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**From:** Gencarelli, Nadia (DPTI)  
**Sent:** Tuesday, 4 February 2020 11:08 AM  
**To:** DPTI:Planning Reform  
**Cc:** Sewart, Jeffery (DPTI)  
**Subject:** FW: AR20 5105 Draft Historic Area Statements - Planning Development Infrastructure Act - Design Code  
**Attachments:** AR20 5105 Draft Historic Area Statements - Planning Development Infrastructure Act - Design Code.DOCX

Hi,

Can you please log this as a submission for Phase 3? Note I have already sent an acknowledgement.

Thanks,

**Nadia Gencarelli**

Senior Planner

Planning and Land Use Services

Department of Planning, Transport and Infrastructure

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**From:** Tracy Tzioutziouklaris ██████████  
**Sent:** Monday, 3 February 2020 5:35 PM  
**To:** Sewart, Jeffery (DPTI) ; Gencarelli, Nadia (DPTI)  
**Subject:** AR20 5105 Draft Historic Area Statements - Planning Development Infrastructure Act - Design Code

Dear Jeff/Nadia.

I apologise for taking so long to get this back to, but please find attached the Draft Historic areas for the City of Mount Gambier.

Please do not hesitate to contact me if you have any questions.

Regards Tracy

Tracy Tzioutziouklaris

Manager – Development Services

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Civic Centre 10 Watson Terrace Mount Gambier

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PO Box 56 Mount Gambier SA 5290



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[www.mountgambier.sa.gov.au](http://www.mountgambier.sa.gov.au)

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# Historic Areas affecting City of Mount Gambier

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## Bay Road Historic Area Statement (MtG1)

Historic Area Overlays identify areas that comprise unified, consistent streetscape characteristics of an identifiable historic, economic or social theme associated with an earlier era of development. They comprise built form characteristics, and at times natural features and sub-division patterns that provide a legible connection to the historic development of the local area. Development within the Overlay will preserve these attributes.

The redevelopment of existing places, through refurbishment or adaptive reuse, will maintain, and where possible enhance or reinforce, this unified, consistent historic streetscape character.

New development will be generally limited to the replacement of places that either do not contribute towards this unified, consistent historic streetscape character, or towards the rear of sites that do, so as to not adversely impact the legibility and interpretation of the prevailing historic, economic or social themes as viewed from the public realm.

**\*\*map\*\***

Eras and themes	Development from period of settlement up to and including the 1920s.
Allotments and subdivision patterns	Generous allotment sizes, averaging at 1400sqm and generally 20m in width. Extensive street and side boundary set-backs.
Architectural features	Large single storey houses with hipped and gabled galvanised iron roofs; and generous verandahs.
Building height	Predominantly single storey, with two storey additions within roof space to rear of buildings.
Materials	Varied building construction but generally comprising dolomite or limestone walling with quoins.
Fencing	Original fences constructed of Mount Gambier stone, dolomite, scoria, basalt or flint, limestone retaining walls. Front fences forward of the dwelling reflecting the traditional period, style and form of the associated building.
Setting and public realm features	Well maintained, mature gardens that contribute to a pleasant, open streetscape. Streetscape improvements within the area have particular emphasis on Bay Road as the entry to the Volcanic Complex State Heritage Area.

## Doughty Street and Wehl Street North Historic Area Statement (MtG2)

Historic Area Overlays identify areas that comprise unified, consistent streetscape characteristics of an identifiable historic, economic or social theme associated with an earlier era of development. They comprise built form characteristics, and at times natural features and sub-division patterns that provide a legible connection to the historic development of the local area. Development within the Overlay will preserve these attributes.

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**\*\*map\*\***

Eras and themes	Development from period of settlement up to and including the 1920s.
Allotments and subdivision patterns	Generous allotments dominating the higher slopes, with substantial street and side boundary setbacks. Smaller allotments on the lower slopes.
Architectural features	Varied building styles from one street to another. Grand houses dominating the higher slopes On the lower slopes, workman's cottages Contemporary housing
Building height	Predominantly single storey, with two storey additions within roof space to rear of buildings.
Materials	Varied building construction and materials reflecting traditional period and style. Timber workman's cottages.
Fencing	Original fences constructed of Mount Gambier stone, dolomite, scoria, basalt or flint, limestone retaining walls. Front fences forward of the dwelling reflecting the traditional period, style and form of the associated building.
Setting and public realm features	Characterised by steep topography with generous allotments sizes and well-maintained mature gardens.

## Railway Historic Area Statement (MtG3)

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**\*\*map\*\***

Eras and themes	Transport and associated commercial history of the railyards, industrial. Development from period of settlement up to and including the 1920s.
Allotments and subdivision patterns	The railway corridor forms one linear allotment, sited between Bay Road to the east and Wehl Street South to the west. Allotments along Margaret Street vary in size, however are predominantly regular in shape. Street frontages vary, however are generally either 20m or 40m. Allotment depth is consistent across Margaret Street at approximately 55m. Allotments range in size from approximately 1000sqm up to 4000sqm.
Architectural features	Commercial/industrial in nature. Several buildings have frontage to Margaret Street and the Railway Lands.
Building height	Varying heights – single up to 3 to 4 storey high buildings dependant on their historical use. Railway station with associated platforms still exists.
Materials	Buildings in this Historic Area are predominantly constructed from corrugated iron, timber or stone.
Fencing	Open styles of fencing – for example, timber post and rail; post and wire.
Setting and public realm features	The area 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. Railway track and other elements including ballast, railway iron fences, telegraph poles, platforms and structures Use of old railway carriages.

	Temporary, demountable or movable structures and plantings.
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## St Andrews Historic Area Statement (MtG4)

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**\*\*map\*\***

Eras and themes	Institutional and residential. Development from period of settlement up to and including the 1920s.
Allotments and subdivision patterns	Generally, the area is characterised by narrow roads with residential buildings exhibiting minimal street set-backs Large allotments along Elizabeth Street and Penola Road. Allotment sizes ranging from large (1400 square metres) to small (400 square metres)
Architectural features	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.
Building height	Predominantly single storey, with two storey additions within roof space to rear of buildings.
Materials	Construction and materials reflecting traditional period and style.
Fencing	Original fences constructed of Mount Gambier stone, dolomite, scoria, basalt or flint, limestone retaining walls. Front fences forward of the dwelling reflecting the traditional period, style and form of the associated building.
Setting and public realm features	Significant Institutional buildings. Many high quality residences are located at the top of the hill, taking advantage of fine views over the city to the south.

## Vansittart Park Historic Area Statement (MtG5)

Historic Area Overlays identify areas that comprise unified, consistent streetscape characteristics of an identifiable historic, economic or social theme associated with an earlier era of development. They comprise built form characteristics, and at times natural features and sub-division patterns that provide a legible connection to the historic development of the local area. Development within the Overlay will preserve these attributes.

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**\*\*map\*\***

Eras and themes	1880's-1920's.
Allotments and subdivision patterns	<p>Adjoining the St Andrews Historic Area, the Vansittart Park area contains uniform residential allotments on a grid pattern. There has been a small number of infill type developments in the area to date. However, the area remains predominately dwellings on large regular shaped allotments.</p> <p>Generally allotment frontages are 18m-20m. Allotment sizes are predominantly 750sqm to 850sqm in area.</p> <p>The Vansittart Park provides a sporting ground (with associated amenities) and large open garden areas.</p>
Architectural features	Villa, federation and bungalow style dwellings.
Building height	Predominantly single storey, with two storey additions within roof space to rear of buildings.
Materials	Construction and materials reflecting traditional period and style.
Fencing	<p>Original fences constructed of Mount Gambier stone, dolomite, scoria, basalt or flint, limestone retaining walls.</p> <p>Front fences forward of the dwelling reflecting the traditional period, style and form of the associated building.</p>
Setting and public realm features	Well landscaped Vansittart Park and the topography of the area adds interest. Streets are not excessively wide by comparison to other areas of Mount Gambier

## Wehl Street South Historic Area Statement (MtG6)

Historic Area Overlays identify areas that comprise unified, consistent streetscape characteristics of an identifiable historic, economic or social theme associated with an earlier era of development. They comprise built form characteristics, and at times natural features and sub-division patterns that provide a legible connection to the historic development of the local area. Development within the Overlay will preserve these attributes.

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**\*\*map\*\***

Eras and themes	1860's- mid 1920's.
Allotments and subdivision patterns	Wide roads with large, deep allotments, although east-west roads are generally narrow with buildings set close to the street. Side setbacks are on some cases small and development will ensure that side setbacks are maintained and not result in boundary to boundary development.
Architectural features	Diverse dwelling styles Larger residences predominantly along Wehl Street South. Smaller stone or timber-clad workman's cottages close to the railway line. Wehl Street Public School.
Building height	Predominantly single storey, with two storey additions within roof space to rear of buildings.
Materials	Stone and timber clad. Construction and materials reflecting traditional period and style.
Fencing	Original fences constructed of Mount Gambier stone, dolomite, scoria, basalt or flint, limestone retaining walls. Front fences forward of the dwelling reflecting the traditional period, style and form of the associated building.
Setting and public realm features	Street set-backs in this area vary considerably, and combined with clusters of historical housing, produce an interesting streetscape. Residential streetscape character, including within commercial areas. Unobtrusive advertising. Front fences and garden landscaping. Car parking located to the rear of buildings