified on Concept Plan [Figure R/6](#). Development should be located and designed to minimise adverse impact and conflict between land uses within the 100 metre buffer distance.

The development of sensitive land uses can occur within the 500 metre buffer zone surrounding the timber mill and the 100 metre buffer zone surrounding the cheese factory, but only where a lesser distance is appropriately justified in accordance with the relevant noise and air quality policies.

## PRINCIPLES OF DEVELOPMENT CONTROL

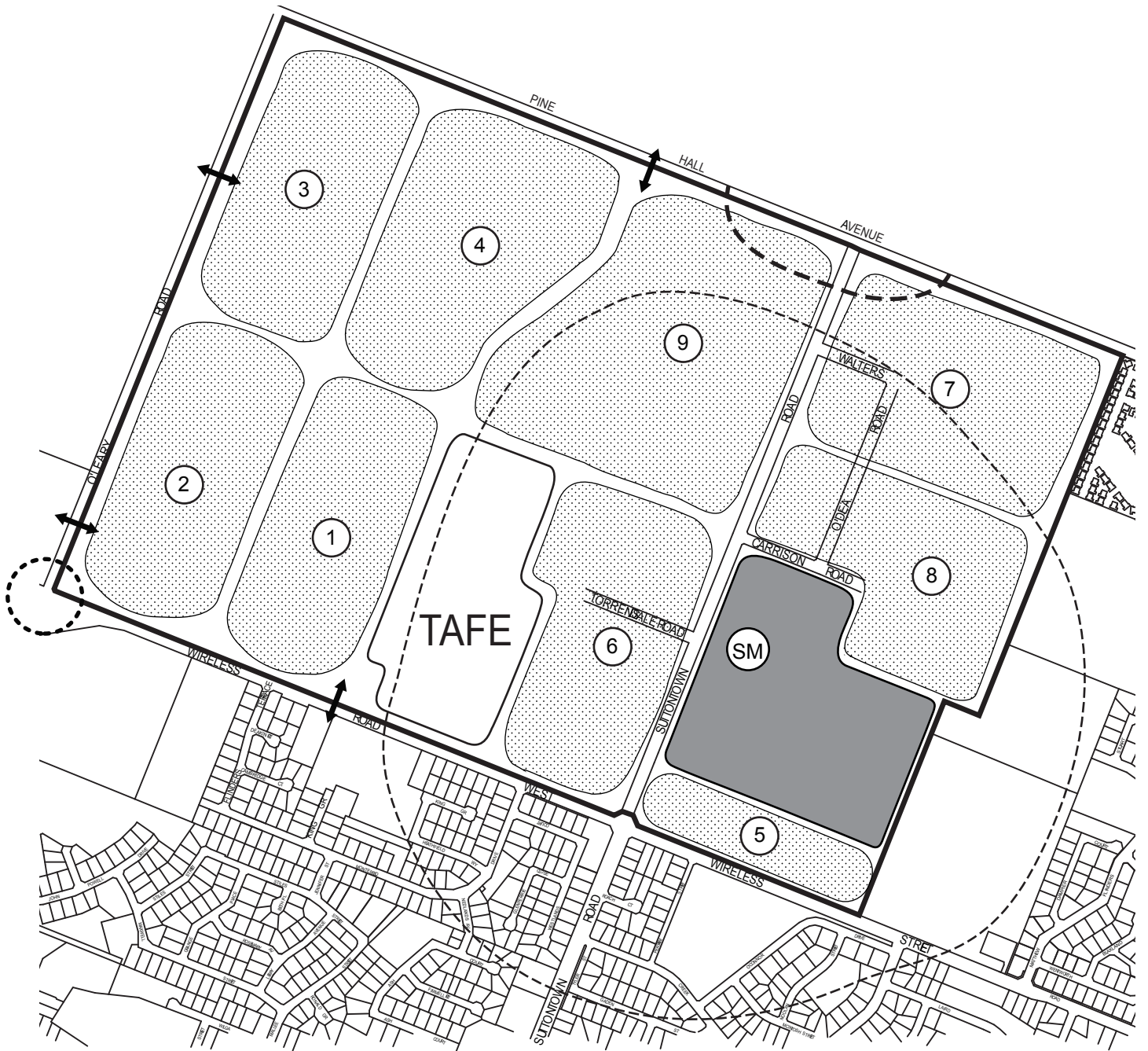
### Land Use

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

- Affordable housing
- Domestic outbuilding in association with a dwelling
- Domestic structure
- Dwelling
- Dwelling addition
- Small scale non-residential use that serves the local community, for example:
  - child care facility
  - health and welfare service
  - open space
  - primary and secondary school
  - recreation area
  - shop, office or consulting room
- Supported accommodation.

2 Development should be undertaken in accordance with Concept Plan Suttontown Road Growth Area [Figure R/6](#) and incorporate the following features:

- (a) development staging as generally depicted;
- (b) sensitive land uses including residences, child care and community uses generally, recreational/active sporting areas are to be precluded from the 500 metre Sawmill Buffer area whilst the mill is still in operation and from the 100 metre cheese factory buffer area unless it can be demonstrated that a lesser distance is appropriately justified in accordance with the relevant noise and air quality policies;



— Concept Plan Boundary

■ Industrial

▨ Residential

① Proposed Staging

Ⓜ Sawmill

----- 500m Sawmill Buffer (from EPA Activity Boundary)

- . - . - 100m Kraft factory Buffer

↔ Access Point (Indicative)

○ Potential Road/Intersection Works

Scale 1:10000



# MOUNT GAMBIER (CITY) SUTTONTOWN ROAD GROWTH AREA CONCEPT PLAN FIG R/6



- (c) development of designated stages 1 to 4 inclusive is not to proceed until such time as the Wireless Road West and O'Leary Road intersection is upgraded to safely accommodate the anticipated traffic loading of those roads.

### Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 4 Buildings, structures and other facilities should be designed and sited to:
  - (a) be articulated in form and constructed utilising verandah and pergola treatments that reduce the impact of vertical external walls;
  - (b) be sympathetic to the finished and topographical features of the land;
  - (c) minimise the extent of earthworks necessary to accommodate and provide access to facilities;
  - (d) avoid adverse impacts on extensive or prominent views;
  - (e) be suitably landscaped to screen and provide shade to the building.
- 5 Residential allotments and sites should have the appropriate orientation, area, configuration and dimensions to accommodate:
  - (a) the siting and construction of a dwelling and associated ancillary outbuildings;
  - (b) the provision of landscaping and private open space;
  - (c) convenient and safe vehicle access and off street parking;
  - (d) passive energy design;
  - (e) rainwater tank(s);
  - (f) front, side and rear boundary setbacks that contribute to the desired character of the area.
- 6 Noise and air quality sensitive development located adjacent to high noise and/or air pollution sources should:
  - (a) shield sensitive uses and areas through one or more of the following measures:
    - (i) placing buildings containing less sensitive uses between the emission source and sensitive land uses and areas;
    - (ii) within individual buildings, place rooms more sensitive to air quality and noise impacts (eg bedrooms) further away from the emission source.
    - (iii) erecting noise attenuation barriers provided the requirements for safety, urban design and access can be met.
- 7 Residential development adjacent to Suttontown Road should ensure that the intrusion of traffic noise will not significantly diminish the amenity of occupants. Accordingly, residential development on such sites should be sited, designed and constructed so that:
  - (a) noise transmission into the site and the building is minimised;
  - (b) reflection of noise onto surrounding buildings is minimised;

- (c) the layout of rooms is designed to ensure that those rooms which are least sensitive to noise (such as bathrooms, hallways/stairways, storage rooms and garages) are closest to the source of noise; and
- (d) landscaping, between the road and dwellings, will be provided to screen and protect the dwellings from dust and adverse visual impacts from the road.

### Affordable Housing

- 8 Development comprising 20 or more dwellings should include a minimum of 15 percent affordable housing (as defined by Notice under the South Australian Housing Trust Regulations 2010 as amended).
- 9 Dwellings constituting affordable housing should be located to optimise access to shops, social services and facilities, and/or public transport.

## McCormick Road Policy Area 6

### OBJECTIVES

- Objective 1:** A policy area primarily accommodating detached dwellings, including a minimum of 15 percent affordable housing.
- Objective 2:** Development that makes a positive contribution to the desired character of the policy area.

### DESIRED CHARACTER

This compact area lies on the south eastern edge of the urban area of the City of Mount Gambier.

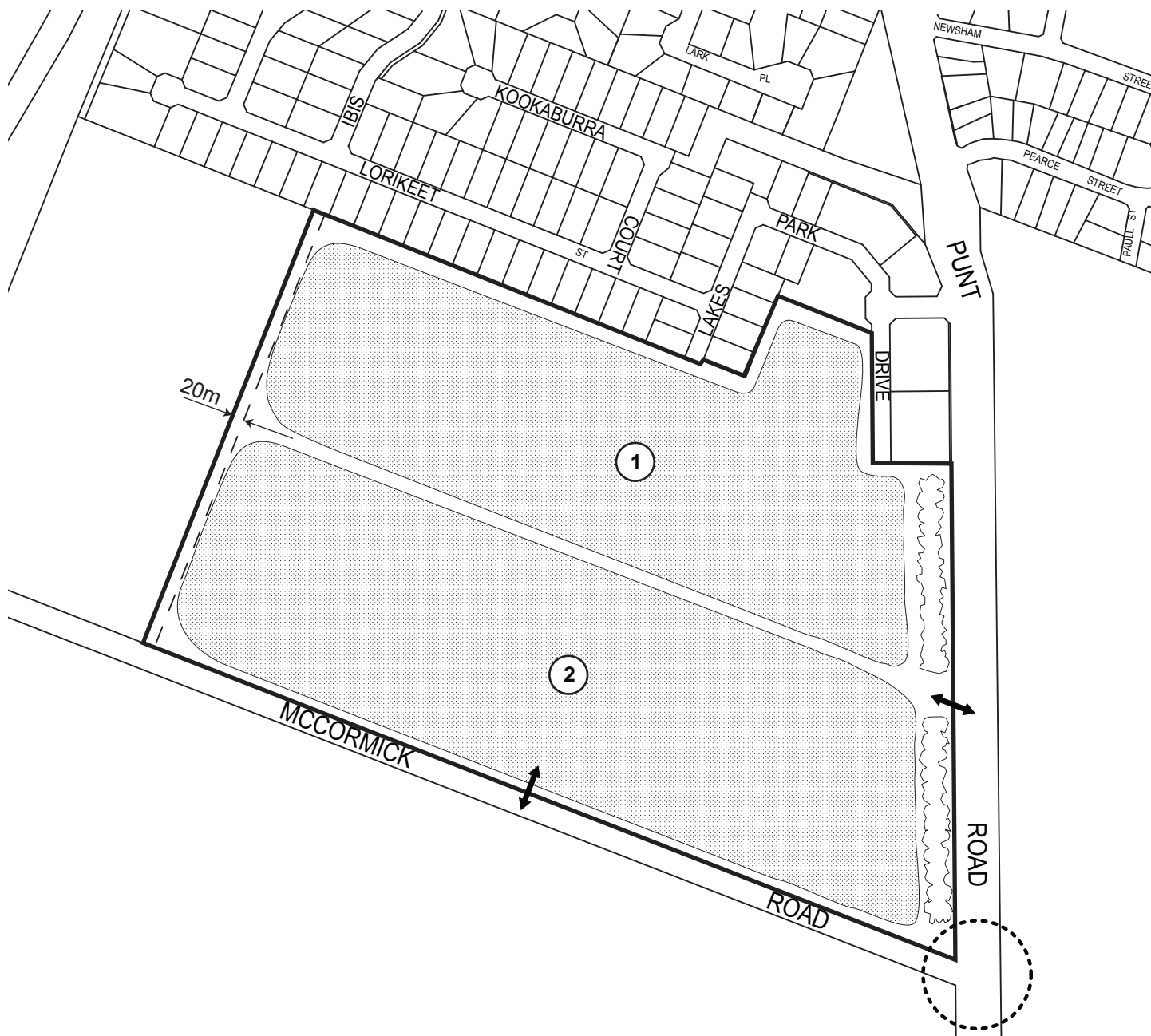
Development of the policy area should create an attractive, well landscaped and liveable environment that conveys a sense of place to residents and visitors. The pattern of development will integrate with existing residential land to the north forming a logical and purposeful road layout.








Environmentally sustainable development principles are to be adopted by all development within the area, including allotment orientation, building siting and energy use, water sensitive urban design, incorporation of solar systems and appropriate landscaping treatments. Public open space should be provided in the form of reserves and may incorporate features to assist in the management, storage and reuse of stormwater.

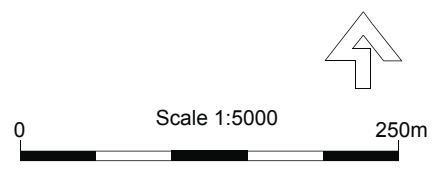
Development will comprise a range of dwelling types, including affordable housing, with higher density residential development located in areas adjoining community and recreational facilities and areas of public open space. Built form will be scaled and sited appropriately to the size of the allotment on which it is to be constructed to avoid an overbearing building mass in order to provide a spacious low density character with pleasing front garden and streetscape appeal. Dwellings are generally to be a mix of single and two storey construction of individual character.

Residential development will occur in a staged and orderly fashion as generally illustrated on Concept Plan McCormick Road Growth Area [Figure R/7](#). to ensure the coordinated and efficient provision of infrastructure and orderly and economic development of land. Development should commence from Punt Road and link with each end of Lakes Park Drive. The second, southern-most stage of development along McCormick Drive will employ appropriate setbacks and landscape buffers in accordance with Concept Plan McCormick Road Growth Area [Figure R/7](#) to address the impacts of the residential development and the adjoining farming activities.

In order to ensure essential infrastructure is affordably extended and available to new housing areas, development is to proceed in a coordinated manner. The preferred location for access points is as generally identified on Concept Plan McCormick Road Growth Area [Figure R/7](#). In addition, an upgrade of the intersection of McCormick Road and Punt Road will be required as the second stage of the development commences to ensure safe and efficient movement at this key road junction.



-  Concept Plan Boundary
-  20m Habitable Building Separation Area
-  Residential
-  Proposed Staging
-  Access Point (Indicative)
-  Potential Road/Intersection Works
-  3m Landscape buffer (no direct property access)



# MOUNT GAMBIER (CITY) MCCORMICK ROAD GROWTH AREA CONCEPT PLAN FIG R/7

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

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

Affordable housing  
 Domestic outbuilding in association with a dwelling  
 Domestic structure  
 Dwelling  
 Dwelling addition  
 Small scale non-residential use that serves the local community, for example:

- child care facility
- health and welfare service
- open space
- primary and secondary school
- recreation area
- shop, office or consulting room

Supported accommodation.

- 2 Development should be undertaken in stages as shown on Concept Plan McCormick Road Growth Area [Figure R/7](#), comprising:
- (a) Stage 1: the northern-most area closest to Lakes Park Drive and Punt Road; and
  - (b) Stage 2: an extension to Stage 1 proceeding south as far as McCormick Road and Punt Road.
- 3 Development should be undertaken in accordance with Concept Plan McCormick Road Growth Area [Figure R/7](#), and incorporate the following features:
- (a) habitable buildings being setback a minimum of 20 metres from the fire hazard separation zone and separated from the western policy area boundary in an area of reduced fuel load; and;
  - (b) development of Stage 2 is not to proceed until such time as the McCormick Road/Punt Road intersection is upgraded to safely accommodate the anticipated traffic loading on McCormick Road.

### Form and Character

- 4 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 5 Buildings, should be designed and sited to:
- (a) be articulated in form and constructed utilising verandah and pergola treatments that reduce the impact of vertical external walls;
  - (b) be sympathetic to the topographical features of the land and the finished ground levels;
  - (c) minimise the extent of earthworks necessary to accommodate and provide access to facilities;
  - (d) minimise obstructions to important public vistas and prominent views; and
  - (e) be suitably landscaped to screen and provide shade to the building.
- 6 Residential allotments and sites should have the appropriate orientation, area, configuration and dimensions to accommodate:

- (a) the siting and construction of a dwelling and any associated ancillary outbuildings;
- (b) the provision of landscaping and private open space;
- (c) safe and convenient vehicle access and off street parking;
- (d) passive energy design;
- (e) rainwater tank(s);
- (f) front, side and rear boundary setbacks that make a positive contribution to the desired character of the area.

### **Affordable Housing**

- 7** Development comprising 20 or more dwellings should include a minimum of 15 percent affordable housing (as defined by Notice under the South Australian Housing Trust Regulations 2010 as amended).
- 8** Dwellings constituting affordable housing should be located to optimise access to shops, social services and facilities, and/or public transport.

## **Low Density Policy Area 5**

### **OBJECTIVES**

**Objective 1:** A low density residential policy area comprising detached dwellings on large allotments.

**Objective 2:** Development that contributes to the desired character of the policy area.

### **DESIRED CHARACTER**

The Low Density Policy Area seeks to create a residential area of open and spacious character comprising detached dwellings on large allotments with large setbacks to street and side boundaries and large areas of open space. Dwelling sites will be landscaped to provide shade to buildings and improve the natural landscape amenity and will not be fenced to the street frontage or forward of the dwelling, except by way of open post and wire or decorative mesh fencing of an open character to enhance the areas open, natural character. Side and rear fencing will be colour coated metal and/or timber where screening is required, or open rural-style fencing.

The area will offer additional choices for residents seeking allotment sizes in between traditional residential and country living sized allotments. The smaller sized allotments should be located adjacent to the existing residential areas with larger allotments to form a transition between the residential areas of Mount Gambier and the existing rural living and rural areas.

Development will be for single and two storey detached dwellings. The low density residential estate will be fully serviced with underground power and themed street lighting. Public reserves will be provided for open space purposes and the management, storage and reuse of stormwater. The area adjoining O'Leary Road will have a split entry road connection and entry statement at the main access point on O'Leary Road. Secondary access will be available on Wireless Road West and an internal looped collector road system will be provided within the estate.

The area located to the east of O'Leary Road and south of Wireless Road West is located adjacent to the existing railway line which runs along the western boundary of this Policy Area. The design and siting of any development should acknowledge and have regard to any potential impact that the Railway Line may have.

The development is to be of a similar high standard as other new housing estates in the City of Mount Gambier. Development will be responsive to the surrounding natural environment through the choice of materials, and utilise natural muted colours. Buildings will be designed having regard to the topography to minimise the need for excavation and fill. Environmentally sustainable development considerations including the installation of rainwater tanks, solar systems, and suitable building orientation and design is expected in the design and siting of the development.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

- 1 The following forms of development are envisaged:

Detached dwelling  
 Domestic outbuilding in association with a dwelling  
 Domestic structure  
 Dwelling addition.

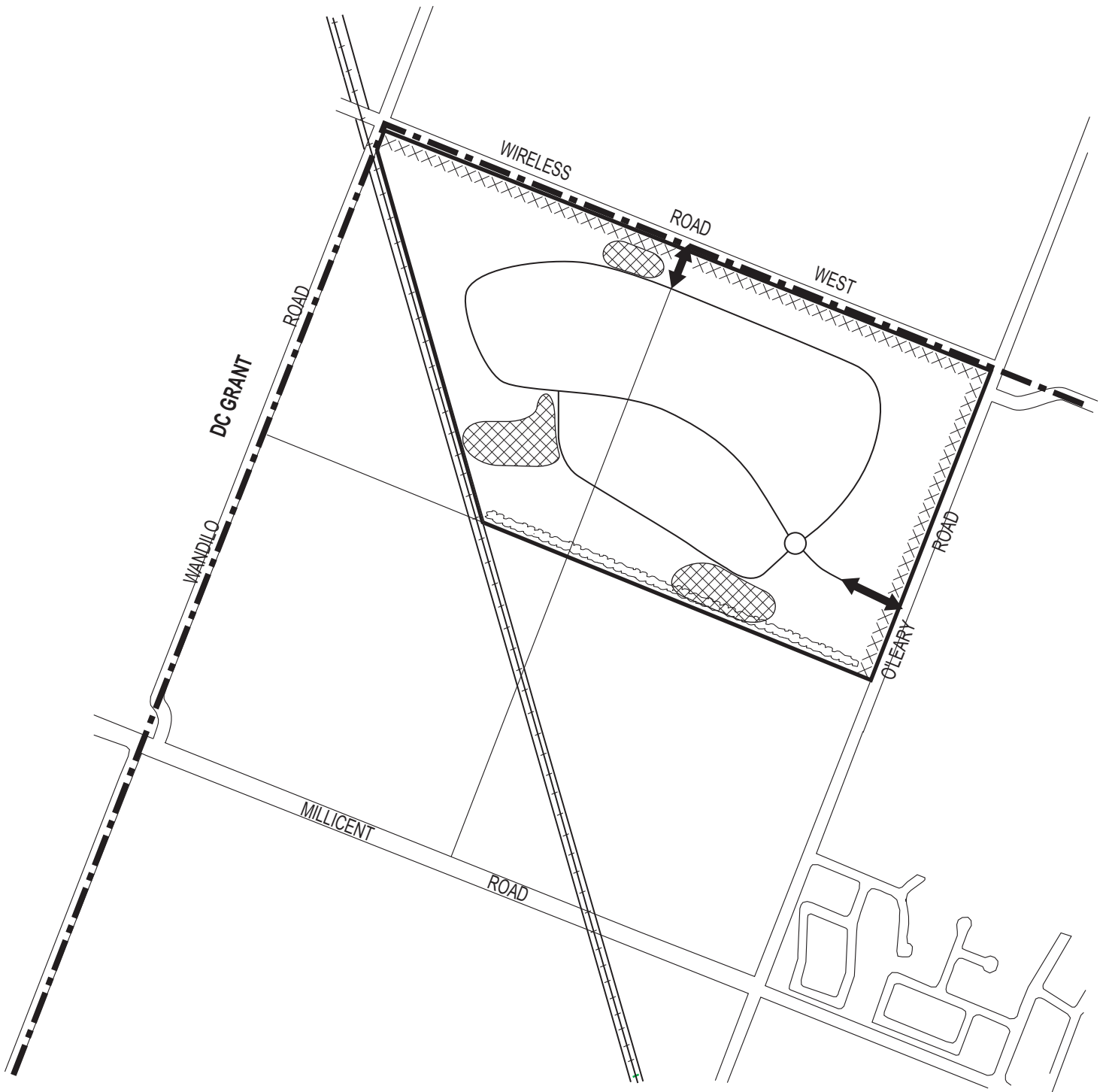
- 2 An outbuilding should be sited behind the dwelling with which it is associated and have a form, mass and presence which is secondary to the dwelling.
- 3 Development should not be undertaken unless it is consistent with the desired character.
- 4 Dwellings should be designed in accord with the following parameters:









Parameter	Value
Minimum setback from primary road frontage	8 metres
Minimum setback from secondary road frontage	4 metres
Minimum setback from side boundaries	2 metres
Minimum setback from rear boundary	8 metres
Minimum setback from railway corridor	20 metres
Maximum site coverage (including outbuildings)	50%
Maximum building height (from finished ground level)	8 metres
Minimum area of private open space	80 square metres
Minimum number of on site car parking spaces (1 of which should be covered)	2

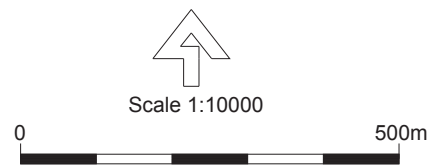
- 5 Sheds, garages and similar outbuildings should be designed within the following parameters:

Parameter	Value
Maximum floor area	100 square metres
Maximum building height	5 metres
Maximum wall height (from finished ground level)	4.5 metres
Minimum setback from side and rear boundaries	1 metre
Minimum setback from a primary road frontage	8 metres or behind the frontage of dwelling whichever is the greater setback
Minimum setback from a secondary road frontage	5.5 metres

- 6 Development should be carried out, where applicable, in accordance with Concept Plan [Figure R/8](#).
- 7 Low density residential development should be designed and sited to:
  - (a) be articulated in form and incorporate verandah and pergola treatments so as to reduce the visual impact of external wall heights;
  - (b) be sympathetic to the topographical features of the land and finished ground levels;
  - (c) minimise the extent of earthworks necessary to provide vehicle access and hardstand;
  - (d) avoid adverse impacts on important vistas or prominent views; and
  - (e) be suitably landscaped to screen and provide shade to the building.
- 8 Residential allotments and sites should have the appropriate orientation, area, configuration and dimensions to accommodate:
  - (a) the siting and construction of a dwelling and associated ancillary outbuildings;
  - (b) the provision of landscaping and private open space;
  - (c) convenient and safe vehicle access and off-street parking;
  - (d) passive energy design;
  - (e) rainwater tank(s); and
  - (f) front, side and rear boundary setbacks that contribute positively to the desired character of the area.
- 9 Development should be extensively landscaped with plant species indigenous to the locality, which are low water demand and low maintenance.
- 10 All detached dwellings should include the installation of a rainwater tank(s) of no less than 5000 litres, connected to the dwelling for re-use for toilet flushing, laundering or garden irrigation.
- 11 The restricted road reserve area located adjacent to O'Leary Road and Wireless Road West and the "Buffer Mound with Landscaping" shown on Concept Plan [Figure R/8](#) along the southern boundary, should be appropriately landscaped with plant species indigenous to the locality.
- 12 Development should include stormwater management systems to:
  - (a) include measures to minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system;
  - (b) maximise the potential for stormwater harvesting and reuse within the zone; and
  - (c) treat stormwater to a high standard acceptable to the expert State Government agencies prior to any discharge into the groundwater aquifer.
- 13 Stormwater detention and retention basins should be sited and designed to:
  - (a) ensure public health and safety is protected, particularly in regard to high velocity drainage points;
  - (b) minimise potential health risks from exposure to mosquitoes;
  - (c) accommodate flows up to a peak 100 year average recurrence interval event;
  - (d) provide for the plantings and growth of wetland vegetation to help filter stormwater; and



-  Proposed Road Connections
-  Existing Railway
-  Collector Roads
-  Reserve Areas
-  Restricted Access
-  Buffer Mound with Landscaping
-  Concept Plan Boundary
-  Development Plan Boundary



# MOUNT GAMBIER (CITY) LOW DENSITY RESIDENTIAL CONCEPT PLAN

## Fig R/8



- (e) allow for excess stormwater to drain into the groundwater aquifer via a combination of infiltration and drainage bores.
- 14** Residential development adjacent to the rail corridor should be designed to achieve the following external noise criteria at the ground level building facade when any train passes by:
- (a) a 24 hour equivalent average (LAeq, 24hr) - not to exceed a noise level of 60 dB(A);  
and
  - (b) a maximum pass – by noise level (LAm<sub>ax</sub>) - not to exceed 85 dB(A).
- 15** Residential development adjacent to the railway line should be sited, designed and constructed so that the intrusion of noise and vibrations into dwellings will not significantly reduce the amenity of occupants.
- 16** Development, including land division, should not occur where site contamination has occurred unless the site has been assessed and remediated as necessary, to ensure that it is safe for the proposed use.
- 17** Land division should create allotments with an area of greater than 800 square metres and less than 2500 square metres where connected to a reticulated approved effluent disposal system off-site, failing which allotments should be no less than 5000 square metres in area.
- 18** Residential development on allotments over 5000 square metres in area, if not serviced by sewer, will require aerated water treatment systems for on-site disposal of domestic effluent.

## RESIDENTIAL REGENERATION ZONE

### Introduction

The following objectives and principles of development control apply to the whole of the Residential Regeneration Zone shown on [Map MtG\(C\)/16](#).

### OBJECTIVES

- Objective 1:** Integrated re-development of poor quality housing stock and under utilised land.
- Objective 2:** Improved quality of living environments.
- Objective 3:** Improved quality of housing.
- Objective 4:** Increased mix in the range of dwellings, including a minimum of 15 per cent affordable housing, available to cater for changing demographics, particularly smaller household sizes and supported accommodation.
- Objective 5:** Improved environmental outcomes.
- Objective 6:** Increased dwelling densities and population.
- Objective 7:** More efficient use of land.
- Objective 8:** Improved community services and infrastructure.
- Objective 9:** Higher dwelling densities in close proximity to centres, public transport routes and public open spaces.
- Objective 10:** A smooth transition in the character and scale of development between this and adjoining Residential Zone(s).
- Objective 11:** Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

This area has been identified for regeneration because many of the dwellings and other infrastructure within the area are nearing the end of their economic life. Within the context of the Council area and the surrounding region this zone represents a key opportunity to achieve strategic goals such as improved living conditions, environmental outcomes, and community services and infrastructure, as well as provide economically viable housing choices for the changing demographics of our population and make more efficient use of land and infrastructure within the Metropolitan area.

New development will occur at densities greater than the current density housing to increase the number of dwellings and the number of residents within the zone and justify the improvement of infrastructure and other services.

This zone contains almost solely semi-detached buildings on exceptionally large allotments averaging 650 square metres per dwelling. The housing stock is in reasonable condition but the area suffers from having a stereotyped design, not only in building form but in fencing, street set-back and building construction materials and finishes.

The area is also suffering from a lack of investment in infrastructure such as footpaths and other community facilities and in the maintenance and establishment of reserves, street landscaping and on-site landscaping.

Upgrading of this area is desirable and will be encouraged in co-operation with Housing SA and local residents. Infill development opportunities are significant, both through the redevelopment of existing housing stock and by the creation of land development parcels by amalgamating unused backyard spaces or, preferably, the replacement of existing dwelling stock.

The zone also includes vacant residential land to the east of Grant High School which has the potential to be developed with a wide range of dwelling types. Such a development has the potential to act as a catalyst to upgrade the rest of the area.

Given the common ownership of large areas of land within the zone, development will be undertaken in a coordinated manner and will take into account adjoining land uses, particularly the showgrounds, railway line, arterial roads and industrial land.

New development will occur at densities significantly greater than the current density housing to increase the number of dwellings and the number of residents within the zone and justify the improvement of infrastructure and other services.

## **PRINCIPLES OF DEVELOPMENT CONTROL**

### **Land Use**

1 The following forms of development are envisaged in the zone:

Affordable housing  
 Domestic outbuilding in association with a dwelling  
 Domestic structure  
 Dwelling addition  
 Dwelling including a residential flat building  
 Small scale non-residential use that serves the local community, for example:

- child care facility
- health and welfare service
- open space
- primary and secondary school
- recreation area

Student accommodation  
 Supported accommodation.

2 Development listed as non-complying is generally inappropriate.

3 Residential development should include higher concentrations of dwellings in suitable locations, in particular:

- (a) within 400 metres walking distance of a neighbourhood, district or local centre
- (b) within 800 metres walking distance of a regional centre
- (c) close to public transport or major employment nodes
- (d) adjacent to public open space.

4 Land should be developed in an efficient and co-ordinated manner to increase housing choice by providing dwellings at densities higher than existing residential development.

5 Non-residential development such as shops, schools and consulting rooms should be of a nature and scale that:

- (a) serves the local community
- (b) is consistent with the character of the locality
- (c) does not detrimentally impact on the amenity of nearby residents.

6 The use and placement of outbuildings should be ancillary to and in association with a dwelling or dwellings.

**Form and Character**

- 7 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 8 Garages and carports facing the street (other than an access lane way) should be designed with a maximum width of 6 metres or 50 percent of the allotment or building site frontage width, whichever is the lesser distance.
- 9 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	6 metres
Minimum setback from secondary road frontage	1.5 metres
Minimum setback from side boundaries	1 metres
Minimum setback from back boundary	5 metres
Maximum site coverage	55 percent
Maximum building height (from natural ground level)	8 metres
Minimum area of private open space other than for affordable housing	20 square metres per bedroom
Minimum number of onsite car parking spaces other than for affordable housing (one of which should be covered)	2

- 10 Sheds, garages and similar outbuildings should be designed within the following parameters:

Parameter	Value
Maximum floor area	60 square metres
Maximum building height	4 metres
Maximum wall height (from natural ground level)	3 metres
Minimum setback from side and rear boundaries	600 millimetres
Minimum setback from a public road or public open space area	No closer than the dwelling with which it is associated or 6 metres where it fronts a secondary road frontage

- 11 A dwelling should have minimum site area (and in the case of residential flat buildings, an average site area per dwelling) and a frontage to a public road not less than that shown in the following table:

Dwelling type	Site area other than for affordable housing (square metres)	Minimum frontage (metres)
Detached	400 minimum	10
Semi-detached	350 minimum	9
Group dwelling	350 minimum	15
Residential flat building	300 average	20
Row dwelling	300 minimum	9

### Affordable Housing

- 12 Development should include a minimum 15 per cent of residential dwellings for affordable housing.
- 13 Affordable housing should be distributed throughout the zone to avoid over-concentration of similar types of housing in a particular area.
- 14 Dwellings constituting affordable housing should be designed within the following parameters and have a minimum site area (and in the case of residential flat buildings, an average site area per dwelling) not less than that shown in the following table:

Parameter	Detached Dwelling	Semi-detached Dwelling	Group Dwelling	Residential flat building	Row Dwelling
Site area (square metres)	300 minimum	250 minimum	300 minimum	250 average	250 minimum
Minimum area of private open space for ground level dwellings (square metres)	15 per bedroom	15 per bedroom	15 per bedroom	15 per bedroom	15 per bedroom
Minimum area of private open space in the form of a balcony for dwellings above ground level (square metres)	6	6	6	6	6
Minimum number of on site car parking spaces (one of which should be covered)	2	2	2	2	2

### Land Division

- 15 Allotments should be amalgamated to facilitate co-ordinated and efficient development.
- 16 Land division should not create vacant allotments with an area of less than 400 metres, or in the case of affordable housing allotments less than 300 square metres.

### PROCEDURAL MATTERS

#### Complying Development

- 17 Complying developments are prescribed in Schedule 4 of the *Development Regulations 2008*.

#### Non-complying Development

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

All new development requiring on-site treatment and disposal of effluent, except where:

- (a) it is to be connected to an aerobic effluent disposal system in accordance with South Australian Health Commission standards; or
- (b) in the case of land division, where each allotment is suitable for connection to an aerobic effluent disposal system in accordance with South Australian Health Commission standards.

Advertisement and/or advertising hoarding  
Amusement machine centre

Consulting room, except where:

- (a) the total floor area is less than 100 square metres;

(b) the site does not front an arterial road.

Crematorium  
 Dairy  
 Farming  
 Fuel depot  
 Horse keeping  
 Horticulture  
 Hospital  
 Hotel  
 Industry  
 Intensive animal keeping  
 Motor repair station  
 Office  
 Petrol filling station  
 Public service depot  
 Restaurant  
 Road transport terminal  
 Service trade premises

Shop or group of shops, except where:

- (a) the total floor area is less than 80 square metres;
- (b) the site does not front an arterial road.

Stock sales yard  
 Stock slaughter works  
 Store  
 Warehouse  
 Waste reception, storage, treatment or disposal  
 Wrecking yard

### Public Notification

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

Further, the following forms of development (except where the development is non-complying) are designated:

#### Category 1

Aged persons home  
 Dwelling  
 Single storey residential flat building

#### Category 2

Caravan park  
 Community centre  
 Education establishment  
 Motel  
 Pre-school/child care centre  
 Place of worship  
 Residential flat building up to 2 storeys in height

## CITY CENTRE ZONE

### Introduction

The following objectives and principles of development control apply to the whole of the City Centre Zone shown on [Maps MtG\(C\)/11 and 12](#). Additional objectives and principles of development control also apply to the relevant policy area. In the event of any conflict, the more detailed policy area provisions will prevail.

The City Centre Zone contains the following Policy Areas, shown on [Maps MtG\(C\)/23](#).

Cave Gardens and Environs State Heritage Area Policy Area 1

Portion of the Zone is located within the Historic Conservation Area as shown on [Figures MtGH\(C\)/1 to 3](#), 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.

### OBJECTIVES

- Objective 1:** A centre representing the primary focus for business and commercial services for the region, providing a full range of shopping, administrative, cultural, community, entertainment, education, religious and recreational facilities, and office development.
- Objective 2:** A centre accommodating medium density residential development in conjunction with non-residential development.
- Objective 3:** Consolidation of the zone through the staged redevelopment of vacant and under-utilised land, in particular the disused railway land, linking of adjoining developments by pedestrian paths and the integration of new development with existing buildings by respecting the scale and character of those buildings.
- Objective 4:** Development to establish integrated and cohesive street scapes.
- Objective 5:** Development that contributes to the quality of the public realm as a safe, secure and attractive environment for pedestrian movement and social interaction.
- Objective 6:** Development designed to promote pedestrian activity and provide a high quality experience for residents, workers, visitors and tourists by:
  - (a) enlivening building edges;
  - (b) creating welcoming, safe and vibrant spaces; and
  - (c) creating interesting and lively pedestrian environments.
- Objective 7:** Development designed to minimise adverse impact and conflict between land uses and zones.
- Objective 8:** An area where car parking facilities and service areas do not intrude on to major street frontages to the detriment of the area's character and amenity.
- Objective 9:** Development within the City Centre Zone that does not unreasonably compromise the long term viability of the railway line.
- Objective 10:** Development that integrates business, commercial, community services and housing with public transport, including allowance for possible future reinstatement of passenger rail services.

**Objective 11:** Development that contributes to the desired character of the zone.

## DESIRED CHARACTER

The Mount Gambier City Centre Zone will develop to continue its role as the primary regional service, business, retail, visitor and cultural focus for Greater Mount Gambier.

The Centre will provide and expand upon the diversity of land uses available including major retail, administrative, visitor, cultural, entertainment, community, business, educational, open space and recreational facilities appropriate to the needs of the City and the regional catchments it serves.

The Centre has two distinct characters with development fronting Commercial Street comprising primarily single storey buildings erected on the front boundary and built to side boundaries with verandahs built over the footpath.

New development along Commercial Street will maintain the pattern of existing development. This will involve the siting of new buildings square to and on the street alignment, with minimal breaks between buildings other than where there has been an existing access to the rear of the site.

Verandahs will continue to be provided over the footpath and outdoor dining facilities developed on the footpath where conditions (footpath width, pedestrian safety and accessibility) are appropriate.

Buildings will generally be single storey other than where adjoining existing two storey development occurs.

Staff parking and service access to sites fronting Commercial Street will continue to be taken from the rear. Significant areas of on site car parking are not encouraged, rather, development will continue to rely on publicly available parking spaces.

Service areas should be screened from view and the rear of buildings should be designed having regard to their visibility from adjoining roadways.

Provision for pedestrian access should be made via the rear of buildings, or, where possible, pedestrian links via malls and walkways.

Development otherwise in the Centre is more typical of the modern shopping environment although buildings generally are located on or close to the street alignment. This should continue to occur, with active street frontages (windows, displays and doorways) and verandahs over footpaths being encouraged.

Improved landscaping to car park areas and streets is desirable, with more shade trees and improved pedestrian links/pathways between the various car park areas and shops.

Throughout the zone ground level frontages for commercial uses should have large windows to enable a connection between the interior and the adjoining public spaces, and large areas of blank wall will be avoided to elevations which are visible from the street or other public space.

Where walls without glazed penetrations are unavoidable, other design features will be incorporated, such as colour and texture variation.

Colour, texture, material and detail are important to provide scale and visual interest. A variety of building materials and finishes should be used in each building or group of buildings.

Buildings should not be massive in scale, should not exceed 3 storeys or 12 metres in height and be articulated vertically and horizontally to reduce the bulk and form of any one building or group of buildings.

Service functions will be separated physically and visually (as much as possible) from public spaces and service areas will be screened from view.

Car parking will continue to be provided in public car parks in preference to establishment of large areas of private parking associated with any one development.



Any development or redevelopment of the Lakes Village shopping centre, or any development of the old rail yards will only occur after an urban design masterplan has been prepared that:

- (a) integrates the railyards land through to Margaret Street into any new development;
- (b) has regard to the rail corridor that needs to be retained through the site;
- (c) integrates, and closes where practical, existing local roads that abut the site;
- (d) has regard to and re-uses existing heritage buildings on the land;
- (e) establishes well defined pedestrian linkages and spaces;
- (f) adopts unified building themes providing public shelter in the form of verandahs, canopies and awnings to external elevations, with entrances linked to identifiable landscaped public areas that serve as meeting places and for outdoor dining;
- (g) limits access points, separates service functions from public areas and provides shared car parking areas for the Centre; and
- (h) recognises any constraints imposed by past use of the land such as land contamination.

Development or redevelopment of the Lakes Village shopping centre should make provision for improved environmental performance by the adoption of green star building and site design principles.

## **PRINCIPLES OF DEVELOPMENT CONTROL**

- 1** The following forms of development are envisaged in the City Centre Zone:

Café  
 Bank  
 Consulting room  
 Educational establishment  
 Emergency services facility  
 Entertainment facility  
 Hotel  
 Indoor games centre  
 Motel  
 Office  
 Residential development in conjunction with non-residential development  
 Restaurant  
 Shop  
 Supermarket.

- 2** The following land uses are appropriate within the portion of the Zone covered by the Historic Conservation Area:

Light industry  
 Office  
 Railway related goods storage and dispatch which is undertaken in a manner compatible with adjoining land uses  
 Restaurants, museums, galleries, specialist retailing (ie arts and crafts, rural produce)  
 Retail showrooms.

## **Form and Character of Development**

- 3** Development should be consistent with the desired character for the zone and each policy area.
- 4** Development should be designed to promote pedestrian linkages between developments and public areas.

- 5 Development within the centre should be located and designed with a view to promoting after hours use.
- 6 Development should not produce noise pollution, traffic volumes or other disturbances to an extent likely to adversely affect the residential use and amenity in the adjoining Residential Zone. This can be achieved by a combination of, but not limited to, the following:
  - (a) utilising noise attenuation devices and building design to minimise the emission and effect of noise;
  - (b) providing visual relief by way of landscaping on the perimeter of the site and within vehicle parking areas;
  - (c) locating waste collection and storage areas away from the boundary with Residential Zone and within specially designed enclosures; and limiting the hours of operation.

### Appearance of Land and Buildings

- 7 Development should contribute to the creation of cohesive and attractive townscapes, especially fronting roads, through sensitive massing, design and siting of built-form and high standards of architectural design and construction.
- 8 Unifying architectural elements should be adopted to provide cohesion amongst individually styled buildings throughout the City centre.
- 9 While a variety of architectural styles, building materials and colours is appropriate within the zone, adjacent developments should be designed to be complementary in respect of their massing, form, siting and design.
- 10 Development fronting onto pedestrian areas should contribute to the physical definition, enclosure, character and amenity of the spaces by:
  - (a) establishing relatively continuous edges of built form of compatible height and architectural design;
  - (b) ensuring that they minimise detrimental micro-climatic effects of overshadowing, wind and glare;
  - (c) ensuring that development opens onto and 'addresses' the spaces;
  - (d) ensuring that car parking structures, building plant and service areas are screened from these areas by suitable development and/or landscaping and that blank walls and facades are avoided; and
  - (e) creating a pedestrian scale environment.
- 11 Centre development adjoining neighbouring residential development, should promote a complementary scale of building development with suitable setbacks to afford visual relief from such buildings and to buffer any associated nuisances.
- 12 Development or redevelopment of major shopping facilities should provide:
  - (a) co-ordinated and shared points of access from public roads;
  - (b) clearly identifiable, co-ordinated and sheltered pedestrian pathways to make pedestrian movement safe, attractive and convenient;
  - (c) public spaces where shop patrons can gather to relax or be entertained, afforded with a range of public amenities and facilities;
  - (d) pedestrian pathways, landscaping and built development arranged so as to provide an intimate setting, but well located in relation to key facilities and features of the centre and major entrances to the principal retail facilities;

- (e) co-ordinated car parking between centre developments, arranged to provide for orderly and convenient vehicular movement and promote shared parking; and
- (f) for public amenities including toilets, external seating, public courtyards, litter bins and drinking fountains, where appropriate.

### **Building Heights and Siting**

- 13 The height of development should generally not exceed 3 storey's (12 metres) above existing natural ground level.
- 14 Buildings should be sited close to or abutting street frontages, with particular attention given to creating defined edges to corner sites and areas of public open space.

### **Movement and Parking**

- 15 Car parking should be provided in public areas in preference to private car parks.
- 16 Deck car parks are not encouraged, but where they are developed they should integrate closely with adjoining development rather than being separate structures.
- 17 Development should ensure integration and sharing of vehicular access/egress points and car parking areas.

### **Street Furniture**

- 18 Street furniture, including lighting, signs, litter bins, seats, bicycle parking facilities, bollards, and public art, should be incorporated into new development and should be designed and located so as to complement the townscape character and relevant policy area in which it is located.

### **Landscaping**

- 19 There should be consistent high quality landscaping provided throughout the zone and in particular at vehicular entry points, along main roads, public spaces and in car parking areas so as to enhance the appearance of the zone and to unify building elements.
- 20 Existing trees and landscape areas, should, where practicable, be retained.

### **Security and Safety**

- 21 Development within the City Centre (including the siting of public facilities, landscaping, lighting and the location of activity areas) should promote community surveillance and engender security and personal safety.

### **Land Division**

- 22 Land division should only occur where it is intended to promote the rational and economic development of land uses and facilities appropriate within the zone.

## **PROCEDURAL MATTERS**

### **Non-complying Development**

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

- Dwelling, except in conjunction with a non-residential development
- Fuel depot
- Industry, except where it is for a light or service industry
- Major public service depot

## Public Notification

- 24** Categories of public notification are prescribed in schedule 9 of the *Development Regulations 2008*.

Further, the following forms of development (except where the development is non-complying) are designated:

### Category 1

All development

## Cave Gardens and Environs State Heritage Area Policy Area 1

### 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 1, 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.



-  Primary Arterial Road
-  Secondary Arterial Road
-  Collector Road
-  Proposed Collector Road
-  Local Road
-  Existing Car Park
-  Proposed Car Park
-  Main Pedestrian Connections
-  Traffic Control Restrictions



Scale 1:10 000

0 metres      200      400      600

# MOUNT GAMBIER (CITY) TRAFFIC MANAGEMENT Fig CCe/1

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 Rubenkönig 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.

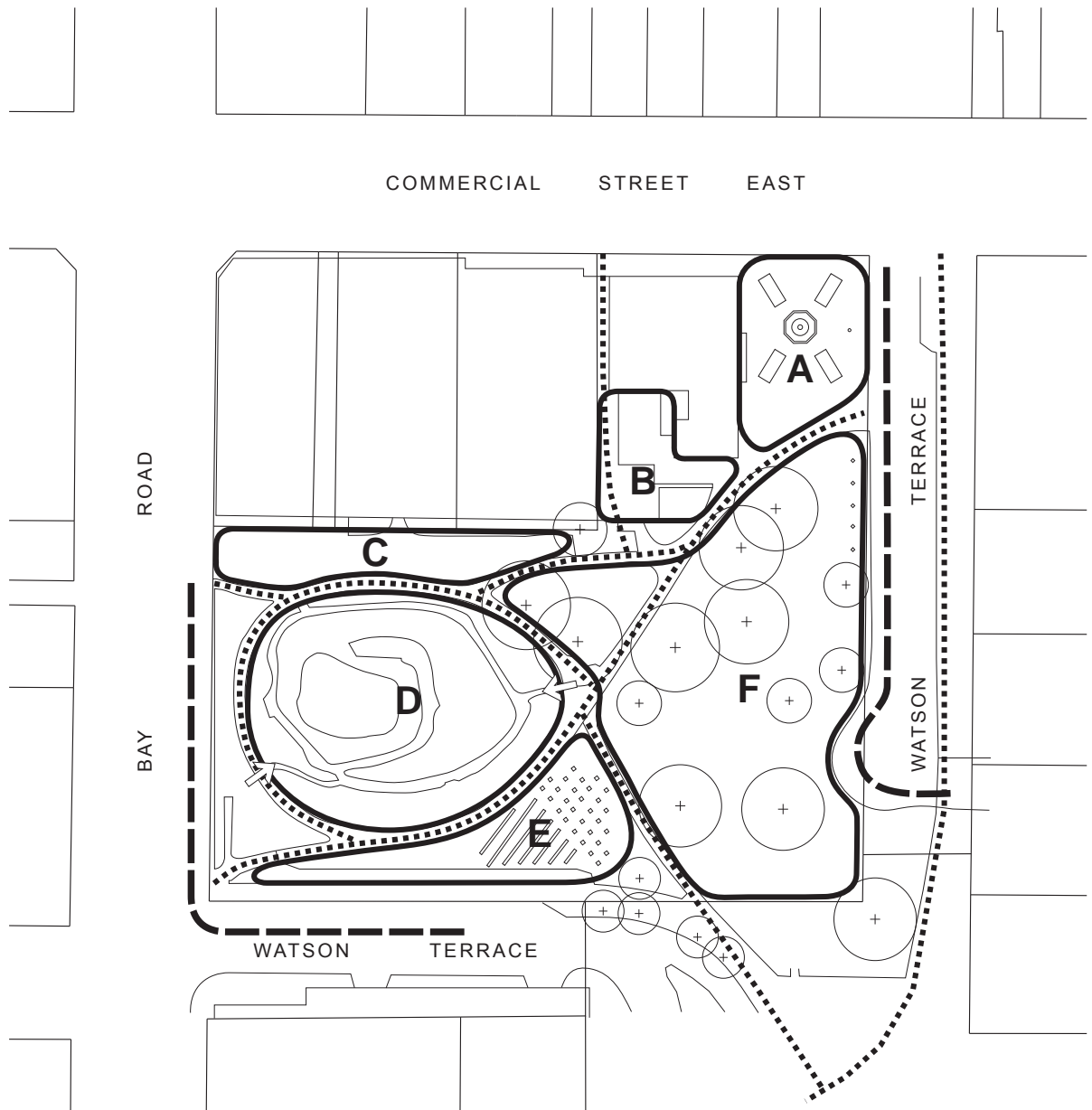
## PRINCIPLES OF DEVELOPMENT CONTROL





### 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.



-  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



- 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.
- 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 C Ce/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



- 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

- 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.

## DISTRICT CENTRE ZONE

### Introduction

The objectives and principles of development that follow apply in the District Centre Zone shown on [Map MTG\(C\)/7](#). They are additional to those expressed for the whole of the Council area.

### OBJECTIVES

- Objective 1:** A centre that accommodates a range of retail facilities, offices, consulting rooms, and cultural, community, public administration, entertainment, educational, religious and residential facilities to serve the community and visitors within the surrounding district.
- Objective 2:** Development of a visually and functionally cohesive and integrated District Centre achieved by unified building form, landscaping, vehicular and pedestrian links.
- Objective 3:** A centre accommodating low to medium density residential development (site areas from 300 square metres to 900 square metres per site).
- Objective 4:** Development which is designed to avoid fragmentation of the Centre and conflict with adjoining residential land uses and Penola Road.
- Objective 5:** Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

The District Centre Zone is intended to provide a key community focal point for the northern growth area of the City and surrounding district.

The zone is located in a prominent location in relation to the Northern Gateway precinct of the city and will require careful design of buildings to reflect the attributes of the gateway. Landscaping within the subject land will be coordinated with road verge planting to reinforce Penola Road as the main gateway into the city from the north.

Desirable land use activities will focus on serving the district shopping needs of the area and complementary land uses, including residential development, will assist in extending the usage of the Centre beyond normal working hours to enhance its vibrancy and safety.

A wide range of shopping, entertainment, office, community, cultural, religious and recreational activities are appropriate, together with low to medium density housing.

Residential development will recognise that a range of impacts and disturbances may occur as a result of commercial and community activities operating within the zone and should be designed and sited accordingly.

The District Centre Zone is located on an undulating site and in a prominent location on the entry to the City and will require care in the design and siting of buildings to reflect these attributes.

Building design within the Centre will be co-ordinated with unified building themes providing public shelter in the form of verandas, canopies and awnings to external elevations and entrances linked to identifiable landscaped public areas that serve as meeting places and for outdoor dining.

Ground level frontages for commercial uses should, where possible, have large windows to enable a connection between the interior and the adjoining public spaces and large areas of blank wall will be avoided to elevations which are visible from the street or other public space.

Where walls without glazed penetrations are unavoidable, other design features will be incorporated, such as colour and texture variation.

Colour, texture, material and detail are important, to provide scale and visual interest. A variety of building materials and finishes should be used in each building or group of buildings.

Buildings should not be massive in scale, should not exceed 6 metres in height and be articulated vertically and horizontally to reduce the bulk and form of any one building or group of buildings.

Service functions will be separated physically and visually (as much as possible) from public spaces and service areas will be screened from view.

Landscaping design in particular will assist in separating the development from adjoining land uses, integrating the various components of the Centre and reinforcing the role of Penola Road and a major City entry.

Landscaping and the design of development fronting Penola Road will be co-ordinated with road planting to reinforce the role of the road as the main entry/exit to the City from the north and south. This will include low landscaping together with clean stem trees with a high canopy between the highway and buildings so that passing traffic can see into the zone.

The main vehicular entry to the Centre from Penola Road will be identified with an avenue of clean stem trees with a high canopy.

Signage will be confined to not more than three freestanding signs along the Penola Road frontage of the Centre and one to the Bishop Road frontage. Signage otherwise will be integrated with the design of the buildings.

Noise attenuation measures will be adopted at the interface with the neighbouring residential zone or existing residential development, including that within the Caravan and Tourist Park Zone.

The Centre is divided into five precincts as identified in District Centre [Figure DCe/1](#):

### **Core Retail Precinct**

Will accommodate the principal retail activities and majority of associated car parking and will comprise no more than 26 500 square metres gross leasable area, including a Discount Department Store, Supermarket and specialty shops.

Retail showrooms and bulky goods developments should not exceed a total combined maximum floor area of 1500 square metres.

### **Interface Precinct**

Will accommodate low traffic generating and low impact uses which may include offices, medical facilities, a gymnasium and child care facility, together with open space buffers to adjoining residential development in the Residential Precinct and Residential Zone. It may also include a small café of not more than 200 square metres as an adjunct to the above uses.

Development in this area will have regard to its role separating the core retail facilities from residential development. It should not serve as a barrier to public access to the centre and should be designed having regard to its dual frontages to these precincts.

### **Residential Precinct**

Will accommodate low to medium density residential development and open space.

No development will occur in this area other than as a master planned development which will include the extension and linking together of Balambool Avenue, Willyawa and Manda Streets.

Development will be designed having regard to its location at the interface of the commercial component of the Centre and potential for noise from development therein. There will be no direct vehicular access to the Retail Core Precinct or to Penola Road.

### Highway Services Precinct

Will accommodate a service station, take away food outlets and other developments which do not require a location in the Retail Core Precinct but which require direct access to and from the Penola Road.

Road access will be co-ordinated and shared to limit the number of individual access points to the Penola Road.

### Commercial Precinct

Will principally accommodate offices and community uses but may include entertainment venues. The Commercial Precinct will not provide for retail activities of any kind.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

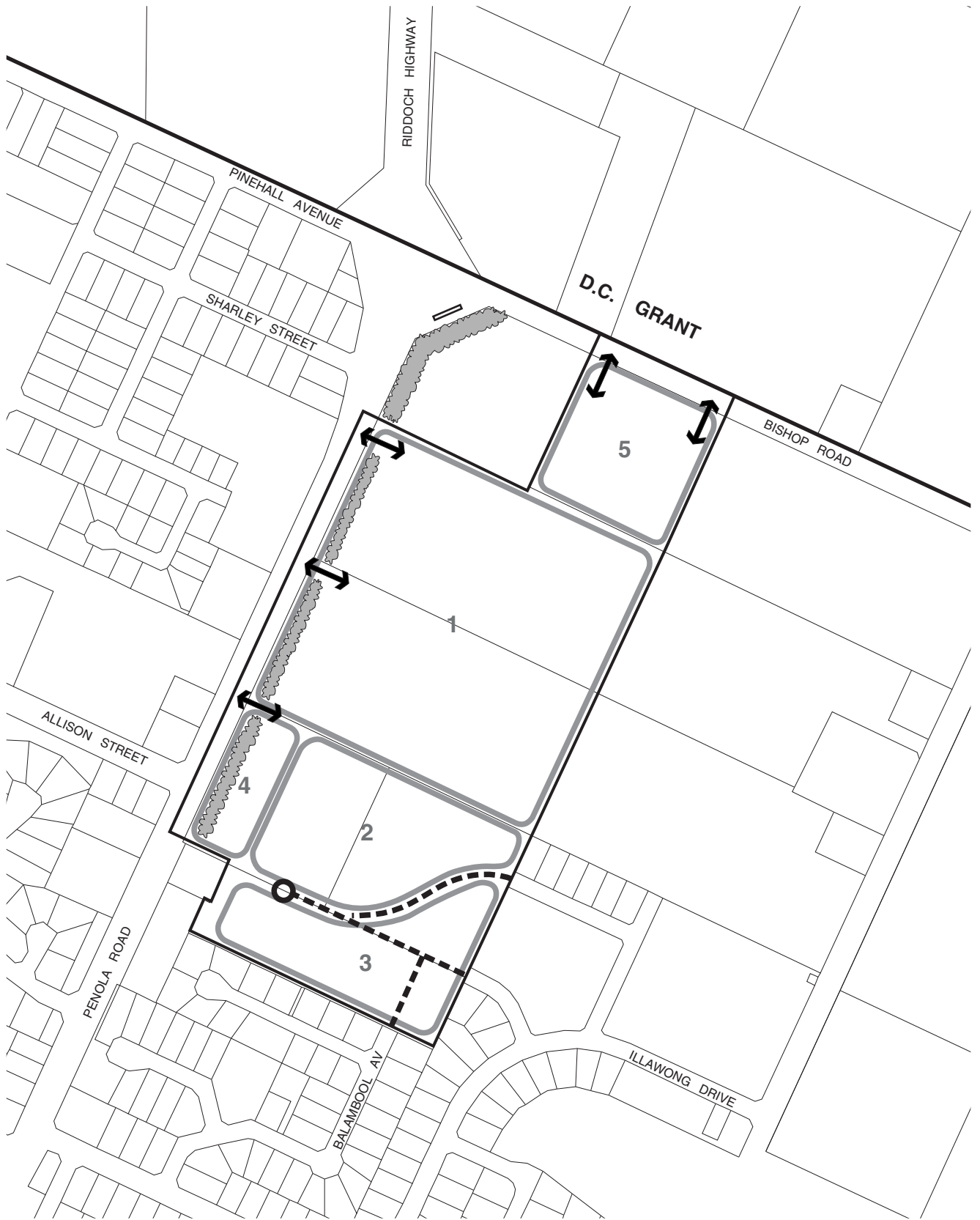
1 The following forms of development are envisaged in the zone:







- Bank
- Child care centre
- Civic centre
- Consulting room
- Discount department store
- Dwelling
- Educational establishment
- Emergency services facility
- Entertainment facility
- Health facility
- Hospital
- Housing
- Hotel
- Indoor games centre
- Library
- Office
- Petrol station
- Place of worship
- Playing field
- Pre-school
- Residential flat building in conjunction with non-residential development
- Restaurant
- Shop
- Stormwater management system
- Supermarket
- Swimming pool
- Tourist accommodation

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

3 The District Centre Zone should accommodate civic, community, cultural, retailing, business, service, entertainment, residential and recreational activities in accordance with the District Centre [Figure DCe/1](#) and in particular;

- (a) The Retail Core Precinct, should be developed as the primary retail focus, highly accessible and responsive to the community's retailing needs and comprise the major retail tenancies, including a discount department store and supermarket, together with specialty shops
- (b) The Interface Precinct should accommodate low traffic and noise generating land uses, together with open space as a buffer to adjoining residential development;



-  Precinct Boundary
-  Landscape Buffer
-  Vehicle Access
-  Local Road Extension
-  Concept Plan Boundary
-  Entry Statement
- 1 Retail Core
- 2 Interface
- 3 Residential
- 4 Highway Services
- 5 Commercial



**MOUNT GAMBIER (CITY)  
NORTHERN GATEWAY  
CONCEPT PLAN  
FIGURE DCe/1**

- (c) The Residential Precinct should accommodate low to medium density residential development (300 square metres to 900 square metres per site) and open space as a master planned residential area;
  - (d) The Highway Services Precinct should accommodate developments which do not need a location in the retail core but which does require direct access to and from the Penola Road; and
  - (e) The Commercial Precinct should accommodate offices, community and entertainment venues.
- 4** All development in the zone should provide:
- (a) co-ordinated and shared points of access from public roads;
  - (b) clearly identifiable, co-ordinated and sheltered pedestrian pathways between precincts to make pedestrian movement attractive and convenient;
  - (c) public spaces where shop patrons can gather to relax or be entertained, afforded with a range of public amenities and facilities;
  - (d) pedestrian pathways, landscaping and built development arranged in order to provide an intimate setting, but well located in relation to key facilities and features of the centre and a major entrance to the principal retail facilities;
  - (e) co-ordinated car parking between centre developments, arranged to provide for orderly and convenient vehicular movement and promote shared parking; and
  - (f) appropriate noise attenuation measures at the interface with the neighbouring residential zone or existing residential development.
- 5** Development should be undertaken in an orderly manner and integrated with preceding development, to contribute to the centre's long-term orderly expansion and cohesion.
- 6** The gross leasable floor area in the Retail Core Precinct will not exceed 26 500 square metres, made up of 25 000 square metres, including a discount department store, supermarket and specialty shops; and 1500 square metres of retail showrooms or bulky goods developments where each tenancy does not exceed 500 square metres.
- 7** Development should not occur unless a site history report has been prepared by a suitably experienced and qualified consultant, to determine whether any potentially contaminating activities have occurred on the site, and whether a site audit report is required.

#### **Appearance of Land and Buildings**

- 8** Buildings should present an attractive façade to Penola and Bishop Roads and should:
- (a) have large windows to enable a connection between the interior and the adjoining public spaces;
  - (b) provide public shelter in the form of verandas, canopies and awnings to external elevations;
  - (c) avoid large areas of blank wall which are visible from the street or other public space;
  - (d) utilise landscaping to break up the mass of and to screen larger buildings;
  - (e) adopt other design features, such as colour and texture variation or public art where walls without glazed penetrations are unavoidable;
  - (f) not exceed 8 metres in height, other than to define entry points and be articulated vertically and horizontally to reduce building bulk and form; and



(g) be designed so that service functions are separated physically and visually from public spaces and service areas are screened from view.

- 9 Buildings should be designed and setback from site boundaries in a manner that avoids adverse overshadowing and visual intrusion on adjoining residential properties.
- 10 Buildings should be setback from public roads by at least the height of the building.

### **Movement of People and Goods**

- 11 Storage and delivery areas should be coordinated amongst groups of buildings, should be well screened and should be located away from public areas.
- 12 Loading/unloading areas should be designed and constructed to prevent the entry of external stormwater and to contain any spilt materials and 'washdown' likely to pollute stormwater. A collection sump should be provided to collect liquids for subsequent reuse, recycling, recovery, treatment or, environmentally-sound disposal.
- 13 Vehicular access and egress to the zone should be in accordance with Concept Plan [Figure DCe/1](#).
- 14 All vehicles should be able to enter and exit the zone in a forward direction.
- 15 Access points and goods entrances should accommodate simultaneous two-way movements for the largest vehicle expected on site.
- 16 Individual premises within the zone should generally be accessed by internal service roads.
- 17 Vehicle access points to the zone should be minimized through shared use of car parking and service areas.
- 18 Development within the zone should accommodate customer vehicles with trailers, including provision for parking, loading and unloading.
- 19 Entry and exit signs should be installed to guide visitors and commercial/delivery vehicles.
- 20 Bicycle parking areas should be designed in accordance with *Australian Standard 2890.3 Bicycle Parking Facilities*.

### **Landscaping**

- 21 Development within the zone should incorporate perimeter landscaping, in the following manner:
  - (a) a minimum 10.0 metre wide strip of landscaping comprising dense shrubs and small to medium sized trees, where the zone abuts a residential zone or area;
  - (b) a minimum 5.0 metre wide strip of landscaping comprising a combination of high crown, evergreen trees and low ground cover adjacent to Penola Road; and
  - (c) an avenue of high crown, evergreen trees to define the main entry driveway from Penola Road
- 22 Landscaping should be provided to screen, shade and enhance the appearance of car parking areas.
- 23 Long rows of parking should be avoided through the use of planting strips and/or islands comprising a combination of high crown, evergreen trees and low ground covers.
- 24 Landscaping should not create a hazard by restricting sightlines for vehicles, pedestrians or cyclists.

## Advertising

- 25** Not more than three freestanding advertising signs should be established along the Penola Road frontage of the zone, with two within the Retail Core Precinct and one within the Highway Services Precinct.
- 26** Not more than one freestanding advertising sign should be established along the Bishop Road frontage of the Zone.
- 27** Freestanding advertising signs should:
- (a) be located in close proximity to major entry points;
  - (b) be limited to a maximum height of 10 metres and 10 square metres in advertising area on each side of a double sided sign;
  - (c) where individual tenants are to be advertised on the one sign, be integrated and consistent in design; and
  - (d) not detract from traffic control information.
- 28** Advertising on buildings should:
- (a) be integrated into the building's design;
  - (b) not extend above the top walls of the building;
  - (c) not cover more than 15 percent of a single wall face; and
  - (d) be consistent in design and provide uniformity with other signage throughout the zone.
- 29** Signage should not interfere with any traffic control device or create a hazard by restricting sightlines for vehicles, pedestrians or cyclists.
- 30** No A frame, spinner or portable type signs should be placed anywhere in the zone.

## PROCEDURAL MATTERS

### Complying Development

- 31** Complying developments are prescribed in Schedule 4 of the *Development Regulations 2008*.

### Non-complying Development

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

Fuel depot

Industry, except service industry

Motor repair station

Retail showroom or bulky goods developments in the Retail Core Precinct where the total combined floor area exceeds 1500 square metres and each tenancy does not exceed 500 square metres

Shop or group of shops (excluding a retail showroom or bulky good developments) in the Retail Core Precinct where the total combined gross leasable floor area exceeds 25 000 square metres

Shop or group of shops in the Retail Core Precinct, where an existing or valid development plan consent for a retail showroom or bulky goods exceeds 1500 square metres

**Public Notification**

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

Further, the following forms of development (except where the development is non-complying) are designated:

**Category 1**

Car park  
Child care centre  
Community centre  
Dwelling  
Gymnasium  
Office  
Petrol  
Station  
Shop  
Stormwater management system

## NEIGHBOURHOOD CENTRE ZONE

### Introduction

The objectives and principles of development control that follow apply to the Neighbourhood Centre Zone shown on [Maps MtG\(C\)/5 and 12](#). They are additional to those expressed for the whole of the Council area.

### OBJECTIVES

- Objective 1:** A zone primarily accommodating retail facilities including a supermarket and convenience shopping serving weekly shopping needs and providing a limited range of specialty shops.
- Objective 2:** The redevelopment of the Centre to enhance its appearance, accessibility, amenity and to improve its relationship to neighbouring residential development.
- Objective 3:** Off street parking, service access and access to car parking is shared between all developments within the Centre.
- Objective 4:** Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

There are two areas located within the Neighbourhood Centre, one on Commercial Street East and also on Jubilee Highway West. The Zone is intended to provide a conveniently accessible shopping and community focal point to service the more regular shopping needs of the western part of the City.

Within each centre, a standalone supermarket will be the pre-eminent business operating within the zone, together with a limited number of specialty shops and complementary personal services, and community land uses.

The Commercial Street East centre has been operating on the site for some time and lacks a functionally cohesive layout and appearance, with its poorly laid out car parking and pedestrian access, limited landscaping and with its service and delivery area exposed to housing opposite.

Redevelopment of the Commercial Street East centre will focus on improving the layout of the car park, providing additional site landscaping, including shade trees throughout the car park and improving the relationship between service areas and adjoining residential development. This will include improved site access, screening and noise attenuation.

Development of the Jubilee Highway West centre is to be staged to control the release of retail/commercial development commensurate with the demand of its catchment area so as to ensure existing centres within the City of Mount Gambier are not compromised to an unacceptable level. A small supermarket with gross leasable floor space of up to 1500 square metres and individual specialty shops, each of gross leasable floor space of up to 100 square metres is desirable in this area. The total combined floor area of the supermarket and specialty shops will not exceed 2500 square metres.

Within each centre, a coordinated building form and appearance is desired to modernise the centre and integrate the supermarket and specialty shops.

Development within each centre will have a highly articulated built form with integrated signage and improved and sheltered pedestrian access pathways and areas which are well lit, and with protected outdoor seating and meeting areas.

Development within the zone will:

- (a) not exceed 10 000 square metres of gross leasable floor area in the Commercial Street East centre;
- (b) not exceed 2500 square metres of gross leasable floor area in the Jubilee Highway West centre;

- (c) be restricted to wall heights not exceeding 6 metres and accommodate land uses that enhance and complement the function of the Neighbourhood Centre without attracting core business away from the City Centre;
- (d) be designed to be compatible with adjoining areas. This will be promoted through landscaping, screen walls, building and functional orientation, location of access ways, buffer strips and transitional use areas;
- (e) provide shared access and car parking, with separate shared access and driveway provision for service vehicles;
- (f) provide co-ordinated, shared signage throughout the Centre; and
- (g) provide public facilities including toilets, infant changing facilities for parents, seating, litter bins, telephones and community information boards.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

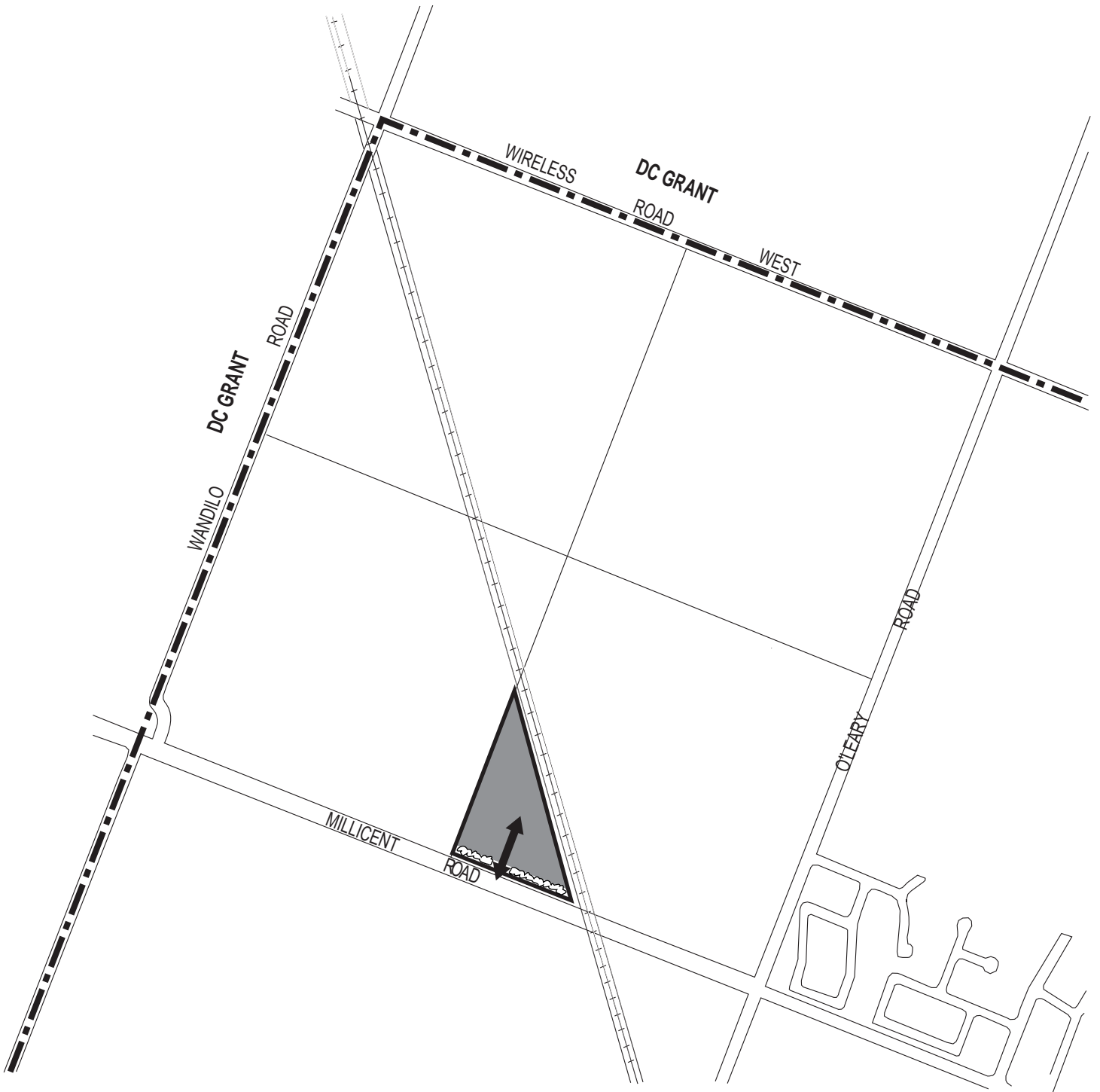
- 1 The following forms of development are envisaged in the zone:

Bank  
 Café  
 Child minding/child care centre  
 Consulting room  
 Office  
 Petrol filling station  
 Restaurant  
 Small-scale commercial activities  
 Shop  
 Supermarket

- 2 Development listed as non-complying is generally inappropriate.
- 3 Development should be of a scale and function consistent with the role of the zone as a Neighbourhood Centre supplying a range of weekly shopping and service needs to the to the local community.






### Form and Character

- 4 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 5 Development within the Neighbourhood Centre Zone should where appropriate be in accordance with the Concept Plan [Figure NCe/1](#).
- 6 A single architectural theme is encouraged for development in the Centre through:
  - (a) renovating and modernising the existing shopping complex,
  - (b) ensuring that new development and additions to buildings are constructed to a unified architectural theme and linked with verandahs and defined and protected pedestrian pathways;
  - (c) avoiding large expanses of blank or unarticulated walling; and
  - (d) employing a signage and landscaping theme throughout the Centre.



Scale 1:10000



-  Existing Railway
-  Landscape Buffer
-  Proposed Road Connections (indicative only)
-  Concept Plan Boundary
-  Development Plan Boundary

# MOUNT GAMBIER (CITY) MILLICENT / O'LEARY ROAD CONCEPT PLAN Fig NCe/1

- 7 Development, or redevelopment within the zone should improve the environmental performance of the Centre, including increased use of natural light, water retention, storage and reuse and stormwater management.
- 8 Development should limit direct vehicular access onto Commercial Street East.
- 9 Development within the zone should incorporate perimeter landscaping, in the following manner:
- (a) a minimum 2.0 metre wide strip of landscaping to Commercial Street West and 1.0 metre wide to the car park frontages to other streets, comprising small to medium sized trees and ground cover;
  - (b) planting co-ordinated with local street tree plantings to local road frontages;
  - (c) planting to local road frontages to screen and enhance the appearance of buildings and service areas; and
  - (d) taller shade trees to screen, shade and enhance the appearance of car parking areas.
- 10 Development should be designed within the following parameters:

Parameter	Value
Maximum total floor area of all buildings within the centre	10 000 square metres
Maximum wall height (from natural ground level)	6 metres

- 11 Land division should only occur where it is intended to promote the rational and economic development of land uses and facilities appropriate within the zone.

## PROCEDURAL MATTERS

### Complying Development

- 12 Complying developments are prescribed in Schedule 4 of the *Development Regulations 2008*.

### Non-complying Development

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

Advertisement and/ or advertising hoarding that:

- (a) projects above the roof line
- (b) is parapet mounted and protrudes above the parapet
- (c) that is animated or flashing
- (d) free standing and greater than 6 metres in height.

Fuel depot

Industry, except where it is for a service industry

Major public service depot

Motor repair station

Shop or group of shops, except where the gross leasable floor area does not exceed 10 000 square metres

Store

Warehouse

**Public Notification**

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

Further, the following forms of development (except where the development is non-complying) are designated:

**Category 1**

Bank  
Café  
Consulting room  
Office  
Restaurant  
Small scale commercial activities  
Shop  
Stormwater management system

**Category 2**

Child minding/child care centre  
Petrol filling station



## MIXED USE ZONE

### Introduction

The objectives and principles of development control that follow apply to the Mixed Use Zone shown on [Maps MtG\(C\)/10, 11 and 12](#). They are additional to those expressed for the whole of the Council area.

Portion of the Zone is located within the Historic Conservation Area as shown on [Figures MtGH\(C\)/1 to 3](#), 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.

### OBJECTIVES

- Objective 1:** Conversion of existing dwellings to accommodate small scale office, consulting rooms and commercial development and residential development where appropriate up to 2 storeys at medium densities.
- Objective 2:** Development that maintains the residential scale and appearance of existing development in the zone and complement development in the adjoining zones.
- Objective 3.** Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

The proposed Mixed Use Zone will provide a transition zone between the high traffic environments along the arterial roads leading to the City Centre and adjoining residentially zoned land.

The continued use of existing residential stock within the zone and the redevelopment of land for residential use at higher density and up to 2 storeys in height (site areas of 300 square metres per dwelling) is encouraged.

The zone will be further developed for a mixture of small scale offices, consulting rooms and commercial development (up to 250 square metres total floor area per individual building) primarily through the conversion of existing dwellings.

Higher impact uses such as crash repairers, shops and manufacturing are not encouraged. High traffic generating uses such as petrol stations are also inappropriate.

The zone is predominately located along Commercial Street West and Commercial Street East which are one of the main entrance routes to the City Centre. A high standard of design, site layout and landscaping is required to provide an attractive entrance to the City Centre.

Development should be sympathetic and consistent in street setback, building height and bulk, character and appearance with existing development in the zone and to complement development in adjoining zones. To this end commercial development should have a residential building form and character.

Car parking at the rear of premises is encouraged, buffered by appropriate fencing and landscaping from adjoining housing.

Shared access and off-street parking between adjoining sites is also encouraged to maximize development opportunities and minimise the need for individual driveways. All vehicles associated with a site will be able to enter and exit the site in a forward direction.

Landscaping should retain the front garden character of the area and existing front fences where appropriate. Advertising should be in the form of small scale signage that does not impair the amenity, or dominate the character of the locality.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

- 1 The following forms of development are envisaged in the zone:
  - Community facility
  - Consulting room (up to 250 square metres total floor area per individual building)
  - Dwelling
  - Office (up to 250 square metres total floor area per individual building)
  - Residential flat building
- 2 Development listed as non-complying is generally inappropriate.
- 3 Development should not be undertaken unless it is consistent with the desired character statement for the zone.
- 4 New buildings should present an attractive façade to the road and should:
  - (a) be compatible with neighbouring buildings with respect to street setback, form, bulk and external appearance;
  - (b) retain or achieve a residential form and character; and
  - (c) be designed and finished with colours that are complementary to adjacent residential development.
- 5 Landscaping should be provided to screen shade and enhance the appearance of the road frontage of the site and to screen and shade car parking areas.
- 6 Landscaping and fencing should not create a hazard by restricting sightlines for vehicles, pedestrians or cyclists.
- 7 All vehicles should be able to enter and exit the zone in a forward direction.
- 8 Advertising signage should be small scale and not exceed a height of 1.8 metres or an area of 2 square metres.
- 9 Dwellings within the Mixed Use Zone should have a minimum site area (and in the case of group dwellings and residential flat buildings, an average site area per dwelling) and a frontage to a public road not less than that shown in the following table:

Dwelling Type	Minimum Site Area (square metres)	Minimum frontage (metres)
Detached	500	10
Semi-detached	450	10
Group dwelling	350	18 10 metres for irregularly shaped site
Residential flat building	300	8
Row dwelling	400	8

- 10 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	The average of the setbacks of the adjoining buildings
Minimum setback from secondary road frontage	2.5 metres for single storey and 4.5 metres for 2 storey development
Minimum setback from side boundaries	1.2 metres for single storey and 2.5 metres for 2 storey development.
Minimum setback from rear boundary	4.0 metres for single storey dwellings and 6.0 metres for two-storey dwellings
Maximum site coverage	50 per cent
Maximum building height (from natural ground level)	9 metres
Minimum area of private open space	30 square metres per bedroom with a minimum dimension of 4 metres
Minimum number of on site car parking spaces (One of which should be covered)	2

- 11 Office, consulting rooms and other non residential development should be designed within the following parameters:

Parameter	Value
Maximum floor area	Maximum 250 square metres per individual building
Maximum site coverage	60 percent. Where development affects a number of sites, flexibility in the distribution of site coverage may be considered.
Maximum building height (from natural ground level)	5.5 metres
Maximum wall height (from natural ground level)	3.0 metres
Minimum setback from rear boundaries	15 metres
Minimum setback from side boundaries	1.2 metres
Minimum setback from a primary road frontage	The average of the setbacks of the adjoining buildings.
Minimum setback from a secondary road frontage	3.0 metres
Minimum site landscaping	10 percent of the site

## PROCEDURAL MATTERS

### Non-complying Development

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

Advertisement and/ or advertising hoarding that:

- (a) is roof mounted;

- (b) projects above the roof line;
- (c) is parapet mounted and protrudes above the parapet;
- (d) is animated or flashing;
- (e) is free standing and greater than 1.8 metres in height or 2.0 square metres in area.

Agricultural and industrial equipment sales and service depot  
 Amusement hall  
 Amusement machine centre  
 Auction rooms  
 Billiard saloon  
 Builder's yard  
 Bus depot  
 Bus station  
 Caravan park  
 Industry  
 Indoor recreation centre  
 Motor repair station  
 Motor showroom  
 Petrol filling station  
 Restaurant  
 Service trade premises  
 Shop  
 Store  
 Timber yard  
 Warehouse

### Public Notification

- 13** Categories of public notification are prescribed in schedule 9 of the *Development Regulations 2008*.

Further, the following forms of development (except where the development is non-complying) are designated:

#### Category 1

Consulting room (up to 250 square metres total floor area per individual building)  
 Dwelling  
 Office (up to 250 square metres total floor area per individual building)  
 Residential flat building

#### Category 2

Child care facility  
 Church  
 Funeral parlour  
 Motel  
 Consulting room (greater than 250 square metres total floor area per individual building)  
 Office (greater than 250 square metres total floor area per individual building)

## LOCAL CENTRE ZONE

### Introduction

The objective and principles of development control that follow apply to that part of the City of Mount Gambier referred to as Local Centre Zone on [Maps MtG\(C\)/6, 7, 10 to 12 and 16](#). They are additional to those expressed for the whole Council area.

### OBJECTIVES

- Objective 1:** A centre characterised by small groups of shops to serve the day-to-day needs of the local community and located within easy walking distance of the population they serve.
- Objective 2:** Development that contributes to the Desired Character of the zone.

### DESIRED CHARACTER

The Local Centre Zone caters primarily for existing small scale and convenient mixed-use facilities located to meet the day to day needs of the local community.

The centres will generally consist of a relatively small 7 day mini-mart/supermarket with a range of specialty type shops such as butchers, greengrocers, chemists, dry cleaner, post office, newsagents and the like and sometimes with a small business, community type use. In some cases take-away food shops will be appropriate.

Many of the existing local centre's are fully developed, with little vacant land, while some are run down with vacant shops/land and poorly laid out parking areas.

The centres are predominantly adjoined by residentially zoned land.

The centres will continue to provide opportunities for business investment and local employment.

Redevelopment of the centres or new development will have regard to the surrounding residential areas in terms of size, scale and design.

Development within the zone should be restricted to one storey.

There should be suitable screening and landscaping of parking areas and service areas/access ways should be shielded to minimise noise impacts on adjoining development.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:

- Advertisement
- Community facility
- Consulting room
- Office
- Shop

- 2 Development listed as non-complying is generally inappropriate.
- 3 Development should be of a scale and function consistent with the role of the zone as a local centre supplying a range of goods and services to the local community.
- 4 Development should not be of a high traffic generating nature and should not add significantly to traffic volumes in residential streets outside the zone.

### Form and Character

- 5 Development within local centres should relate visually and aesthetically to the residential environment. Architectural design elements such as bulk, scale, shape and materials should be in harmony with the surrounding residential area.
- 6 The gross leasable floor area of a restaurant or take away food premises should not exceed 250 square metres.
- 7 Development should not exceed one storey (6.0 metres) in height.
- 8 Buildings should be setback at least 4 metres from a common boundary with residential development or in line with adjacent building work, where this is a greater setback.
- 9 Development abutting residential areas should incorporate an intensive landscape buffer to screen centre activities.

### Land Division

- 10 Land division should only occur where it is intended to promote the rational and economic development of land uses and facilities appropriate within the zone.

## PROCEDURAL MATTERS

### Complying Development

- 11 Complying developments are prescribed in Schedule 4 of the *Development Regulations 2008*.

### Non-complying Development

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

Advertisement and/ or advertising hoarding that:

- (a) projects above the roof line;
- (b) is parapet mounted and protrudes above the parapet;
- (c) that is animated or flashing;
- (d) free standing and greater than 6 metres in height and no more than 6 square metres in area.

Dwelling

Fuel depot

Horticulture

Industry

Residential flat building

Service trade premises

Shop or group of shops, except for a shop or group of shops where the gross leasable floor area is no greater than 450 square metres

### Public Notification

- 13 Categories of public notification are prescribed in schedule 9 of the *Development Regulations 2008*.

Further, the following forms of development (except where the development is non-complying) are designated:

**Category 1**

Bank  
Café  
Consulting room  
Community facility  
Office  
Small scale commercial activities  
Shop  
Stormwater management system

**Category 2**

Child minding/child care centre  
Petrol filling station  
Restaurant

## CARAVAN AND TOURIST PARK ZONE

### Introduction

The objectives and principles of development control that follow apply to the Caravan and Tourist Park Zone on shown on [Maps MtG\(C\)/7 and 17](#). They are additional to those expressed for the whole council area.

### OBJECTIVES

- Objective 1:** A zone primarily for short-term tourist accommodation and associated facilities.
- Objective 2:** A zone accommodating a range of short-term tourist accommodation predominantly in the form of caravan and camping sites, cabins, serviced apartments and transportable dwellings surrounded by open landscaped areas.
- Objective 3:** Development that is designed to enhance the natural features of the local environment, including visual amenity, landforms, fauna and flora.
- Objective 4:** Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

This zone primarily accommodates a range of tourist accommodation uses, including camping sites, caravans and cabins.

It is recognised that a place of worship is located in the south east corner of the Zone. While it is not anticipated that it be removed in the short term, in the longer term the land use should be encouraged to relocate in order for the Zone to develop as desired.

Dwellings and long-term accommodation will not lead to the displacement of existing tourist accommodation in high demand locations. Circulation and movement within the park will be pedestrian friendly and promote low speed vehicle movement.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:

- Amenity block, including shower, toilet and laundry facilities
- Cabin
- Caravan park
- Caravan permanently fixed to land
- Camping ground
- Recreation area including tennis court, basketball court, playground
- Swimming pool/spa
- Tourist park and other forms of tourist accommodation.

- 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 Permanent buildings should be limited to a dwelling (manager's house), shop (in association with and ancillary to a caravan and tourist park), community or recreational facility and toilets/amenities.
- 5 Recreation facilities should be provided of a scale that is suitable to maintain the open natural character of the area and ancillary to the primary role and function of the park.



- 6 The total number of tourist accommodation sites in the park should be at least 60 per cent of the total number of sites available.
- 7 Every caravan, cabin and dwelling site should be greater than 81 square metres in area.
- 8 Landscaping should form an integral part of the design and be used to define spaces, reinforce internal networks, screen utility areas and enhance the visual amenity of the area.

#### **Car Parking and Access**

- 9 Every caravan, cabin or dwelling site should have parking for at least 1 vehicle, either located on the site or grouped within the park.
- 10 Internal road surfaces should be surfaced to prevent dust becoming a nuisance.

#### **Street and Boundary Setbacks**

- 11 Every dwelling, annex, caravan fixed to land, recreational facility or amenities building should be setback a minimum of:
  - (a) 1 metre from an internal road
  - (b) 6 metres from a public road
  - (c) 2 metres from the boundary of the caravan park or camping ground.

#### **Natural Hazards**

- 12 In areas prone to flooding, bushfire or other natural hazards, buildings and structures (including annexes attached to caravans or caravans fixed to land) should be designed and constructed so that they can be removed in the event of a hazard.

#### **Land Division**

- 13 No additional allotment(s) should be created wholly or partly within the zone except where a lease or license agreement is made, granted or accepted under the *Residential Parks Act 2007*.

### **PROCEDURAL MATTERS**

#### **Complying Development**

- 14 Complying developments are prescribed in Schedule 4 of the *Development Regulations 2008*.

#### **Non-complying Development**

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

- Amusement machine centre
- Bus depot
- Cemetery
- Commercial forestry
- Community centre, except where in association with and ancillary to tourist accommodation
- Consulting room
- Crematorium
- Dairy
- Dam
- Dwelling, except for a manager's residence in association with and ancillary to tourist accommodation
- Educational establishment
- Farming

Fuel depot  
 Horse keeping  
 Horticulture  
 Hospital  
 Hotel  
 Indoor recreation centre, except where in association with and ancillary to tourist accommodation  
 Industry  
 Intensive animal keeping  
 Land division which results in the creation of additional allotment(s) either wholly or partly within the zone, except where a lease or licence agreement is made, granted or accepted under the *Residential Parks Act 2007*  
 Marina  
 Motor repair station  
 Nursing home  
 Office, except where in association with and ancillary to tourist accommodation  
 Petrol filling station  
 Pre-school  
 Prescribed mining operations  
 Public service depot  
 Residential flat building  
 Restaurant, except where it is both:
 

- (a) less than 150 square metres in gross floor area
- (b) in association with and ancillary to tourist accommodation.

 Road transport terminal  
 Service trade premises  
 Shop or group of shops, except where it is both:
 

- (a) less than 150 square metres in gross floor area
- (b) in association with and ancillary to tourist accommodation.

 Stadium  
 Stock sales yard  
 Stock slaughter works  
 Store  
 Warehouse  
 Waste reception, storage, treatment or disposal  
 Wrecking yard

### Public Notification

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

Further, the following forms of development (except where the development is non-complying) are designated:

#### Category 1

Amenity block, including shower, toilet, laundry and kitchen facilities  
 Cabin  
 Camping ground  
 Caravan park  
 Caravan permanently fixed to land  
 Recreation area  
 Swimming pool  
 Tourist park

#### Category 2

Place of Worship

## COMMERCIAL ZONE

### Introduction

The following objectives and principles of development control apply to the whole of the Commercial Zone shown on [Maps MtG\(C\)/4 to 6, 10 to 13, 16 and 17](#). Additional objectives and principles of development control also apply to the relevant policy areas.

Portion of the Zone is located within the Historic Conservation Area as shown on [Figures MtGH\(C\)/1 to 3](#), 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.

### OBJECTIVES

- Objective 1:** A zone accommodating a range of commercial and business land uses.
- Objective 2:** Development that minimises any adverse impacts upon the amenity of the locality within the zone.
- Objective 3:** Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

The Commercial zones occur in small pockets along the arterial road approaches to the City Centre, and as such form part of the gateway entry/exit to the City. For the most part, the individual zones are confined to the arterial road frontage and adjoin Residential development to their rear.

Some of the existing development in the Commercial zone is inappropriate, and if desirable, in the long run, that some of the transport related developments be relocated to more appropriate industrial sites.

The zone will cater for a variety of commercial uses such as offices, car yards, motor vehicle related activities, consulting rooms and smaller scale service trade premises.

The expansion of centre type facilities such as shops is not desired, although limited retail associated with the uses envisaged in the zone is appropriate. No additional fast food/drive through restaurants are desired in the zone.

Development along the arterial road frontages of the Commercial zone should be distinctive and of high architectural and landscape quality to reflect the gateway significance of the location and to improve the amenity of the local area.

Buildings should generally be of single storey construction, well articulated with variety in building materials and with identifiable public entries and street numbers. The use verandahs and like treatments is encouraged and landscaping should form an integral component of site design.

Buildings may be erected to the road alignment in those parts of the zone where minimal setbacks are already exhibited. In these circumstances, buildings should be of single storey construction with verandahs built over the footpath for pedestrian protection and building articulation. Active road frontages are encouraged for those developments involving the display of goods such as new car showrooms.

Display yards should provide site landscaping to the road frontages as an integrated component of any goods display and advertising should be limited. The use of flags and bunting is discouraged.

Advertisements should be limited to the identification of use(s) on the site(s).

Landscaped car parking areas should established on all sites with limited access points to the arterial roads.

Development should have regard to adjoining residential development to minimise the impact of visual intrusion, noise and light overspill.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

- 1 The following forms of development are envisaged in the zone:
  - Consulting room
  - Motel
  - Motor vehicle related business other than wrecking yard or crash repair workshop
  - Office
  - Petrol filling station
  - Service trade premises
  - Service industry
  - Shop with a gross leasable area less than 100 square metres
  - Store
- 2 Development listed as non-complying is generally inappropriate.
- 3 Retail development in the zone should not hinder the development or function of any centre zone.

### Form and Character

- 4 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 5 Development should generally be in accordance with Concept Plan [Figures C/1 and C/2](#).
- 6 A landscaped buffer should be incorporated as part of any development adjacent the rural living areas on Wandilo Road.
- 7 Development, including buildings and signs viewed from Jubilee Highway East and West, should be of a high standard of design and be landscaped to provide an attractive entrance to the City.
- 8 Access to the Jubilee Highway East frontages will be restricted to two main access points linking to the provision of a service road.

### Land Division

- 9 Land division should create allotments that vary in size and are suitable for a variety of commercial activities and should have:
  - (a) an area of not less than 1500 square metres
  - (b) an average width of at least 20 metres.

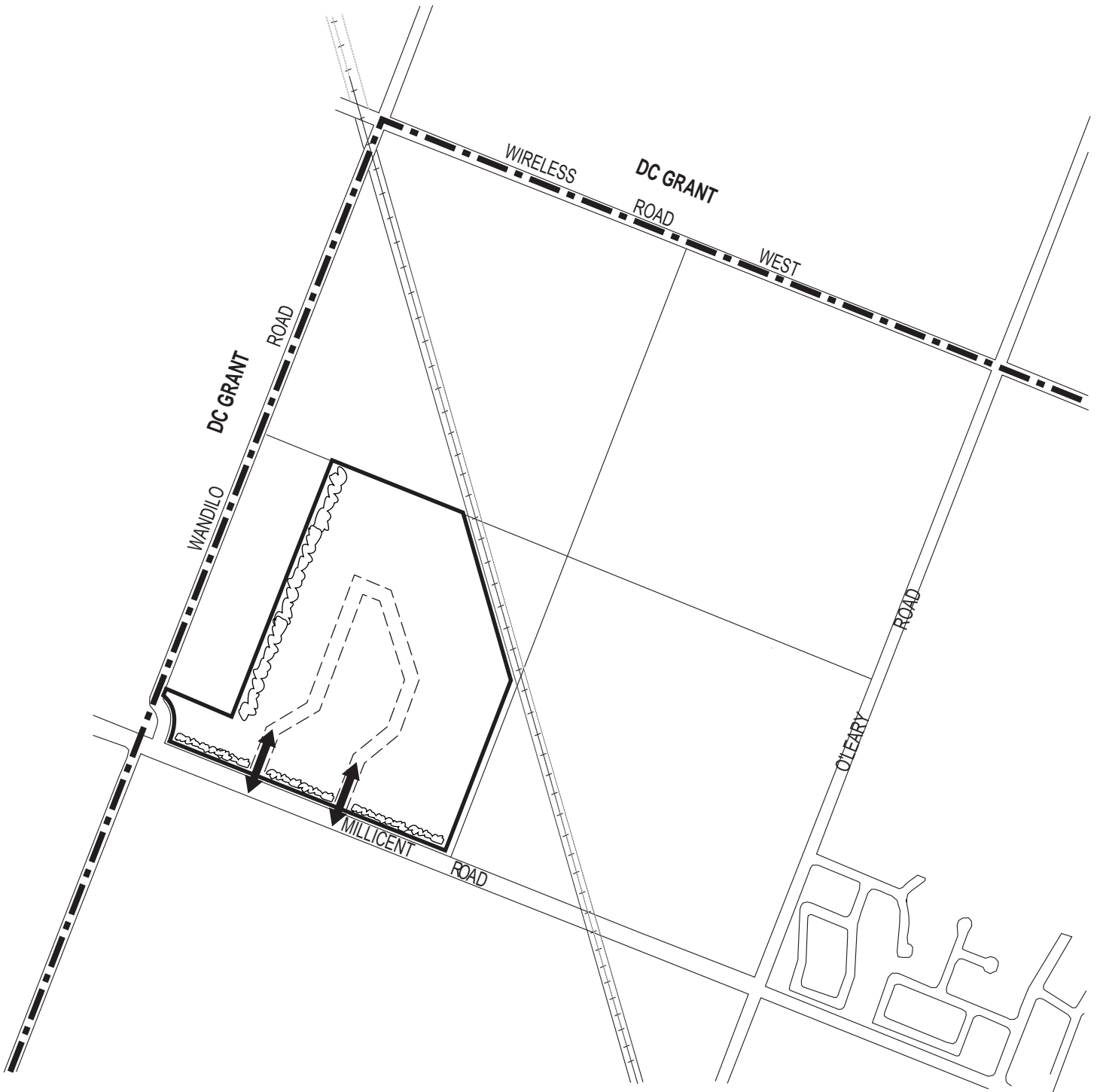
## PROCEDURAL MATTERS

### Complying Development

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







### Non-complying Development

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

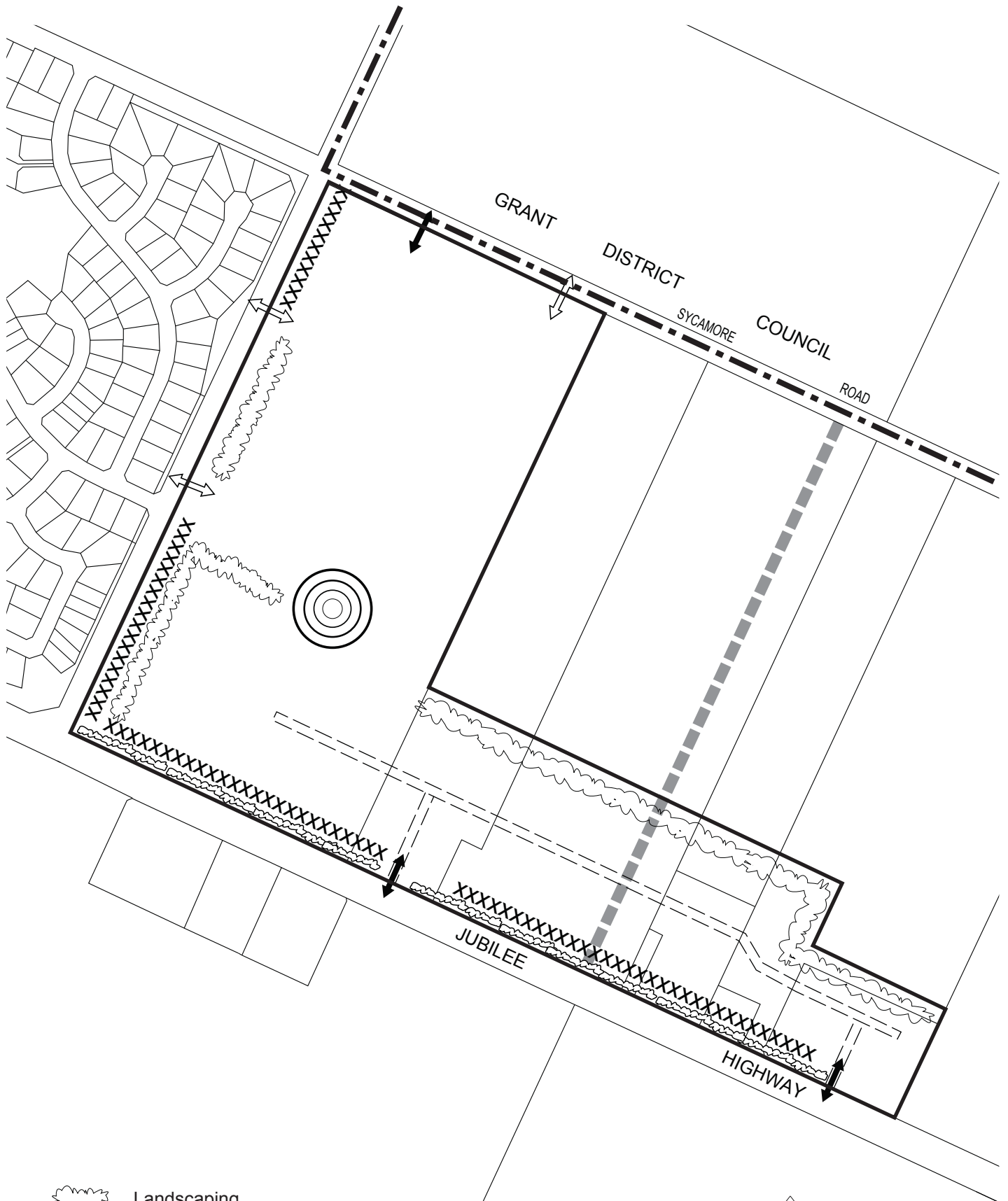


Scale 1:10000



-  Existing Railway
-  Proposed Road
-  Landscape Buffer
-  Proposed Road Connections (indicative only)
-  Concept Plan Boundary
-  Development Plan Boundary

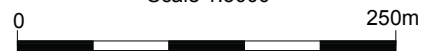
# MOUNT GAMBIER (CITY) JUBILEE WEST CONCEPT PLAN Fig C/1



-  Landscaping
-  Sink Hole
-  Major Access
-  Minor Access
-  ElectraNet Easement
-  Service Road
-  XXXX Restricted Access
-  Concept Plan Boundary
-  Development Plan Boundary



Scale 1:5000



# MOUNT GAMBIER (C) JUBILEE HIGHWAY EAST CONCEPT PLAN FIG C/2

Fuel depot  
General industry  
Hospital  
Nursing home  
Pre-school  
Retail showroom  
Road transport terminal  
Shop or group of shops, except where the gross leasable area is less than 100 square metres  
Special industry  
Waste reception, storage, treatment, or disposal  
Wrecking yard or crash repair workshop

### **Public Notification**

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

Further, the following forms of development are (except where the development is non-complying) designated:

#### **Category 1**

Consulting room  
Motel  
Motor vehicle related business other than wrecking yard or crash repair workshop  
Office  
Petrol filling station  
Service trade premises  
Service industry  
Shop with a gross leasable area less than 100 square metres  
Store

#### **Category 2**

Child care centre  
Church

## BULKY GOODS ZONE

### Introduction

The objectives and principles of development control that follow apply to the Bulky Goods Zone shown on [Maps MtG\(C\)/5, 10 and 12](#). They are additional to those expressed for the whole of the Council area.

### OBJECTIVES

- Objective 1:** A zone accommodating a range of bulky goods outlets and service trade premises in an integrated form and serving the needs of Mount Gambier and surrounding region.
- Objective 2:** Development within the zone that exhibits a high standard of design.
- Objective 3:** Landscaping that improves the amenity of the locality and reduces the visual impact of large car parking areas.
- Objective 4:** Safe and convenient vehicular and pedestrian access.
- Objective 5:** The provision of stormwater management systems which minimise pollutants entering surface and underground water supplies.

### DESIRED CHARACTER AND USE OF LAND

The desired use of the land within the zone is for bulky goods development (ie bulky goods outlets and a limited range of service trade premises).

Due to the nature of bulky goods, buildings within the zone are likely to be large with relatively low building heights. The provision of interesting, articulated and varied facades to buildings is therefore important in order to create an attractive streetscape along Jubilee Highway East and West.

High quality, structured landscaping is also required to mitigate large scale building facades and to provide visual amenity and shade to car parking areas.

Development within the zone should also be designed to provide adequate protection for residents from noise, vibration, odour, visual intrusion and traffic disturbance.

Development of the former Fletcher Jones site off Jubilee Highway East should be integrated with the adjacent Harvey Norman site including the provision of shared car parking and access for both domestic and commercial vehicles.

It is intended that development of the zone adjacent to Jubilee Highway West, including buildings and landscaping be, of a high quality to reflect the western gateway significance of the site and to provide an attractive entrance to the City. All development along Jubilee Highway West should have a frontage facing towards the highway.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Form of Development

- 1 Development should be consistent with the Desired Character and Use of the Land.
- 2 The following kinds of development are considered appropriate in the Bulky Goods Zone, providing there is a gross leasable area (excluding storage areas) of greater than 500 square metres for each individual tenancy:
  - (a) bulky goods outlets;
  - (b) service trade premises that only comprise indoor displays or are primarily for the sale, rental or display of building materials, landscaping materials, sheds, domestic garages or outbuildings.



- 3 Development should be undertaken in accordance with Concept Plan [Figures BG/1 and BG/2](#).
- 4 At least 80 percent of the total bulky goods development floorspace in the zone at Jubilee Highway East should be occupied by larger scale tenancies of at least 1500 square metres in floor area.
- 5 Development within the zone should occur in a coordinated, integrated, holistic manner.

#### **Appearance of Land and Buildings**

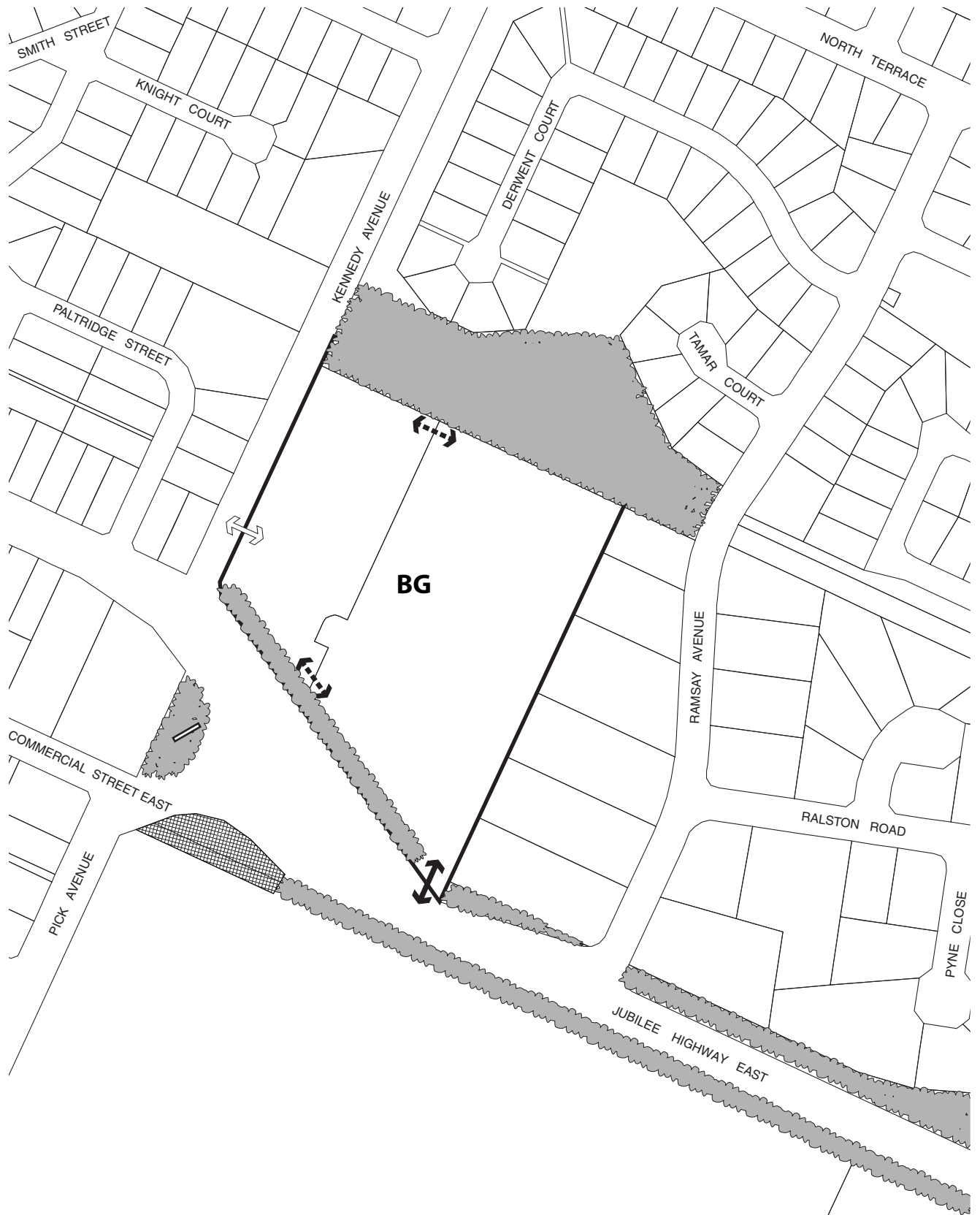
- 6 Buildings, street furniture, lighting and landscaping should be of a high standard of design and appearance and should be consistently applied across the zone.
- 7 Buildings should present an attractive façade to Jubilee Highway East and should:
  - (a) be constructed of materials that are of high quality; and
  - (b) be finished with colours that are strong and bold in nature and complementary to other bulky goods buildings in the zone.
- 8 Building design should enhance and emphasise entry points.
- 9 The mass of buildings should be minimised through the use of façade articulation and detailing, verandahs and eaves. Unarticulated walls of greater than 30 metres in length should be avoided.
- 10 Building height should not exceed 9.0 metres from finished floor level, excluding entry statements and architectural/sculpture elements.
- 11 Buildings should be designed and setback from site boundaries in a manner that avoids adverse overshadowing and visual intrusion on adjoining residential properties.
- 12 Buildings should be setback from public roads by at least the height of the building.
- 13 Buildings should incorporate structural elements to provide shelter for pedestrians.

#### **Outdoor Lighting**

- 14 Development should be adequately lit to ensure public and worker safety outside of daylight hours.
- 15 Light overspill onto adjoining residential areas should be avoided.

#### **Landscaping**

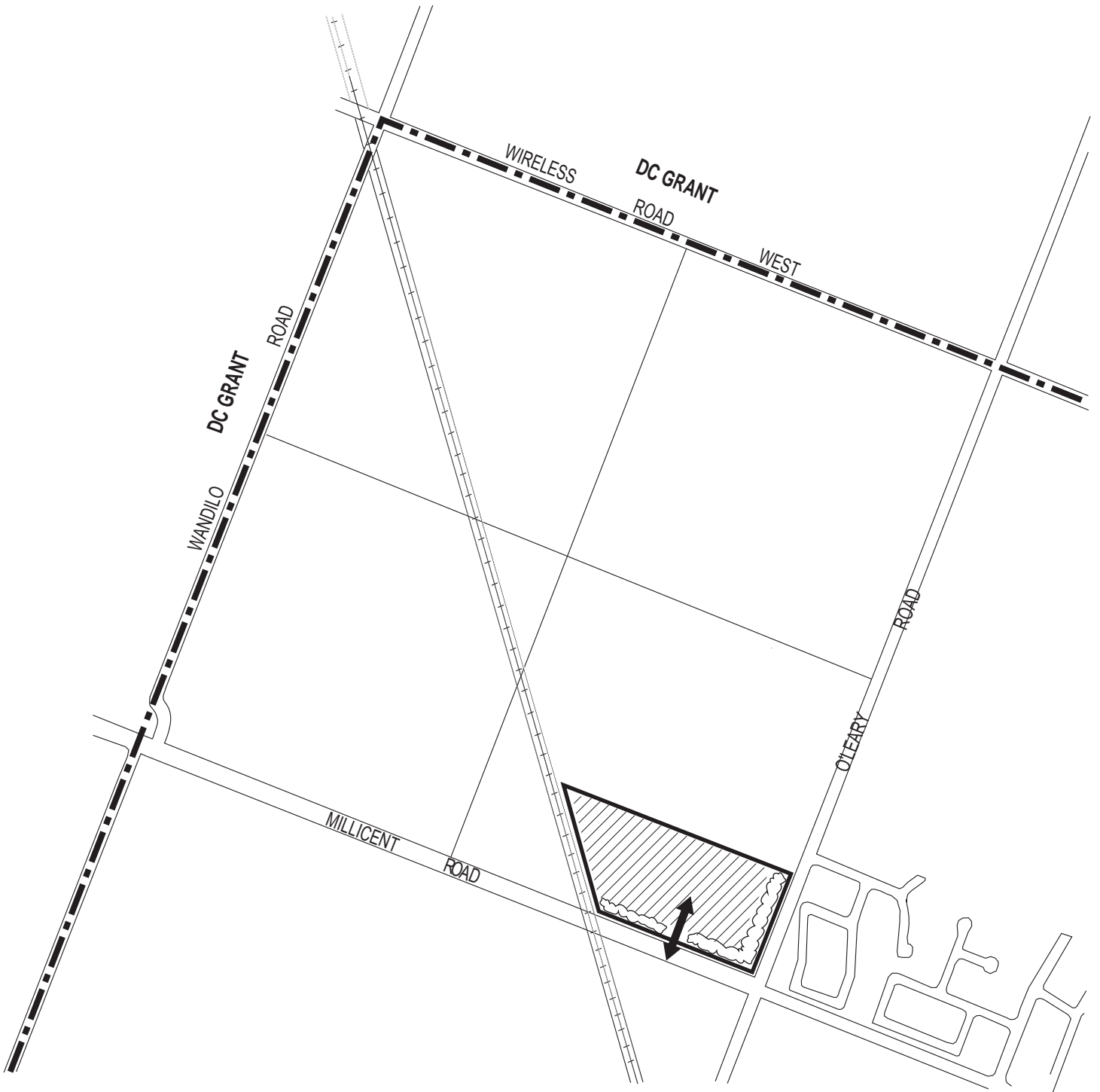
- 16 Development within the zone should incorporate perimeter landscaping, in the following manner:
  - (a) a minimum 10.0 metre wide strip of landscaping comprising dense shrubs and small to medium sized trees, where the zone abuts a residential area;
  - (b) a minimum 3.0 metre wide strip of landscaping comprising a combination of high crown, evergreen trees and ground cover shrubs adjacent to Jubilee Highway East; and
  - (c) a minimum 3.0 metre wide strip of landscaping comprising a combination of high crown, evergreen trees and ground cover shrubs adjacent to O'Leary Road.
- 17 Landscaping should be provided to screen, shade and enhance the appearance of car parking areas.
- 18 Long rows of parking should be avoided through the use of planting strips and/or islands comprising a combination of high crown, evergreen trees and low ground covers.



- BG** Bulky Goods Zone
- Zone Boundary
- Landscape Buffer
- Wetlands
- Left In, Left Out / Right In, Right Out Access Point  
(Subject to Commissioner of Highways Approval)
- Existing Access Point
- Internal Vehicle Access Link
- Entry Statement









# MOUNT GAMBIER (CITY) EASTERN GATEWAY CONCEPT PLAN FIGURE BG/1



Scale 1:10000



-  Bulky Goods
-  Existing Railway
-  Landscape Buffer
-  Proposed Road Connections (indicative only)
-  Concept Plan Boundary
-  Development Plan Boundary

**MOUNT GAMBIER (CITY)  
MILLICENT / O'LEARY ROAD  
CONCEPT PLAN  
Fig BG/2**

- 19 Landscaping should use locally indigenous plant species or other plant species with low supplementary water requirements.
- 20 Landscaping should not create a hazard by restricting sightlines for vehicles, pedestrians or cyclists.

### **Movement of People and Goods**

- 21 Storage and delivery areas should be coordinated amongst groups of buildings, should be well screened and should be located away from public areas.
- 22 Loading, unloading, plant and service area facilities should be located and designed to ensure that:
  - (a) all loading and unloading activities are conducted within the subject land, and are separate from customer movement and parking areas;
  - (b) all service vehicles are able to enter and exit the subject land in a forward direction; and
  - (c) adjacent residential areas are not adversely affected by excessive noise, odour or visual intrusion.
- 23 Loading/unloading areas should be designed and constructed to prevent the entry of external stormwater and to contain any spilt materials and 'washdown' likely to pollute stormwater. A collection sump should be provided to collect liquids for subsequent reuse, recycling, recovery, treatment or, pending approval by the relevant State and/or Local Government authorities, environmentally-sound disposal.
- 24 Facilities for delivery vehicles and commercial vehicles should be designed in accordance with *Australian Standard 2890.2 Commercial Vehicle Facilities*.
- 25 Vehicular access and egress to the zone should be in accordance with Concept Plan [Figures BG/1 and BG/2](#) and should not be obtained from local residential streets, other than for emergency purposes.
- 26 Development should provide safe and convenient access for vehicles and should be designed and located in such a way as to minimize traffic hazards, and queuing on public roads.
- 27 All vehicles should be able to enter and exit the zone in a forward direction.
- 28 Access points and goods entrances should accommodate simultaneous two-way movements for the largest vehicle expected on site.
- 29 Individual premises within the zone should generally be accessed by internal service roads.
- 30 Vehicle access points to the zone should be minimized through shared use of car parking and service areas.
- 31 Development within the zone should accommodate customer vehicles with trailers, including provision for parking, loading and unloading.
- 32 Designated pedestrian routes should be provided between car parks and buildings to provide safe pedestrian movement. They should be clearly defined by landscaping, pavement treatments, lighting and street furniture.
- 33 Entry and exit signs should be installed to guide visitors and commercial/delivery vehicles.
- 34 Bicycle parking areas should be designed in accordance with *Australian Standard 2890.3 Bicycle Parking Facilities*.

**Environment**

- 35** Development should incorporate stormwater quality improvement measures and should reuse stormwater where possible.
- 36** Stormwater management techniques and strategies should:
- (a) enable onsite detention and reuse of stormwater;
  - (b) limit discharges to levels consistent with the capacity of existing or planned external stormwater systems so as not to increase the risk of flooding to downstream properties;
  - (c) improve the quality of stormwater; and
  - (d) avoid adverse impacts on receiving waters and land.
- 37** Open swale drainage should be used in the landscape strips adjacent car parking areas to assist with detention of stormwater.
- 38** Development should be designed, oriented and landscaped to minimise energy use for climate control and lighting through:
- (a) orientation;
  - (b) use of correctly shaded windows to maximise absorption of winter sun;
  - (c) utilisation of deciduous planting, pergolas, verandahs, eaves or awnings to allow solar penetration in winter while providing summer shade;
  - (d) use of building materials with good thermal performance;
  - (e) use of insulation with particular attention to roofs and ceilings;
  - (f) use of energy efficient climate control devices;
  - (g) use of insulated rooflights;
  - (h) use of energy efficient luminaries; and
  - (i) roof orientation and pitch to facilitate the use of solar collectors and photovoltaic cells.

**Advertising**

- 39** Not more than one freestanding advertising sign should be established along the Jubilee Highway East or West frontage of the Zone.
- 40** Freestanding advertising signs should:
- (a) be located in close proximity to major entry points;
  - (b) be limited to a maximum height of 10 metres;
  - (c) where individual tenants are to be advertised on the one sign, be integrated and consistent in design; and
  - (d) not detract from traffic control information.
- 41** Advertising on buildings should:
- (a) be integrated into the building's design;
  - (b) not extend above the top walls of the building;
  - (c) not cover more than 15 percent of a single wall face; and

(d) be consistent in design and provide uniformity with other signage throughout the zone.

- 42** Signage should not interfere with any traffic control device or create a hazard by restricting sightlines for vehicles, pedestrians or cyclists.
- 43** No A frame, spinner or portable type signs should be placed anywhere in the zone.

#### Site Contamination

- 44** Development in the Zone at Jubilee Highway East should have regard to potential site contamination issues from the former use of the land as a clothing manufacturing site. This may involve the preparation of a site history or a site contamination report, or site remediation based on an assessment of a risk to human health and the environment where necessary.

#### Non-complying Development

- 45** The following kinds of development are **non-complying** in the Bulky Goods Zone:

- Abattoir
- Agistment and holding of stock
- Caravan park
- Cemetery
- Child care centre (except a crèche established as an adjunct to a bulky goods outlet or service trade premises for short term use by patrons)
- Consulting rooms
- Crematorium
- Dwelling
- Educational establishment
- Electricity generating station
- Fuel depot
- Industry
- Golf course
- Hospital
- Junk yard
- Library
- Liquid waste depot
- Major public service depot
- Meeting hall
- Minor public service depot
- Nursing home
- Permanent sewerage treatment plant
- Petrol filling station
- Place of worship
- Prescribed mining operations
- Refuse destructor
- Shop (including supermarkets, department stores, and discount department stores) but excluding bulky goods outlets
- Special industry
- Welfare institution
- Waste disposal depot
- Waste transfer station

#### Categories of Public Notification

- 46** The following kinds of development are assigned as **Category 1 Development** in the Bulky Goods Zone:

- Bulky goods outlet
- Motel
- Service trade premises that only comprise indoor displays or are primarily for the sale, rental or display of building materials, landscaping materials, sheds, domestic garages or outbuildings.

## COMMERCE/INDUSTRY ZONE

### Introduction

The objectives and principles of development control that follow apply to the Commerce/Industry Zone shown on [Maps MtG\(C\)/6, 7 and 16](#). They are additional to those expressed for the whole of the council area.

### OBJECTIVES

- Objective 1:** A zone primarily accommodating manufacturing industries and wholesale activities which have direct contact with the public through the display or retail sale of goods manufactured on the site.
- Objective 2:** A zone accommodating service trade premises and other activities involving the repair and servicing of consumer items, except crash repair workshops.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development undertaken in the Commerce/Industry Zone should be primarily small-scale manufacturing industries, service trade premises and service industries which provide consumer access to the premises upon which the manufacturing, sale or servicing takes place.
- 2 Development undertaken in the Commerce/Industry Zone should comply with the principles of development control pertaining to industrial development.
- 3 Development should be of a high standard with attractive building designs and with landscaped frontages to major arterial and other main roads.
- 4 The following kinds of development are **non-complying** in the Commerce/Industry Zone:
  - Abattoir
  - Amusement hall
  - Community centre
  - Dwelling (other than a caretaker's dwelling)
  - General industry
  - Hotel
  - Intensive animal keeping
  - Junk yard
  - Shop or group of shops with a gross leasable floor area greater than 250 square metres
  - Special industry
- 5 The following kinds of development are assigned as **Category 1 Development** in the Commerce/Industry Zone:
  - Land division where not more than four additional allotments are created
  - Motor repair station
  - Service industry
  - Store
  - Telecommunications facility less than 30 metres in height
  - Timber yard
  - Warehouse
- 6 The following kinds of development are assigned as **Category 2 Development** in the Commerce/Industry Zone:
  - Petrol filling station
  - Light industry

## LIGHT INDUSTRY ZONE

### Introduction

The objectives and principles of development control that follow apply to the Light Industry Zone shown on [Maps MtG\(C\)/5 and 10 to 12 and Figures LIn/1 and LIn/2](#). They are additional to those expressed for the whole of the council area.

### OBJECTIVES






- Objective 1:** A zone accommodating light industries which manufacture on a small-scale and which do not create any appreciable nuisance or generate heavy traffic.
- Objective 2:** A zone accommodating warehousing, storage and distribution facilities.
- Objective 3:** A zone accommodating industrial uses sited to avoid adverse impacts upon developments in adjoining residential zones.

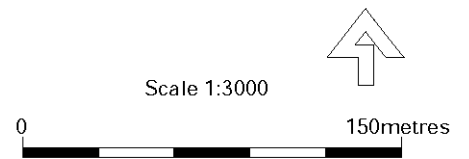
### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development in the Light Industry Zone should:
  - (a) be primarily for light industry, warehousing, storage and distribution purposes;
  - (b) avoid adverse impacts on adjoining residential areas by utilising design and site layout which minimise emissions of noise, fumes, dust, vibration, limit traffic intrusion through residential areas and any other harmful or nuisance creating impacts; and
  - (c) contribute to the creation of attractive industrial areas through high quality building design and construction, extensive tree planting and screen planting.
- 2 Development within the Light Industry Zone should not rely on access from any local road (other than O'Leary Road), in particular vehicular access should not be gained from Cunningham Street, Saint Street or Boandik Terrace.
- 3 Development fronting Millard Street and Lumeah Street should be primarily office and administrative development and staff car parking. Access for heavy industrial vehicles should be gained where possible from other roads.
- 4 Development fronting Jubilee Highway West and Graham Road should be of a high standard with attractive building designs and a landscaped frontage.
- 5 A landscaped buffer should be incorporated as part of any development where it adjoins the Residential Zone.
- 6 Development within the Light Industry Zone should where appropriate be in accordance with the Concept Plan [Figures LIn/1 and LIn/2](#).
- 7 Land division should not create allotments having:
  - (a) an average width less than 20 metres;
  - (b) a frontage of less than 15 metres to a public road; and
  - (c) an area less than 1500 square metres.

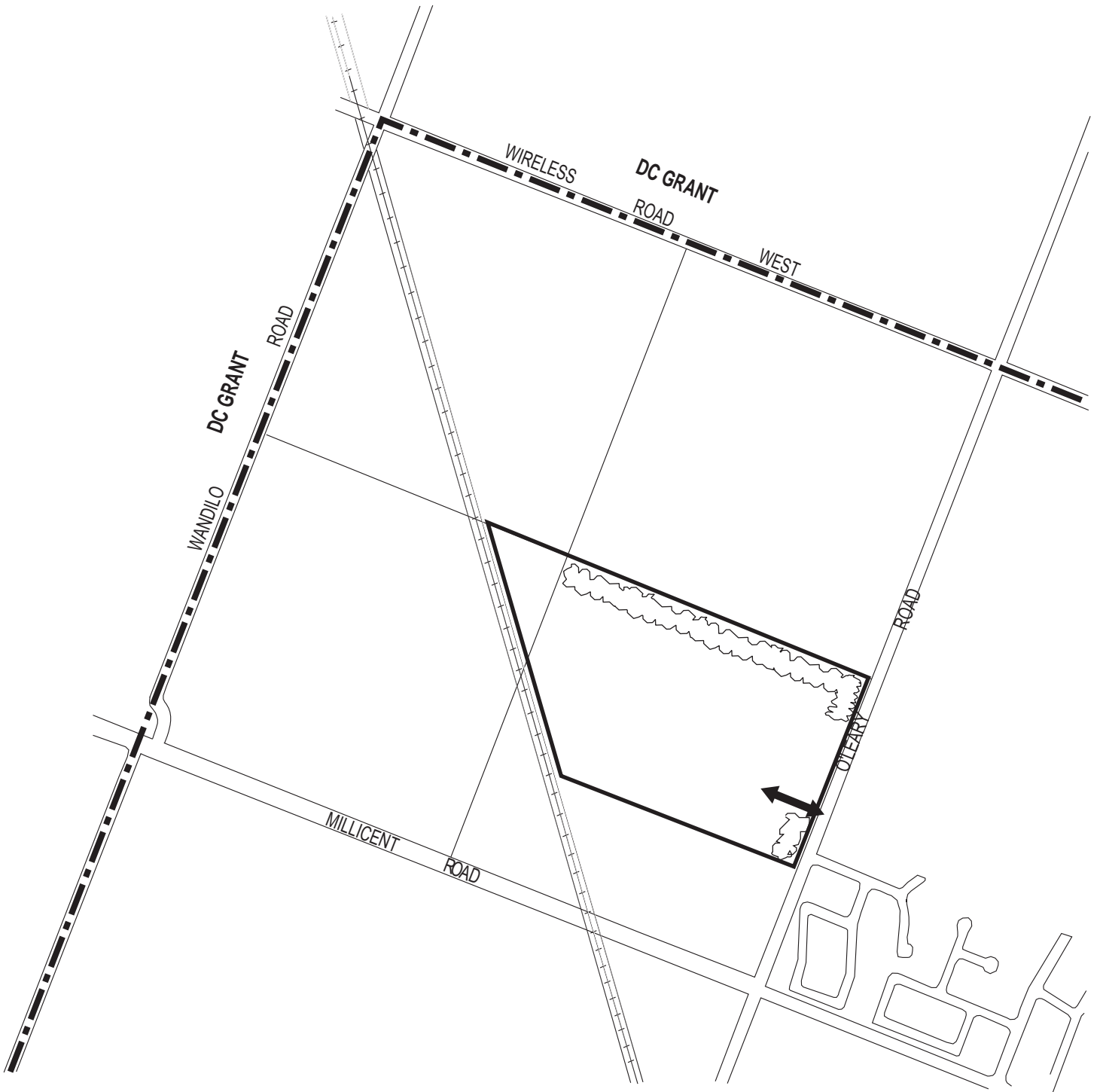




-  Concept Plan Boundary
-  Landscape Buffer
-  Zone Boundary
-  Proposed Road (Indicative only)
-  Proposed Subdivision (Indicative only)








# MOUNT GAMBIER (CITY) ORDERLY DEVELOPMENT CONCEPT PLAN Figure LIn/1



Scale 1:10000



-  Existing Railway
-  Landscape Buffer
-  Proposed Road Connections (indicative only)
-  Concept Plan Boundary
-  Development Plan Boundary

# MOUNT GAMBIER (CITY) MILLICENT / O'LEARY ROAD CONCEPT PLAN Fig Ln/2

- 8** The following kinds of development are **non-complying** in the Light Industry Zone:

All new development requiring on-site treatment and disposal of effluent, except where it is to be connected, or in the case of land division, each allotment is suitable for connection to an aerobic effluent disposal system in accordance with South Australian Health Commission standards

Abattoir

Amusement hall

Community centre

Dwelling (except a caretaker's dwelling)

Electricity sub-station

Funeral parlour

Hotel

Intensive animal keeping

Junk yard

Shop or group of shops with a gross leasable floor area greater than 250 square metres

Special industry

- 9** The following kinds of development are assigned as **Category 1 Development** in the Light Industry Zone:

Land division where not more than four additional allotments are created

Petrol filling station

Service industry

Store

Telecommunications facility less than 30 metres in height

Timber yard

Warehouse

- 10** The following kinds of development are assigned as **Category 2 Development** in the Light Industry Zone:

Road transport depot

## INDUSTRY (TIMBER MILL) ZONE

### Introduction

The objectives and principles of development control that follow apply to the Industry (Timber Mill) Zone on Suttontown Road shown on [Map MtG\(C\)/6](#). They are additional to those expressed for the whole council area.

### OBJECTIVES

- Objective 1:** A zone accommodating industries associated with commercial forestry including timber milling, timber processing, storage, dispatch and delivery of timber products but excludes pulp or paper works.
- Objective 2:** A zone accommodating industrial uses suitably located to avoid adverse impact on development within and adjoining the zone
- Objective 3:** The appearance of land and buildings enhanced by landscaping.

### DESIRED CHARACTER

This zone primarily accommodates an existing timber mill/saw mill located on Suttontown Road.

It is recognised that this timber mill/saw mill and associated and ancillary activities will be present within this area for the medium to long term.

It is envisaged that the activities accommodated in this area will include industries associated with commercial forestry including timber milling, timber processing, storage, dispatch and delivery of timber products but excluding pulp or paperworks.

This zone is directly adjacent to the Residential Zone on all sides. The future development of the site should ensure that industrial activities that have less impact on sensitive land uses are developed closer to the Residential Zone. In addition, acoustic treatment (including a buffer distance) will be incorporated into the final design to help enable the adjoining residential area to be developed with dwellings to its full potential.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 2 Development in the Industry (Timber Mill) Zone should:
  - (a) be primarily for light and general industry, warehousing and storage purposes associated with the commercial forestry industry;
  - (b) avoid adverse impact on adjoining residential development by controlling emission of noise, fumes, dust, vibration, limiting traffic intrusion through residential areas and any other harmful or nuisance creating impact;
  - (c) contribute to the creation of attractive industrial areas through high quality building design and construction, extensive tree planting and screen landscaping.
- 3 Development should be of a high standard in terms of design, siting and landscaping.
- 4 Development along Suttontown Road should have regard to the main road frontage and the adjoining residential areas.
- 5 Work and activity areas within industrial developments should be located so that the least intrusive activities adjoin residential areas.

- 6 Development incorporating mechanical processes, compressors or machinery or other activities generating noise shall provide effective acoustic treatments so as to ensure that such development does not cause any appreciable nuisance to adjoining residents.
- 7 The following kinds of development are **non-complying** in the Industry (Timber Mill) Zone:
- Abattoir
  - Amusement hall
  - Caravan park
  - Crematorium
  - Dwelling
  - Educational establishment
  - Hotel
  - Junk yard
  - Intensive animal keeping
  - Meeting hall
  - Motel
  - Refuse destructor
  - Residential flat building
  - Shop or group of shops with a gross leasable floor area greater than 150 square metres
  - Special industry
  - Waste transfer station
- 8 The following kinds of development are assigned as **Category 1 Development** in the Industry (Timber Mill) Zone:
- Light industry
- 9 The following kind of development is assigned as **Category 2 Development** in the Industry (Timber Mill) Zone:
- General industry

## GENERAL INDUSTRY ZONE

### Introduction

The objectives and principles of development control that follow apply to the General Industry Zone shown on [Maps MtG\(C\)/4, 5, 9, 10, 12, 13 and 17](#). They are additional to those expressed for the whole of the council area.

### OBJECTIVES

- Objective 1:** A zone accommodating light and general industries, road transport terminals, warehousing and storage.
- Objective 2:** A zone accommodating crash repair activities, motor wreckers, waste transfer and recycling facilities and other industries which, by virtue of their potential adverse impacts should be located away from residential areas.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development undertaken in the General Industry Zone should be primarily light and general industries and associated activities such as warehousing and storage in appropriate areas.
- 2 Special industries may be appropriate in certain parts of the zone where they can be located, designed and developed such that they present no danger to adjoining premises, have no adverse impacts through the generation of noise or odours on nearby residential areas and where wastes can be adequately and safely disposed of.
- 3 Development in the General Industry Zone should not rely on access from any local road within a residential zone.
- 4 The division of land should be designed to promote access from an internal road network and no new allotments should require direct access to Jubilee Highway West, Jubilee Highway East and Lake Terrace East.
- 5 Land division should not create allotments which have:
  - (a) an average width of less than 30 metres;
  - (b) frontage to a public road less than 15 metres; and
  - (c) an area less than 2500 square metres.
- 6 A landscaped buffer of not less than 10 metres should be provided along following boundaries:
  - (a) the boundary of the Country Living Zone situated at the corner of Dohle Road and Lake Terrace East;
  - (b) the boundary of the Country Living Zone situated to the east of Tollner Road.
- 7 The following kinds of development are **non-complying** in the General Industry Zone:

All new development requiring on-site treatment and disposal of effluent, except where it is to be connected, or in the case of land division, each allotment is suitable for connection to an aerobic effluent disposal system in accordance with South Australian Health Commission standards

Amusement hall  
 Community centre  
 Consulting room  
 Dwelling (except a caretaker's dwelling)  
 Funeral parlour  
 Hotel

Intensive animal keeping  
Junk yard, except in the form of a waste transfer station, recycling depot or motor wrecking yard  
Motel  
Shop or group of shops with a gross leasable floor area greater than 250 square metres

- 8** The following kinds of development are assigned as **Category 1 Development** in the General Industry Zone:

Land division where not more than four additional allotments are created  
Light industry  
Motor repair station  
Petrol filling station  
Service industry  
Store  
Telecommunications facility less than 30 metres in height  
Timber yard  
Warehouse

- 9** The following kinds of development are assigned as **Category 2 Development** in the General Industry Zone:

Road transport depot

## RECREATION ZONE

### Introduction

The objectives and principles of development control that follow apply to the Recreation Zone shown on [Maps MtG\(C\)/10, 11 and 17](#). They are additional to those expressed for the whole of the council area.

### OBJECTIVES

- Objective 1:** A zone primarily comprising open space and providing for a range of appropriate active and passive recreational pursuits.
- Objective 2:** A zone accommodating recreation, conservation and institutional uses which preserve and enhance the open character and amenity of the land.
- Objective 3:** A zone in which active recreational facilities and buildings are screened from adjoining roads and residential areas by screen landscaping.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 The Recreation Zone should accommodate open space and facilities for a range of active and passive recreational pursuits.
- 2 Sporting facilities and clubroom buildings should be integrated and established in discrete clusters to maintain the open character of the land.
- 3 Access roads, car parking and other facilities should be shared where safe and convenient.
- 4 Buildings and structures should be low-profile, using compatible building materials and finishes which are of a natural colour and texture.
- 5 Buildings, structures, footways and other dominant man-made elements should be screened with native vegetation so as to reinforce the zones open character.
- 6 The following kinds of development are **non-complying** in the Recreation Zone:

All new development requiring on-site treatment and disposal of effluent, except where it is to be connected, or in the case of land division, each allotment is suitable for connection to an aerobic effluent disposal system in accordance with South Australian Health Commission standards

Amusement hall  
 Amusement park  
 Caravan park  
 Dwelling  
 Hotel  
 Industry  
 Junk yard  
 Motel  
 Petrol filling station  
 Prescribed mining operations  
 Shop or group of shops with a gross leasable floor area greater than 250 square metres  
 Stock keeping

- 7 The following kinds of development are assigned as **Category 1 Development** in the Recreation Zone:

Land division where not more than four additional allotments are created.



## PUBLIC PURPOSES (RAIL TRANSPORT) ZONE

### Introduction

The objectives and principles of development control that follow apply to the Public Purposes (Rail Transport) Zone shown on [Maps MtG\(C\)/10 and 11](#). They are additional to those expressed for the whole of the council area.

### OBJECTIVES

- Objective 1:** A zone accommodating major rail links and the administrative, storage and maintenance requirements of Australian National Railways.
- Objective 2:** A zone accommodating land uses having an open character compatible with the adjoining public reserve, high school and residential zone.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development within the zone should be limited to the transport, administrative, storage and maintenance requirement of Australian National Railways.
- 2 Upon Australian National Railways relinquishing control of its land holdings adjoining the railway alignment that land contained in Certificate of Title Register Book Volume 5555, Folio 416, Certificate of Title Register Book Volume 3320, Folio 90 and Lot 1 in DP 14158 should revert to open space as an extension to the Hastings Cunningham Reserve.
- 3 Upon Australian National Railways relinquishing control of that land contained in portion of allotment 28 in DP 33040 and portion of allotment 1 in DP 22507, the land should be developed for residential purposes for eventual inclusion in the adjoining residential zone.

- 4 The following kinds of development are **non-complying** in the Public Purposes (Rail Transport) Zone:

All development except development undertaken by Australian National Railways for the express purpose of the administration and operation of its rail services, or the erection of dwellings sited upon that land identified in principle of development control numbered 3, above.

- 5 The following kinds of development are assigned as **Category 1 Development** in the Public Purposes (Rail Transport) Zone:

Land division where not more than four additional allotments are created  
Telecommunications facility less than 30 metres in height.

## INDUSTRY (ENTERPRISE) ZONE

### Introduction

The objectives and principles of development control that follow apply to the Industry (Enterprise) Zone shown on [Map MtG\(C\)/10](#). They are additional to those expressed for the whole of the council area.

### OBJECTIVES

- Objective 1:** A zone accommodating small-scale industries, including service industries which do not occupy a total site in excess of 1000 square metres.
- Objective 2:** A zone in which low-cost industrial land in small allotments can be provided to encourage new business enterprises and job creating investment in Mount Gambier.
- Objective 3:** A zone in which small and fledgling industries may establish without the need for high capital investment in site development.
- Objective 4:** To maintain a high standard of character and amenity throughout the zone with a high standard of presentation to Commercial Street West.

The Industry (Enterprise) Zone has been established within a small pocket of land which was originally subdivided and developed for residential land use. The area has undergone a slow transition over the years and is now occupied by a predominance of small industrial developments, although pockets of housing still exist within the zone.

The zone is bounded by industrial land uses and is considered an appropriate area to allow small and new business an opportunity of establishing premises on small sites where low levels of capital investment are required to develop appropriate premises.

In order to encourage new business enterprises it is not intended that industries in this area meet strict development guidelines, but that more liberal site development policies be maintained to limit the need for "up front" and unproductive investment in site development.

As the zone is intended to operate as an incubator for small business, a limitation has been placed on the maximum site area which should be occupied by any one business enterprise. This area of 1000 square metres is roughly equivalent to the area of one existing allotment. Any business expanding beyond the capacity of the site would be expected to seek more appropriate premises within one of the other industry zones.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development within the Industry (Enterprise) Zone need not comply with the principles of development control pertaining to industry in the general provisions of the Development Plan, but should comply with the following requirements:
  - (a) the total floor area of any buildings on the site of the development should not exceed 33 percent of the total site area;
  - (b) no building should be located closer than six metres to the street alignment, except where the property has two road frontages, a building may be erected to within four metres of the secondary road alignment;
  - (c) on-site car parking should be provided at the rate of one car parking space for each 75 square metres of total floor area;
  - (d) a three metre wide extensively planted screen landscaping strip should be established adjacent to the street alignment; and

- (e) suitable access should be maintained for all vehicles which may be expected to require access to the site.

2 The following kinds of development are **non-complying** in the Industry (Enterprise) Zone:

- Abattoir
- Amusement hall
- Any business or industry which occupies a site area in excess of 1000 square metres
- Auction room
- Bank
- Bus depot
- Crash repair workshop
- Dwelling, except alterations and additions to an existing detached dwelling
- Fuel depot
- Gymnasium
- Junk yard
- Petrol filling station
- Road transport terminal
- Service trade premises
- Shop or group of shops with a gross leasable floor area greater than 250 square metres
- Special industry

3 The following kinds of development are assigned as **Category 1 Development** in the Industry (Enterprise) Zone:

- Land division where not more than four additional allotments are created
- Telecommunications facility less than 30 metres in height.

## 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:** A zone accommodating a major source of water supply.
- Objective 3:** 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 4:** Retain views and vistas into and out of the Crater Lakes Area.
- Objective 5:** Development that contributes to the desired character of the zone.

### Desired Character

The Lakes Zone covers the full extent of the 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. 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 barbecues, 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. 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.

Where additional landscaping is planned within this zone it is desirable that:

- (a) locally indigenous vegetation be selected on the basis not only of its suitability of size and aesthetics but consideration also be given to its suitability to provide habitat for native fauna species;
- (b) exotic plantings avoid any known weed species.

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.

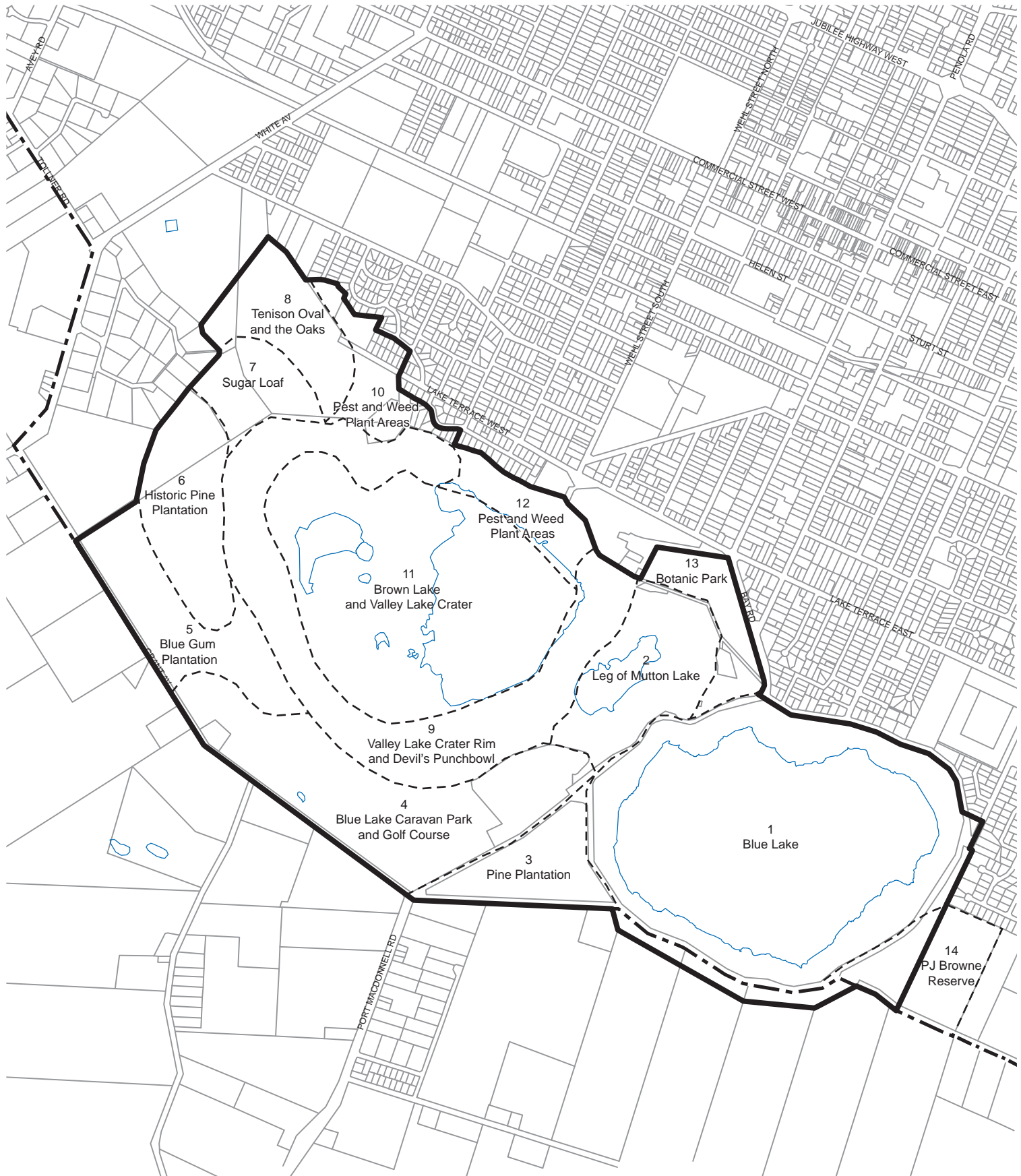
The Blue Lake provides the primary public water source to the township of Mount Gambier. Any development should be designed to protect the Blue Lake and its surrounds from contamination risks that could threaten the public water system.

### **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.



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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

Consolidated - 21 April 2016

#### **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 sited 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, barbecuing, 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 barbecue 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 barbecues 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
- Public water supply
- 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;
- (c) minimising the extent of vehicle access servicing that development;



- (d) minimising the extent of locally indigenous vegetation removal;
  - (e) being sited in an unobtrusive manner preferably below hilltops or prominent ridgelines and in any case, not above the 75 metre contour level;
  - (f) screening the visual impact by planting locally indigenous species having due regard to bushfire risk;
  - (g) 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.
- 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 with introduced exotic plantings that are known weedy species being progressively removed and replaced with more suitable species.

### 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

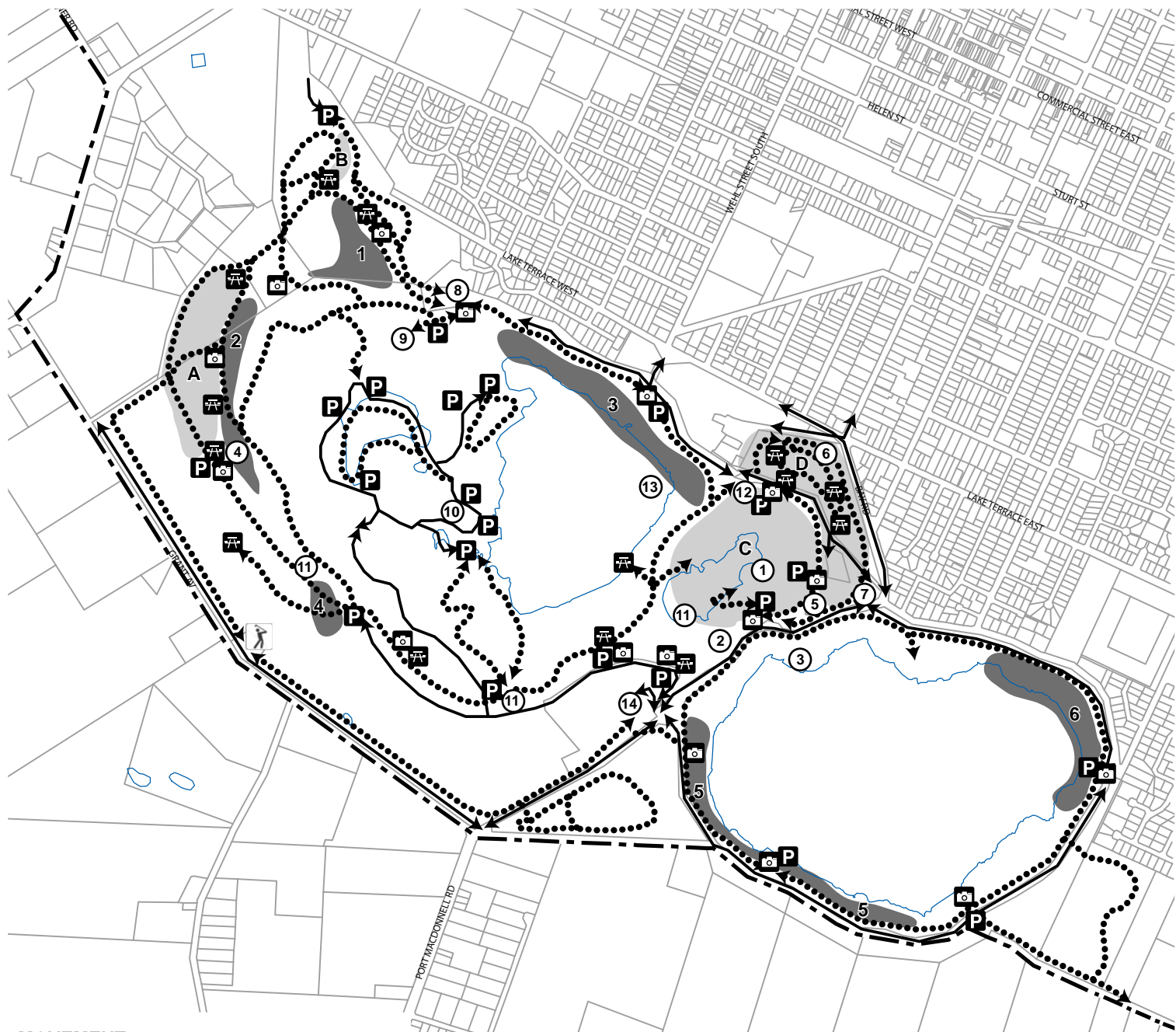
Industry

Intensive animal keeping

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

Motel

Motor repair station



**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

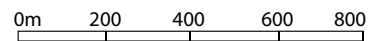
**HISTORICAL VEGETATION**

- 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**

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*.

## PUBLIC PURPOSES (SHOW GROUNDS) ZONE

### Introduction

The objective and principles of development control that follow apply to that part of the City of Mount Gambier referred to as Public Purposes (Show Grounds) Zone on [Maps MtG\(C\)/12 and 16](#). They are additional to those expressed for the whole of the council area.

### OBJECTIVE

**Objective 1:** An area for shows, trotting, exhibitions, recreation and other similar activities.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 This area should be developed for shows, trotting, exhibitions, recreation and similar activities.
- 2 No development should prejudice the objective for the area.
- 3 The following kinds of development are assigned as **Category 1 Development** in the Public Purposes (Show Grounds) Zone:

Land division where not more than four additional allotments are created  
Telecommunications facility less than 30 metres in height.

## COUNTRY LIVING ZONE

### Introduction

The objectives and principles of development control that follow apply to the Country Living Zone shown on [Maps MtG\(C\)/8 to 10, 13, 14 and 17](#). They are additional to those expressed for the whole of the council area.

### OBJECTIVES

- Objective 1:** Provision of low-density residential development on large allotments to form an edge to the Lakes Zone and to the city.
- Objective 2:** Development undertaken in such a manner to minimise the likelihood of pollution of underground water resources.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should comprise detached dwellings and associated outbuildings of single-storey construction on large allotments.
- 2 Buildings should be sited in such a manner as to reduce their visual impact from adjoining areas and should be:
  - (a) screened from view by established landscape buffers on the site;
  - (b) set-back at least 20 metres from a public road or place within the Country Living Zone north of Wireless Road East and west of Attamura Road, and set-back at least 15 metres from a public road or place in all other areas; and
  - (c) sited or excavated rather than filled sites in order to reduce the vertical profile of buildings.
- 3 Buildings should be designed in such a way and be of a scale so as not to detract significantly from views of the land from existing built-up areas and in particular:
  - (a) buildings should be low-profile, generally of single-storey construction;
  - (b) two-storey buildings should utilise roof cavity spaces to accommodate additional floor area rather than establishing high vertical walls; and
  - (c) external materials should be of a low light-reflective nature, and of natural colours so as to blend with the natural background.
- 4 Development on allotments exceeding 5000 square metres or an existing vacant allotment should utilise an aerobic waste water treatment system, unless it can be readily connected to the existing sewerage system.
- 5 Boundary fencing should be of open construction capable of being seen through.
- 6 Development within the Country Living Zone at the corner of Dohle Road and Lake Terrace East should include a landscaped buffer of not less than 10 metres along the boundary of the General Industry Zone.
- 7 Development within the Country Living Zone to the east of Tollner Road should include a landscaped buffer of not less than 10 metres along the boundary of the General Industry Zone.
- 8 Dwellings within the Country Living Zone at the corner of Dohle Road and Lake Terrace East should be setback a minimum of 50 metres from the boundary of the adjacent General Industry Zone.

- 9 The following kinds of development are **complying** in the Country Living Zone subject to compliance with the following conditions where applicable:
- (a) compliance with conditions prescribed in [Table MtG\(C\)/1](#);
  - (b) compliance with conditions prescribed in [Table MtG\(C\)/2](#); and
  - (c) the dwelling (or dwellings) being located in an area shown as 'Excluded Area from Bushfire Protection Planning Provisions' on a Bushfire Protection Area [Figures MtG\(BPA\)/1 to 4](#)

Dwelling

- 10 The following kinds of development are **non-complying** in the Country Living Zone:

All new development requiring on-site treatment and disposal of effluent, except where it is to be connected, or in the case of land division, each allotment is suitable for connection to an aerobic effluent disposal system in accordance with South Australian Health Commission standards

Abattoir

Advertisement

Amusement machine centre

Builder's yard

Caravan park

Fuel depot

Hotel

Industry

Horse keeping

Horse stables

Intensive animal keeping

Hotel

Land division creating an allotment or allotments less than 5000 square metres in area

More than one dwelling per allotment

Motel

Motor repair station

Office

Store

Timber yard

- 11 The following kinds of development are assigned as **Category 1 Development** in the Country Living Zone:

Land division where not more than four additional allotments are created

Domestic outbuildings with wall height less than 3.0 metres.

## 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\(C\)/10, 11, 14 and 15](#). They are additional to those expressed for the whole of the Council area.

The Community Zone contains the following policy area, shown on [Maps MtG\(C\)/23 and 26](#):

Lakes Perimeter Policy Area 2

### 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 2

### Introduction

The Objectives and Principles of Development Control that follow apply to the Policy Area as shown on [Maps MtG\(C\)/23 and 26](#). 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 minimized;
  - (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.

## RURAL LIVING ZONE

### Introduction

The objectives and principles of development control that follow apply to the Rural Living Zone on [Maps MtG\(C\)/4 and 5](#). They are additional to those expressed for the whole council area.

### OBJECTIVES

**Objective 1:** A zone consisting of large allotments, detached dwellings and rural activities that do not adversely impact the amenity of the locality.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

1 The following forms of development are envisaged in the zone:

- Detached dwelling
- Domestic outbuilding in association with a detached dwelling
- Domestic structure
- Dwelling addition
- Farming
- Farm building
- Stable

2 Development should be located and designed to minimise any adverse impact from the existing railway line.

3 Development listed as non-complying is generally inappropriate.

4 There should be no more than one dwelling per allotment.

5 Any keeping of animals should be ancillary to and in association with the residential use of the land.

6 The keeping of horses should only be undertaken if the horses are accommodated within a stable or shelter and good pasture cover is maintained through means including the fencing of day yards and rotation of paddocks as well as the provision of supplementary feeding when required.

#### Form and Character

7 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	20 metres
Minimum setback from secondary road frontage	10 metres
Minimum setback from side boundaries	10 metres
Minimum setback from rear boundary	20 metres
Maximum site coverage	5 per cent
Maximum building height (from natural ground level)	8 metres
Minimum number of on site car parking spaces (One of which should be covered)	2

- 8 Sheds, garages and similar outbuildings should be designed within the following parameters:

Parameter	Value
Maximum floor area	120 square metres
Maximum building height (from natural ground level)	5 metres
Maximum wall height (from natural ground level)	4 metres
Minimum setback from side and rear boundaries	5 metres
Minimum setback from a public road or public open space area	No closer than the dwelling with which it is associated.

- 9 Development should incorporate landscaping in order to enhance the amenity of land and to complement existing vegetation, including native vegetation.
- 10 All development providing for human habitation should be connected to a rainwater storage tank with a capacity of not less than 22 000 litres unless a reticulated water supply service is available.

### Land Division

- 11 Land division should create a range of allotment sizes with an area between 1.5 and 2.0 hectares.

## PROCEDURAL MATTERS

### Complying Development

- 12 Complying developments are prescribed in Schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development are designated as **complying** subject to the conditions contained in [Table MtG\(C\)/1](#) - Conditions for Complying Development:

Recreation Area

### Non-complying Development

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

Advertisement and/or advertising hoarding, except where the development achieves at least one of (a) or (b):

- (a) is adjacent to a road with a speed limit of less than 80 km/h;
- (b) has an advertisement area of 2 square metres or less and achieves all of the following:
  - (i) the message contained thereon relates entirely to a lawful use of land;
  - (ii) the advertisement is erected on the same allotment as the use it seeks to advertise;
  - (iii) the advertisement will not result in more than two advertisements on the allotment.

Amusement machine centre

Crematorium

Dairy

Dwelling, except a detached dwelling that results in no more than one dwelling per allotment

Fuel depot

General industry

Hotel

Intensive animal keeping

Land division, except:

- (a) a boundary realignment only where no additional allotments are created; or
- (b) where all allotments resulting from the division are no less than 1 hectare in area.

Major public service depot

Motor repair station

Petrol filling station

Residential flat building

Restaurant

Road transport terminal

Service trade premises

Shop or group of shops, except where the gross leasable area is 80 square metres or less

Special industry

Stock sales yard

Stock slaughter works

Store

Warehouse

Waste reception, storage, treatment or disposal

Wrecking yard

### **Public Notification**

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

## PUBLIC PURPOSE (EDUCATION) ZONE

### Introduction

The objectives and principles of development control that follow apply to the Public Purposes (Education) Zone shown on [Maps MtG\(C\)/5 and 6](#). They are additional to those expressed for the whole council area.

### OBJECTIVES

- Objective 1:** A zone accommodating tertiary educational facilities and related services for the benefit of the general public.
- Objective 2:** Development that is integrated in function and provides a coordinated base to promote efficient service delivery.
- Objective 3:** Development that contributes positively to the desired character of the zone.
- Objective 4:** Noise sensitive development designed to protect its occupants from existing noise sources in the locality.

### DESIRED CHARACTER

The Zone will be maintained and enhanced as the South East's primary campus for further education. Existing facilities will be further developed to provide an integrated educational facility providing a unique blend of tertiary and vocational educational opportunities that addresses local needs and industry skills and training demands.

The built form and environment of the Zone will comprise a variety of building forms of high quality, and of individual styling and detailing, but producing a coherent vernacular throughout the campus. Strong and appealing buildings punctuated by well developed landscaping are appropriately developed on the primary street address, and a sense of spaciousness is sought here and throughout the campus. Development will generally be of a greater intensity than the surrounding Residential Zone though will be designed to carefully manage the interface with adjacent residential development, particularly having regard to massing, proportions, overshadowing, traffic and noise. Variation in the height and scale of buildings will occur, with larger buildings generally located centrally within the Zone and on the primary street frontage, with lower scale buildings providing a transition in built scale towards the Residential Zone. The setback generally of existing development from Wireless Road West will be maintained with setbacks from boundaries with the Residential Zone an appropriate distance to allow for further landscaping. No further access points to the campus should be created from Wireless Road West.

Environmentally sustainable development principles are to be adopted by all development within the area, including building siting, energy use, water sensitive urban design, incorporation of solar systems and appropriate landscaping treatments. The existing landscaped setting of the educational establishment will be enhanced with appropriate plantings along the boundaries of the site to provide a buffer with residential development.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:

- Educational establishment
- Library
- Local convenience shops and services associated with educational establishment
- Office associated with educational establishment
- Performing arts/multiple media resource facility associated with educational establishment
- Student accommodation

- 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 educational and related uses.
- 4 The development of sensitive land uses can occur within the 500m buffer zone surrounding the timber mill shown on Concept Plan [Figure R/6](#) but only where a lesser distance is appropriately justified in accordance with the relevant noise and air quality policies.

#### **Form and Character**

- 5 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 6 Buildings, should be designed and sited to:
  - (a) contribute to the development of an integrated urban form throughout the zone of high design quality nonetheless with individual buildings of identifiable and distinctive design features, and of varying scale, with buildings of lesser scale located toward its Residential Zone boundaries;
  - (b) establish a strong building presence to its primary street address and develop a pleasing landscaped frontage punctuated by buildings with a consistent street setback;
  - (c) be setback no less than 6 metres from boundaries with the Residential Zone;
  - (d) be suitably landscaped to screen and provide shade to car parking areas and to frame buildings.
  - (e) accommodate convenient and safe vehicle access and off street parking;
  - (f) incorporate passive energy design features in buildings; and
  - (g) incorporate rainwater tank(s) plumbed for water re-use.
- 7 Development should have a maximum building height of 5 storeys.

#### **Car Parking and Access**

- 8 Car parking should be provided in accordance with [Table MtG\(C\)3](#) – Car and Bicycle Parking Requirements.
- 9 No further vehicular access should be obtained from Wireless Road West.

### **PROCEDURAL MATTERS**

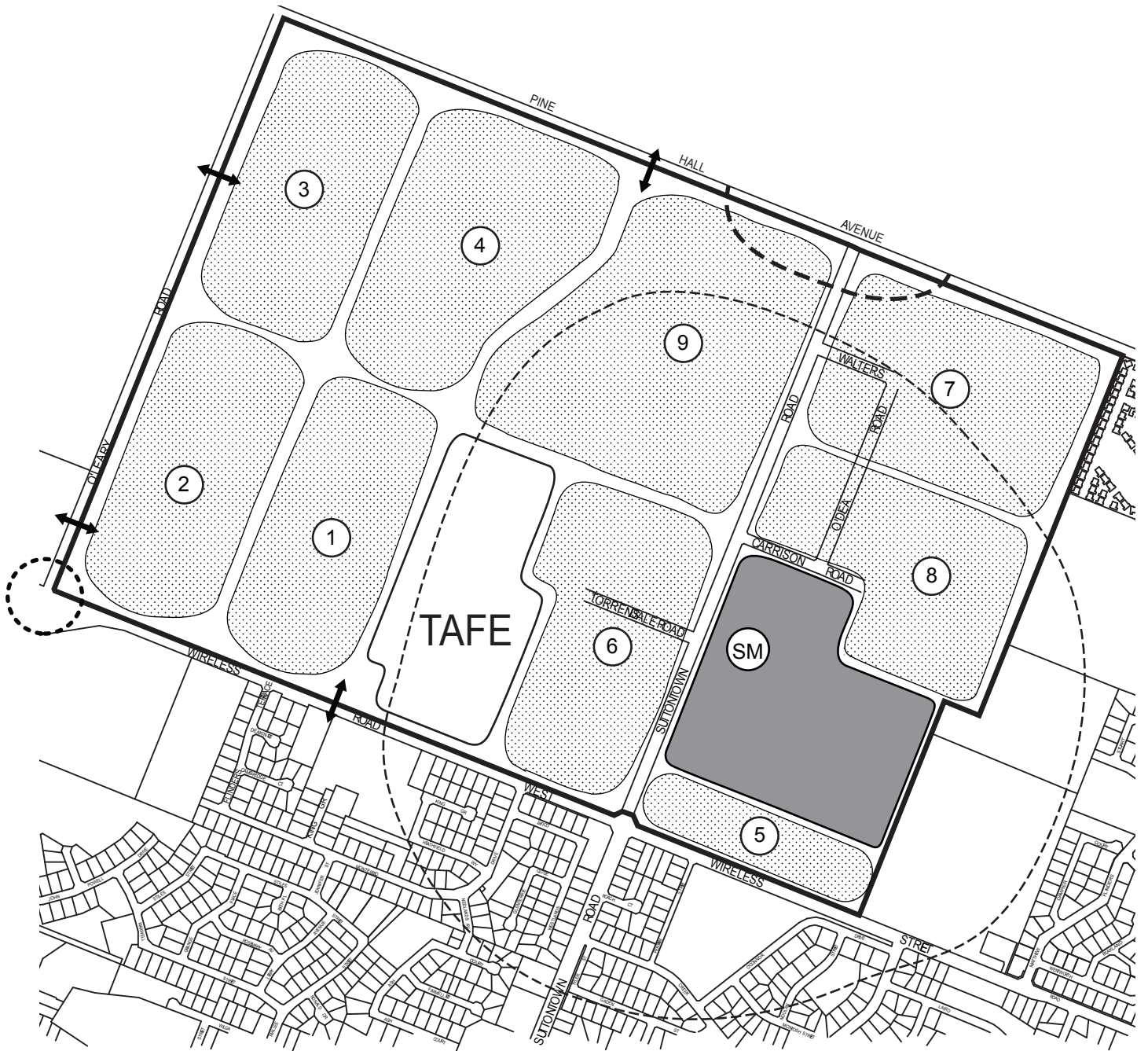
#### **Complying Development**










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

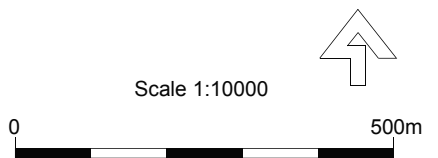
#### **Non-complying Development**

- 11 Development (including building work, a change in the use of land, or division of an allotment) for the following is **non-complying**:
  - Consulting room, except where in association with an educational establishment
  - Crematorium
  - Dairy





-  Concept Plan Boundary
-  Industrial
-  Residential
-  Proposed Staging
-  Sawmill
-  500m Sawmill Buffer (from EPA Activity Boundary)
-  100m Kraft factory Buffer
-  Access Point (Indicative)
-  Potential Road/Intersection Works



# MOUNT GAMBIER (CITY) SUTTONTOWN ROAD GROWTH AREA CONCEPT PLAN FIG R/6

Dwelling, except for:

- (a) upper level dwelling or serviced apartment over a ground level or higher educational establishment use; or
- (b) residential flat building providing student accommodation, developed in association with an educational establishment.

Fuel depot

Horticulture

Hotel

Industry

Intensive animal keeping

Motel

Major public service depot

Nursing home

Office, except where in association with an educational establishment

Petrol filling station

Place of worship, except prayer room or chapel associated with the educational establishment

Road transport terminal

Service trade premises

Shop or group of shops, except where in association with an educational establishment and the gross leasable area is 250 square metres or less

Stock sales yard

Stock slaughter works

Warehouse

Waste reception, storage, treatment or disposal

Wrecking yard

### **Public Notification**

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

**TABLE MtG(C)/1****Conditions Applying to Complying Development****Except for Development Affecting State and Local****Heritage Places Listed in [Tables MtG\(C\)/4 and MtG\(C\)/5](#)**

Kind of Development	Conditions
<b>Fences in the Historic Conservation Area - under 2.0 metres in height, including the demolition, removal, replacement, construction or alterations of such fencing.</b>	<ol style="list-style-type: none"> <li>1 The Planning Authority being satisfied that the fence is to be constructed in accordance with the appropriate criteria contained in <a href="#">Table MtG(C)/9</a>.</li> <li>2 Fencing not obstructing the view of persons using a road or near an intersection or junction of roads so as to cause danger to any person.</li> </ol>
<b>Motor Showroom Used Car Lot</b>	<ol style="list-style-type: none"> <li>1 A parking area being established on the site of the motor showroom or used car lot at the rate of 1.5 car parking spaces for every 100 square metres of vehicle display area.</li> <li>2 The Planning Authority being satisfied that conditions B, C, D and E have been complied with.</li> <li>3 No bunting being established on the site.</li> </ol>
<b>Office</b>	<ol style="list-style-type: none"> <li>1 A parking area being established on the site of these uses at rate of not less than one car parking space for every 25 square metres of total floor area, with a minimum of four car parking spaces, subject to condition A.</li> <li>2 The Planning Authority being satisfied that conditions B, C, D and E have been complied with.</li> </ol>
<b>Outbuildings (Garages and Carports) - New</b>	<ol style="list-style-type: none"> <li>1 Not unduly restrict private or shared open space and not impinge on the required minimum area of private outdoor open space for the dwelling.</li> <li>2 Be used for domestic purposes only and in conjunction with a dwelling on the same site;</li> <li>3 Be 60 square metres or less in floor area;</li> <li>4 Not exceed 3.0 metres building height;</li> <li>5 Be no closer to a public road, or public open space, than the dwelling with which it is associated;</li> <li>6 Have no more than one wall located closer than 600 millimetres to a property boundary;</li> <li>7 Where more than one on-site parking space is required and only one covered space is provided, garages and carports are set-back not less than 5.5 metres from the street from which they are accessed.</li> <li>8 Have a maximum width of garage or carport opening of 6.0 metres or 50 percent of the frontage width, whichever is the less; and</li> <li>9 Where an enclosed double garage or carport is set-back less than 8.0 metres from the street, two separate doors are provided, with a distance of not less than 300 millimetres between them.</li> </ol>

Kind of Development	Conditions
<b>Recreation Area</b>	<ol style="list-style-type: none"> <li>1 No nuisance or annoyance being created or caused to the occupiers of any land in the vicinity of that recreation area.</li> <li>2 The Planning Authority being satisfied that condition B has been complied with.</li> </ol>
<b>Shop</b>	<ol style="list-style-type: none"> <li>1 A parking area being established on the site or sites on which the shop or series of two or more shops are erected at the rate of one per 15 square metres of the total floor area; subject to condition A.</li> <li>2 The Planning Authority being satisfied that conditions B, C, D and E have been complied with.</li> </ol>

#### **CONDITION A - LESSER PARKING AREA**

A lesser parking area than that specified being established on the site provided that the Planning Authority is satisfied that either:

- (a) part or the whole of the parking needs arising from the development will be met by a parking area on another site, available or to be available for the duration of the development or intended development; and
- (b) that the lesser parking area is considered by the Planning Authority adequate to accommodate all the vehicles that may be reasonably expected to use the allotment or plot of land at any one time in connection with the use.

#### **CONDITION B - ACCESS TO ROADS**

The number, location and design of access points to a road or thoroughfare from the site being established so as best to ensure the safety of the public and the free flow of traffic in the locality.

#### **CONDITION C - PARKING AREA DESIGN**

The design, layout and pavement of the parking area being established in accordance with Australian Standard 2890.1 (1986) to ensure the safety of the public and the free flow of traffic in the locality.

#### **CONDITION D - SERVICE ARRANGEMENTS**

Satisfactory arrangements for the loading and unloading of vehicles and the storage and collection of refuse.

#### **CONDITION E - LANDSCAPING**

The allotment or plot of land is suitably and satisfactorily landscaped including landscaping in that portion of the allotment or plot of land which is adjacent to the alignment of a road, street or thoroughfare and within any car parking area.

**TABLE MtG(C)/2****Building Set-backs**

<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>
<b>Road</b>	<b>Portion of Road Affected</b>	<b>Prescribed Distance</b>
Jubilee Highway West	Northerly side between Suttontown Road and Willow Avenue	13.4 metres
Percy Street	Northerly side between Hedley Street and Crouch Street North	11 metres
Sutton Avenue	Both sides	13.1 metres
Suttontown Road	Easterly side between Jubilee Highway West and Coolabah Street	10.7 metres
All other roads within the City Centre Zone, Local Shopping Zone, Commercial Zone, General Industry Zone and Public Purpose (Show Grounds) Zone as defined on <a href="#">Maps MtG(C)/4, 6 to 9, 13 and 14</a>	Both sides	8 metres
All roads within the Lakes Zone, as defined on <a href="#">Maps MtG(C)/6 to 8, 11 and 12</a>	Both sides	15 metres (a lesser set-back may be acceptable if the natural features of the site would substantially screen buildings and structures from the road)

**TABLE MtG(C)/3****Car and Bicycle Parking Requirements**

Car parking should be provided on the site of the proposed development or on another site available for the duration of the development at the following rates, or a lesser amount deemed appropriate by the Council in consideration of the land use proposed and the availability of shared car parking

<b>Form of Development</b>	<b>Number of Required Car Parking Spaces</b>
Aged Persons Home	1 space for each dwelling 1 space per 2 dwellings for staff, service providers and visitors 1 space for every 3 beds in any residential aged care facility
Amusement Machine Centre	7 spaces per 100 square metres
Bank	5 spaces per 100 square metres
Billiard Saloon	3 spaces per table plus 1 space per 5 seats (where applicable)
Boarding House	1 per 2 beds
Bowling Alley	3 spaces per alley
Bowling Club	10 spaces per bowling green
Bulky Goods and Hardware Retail	2-4 spaces per 100 square metres (2.5 spaces per 100 square metres if it is a multi-tenancy development)
Car Sales Premises	1.5 spaces per 100 square metres plus 4 spaces per work bay (where applicable)
Child Care Centre	1 space per 4 child care positions (filled or vacant)
Church (see Place of Worship)	As for Place of Worship
Cinema Complex or Theatre	1 space per 3 seats
Clubrooms and Residential Club	1 per 2 square metres of bar floor area plus; 1 per 6 square metres of lounge bar or beer garden floor area, plus; 1 per 3 seats of restaurant plus; 1 per 2 gaming machines.
Community Centre	1 per 10 square metres of total floor area
Concert Hall	1 per 5 seats
Consulting Room	10 per 100 square metres
Dance Hall	1 per 10 square metres of total floor area
Dwelling	2 spaces for each dwelling, one of which will be undercover
Exhibition Hall	1 per 10 square metres of total floor area
Funeral Parlour	1 per 5 chapel seats plus provision for vehicles operated by the parlour
General Industry	1 per 100 square metres total floor area or 1 per 2 employees (whichever provides the larger number)

<b>Form of Development</b>	<b>Number of Required Car Parking Spaces</b>
Guest House	As for Motel
Gymnasium	Gymnasium parking demand is related to peak patronage not floor area. In particular, the number of classes operating simultaneously will affect the demand. Assess on needs basis
Hospital	1 space per 2 beds plus 1 per 2 employees
Hostel	1 space per 3 beds
Hotel	1 per 2 square metres of bar floor area plus; 1 per 6 square metres of lounge bar or beer garden floor area, and 1 per 2 gaming machines or 1 per 3 guest rooms (whichever provides the largest number)
Light Industry	1 per 100 square metres of total floor area, or 1 per 2 employees (whichever provides the larger number)
Marina	1 per 1.5 berths
Medical Centre	5 spaces per consulting room
Meeting Hall	1 per 5 seats
Motel/Serviced Apartments	1 per room or residential unit plus; 1 per 3 seats in restaurant (if provided)
Nursing Home	1 per 4 beds
Office	1 per 25 square metres of total floor area
Petrol Filling Station	5 spaces per 100 square metres for the retail component
Place of Public Worship	1 per 5 seats
Plant Nursery	1 per 150 square metres total floor area, or car parking space equal to 10 per cent of the site (which ever provides the larger number)
Post Office	5 spaces per 100 square metres of total floor area
Public Meeting Place	1 per 10 square metres of total floor area (other than mentioned elsewhere)
Reception Hall	1 space per 10 square metres total floor area or one per 3 seats, whichever is greater)
Restaurant/Cafe	1 per 10 square metres of total floor area or one per 3 seats including out door dining areas, whichever is greater
Retail Showrooms	2-4 spaces per 100 square metres (2.5 spaces per 100 square metres if it is a multi-tenancy development)
Service Station	5 spaces per 100 square metres retail floor space plus 6 spaces for each service bay
Service trade premises	2 spaces per 100 square metres

<b>Form of Development</b>	<b>Number of Required Car Parking Spaces</b>
Shop/supermarket	5.5 spaces per 100 square metres of floor area (excluding restaurant/cafe)
Stadium	1 per 10 square metres of total floor area
Store	One per 150 square metres of total floor area, or 1 per 3 employees (whichever provides the larger parking area)
Squash Court	3 per court
TAB facility	8 per 100 square metres
Tennis Court (public)	3 per court
Tertiary Institution	0.6 spaces per employee plus 0.2 spaces per student
Tourist Accommodation	1 space per guest room
Video Store	Same as shop
Warehouse	1 per 150 square metres of total floor area, or 1 per 3 employees (whichever provides the larger parking area)



<b>Form of Development</b>	<b>Employee/Resident Bicycle Parking Spaces</b>	<b>Visitor/Shopper Bicycle Parking Spaces</b>
<b>Amusement Parlour</b>	-	2 plus 1 per 50 square metres
<b>Art Gallery</b>	1 per 500 square metres	2 plus 1 per 50 square metres
<b>Bank</b>	1 per 200 square metres	2
<b>Cafe</b>	1 per 25 square metres of public area	2
<b>Community Centre</b>	1 per 1500 square metres	2 plus 1 per 1500 square metres
<b>Consulting Rooms</b>	1 per 8 practitioners	1 per 4 practitioners
<b>Hospital</b>	1 per 15 beds	1 per 30 beds
<b>General Industry</b>	1 per 150 square metres	-
<b>Hotel</b>	1 per 25 square metres of bar floor area plus 1 per 100 square metres lounge/beer garden	1 per 25 square metres of bar floor area plus 1 per 100 square metres lounge/beer garden
<b>Indoor Recreation Facility</b>	1 per 4 employees	1 per 200 square metres
<b>Library</b>	1 per 500 square metres	4 plus 1 per 100 square metres
<b>Light Industry</b>	1 per 1000 square metres	-
<b>Major Sports Ground</b>	1 per 1500 spectator places	1 per 250 spectator places
<b>Motel</b>	1 per 40 rooms	-
<b>Nursing Home</b>	1 per 7 beds	1 per 60 beds
<b>Office</b>	1 per 200 square metres	1 per 750 square metres over 1000 square metres
<b>Restaurant</b>	1 per 100 square metres of public area	2
<b>Retail Showroom</b>	1 per 750 square metres of sales floor area	1 per 1000 square metres of sales floor area
<b>School</b>	1 per 5 pupils over 4 years of age	-
<b>Service Industry</b>	1 per 800 square metres	-
<b>Service Premises</b>	1 per 200square metres	-
<b>Shop</b>	1 per 300 square metres	1 per 500 square metres over 1000 square metres
<b>Take-away Outlet</b>	1 per 100 square metres	1 per 50 square metres
<b>University/TAFE</b>	1 per 100 part time students 2 per 100 full time students	-

Notes: Areas generally indicated as total floor areas unless otherwise stated.

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 5152/414		10237	137
Commercial Street East MOUNT GAMBIER	Riddoch Art Gallery (former Mount Gambier Institute & King's Theatre)	A1	D84605	CT 6062/369		10238	135
2 Commercial Street West MOUNT GAMBIER	Mount Gambier Hotel	A337	F194139	CT 5957/72		10235	138

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
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 (former Presbyterian) Church	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
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

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
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.

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	Heritage NR	Fig ID
1a Amor Street MOUNT GAMBIER	House and Fence External form, original materials and architectural detail of 1886 residence <i>including limestone walls &amp; raised, quoins, window &amp; door dressings, moulded limestone cornice to eaves, later limestone verandah structure &amp; limestone fence, timber window &amp; door dressings &amp; stone chimney.</i>	A57	D195	CT 5097/4	a, d	13711	22
1 Anthony Street MOUNT GAMBIER	House External form and materials of circa 1870's residence <i>including front limestone section with dressed quoins and window and door dressings to front elevation, low scale hipped roof and limestone chimney.</i>	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 <i>including face dolomite walls with ornate stone &amp; plaster window &amp; door dressings, parapeted front elevation with balustrade &amp; cornice, tall stone chimney, and masonry and cast iron fence.</i>	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 <i>including ornate limestone front elevation with paired attached columns to upper level, balustraded parapet to roof line &amp; later, but significant, plate glass &amp; metal shop windows to ground floor, &amp; timber window &amp; door joinery. The later suspended awning is not included in the listing.</i>	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 <i>including rock face stone walls &amp; bay window &amp; door dressings, arch headed openings on ground floor, two level verandah form, bracketed eaves &amp; moulded stone chimneys. Also includes early rear single storey section to Sturt Street.</i>	A6 A2	F106630 F106699	CT 5176/644 CT 5176/646	a, c, d, e	13741	53
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 <i>including pitched roof forms, face stone walls, square stone tower, arched windows and doors, lych gate, Italian cypress and stone fence.</i>	A220	F194022	CT 5567/321	a c d	26097	160

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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 residence including stone walls & window & door dressings, & timber window & door joinery.	A41	T420202	CT 5533/623	a, d, e	13693	4
64 Bay Road MOUNT GAMBIER	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

Property Address	Description and/or Extent of Listed Place	Lot No. Or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR	Fig ID
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 and stone chimneys, 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, moulded chimneys, & timber window & door joinery.	A21	D81854	CT 6048/641	a, d, e	13698	9
81 Bay Road MOUNT GAMBIER	House External form, original materials and 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.	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 including face dolomite & dressed limestone wall surfaces, strapped gable ends, timber fretwork, bracketing & struts to verandah, timber & metal window hood & moulded stone chimneys.	A864	F193856	CT 5795/43	a, d, f	13700	11

Property Address	Description and/or Extent of Listed Place	Lot No. Or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR	Fig ID
89 Bay Road MOUNT GAMBIER	House External form, original materials and architectural detail of circa 1907 residence including face dolomite & dressed limestone walls & window & door dressings and stone chimneys, timber window & door joinery, limestone element in gable end, slate steps & slate paved verandah, & convex verandah form (new verandah structure not included).	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 including stone walls & stone verandah pillar elements, gable wings with projecting eaves & strapped gable ends, timber window & door joinery, & substantial chimneys with projecting elements.	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 including weatherboard timber walls, timber window & door joinery including multi-paned windows, low scale corrugated iron roof with incorporated verandah profile, & low stone chimney.	A27	F12501	CT 5809/171	a, d	13712	23
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 and stone chimneys & 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



Property Address	Description and/or Extent of Listed Place	Lot No. Or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR	Fig ID
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 <i>Castiron circular pillar box with raised lettering to top.</i>	N/A	N/A	Road Reserve	a, b, d	13747	59
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 and chimneys now painted. Stable walls. 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 and stone chimneys. 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 165 Commercial Street West) MOUNT GAMBIER	Pillar Box <i>Cast iron circular pillar box with raised lettering to top banding.</i>	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

Property Address	Description and/or Extent of Listed Place	Lot No. Or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR	Fig ID
76 Commercial Street West MOUNT GAMBIER	Commercial Hotel External form and original materials of 1904 hotel and verandah <i>including limestone walls and stone chimneys, projecting bays with parapet, two storey bull-nose verandah &amp; cast iron detailing.</i>	A296	F194098	CT 5546/61	a, c, d	13751	63
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, <i>including entrance gates, war memorial, rotundas, grandstand, Score box, canteen and other elements. All mature trees and planting are included in the listing.</i>	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 <i>including simple gable ended barn forms in 2 sections, &amp; front corrugated iron distillery tower &amp; ventilation register.</i>	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 <i>including two storey hotel form, rock face stone walls with raised dressed stone window &amp; door openings, round headed arched openings to ground floor, &amp; bracketed eaves. The later extensions to the east &amp; south are not included.</i>	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 <i>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.</i>	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 door openings and quoining.	A2	D14023	CT 5280/77	a, d	26101	164
282 Commercial Street West MOUNT GAMBIER	House External form and materials of 1860's section of current house <i>including dressed stone walls and chimneys,, simple pitched roof form, stone verandah supports, &amp; timber window joinery.</i>	A33	F11752	CT 5789/456	a, c, e	13755	68

Property Address	Description and/or Extent of Listed Place	Lot No. Or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR	Fig ID
413-419 Commercial Street West MOUNT GAMBIER	House External form and materials of 1870's residence <i>including face dolomite walls with dressed stone window &amp; door dressings &amp; quoining, timber window &amp; door joinery, &amp; moulded stone chimney.</i>	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 <i>including projecting gable with timber &amp; rough render detail, rock face dolomite walls, limestone door &amp; window dressings &amp; chimney, gable detail &amp; eaves brackets</i>	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 <i>including rock face dolomite walls, elaborate limestone window &amp; door dressings &amp; gable infill, timber scalloped barge boards, limestone moulded chimneys, timber finials to gable ends.</i>	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 <i>including symmetrically fronted limestone detail and chimneys &amp; bull-nose verandah roof form.</i>	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 <i>including double gabled form with central entrance porch &amp; raised limestone quoining &amp; limestone walls and chimneys.</i>	A544	F193536	CT 5721/29	a, d	13758	72
19 Doughty Street MOUNT GAMBIER	House External form, original materials and architectural detail of 1883 residence <i>including dressed limestone walls, and chimneys, small projecting segmental bay window, tall gable ended front elevation, &amp; timber verandah structure with slate access steps. 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 <i>including face stone walls, elaborate gable end incorporating projecting bay &amp; verandah elements, moulded stone chimneys, terracotta roof tiles, &amp; timber window &amp; door joinery.</i>	A300	D44744	CT 5338/205	a, d, e	13729	41

Property Address	Description and/or Extent of Listed Place	Lot No. Or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR	Fig ID
23 Doughty Street MOUNT GAMBIER	House External form, original materials and architectural detail of 1860's and 1887 residence <i>including gable ended projecting bays, arch headed stone porches, timber window &amp; door joinery, &amp; dressed stone walls and chimney. 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 <i>including limestone walls &amp; raised limestone window &amp; arch dressings, buttressing, coping &amp; castellation to tower. (Does not include the 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 <i>including face dolomite walls with raised limestone quoining, window &amp; door dressings, projecting segmental bay window with limestone dressings, concave verandah form, &amp; moulded stone chimneys.</i>	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 <i>including face limestone walls with raised banding now painted, simple open timber verandahs, limestone chimneys with terracotta edging, timber sash windows with horizontally divided panes, &amp; cyclone mesh &amp; galvanised pipe low fencing to all houses.</i>	A2 A3 A4 A5 A6 A13 A14 A200 A201	D47049 D47049 D47049 D47049 D47049 D48908 D48908 D81113 D81113	CT 5422/360 CT 5422/361 CT 5422/362 CT 5422/363 CT 5422/364 CT 5516/986 CT 5516/987 CT 6037/535 CT 6037/536	a, b, d, e	13763	77
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 &amp; door dressings &amp; quoining, projecting segmental stone bay window, tall moulded stone chimneys, &amp; substantial limestone fence &amp; entrance gates.</i>	A1	F137761	CT 5249/538	a, d, e	13723	35

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2 Eustace Street MOUNT GAMBIER	House External form, materials and architectural detail of 1915 residence <i>including dressed limestone walls and chimneys,, rock face limestone, projecting window to front elevation, limestone balustrade wall to verandah &amp; 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 &amp; window &amp; door dressings &amp; quoining, timber sash windows &amp; 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 &amp; window &amp; door dressings &amp; elaborate stone detail to entrance porch, strapped gable ends &amp; concave return verandah form, &amp; metal fish scale tiles to square entrance porch roof &amp; 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 External form, original materials and architectural detail of 1911 house <i>including dressed limestone &amp; face dolomite banding, projecting limestone bay with semi-circular headed leadlight window, scalloped timber barge board &amp; gable detailing to finial, limestone chimney &amp; projecting gabled elements to verandah form.</i>	A763	F192945	CT 5693/263	a, d, e	13767	81
22 Fairlie Street MOUNT GAMBIER	House External form and original materials of 1905 house <i>including rock face dolomite &amp; dressed limestone walls and chimneys with detail to front gable end window dressing, castellated parapet over angled porch entrance and stone chimneys..</i>	A760	F192942	CT 5370/821	a, d, e	13768	82
24 Fairlie Street MOUNT GAMBIER	House External form and original materials of 1905 house <i>including face dolomite front walls &amp; dressed limestone chimneys, window &amp; door dressings &amp; quoining, &amp; dressed limestone chimneys.</i>	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 <i>including face dolomite &amp; dressed limestone walls, window &amp; door dressings, timber window &amp; door joinery, strapped gable infill, stone chimneys, convex return verandah form, &amp; slate verandah steps. Conifer trees are notable.</i>	A11	D65716	CT 5926/41	a, d	13703	14

Property Address	Description and/or Extent of Listed Place	Lot No. Or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR	Fig ID
29 Ferrers Street MOUNT GAMBIER	House External form, original materials and architectural detail of 1910 residence <i>including face dolomite dressed limestone walls, strapped gable ends, tall moulded stone chimneys, timber window joinery, &amp; expansive roof/verandah form.</i>	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 <i>including face limestone walls with dressed limestone windows and chimneys to the two storey section. The later additions to the side &amp; elevation facing Elizabeth Street, &amp; later roof tiles are not included.</i>	A429	F194231	CT 5471/818	a, d, e	13724	36
101 Gray Street MOUNT GAMBIER	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 &amp; door dressings &amp; quoins and stone chimneys. The later stone balustrade to upper balcony area is not included.</i>	A440	F194242	CT 5711/944	a, d, e	13725	37
49 Helen Street MOUNT GAMBIER	Former Private Hospital External form, materials and detailing of the 1915 former private hospital including plan and roof form, dressed limestone walls, and stone chimneys, door and window dressings, timber window, door and verandah joinery.	A8	D2057	CT 5241/984	a, c, d	26110	173
11 Herbert Street MOUNT GAMBIER	House, former Chapel 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, &amp; side elevations of limestone.</i>	A702	F194504	CT 5739/425	a, c, d, f	13772	88
13 Herbert Street MOUNT GAMBIER	House External form and original materials of circa 1860's house <i>including front wall of face dolomite with side walls of limestone &amp; limestone quoining, chimney, window &amp; door dressings, &amp; low scale hipped roof. Bull-nose verandah later additions are not included.</i>	A701	F194503	CT 5732/212	a, d	13773	89

Property Address	Description and/or Extent of Listed Place	Lot No. Or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR	Fig ID
50 James Street (Cnr Wehl Street South) MOUNT GAMBIER	House External form, original materials and architectural detail of 1906 residence <i>including face dolomite walls with limestone window &amp; door dressings &amp; inset verandah structure, tall stone chimneys, &amp; timber window &amp; door joinery. The later profile metal roof decking is not included in the listing.</i>	A289	F194091	CT 5441/505	a, d, e	13716	27
1 Jardine Street MOUNT GAMBIER	House External form, original materials and detailing of circa 1898 residence <i>including face dressed limestone walls, &amp; window &amp; door dressings &amp; quoins, and stone chimneys eaves brackets &amp; timber details to roof gable ends. Two mature flowering gums to the garden facing Jardine Street are also included in the listing.</i>	A403	F194205	CT 5802/821	a, d, e	13774	90
7 Jardine Street MOUNT GAMBIER	House External form and detailing of circa 1920 residence <i>including tapered front limestone columns to verandah, face grey dolomite walls &amp; front roof gable, tiled roofing and cresting and stone chimneys..</i>	A1	F158862	CT 5286/513	a, d	13775	91
9 Jardine Street MOUNT GAMBIER	House External form and original materials of circa 1910 residence <i>including face dolomite &amp; dressed limestone to front elevation, moulded chimneys &amp; window hood detail.</i>	A400	F194202	CT 5815/287	a, d	13776	92
11 Jardine Street MOUNT GAMBIER	House External form and original materials of circa 1910 residence <i>including face dolomite &amp; dressed limestone to front elevation, stone chimney with moulded detail. Does not include verandah.</i>	A3	F104785	CT 5152/242	a, d	13777	93
17 Jardine Street MOUNT GAMBIER	House External form, materials and original detail of circa 1903 "Turrett House" <i>including cast iron posts &amp; frieze to verandah, face &amp; dressed stone walls, corrugated iron roof, moulded chimneys, metal clad roof to corner turret.</i>	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 <i>including sawn limestone walls and stone chimneys, cast iron verandah elements &amp; limestone fence pillars.</i>	10	D33014	CT 5346/878	a, d, e	13779	95

Property Address	Description and/or Extent of Listed Place	Lot No. Or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR	Fig ID
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, and stone chimneys, 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 External form, original materials and architectural detail of circa 1890 residence including face dolomite walls with painted dressed limestone window & door dressings & quoins, and stone chimneys, segmental bay window, cast iron verandah posts and trim.	A2	F1398	CT 5061/415	a, d, e	13727	39
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 and stone chimneys, , 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 and stone chimneys, , 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 The form, all remaining equipment and technological elements associated with the functioning of the turntable.	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



Property Address	Description and/or Extent of Listed Place	Lot No. Or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR	Fig ID
6 Margaret Street MOUNT GAMBIER	Charlick's Warehouse External form, original materials and architectural detail of circa 1900 stone warehouse structure <i>including dressed limestone walls with raised quoining &amp; dressings to openings, gable ended warehouse form, &amp; painted sign to front elevation 'William Charlick Ltd.'</i> 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 <i>including basic warehouse gable ended form, original openings to front elevations, &amp; stone &amp; timber loading platforms to railway frontage.</i>	A12 A13	D2150 D2150	CT 5457/676 CT 5457/676	a, b, c, d, e	13736	48
8 Mark Street MOUNT GAMBIER	House External form, original materials and detail of 1870's duplex residence <i>including projecting gable wing &amp; wing with projecting hexagonal bay, timber barge boards &amp; finials, bull nose verandah &amp; limestone chimneys, walls &amp; window &amp; door dressings &amp; quoins (now painted).</i>	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 <i>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 (Corymbia) is included also.</i>	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 <i>including dressed limestone walls &amp; door &amp; window dressings &amp; quoining, limestone balustrade wall to verandah, tall limestone chimneys, timber verandah posts &amp; timber strap detail to roof gable.</i>	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 residence <i>including face dolomite &amp; face limestone walls, projecting segmental bay window to front wing, concave verandah form, timber window &amp; door joinery, moulded chimneys, &amp; slate verandah steps &amp; slate paving. Mature Ash (Fraxinus sp) is notable.</i>	201	D80532	CT 6036/807	a, d, e	13705	16

Property Address	Description and/or Extent of Listed Place	Lot No. Or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR	Fig ID
33 O'Halloran Terrace MOUNT GAMBIER	House External form, original materials and detail of circa 1887 residence <i>including face pink dolomite walls with dressed limestone quoining, window &amp; door dressings &amp; detailing to hexagonal bay window, limestone chimneys &amp; base to verandah, curved timber barge board &amp; finial with cast iron finial cap, concave verandah (recently repaired). The garden retains a mature Oak tree on the O'Halloran Terrace boundary.</i>	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 <i>including random limestone walls &amp; picked limestone window &amp; door dressings &amp; chimney facing to the house, limestone walls to the outbuildings &amp; sheds.</i>	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 <i>including face limestone walls (now painted) &amp; projecting gable front to verandah, &amp; limestone chimneys.</i>	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 A131 A132 A133 A136 A137 A138 A139 A140 A141 A142 A143	F216508 F216508 F216508 F216508 F216508 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 CT 5638/340 CT 5638/340 CT 5638/340 CT 5638/340 CT 5638/340	c, f	26113	177

Property Address	Description and/or Extent of Listed Place	Lot No. Or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR	Fig ID
1-6/ 7 Penola Road MOUNT GAMBIER	Mount Gambier Club External form, materials and architectural detail of 1904 building <i>including coursed dolomite plinth, pedimented entrance, cornice marking first floor level, attached ionic columns, window hoods to upper level, cornice &amp; balustraded parapet, &amp; rear limestone walls.</i>	330	F194132	CT 5868/613	a, c, d, e	13790	106
9 Penola Road MOUNT GAMBIER	South East Community Legal Service (former Victorian Producers) External form, materials and detailing of 1932 District Council Chamber and Office <i>including end gable form, limestone walls, circular canopy entrance with projecting parapet, &amp; face brick plinth. The later windows are not included.</i>	329	F194131	CT 5708/290	a, c, d	13791	107
60 Penola Road MOUNT GAMBIER	House External form, materials and detailing of circa 1920's alterations to a 1904 construction <i>including multi-gabled terracotta roof including second storey, rock face dolomite walls, substantial limestone verandah pillars and stone chimneys &amp; timber &amp; render gable end detailing.</i>	8	F102204	CT 5119/548	a, d	13792	108
61 Penola Road MOUNT GAMBIER	House External form, original materials and detailing of circa 1908 residence <i>including rock face dolomite walls with dressed sandstone detailing including quoining, door &amp; window dressings, &amp; elaborate semi-circular arch detail above projecting bay window, dolomite &amp; limestone chimneys, &amp; mature garden vegetation including Pheonix canariensis (Canary Island Date Palm).</i>	14	F102665	CT 5125/165	a, d, e	13793	109
82 Penola Road MOUNT GAMBIER	House and outbuilding External form, original materials and detail of 1903 residence <i>including stone walls with raised stone quoining, window &amp; door dressing &amp; gable end details, timber door &amp; window joinery, slate steps with curved stair balustrade, return verandah form with cast iron posts &amp; cast iron trim, &amp; stone chimneys. Also simple gable roof form two storey stone outbuilding.</i>	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 <i>including face pink dolomite walls with dressed limestone window &amp; door dressings &amp; attached pediment detail above front gable window, tall limestone chimneys &amp; limestone balustrade to front entrance steps.</i>	F1	C22711	CT 5936/739	a, d	13795	111

Property Address	Description and/or Extent of Listed Place	Lot No. Or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR	Fig ID
93 Penola Road MOUNT GAMBIER	House External form, original materials and detail of circa 1900 residence <i>including face dolomite walls with dressed limestone quoining, door &amp; window dressing including window canopy to front gable window, bull-nose return verandah with cast iron posts, timber barge board &amp; finials to gable ends, &amp; limestone chimneys.</i>	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 <i>including dressed limestone walls, fence posts, projecting hexagonal bay &amp; chimneys.</i>	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
44 Pick Avenue MOUNT GAMBIER	House External form, materials and detailing of the circa 1900 house including face stonework, raised stone dressings, stone chimneys and 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 <i>including dressed limestone walls &amp; window &amp; door dressings &amp; quoins, &amp; chimneys.</i>	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 <i>including limestone walls, stone chimneys and detailing. Mature trees and garden setting</i>	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 <i>including face dolomite &amp; limestone walls, detailed window &amp; gable dressings to front projecting bay, convex verandah form, slate verandah steps &amp; paving, &amp; moulded stone chimneys.</i>	A2	F9057	CT 5078/725	a, d	13706	17

Property Address	Description and/or Extent of Listed Place	Lot No. Or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR	Fig ID
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
7 Queens Avenue MOUNT GAMBIER	House External form and original materials of circa 1890's house including dressed sawn limestone walls and chimneys 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. <b>Also</b> 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

Property Address	Description and/or Extent of Listed Place	Lot No. Or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR	Fig ID
36 Sturt Street MOUNT GAMBIER	House (former National School) External form and materials of former National School building of 1858 <i>including gable ended projecting bay with limestone fascia, simple face limestone wing (now painted) &amp; limestone chimneys.</i>	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 <i>including limestone wall &amp; copings, projecting gable &amp; timber doors.</i>	200	D43849	CT 5312/741	a, c, d	13806	122
6 Sutton Avenue MOUNT GAMBIER	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 &amp; door dressings &amp; quoining, projecting limestone pediment &amp; 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 &amp; door dressings, moulded stone chimneys, timber window &amp; door joinery, convex return verandah form with projecting gable &amp; cast iron posts &amp; detailing, &amp; 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 &amp; verandah posts &amp; pillars, strapped corner gable ends, &amp; 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 &amp; quoins, limestone window head pediments &amp; ornate parapet detailing with central pedimented section &amp; side brackets.</i>	A102	D82422	CT 6135/284	a, d, e	13770	84

Property Address	Description and/or Extent of Listed Place	Lot No. Or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR	Fig ID
27 Wehl Street North MOUNT GAMBIER	House and Fence 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.	A6	F103755	CT 5137/325	a, d	13721	32
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 limestone section and chimneys with cast iron verandah posts & trim, & adjacent limestone bow fronted section.	1	D587	CT 5492/628	a, b, d	13809	125



Fig MtG(HP)/2 Adjoins



0metres 500 1000 1500

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

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

Consolidated - 21 April 2016



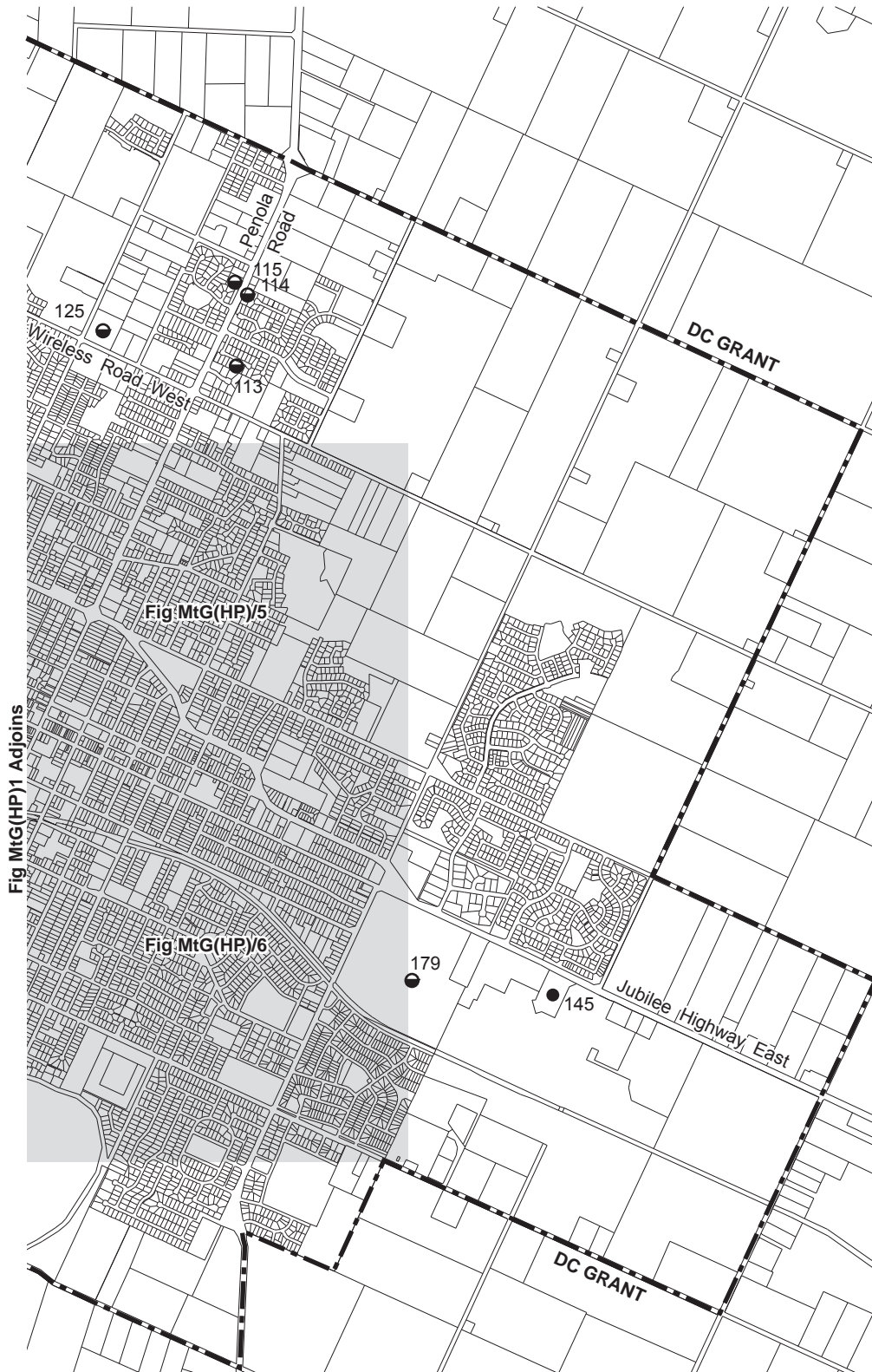


Fig MtG(HP)1 Adjoins

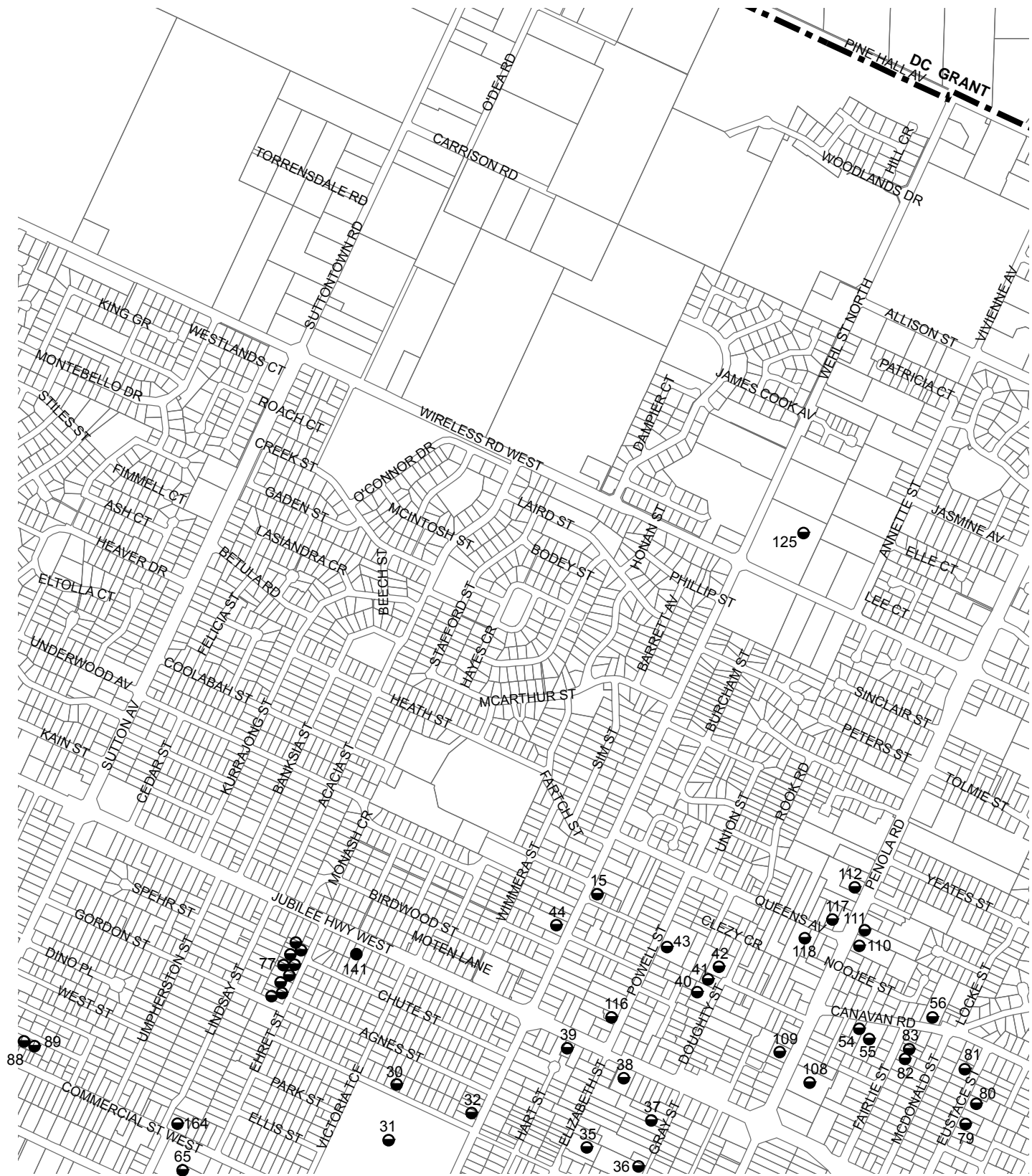
- 155 ● Buildings entered in the State Heritage Register
- 70 ● Local Heritage Places
- Local Government Area Boundary



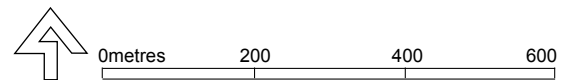
0metres 500 1000 1500

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

Consolidated - 21 April 2016



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



# MOUNT GAMBIER (CITY) HERITAGE PLACES

## Fig MtG(HP)/3

Consolidated - 21 April 2016

Adjoins Figure MtG(HP)/3



Adjoins Figure MtG(HP)/1

Adjoins Figure MtG(HP)/6

Adjoins Figure MtG(HP)/1



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

Consolidated - 21 April 2016

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

Consolidated - 21 April 2016

Adjoins Figure MtG(HP)/5



Adjoins Figure MtG(HP)/4

Adjoins Figure MtG(HP)/2

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

Consolidated - 21 April 2016

## 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
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

Property Address	Description of Contributory Item	Certificate of Title	Heritage NR
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
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

Property Address	Description of Contributory Item	Certificate of Title	Heritage NR
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
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



Property Address	Description of Contributory Item	Certificate of Title	Heritage NR
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
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
2 Francis Street MOUNT GAMBIER	Dwelling	CT 5418/553	14079
4 Francis Street MOUNT GAMBIER	Dwelling	CT 5348/734	14080

Property Address	Description of Contributory Item	Certificate of Title	Heritage NR
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
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

Property Address	Description of Contributory Item	Certificate of Title	Heritage NR
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
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

Property Address	Description of Contributory Item	Certificate of Title	Heritage NR
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
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

Property Address	Description of Contributory Item	Certificate of Title	Heritage NR
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
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
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

Property Address	Description of Contributory Item	Certificate of Title	Heritage NR
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
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

Property Address	Description of Contributory Item	Certificate of Title	Heritage NR
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
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.

## TABLE MtG(C)/7

### Schedule of Suitable Planting for Cave Gardens

#### Evergreen Trees

<i>Acacia sp.</i>	Irish Strawberry Tree
<i>Arbutus unedo</i>	Illawarra Flame Tree
<i>Brachychiton acerifolius</i>	Cape Chestnut
<i>Calodendrum capense</i>	Camphor Laurel
<i>Cinnamomum camphora</i>	Cabbage Tree
<i>Cordyline australis</i>	Loquat
<i>Eriobotrya japonica</i>	Pink-flowering Marri
<i>Eucalyptus calophylla</i> 'Rosea'	Lemon-scented gum
<i>Eucalyptus citiodora</i>	'Scarlet Gum'; Red-flowering Gum
<i>Eucalyptus ficifolia</i> ; <i>Corymbia ficifolia</i>	Coral Gum
<i>Eucalyptus torquata</i>	Red-flowered Moort
<i>Eucalyptus nutans</i>	White Silky Oak
<i>Grevillea hilliana</i>	Sweet Bay
<i>Laurus nobilis</i>	White Clud Tree
<i>Melaleuca decora</i>	Slender Honey-myrtle
<i>Melaleuca gibbosa</i>	Holm Oak
<i>Quercus ilex</i>	Firewheel Tree
<i>Stenocarpus sinuatus</i>	

#### Deciduous Trees

<i>Cercis siliquastrum</i>	Judas Tree
<i>Fraxinus lanceolata</i>	Green Ash
<i>Fraxinus excelsior</i> 'pendula'	Green Weeping Ash
<i>Jacaranda mimosifolia</i>	Jacaranda
<i>Malus sp.</i>	Crab-apple
<i>Melia azedarach</i>	White Cedar
Var. <i>australasica</i>	Poplar
<i>Populus sp.</i>	Plum
<i>Prunus sp.</i>	Double-rose Cherry-plum
<i>Prunus x blireiana</i>	Plum
<i>Prunus</i> 'Moseri'	Japanese Double-plum
<i>Prunus mume</i>	Japanese Flowering Cherry
<i>Prunus serrulata</i>	Rose Acacia
<i>Robinia hispida</i>	Pussy Willow
<i>Sapium sebikrum</i>	



**Evergreen Flowering Shrubs**

<i>Abutilon sp. (inc. 'Souvernir de Prince Albert'</i>	Chinese Lantern
<i>'Vexillarium variagata' 'Eclipse'</i>	Red Apple
<i>Acmena australis</i>	Sea-box
<i>Alyxia buxifolia</i>	Bottlebrush
<i>Callistemon sp.</i>	Scarlet Bottlebrush
<i>Callistemon rugulosus</i>	Flower-of-the Incas
<i>Contuna buxifolia</i>	Natal Plum
<i>Carissa grandiflora</i>	Californian Lilac
<i>Ceanothus thyseiflorus</i>	Holy Flame-pea
<i>Chorizema ilicifolium</i>	Mexican Orange-Blossom
<i>Choisya ternate</i>	Waxflower
<i>Eriostemon sp.</i>	Common Escallonia
<i>Escallonia macrantha</i>	Pineapple Guava
<i>Feijoa sellowiana</i>	Lilac Felicia
<i>Felicia fruticosa</i>	Geraldton Waxflower
<i>Chamelaucium uncinatum</i>	Mount Etna Boom
<i>Genista aetnensis</i>	White Weeping Broom
<i>Genista monosperma</i>	Rosemary Grevillea
<i>Grevillea rosmarinifolia</i>	Jasmin
<i>Jasminum grandiflorum</i>	Lion's Ear
<i>Leonotis leanurus</i>	Manuka
<i>Leptosperum scoparium</i>	Sacred Bamboo
<i>Nandina domestica</i>	Carnival Bush
<i>Ochna serrulata</i>	Chinese Hawthorn
<i>Photinia serrulata</i>	Spanish Broom
<i>Spartium junceum</i>	Bird of Paradise
<i>Strelitzia reginae</i>	Orange Browillia
<i>Streptosolen jamesonii</i>	Goldfussia
<i>Stobilanthus anisophyllus</i>	Madeira Broom
<i>Telina maderensis</i>	Cape Virailia
<i>Virgilia oroboides</i>	

**Summer Flowering Evergreen Shrubs**

<i>Abelia x grandiflora</i>	Glossy Abelia
<i>Bougainvillea glabra 'Cypheri'</i>	Purple Bougainvillea
<i>Buddleia davidii</i>	Butterfly Bush
<i>Campsis grandiflora</i>	Chinese Trumpet-creeper
<i>Duranta repens</i>	Pigeon-berry
<i>Hibiscus rosa-sinensis 'General Courteges'</i>	Hibiscus
<i>Hibiscus splendens</i>	Hibiscus
<i>Hypericum x moseranum</i>	Hypericum
<i>Lantana camara 'Chelsea Gem'</i>	Lantana
<i>Lantana camara 'Imperatrice Eugenia'</i>	Lantana
<i>Lantana montevidensis</i>	Trailing Lantana
<i>Mimulus aurantiacus</i>	Mimulus
<i>Nerium oleander 'Splendens Variegata'</i>	Oleander
<i>Plumbago auriculata</i>	Cape Plumbago
<i>Plumbago auriculata 'Alba'</i>	White Cape Plumbago
<i>Russelia juncea</i>	Coral Plant
<i>Solanum aviculare</i>	Kangaroo Apple
<i>Swainsona galegifolia 'Albiflora'</i>	Cape Honeysuckle
<i>Swainsona galegifolia 'Rosea'</i>	
<i>Tecomaria capensis</i>	
<i>Tecoma mollis</i>	

**Evergreen Autumn Flowering Shrubs**

*Cassia artemisioides*  
*Correa sp.*  
*Cotoneaster pannosus*  
*Euonymus japonicas*

Senna Bush  
 Contoneaster  
 Evergreen Spindle Tree

**Evergreen Winter Flowering Shrubs**

*Acacia sp.*  
*Acacia baileyana*  
*Acacia podalyriifolia*  
*Baleria cristata*  
*Daphne odora*  
*Eupatorium sp.*  
*Felicia amelloides*  
*Garrya elliptica*  
*Genista monosperma*  
*Hardenbergia violacea*  
*Hardenbergia violacea 'Rosea'*  
*Hardenbergia violacea 'Alba'*  
*Hebe sp.*  
*Iboza riparia*  
*Lonicera caprifolium*  
*Polygala myrtifolia 'Grandiflora'*  
*Pyracantha crenulata*  
*Reinwardtia Indica*  
*Sparmannia Africana*  
*Templetonia retusa*

Cootamundra Wattle  
 Queensland Silver Wattle  
 Daphne  
 Blue Daisy  
 Catkin Bush  
 White Weeping Broom  
 Purple Coral-pea  
 Nutmeg Bush  
 Sweet Woodbine  
 Nepal Firethorn  
 African Hemp  
 Cockies' Tongues

**Leaf Shredding Shrubs**

*Berberis darwinii*  
*Berberis vulgaris*  
*Berberis vulgaris 'Atropupurea'*  
*Berberis wilsoniae*  
*Caesalpinia pulcherrima*  
*CalycanHhus floridu*  
*Ceratostigma willmottianum*  
*Chaenomeles speciosa*  
*Daubentonia tripetii*  
*Deutzia sp.*  
*Forsythia sp.*  
*Hydrangea sp.*  
*Lagerstroemia Indica*  
*Philadelphus sp.*  
*Prunus communis*  
*Punica granatum*  
*Ribes sanguineum*  
*Spiraea sp.*  
*Symphoricarpus albus*  
*Symphoricarpus orbiculatus*  
*Syringa sp.*  
*Viburnum opulus*  
*Weigela sp.*

Common Barberry  
 Wilson Barberry  
 Barbados Pride  
 Carolina Allspice  
 Wilmott Blue  
 Japonica  
 Brazillian Glory-pea  
 Hydrangea  
 Crepe Myrtle  
 Mock Orange  
 Flowering Peach  
 Flowering Pomegranate  
 Pink Flowering Currant  
 Spiraeas  
 Snowberry  
 Coral Berry  
 Lilacs  
 Guelder Rose  
 Weigelas

**Climbers**

<i>Antigonon leptopus</i>	Coral Vine, Mexican Mount Rose
<i>Bignonia capreolata</i>	Cross Vine
<i>Bougainvillea glabra</i> 'Sanderana'	Purple Bougainvillea
<i>Bougainvillea</i> 'Mrs Butt'	Red Bougainvillea
<i>Bougainvillea</i> 'Thomas'	White Anemone Clematis
<i>Clematis Montana</i> var. <i>buchani</i>	Pink Anemone Clematis
<i>Clematis Montana</i> var. <i>rubens</i>	Cup-and-Saucer Plant
<i>Cobaea Scandens</i>	Common Dolichos
<i>Dolichos lignosus</i>	Primrose Jasmine
<i>Jasmimum mesnyi</i>	Blue Perennial Pea
<i>Lathyrus pubescens</i>	Goldvein Japanese Honeysuckle
<i>Lonicera japonica</i> 'Reticulata'	Cat's-claw Creeper
<i>Macfadyena unguis-cati</i>	Chilean Jasmine
<i>Mandevilla laxa</i>	Purple Passionfruit
<i>Passiflora edulis</i>	Banana Passionfruit
<i>Passiflora mollissima</i>	Mexican Blood-trumpet
<i>Phaedranthus buccinatorius</i>	Snail Flower
<i>Phaseolus Caracalla</i>	Orange Trumpet-flower
<i>Pyrostegia venusta</i>	Regoon Creeper
<i>Quisqualis indica</i>	Costs Rican Nightshade
<i>Saritaea magnifica</i>	Madagascar Stephenotis
<i>Solanum wendlandii</i>	Brazilian Glory Vine
<i>Stephanotis floribunda</i>	Orange Glory-creeper
<i>Stigmaphyllon ciliatum</i>	White Chinese Star jasmine
<i>Thunbergia gibsonii</i>	Crimson Glory Vine
<i>Trachelospermum jasminoides</i> 'Alba'	Long Japanese Wisteria
<i>Vitis coignetiae</i>	Chinese Wisteria
<i>Vitis coignetiae</i> 'Alacante Bouchet'	
<i>Wisteria floribunda</i> 'Macrobotrys'	
<i>Wisteria sinensis</i>	

**Palms**

<i>Arecastrum romanzoffianum</i>	Queen Palm
<i>Butia yatay</i>	Wine Palm
<i>Champerops excels</i>	Windmill Palm
<i>Chamerops humilis</i>	European Fan Palm
<i>Livistona australia</i>	Cabbage-tree Palm
<i>Phoenix canariensis</i>	Canary Island Palm
<i>Phoenix reclinata</i>	Senegal Date Palm
<i>Washingtonia robusta</i>	Mexican Washingtonia

**TABLE MtG(C)/8**

**Outdoor Advertising Guidelines for Historic Conservation Area and State and Local Heritage Places**

Signs should be designed to complement the building. Preferred sign locations, lettering styles and colours are those which were traditionally used in the 19<sup>th</sup> century.

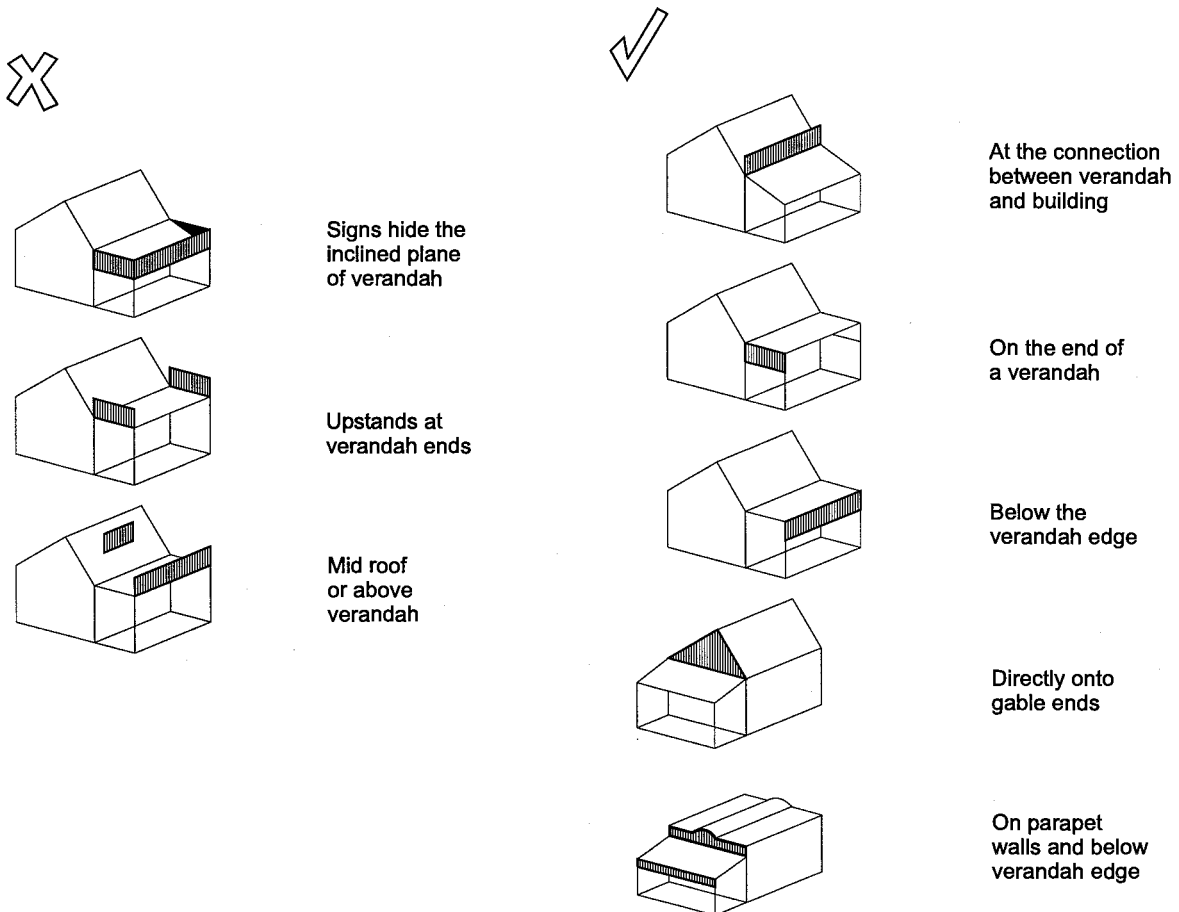
Signs may be painted or fixed flat to existing parapets, verandah fascias, verandah ends or verandah posts, providing they do not obscure the structure.

Signs should be below the roof level or hung from below the verandah fascias or painted on the shopfront.

Lettering should be traditional, well proportioned serif or san-serif styles.

Colours should be based on the heritage range of external colours.

Neon and illuminated box signs are considered inappropriate, painted signs are preferred.



## TABLE MtG(C)/9

### 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 19<sup>th</sup> Century and well into the 20<sup>th</sup> 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

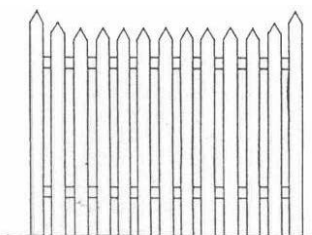
- low scoria or basalt walls (heights vary)
- timber picket and paling (height 1000 to 1200mm)
- simple limestone walls with stone posts (height 900 to 1200mm)
- corrugated iron or mini orb within timber framing (height 1000 to 1200mm)
- woven crimped wire with timber or stone posts (height 1000 to 1200mm)

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

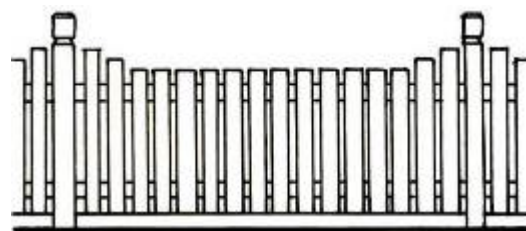
- timber paling (height 1000 to 1200mm)
- wire mesh and timber or pipe framing with stone posts (height 900 to 1200mm)
- woven crimped wire (height 1000 to 1200mm)
- low limestone walling to match house detailing (heights vary)

#### Post 1940s

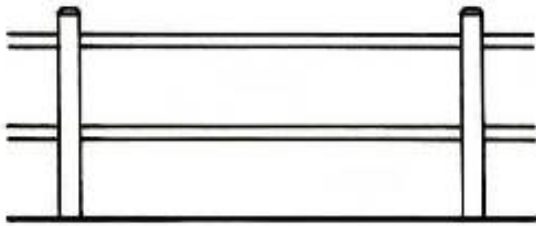
- stone base and posts with wrought iron railing (heights vary)
- wire mesh and timber or pipe framing with pipe or stone posts (height 900 to 1200mm)
- low limestone walling to match house detailing (heights vary)



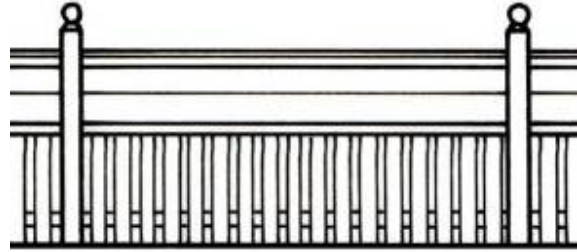
timber pickets



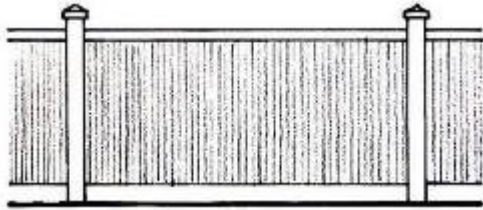
timber paling



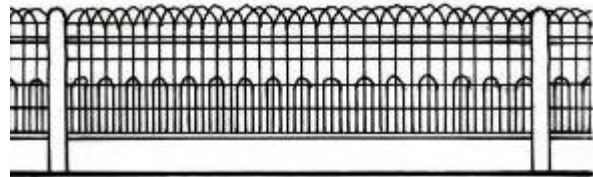
timber post and rail (or wire)



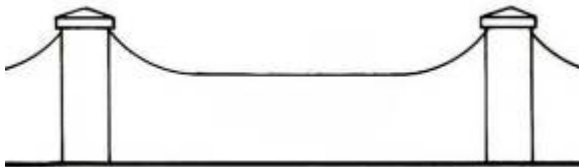
timber post and paling



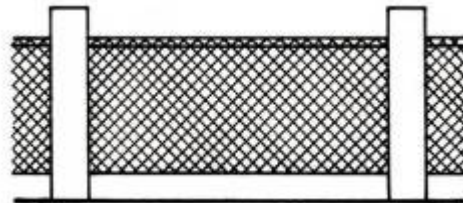
corrugated iron or mini orb with timber framing



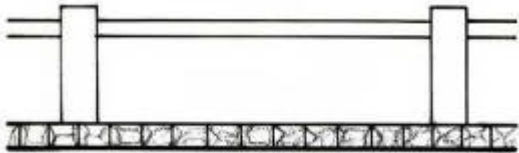
woven crimped wire with timber or stone posts



simple limestone walls with stone posts



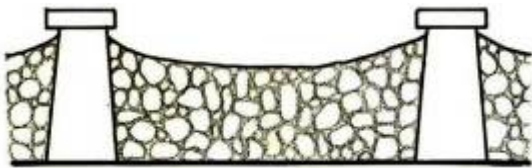
wire mesh and metal pipe framing with stone posts



low limestone walling



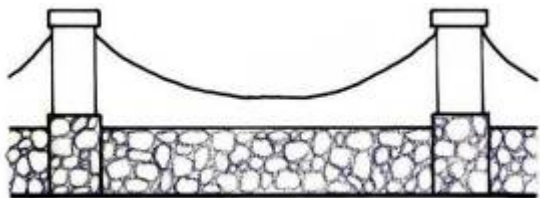
low scoria or basalt walls



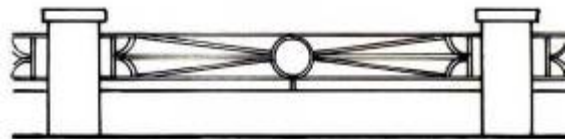
low limestone walling to match house detailing



low limestone walling to match house detailing



limestone and basalt walling to match house detailing



stone base and posts with wrought iron railing

TABLE MtG(C)/10

## Gateway Precinct Landscaping Schedule

Type of species	Height Guidelines
<b>Shrubs</b>	<b>0.5 - 2 metres</b>
Acacia myrtifolia (Red stemmed wattle)	0.5 - 1.5 metres
Acacia verticillata (Prickly moses)	1 - 2 metres
Atriplex cinerea (Grey saltbush )	1 metre
Bursaria spinosa (Christmas bush)	1 - 3 metres
Correa reflexa (Native fuschia)	0.5 metres
Dianella revoluta (Flax-lily)	0.7 metres
Grevillea lavandulacea (Lavender)	1 metre
Hakea rugosa (Dwarf hakea)	0.5 - 2 metres
Lomandra multiflora (Club rush)	0.5 metres
Olearia ramulosa (Twiggy daisy bush)	1.5 metres
<b>Trees for wet areas</b>	
Melaleuca squarrosa (Scented paperback)	1 - 4 metres
<b>Trees for dry areas</b>	
Acacia meansii (Black wattle)	to 12 metres
Acacia melanoxylon ( Blackwood)	8 - 10 metres
Allocasuarina verticillata (Drooping sheoak)	5 - 10 metres
Euc. baxteri (Brown stringy bark)	30 metres
Euc. camaldulensis (Red gum)	20 - 40 metres
Euc. leucoxyton (Blue gum)	30 metres
Eucalyptus oblique ( Stringy bark)	30 metres
Euc. viminalis (Manna gum)	20 metres
<b>Wetland species</b>	<b>Wetland species</b>
<i>For shallow ephemeral planting (Type A)</i>	<i>For emergent planting – can take long periods of inundation (Type B)</i>
Gahnia filum (Chaffy saw-sedge)	Phragmites australis (Common reed)
Isolepis nodosus (Knobby club-rush)	Triglochin procera (Water-ribbons)
Leptocarpus tenax (Slender twine-rush)	Typha domingensis (Cumbungi).
Restio tetraphyllus (Tassel cord-rush).	





To identify the precise location of the Development Plan boundary refer to Map MtG(C)/2 then select the relevant Zone Map

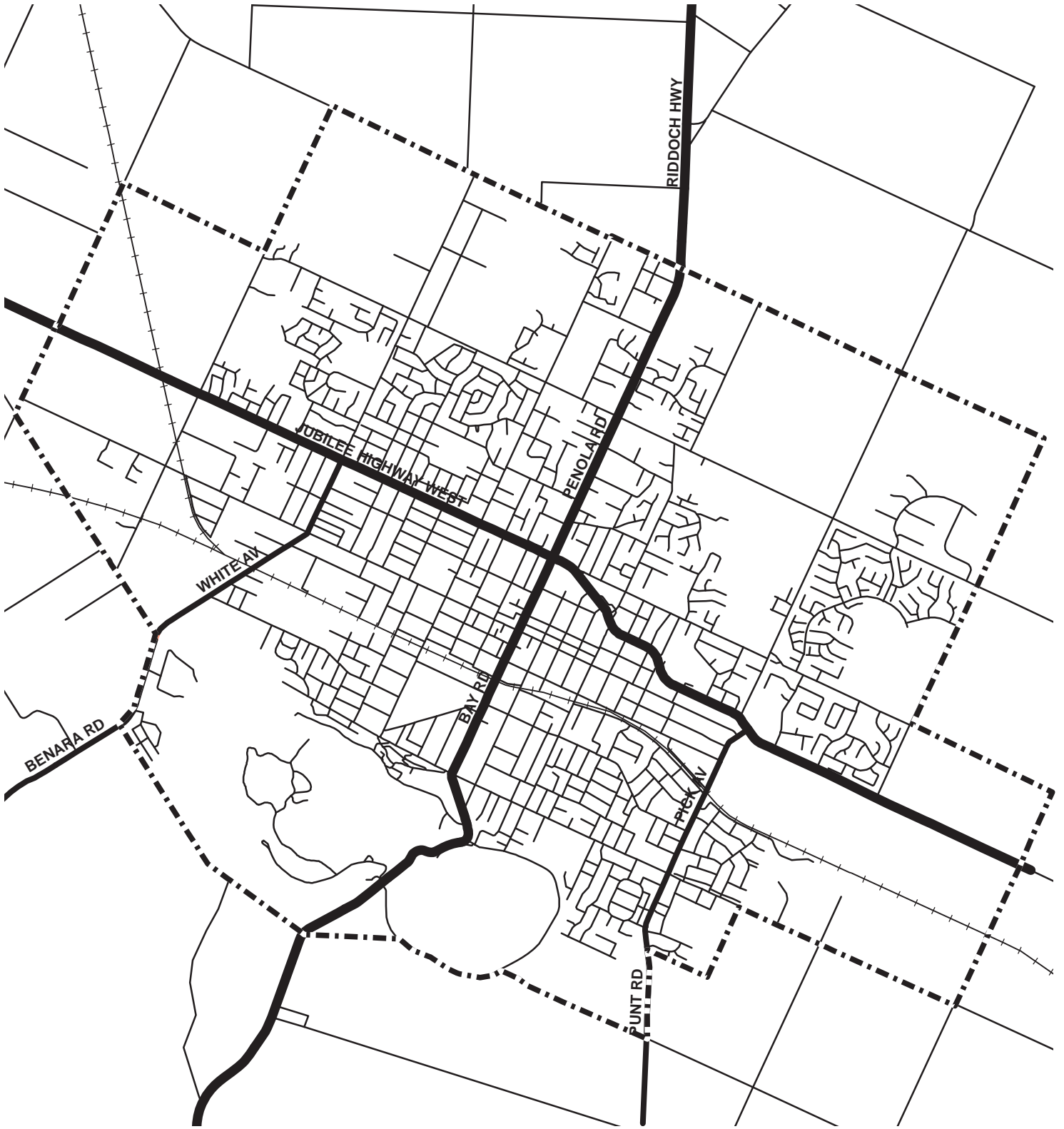


Scale 1:50000



# MOUNT GAMBIER (CITY) MAP MtG(C)/1

— — — — — Development Plan Boundary



--- Development Plan Boundary

--- Railways

**TSA Maintained Roads**

— Primary Arterial Roads

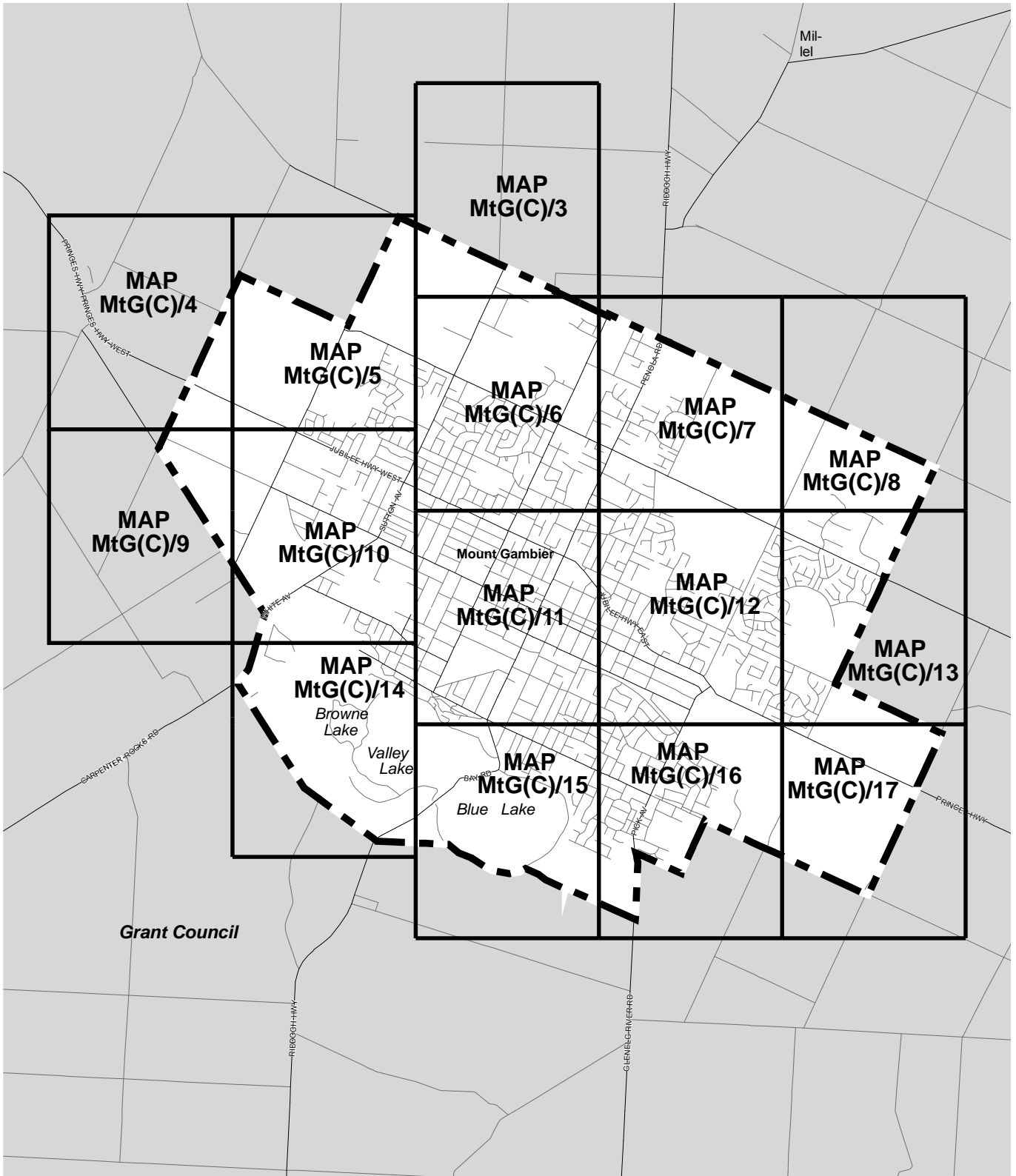
— Secondary Arterial Roads

— TSA Roads Local



0 2000metres

**MOUNT GAMBIER (CITY)  
STRUCTURE PLAN - TRANSPORT  
MAP MtG(C)/1 (Overlay 1)**



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 MtG(C)/3 to MtG(C)/28 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.



Scale 1:55000



# MOUNT GAMBIER (CITY) INDEX MAP MtG(C)/2

— — — — — Development Plan Boundary



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



R Residential



Scale 1:10000





**MOUNT GAMBIER (CITY)  
ZONES  
MAP MtG(C)/3**

-  Zone Boundary
-  Development Plan Boundary



**C** Commercial  
**GIn** General Industry  
**RuL** Rural Living

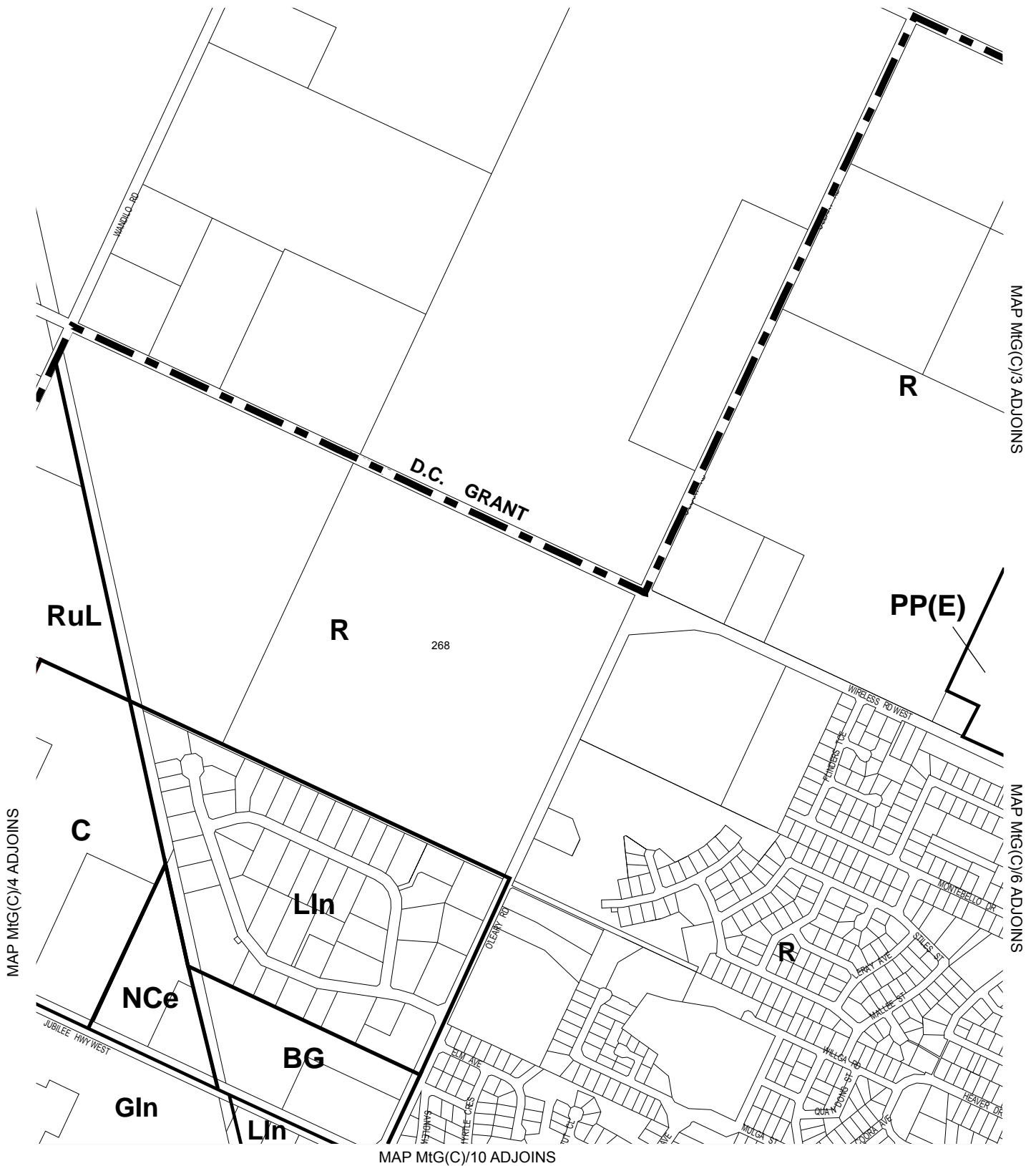
 Zone Boundary  
 Development Plan Boundary

MAP MtG(C)/9 ADJOINS

MAP MtG(C)/5 ADJOINS



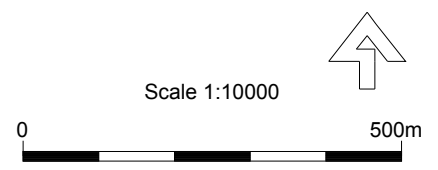
# MOUNT GAMBIER (CITY) ZONES MAP MtG(C)/4



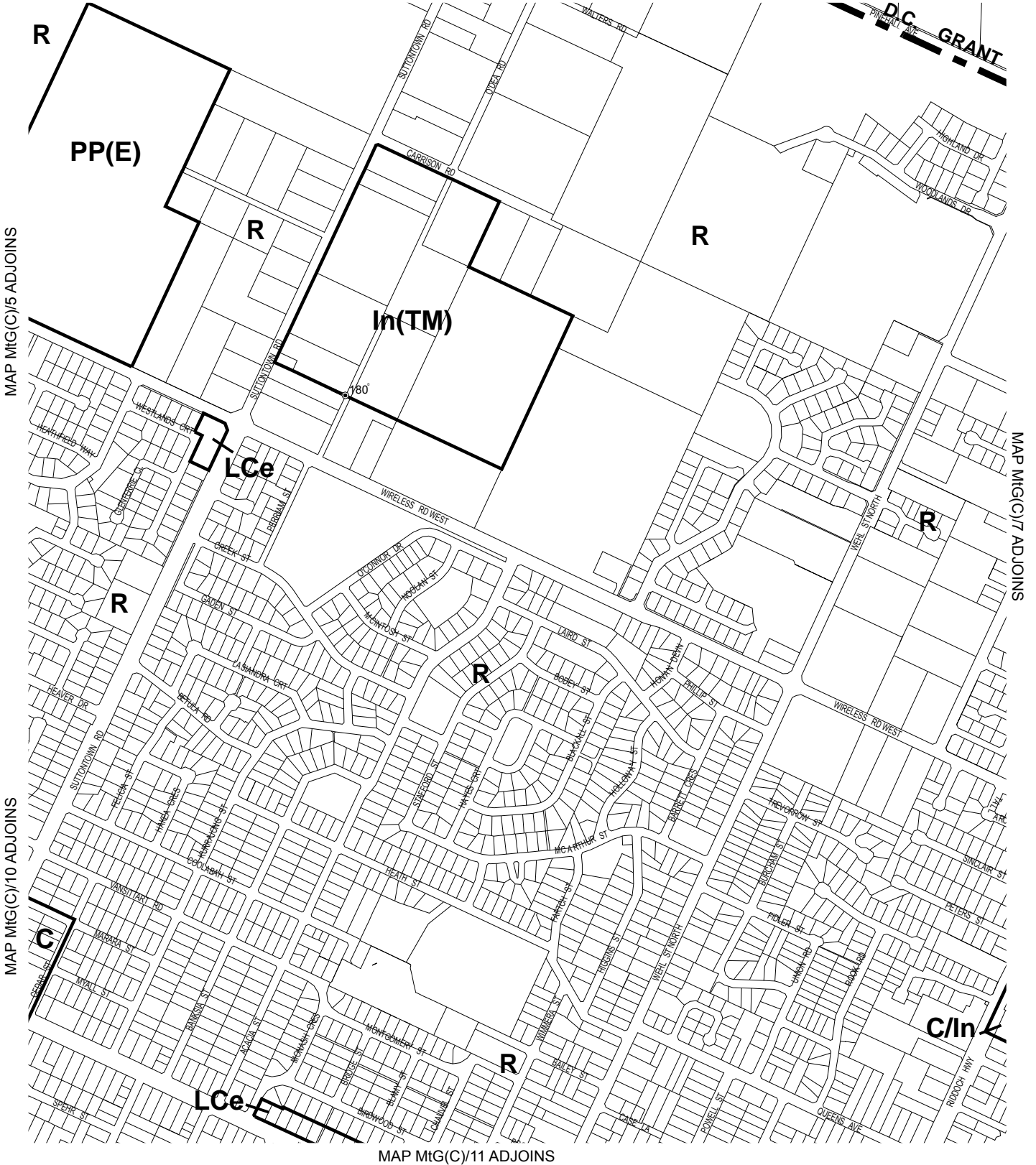
**NOTE: For Policy Areas see Maps MtG(C)/19**

- BG** Bulky Goods
- C** Commercial
- GIn** General Industry
- LIn** Light Industry
- NCe** Neighbourhood Centre
- PP(E)** Public Purposes (Education)
- R** Residential
- RuL** Rural Living

- Zone Boundary
- Development Plan Boundary

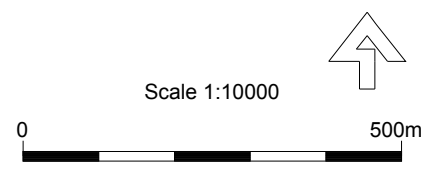


# MOUNT GAMBIER (CITY) ZONES MAP MtG(C)/5



**NOTE: For Policy Areas see Map MtG(C)/20**

- C** Commercial
- C/In** Commerce/Industry
- In(TM)** Industry (Timber Mill)
- LCe** Local Centre
- R** Residential
- PP(E)** Public Purposes (Education)



- Zone Boundary
- Development Plan Boundary

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







**NOTE: For Policy Areas see Map MtG(C)/22**

**CL** Country Living  
**R** Residential

— Zone Boundary  
 - - - Development Plan Boundary



# MOUNT GAMBIER (CITY) ZONES MAP MtG(C)/8





**CL** Country Living  
**Gln** General Industry



Scale 1:10000



**MOUNT GAMBIER (CITY)**  
**ZONES**  
**MAP MtG(C)/9**

 Zone Boundary  
 Development Plan Boundary

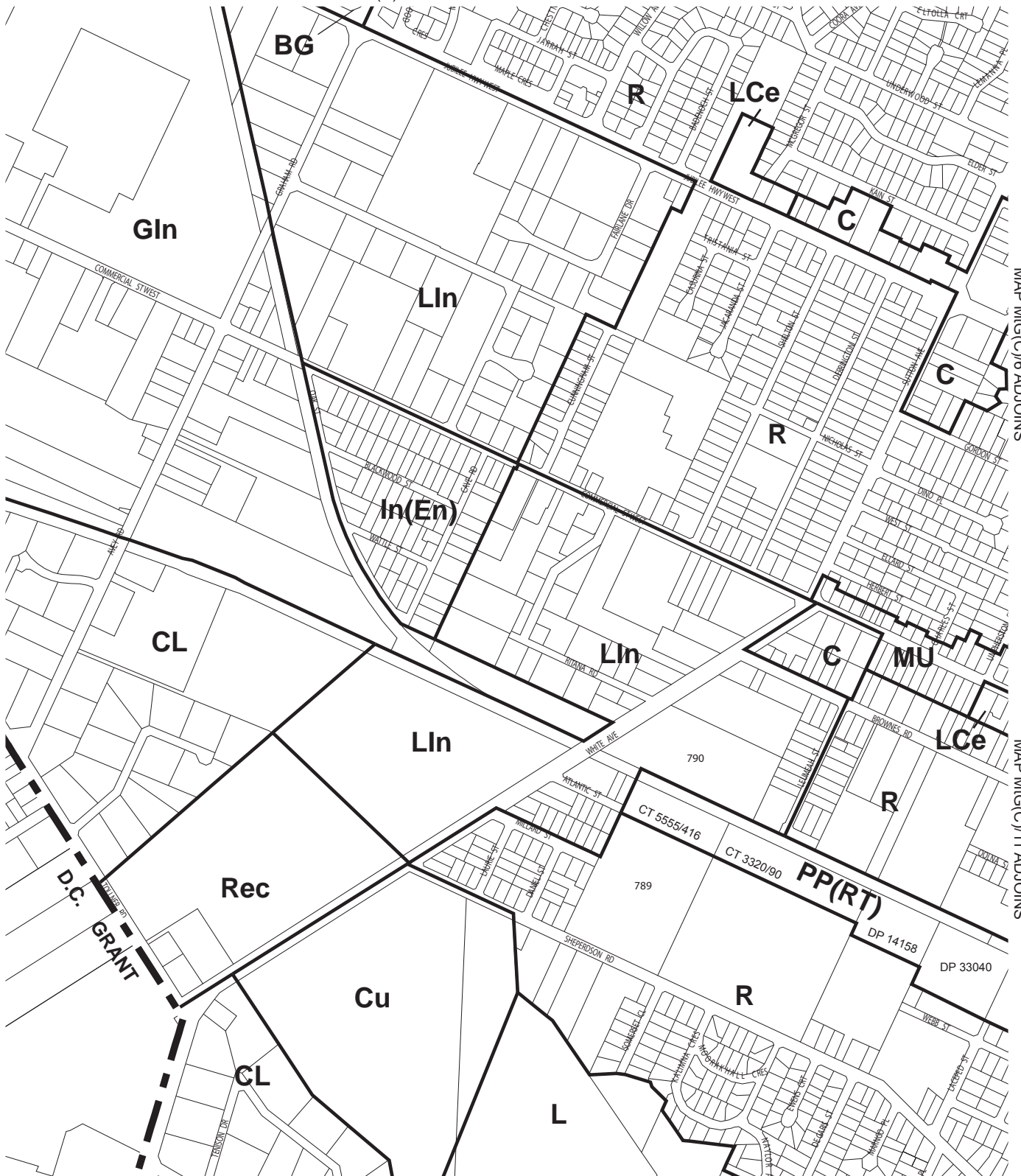
MAP MtG(C)/5 ADJOINS

MAP MtG(C)/9 ADJOINS



MAP MtG(C)/16 ADJOINS

MAP MtG(C)/11 ADJOINS

MAP MtG(C)/14 ADJOINS



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

-  Zone Boundary
-  Development Plan Boundary



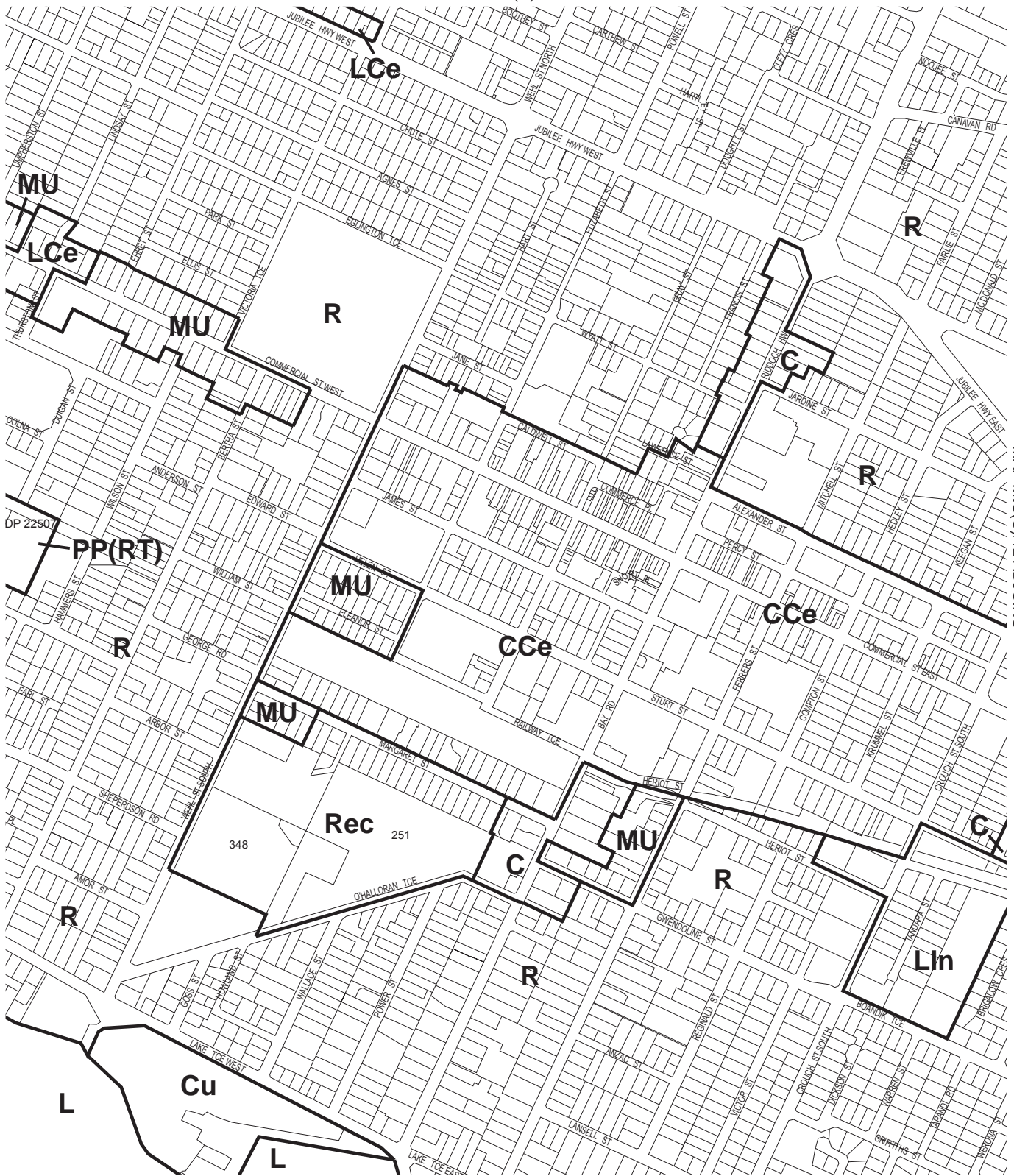
Scale 1:10000



# MOUNT GAMBIER (CITY)



## ZONES

### MAP MtG(C)/10



**NOTE: For Policy Areas see Map MtG(C)/23**

- C Commercial
- CCe City Centre
- Cu Community
- L Lakes
- LIn Light Industry
- LCe Local Centre
- MU Mixed Use
- PP(RT) Public Purposes (Rail Transport)
- R Residential
- Rec Recreation

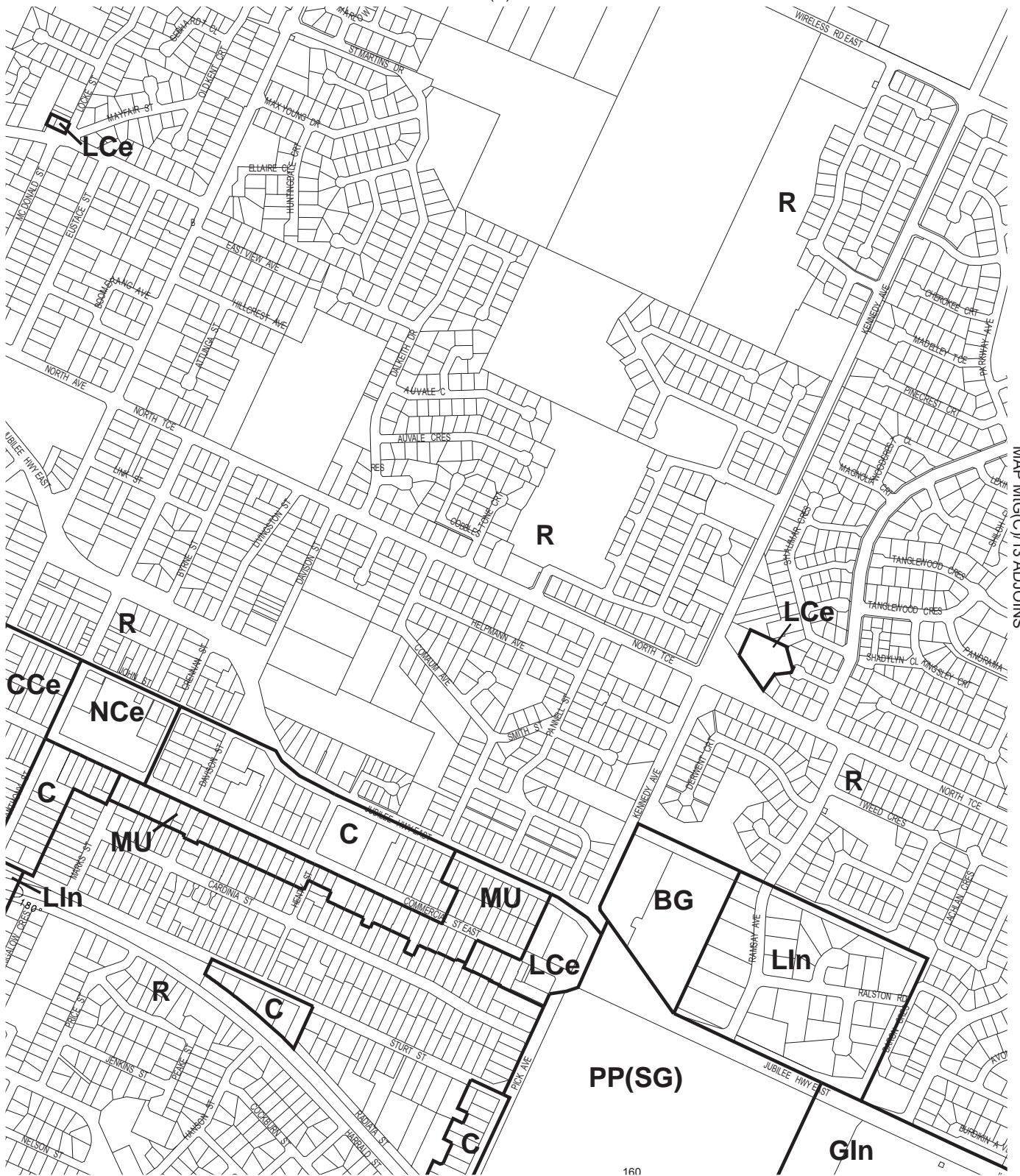
-  Zone Boundary
-  Development Plan Boundary



Scale 1:10000



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



**NOTE: For Policy Areas see Map MtG(C)/24**

- BG** Bulky Goods
- C** Commercial
- CCe** City Centre
- GIn** General Industry
- LIn** Light Industry
- LCe** Local Centre
- MU** Mixed Use
- NCe** Neighbourhood Centre
- PP(SG)** Public Purposes (Show Grounds)
- R** Residential

- Zone Boundary
- Development Plan Boundary



Scale 1:10000



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



**NOTE: For Policy Areas see Map MtG(C)/25**

- C** Commercial
- CL** Country Living
- Gln** General Industry
- R** Residential



Scale 1:10000



# MOUNT GAMBIER (CITY) ZONES MAP MtG(C)/13

- Zone Boundary
- Development Plan Boundary



**CL** Country Living  
**Cu** Community  
**L** Lakes  
**R** Residential

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



Scale 1:10000



# MOUNT GAMBIER (CITY) ZONES MAP MtG(C)/14



**NOTE: For Policy Areas see Map MtG(C)/26**

<b>Cu</b>	Community
<b>L</b>	Lakes
<b>R</b>	Residential



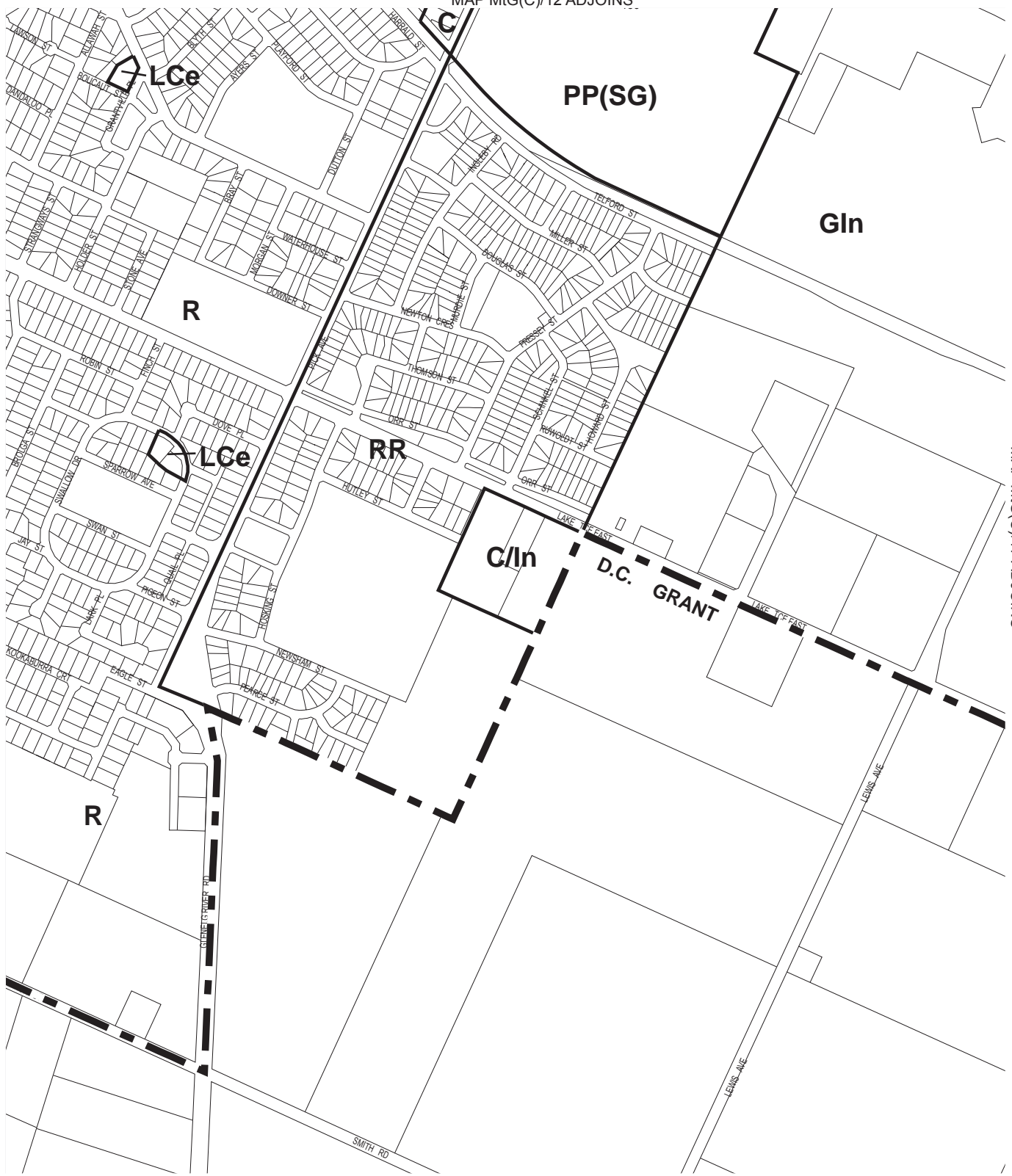
Scale 1:10000





# MOUNT GAMBIER (CITY) ZONES MAP MtG(C)/15

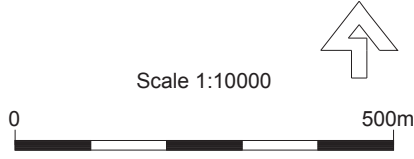
	Zone Boundary
	Development Plan Boundary





- C** Commercial
- LCe** Local Centre
- C/In** Commerce/Industry
- R** Residential
- RR** Residential Regeneration
- PP(SG)** Public Purposes (Show Grounds)
- GIn** General Industry

-  Zone Boundary
-  Development Plan Boundary



# MOUNT GAMBIER (CITY) ZONES MAP MtG(C)/16

MAP MtG(C)/13 ADJOINS

MAP MtG(C)/16 ADJOINS



**NOTE: For Policy Areas see Map MtG(C)/28**



- CTP** Caravan Park & Tourist Park
- C** Commercial
- CL** Country Living
- Gln** General Industry
- Rec** Recreation
- R** Residential



Scale 1:10000



# MOUNT GAMBIER (CITY) ZONES MAP MtG(C)/17

-  Zone Boundary
-  Development Plan Boundary

Consolidated - 21 April 2016





8 Suttontown Road Policy Area

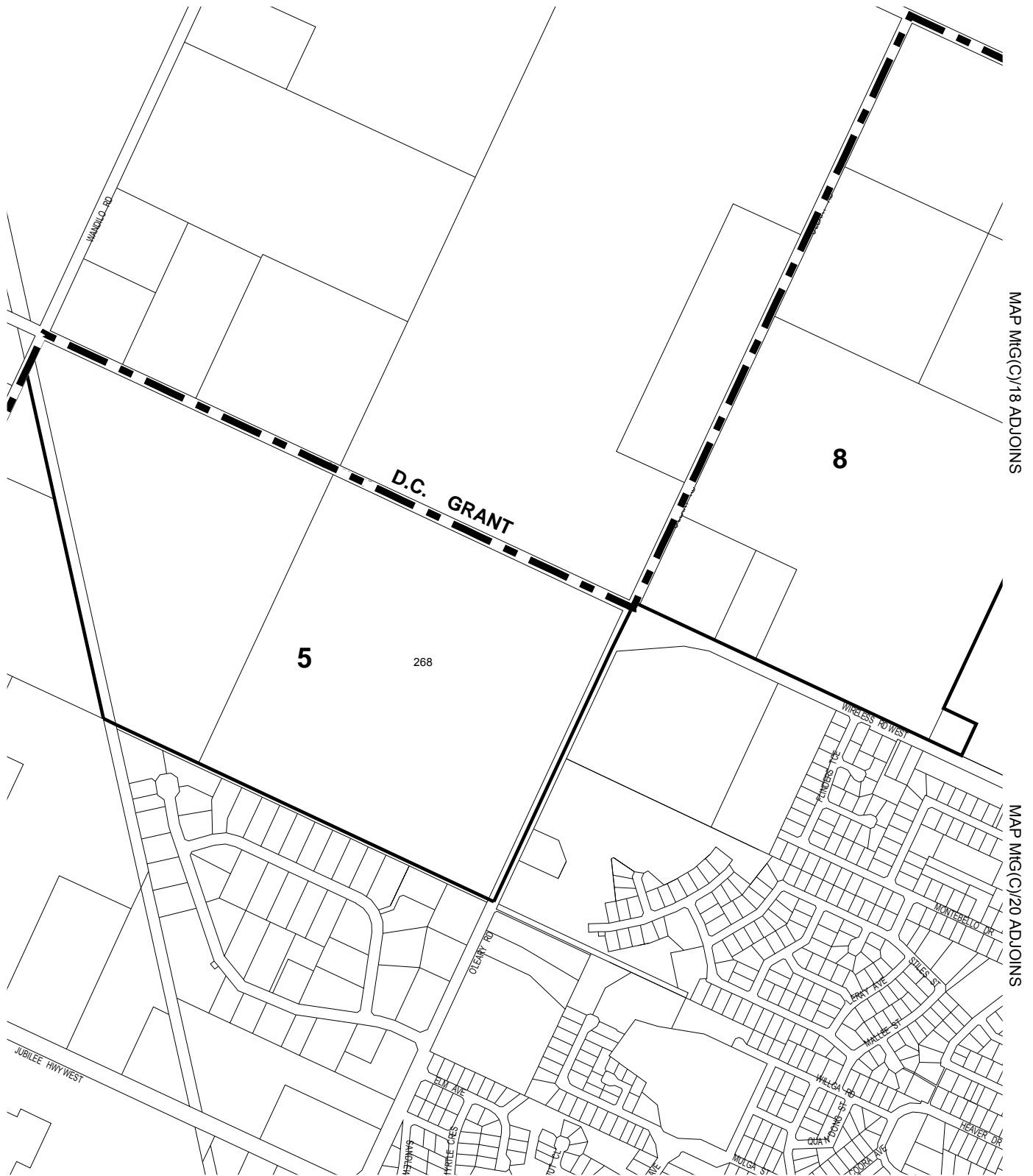


Scale 1:10000



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

-  Policy Area Boundary
-  Development Plan Boundary



MAP MtG(C)/18 ADJOINS

MAP MtG(C)/20 ADJOINS

- 5 Low Density Policy Area
- 8 Suttontown Road Policy Area

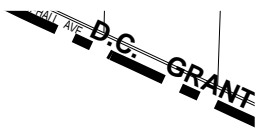


Scale 1:10000



# MOUNT GAMBIER (CITY) POLICY AREAS MAP MtG(C)/19

-  Policy Area Boundary
-  Development Plan Boundary



MAP MtG(C)/19 ADJOINS

MAP MtG(C)/21 ADJOINS





- 7 Northern Residential Policy Area
- 8 Suttontown Road Policy Area



Scale 1:10000



# MOUNT GAMBIER (CITY) POLICY AREAS MAP MtG(C)/20

-  Policy Area Boundary
-  Development Plan Boundary

MAP MtG(C)/20 ADJOINS

MAP MtG(C)/22 ADJOINS



MAP MtG(C)/24 ADJOINS

- 4 Kennedy Avenue Growth Area
- 7 Northern Residential Policy Area



Scale 1:10000



# MOUNT GAMBIER (CITY) POLICY AREAS MAP MtG(C)/21

-  Policy Area Boundary
-  Development Plan Boundary

Consolidated - 21 April 2016



- 3 Attamurra Golf Course
- 4 Kennedy Avenue Growth Area

Scale 1:10000



# MOUNT GAMBIER (CITY) POLICY AREAS MAP MtG(C)/22

-  Policy Area Boundary
-  Development Plan Boundary

Consolidated - 21 April 2016



- 1 Cave Gardens and Environs State Heritage Area Policy Area
- 2 Lakes Perimeter Policy Area

-  Policy Area Boundary
-  Development Plan Boundary



# MOUNT GAMBIER (CITY) POLICY AREAS MAP MtG(C)/23





- 3 Attamurra Golf Course
- 4 Kennedy Avenue Growth Area



Scale 1:10000



# MOUNT GAMBIER (CITY) POLICY AREAS MAP MtG(C)/24

-  Policy Area Boundary
-  Development Plan Boundary



- 3 Attamurra Golf Course
- 4 Kennedy Avenue Growth Area
- 5 Low Density Policy Area



Scale 1:10000



# MOUNT GAMBIER (CITY) POLICY AREAS MAP MtG(C)/25

-  Policy Area Boundary
-  Development Plan Boundary



- 2 Lakes Perimeter Policy Area
- 6 McCormick Road Policy Area

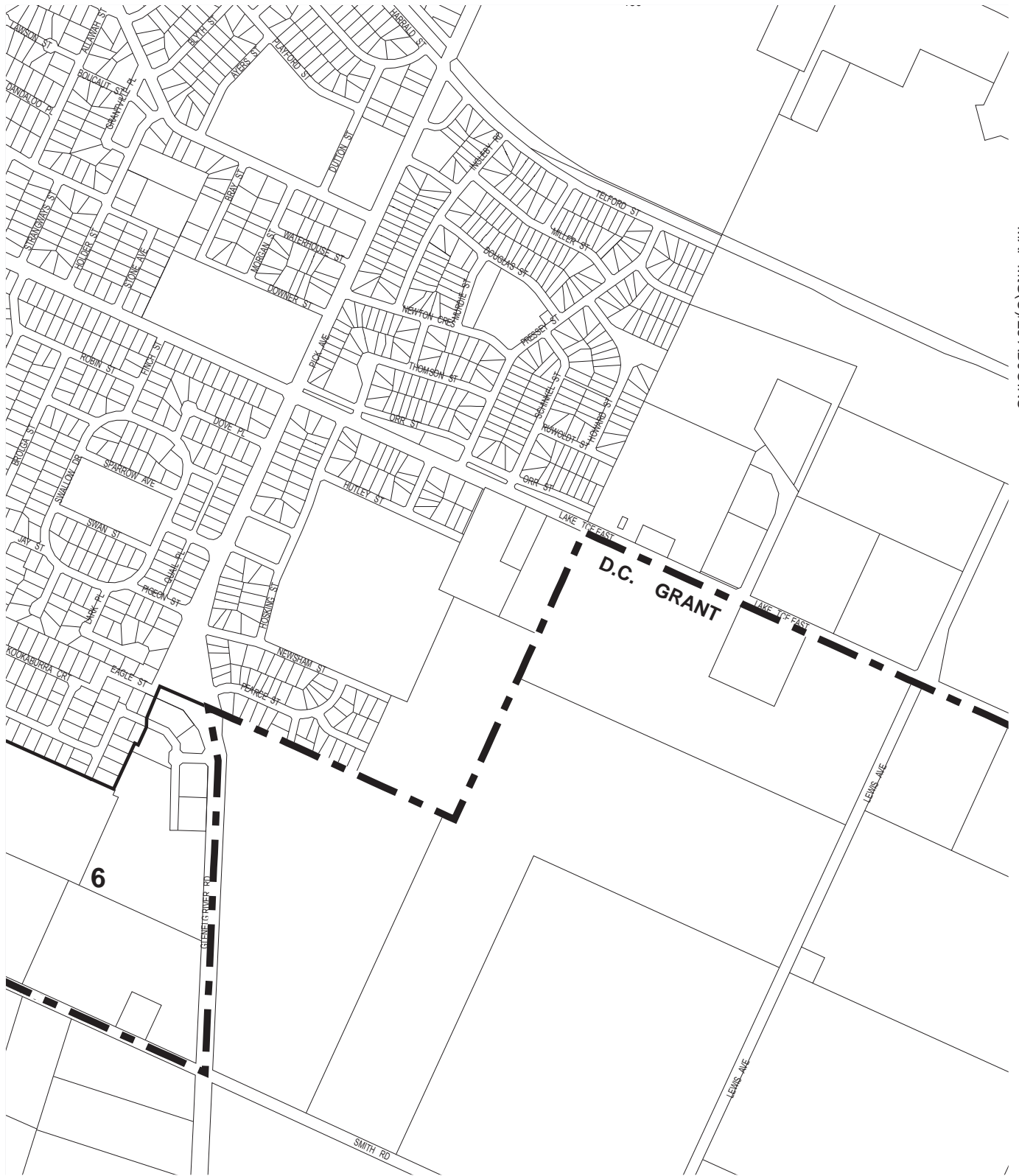
-  Policy Area Boundary
-  Development Plan Boundary



Scale 1:10000



# MOUNT GAMBIER (CITY) POLICY AREAS MAP MtG(C)/26



6 McCormick Road Policy Area

Scale 1:10000



**MOUNT GAMBIER (CITY)  
POLICY AREAS  
MAP MtG(C)/27**

-  Policy Area Boundary
-  Development Plan Boundary

MAP MtG(C)/25 ADJOINS

MAP MtG(C)/27 ADJOINS



5 Low Density Policy Area



Scale 1:10000



**MOUNT GAMBIER (CITY)  
POLICY AREAS  
MAP MtG(C)/28**

-  Policy Area Boundary
-  Development Plan Boundary