Mile End historic area overlay (WeTo2)

The City of West Torrens is proposing changes to the Planning and Design Code to improve the spatial application and update the policy of the historic area statements. In addition new buildings have been recommended to be added to the historic area where consistent with the character of the area. The community is invited to have their say on these changes.

What is proposed?
The overall objective of this code amendment is to:

- Update the historic area statements to refine wording, include any necessary additional historical context (see page 2).
- Extend the boundaries of the historic area overlay (see page 2).
- Add new representative buildings within the expanded historic area overlay (see below).

The zone is not proposed to change for any property.

What properties are affected?
Below are properties that are proposed to be listed as representative buildings:

- 2 Railway Terrace
- 69 Cuming Street
- 59 King Street
- 57 King Street
- 84 Hughes Street
- 82 Hughes Street
- 85 Hughes Street
- 70A Hughes Street
- 70B Hughes Street
- 51 Gladstone Road
- 56 Gladstone Road
- 60 Gladstone Road
- 29 Ballara Street
- 25A Ballara Street
- 25 Ballara Street
- 23 Ballara Street
- 21 Ballara Street
- 19 Ballara Street
- 17 Ballara Street
- 15 Ballara Street
- 13 Ballara Street
- 9 Ballara Street
- 7 Ballara Street
- 5 Ballara Street
- 3 Ballara Street
- 1 Ballara Street
- 2 Daringa Street
- 2A Daringa Street
- 4 Daringa Street
- 4A Daringa Street
- 6 Daringa Street
- 6A Daringa Street
- 8 Daringa Street
- 8A Daringa Street
- 20A Daringa Street
- 20 Daringa Street
- 22 Daringa Street
- 22A Daringa Street
- 24 Daringa Street
- 24A Daringa Street
- 26 Daringa Street
- 28 Daringa Street
- 9 Claremont Street
- 11 Claremont Street
- 13 Claremont Street
- 15 Claremont Street
- 17 Claremont Street
- 19 Claremont Street
- 21 Claremont Street
- 10 Claremont Street
- 10A Claremont Street

Continued over

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City of West Torrens

Below are the properties proposed to be added to the historic area overlay:

- 29 Ballara Street
- 25A Ballara Street
- 25 Ballara Street
- 23 Ballara Street
- 21 Ballara Street
- 19 Ballara Street
- 17 Ballara Street
- 15 Ballara Street
- 13 Ballara Street
- 9 Ballara Street
- 7 Ballara Street
- 5 Ballara Street
- 3 Ballara Street
- 1 Ballara Street
- 2 Daringa Street
- 2A Daringa Street
- 4 Daringa Street
- 4A Daringa Street
- 6 Daringa Street
- 6A Daringa Street
- 8 Daringa Street
- 8A Daringa Street
- 20A Daringa Street
- 20 Daringa Street
- 22 Daringa Street
- 22A Daringa Street
- 24 Daringa Street
- 24A Daringa Street
- 26 Daringa Street
- 28 Daringa Street
- 9 Claremont Street
- 11 Claremont Street
- 13 Claremont Street
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- 21 Claremont Street
- 10 Claremont Street
- 10A Claremont Street.

Changes to the statement

The historic area statement only applies to properties or development located within the historic area overlay. The purpose of the statement is to identify the attributes specific to the historic area and to ensure that development proposals are consistent with the characteristics expressed therein.

The code amendment proposes to change the wording of the area statement to better reflect the eras, patterns and characteristics of development. These updates are shwon below in yellow

Eras, themes and context	1860s to 1920s
Allotments, subdivision and built form patterns	Strong uniformity of allotment pattern. Low to very low density site areas. Wide frontages. Detached and semi-detached to allotments.
Architectural styles, detailing and built form features	Predominantly detached Victorian villas with some examples of Victorian semi-detached dwellings and Victorian single fronted cottages; bungalows; inter-war art deco dwellings; and parapeted shopfronts. Key architectural features include: bay windows, gable and Dutch gable roofs, steeply pitched hip roofs. Integrated and complementary verandahs/porticos. Other notable built form features include consistent scale and massing, and a regular pattern of fenestration (proportion of openings) and historic colour palettes. Additions, including carports and garages, are generally located to the side and/or rear of the dwelling.
Building height	Generally single storey. Single storey within the roof space.
Materials	Stone. Brick. Limited rendered masonry. Corrugated pre-coloured or galvanised iron sheeting. Timber windows. Leadlight windows. Iron and timber filigree. Red brick chimneys.
Fencing	Low front fencing facilitating view of the dwelling comprising post and rail with woven wire, low level stone or masonry or timber picket.
Setting, landscaping, streetscape and public realm features	Strong uniformity of layout and buildings. ~~Generous side and rear setbanks, maintaining large private yards.~~ Carports and garages are behind the main face of dwellings. Traditional well-maintained gardens. Tree lined streets. Vehicle access has been designed and located to preserve existing street trees. Vehicle access is via rear lanes where available.
Representative buildings	Identified - refer to SA planning database.

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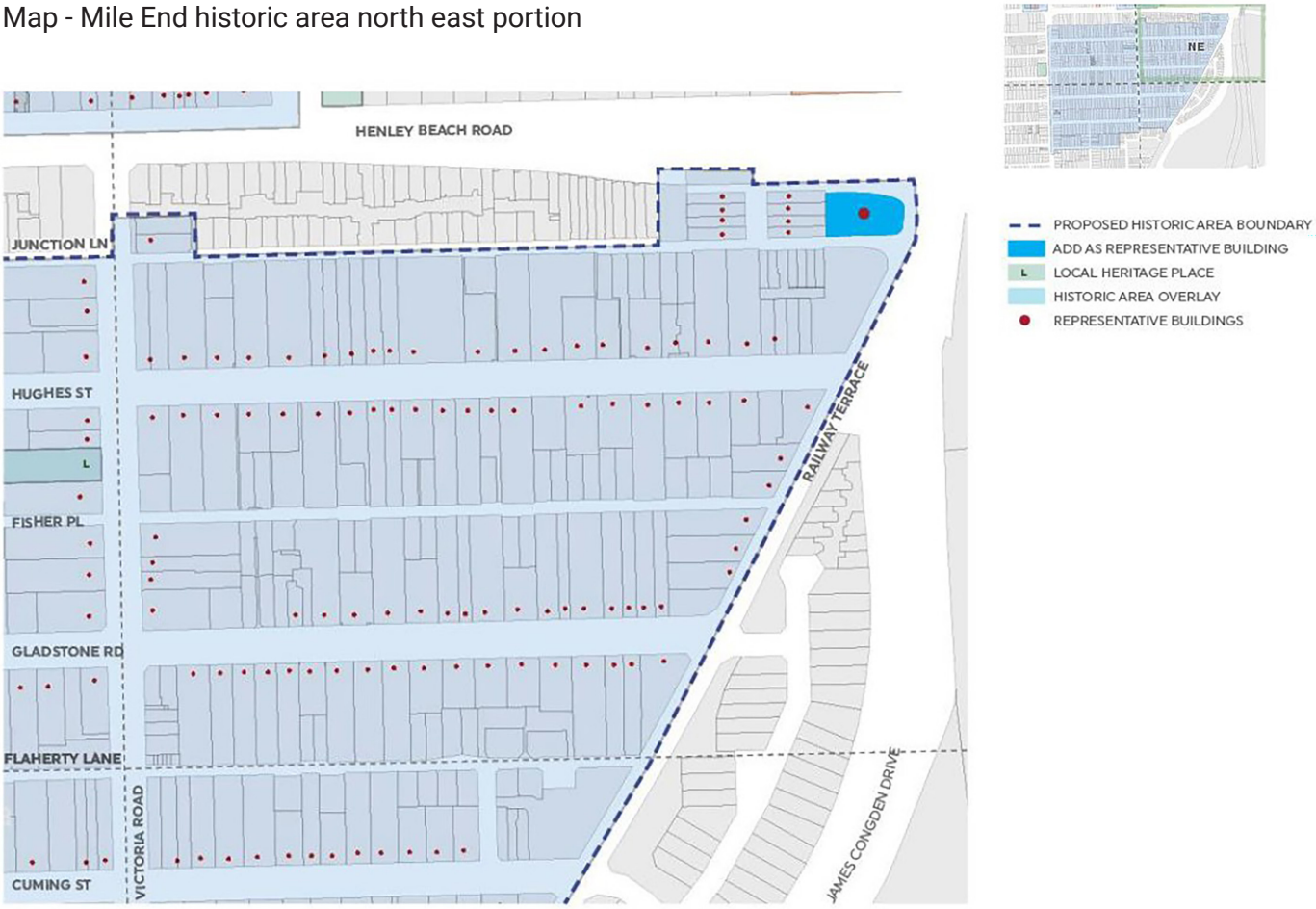
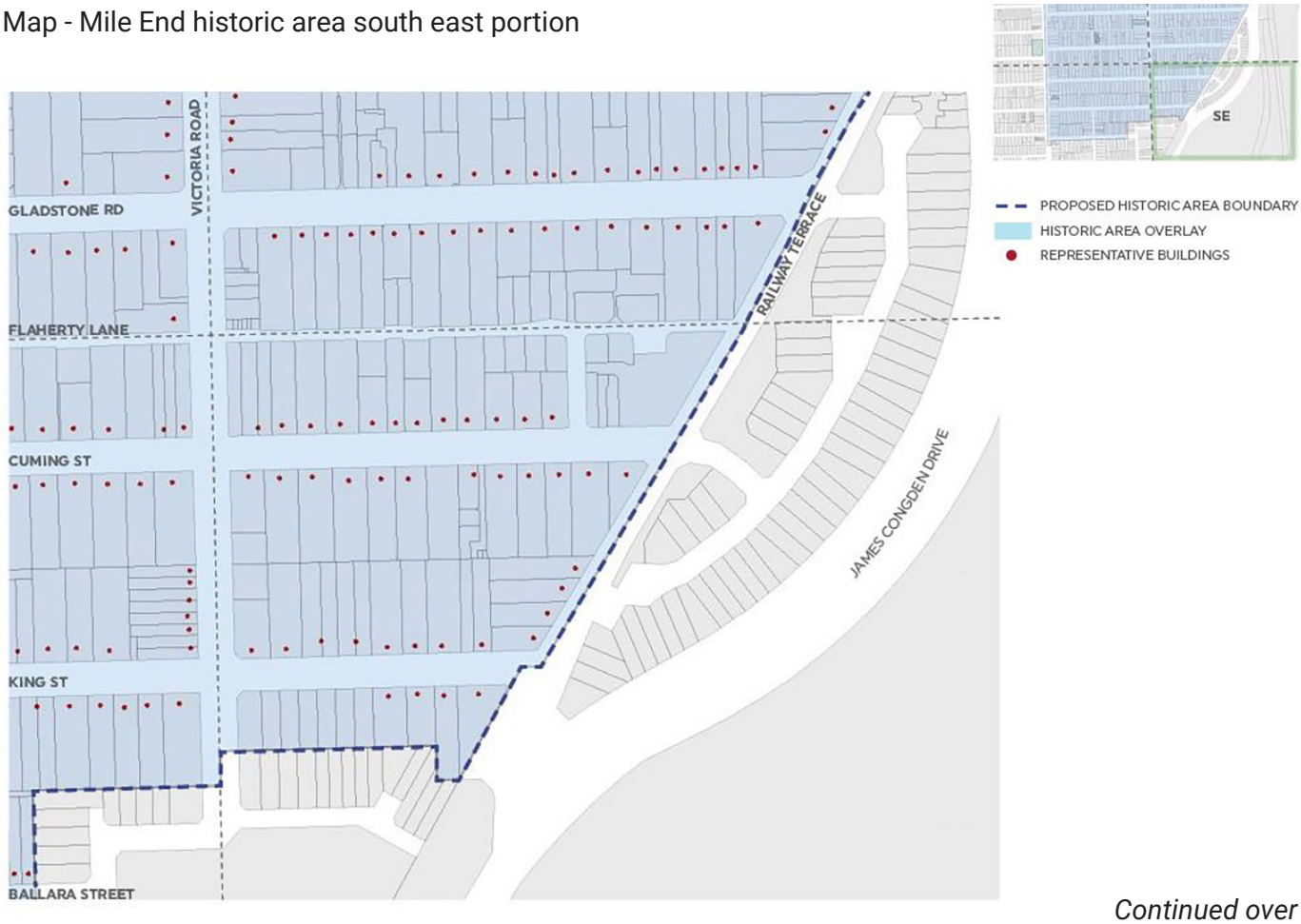
Map - Mile End historic area north east portion



Map - Mile End historic area south east portion



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Map - Mile End historic area north west portion

- PROPOSED HISTORIC AREA BOUNDARY
- ADD TO AREA AS REPRESENTATIVE BUILDING
- REMOVE AS REPRESENTATIVE BUILDING
- ADD AS REPRESENTATIVE BUILDING
- STATE HERITAGE PLACE
- LOCAL HERITAGE PLACE
- HISTORIC AREA OVERLAY
- REPRESENTATIVE BUILDINGS

Map - Mile End historic area south west portion

- PROPOSED HISTORIC AREA BOUNDARY
- EMPLOYMENT ZONE
- ADD TO AREA AS REPRESENTATIVE BUILDING
- ADD AS REPRESENTATIVE BUILDING
- HISTORIC AREA OVERLAY
- REPRESENTATIVE BUILDINGS

How can I find out more?
For more information or enquiries about this code amendment you can:

- Visit the PlanSA general consultations page at https://plan.sa.gov.au/have_your_say/code_amendments.
- Contact Glenn Searle on (08) 8416 6333 or via email at planningpolicy@wtcc.sa.gov.au
- Attend a drop-in session - for details visit yoursay.westtorrens.sa.gov.au/

How can I have my say?
You can view the code amendment and provide feedback via one of the following:

- Complete the online feedback form available at yoursay.westtorrens.sa.gov.au/
- Prepare a written submission and send an email to planningpolicy@wtcc.sa.gov.au or mail to:
  Historic area and character area code amendment
  City of West Torrens
  165 Sir Donald Bradman Drive
  Hilton SA 5033
- Complete the feedback form at plan.sa.gov.au/en/codeamendments

A hardcopy version of the code amendment can be viewed at the City of West Torrens Civic Centre, 165 Sir Donald Bradman Drive, Hilton SA 5031.

What changes to the code amendment can my feedback influence?
Your submission can influence the following:

- Content of the historic area statements.
- The extent and boundaries of the historic area overlay which are the subject of the code amendment.
- The selection of properties defined as representative buildings.

What will happen with my feedback?
All submissions will be considered by the City of West Torrens when considering the suitability of the code amendment and if any changes should be made.

Please note that submissions will be published on the PlanSA portal, however, personal addresses, email and phone numbers will not be published, only company details (if applicable).

After the "time for submissions" has closed, an engagement report will be published on the PlanSA portal that will summarise the consultation outcomes and how the code amendment changed due to the feedback received.

When will I know the outcome?
The timeframes for publishing the outcome of code amendments can vary.
To find what stage the code amendment is up to, including decision of its outcome, please go to the following website: https://plan.sa.gov.au/have_your_say/code_amendments

Consultation opens on Tuesday 31 March and closes 11.59pm Tuesday 30 June 2026.