# Example Statement of Significance

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| Gumnut Planning Scheme  **Wombat Flats Precinct Statement of Significance**   |  |  |  |  | | --- | --- | --- | --- | | **Heritage Place:** | Wombat Flats Precinct | **PS ref no:** | HO26 |   *[Insert photo and or map, if applicable]*  **What is significant?**  The following features contribute to the significance of the precinct:  The houses constructed from c.1855 to c.1910, as shown on the precinct map.   * The overall consistency of housing form (hipped roofs, single storey wall heights), materials and detailing (weatherboard, face brick or stucco external cladding, corrugated metal roofs, wide verandahs facing the street, brick chimneys), and siting (generous and consistent front and side setbacks). * Streetscape materials such as bluestone kerb and channel and concrete footpaths. Features that do not contribute to the significance of this place include non-original alterations and additions to the contributory buildings shown on the precinct map and the houses at 32, 24 & 36 Wattle Avenue.   Contributory buildings:  Wattle Avenue: 3,5,7,9,11,13,15,17,19  Myrtle Street: 7,11,12  Features that do not contribute to the significance of this place include non-original alterations and additions to the contributory buildings shown on the precinct map and the houses at 32, 24 & 36 Wattle Avenue  **How is it significant?**  The Wombat Flats Precinct is of local, historic and aesthetic significance to Gumnut Shire.  **Why is it significant?**  Historically, the precinct demonstrates how the gold rush encouraged the residential development of this area in the mid-nineteenth century. The later Victorian and Edwardian housing demonstrates the next stage of development, which resulted from the establishment of improved transport links and industries such as the Butterscotch Factory in near-by Lilly Pilly Street. (Criterion A)  The precinct is significant for the way it demonstrates the key phases of development prior to World War I, characterised by mid to late Victorian era housing, supplemented by Edwardian infill, set within a nineteenth century subdivision with a regular allotment pattern. It is representative of the way residential areas in Gumnut developed during this era. (Criterion D)  The mid to late Victorian and Federation/Edwardian houses with characteristic form, materials and detailing are complemented by traditional public realm materials such as concrete footpaths and bluestone kerb and channel. (Criterion E)  **Primary source**  *[Insert applicable study and/or citation, if applicable]*  *[Insert grading table for large precincts]*   |  |  |  | | --- | --- | --- | | ***Number*** | ***Address*** | ***Grade*** | | *7* | *Wattle Avenue* | *Contributory* |     This document is an incorporated document in the Gumnut Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987* |