CITY OF MITCHAM

Public Realm Heritage Guidelines: Colonel Light Gardens State Heritage Area

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Public Realm Heritage Standards: Colonel Light Gardens State Heritage Area

On behalf of the City of Mitcham, I'm pleased to present these Heritage Guidelines for the management of public land in the Colonel Light Gardens State Heritage Area.

The Guidelines complement the Heritage Standards (Colonel Light Gardens, State Heritage Area) prepared by Heritage South Australia and adopted in 2021 to assist in the assessment of development proposals affecting privately owned land.

We hope these Guidelines provide greater certainty to the community about the activities of Council and our commitment to safeguard Colonel Light Gardens' significant cultural heritage.

We thank the community that participated in their development, particularly the Heritage Standards for the Public Realm Working Group.

Signed Council Mayor

1.0 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 (CLG) 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 CLG is managed in a way that maintains the State Heritage Area's heritage value.

1.2 Heritage Framework

On 28 April 2021, the Heritage Standards (Colonel Light Gardens State Heritage Area) were published under the *Planning, Development and Infrastructure Act 2016* (PDI Act). The Heritage Standards are supplementary to the Planning and Design Code (the planning rules of development assessment) and are used in the assessment of development proposals on private land. These standards were prepared by the Department of Environment and Water, Heritage SA and formally adopted by the Chief Executive. They are consistent with the Statement of Significance and heritage values of the area.

The Public Realm Heritage Standards (Colonel Light Gardens State Heritage Area) have been prepared by the City of Mitcham and unlike the heritage standards that apply to privately owned land (described in section 1.2 above), are not statutory under the *PDI Act*.

However, it is proposed that the Public Realm Standards will apply to land under the control of the City of Mitcham and will be used in the preparation or amendment of Community Land Management Plans under the *Local Government Act 1999*, asset strategies, operational plans and/or any maintenance or investment activities that may affect the public realm.

The Heritage Framework for CLG is summarised in Table 1 (below).

Table 1 – Colonel Light Gardens State Heritage Area Framework

DOCUMENT	PURPOSE
Statement of Significance	A description of the heritage values of the place, as entered in the South Australian Heritage Register.
Heritage Standards Colonel Light Gardens State Heritage Area (prepared by the Department for Environment and Water)	Prepared under the PDI Act to guide decisions relating to development proposals. They include Principles and Acceptable Standards for development.
Public Realm Heritage Standards Colonel Light Gardens State Heritage Area (this document)	Prepared to guide activities whether they are development or operational works in the public realm. They include Principles and Acceptable Standards for public works.
Community Land Management Plans	Prepared under the *Local Government Act 1999*, these Plans guide how public land is managed in a way that is transparent and appropriate. All land owned by a council or under a council's care control and management, other than roads or where a specific exemption is in place, is classified as community land. These Plans should be consistent with other official plans and policies about conservation, development and use of land (including any official policies for protecting State heritage).
Operational Management Plan	City of Mitcham plan used to guide processes for undertaking public works.
Technical Data Sheets Manual (TDSM)	Detailed technical information to inform Council's public works and any other works in CLG.

2.0 Heritage Value

This section has been based on the Heritage Standards Colonel Light Gardens State Heritage Area, published under the *PDI Act* and includes extracts from these Standards.

2.1 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' 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. 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 in a shortlist of 'major sites of planning heritage' in Australia and singled out for its 'iconic garden suburb status'[1]. 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 '[2].

2.2 Statement of Significance (Colonel Light Gardens State Heritage Area)

Colonel Light Gardens was entered on the South Australian Heritage Register on 4 May 2000. The values are described in the Statement of Significance in the Register:

"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."*

Colonel Light Gardens is recognised as part of the environmental, social and cultural heritage of the State which is of significant aesthetic, architectural, historical and cultural interest."

1 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

2 Freestone, Urban Nation, p.4

2.3 Garden Suburb Planning Principles

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 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'[3]. The distinctive physical characteristics were intended to contribute to a sense of place and to residents' wellbeing and commitment to engagement with their environs, social interaction and community building.

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

1. A bounded site within which residents' everyday needs were accommodated.
2. Areas set aside for specific uses – residential, commercial, educational, religious, recreational (local community and individual, and active and passive uses).
3. 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.
4. 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.
5. Variation in street width, line and length. Typically, 'curved, short arc and straight' also referred to as 'curvilinear symmetrical'.
6. 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.
7. Low density development.
8. Detached single-storey dwellings sited with generous setbacks and ample front and back yard space. (Single story detached dwellings was the Australian preference.)
9. 'Architectural unity but not uniformity' achieved primarily through consistency of style, form, scale, colours and materials.

3 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

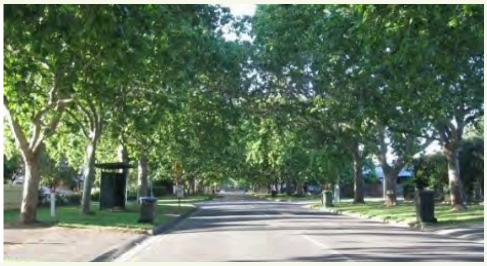
2.4 Key Features that contribute to Heritage Value of the State Heritage Area

Colonel Light Gardens' distinctive character is derived from the Garden Suburb plan on which it was initially based and the cohesive and consistent style of its housing and buildings. Key features of the suburb which contribute to the heritage value of the Area and are shown in Figure 1.

Figure 1 – Key Features (extracted from State Heritage Standards)[4]

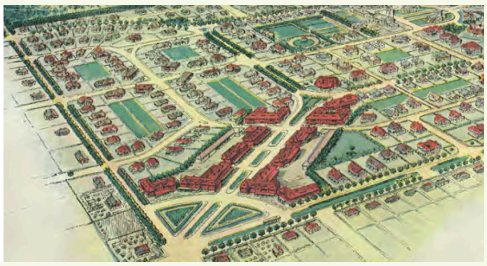
Hierarchy of straight and curved symmetrical roadways of a variety of lengths, rounded street corners, and rear laneways, which discourage through traffic and are designed to create unfolding sequences of attractive, green and varied spaces and terminal vistas.

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.



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

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



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.

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. Individual architectural features of the dwellings also contribute to the heritage value of the Area.

4 This page has been extracted from the Heritage Standards Colonel Light Gardens State Heritage Area.

3.0 Heritage Standards

3.1 Purpose

These Heritage Standards apply to the public realm, which includes any land owned or under the care and control of the City of Mitcham within the CLG State Heritage Area. This includes publicly owned streets, pathways, footpaths, parks, publicly accessible open spaces and any public and/or civic buildings and facilities on public land where the public has access. The public realm is illustrated in Figure 2 (below).

Figure 2 – Public Realm

Legend

Public Realm

Public Open Space

1 Reade Park
2 Hillview Reserve
3 Mortlock Park
4 Kent Road Reserve

N
0 50 100 150 200 250 m
1:10,000 @ A4

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 PDI Act. However, these actions are not exempt from the definition of development in the case of a State Heritage Area if works materially affect the heritage values of the State Heritage Area.

These Standards provide a basis for decision making in relation to the management of the heritage values for Colonel Light Gardens State Heritage Area. They include heritage principles and location-specific detail on how development and/or other activities can be undertaken to ensure heritage values are protected. They propose a minimum acceptable standard for public works and maintenance solutions within the State Heritage Area. Where these Principles and Acceptable Standards are met, it is likely that a proposal does not materially affect the heritage values of the State Heritage Area.

3.2 Using the Standards

These standards have been divided into four key policy areas as follows:

1. Parks, reserves and open spaces
2. Streetscape and garden setting
3. Road reserves and public infrastructure
4. Utility laneways.

The 'Statement of Significance' and 'Garden Suburb Planning Principles' *are an important part of these standards and are at the top of the policy hierarchy*. Where the acceptable standards require interpretation, the proposal should be evaluated against the Statement of Significance and Garden Suburb Planning Principles as part of the decision-making process.

Figure 3 (page 10) assists in understanding the policy hierarchy and decision-making process.

Figure 3 – Decision Making Process

Statement of Significance for Colonel Light Gardens and Garden Suburb Planning Principles

In the following circumstances, a proposal affecting the public realm should be assessed against the Statement of Significance for Colonel Light Gardens and the Garden Suburb Planning Principles:

1. Where the Principles and/or Acceptable standards require further interpretation
2. The proposal is not consistent with the Principles and/or Acceptable Standards
3. There are no Principles and/or Acceptable Standards that suitably address the proposal.

In the event of inconsistency, the Statement of Significance will always prevail given its statutory role under the *Heritage Places Act*.

Historical Context

The historical context underpins the Principles and Acceptable Standards and may be considered in the decision-making process. The context identifies the relevant Garden Suburb Planning Principles that are relevant to the key policy areas and assists in the interpretation of what's important in terms of historical value.

Principles

Outcomes sought to be achieved for each element. These are drawn from the Statement of Significance and Garden Suburb Planning Principles as well as other historical information.

Acceptable Standards

Method by which the principles can be achieved, given the intention of this document to inform Council decision-making around public works and management.

3.3 Parks, Reserves and Open Space

Historical Context

The planned purpose and abundance of open public reserves, formal street gardens and pocket parks, and shared parks to the rear of properties in the north of the suburb, are important to the suburb's historical design and character. Their considered and deliberate arrangement reflect the garden suburb design principles of the period when open space of a variety of types and scales was created for a range of community uses, including internal reserves for local community use.

Note: Garden Suburb Principles most relevant to this section are 2, 3 and 6.

Figure 4 – Concept Plan Public Open Space, Parks and Gardens

PRINCIPLES	ACCEPTABLE STANDARDS
3.3.1 Parks, Reserves and Open Space Parks, reserves and open space are of heritage value as they contribute to the unique garden suburb design principles. They provide a balance of both active and passive recreation to the local community and contribute to an aesthetically pleasing, visually harmonious, comfortable and accessible environment. The designed, park-like environment is conserved through the retention of substantial public parks for passive and active recreation. Public works and development have regard to the following:	
a. Layout Open spaces and parks maintain the overall layout of the CLG State Heritage Area.	• The spatial distribution and site boundaries of open space and recreation reserves are retained in accordance with Figure 4 – Concept Plan Public Open Space, Parks and Gardens. • Parks and reserves are designed and developed in accordance with any relevant Master Plan adopted by Council. • The significance of Mortlock Park, Hillview Reserve and Reade Park is recognised and maintained as important elements of the hierarchy of parks, reserves and open space. *Operational or Maintenance Standard* • Parks, reserves and open space are retained as Community Land under the Local Government Act.
b. Land use Open spaces and parks are provided in designated areas for active and passive recreation in accordance with the hierarchy of public parks and reserves and their planned purpose. They are designed and used to provide fair and equitable access to the local community.	• Mortlock Park is the main active and passive recreation area within CLG State Heritage Area with a mix of formal and informal uses. • Reade Park and Hillview Reserve are used for a range of passive and active recreation and sporting activities. • Kent Road Reserve is an open space park for informal passive and active recreation. • Light Place maintained as a formal community meeting place and passive recreation area. *Operational or Maintenance Standard* • Recreation plans for open space, parks and reserves in CLG State Heritage Area achieve fair and equitable access for the local community.

PRINCIPLES	ACCEPTABLE STANDARDS
c. Landscape Design The design and landscaping of parks provide for a balance of both active and passive recreation uses according to the original design intent of each park.	• Mortlock Park retains formal landscaped spaces for passive use with paths, trees, shrubs and seating that complement the original design intent including: - perimeter hedge planting retained and reinforced - retention of the playground within the landscaped passive recreation area. • Reade Park, Hillview Reserve, Kent Reserve and Light Place retain their formal landscaping with spaces, paths, trees, shrubs and seating that complement the original design intent. *Operational or Maintenance Standard* • Landscaping is consistent with the overall concept and design approach for these areas.
d. Form and Design of new buildings The form, scale and architectural features of existing buildings on public land within CLG State Heritage Area is maintained.	• Buildings for recreation, sport and community use are fit for purpose, contextual and complementary to the landscape quality of the park. • Buildings incorporate materials, finishes and colours that are common to the area and/or are complementary to the heritage values of CLG State Heritage Area. *Operational or Maintenance Standard* • The upgrade/enhancement of community facilities, buildings, structures and assets improve the overall function and appearance of parks and reserves.
e. Fencing	• The extent of fencing is minimised to avoid clutter and maintain the openness of reserves. • Fencing that is based on traditional styles, is fit for purpose and complements the park setting. *Technical Manual Reference: Technical data sheet 3.1*
f. Lighting	• Lighting is consistent with the street and pedestrian lighting used throughout CLG State Heritage Area. • Flood lights for ovals are sited to minimise impact on the visual quality of the park and surrounding residential areas. *Technical Manual Reference: Technical data sheet 6.1, 6.2, 6.3 and 6.4*
g. Signage	• Signage associated with sporting clubs and community facilities provided in accordance with the CLG Signage System for Community Land adopted by the City of Mitcham in 2017. *Technical Manual Reference: Technical data sheet 4.2 and 4.3*
h. Furniture	• Furniture is complementary to the heritage context and is consistent in style, form, colour, scale and materials. *Technical Manual Reference: Technical data sheet 2.1 to 2.9*

PRINCIPLES	ACCEPTABLE STANDARDS
i. Internal Reserves Internal reserves are of heritage value and provide for free, spontaneous and shared use of nearby residents and contribute to the designed nature of the public realm and the suburb's park-like environment. They also carry service infrastructure.	• Provision for a mix of unstructured, free and spontaneous activities • Reserves are kept clear for maintenance and/or replacement/and or installation of services infrastructure • Regularly maintained landscaping enables a range of free and spontaneous recreational local community uses that are compatible with adjacent and surrounding residences. • Vehicle access is restricted to services and maintenance. *Operational or Maintenance:* • Reserves remain in public ownership, unalienated and accessible to nearby residents.

3.4 Streetscape and garden setting

Historical Context

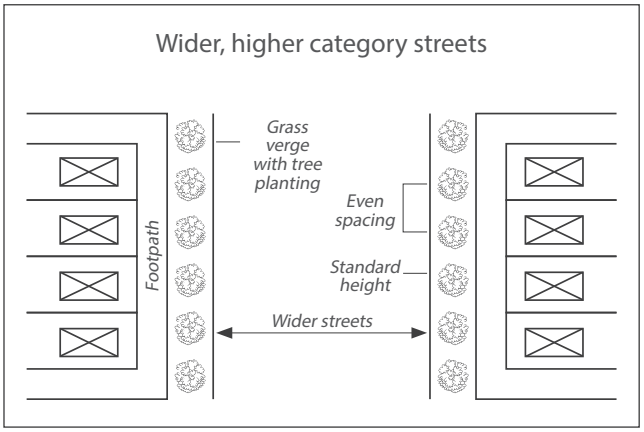
The landscaping and planting throughout CLG reflect the design principles of the planned garden suburb and create a pleasant green and park-like environment for the community. The planning of street trees and shrubs in the verges, reserves and public spaces of CLG was implemented in the early stages of the development and contribute to the historical values of CLG.

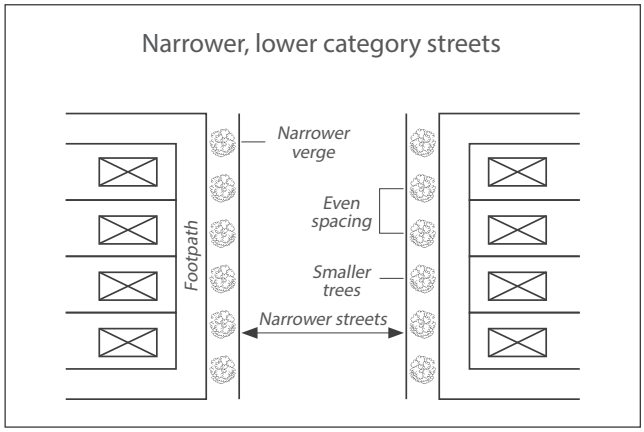
Note: Garden Suburb Principles most relevant to this section are 3, 4, 5 and 6.

PRINCIPLES	ACCEPTABLE STANDARDS
3.4.1 Streetscape contribution to the park-like setting Verges, street planting, garden reserves and internal reserves are of heritage value and contribute to the designed nature of the public realm and CLG's park-like environment. Verges and tree planting in particular, play an important role in reinforcing the hierarchy of streets (Figure 5), particularly the relationship between verge widths, tree planting and street function (the wider the street, the greater the traffic volume and the wider the verges). Public works and development have regard to the following:	
a. Tree Planting The planting pattern and density of street trees reflect the original street planting patterns (as exemplified in Figure 6, page 18).	• A limited range of tree species is planted to be consistent with the original pattern of street tree plantings (as far as practicable) having regard to maintenance, soil suitability (eg Ph, depth, nutrients and compaction), canopy clearance, potential damage to infrastructure and risks to public health and safety. • Street trees are established and maintained as formal avenues to provide summer shade and winter light transmissibility. • Street trees are located to allow for line of sight for motorists and from street garden reserves to preserve vistas. • Remnant River Red Gums (including along Freeling Crescent, Doncaster Ave and Flinders Ave) are retained and protected where possible. Where River Red Gums can be shown to be approaching their end-of-life and can not be retained, a method of representing their historical value should be provided. • Infrastructure including stormwater harvesting systems supporting street trees is complementary in style to the heritage context in form, scale and colours with engineering solutions that maintain the park-like environment of CLG State Heritage Area. *Operational or Maintenance* • Staged block replacement of trees within streets to achieve consistency of species, form and accord with the original planting pattern and density. • Emergency works on trees is undertaken as required, including removal where necessary, to maintain a safe environment for the community. • Infrastructure renewal programs that achieve consistency in engineering designs, finishes and materials that complement the historic values of CLG State Heritage Area. *Technical Manual Reference:Technical data sheet 5.1*

PRINCIPLES	ACCEPTABLE STANDARDS
b. Verges Verges reinforce the park-like nature of CLG's streets, with verge widths consistent with the road hierarchy.	• Verges are designed to include non-irrigated grass free from introduced species (other than street trees and trees in street garden reserves). • Where alienated, original verge alignments are reinstated. • Verge widths are consistent with the road hierarchy, with wider side verges and central verges on wider roads and narrower verges on minor roads. • Traffic-calming measures do not encroach into the verge space. • Verge surfaces along both sides of Goodwood Road, Springbank Road and Winston Ave are consistent with the adjacent suburbs, rather than the CLG State Heritage Area. *Operational or Maintenance Standard* • Verges are planted with short, non-irrigated grass, unless this cannot be achieved due to a dense tree canopy where pea gravel of light beige colour can be laid. *Technical Manual Reference: Technical data sheet 1.10*
c. Street Garden Reserves Street garden reserves are of heritage value and contribute to the designed nature of the public realm and CLG's park-like environment. Areas landscaped according to a formal pattern are located at designated entranceways, street corners and mid-road reserves and used to unify the open space and provide visual effect. Community safety is important in the design of these spaces including sightlines for motorists.	• Each garden reserve and designated entranceway is designed following a landscape design plan. • The location of planting in garden reserves at street corners and intersections does not obstruct motorists' line of sight. • Appropriately type and size of trees are planted in a formal pattern. • Landscaped grassed areas are maintained according to a formal pattern. • Selected locations are enhanced using ornamental pillar lights and/or interpretative signage. • Oxford Circus as a visual entrance to the suburb, but of secondary importance to Ludgate Circus. • Ludgate Circus mirrors the plan for Oxford Circus. *Operational or Maintenance Standard* • Each street garden reserve has a landscape design plan.

Figure 6 – Planting patterns to reflect road hierarchy





3.5 Road Reserves and Public Infrastructure

Historical Context

Footpaths, crossovers and kerbing are of heritage value because they contribute to CLG's designed nature, park-like environment and its overall unity of design.

Note: Garden Suburb Principles most relevant to this section are 4, 5 and 6.

The street hierarchy is illustrated on Figure 5 (page 18) and includes the following:

- Principal Road eg Broadway, Goodwood Road and Springbank Road
  - These typically form the main boundaries of suburbs.
- Internal Highway eg East Parkway and West Parkway
  - Are intended to carry the majority of traffic through the suburb
  - Are generally wider roads incorporating wider pavement widths and verges
  - Are intended to create the notion that road users are travelling through a park-like environment
  - Are the usual location of public facilities.
- Intermediate Road eg Lancaster Avenue, Doncaster Avenue and Winchester Avenue
  - Tend to have verges that range from 2 to 3 metres
  - Allow access to residences and provide connection to local roads
  - Include avenue planting that contributes to the public realm.
- Local Road eg Flinders Avenue and Kandahar Crescent
  - Primarily allow access to residences only
  - Tend not to contain any public facilities

Figure 5 – Road Hierarchy

Legend

- Principal Road
- Internal Highway
- Intermediate Road
- Local Road

Public Open Space and Reserves

1 Reade Park
2 Hillview Reserve
3 Mortlock Park
4 Kent Road Reserve

N

0 50 100 150 200 250 m

1:10,000 @ A4

PRINCIPLES	ACCEPTABLE STANDARDS
3.5.1 Technical Design of kerbs, crossovers and footpaths Footpaths, crossovers and kerbs are of heritage value and contribute to the designed nature of the public realm, the suburb's park-like environment and overall unity of the design throughout the suburb. Works within the road reserve should retain and reinforce the historic fabric where this exists. *Note: this section is to be read in conjunction with 3.4.1* Public works and development have regard to the following:	
a. Kerbing Kerbing is compatible with the original form (simple upright concrete kerbs) and contributes to the consistency and unity of design.	• Other than on roads identified as Principal Roads: - Kerbs are an integrated 150mm upright charcoal grey concrete kerb and concrete water table, with a 25mm chamfer. - Remnant un-kerbed areas are maintained where they contribute to the garden setting. *Operational or Maintenance* • Where planned renewal is undertaken, blocks are replaced with upright kerbs. Note: Planned renewal means kerb replacement undertaken in accordance with Councils asset management plan at the end of the lifecycle of the asset. It is acknowledged that like for like replacement may occur for reactive maintenance (eg to respond to incidents) and in these circumstances consideration should be given as to whether block replacement is feasible in accordance with the remaining lifespan of the infrastructure. *Technical Manual Reference: Technical data sheet 1.7, 1.8*

PRINCIPLES	ACCEPTABLE STANDARDS
b. Footpaths Footpaths are consistent with the existing materials and colour.	• Footpaths along streets are constructed of charcoal grey, two-sided, interlocking non-bevelled, pressed-finish concrete pavers. • Footpaths within parks and garden reserves are constructed of crushed and compacted gravel. They include concrete edging or other surfaces where required to provide access for people with disabilities. • Tactile indicators are grey with a 30% difference in tone to the associated paving. *Technical Manual Reference: Technical data sheet 1.1, 1.2 and 1.3, 1.6*
c. Driveway crossovers Driveway crossovers minimise the impact on pedestrian movement and the park-like setting.	• Crossovers are single-width for each residential block. *Operational or Maintenance Standard* • Where a new crossover is approved, the existing one is removed and the verge and kerb restored. *Technical Manual Reference: Technical data sheet 1.4 and 1.5*
d. Road Pavement	• Road pavements are consistent with the existing pavement treatment in CLG State Heritage Area.
3.5.2 Services and Infrastructure Services and infrastructure are of heritage value because they contribute to the designed nature of CLG' public realm and the suburb's park-like environment. Public works have regard to the following:	
a. Infrastructure and services Infrastructure and services reflect the historical values of CLG State Heritage Area.	• Infrastructure and street furniture are consistent in style, form, scale, colours and materials. • Infrastructure and street furniture harmonise. *Technical Manual Reference: Technical data sheet 1.8*
b. Street Furniture Street furniture includes bus shelters, seating (both on-street and within parks and reserves), bollards, drinking fountains, bike racks and bins.	• Street furniture that is consistent throughout the suburb having regard to style, form, scale, colours and materials. *Technical Manual Reference: Technical data sheet 2.1-2.9*
c. Lighting	• Lighting is fit for purpose, contributes to community safety and complements the existing lighting pattern, materials and design of the locality. • Where additional lighting is required for public safety, it should be designed to be unobtrusive during the day and not result in the removal of traditional feature street lighting. • Pillar lighting is encouraged in high profile locations where there is termination of a vista. *Technical Manual Reference: Technical data sheet 6.1, 6.2, 6.3 and 6.4*

PRINCIPLES	ACCEPTABLE STANDARDS
d. Street Signage	• Create an appropriate distinctive appearance for street signage within CLG State Heritage Area. • Street name signs that are provided in a uniform and consistent manner throughout the CLG State Heritage Area and in a style and appearance that is consistent with the heritage value of the suburb. *Operational or Maintenance* • Planned maintenance to reduce the number of signs and poles to reduce clutter and remove where incompatible with heritage values of CLG State Heritage Area.

3.6 Utility Laneways

Historical Context

Utility Laneways are of heritage value because they contribute to the designed nature of the public realm and the suburb's park-like environment by enabling the preservation of the landscape character of the streets. An extensive and comprehensive network of lanes runs behind the houses in the eastern part of CLG and contains underground and above-ground services. The Utility Laneways are illustrated on Figure 6 (page 23).

Note: Garden Suburb Principles most relevant to this section is Principle 4.

PRINCIPLES	ACCEPTABLE STANDARDS
3.6.1 Design and function of utility laneways Works within laneways should reinforce the historic character and conservation values, while taking a contemporary approach that enhances community benefit eg through an enhanced pedestrian experience. Public works and development have regard to the following:	
a. Function	• Utility laneways are designated to carry services infrastructure and provide pedestrian and cyclist access. *Operational or Maintenance* • Laneways are retained in public ownership. *Technical Manual Reference: Technical data sheet 1.9*
b. Vehicle access	• Vehicle access is limited to that required for maintenance, replacement and/ or installation of service infrastructure. • No additional vehicle access will be provided to service residential properties. *Technical Manual Reference: Technical data sheet 1.9*
c. Infrastructure	• Infrastructure is designed to allow access for utility maintenance. *Technical Manual Reference: Technical data sheet 1.9*
d. Landscape design	• Laneways are kept free of vegetation and those unsealed remain unsealed. *Technical Manual Reference: Technical data sheet 1.9*

Figure 6 – Utility Laneways

Legend

Utility Laneways

N

0 50 100 150 200 250 m

4.0 Glossary

Community Land Management Plans – Prepared under the *Local Government Act 1999*, these Plans guide how public land is managed in a way that is transparent and appropriate. All land owned by a council or under a council's care control and management, other than roads or where a specific exemption is in place, is classified as community land. These Plans should be consistent with other official plans and policies about conservation, development and use of land (including any official policies for protecting State heritage).

Fair and equitable - A process or outcome that in an impartial manner gives equal treatment to everyone.

Garden Suburb Planning Principles – desired characteristics of suburban residential communities of the early 1900's

Heritage – a place can have Heritage value if it (as set out in Section 16 of the Heritage Places Act 1993):

(a) it demonstrates important aspects of the evolution or pattern of the State's history; or

(b) it has rare, uncommon or endangered qualities that are of cultural significance; or

(c) it may yield information that will contribute to an understanding of the State's history, including its natural history; or

(d) it is an outstanding representative of a particular class of places of cultural significance; or

(e) it demonstrates a high degree of creative, aesthetic or technical accomplishment or is an outstanding representative of particular construction techniques or design characteristics; or

(f) it has strong cultural or spiritual associations for the community or a group within it; or

(g) it has a special association with the life or work of a person or organisation or an event of historical importance.

Heritage Standards – prepared under the *Planning, Development and Infrastructure Act 2016*

Heritage Standards Colonel Light Gardens State Heritage Area – Prepared under the PDI Act to guide decisions relating to development proposals. They include Principles and Acceptable Standards for development.

Operational Management Plan – Internal City of Mitcham document used to guide processes for undertaking public works.

Public works – include maintenance, landscaping, tree planting, infrastructure and any other activity undertaken for a public purpose within the public realm.

Statement of Significance – the Statement of Heritage Significance for each SHA – these statements set out what is important within the area and are included in the South Australian Heritage Register. It will also inform the matters to be considered by the Minister when providing a 'Direction' on development proposals.

Technical Data Sheets Manual (TDSM) – Detailed technical information to inform Council's public works and any other works in Colonel Light Gardens State Heritage Area.

Colonel Light Gardens State Heritage Area – Colonel Light Gardens was established as a State Heritage Area in 2000 under the *Development Act 1993*. This ensured that any future development of properties and open spaces within Colonel Light Gardens would be managed to maintain the Area's heritage values.

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