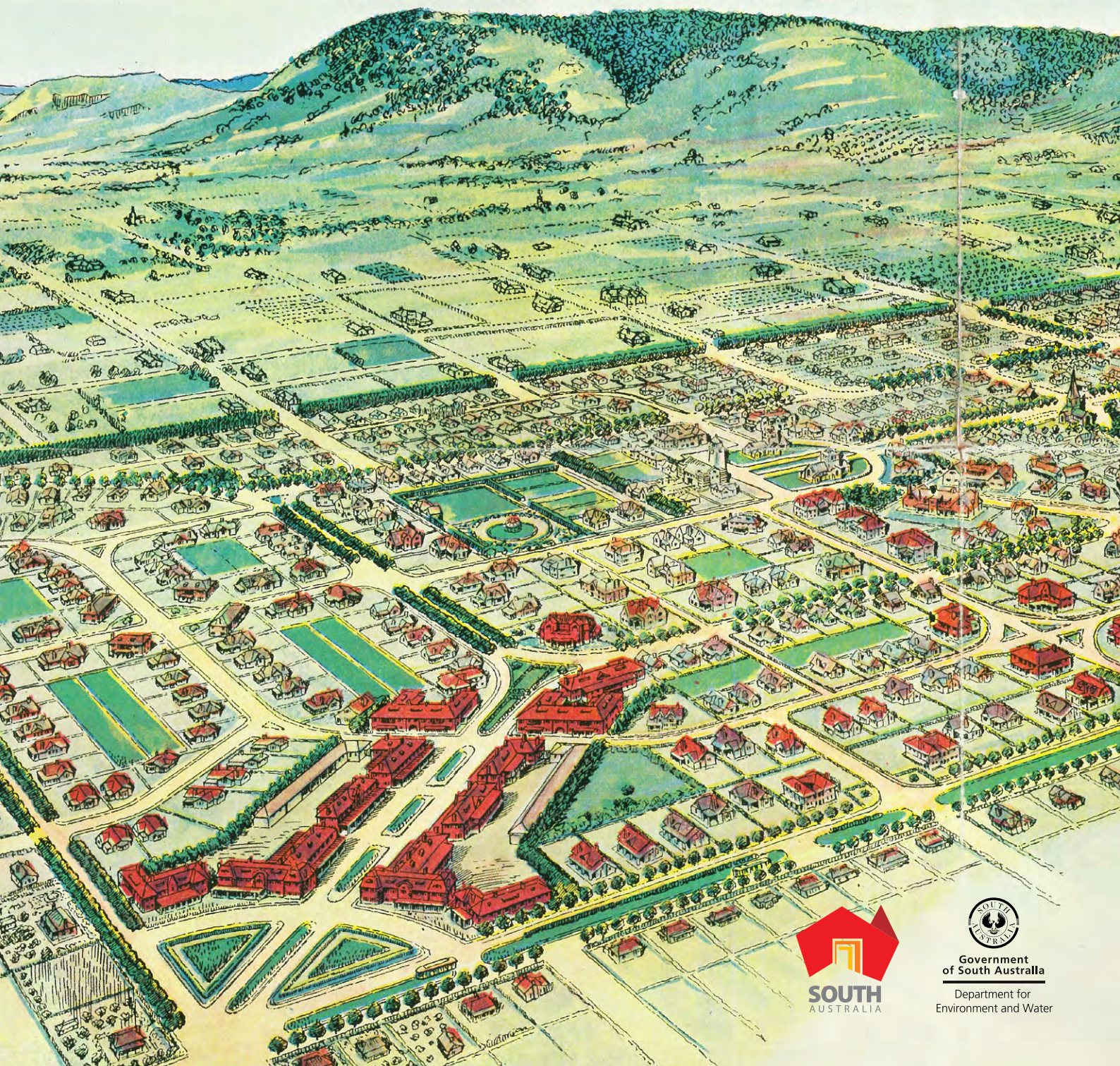


Heritage Standards

Colonel Light Gardens State Heritage Area

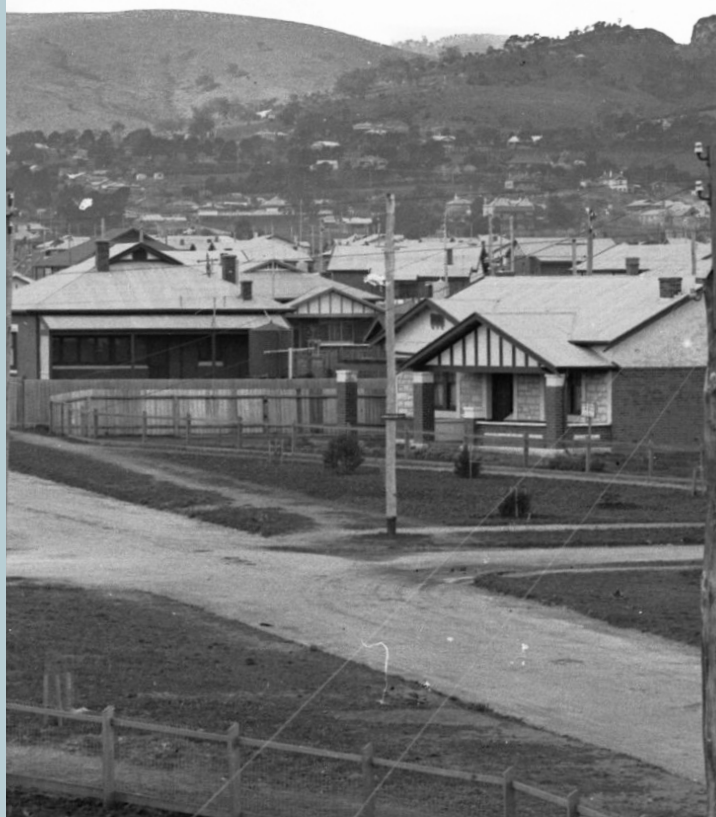


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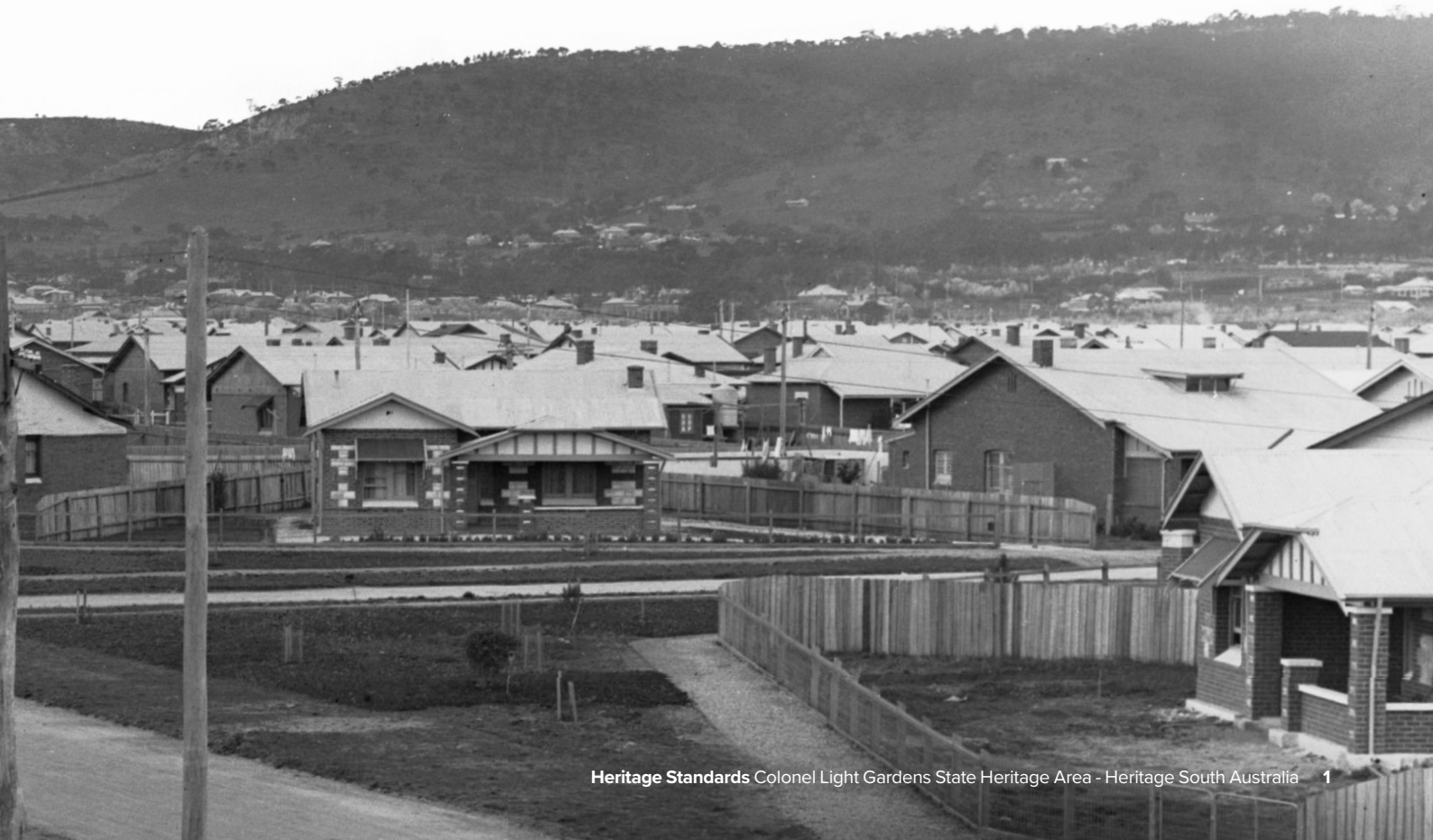
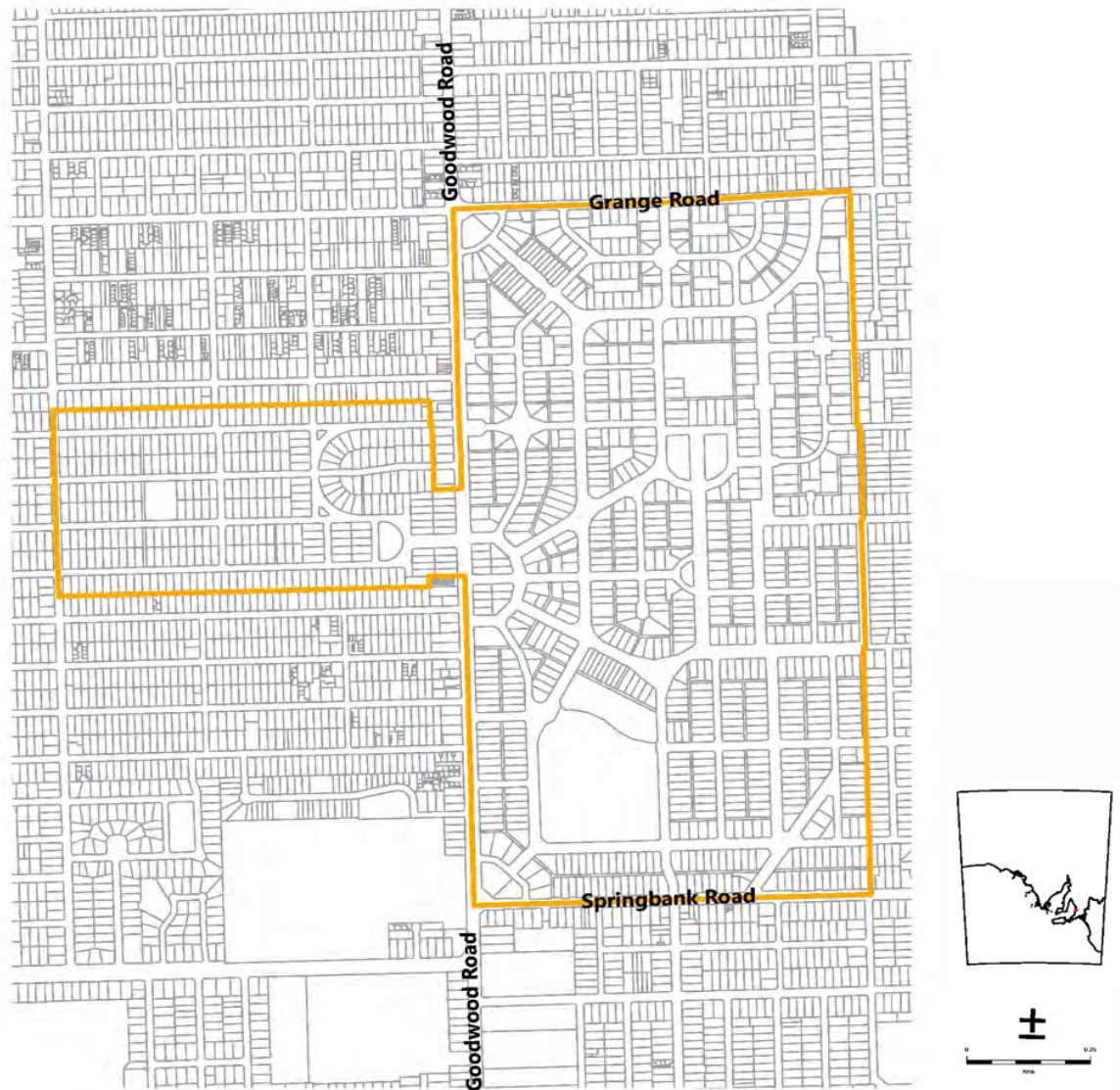
Department for
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Colonel Light Gardens State Heritage Area



1. Background

1.1. Colonel Light Gardens State Heritage Area

South Australia's State Heritage Areas represent significant aspects of the state's rich natural and cultural heritage. Colonel Light Gardens was designated as a State Heritage Area under the *Heritage Places Act 1993* in 2000. The designation ensures that future development of properties and open spaces within Colonel Light Gardens is managed in a way that maintains the State Heritage Area's heritage value.

1.2. Purpose of Heritage Standards

The Heritage Standards have been prepared by Heritage South Australia and are published in accordance with the *Planning, Development and Infrastructure Act 2016* and the *Planning and Design Code* (Code). They are a supplementary tool of the Code and are referenced in the State Heritage Area Overlay.

Any proposals to undertake development within a State Heritage Area will be referred to the Minister responsible for administering the *Heritage Places Act 1993*, who has the authority to direct the decision. The Department for Environment and Water (DEW) Heritage South Australia (Heritage SA) is the Minister's delegate for decisions on referred development applications. The Heritage Standards form a key part of Heritage SA's assessment of these development proposals.

Heritage Standards are presented in three parts:

- **Background** – the historical development of Colonel Light Gardens and the principles that underpin the State Heritage Area listing
- **Statement of Significance** – the South Australian Heritage Register listing and the context and description of the heritage values
- **Heritage Standards for Development** – Principles and Acceptable Standards for development

1.3. History – Colonel Light Gardens

A model garden suburb for South Australia¹

The Garden City idea was introduced and disseminated in Australia primarily through the Australasian Town Planning Tour of 1914–15, co-organised and led by Charles Reade and William Davidge on behalf of the British Garden Cities and Town Planning Association. Reade was a New Zealand-born journalist turned town planner and Davidge was an English architect-planner. Following the outbreak of the First World War, Davidge returned home. Reade delivered lectures nationally to introduce and promote the concepts of town planning and the garden city idea and the mantra of 'planning on garden city lines'.

After the tour, in April 1915 the South Australian Government invited Reade to become Adviser on Town Planning and to draft a Town Planning and Housing Bill. In 1918 the government elevated him to Government Town Planner. At Reade's urging, in June 1915, the South Australian Government purchased Grange Farm at Mitcham from the estate of William Tennant Mortlock as the site for the construction of a model garden suburb. The sale conditions included that 10 acres of land would be reserved specifically for recreation purposes. Soon after making its purchase, the state gave the entire site over to the Australian Government for use as a First World War military training camp.

In October 1917 Reade hosted the first Australian Town Planning and Housing Conference and Exhibition in Adelaide as a forum to further promote town planning. He arranged an exhibition of material from various parts of Australia and from overseas. Also, he commissioned Victorian architect David William Crawford to draw a bird's eye perspective of the proposed Mitcham Garden Suburb for display in the exhibition. The perspective became Reade's visual promotional tool for the model development. At the second Town Planning and Housing Conference held in Brisbane in 1918 South Australia's Attorney-General Henry Barwell gave a paper in which the Mitcham Garden Suburb plan and its key design elements were formally and publicly described for the first time.²

Following the end of the war, the South Australian Government passed the Garden Suburb Act 1919 which enabled the suburb's establishment and created a Garden Suburb Commission (of one person) responsible for all aspects of the suburb's development and administration.

¹ History – Colonel Light Gardens' kindly authored by Dr Christine Garnaut, January 2021

² Henry Barwell, 'South Australia-Soldiers' Settlements', *Volume of Proceedings of the Second Town Planning and Housing Conference and Exhibition*, Brisbane, 1918, pp.59-75.

The commission administered the garden suburb until the Act was repealed in 1975. Then, Colonel Light Gardens came under the control of Mitcham Council.

The model garden suburb takes shape

Reade left South Australia in December 1920 to work as Government Town Planner in the Federated Malay States. The development of the early suburb was overseen by Garden Suburb Commissioner Charles Davenport Harris (1921–28) assisted by Garden Suburb Secretary Tom Collins Stephens, who succeeded Harris as Commissioner (1928–51). Both were professional colleagues of Reade and understood Garden City planning principles and Reade's intent for the suburb.

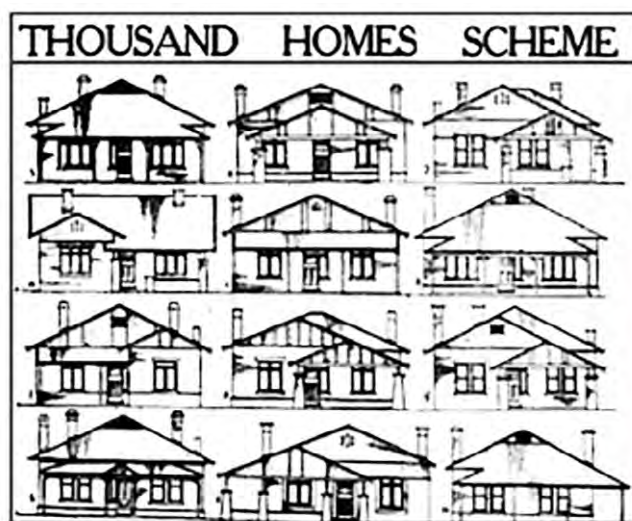
The Mitcham Garden Suburb was named Colonel Light Gardens in April 1921, and in September 'By-laws under the Garden Suburb Act 1919' came into effect. These covered various topics including building setbacks from the street and clearances around buildings, and considerations such as 'location, use and general character of the building [and] harmony in exterior design' to address in assessing building applications.³

In August 1921, the South Australian Government announced the release of the first blocks of land for sale in the suburb – in the north-east corner. Two subsequent land releases were made.⁴

The first houses were built in Lincoln Avenue, Salisbury Crescent and Tidworth Crescent and there were seven by mid-1922.⁵ Work was under way by then in the public realm. Respecting the garden city approach of retaining existing vegetation, surviving trees were preserved on Doncaster Avenue, Flinders Avenue, Freeling Crescent and West Parkway. Trees were reported as beginning to be planted and in July 1922 there were a total of 1077 in avenues along twelve streets.⁶ By 1924 the suburb was connected to reticulated water, sewerage lines were being installed, public transport to the suburb was being improved, sites were set aside for a school and police station, and land had been bought for several churches.

The Thousand Homes Scheme and the modification of Reade's plan

Aspiring to address Adelaide's severe housing shortage, in June 1924 the South Australian Government announced the



Thousand Homes Scheme house designs advertised in The Mail (Adelaide), Saturday 28 June 1924., page 1.

Thousand Homes Scheme, Australia's first mass affordable housing program, for the garden suburb site and purchased additional land west of Goodwood Road to accommodate the targeted number of houses. The suburb's two parts were separated by an arterial road.

The government did not change its goal to establish the suburb as a model garden suburb, but some adjustments were made to the approved plan prepared by Reade. The southern section was modified to accommodate more housing blocks than proposed originally for that part of the suburb. The street pattern was unchanged, but the house blocks were remodelled to a standard size. The open spaces proposed as internal reserves were removed and the final 18 acres set aside for recreational use was reduced in size. The ornamental lake and formal gardens were removed.

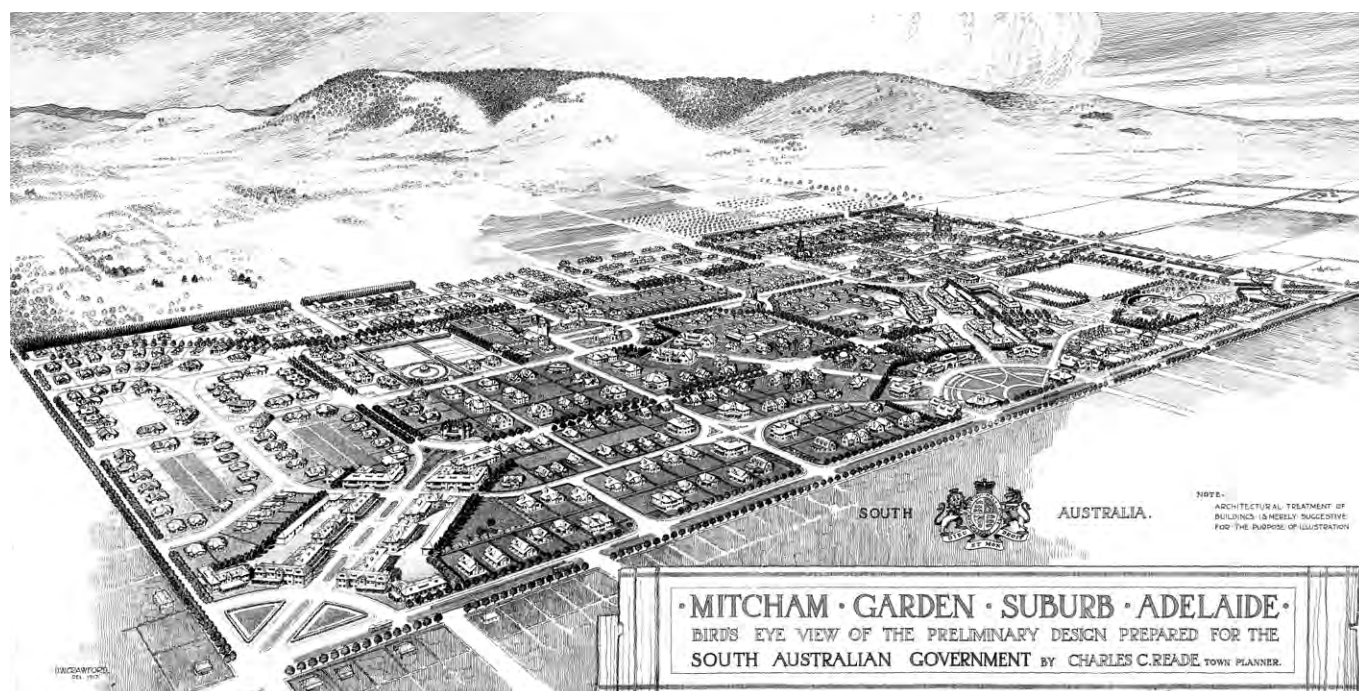
Generally, to fulfil his brief to maximise the number of residential blocks, Government Town Planner Walter Scott Griffiths laid out the western section as a conventional grid with straight streets. Most sites were allocated for housing, the only open spaces being a semi-circular reserve in Light Place and a recreation reserve (Hillview Reserve) between Penang Avenue and Rozelles Avenue. Service lanes that featured in the original section of the garden suburb were not adopted although the plan did incorporate several pedestrian lanes.

3 Garden Suburb Act 1919: 'By-Laws under the Garden Suburb Act 1919', *South Australian Government Gazette* 29/9/1921, pp.719-720.

4 First land sales area boundaries: Grange Road to Flinders Avenue, Flinders Avenue to Salisbury Crescent to East Parkway, East Parkway to the Grove (north side), The Grove to View Street (west side). Roads within the boundaries: Lincoln Avenue, Rosemont Street, Tidworth Crescent, York Place.

5 Christine Garnaut, *Colonel Light Gardens: model garden suburb*, Crossing Press, Sydney, 2006, p.93, 63.

6 Garnaut, *Colonel Light Gardens*, 2006, p.64.



Bird's eye perspective Mitcham Garden Suburb (later Colonel Light Gardens). Original held Mitcham Heritage Research Centre.

Thousand Homes Scheme houses were constructed in designated areas in the original part of the suburb and entirely in the section west of Goodwood Road apart from on the site of the existing Hanns and Shobbrook farmhouses.

Thousand Homes Scheme houses were constructed in designated areas in the original part of the suburb and entirely in the section west of Goodwood Road apart from on the site of the existing Hanns and Shobbrook farmhouses.⁷ They were built to one of 14 specified designs, and in accordance with the Garden City principle of 'unity but not uniformity' no two houses side-by-side were of the same design. Plans were drawn for the houses by State Bank architects – they modified existing drawings of Soldiers' Homes. Eventually 363 Thousand Homes dwellings were built on the original site for the garden suburb and 332 in the section west of Goodwood Road.⁸

Development in parallel to the Thousand Homes

While the Thousand Homes dwellings were being constructed, people continued to buy blocks and build houses in the northern part of the original garden suburb.⁹ Some of these houses were financed by loans from the State Bank and were built according to plans available from

the bank; therefore, they have design features of Thousand Homes Scheme houses but were not built under the auspices of the scheme.

Public realm development continued, too, in the original section of the suburb as trees were planted in the verges alongside major roads and streets, and in selected median plantations, for example on Broadway. Trees were not intended for or planted in the verges beside narrower residential streets.

'Ornamental plots' at street corners were grassed and planted with 'hardy shrubs'.¹⁰ The suburb's main recreation area, named Mortlock Park, was established with adjacent playing field and a children's playground close to the Education Department's infant and primary school. In a reserve eventually named Reade Park and set aside for active and passive recreation in the northern part of the suburb, areas had been designated for tennis courts, croquet and lawn bowls and for a rotunda and formal gardens.¹¹ Tennis courts and a bowling rink were established initially. Hillview Reserve in the section west of Goodwood Road was developed with four tennis courts, playground equipment, a grassed area and bandstand (later moved to Light Place).

7 The South Australian Government purchased the Hanns and Shobbrook agricultural estates for the Thousand Homes Scheme. The farmhouses associated with the estates as well as a group of existing shops were excluded from the sale.

8 Garnaut, *Colonel Light Gardens*, 2006, p.71.

9 See principal stages of 1920s land sales map in Garnaut, *Colonel Light Gardens*, 2006, p.65.

10 Garden Suburb Commission, *Annual Report, 1927-28*: 1. Available online at: <http://www.clghs.org.au/documents/GSC%20annual%20reports.pdf>.

11 Reade's plan showed four tennis courts. Eighteen were installed by 1926. Garden Suburb Commission, *Annual Report, 1926*

The internal reserves retained at the northern end of the original section of the garden suburb were not a focus of development in the suburb's founding years. They were intended for community recreational and horticultural purposes principally by residents living in the adjacent houses. At first, their focus was on establishing their own houses and gardens but before too long, with approval from the Garden Suburb Commission, one reserve had been converted into two tennis courts, playground equipment was installed in another and trees and shrubs planted in a third.¹²

In December 1927 the Garden Suburb Commissioner declared that 'nearly all the blocks in the suburb are now occupied'.¹³ The initial stage of the suburb's development was complete.

Buildings in the garden suburb

Buildings played a fundamental role in the garden suburb as sites of shelter, activities of various kinds, and of interaction between residents of all ages. They were also familiar landmarks that helped create residents' sense of place. Houses were regarded as critical to fostering healthy, contented and community-minded residents and therefore were considered the focal building type. The style of house was not dictated; rather, adoption of local preference was promoted.

Colonel Light Garden Houses

Overview

The style of houses built in Colonel Light Gardens followed the popular fashion of the day. The majority were built in the founding decade and, through their common scale, form, materials and colours, demonstrated the Garden City principle of 'architectural unity but not uniformity'. The first houses were bungalows derived from the style popularised in America but modified to suit local conditions and materials. Bungalows were built throughout South Australia and in



'Moving-in day', to a Thousand Homes Scheme house, Corunna Avenue. Undated photograph. Original held by J. Ball. Source Mitcham Heritage Research Centre.

Colonel Light Gardens in the 1920s. The Tudor Revival style was increasingly popular from about 1927 although relatively few were built in Colonel Light Gardens due to the lack of availability of building sites by that time.

After Second World War state government building restrictions and a shortage of materials affected dwelling size and materials. The houses built in the suburb in the post-war era reflect the constraints of the time in their 'Austerity' style. Prominent examples include the houses on Piccadilly Circus built on land reserved in the original plan as the suburb's main entrance and intended to feature formal gardens, as well as others in Eton Street on land associated initially with the Garden Suburb Depot.

The Colonial style brick retirement homes built on Kandahar Crescent in the 1960s are typical of their era and ten single-storey semi-detached dwellings constructed in the 1990s by the SA Housing Trust on the site of the former Garden Suburb Depot in Eton Street are sympathetic in form and materials to the suburb's bungalows. Some facades of houses in the suburb display Art Deco elements that were popular from the 1930s. These decorative features were often applied to remodelled building facades.

Form and materials

The earliest houses in Colonel Light Gardens were single-storey in form and sometimes asymmetrical in elevation. They were constructed of unpainted red brick and featured timber verandah posts, window frames and doors generally painted dark brown, green or white. Chimneys were unpainted red brick. Roofs were of unpainted corrugated iron and typically, eaves were wide and overhanging. Gable ends were either timber weatherboards, pressed sheet metal, stuccoed or half-timbered panelling sheeting. As post-war circumstances improved and a wider range of materials became available, sandstone quarried usually in Stirling in the Adelaide Hills and at Brownhill Creek, Mitcham, was used on front walls and



Junction of Salisbury Crescent and Lincoln Avenue looking south, July 1927. Source: History Trust GN12027.

¹² Weidenhofer Architects, Colonel Light Gardens Conservation Management Plan, 2005, p.80.

¹³ Quoted in Garnaut, *Colonel Light Gardens*, 2006, p.5.

verandah pillars, along with glazed brick and stucco. The side and back walls continued to be unpainted red brick. There was no applied decoration. Hardwood post and crimped wire front fences were typical.

From the mid-1920s timber verandah posts were replaced by either sandstone or exposed, glazed or rendered brick piers or columns. Precast concrete columns became more common the late 1920s. Some houses featured a pergola abutting the front wall and supported by timber posts or pillars to match the verandah.

Tudor Revival houses adopted the rectangular form of the bungalow. Roofs were more prominent and steeper in pitch with steep gable ends. They were generally clad in corrugated iron. Front walls were typically sandstone with unpainted red brick to the side and rear.

Thousand Homes were built to one of fourteen designs and were more restrained in size and materials than the privately built houses.¹⁴ They were all constructed of red brick, unpainted, and broken occasionally by a band of stucco. Roofs were corrugated iron. Timber posts or cement rendered brick piers supported the verandah. Where installed (designs 3, 6 and 8), verandah brackets were cut from timber. The houses featured a hardwood post and crimped wire front fence.

Non-residential buildings

With the exception of the Garden Theatre and the Education Department's Primary School building, the suburb's non-residential buildings were of domestic scale. Temporary buildings were constructed of timber and iron and permanent ones were in brick. The buildings include churches (originally Presbyterian, Baptist, Congregational, Catholic and Anglican), shops in two designated commercial precincts (The Strand and Bond Street), the police station and the Garden Theatre (for moving pictures) both on Goodwood Road, two schools (St Therese's Catholic primary and SA Education Department infant and primary), and two meeting halls (Rechabite (now RSL) and Colonel Light Gardens Institute).

From the 1950s most of the original church buildings were replaced by more substantial structures. A new basketball

stadium constructed on the southern edge of Mortlock Park in 1975 was demolished following a major fire in late 1998. The two-storey Community Association building was erected adjacent to the stadium in the 1980s.

Several buildings have changed uses: the Garden Theatre on Goodwood Road was converted to a supermarket in the 1960s and is used in 2021 as a chemist, the Congregational Church on Salisbury Crescent became a childcare centre in 1996, and the police station on Goodwood Road was adapted as commercial premises from the 1990s and is currently (2021) a medical practice.

New development: 1990s onward

Since the mid-1990s a small number of new houses have been built in the suburb. For example, several structurally unsound original dwellings have been replaced by new houses and new houses have been built on Salisbury Crescent on blocks reserved originally for shops (with rear dwellings). Two new shops have been built in The Strand.

1.4. Reference documents

Bechervaise & Ass et al *Colonel Light Gardens Conservation Study*, (1989)

Garnaut, Christine *Colonel Light Gardens: Model Garden Suburb*, Crossing Press, Sydney 1999

Weidenhofer Architects *Colonel Light Gardens Conservation Management Plan* (2005)

1.5. Supporting reference documents

Freestone, Robert *Model Communities: the Garden City Movement in Australia* Thomas Nelson, Melb 1989

Sulman, John *An Introduction to the Study of Town Planning*, Government Printer, Sydney 1921

Garden Suburb Act 1919: ' By-laws under the Garden Suburb Act 1919', South Australian Government Gazette 29/09/1921



House at Colonel Light Gardens, ND, Source: History Trust SA GN07685



Houses at Colonel Light Gardens (Rochester Ave/Kandahar Cres intersection), ND, Source: History Trust SA GN12005

¹⁴ Plans and specifications are held by State Records SA.

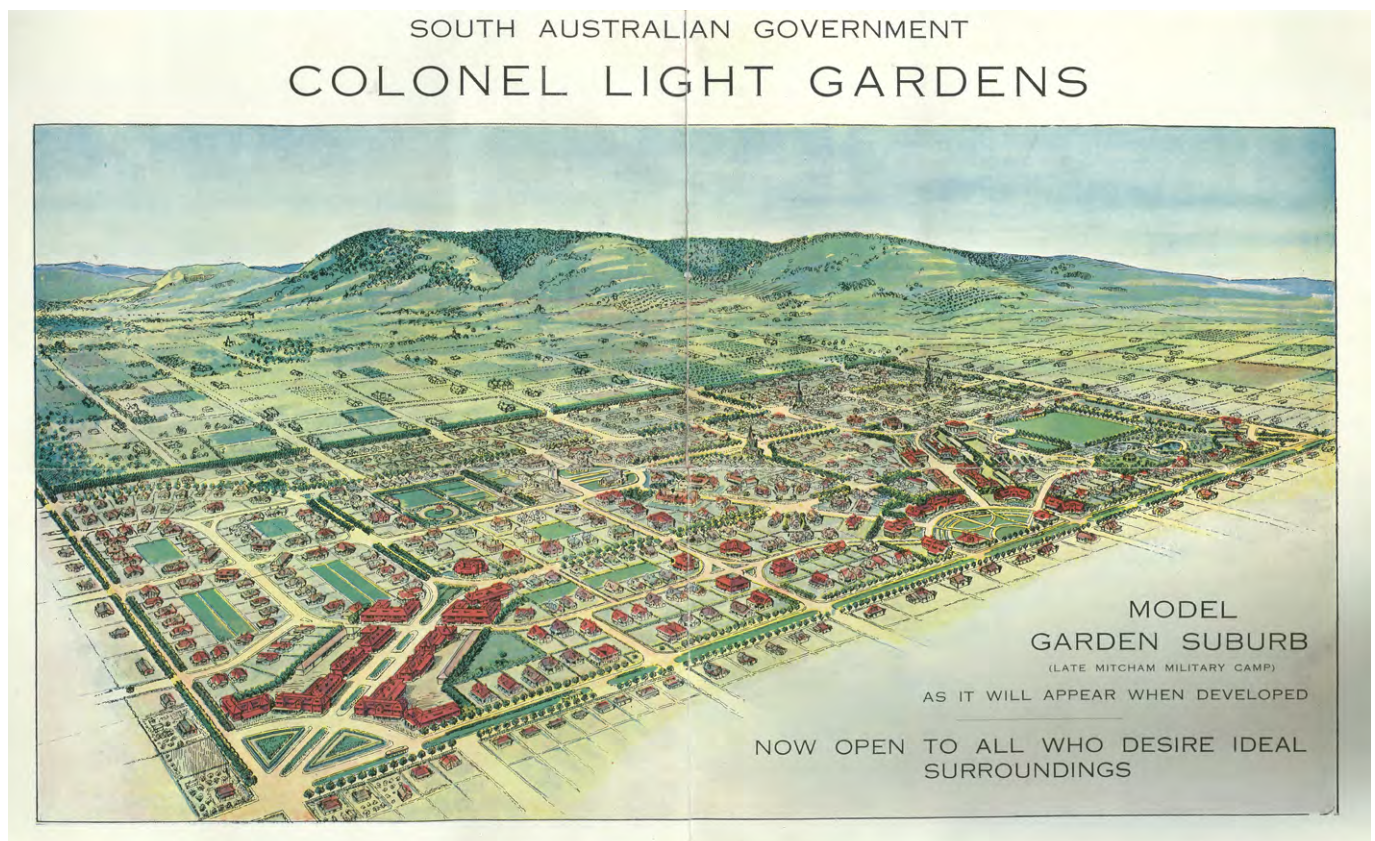
2. Heritage Value

2.1. Statement of Significance (Colonel Light Gardens State Heritage Area)

'The suburb of Colonel Light Gardens is of heritage value for the following reasons:

- It exemplifies the theories of town planning of the early 20th century based on the Garden City concept, and is considered the most complete and representative example of a Garden Suburb in Australia, combining both town planning, aesthetic and social elements into coherent plan. The public and private spaces of the suburb meld to create a distinctive three-dimensional suburban design.
- It represents the best work of Charles C. Reade, who was the first appointed Town Planner in Australia and South Australian Government Planner from 1916–20. Reade was the leading exponent of the Garden City Movement to practise in Australia.
- It is the repository of the majority of houses built under the mass housing programme of the Labor Government of the 1920s known as the Thousand Homes Scheme and became the area identified with the scheme. International visitors were taken to view the housing developments at Colonel Light Gardens during the 1920s. It contains a homogeneous style of residential architecture representing the particular workingman's house idiom of the mid-1920s, developed from the Californian Bungalow design.
- It is the embodiment of other, more ephemeral social concepts of the 1920s such as 'post-war reconstruction,' 'homes for returned soldiers' and 'community spirit and self-help' which led to the creation and development of a community.'

(as entered on the South Australian Heritage Register, 4 May 2000)



Colonel Light Gardens 'as it will appear when developed'. Coloured birds eye perspective of the model garden suburb in Colonel Light Gardens: Comfort, Convenience, Beauty [1921]. Courtesy of Architecture Museum, University of South Australia.

2.2. What is of heritage significance?

Colonel Light Gardens is closely associated with the phenomenon of suburban development in Australia and with the popular aspiration for living and owning a home in the suburbs. It was established in the 1920s as a model garden suburb by the South Australian Government and demonstrates the distinctive influence of both the modern town planning movement and the garden city idea on planned 20th century residential environments.

Charles Compton Reade (1880–1933) designed Colonel Light Gardens in 1917. He was ‘the single most important figure in Australian garden city history’¹⁵ and a major contributor to the garden city story internationally. Built mostly between 1921 and 1927, Colonel Light Gardens is distinguished from other Australian garden suburbs because of its comprehensive expression of garden city planning principles ‘strongly influenced by [the international exemplar] of Hampstead Garden Suburb’ but adapted to suit Australian conditions and cultural preferences.¹⁶ Additionally, it is the site of Australia’s first mass housing project, the Thousand Homes Scheme, which commenced in 1924.

The significance of Colonel Light Gardens as a planned environment was recognised at state level in South Australia in 2000 when the entire suburb was designated a State Heritage Area under the *Heritage Places Act 1993*. The suburb has been identified as one of 23 ‘indicative’ ‘major sites of planning heritage’ in Australia and singled out for its ‘iconic garden suburb status’.¹⁷ In a nutshell, it captures ‘the essence of a planned landscape [which] lies not so much in individual elements as in their combination. It is less about the design of discrete buildings ... or their construction ... or green surrounds ... but more about their spatial interrelationships in making something special that is larger than the sum of the parts. The spaces between built structures are just as important as the structures themselves’.¹⁸

The Garden City Idea, Garden City planning principles and the Garden Suburb

The Garden City idea originated in England at the turn of the 20th century. Its focus was on:

- improving human environments and particularly urban living and working conditions
- planning for people’s social, cultural, physical, emotional, and aesthetic needs
- facilitating opportunities for social interaction to enhance wellbeing and to foster community building
- creating healthy, visually harmonious, comfortable and convenient environments.

The garden city idea generated an internationally accepted approach to modern town planning known as ‘planning on garden city lines’. Applied initially at the city scale, the approach proved most successful at the suburban or residential level; hence the rise of what became known as the garden suburb.

A set of planning and design principles emerged to inform and direct the design and development of places planned on garden city lines. The principles were applied to sites around the world and adapted as necessary to suit local conditions and preferences. Wherever the location, the underpinning intent was to achieve a self-contained, physically and socially distinct place and a visually pleasing and harmonious environment characterised by ‘no jarring note’.¹⁹ The distinctive physical characteristics were intended to contribute to a sense of place and to residents’ wellbeing and contentment with their environs, to social interaction and to community building.

15 Robert Freestone, *Model Communities: the Garden City Movement in Australia*, Thomas Nelson, Melbourne, 1989, p.76.

16 Robert Freestone, *Urban Nation: Australia’s Planning Heritage*, CSIRO and DEWHA and Australian Heritage Council, Collingwood, 2010, p.179; Christine Garnaut, *Colonel Light Gardens: model garden suburb*, Crossing Press, Sydney, 2006 (repr. 1st published 1997), especially chapter 5.

17 Freestone, *Urban Nation: Australia’s planning heritage*, 2010, pp.274-75, p.276; Christine Garnaut and Robert Freestone, ‘Colonel Light Gardens, History, Heritage and the Enduring Garden Suburb in Adelaide, South Australia, in Mary Corbin Sies, Isabelle Gournay and Robert Freestone (eds), *Iconic Planned Communities and the Challenge of Change*, University of Pennsylvania Press, Philadelphia, 2019, p.133).

18 Freestone, *Urban Nation*, p.4.

19 Quoted in Freestone, *Model Communities*, p.94; ‘By-Laws under the Garden Suburb Act 1919’, *South Australian Government Gazette* 29/9/1921, pp.719-720.

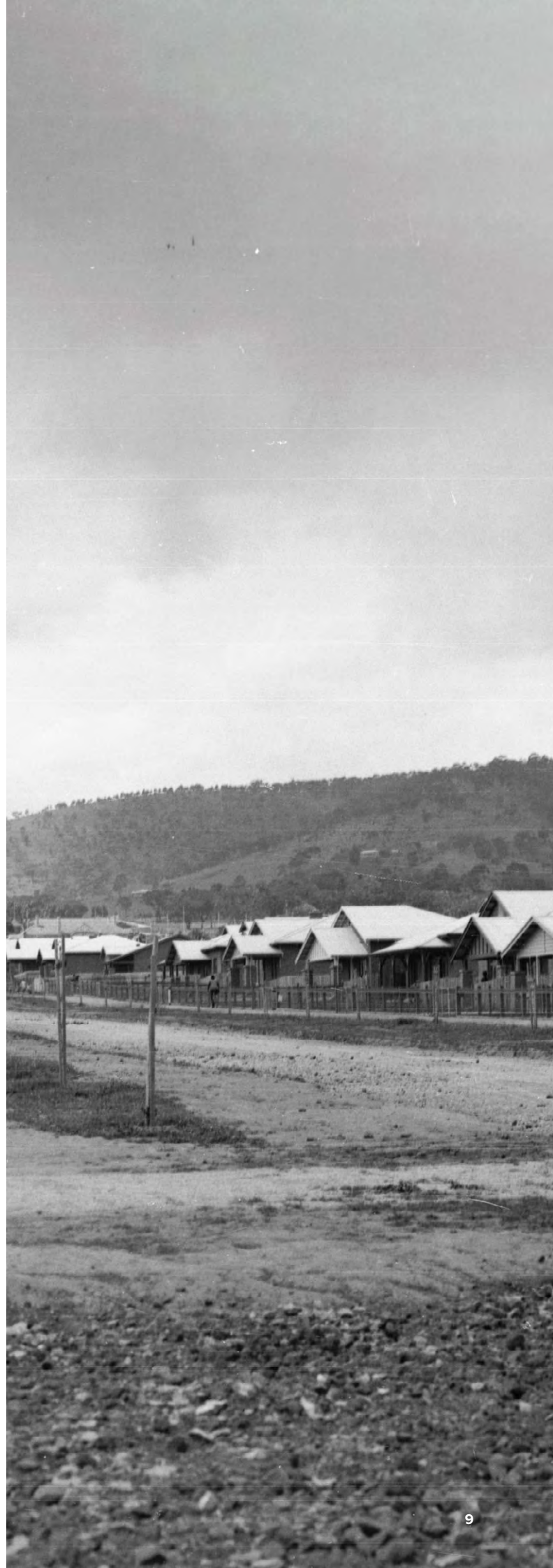
The key planning principles that underpinned the design of a garden suburb were:

- A bounded site within which residents' everyday needs were accommodated.
- Areas set aside for specific uses – residential, commercial, educational, religious, recreational (local community and individual, and active and passive uses).
- Public open space of a variety of types and scales for a range of local community uses. Internal reserves for shared community use were a distinctive open space type in garden suburbs.
- A hierarchical road system. Roads were classified according to use. Typically, the widest took the largest volume of traffic. The narrowest were intended for access to residential streets.
- Variation in street width, line and length. Typically, 'curved, short arc and straight' also referred to as 'curvilinear symmetrical'²⁰.
- A park-like environment created through preserving existing natural features, planting street trees, reserving open space, plantings in private gardens and in street garden reserves and melding of the public and private realm.
- Low density development.
- Detached single-storey dwellings sited with generous setbacks and ample front and back yard space. (Single story-detached dwellings was the Australian preference.)
- 'Architectural unity but not uniformity' achieved primarily through consistency of style, form, scale, colours and materials.²¹

Colonel Light Gardens' distinctive character is due to the Garden Suburb plan on which it was initially based, and the cohesive and consistent architectural style of its housing and buildings. Both of these aspects contribute to the heritage value of the suburb in the history and development of South Australia.

²⁰ Freestone, *Model Communities*, p.89.

²¹ Principles are summarised from John Sulman, *An Introduction to the Study of Town Planning*, Government Printer, Sydney, 1921, p.106; Freestone, *Model Communities*, pp.87-94; *Garden Suburb Act 1919*: 'By-Laws under the Garden Suburb Act 1919', *South Australian Government Gazette* 29/9/1921; Garnaut, *Colonel Light Gardens*, especially chapters 5 and 8. Quote in last dot point from Garnaut, *Colonel Light Gardens*, 2006, p.89.



Features within the State Heritage Area which contribute to the heritage value of the State Heritage Area include:

- a. Hierarchy of straight and curved symmetrical roadways of a variety of lengths, rounded street corners, and rear laneways, which discourage through traffic and are designed to create unfolding sequences of attractive, green and varied spaces and terminal vistas.



- b. A planned mix of wide and narrow streets with a dominant, established park-like landscaped character, with extensive reserve planting based on the original design intent (street tree species and layout, lawn, footpaths, vertical kerbing and simple pedestrian cross overs). Laneways without kerbs and paving.



- c. Large river red gums in Freeling Crescent, Doncaster Avenue and Flinders Avenue.



- d. Suburb zones initially planned by function and location, including residential, commercial and educational, religious and recreational precincts

(part) Colonel Light Gardens 'as it will appear when developed'. Coloured birds eye perspective of the model garden suburb in Colonel Light Gardens: Comfort, Convenience, Beauty [1921]. Courtesy of Architecture Museum, University of South Australia



- e. The formality, planned purpose and abundance of open public reserves, formal street gardens and pocket parks, including shared parks to the rear of properties in the north of the suburb.



- f. Low-density residential development with dwellings sited on generous allotments with ample front, side and rear yards. Single detached dwellings of similar scale, design, and provenance, with consistent front and side setbacks – 1920s-39 in period.



West Parkway looking south. 1930s. Source: Mitcham Heritage Research Centre

Architectural features of heritage value include:

- face brick and/or stone construction, with brick or stone quoins – predominantly unpainted in finish



- gable or hipped/gablet roofs (22-25 degree range for bungalows, greater than 40 degrees for tudor style housing), clad with galvanised corrugated sheeting, with gable end render faces to some buildings
- Original scale of roof form, evident in ridge length, important to the understanding of the scale and type of early development within the suburb.



- simple face brick chimneys.



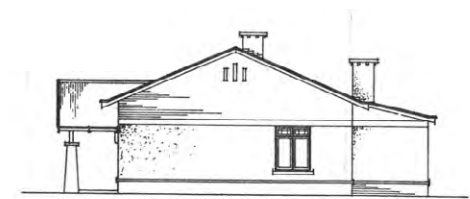
- timber framed, open verandahs with simple pitched or gable roofs, supported by masonry pillars or timber posts



-
- double or triple sash or casement timber windows



-
- traditional lean-to form additions to rear sections of dwellings



-
- freestanding sheds and garages of small scale in rear yards, but traditional in form – gable or single pitch, clad in corrugated steel sheeting



-
- front fencing – woven/ crimped wire supported by timber posts and rails. Woven/crimped wire gates with pipe framing. Hedging often featured behind fencing. Side fencing – corrugated galvanised sheet post and rail.



B&W images - source: Mitcham Heritage Research Centre

3. Heritage Standards for Development (Colonel Light Gardens State Heritage Area)

3.1. Purpose of Heritage Standards for Development

Any proposals to undertake development within a State Heritage Area will be referred to the Minister responsible for administering the *Heritage Places Act 1993*, who has the authority to direct the decision. Heritage SA is the Minister's delegate for decisions on referred development applications. The Heritage Standards form a key part of Heritage SA's assessment of these development proposals. The Heritage Standards:

- provide a basis for decisions regarding management of heritage impact of development by Heritage SA Heritage Officers
- include heritage principles and location-specific detail on how development can be undertaken to ensure heritage values are protected
- propose a minimum acceptable standard for development-related solutions within the State Heritage Area.

A State Heritage Area includes both private and public spaces (including streets) and the standards are applicable to development across the entire area.

Development associated with a State Heritage Place and also within a State Heritage Area is defined in the *Planning, Development and Infrastructure Act 2016* Part 1, 3 (1). Additional definition specific to a State Heritage Place or Area includes,

“(e)—the demolition, removal, conversion, alteration or painting of, or addition to, the place, or any other work that could materially affect the heritage value of the place”.

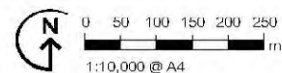
The State Heritage Area Overlay ‘Procedural Matters (PM) Referrals’ – identifies the types of development to be referred to Heritage SA for assessment and direction.

Exemptions to the definition of Development within a State Heritage Area are scheduled in the *PDI Act 2016* Regulations – *Schedule 5*



Legend

- Major Public Parks
- Internal Reserves
- Local Shopping Precincts
- Areas containing significant Eucalypt trees



Concept Plan

Colonel Light Gardens

Concept Plan – land uses as planned 1920s – maintained to the present day. The balance of areas in the concept plan not individually identified or coloured are predominantly residential in nature, but includes schools, churches and other public buildings.

3.2. Land use

(refer: State Heritage Area Overlay – Alterations and Additions PO 2.2)

The considered and deliberate arrangement of distinct land uses in Colonel Light Gardens reflected garden suburb design principles of the period. Land uses were planned to provide for quiet residential streets, centrally located retail and a hierarchy of parks and reserves. The Concept Plan for Colonel Light Gardens reflects the land use planning intent for the suburb.

The Planning and Design Code zones applied to Colonel Light Gardens reflects these planned land use areas, ensuring the separation of retail, residential, open space and local centre community functions.

Principles	Acceptable Standard
3.2.1. Land Use The 1920s planned designation of areas by land use is evident at Colonel Light Gardens, illustrating the unique garden suburb design principles and heritage values of the State Heritage Area. Development is to have regard to the following:	
a. Land use planning	<p>Spatial distribution of the distinct functional land use areas to be retained in future suburb planning. Uses to be contained to areas as identified in the Concept Plan – page 14.</p> <p>Shops, offices, civic, community, religious and similar non-residential development is to occur within existing sites either currently used for that purpose, or existing buildings originally intended for that purpose.</p> <p>Original shop and commercial buildings located at Salisbury Crescent, The Strand and Goodwood Road to be retained and restored and used, having regard for their original purpose.</p> <p>Adaptive reuse of existing shops or community facilities is possible, but the external appearance of buildings are to reflect land use plan intent during period of heritage value associated with the State Heritage Area.</p>

3.3. New buildings

(refer: State Heritage Area Overlay - Built Form PO1.1 to 1.5)

Opportunities for new buildings are rare in Colonel Light Gardens, but occasionally arise where land is vacant, a new building, such as a home office, is erected separate to existing buildings on a property, or where buildings that do not contribute to the heritage value of the suburb are replaced. New buildings are acceptable if it can be shown that there is minimal adverse visual impact upon the State Heritage Area.

Principles	Acceptable Standard
<h3>3.3.1. Siting of new buildings</h3> <p>The streetscapes of Colonel Light Gardens illustrate the unique garden suburb design principles of the State Heritage Area. Dwellings were planned to vary in alignment in groups along streets and to be consistent in scale, construction period, and subdivision layout, creating visual harmony.</p> <p>New buildings are to have regard to the following:</p>	
<p>a. Street and side boundary setbacks</p> <p>The open, park-like nature of the residential streetscapes of Colonel Light Gardens, achieved through Reade's planning principles requiring deep front gardens, generous rear gardens and ample open space between dwellings.</p> <p>Setbacks are to maintain space between buildings, to reflect the original pattern of development of the suburb.</p>	<p>Dwellings: new buildings are to be aligned to match the front facade of the dwelling to be replaced.</p> <p>New buildings are to be set back a minimum of 1.5 metres from any point along a side boundary.</p> <p>No new construction should take place between the street boundary and front or side facades of existing residential buildings, unless it is an ornamental garden structure (see 3.5.1 (c)).</p> <p>In areas where dwellings post-date 1939, front and side setbacks are to repeat existing setbacks on the allotment or in the surrounding street.</p> <p>Non-residential development: building development is to repeat the site setbacks common to existing surrounding development.</p> <p>In areas where buildings post-date 1939, front and side setbacks are to repeat existing setbacks on the allotment or in the surrounding street.</p> 

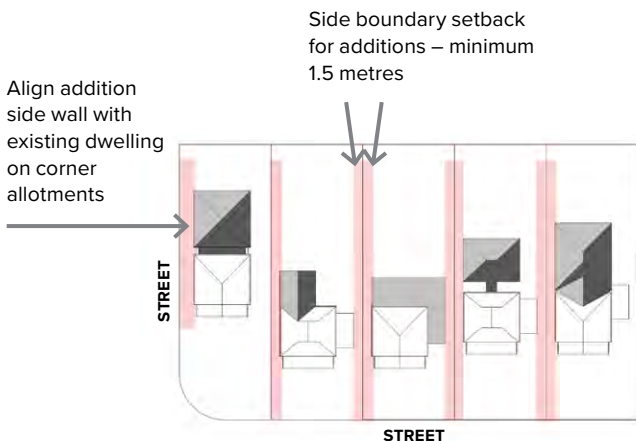
Principles	Acceptable Standard
<h3>3.3.2. Form and design of new buildings</h3> <p>The form, scale and architectural features of existing buildings within Colonel Light Gardens are of heritage value, illustrating the mass housing program of the 1920s, architectural realisation of garden suburb planning ideals and also local domestic architecture tastes of the 1921–39 period.</p> <p>New buildings are to have regard to the following:</p>	
<p>a. Scale</p> <p>The consistently single-storey scale of established residential and retail development.</p> <p>Larger scale community buildings, such as schools and churches, reflecting their landmark importance in the garden suburb community.</p>	<p>Dwellings: Residential development (including buildings, garages, carports and verandahs) is to be limited in site coverage to 40 percent of the allotment area.</p> <p>Dwellings and non-residential development: New buildings are to be single-storey in height, typically matching eaves, and roof ridge and wall heights common to the surrounding area.</p> <p>In areas where dwellings post-date 1939, the scale of new buildings is to match those typical in the surrounding street</p> <p>The scale of new community buildings is to reflect the height and footprint of existing community buildings within the suburb.</p>
<p>b. Roof form and pitch</p> <p>The overall consistency in roof pitch and cladding evident in established dwellings, associated with 1921–39 period architectural styles of value in the suburb. Extended eaves and chimneys are also of importance.</p>	<p>Dwellings: New roof forms are to be pitched in form, to reflect existing roof pitches in the surrounding street. Roof forms are to incorporate eaves. Projecting gable fronts to facades are appropriate where common to the locale.</p> <p>In areas where dwellings post-date 1939, new roof forms are to match those typical in the surrounding street.</p> <p>Non-residential development: New roof forms are to match roofing of surrounding buildings – for example, a school.</p>
<p>c. facade proportions</p> <p>Horizontal proportions of established bungalow and tudor-style dwellings, (up to 3 front rooms in width, with deep verandahs across facades) common throughout the garden suburb.</p>	<p>Dwellings: New buildings are to complement the proportions and architectural features of the front facade of existing buildings. Window and door openings facing the street should not dominate facades.</p> <p>In areas where dwellings post-date 1939, facade proportions are to match those typical in the surrounding street</p>
<p>d. Verandahs and porches</p> <p>Front verandahs or porches, a common feature to a majority of 1921–39 bungalow and tudor dwelling styles of heritage value throughout the suburb.</p>	<p>Dwellings: New development is to incorporate a verandah or porch feature to the street facade, to provide facade articulation similar to existing dwellings within the streetscape.</p>

Principles	Acceptable Standard
<p>3.3.3. Materials, finishes and colours</p> <p>The architectural features of existing buildings within Colonel Light Gardens are of heritage value, illustrating the mass housing program of the 1920s, architectural realisation of garden suburb planning ideals and also local domestic architecture tastes of the 1921-1939 period.</p> <p>Dwellings and many non-residential buildings within Colonel Light Gardens were mostly constructed between 1921 and 1927. Parks and remaining development was well established by 1939. As a result, dwellings are consistent in design and material, featuring face brick, stone or render walls, with corrugated iron roofs and timber framed doors and windows.</p>	<p>New development is to have regard to <i>Accepted Materials, Finishes and Colours</i> as scheduled in: (Alterations and Additions) 3.4.3 Materials, finishes and colours, incorporating those common to the era of heritage value of the State Heritage Area.</p>

3.4. Alterations and additions

(refer: State Heritage Area Overlay - PO 2.1)

Additions to existing buildings within Colonel Light Gardens are possible. Design solutions are to follow the unique garden suburb design principles of heritage value.

Principles	Acceptable Standard
<h3>3.4.1. Site and location of additions</h3> <p>The streetscapes of Colonel Light Gardens illustrate the garden suburb design principles of the State Heritage Area. Development is consistent in setback, scale, construction period, and subdivision layout</p> <p>Development is to have regard to the following:</p>	
<p>a. Street and side boundary setbacks</p> <p>The open, park-like nature of the residential streetscapes of Colonel Light Gardens, achieved through early planning principles requiring deep front gardens, generous rear gardens and ample, visible open space between dwellings.</p>	<p>Dwellings: proposed additions are to be located behind and to the rear of existing dwellings, matching dwelling width. On corner allotments, the side facade of additions visible from the street should not project forward of the side facade of the original building.</p> <p>Side boundary setbacks – proposed additions are set back in line with the existing dwelling and are also to be set back a minimum of 1.5 metres from any point along a side boundary. If the existing dwelling is located less than 1.5 metres off the side boundary, additions can match this alignment.</p> <p>Additions to the side of existing dwellings are only acceptable where the shape and space available on an irregular allotment precludes rear additions. In these cases, additions to the side are to be set back from the existing front facade by at least 4 metres.</p> <p>Non-residential development: Development is to repeat the site setbacks common to existing surrounding development.</p> <div> <p>Align addition side wall with existing dwelling on corner allotments</p> <p>Side boundary setback for additions – minimum 1.5 metres</p>  </div>

Principles

Acceptable Standard

3.4.2. Design of additions

The form, scale and architectural features of existing buildings within Colonel Light Gardens are of heritage value, illustrating the architectural realisation of garden suburb planning ideals, local domestic architecture tastes of the 1921–39 period and the mass housing program of the 1920s.

Development **is to have regard to** the following:

a. Scale

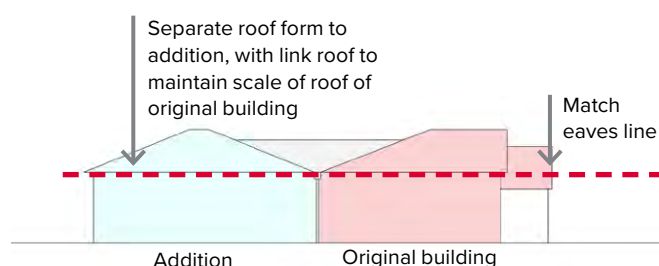
The consistently single-storey scale of established residential and retail development.

Larger scale community buildings, such as schools and churches, reflecting their landmark importance in the garden suburb community.

Dwellings: Residential development (including buildings, garages, carports and verandahs) is to be limited in site coverage to 40 percent of the allotment area.

Additions to existing dwellings are to be single-storey in height, matching the eaves height of the existing dwelling.

Where seen from the street and surrounding public areas, additions are to be designed so the original scale of the dwelling is still obvious. A break in roof line between dwelling and addition is required.



Side elevation – another example of roof treatment to maintain existing dwelling scale

Two-storey additions can only be the form of an attic or mezzanine room and cannot raise the original ridge line of the roof or alter the single storey appearance of buildings.

Non-residential development: The scale of additions to community buildings is to reflect the height of existing community buildings within the suburb.

Additions to existing retail buildings are to be single-storey.

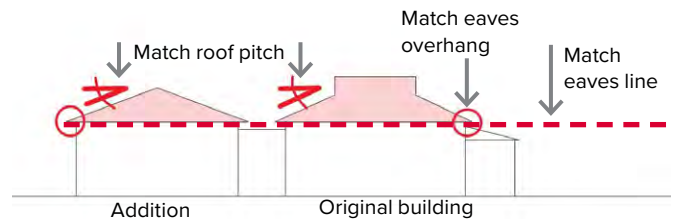
Principles

b. Roof form and pitch

The overall consistency in roof pitch and cladding evident in established dwellings, associated with 1921–39 architectural styles of value in the suburb. Extended eaves and chimneys are also of note.

Acceptable Standard

Dwellings: Where seen from the street and surrounding public areas, the roof form, ridge height and roof pitch of additions to dwellings is to closely resemble or match the existing dwelling, repeating roof pitch, eaves and gable projections. Roof cladding is to also match the cladding of the original dwelling.



Side elevation – existing dwelling and addition (one option)

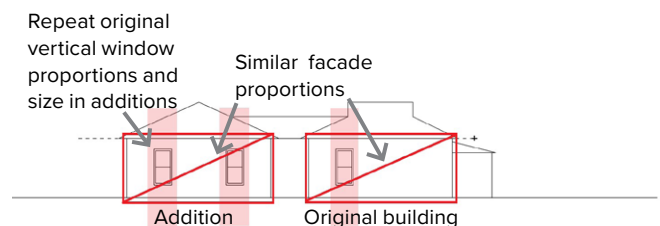
Chimneys to existing roofs are to remain and not be removed when roof cladding is updated.

Non-residential development: New roof forms are typically to match roofing of the existing building.

c. facade proportions

Horizontal proportions of established bungalow and tudor style dwellings, (up to three front rooms in width, two rooms in depth, with deep verandahs across facades) common throughout the garden suburb.

Dwellings: Where seen from the street and surrounding public areas, additions to dwellings are to complement the proportions of the front and side facades of existing buildings. New window and door openings facing the street should not dominate front or side facades and be similar in proportion and extent. Plate glass walls and patio doors are not accepted where facing a street.



Side elevation – existing dwelling and addition with similar window proportions and glass area

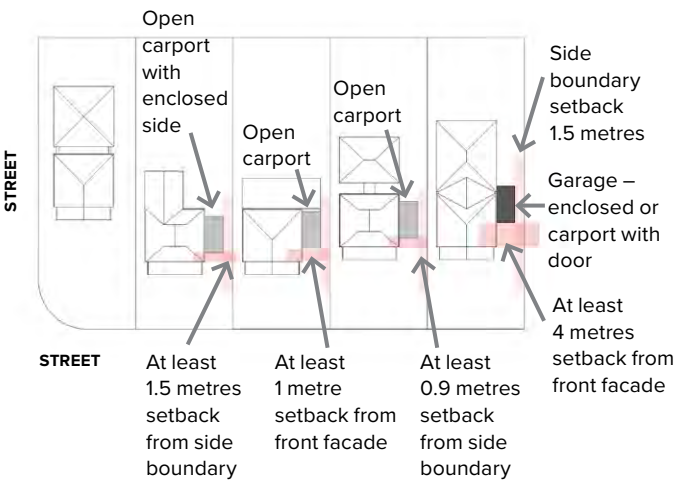
Principles	Acceptable Standard
<p>d. Alterations to original building features</p> <p>The overall consistency in architectural features to dwellings, shops and community buildings, associated with 1921–39 period of architectural styles of heritage value in the suburb.</p>	<p>Refer [3.10 Conservation Works] for further details</p> <p>Dwellings: face brick or stone external walls are to be retained and not painted or render finished.</p> <p>Original facade features, windows and doors are to be retained in their original configuration and material, where visible from the street.</p> <p>The original detailing of front/side verandahs is to be maintained. Verandahs are to remain unenclosed.</p> <p>Where original facade features have been removed/ altered and evidence of these features is not clear, reinstatement is acceptable using architectural detailing copied from nearby dwellings/buildings of similar style.</p> <p>Non-residential buildings: Original facade features to shops and community buildings are to be retained in their original configuration and material, where visible from the street.</p> <p>Face brick or stone external walls are to be retained and not painted or render finished.</p>
<p>3.4.3. Materials, finishes and colours</p> <p>The architectural features of existing buildings within Colonel Light Gardens are of heritage value, illustrating the mass housing program of the 1920s, architectural realisation of garden suburb planning ideals and also local domestic architecture tastes of the 1921–39 period.</p> <p>Dwellings and many non-residential buildings within Colonel Light Gardens were mostly constructed between 1921 and 1927. Parks and remaining development was well established by 1939. As a result, dwellings are consistent in design and material, featuring face brick, stone or render walls, with corrugated iron roofs and timber framed doors and windows.</p>	

Principles	Acceptable Standard	
The design of alterations and additions is to have regard to the following:	Acceptable	Not supported (where visible from street/ public space)
a. Roofing and rainwater goods (new)	<ul style="list-style-type: none"> corrugated galvanised or Colorbond metal sheet – dark red or green, light or dark grey ‘D’ profile gutters, metal round downpipes scribed roof cappings. 	<ul style="list-style-type: none"> steel sheeting with rectangular/ square profiles Zincalume finish roof tiles where not on original building.
b. Exterior walls (new) Note: existing face stone/ brick external walls to original dwellings to not be rendered or painted.	<ul style="list-style-type: none"> stone/ brick to match original building natural colour render. 	<ul style="list-style-type: none"> square profile steel sheeting concrete blocks fibre cement sheeting.
c. Proposed external doors and windows in view of the street	<ul style="list-style-type: none"> timber framed doors – simple face, with option for glazing to upper third section or sidelights timber, or matching aluminium/steel, framed flywire screen doors timber framed windows, vertically proportioned. 	<ul style="list-style-type: none"> four panel doors sliding doors decorative aluminium screen doors aluminium framed windows horizontally proportioned and/ or large windows.
d. Exterior painting Note: the painting of unpainted external surfaces of existing buildings is not supported.	<ul style="list-style-type: none"> not development 	
e. Verandah posts (new)	<ul style="list-style-type: none"> square timber posts (120x120mm minimum) tapered or straight face brick pillars with render bands and caps 	<ul style="list-style-type: none"> finials and cast iron lace work decorative timber posts
f. fencing	<ul style="list-style-type: none"> refer 3.5.2 Fences and Gates 	
g. Ancillary development	<ul style="list-style-type: none"> Refer 3.5 Ancillary development 	

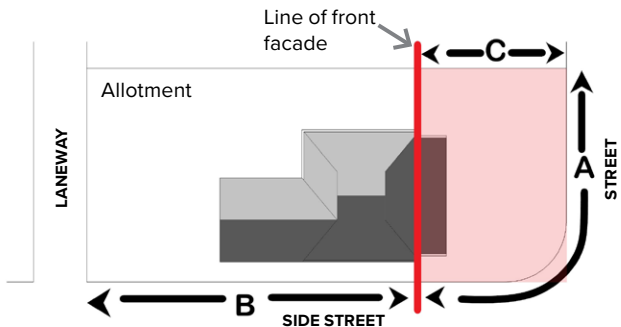
3.5. Ancillary development

(refer: State Heritage Area Overlay - PO3.1-3.3) – garages, carports, sheds, verandahs, solar panels, signage, fences

Ancillary development in Colonel Light Gardens includes carports, garages and sheds, fences and gates, signage, solar panels and rainwater tanks. While such development is of a secondary nature, it may still have an adverse impact on the heritage value of the State Heritage Area if not managed appropriately.

Principles	Acceptable Standard
<p>3.5.1. Carports, garages and sheds</p> <p>The form, scale and architectural features of existing residential development (dwellings and out buildings) within Colonel Light Gardens is of heritage value, illustrating the mass housing program of the 1920s, architectural realisation of garden suburb planning ideals and also local domestic architecture tastes of the 1921–39 period.</p> <p>Development is to have regard to the following:</p> <p>a. Garages & Garden Sheds</p> <p>Garages and sheds located to the rear of dwellings maintain the open, park-like, garden suburb nature of the residential streetscapes of Colonel Light Gardens.</p> <p>Garage openings and driveways face the street, not rear laneways, as laneways were not designed for access purposes.</p>	<p>Dwellings: Garages must be at least 4 metres behind the front facade of a dwelling.</p> <p>New garages and sheds to be located a minimum distance of 900mm off rear boundaries and 1.5 metres off side boundaries.</p> <p>Garages and sheds not to be greater than 40 square metres in area. The roof pitch should be similar to the house roof.</p> <p>Single width garage doors are acceptable when in view of the street, with tilt-up or panel lift mechanism, clad with corrugated iron or timber planking. Garage doors to not open directly onto laneways. Double car width roll-up doors acceptable only where not visible to the street.</p> 

Principles	Acceptable Standard						
<p>b. Carports</p> <p>Open carports attached to the side of dwellings maintain the open space values of the garden suburb.</p>	<p>Dwellings: Open, attached carports with no walls or doors are to be sited a minimum of 1 metre behind the front wall of the dwelling and set back 900 mm from side boundaries, with no part of the structure (eaves or fascia) to be closer than 450 mm to the side boundary.</p> <p>Carports are not be greater than 40 square metres in area.</p> <p>Carport posts to repeat existing verandah masonry pillars or timber posts. Timber carport posts are to be 120 x 120 mm in dimension.</p> <p>Carport eaves height and roof pitch is to match the front verandah, using similar details. Flat, lean-to, gable and hip roof carports attached to dwellings should be oriented to project out from the existing side wall.</p> <p>Carports with street facing doors or sides are to be a minimum of 4 metres behind front wall of the dwelling and set back a minimum of 1.5 metres from the side and also any secondary street boundary.</p> <p>Single-width carport doors are acceptable, with a tilt-up or panel lift mechanism, clad with horizontally aligned open timber battens, planking or plain panels. Double car-width roll-up doors acceptable only where not visible to the street.</p>						
<p>c. Pergolas</p> <p>Garden structures such as arbours and pergolas in front gardens reflect garden design ideals of the garden suburb period.</p>	<p>Dwellings: freestanding, or attached pergolas (masonry pillars or timber posts, with flat, open timber roof frames) in front gardens of maximum 15 square metres in size to match the height of verandah fascia.</p>						
<p>3.5.2. Fences and gates</p> <p>The open, park-like nature of the residential streetscapes of Colonel Light Gardens are achieved through Reade's planning principles requiring deep, open front gardens, generous rear gardens and ample, visible open space between dwellings. Low, open fencing to front gardens allow appreciation of the open park-like nature of the suburb.</p>							
<p>a. Fences and gates (replacement or new)</p>	<table> <tr> <th>Location</th><th>Accepted</th></tr> <tr> <td>(1) Along the frontage of properties adjoining Goodwood, Springbank or Grange Roads</td><td>Not higher than 2 constructed of brick, stone, timber, colour coated steel sheeting of corrugated profile, brush.</td></tr> <tr> <td>Other than the boundary of (1) above:</td><td></td></tr> </table>	Location	Accepted	(1) Along the frontage of properties adjoining Goodwood, Springbank or Grange Roads	Not higher than 2 constructed of brick, stone, timber, colour coated steel sheeting of corrugated profile, brush.	Other than the boundary of (1) above:	
Location	Accepted						
(1) Along the frontage of properties adjoining Goodwood, Springbank or Grange Roads	Not higher than 2 constructed of brick, stone, timber, colour coated steel sheeting of corrugated profile, brush.						
Other than the boundary of (1) above:							

Principles	Acceptable Standard	
	(a) Boundary A shown below	Open style crimped wire or woven mesh or similar not higher than 1.2 metres; or solid style brick, stone, timber, galvanised or colour coated steel sheeting of corrugated profile, or brush not higher than 1 metre.
	(b) Boundary B shown below	No higher than 1.8 metres and constructed of brick, stone, timber, colour coated steel sheeting of corrugated profile, open wire or brush. Taper height to Boundary A fence.
	(c) Boundary C as shown below	No higher than 1.2 metres and constructed of brick, stone, timber, colour coated steel sheeting of corrugated profile, open wire or brush. Metal posts/rails/palings in substitute for timber accepted if match in detail.
	 <p>The diagram illustrates an allotment with three boundaries: Boundary A (front facade), Boundary B (side street), and Boundary C (rear boundary). The area between B and C is shaded pink. The diagram shows a red line for Boundary A, a black line for Boundary B, and a red line for Boundary C. The area between B and C is shaded pink.</p>	

Principles	Acceptable Standard
3.5.3. Signage <p>Commercial signage is limited to retail areas within the suburb. Signage is also appropriate to identify community buildings.</p>	
a) Advertising signage	<p>Non-residential development: Commercial, office or retail signage is to be restricted to traditional signage panel locations, such as parapet walls above verandahs, verandah fascias and infill end panels and windows. Signs will not project out from the building, not be more than 2 square metres in area and not contain internal illumination or neon lighting.</p> <p>Signs for public, school and religious buildings should be small free-standing structures. Permanent LED screen type signs are not acceptable.</p>
3.5.4. Solar panels <p>Solar panels provide environmental benefits. Adverse visual impact is negated if panels are placed out of view of public streets/areas.</p>	
a. Solar Panels	<p>Solar panels are to be:</p> <ul style="list-style-type: none"> located on roof planes of the dwelling not visible from the street and sited below the ridge black framed solar panels sundry cabling, conduits, batteries and inverters are not visible from the public streets located on sheds, carports, garages, rear verandahs if no other mounting location is possible, side roof mounted solar panels must be: <ul style="list-style-type: none"> located at least 4 metres behind the front of the roof (but not on a corner site) located as far as practical on the lower part of the roof arranged in a symmetrical group (not staggered) with a margin of visible roof edge around the group.
3.5.5. Rainwater tanks <p>Rainwater tanks were an original feature common throughout Colonel Light Gardens.</p>	
a. Rainwater tanks	<p>Dwellings: Corrugated metal tanks are to be used within view of the street. Plastic style rainwater tanks are to be located out of view of public streets/areas.</p>

3.6. Land division

(refer: State Heritage Area Overlay - PO4.1)

Land division refers to boundary adjustments and sub-division of allotments within the State Heritage Area. The division of land is to reinstate or maintain the original subdivision layout of the garden suburb.

Principles	Acceptable Standard
3.6.1. Land division characteristics The subdivision plan, including allotment arrangement, parks and reserves and street layout of Colonel Light Gardens illustrates the unique garden suburb design principles of the State Heritage Area. Development is to have regard to the following:	
a. Land division Subdivision of existing allotments to create additional allotments is not acceptable.	 Any division of land or adjustment of boundaries should only reinstate or maintain the original subdivision layout. Existing public reserves, roads and laneways are retained. Boundary adjustments to remedy boundary anomalies are acceptable where they are of a minor nature.

3.7. Landscape context and streetscape amenity

(refer: State Heritage Area Overlay - PO5.1)

The landscaping and planting of Colonel Light Gardens underlines the principle of creating a pleasant park-like environment for the development of the community. One of the major early activities of the Garden Suburb Commissioner was the planting of street trees and shrubs in the verges, reserves and public spaces of Colonel Light Gardens.

Principles	Acceptable Standard
<h3>3.7.1. Landscape character</h3> <p>Conservation of the designed, park-like environment of Colonel Light Gardens. A hierarchy of roads of varying width and curve are lined by street trees, grassed verges and interspersed with garden reserves. Ample open space is allowed for in parks and reserves. Plantings in private gardens and in street garden reserves meld the public and private realm. Consistency in street features such as tree planting, paving, kerbs and signage support understanding of the designed nature of the public realm.</p> <p>Development is to have regard to the following:</p>	
<ul style="list-style-type: none">• footpaths and driveways• rear laneways• kerbing• street tree planting and verges• open space parks• internal reserves (east section)• street garden reserves• services and infrastructure	<p>Actions involving the replacement or upgrade of public realm kerbing, footpaths, street trees, street furniture, lighting, and works in parks and reserves by a local council are typically not defined as development in the <i>Planning, Development and Infrastructure Act 2016</i>. These actions are not exempt from the definition of development in the case of a State Heritage Area though – if works materially affect the heritage values of the State Heritage Area. As such works vary in scope, early discussion between Heritage SA and the City of Mitcham is required, to confirm if works materially affect heritage values. Where they do affect heritage values, development approval is required. Other non-statutory documentation such as Conservation Management Plans and Concept Plans may provide guidance as part of Heritage SA advice.</p>

3.8. Demolition

(refer: State Heritage Area Overlay - PO6.1)

Demolition of original buildings, structures, public realm elements and other features of identified heritage value is not acceptable.

Principles	Acceptable Standard
<p>3.8.1. Demolition</p> <p>Reade's original garden suburb layout for Colonel Light Gardens provided the suburb with a hierarchy of wide to narrow streets with shady trees, landscaped areas at the termination of street vistas, internal reserves and playgrounds and substantial public parks. Street verges at intersections often also formed reserve spaces.</p> <p>The form, scale and architectural features of existing buildings within Colonel Light Gardens are of heritage value, illustrating the zoned land use planning intent, architectural realisation of garden suburb planning ideals, the mass housing program of the 1920s and also local domestic architecture tastes of the 1921–39 period.</p> <p>Development is to have regard to the following:</p>	
<p>a. Demolition of complete buildings</p>	<p>Dwellings and non-residential buildings: Demolition of buildings erected from 1921 to 1939 is not acceptable, unless:</p> <ul style="list-style-type: none"> the portion of any building or other feature is determined to not contribute to the heritage value of the State Heritage Area, or the structural condition of the building represents an unacceptable risk to public or private safety and results from actions and unforeseen events beyond the control of the owner and is irredeemably beyond repair. <p>Replacement buildings must have due regard to the <i>Principles and Acceptable Standards</i> of 3.3 New Buildings.</p>
<p>b. Demolition of out buildings and dwelling additions</p>	<p>Dwellings and non-residential buildings: Demolition of dwelling lean-tos, building additions, garages and sheds is acceptable, subject to confirmation that removal does not adversely impact on the heritage values of the State Heritage Area.</p>
<p>c. Public realm infrastructure</p>	<p>Demolition and replacement of kerbing, footpaths, street furniture or other public realm park and streetscape features of heritage value acceptable where heritage values are not compromised.</p>

3.9. Conservation works

(refer: State Heritage Area Overlay - PO7.1)

Conservation work to repair dilapidated building fabric is considered a development matter where not of minor in nature and getting the right advice is important, to save time, cost and to ensure the ongoing management of buildings.

Principles	Acceptable Standard
<p>3.9.1. Conservation approach</p> <p>The external fabric of existing dwellings and non-residential buildings of heritage value within Colonel Light Gardens is to be conserved and restored.</p> <p>Correct repair methods ensure the ongoing maintenance of buildings within Colonel Light Gardens. The aim is to only repair as much as needed, so that early building fabric is retained where possible, illustrating the early establishment and features of the suburb. The aim is to avoid embellishing architectural details and adding features not common to the style and era of the dwelling.</p> <p>The following conservation works are deemed 'development':</p> <ul style="list-style-type: none"> • roof repairs, verandah repairs • window and door replacement • removal of paint finishes from external face brick and stone surfaces • external brick and stone wall repointing • chimney repairs – stabilisation, repointing • verandah floor tiling • gable repairs – stucco infill • rising damp repairs • repairs to front fences – rot, subsidence, damp to masonry sections, corrosion to metalwork 	<p>Dwellings and non-residential buildings: seek the advice of a Heritage SA Heritage Officer before undertaking conservation repairs to dilapidated building fabric. Works that are more than 'minor in nature' require development approval. The Relevant Authority (City of Mitcham), in conjunction with Heritage SA, can provide advice confirming if works are of a minor nature.</p>



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March 2021 | FIS 96478
Heritage South Australia
Department for Environment and Water

