Heritage Guidelines

(Colonel Light Gardens State Heritage Area)

Draft for Consultation



Government of South Australia

Department for Environment and Water

Purpose of consultation

In response to the current SA planning reforms, Heritage SA is reviewing and updating the existing heritage guidelines for the suburb to ensure they are fit for purpose, consistent with terminology in the proposed Planning and Design Code and reflect the Colonel Light Gardens Statement of Heritage Significance.

Look out for text in boxes like this – as a guide to what has been updated in the Heritage Guidelines

Changes to the existing heritage guidelines include:

- updating the structure and terminology of the document, to mirror the structure of the new State Heritage Area Overlay of the Code
- a detailed description of the heritage features of the garden suburb, including reflecting the heritage features identified in the City of Mitcham Development Plan, as a basis for design guideline advice
- sections describing the 'heritage characteristics' of Colonel Light Gardens, to provide clarity around the important heritage elements of the suburb, in line with other new heritage related Code sections
- new sections on the management of the heritage values of public spaces and reserves within the garden suburb, reflecting public realm policy in the 2005 Colonel Light Gardens Conservation Management Plan
- revised guidance policy relating to materials, fencing and services such as solar panels, reflecting current practices.

The draft updated guidelines also incorporate the Colonel Light Gardens Statement of Heritage Significance in order to consolidate the heritage values of the garden suburb in the one document. This Statement of Significance is already entered into the South Australian Heritage Register and feedback is not sought on this part of the Guidelines as it remains unchanged.

The draft updated guidelines will be used to:

- by the Minister for Environment and Water (or delegates) in assessing development applications that may impact on state heritage values;
- provide advice to property owners planning to restore, alter or develop their property; and
- may be used by Mitcham Council in assessing applications in the Colonel Light Gardens State Heritage Area.

Provide your feedback by:

- completing this short survey https://www.surveymonkey.com/r/CLG-Heritage
- emailing DEW.StateHeritageDA@sa.gov.au

Comments will close at 5pm on Monday 1 February 2021.

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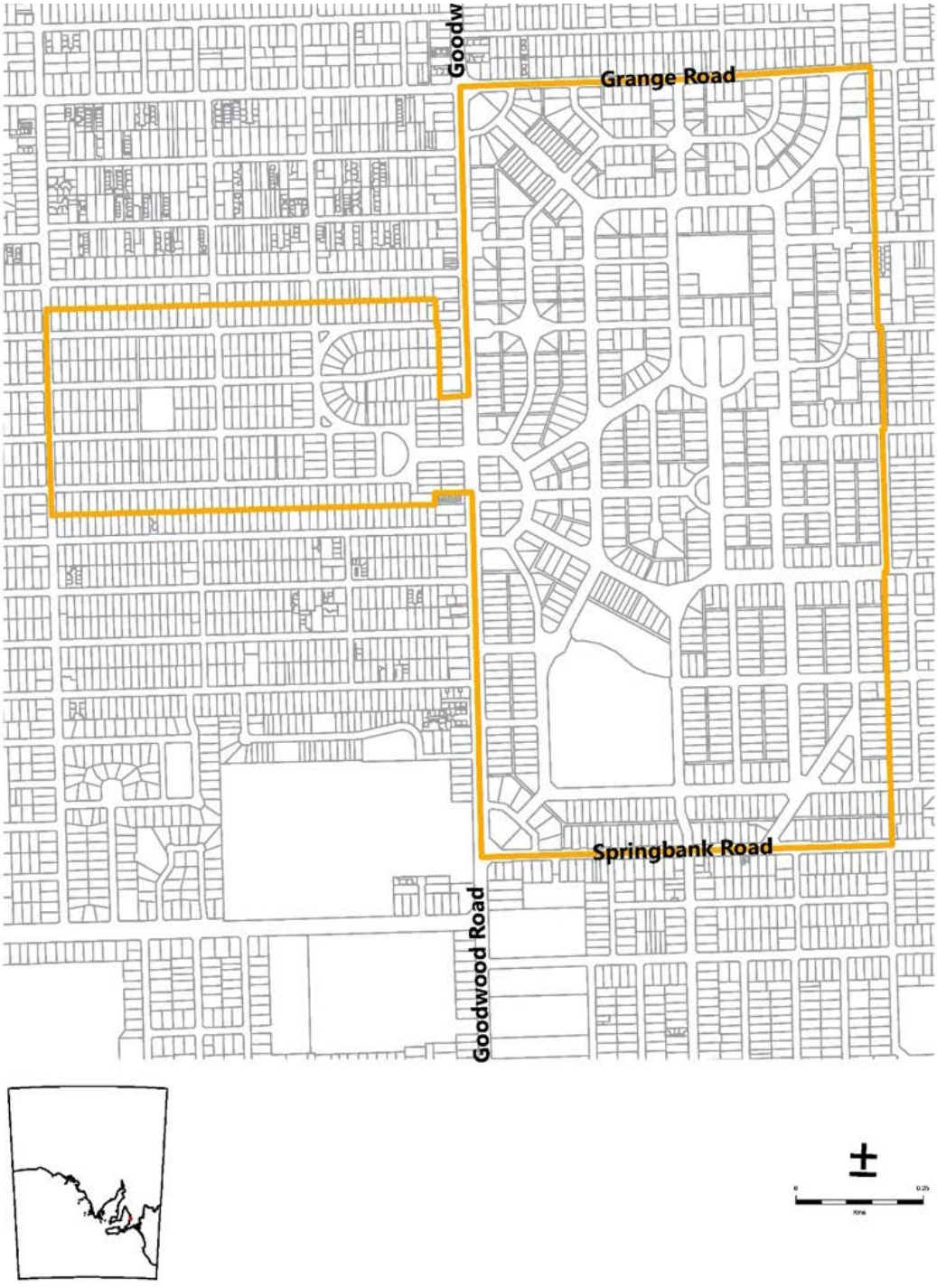
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Draft for Consultation

Version 5.1

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Heritage South Australia
Department for Environment and Water



Colonel Light Gardens – extent of State Heritage Area (and suburb)

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 Area's heritage significance.

1.2. Purpose of Heritage Guidelines

Colonel Light Gardens' Heritage Guidelines are in place to encourage appropriate development, compatible with the heritage values of the area. These guidelines provide direction on how development may be undertaken and assist property owners who wish to carry out changes to places in Colonel Light Gardens. This includes how to conserve and maintain historic buildings and structures, plan for appropriate alterations and additions, change of use, and prepare development proposals requiring approval.

The Heritage Guidelines have been given statutory effect through the *Planning, Development and Infrastructure (General) Regulations 2017* and the Planning and Design Code (Code). The Guidelines form a key part of DEW Heritage South Australia's (Heritage SA) decision making process (as delegates) when development applications are referred to the Minister responsible for administering the Heritage Places Act, for assessment and direction as a part of the development assessment process.

1.3. History – Colonel Light Gardens

Colonel Light Gardens is considered the most complete and representative example of a Garden Suburb in Australia, combining both town planning, aesthetic and social elements into a coherent plan. The public and private spaces of the suburb meld to create distinctive three-dimensional suburb design. Colonel Light Gardens represents the best work of Charles C. Reade, who was the first appointed Town Planner in Australia, and South Australian Government Planner from 1916-1920. Reade was the leading practicing advocate for the Garden City Movement in Australia.

Colonel Light Gardens 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.

WHAT HAS CHANGED?

'History' section has been condensed as background to the updated Heritage Guidelines.

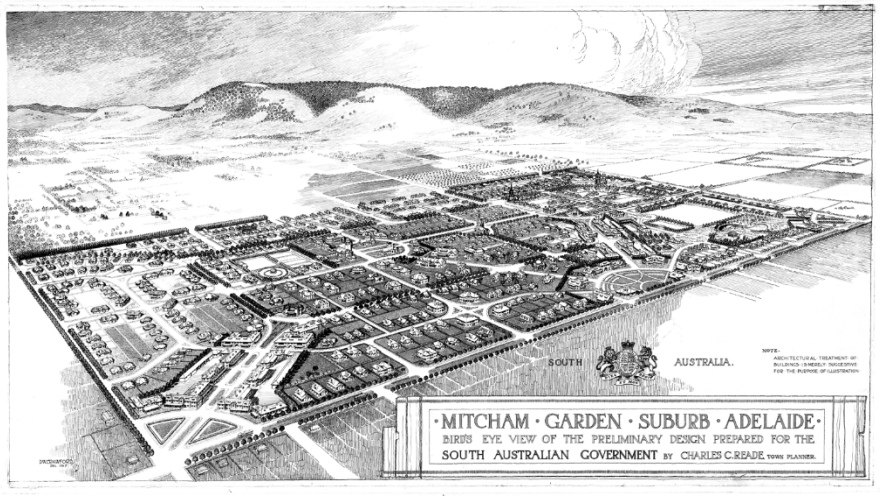
The Heritage Guidelines have been elevated in role as a part of the planning system as a guiding document for planning decisions. The historical statement has been moved to the background, as it doesn't have a formal role in the development assessment process.

The existing Conservation Management Plans provide a detailed history of the development of the suburb.

The majority of houses built in the suburb were the result of the mass housing programme of the Labor Government in the 1920s known as the Thousand Homes Scheme. The area contains a homogeneous style of residential architecture representing the particular workingman's house idiom of the mid 1920s, developed from the Californian Bungalow design.

The model garden suburb was built on the Grange Farm site, which in 1915 was almost bereft of vegetation from continuing drought conditions. From the earliest days a variety of mainly exotic trees were planted on street verges and on the central islands between road carriageways. One species of tree per street was favoured, with a mix between streets to create the feeling of a leafy overhead canopy. The most complete early list dates from 1924. Some remnant clumps of indigenous Eucalyptus were retained east of the Primary School, near the entrance to Reade Park and along Doncaster Ave. Long avenues of mature shade trees were an integral part of the planning of Colonel Light Gardens, and form one of the most significant landscape features.

A significant element in the design of the suburb was the provision of land for planned services and infrastructure. Reade's original plan had a hierarchical system of roads, provision for public buildings and reserves, generous plot sizes and a system of service laneways along the common rear boundaries between public streets. Services are generally located underground in these laneways. Electricity and reticulated water were the first services provided, and sewerage to all properties was completed by 1929.



Colonel Light Gardens advertisement for the model garden suburb C1917 – courtesy CLGHS.

Initial 1920s houses – private development - 1921-1924

The houses built in the first subdivisions in the north-east section are bungalow in style with low overhanging gabled roofs, heavy verandah piers and asymmetrical elevations. External walls are generally Basket Range freestone (sandstone) sometimes with side and rear walls of face brick for economy. Roof forms combined ridges and gables, at right angles or often overlapping, with wide eaves, generally clad in corrugated iron. Gable ends either continue the stone finish of the wall below, stuccoed masonry or half-timbered and weatherboarded. Timber windows combine divided fixed and double hung sashes. Crimped wire fences with hardwood posts were a standard feature.

Thousand Home Scheme (State Bank) houses - 1924 - 1929

These houses were located in the southern and western extension parts of the final suburb layout. Houses were simplified and scaled down versions of the earlier buildings to meet budget restrictions of the State Bank managed housing scheme. 14 styles were developed and original drawings are still available. Roof forms were similar to the earlier houses, but simplified in pattern and lower in pitch. Gable ends were dark colour half-timbered with splash render infill panels. External walls were red brick, with some use of concrete lintels and wall bands, paired timber casement windows and three-panelled doors. Fences were typically crimped/woven wire mesh panels.



a typical family in front of a 'Thousand Homes Scheme' house c1925 (source CLGHS)

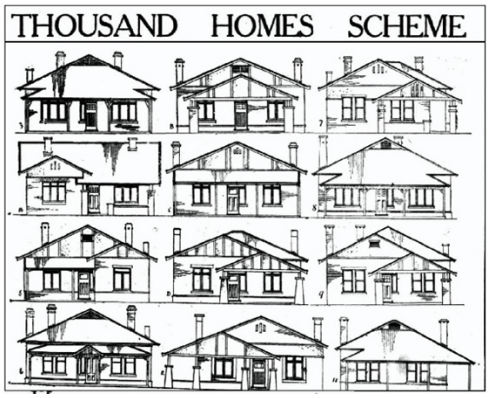
Post State Bank era housing - 1929-1940

These mostly Tudor Revival style houses have more prominent roofs and steep gable ends. External walls are face brick, stucco or sandstone and roofs were generally clad in corrugated iron sheeting. Later house roofs were often clad with terracotta tiles. With the removal of budget restraints post-Depression, a larger variety of detailing and decoration started to be used for gable ends, door and window openings. Feature brick front fences repeated design features found on individual houses.

Parks, shops, churches and schools

Positions for shops, parks, religious and institutional buildings were clearly designated on the original plans for the Garden Suburb. The imposing former Picture Theatre on Goodwood Road is an essential component of the suburb and despite a change of use retains its elaborate classicist façade and many internal details. Other non-residential buildings are simple single storey brick/stucco finished buildings constructed in the 1920s.

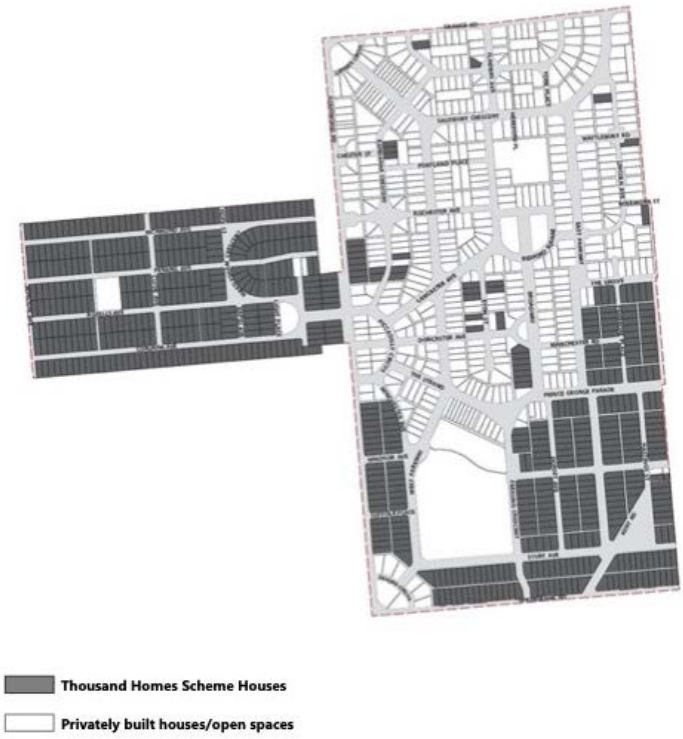




Left: Street of newly constructed Thousand Homes Scheme houses. (Source: CLGHS) Right: Thousand Homes Scheme house designs advertised in The Mail (Adelaide) on Saturday 28 June 1924 (source: NLA Trove).



Colonel Light Gardens advertisement for the model garden suburb C1920 – courtesy CLGHS.



Thousand Homes Scheme Houses - Please note: the map above only shows known Thousand Homes Scheme dwellings.

1.4. Reference documents

- Colonel Light Gardens Conservation Management Plan, by Weidenhofer Architects (2005)
- *Colonel Light Gardens Conservation Study,* by Bechervaise & Associates et al (1989)
- *Colonel Light Gardens Model Suburb* author: Christine Garnaut, Crossing Press, Sydney 1999

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

'The suburb of Colonel Light Gardens is significant 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 1916-1920. 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' distinctive character is due to the Garden Suburb plan on which it was initially based, and the cohesive and consistent architectural style of its 1920-30s housing and buildings. Both of these contribute to the significance of the suburb in the history and development of South Australia.



Colonel Light Gardens advertisement for the model garden suburb C1917 – courtesy CLGHS.

WHAT HAS CHANGED?

The Statement of Significance for Colonel Light Gardens State Heritage Area has been elevated in role as a part of the planning system as a guiding document for planning decisions as part of the State Heritage Area Overlay.

This Statement of Significance is already entered into the South Australian Heritage Register and feedback is not sought on this part of the Guidelines as it remains unchanged.

2.1. What is of heritage significance?

WHAT HAS CHANGED?

To support the Statement of Significance for Colonel Light Gardens State Heritage Area, a detailed description of the particular 'heritage features' of Colonel Light Gardens SHA have been included in the updated Heritage Guidelines, to reinforce clear understanding of the physical and spatial attributes of the garden suburb.

Further, this description recognises and incorporates the detailed description of the heritage attributes of the suburb as detailed in the City of Mitcham Development Plan.

Heritage features within the State Heritage Area which contribute to the heritage significance of the 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 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, footpath bitumen, vertical kerbing and simple pedestrian cross overs). Laneways without kerbs and paving also of note.



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



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 – 1920-30s in period. Heritage features 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.



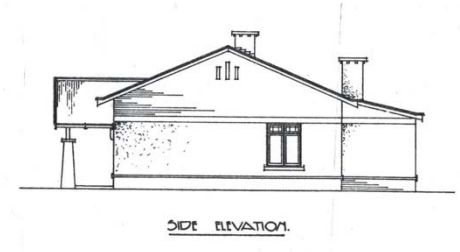
- Timber framed, open verandahs with simple pitched or gable roofs, supported by masonry pillars or timber posts.



- Double or triple sash or casement timber windows.



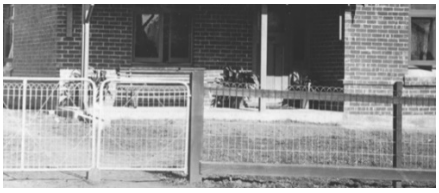
- Traditional lean-to form additions to rear sections of dwellings.



- Sheds and garages of small scale, 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.
- Corrugated iron rainwater tanks



3. Heritage Guidelines (Colonel Light Gardens State Heritage Area)

3.1. Built form for new development

WHAT HAS CHANGED?

The current Guidelines have been updated to provide:

- **a clearer rationale behind each design guideline, through listing the heritage characteristics of CLG relevant to particular design issues**
- **amended to reflect past advice and experience of Heritage SA officers**
- **to reflect the framework of Phase 3 of the Planning and Design Code – in particular the State Heritage Area Overlay**

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

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

Design solutions for <u>new buildings</u> should reference the below heritage characteristics of the State Heritage Area. Design guidelines for additions to existing buildings are found under section **3.2 Alterations and additions**; and for sheds, garages and carports, section **3.3 Ancillary Development.**

Heritage Characteristics	Design Guidelines
3.1.1. Site and location of new development The streetscapes of Colonel Light Gardens illustrate the unique *garden suburb* design principles of the State Heritage Area. Characteristics include buildings of consistent street setback, scale, period and spatial pattern in layout. The total floor area of buildings (including garages, carports and verandahs) on a residential allotment should not exceed 40 percent of the allotment area.	
a) Streetscape setback	New development is to be aligned to match the front façade of adjacent existing buildings within straight and curved frontage streetscapes. No new construction should take place between the street boundary and front or side facades of existing buildings.
b) Side boundary setbacks	New development is to be set back a minimum of 1.5 metres from any point along a side boundary. Side setbacks are to repeat the wide, established open space setbacks between existing buildings within the streetscape.

Heritage Characteristics	Design Guidelines
3.1.2. Form and design of new development The form, scale and general architectural features of existing buildings within Colonel Light Gardens illustrate housing preferences and *garden suburb* design principles of the time of establishment of the suburb. Characteristic dwellings are detached, single storey in scale and proportion. The footprint is small - two x two rooms commonly, with a lean-to structure to the rear - illustrating the economic development constraints of the period. Roofs are simple gable and hip forms of approximately 25 degree pitch, mostly clad with corrugated metal sheeting. Roof eaves are exposed and chimneys feature to most dwellings. Verandahs with timber posts or masonry pillars are either integral with the main roof or positioned as a simple gable form to the front and sometimes also around the side of dwellings.	    Typical houses from the 'Thousand Homes' Scheme
a) Scale	New development is to be single storey, with pitched roof forms of approximately 25 degrees, scaled and detailed to complement roof forms and ridge heights of adjacent buildings.
b) Footprint scale	New development is to complement the footprint scale of existing dwellings.
c) Roof form and pitch	New roof forms are to be articulated to reflect the scale and pitch of existing roof forms within the streetscape and incorporate eaves. Projecting gable fronts to facades are appropriate where common to the locale. Roof pitches of 25 degrees are common.
d) Massing and proportions	New development is to complement the proportions of existing buildings. Buildings are to be single storey and at least two rooms wide facing the street. Window and door openings facing streetscapes should be similar in scale and vertical proportion to openings to existing buildings.
e) Verandahs and porches	New development is to incorporate verandahs, or porches, to provide façade articulation similar to existing dwellings within the streetscape

Heritage Characteristics	Design Guidelines	
3.1.3. Materials, finishes and colours Buildings within Colonel Light Gardens are consistently face brick, stone or render in construction, with corrugated iron roofs and timber framed doors and windows. The consistency of building materials used in Colonel Light Gardens forms an important part of the heritage character of the garden suburb. Paint colours common to the garden suburb era of significance include crèmes, dark red or green.	The external materials and finishes used in new buildings should be compatible with materials common to the State Heritage Area, to reduce the visual impact of new development.	
	Suggested	Avoid
a) Roofing and rainwater goods	• corrugated galvanised or Colorbond metal sheet – dark red or green; light or dark grey • 'D' profile gutters, metal round downpipes • Scribed roof cappings	• steel sheeting with rectangular/square profiles • Zincalume finish • bullnose verandahs • roof tiles
b) Exterior walls	• Stone/ brick to match adjacent buildings • Natural colour render	• square profile steel sheeting • concrete blocks • fibre cement sheeting
c) External doors and windows (in view of the streetscape)	• timber framed doors – simple face, with option for glazing to upper 1/3 section or sidelights • timber framed flywire screen doors • timber framed windows, vertically proportioned	• four panel doors • sliding doors • aluminium screen doors • aluminium windows • horizontally proportioned and/ or large windows
d) Exterior painting Note: the painting of unpainted external finishes of existing buildings is not permissible. Painting of already painted external finishes is acceptable.	• Colours common to Interwar period – crèmes and greens • 'ochre' based colours • Colours applied to highlight architectural features	• whites • metallic paints
e) Verandah posts and timbers	• square timber posts • tapered or straight face brick pillars with render bands and caps	• finials and cast iron lace work • decorative timber posts
f) fencing	• refer **3.3.2 Fences and Gates**	

WHAT HAS CHANGED?

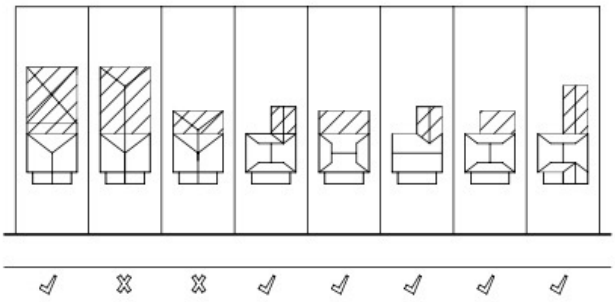
- **Materials palette has been refined to reflect the materials common to Colonel Light Gardens**

3.2. Alterations and additions

(refer: State Heritage Area Overlay - PO 2.1)

Any external alteration to the original section of a building of heritage value should maintain original materials and finishes, particularly unpainted brickwork and use of original corrugated iron sheeting or terra cotta tiling. Refer **3.7 Conservation Works** for guidelines pertaining to the repair and reinstatement of heritage features associated with alteration of an original building of heritage value.

Additions to existing buildings within Colonel Light Gardens are supported, but should not visually dominate the original building and surrounding streetscape. The total floor area of buildings (including garages, carports and verandahs) on a residential allotment should not exceed 40 percent of the allotment area.

Heritage Characteristics	Design Guidelines
3.2.1. Site and location of additions The streetscapes of Colonel Light Gardens illustrate the unique *garden suburb* design principles of the State Heritage Area. Heritage characteristics include: buildings of consistent street setback, scale, period and spatial pattern in layout. **a) Streetscape setback**	Any proposed additions are to not have an adverse visual impact on the established streetscapes of Colonel Light Gardens.  Additions are to be located to the rear of the existing buildings, leaving the streetscape view of the front and sides of the original building intact. Additions to the side of existing buildings are only supported where the shape and space available on an irregular allotment precludes rear additions. In these cases, additions to the side should be set back from the front façade by at least 4 metres and be no wider than the original dwelling. Garages and carports should be separate structures. Rear additions are to be set back a minimum of 1.5 metres from side boundaries. If the existing dwelling is less than 1.5 metres off the side boundary, additions can also match the existing side boundary alignment. On corner allotments, the side façade of additions visible from the

streetscape should not project forward of the side façade of the original building.

3.2.2. Design of additions

Colonel Light Gardens' dwellings were modest in scale when established, reflecting the economic environment and living aspirations of the *garden suburb* era. The original scale of buildings is a heritage characteristic of the State Heritage Area.

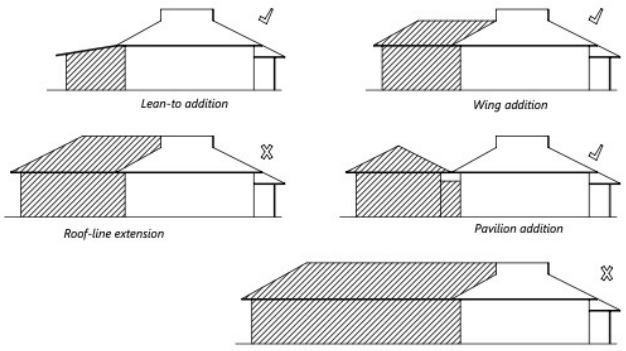
Additions are to be compatible with the scale and design features common to the existing building, so they are not visually dominant in the streetscape.

a) scale

Additions to not exceed the height to the original building and be clearly identifiable as a compatible addition to the rear. Design consideration of a building 'link', or a recessive wall or change in material between the original and new sections of a building are design devices that could be used to achieve this.

Additions are not to be designed as a rear 'extrusion' of the form of the original building, as this compromises the understanding of the important original footprint scale of the building within the streetscape.

Two storey additions to the rear or within the roof space are not appropriate. Additions to the front of original buildings are not appropriate.



b) Roof forms

As many additions can be seen from the streetscape and other public spaces, the proposed roof form and pitch of additions should closely resemble or match the existing building, repeating roof pitch, eaves and gable projections. The attached sketches indicate preferred ways of adding to existing buildings. Roof forms should also be separated between original and new, with a linking roof between if required.

c) Massing and proportion

Additions are to complement the proportions of existing buildings. Building forms should be single storey in scale. Window and door openings facing streetscapes should be of similar scale and proportion to those in existing buildings and not dominate facades. Plate glass walls and patio doors are not supported facing

	streetscapes.
d) Alterations to original building features	Original façade features, windows and doors are to be retained in their original configuration and material, where visible from streetscapes. The original detailing of front/side verandahs is to be maintained. Where the original detailing to a verandah has been removed, reinstatement is encouraged using architectural detailing copied from dwellings/ buildings of similar style elsewhere within the suburb.

3.2.3. Materials, finishes and colours

Buildings within Colonel Light Gardens are consistently face brick, stone or render in construction, with corrugated iron roofs and timber framed doors and windows. The consistency of building materials used in Colonel Light Gardens forms an important part of the heritage character of the garden suburb.
Paint colours common to the *garden suburb* era include crèmes, dark red or green.

The external materials and finishes used in additions to buildings of heritage value should be compatible with materials reflecting the heritage characteristics of the State Heritage Area, to reduce the visual impact of new work from public areas.

WHAT HAS CHANGED?

- **Materials palette has been refined to reflect the materials common to Colonel Light Gardens that are available today**

	Suggested	*Avoid*
a) Roofing and rainwater goods	• corrugated galvanised or Colorbond metal sheet – dark red or green; light or dark grey • 'D' profile gutters, metal round downpipes • Scribed roof cappings • Splayed timber capping to barge boards/ sun hoods where to match existing	• steel sheeting with rectangular/square profiles • Zincalume finish • bullnose verandahs • concrete or clay roof tiles • Gutters – quad, Ogee profiles
b) Exterior walls	• Stone/ brick to match original building • Natural colour render	• square profile steel sheeting • concrete blocks • fibre cement sheeting
c) External doors and windows (in view of the streetscape)	• timber framed doors – simple face, with option for glazing to upper 1/3 section or sidelights • timber framed flywire screen doors • timber framed windows, vertically proportioned	• four panel doors • sliding doors • aluminium screen doors • aluminium windows • horizontally proportioned and/ or large windows
d) Exterior painting Note: the painting of unpainted external finishes of existing buildings is not permissible. Painting of already painted external finishes is acceptable.	• Colours common to Interwar period – crèmes and greens • 'ochre' based colours • Colours applied to highlight architectural features	• whites • metallic paints • painting of unpainted masonry (original buildings)
e) Verandah posts and timbers	• square timber posts • tapered or straight face brick pillars with render bands and caps	• finials and cast iron lace work • decorative timber posts
f) fencing	• refer **3.3.2 Fences and Gates**	

3.3. Ancillary development

WHAT HAS CHANGED?

- **Clearer description of garage and carport requirements**
- **Front fence types reduced to reflect the most common types during the era of significance, to reduce confusion for applicants**
- **Solar panel guidelines updated based on experience and technical data removed as no longer valid**

(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; television aerials, air-conditioning units, and rainwater tanks. While such development is of a minor nature, it may still have an adverse impact on the heritage significance of the Area if not managed appropriately.

The total floor area of buildings (including garages, carports and verandahs) on a residential allotment should not exceed 40 percent of the allotment area.

Heritage Characteristics	Design Guidelines
3.3.1. Carports, garages and sheds Early garages were located to the rear of a property and featured gable roofs of similar roof pitch to houses. They were typically timber framed, corrugated iron sheet clad structures.	New garages and sheds are to complement the original siting, roof pitch and scale of such structures where they may be viewed from the streetscape (including: facing street, corner sites and laneways).
a) Garages & Garden Sheds	New garages and sheds to be located to the rear of properties, using materials common to original garage buildings. Garages and sheds are to be set off the side and rear boundaries by a minimum distance of 900mm off rear boundaries and 1.5 metres to side boundaries and not be greater than 40 square metres in area. The roof pitch should be similar to the house roof. Note: the standard roof pitch of prefabricated sheds sold today is too low to be compatible with roof forms common to Colonel Light Gardens and a steeper roof pitch must be specified. Use of modern double width roll-up doors is to be avoided where exposed to public view. Single garage doors are preferred, with tilt-up or panel lift mechanism, clad with corrugated iron or timber planking. *Suggested* / *Avoid* • Garages and sheds are to be set / • Garages sites towards the

Heritage Characteristics	Design Guidelines
	off the side and rear boundaries by a minimum distance of 900mm off rear boundaries and 1.5 metres to side boundaries front of properties – must be at least 4 metres behind front building line
b) Carports	  *Suggested carport options* New carports are to be designed to complement the dwelling and not dominate the principal façade and can be freestanding structures, or attached to dwellings. Carports are to be located as far as possible down the driveway and should not be greater than 40 square metres in floor area. Carport posts should repeat existing verandah masonry pillars or timber posts. The eaves height and roof pitch should also be the same as 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. Open carports with no walls or doors are to be sited a minimum of one metre behind the front wall of the dwelling and set back 900mm from side boundaries. Carports with doors are to be four metres behind front wall of the dwelling and set back a minimum of 1500mm from the side and also any secondary street boundary. Use of roller doors is to be avoided where exposed to public view. Single width carport doors are preferred, with a tilt-up or panel lift mechanism, clad with horizontally aligned open timber battens, planking or panels.

Heritage Characteristics	Design Guidelines

3.3.2. Fences and gates

The most common fencing originally used in Colonel Light Gardens was the woven wire fencing, traditionally between 1 and 1.2 metres high. Often fences were associated with low hedge planting.

As a result, streetscapes were very open, with dwellings and front gardens becoming an important part of the garden suburb landscape heritage significance of Colonel Light Gardens.

a) Fencing – front and returning alongside boundaries (to the façade of a building)

Note: fencing to front/ side boundaries requires Council approval. Swimming pool fencing also requires Council approval.

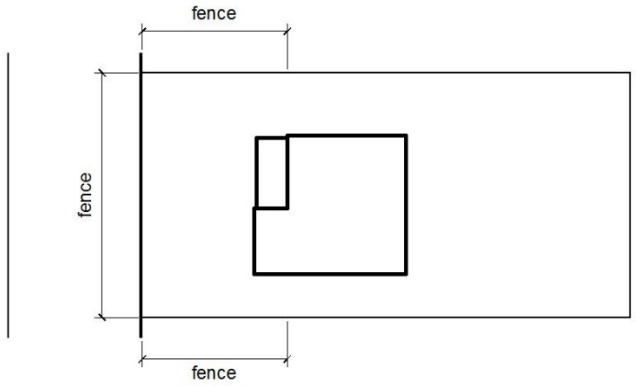
Where original front and side boundary fences and gates remain, it is recommended that these be retained.

New fencing is to match original fencing of the *garden suburb* era in the front garden setting of buildings in Colonel Light Gardens.



1m – 1.2 metre high woven wire fence panels supported by timber posts and rails – for *Thousand Homes Scheme (State Bank)* houses.

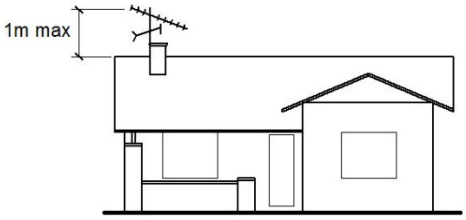
1m -1.2 metre high timber vertical plank, paling, non-decorative picket, masonry, woven wire or corrugated sheet profiles styles may be supported only for *Post State Bank era* housing.



Fencing to rear boundaries and side boundaries (where not facing a street) should be no higher than 2 metres.

The erection of high walling in concrete, masonry or timber is not

Heritage Characteristics	Design Guidelines
	supported, as this obscures dwellings from the street and disrupts the existing open landscape character of the suburb. Such fencing may be only be supported for properties facing Goodwood, Springbank and Grange Roads.
3.3.3. Signage Originally Colonel Light Gardens had few signs, other than street nameplates. Shop signs were also limited to painted signs to parapets and windows.	New signage is to reflect signage approaches used during the *garden suburb* era. Street signs to follow the City of Mitcham design guide.
a) Road signs	Road signs and street name plates are to be a simple centrally mounted metal name plate on a hardwood backboard and square section timber post, located close to the kerb and painted white.
b) Advertising signage	Proposed commercial 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, be more than two square metres in area and not contain internal illumination or neon lighting. Signs for public, school and religious buildings should be small free-standing structures. Permanent LED screen type signs are not supported.
3.3.4. Solar panels Solar panels are a recent service and are not a heritage characteristic of Colonel Light Gardens.	To minimise the visual impact to the streetscape, solar panels are to be mounted where they are not visible for the street or other public areas. . This is easily achieved on roof planes facing away from the street or on additions, garages and sheds located behind the dwelling. Placement may pose a problem for dwellings with north-facing main elevations, but solar panels can still be effective on east and west faces.
a) Solar Panels	Solar panels should be: • Located on roof planes of the dwelling not visible from the street and sited below the ridge, ideally on rear additions • Black framed solar panels preferred • Sundry cabling, conduits, batteries and inverters are not visible from the public realm. • Located on sheds, carports, garages or pergolas • If no other mounting location is possible, side roof mounted solar panels must be: o located at least 4 metres behind the front of the roof and screened by a neighbouring building, o cover a small percentage of the overall roof plane,

Heritage Characteristics	Design Guidelines
	o located as far as practical on the lower part of the roof, o arranged neatly in a symmetrical group, not in a staggered pattern, with a margin of visible roof edge around the group.
3.3.5. Television aerials, satellite dishes, air-conditioning units, rainwater tanks Utilities and appliances are not a heritage characteristic of Colonel Light Gardens. Rainwater tanks were an original feature common throughout Colonel Light Gardens, but most were located behind buildings, out of view of the street.	Correct placement of roof aerials and dishes, air-conditioning units and rainwater tanks will result in minimal impact on the heritage characteristics of the streetscapes of Colonel Light Gardens.
a) Television aerials and satellite dishes	 Television aerials attached to the rear side of a chimney and not more than one metre in height above the top of the chimney do not require development approval. Satellite dishes are to be located to ensure they are not seen from the public realm
b) Air-conditioning units	Air conditioning units associated with buildings are to be discreetly sited, so as to have little or no visual impact from the public realm. They are to be concealed behind roof lines or located out of site on the ground. Pipework should never be installed externally on a wall visible from the street.
c) Rainwater tanks	Rainwater tanks are to be located unobtrusively, concealed with plantings and finished in darker neutral colours. Smaller sized rainwater tanks are preferred. Corrugated, galvanised metal tanks are encouraged within view of the streetscape, where water drains off a galvanised metal roof. Plastic style rainwater tanks are to be located out of view of the streetscape and are to be dark in colour.

3.4. Land division

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

Land division refers to boundary adjustments, sub-division of allotments and the preservation of internal reserves within the State Heritage Area. The division of land should reinstate or be compatible with the original subdivision layout of the Area.

WHAT HAS CHANGED?

- **The reasons behind not supporting land subdivision in CLG are made clearer under 'Heritage Characteristics'**

Heritage Characteristics	Design Guidelines
3.4.1. Land division characteristics The size, proportion and arrangement of residential allotments is a significant part of Colonel Light Gardens' heritage characteristics. The allotments, road verges, parks, laneways and reserves all illustrate the planning principles of the Garden City movement. The open space to the side of existing buildings is also important in understanding the scale and open space nature of the suburb. Buildings are typically sited centrally on allotments, with open space setbacks to both sides.	
a) Land division	Subdivision of existing allotments to create additional allotments is not appropriate. A reduction in allotment width from typical allotments would result in an unacceptable change to the resulting built form spatial character of the streetscape. Division of land should reinstate, or be compatible with the original subdivision layout. Hammerhead blocks or subdivision of corner allotments into narrow or shallow allotments would also compromise the historic pattern of development. Existing public reserves, roads and laneways should be retained as laid out. Boundary adjustments to remedy boundary anomalies are acceptable where they are of a minor nature.

3.5. Landscape context and streetscape amenity

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

The landscaping and planting of Colonel Light Gardens underline the principle of creating a pleasant wooded 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.

The *Colonel Light Gardens Conservation Management Plan* (2005) provides a non-statutory framework for the maintenance and management of the public land and its features within the suburb.

WHAT HAS CHANGED?

- **Discussion of public area heritage characteristics has been included, in support of managing public realm spaces, as this is part of the State Heritage Area.**
- **Reference has now been made to the 2005 CLG Conservation Management Plan – which included policy for the management of the parks, reserves and public spaces of the suburb. The Plan is not a statutory document, but includes some valuable policy now included in the Guidelines.**

Heritage Characteristics	Design Guidelines

3.5.1. Landscape characteristics

Reade's original 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.

Streets feature extensive reserve planting based on the original design intent: street tree species and layout, lawn, footpath bitumen, vertical kerbing and simple pedestrian cross overs.

Large native trees predating the subdivision also remain in Doncaster Avenue and Freeling Crescent.

Residences are typically set in established front gardens and trees are common to most properties. Public and pocket parks contain a mix of lawn, trees and garden beds.

a) Dwelling gardens

Landscaping around a dwelling is important in the enhancement of the open space appearance of dwellings within the overall streetscapes of Colonel Light Gardens.



Garden establishment and planting is not a Development Approval matter, but owners are encouraged to plant trees and develop gardens considering period plantings of the 1920-30s

Heritage Characteristics	Design Guidelines
	period.
b) Footpaths and driveways Original footpaths in the suburb were mostly bitumen, some were gravel. Others remained as dirt, where they abutted a reserve. Where the footpath was bitumen, the driveway was typically also bitumen. The choice of bitumen and gravel paving, or in some cases, no paving, reflected design ideals for garden suburbs of the time and therefore are a key heritage characteristic of the suburb.	Refer *Colonel Light Gardens Conservation Management Plan* (2005) for guidance on paving selections for specific streets. Generally, bitumen footpaths are recommended. Segmental concrete pavers are not appropriate. Replacement/ new footpaths should be bitumen and 1.6-1.7 metres wide and extend from the boundary fence line with no gap. Bitumen crossovers and traditional upright concrete kerbs should be installed. Vehicle crossovers requiring renewal or replacement should be formed using asphalt as a continuation of the road surface with a curved concrete return kerb. Compacted gravel surfaces are encouraged in some cases for footpaths, however care should be taken to ensure that such surfaces allow for adequate drainage and are located away from buildings. Road pavement should be bitumen. Grass verges are appropriate where scheduled in the *Colonel Light Gardens Conservation Management Plan* (2005)
c) Rear laneways Laneways were typically unpaved in finish. Laneways were not originally planned for vehicle use. They were intended for services reticulation and for pedestrian access.	 Hard paving of Laneways is not supported. Compacted quarry rubble to be laid to central swale when laneway surfaces are renewed. Vehicular access to properties off laneways is not appropriate.
d) Kerbing Original kerbs were simple upright concrete kerbs with the bitumen road surface abutting the kerb to form the water table.	Refer *Colonel Light Gardens Conservation Management Plan* (2005) for guidance on kerb type and detailing for specific streets. New, replacement kerbs should comprise: concrete upright kerb, with road bitumen forming the water table.

Heritage Characteristics	Design Guidelines
e) Public realm street tree planting Colonel Light Gardens contains wide, tree lined streets of established landscaped character. Trees within roadways were an essential design element of the new garden suburb. The early Garden Suburbs Commissioner's Reports outlined trees originally used for street planting and these are included within the Conservation Plan. The best example of the street planting exists in the area along Flinders Avenue with the mature planting of plane trees and along Doncaster Avenue which retains an early planting of red gums.	Refer *Colonel Light Gardens Conservation Management Plan* (2005) for guidance on tree selections/intent for specific streets. Existing mature avenues of trees identified in the 'Colonel Light Gardens Conservation Management Plan' should be maintained and retained. When required, street trees should be replaced in accordance with the species recommendations as scheduled in the *Colonel Light Gardens Conservation Management Plan* (2005).
f) Open space parks/ reserves The public reserves and parks of Colonel Light Gardens are important open spaces, reflecting the garden suburb ideals of the era and are a key part of the heritage characteristics of the suburb. The reserves provided public access and active and passive recreation opportunities for residents.	 Public parks are to be maintained as open, recreational spaces as designated in the early planning of the suburb. Green spaces, trees and landscape vistas should be maintained. Refer *Colonel Light Gardens Conservation Management Plan* (2005) for guidance on works within each park.
g) Public realm reserves An important aspect of the original plan for Colonel Light Gardens was the allocation of small public realm reserves. The establishment of internal reserves for communal purposes were characteristic of the garden suburb movement.	Retention of the original configuration of these reserves is required. Reserves at street corners and intersections should be strengthened by appropriate planting and irrigation. Refer *Colonel Light Gardens Conservation Management Plan* (2005) for guidance on infrastructure and planting works within each reserve.
h) Services and infrastructure Deep drain sewerage, water and gas mains were installed underground when the suburb was first established, ensuring the suburban landscape was not visually blighted by cables and exposed services. Rear laneways were planned to incorporate services, allowing extensive landscaping to be planned for streets.	Detailed provisions regarding public land infrastructure are included in the *Colonel Light Gardens Conservation Management Plan* (2005). Utility infrastructure and services should be installed within the utility laneways. Power lines and stobie poles are not acceptable.

Heritage Characteristics	Design Guidelines
	Communications and power lines should be located underground. Above ground service cabinets should be located within service laneways and be painted to complement fencing/ landscaping, to minimise visual dominance.

3.6. Demolition

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

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

WHAT HAS CHANGED?

- **Clarity over what is not supported in demolition applications is included, in support of the new State Heritage Area Overlay**
- **Recognition of the potential to demolish buildings constructed after the 1940s, as they do not reflect the Statement of Significance of the State Heritage Area.**
- **Inclusion of a guidelines to manage demolition of significant public realm infrastructure**

Heritage Characteristics	Design Guidelines
3.6.1. Built form characteristics Typically dwellings, with some commercial buildings and civic buildings – all 1920-30s in construction period. Park structures and public realm landscape features of heritage significance.	
a) Demolition of buildings	Demolition of buildings may be approved if such buildings date from construction periods later than the 1940s. It has to be determined that the demolition of a building does not adversely impact on the heritage values of the Colonel Light Gardens State Heritage Area.
b) Demolition of out buildings and dwelling additions	Demolition of additions and garages and sheds erected after the 1940s may be supported, subject to confirmation that removal does not adversely impact on the heritage values of the State Heritage Area.
c) Public realm infrastructure	The need to demolish early kerbing, footpaths, street furniture or other public realm park and streetscape features must be demonstrated. Replacement with same is encouraged.

3.7. Conservation works

WHAT HAS CHANGED?

- **Little has changed in the Conservation Works section**
- **Heritage SA continues to assist homeowners with technical expertise**
- **Heritage SA now supports a 'Traditional trades and Consultants' register on the website, detailing consultants and skilled heritage tradespeople.**

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

Historic photographs, early rates records, certificates of title, local publications and heritage survey information can be of assistance in learning about the history of a place. The City of Mitcham and the Colonel Light Gardens Historical Society may have a local history collection to assist in researching.

Historical information, along with the physical appearance of the building, its built fabric, layout, former uses, its inhabitants and changes over time, provide an understanding of the place and how it evolved, so that informed decisions can be made about how to approach the conservation process. Even surface finishes can have heritage value: some early building timbers were hand sawn in a local sawpit. Each saw mark that remains clearly visible tells part of the story of the place. Overzealous restoration can inadvertently destroy the qualities of the place.

Structural safety is always the first priority, but keeping water out and away is essential for all buildings. Other risks to buildings like fire or termites should also be considered and actively managed. Before starting any work on older buildings, you should identify and address any hazards such as asbestos containing materials and lead paint. Almost all old paints contained lead. They present no risk while the paint is sound and is not disturbed. Lead is released into the environment when paint flakes off, is dry sanded, burnt off or is otherwise disturbed. All hazardous materials must be carefully and properly handled and disposed of to protect people and the environment. Suitably qualified heritage consultants can provide expert advice to guide the conservation of your place. Heritage South Australia also has detailed resources available illustrating best practice conservation repair methods.

Heritage Characteristics	Design Guidelines
3.7.1. Conservation approach Correct repair methods will ensure the ongoing maintenance of the properties. The aim is to only repair as much as needed, so that early building fabric is retained where possible, illustrating the early establishment of the suburb. The aim is to avoid embellishing architectural details and adding features not common to the style and era of the dwelling.	

Heritage Characteristics	Design Guidelines
3.7.2. Roof repairs Roofs were commonly of corrugated galvanised iron and repairs should be made using similar material (not Zincalume). Guttering and round down pipes should match existing materials. The vast majority of houses in Colonel Light Gardens originally had corrugated galvanised steel roofs. Very few had terracotta tiled roofs. Over the course of time, however, some roofs have been altered in an unsympathetic manner and replaced with asbestos shingles, pressed metal tile or other such sheeting.	Any new or additional roofing should be sympathetic to the original form and materials used. Roofing material should be galvanised or colour coated corrugated steel to match the original. Zincalume sheeting is not supported, as it is a highly reflective material which does not fade, is not easily painted and affects the amenity of neighbouring residents. Galvanised steel (unpainted) is appropriate, as it fades over time. Colour coated corrugated steel should be of muted colour, complementing the heritage nature of the area, such as light or dark grey, dark red or dark green. Gutters used in Colonel Light Gardens were mainly D profile. The property may have 'Ogee' gutters instead; in which case it may be appropriate to match this style with new development; if applicable please discuss this further with the Council, Heritage SA or a heritage consultant. Refer Heritage SA for further professional advice.
3.7.3. Repairs to walls and chimneys Original materials should be retained, wherever possible, or replaced or repaired to match existing. New materials should closely match the existing wall or chimney in material, colour, finish and durability.	Decay of pointing and masonry is most commonly due to rising damp (also known as salt damp) or leaking gutters and downpipes that concentrate water at a particular point. The general indicators of rising damp are; mortar falling away from between bricks, cracking or movement of walls, patches of 'bubbly'-looking plaster or paint, or spreading stains on interior walls. It is essential to ensure all water is directed away from the building as a first step in order to allow for adequate conservation practices. Investigations into the cause of rising damp and associated treatment will require professional advice. In conservation work it is vital to ensure all water is directed away from the building. As the houses in Colonel Light Gardens typically have damp proof courses which, while they remain intact, generally stops salt-damp, however pointing (mortar in between the bricks) must also be maintained to prevent the deterioration of the walls. It is important that lime putty based mortars are used for stone re-pointing. Mortars softer and more porous than the surrounding stone will absorb any moisture more readily. Cement based mortars will resist moisture absorption and damp will then be drawn through the stone, hastening its decay. Where replacement materials are necessary, stone of a type and colour as close to the original should be used. Refer Heritage SA for further professional advice.
3.7.4. Repairs to windows and doors Original windows and external doors should be retained wherever possible. If replacement is necessary it should match the original in size, location and type, as incorrect replacements can significantly reduce the historic integrity of a house.	Original windows were most often vertically-orientated timber-framed double-hung sash style, particularly in the Thousand Homes Scheme houses. Refer Heritage SA for further professional advice.

Heritage Characteristics	Design Guidelines
3.7.5. Exterior painting Note: the painting of unpainted external finishes of existing buildings is not permissible. Painting of already painted external finishes is acceptable.	Painting of previously painted sections of residential buildings in Colonel Light Gardens does not require development approval, including change of colour of timber work and stucco panels. Refer Heritage SA for further professional advice. Colour Selections recommended: • Colours common to Interwar period – crèmes and greens • 'ochre' based colours • Colours applied to highlight architectural features

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