



# National Heritage List

## NOMINATION FORM

The National Heritage List is a record of places in the Australian jurisdiction that have outstanding natural, Indigenous or historic heritage values for the nation. These places they are protected by federal law under the *Environment Protection and Biodiversity Conservation Act 1999*. Nominating a place for the National Heritage List means identifying its national heritage values on this form and providing supporting evidence. If you need help in filling out this form, contact (02) 6274 2149.

### Form checklist

1. read the *Nomination Notes* for advice and tips on answering questions in this form.
2. add attachments and extra papers where indicated (Note: this material will not be returned).
3. provide your details, sign and date the form.

### Nominated place details

Q1. What is the name of the place? Colonel Light Gardens

#### Q2. TIP

*Give the street address, or, if remote, describe where it is in relation to the nearest town. Include its area and boundaries. Attach a map with the location and boundaries of the place clearly marked. See the Nomination Notes for map requirements.*

Q2a. Where is the place? Address/location: Colonel Light Gardens is a suburb of the City of Mitcham, a local government area of Adelaide, South Australia

*Locating map and map of the suburb is found at Appendix 1*

Q2b. Boundary: The boundary of the area nominated is the same as the boundary for the suburb

*The map is set out in Appendix 1 and the written description of the boundary is found at Appendix 2*

Q2c. Type of map you have supplied: Map supplied under licence to the City of Mitcham by the South Australian Department of Environment and Heritage

#### Q3. TIP

*For information on where to obtain details of who owns a place, contact your local government. See the Nomination Notes for ideas.*

Q3a. Who owns it? Owner's name (If more than one owner, attach a list):

Private individuals, City of Mitcham (streetscape, inc roads, parks and reserves), South Australia Government (Primary School), various churches, various businesses

Q3b. Is the owner(s) aware of the nomination?

NO ☐

YES ☐

SOME ARE ☒ (Please list):

*A description of the notification process is found at Appendix 3-9*

Q4. Who has an interest in the place? This could include the property's manager, local environment or historical groups, local council, Indigenous people and developers or industry groups. Please provide names and contact details.

Apart from the property owners set out in the answer to Q3a above, the other interest groups are the Colonel Light Gardens Residents Association and the Colonel Light Gardens Historical Society, both groups being a party to this nomination.

## About the importance of the place

**Q5. What is its significance?** How would you tell people that this place has great importance to Australia? For example, why does this place, unlike other similar places, best highlight an outstanding aspect of Australia's heritage?

Suburbia is arguably the most notable characteristic of the Australian city. Most Australians live in cities and most live in suburbs so suburbia is at the core of Australia's civic heritage. Colonel Light Gardens is significant for its close association with the phenomenon of suburban development in 20th century Australia and with the Australian aspiration for living and owning a home in the suburbs. In particular it is significant for its comprehensive expression of garden city planning principles; its association with town planner Charles Compton Reade (1880-1933), a major figure in Australian and international planning history; its link with Australia's first mass housing project, the Thousand Homes Scheme (1924); its embodiment of post World War 1 social and community themes, and its architectural homogeneity.

**Q6. TIP** See the Nomination Notes for examples on how criteria might be interpreted.

**Q6. Which criteria does it meet?** Please try and identify each criterion from the list below applies to the place and explain why it meets that criterion (attach evidence in relation to each criterion claimed to have been met).

The National Heritage criteria for a place are any or all of the following:

- ☒ a - the place has outstanding heritage value to the nation because of the place's importance in the course, or pattern, of Australia's natural or cultural history
- ☐ b - the place has outstanding heritage value to the nation because of the place's possession of uncommon, rare or endangered aspects of Australia's natural or cultural history
- ☐ c - the place has outstanding heritage value to the nation because of the place's potential to yield information that will contribute to an understanding of Australia's natural or cultural history
- ☒ d - the place has outstanding heritage value to the nation because of the place's importance in demonstrating the principal characteristics of:
  - i. a class of Australia's natural or cultural places or
  - ii. a class of Australia's natural or cultural environments
- ☐ e - the place has outstanding heritage value to the nation because of the place's importance in exhibiting particular aesthetic characteristics valued by a community or cultural group
- ☒ f - the place has outstanding heritage value to the nation because of the place's importance in demonstrating a high degree of creative or technical achievement at a particular period
- ☒ g - the place has outstanding heritage value to the nation because of the place's strong or special association with a particular community or cultural group for social, cultural or spiritual reasons
- ☒ h - the place has outstanding heritage value to the nation because of the place's special association with the life or works of a person, or group of persons, or importance in Australia's natural or cultural history.
- ☐ i - the place has outstanding heritage value to the nation because of the place's importance as part of Indigenous tradition

*Evidence to support the criteria thresholds is found at Appendix 10-13*

**Q7a. TIP**

*In describing the place, think about its physical aspects and surrounds, its uses by people, aesthetic qualities and any spiritual or cultural associations. You should include photographs and a site map or sketch plan if appropriate. See the Nomination Notes for details.*

Q7a. How would you describe the place?

*A description of Colonel Light Gardens is found at Appendix 14-20*

Q7b. What condition is it in? Describe whether the place is intact or if there has been any damage or disturbance.

*A description of the present condition of Colonel Light Gardens is found at Appendix 21-24*

Q8. What is its history? Summarise its origins and development. You may need to attach additional information.

*A short history of Colonel Light Gardens is found at Appendix 25-33*

**Q9. TIP**

*We'd like to know about other places that have similar characteristics to the place that you are nominating. For example, these other places might have similar species or rock formations; they might be similar buildings or places with similar histories, traditions or beliefs attached to them. We want to know what makes the place you've nominated a better example than these other places, in short, why is it outstanding? See the Nomination Notes for more tips.*

Q9. What other places have similar characteristics? How do these places compare with the place you are nominating?

*Other place with similar characteristics to Colonel Light Gardens is found at Appendix 34*

Q10. What other information is available on the place? List any articles, books, reports or heritage studies that may provide evidence supporting your nomination. You may also have information from Traditional Owners and Custodians, scientists or heritage specialists. If they have agreed to share their knowledge, please include their contact details.

*Other sources of information on Colonel Light Gardens is found at Appendix 35-48*

## Considerations

**Q11. Are there sensitive issues associated with the place?** These may be issues that need to be kept out of the public eye such as matters relating to sacred or religious sites, or the location of rare fossils, plants or fragile places.

NO ☒

YES ☐

*If you answer yes, we will contact you to discuss the issues.*

### Q12a. TIP

*An explanation of themes is available in the Nomination Notes. For information on current themes for National Heritage List nominations, visit [www.environment.gov.au/heritage](http://www.environment.gov.au/heritage) or call (02) 6274 2149.*

**Q12a. Do the values reflect a National Heritage Theme announced by the Minister?**

NO ☐

YES ☒

**Q12b. If you answered yes, please state which theme:**

*Material dealing with the theme is dealt with at Appendix 49-56*

## Your details

*Your details are needed in case we require more information on the nominated place. Your identity is protected under the Federal Privacy Act 1988 and will not be divulged without your consent or as allowed for under that Act.*

Title:

First name:

Family name:

Are you nominating a place on behalf of an organisation?

NO ☐

YES ☒

If you answered no, please complete the address details below, if yes, please name the organisation and your position in it and then complete the address details for the organisation below:

Organisation:

Position:

Address:

State:

Postcode:

Telephone:

Fax:

Email:

Title:

First name:

Family name:

Are you nominating a place on behalf of an organisation?

NO ☐

YES ☒

If you answered no, please complete the address details below, if yes, please name the organisation and your position in it and then complete the address details for the organisation below:

Organisation:

Position:

Address:

State:

Postcode:

Telephone:

Fax:

Email:

Title:

First name:

Family name:

Are you nominating a place on behalf of an organisation?

NO ☐

YES ☒

If you answered no, please complete the address details below, if yes, please name the organisation and your position in it and then complete the address details for the organisation below:

Organisation:

Position:

Address:

State:

Postcode:

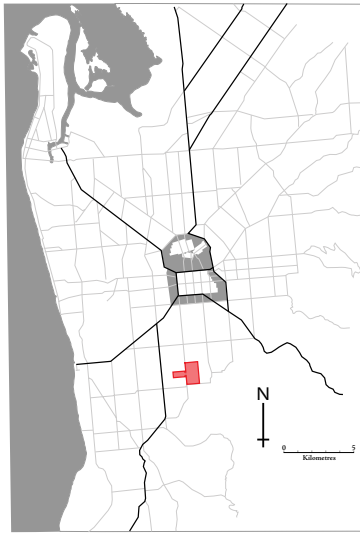
Telephone:

Fax:

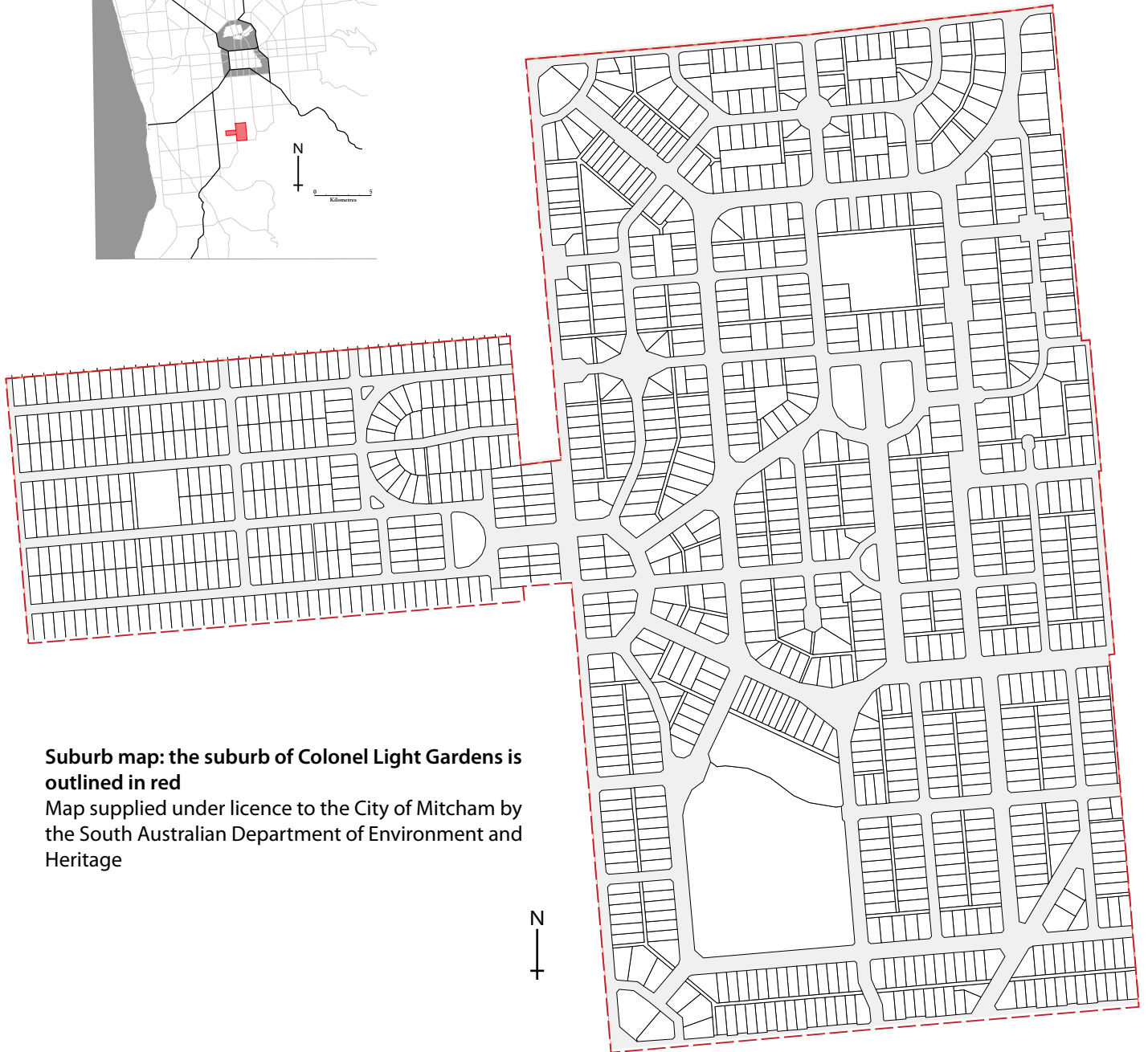
Email:



## Locating Map and map of the suburb of Colonel Light Gardens



Locating map: Adelaide metropolitan area with the suburb of Colonel Light Gardens highlighted in red



Suburb map: the suburb of Colonel Light Gardens is outlined in red

Map supplied under licence to the City of Mitcham by the South Australian Department of Environment and Heritage

### **The Boundaries of the suburb of Colonel Light Gardens**

Commencing at the point of intersection of the centreline of Grange Road and the centreline of Goodwood Road, thence south to the point of intersection of the projection of the northern boundary alignment of Lot 1, DP 3210; thence south to the point of intersection of the eastern boundary of Lot 329, DP 3210; thence north to the point of intersection of the northern boundary of Lot 310, DP 3210; thence west to the point of the intersection with the centreline of Winston Avenue; thence south to the point of intersection with the projection of the southern boundary of Lot 106, DP 3210; thence east to the point of intersection with the eastern boundary of Lot 11, DP 3210; thence north to the point of intersection with the south boundary of Lot 12, DP 3210; thence east to the point of intersection with the centreline of Goodwood Road; thence south to the point of intersection with the centreline of Springbank Road; thence east along the centreline of Springbank Road to the point of intersection with the south projection of the centreline of View Street; thence generally north along this projection to the point of intersection with the centreline of Grange Road; thence west along the centreline of Grange Road to the point of commencement.

**Notification of the proposal to nominate Colonel Light Gardens to the National Heritage List**

The Colonel Light Gardens Residents Association distributed to all Colonel Light Gardens residents a Newsletter in September 2008 (set out in Appendix 4).

In October 2008, the Colonel Light Gardens Residents Association distributed to all Colonel Light Gardens residents a joint City of Mitcham/Colonel Light Gardens Historical Society/Colonel Light Gardens Residents Association Information Sheet (set out in Appendix 5-8)

On 16 October 2008 there were three Information Sessions held, with a combined attendance of 16 residents.

All residents were able to access the Feedback Form (Appendix 9), either online, from the Mitcham Council office or at the Information Session.

There were 5 responses received.

## Colonel Light Gardens Residents Association Inc.

**Vice President:**  
**Mick Symonds**  
**Tel: 0429 667 066**

**Secretary:**  
**Dawn Conroy**  
**Tel: 8 276 6184**



Newsletter – September 2008

### *Proposed Nomination of the Suburb of Colonel Light Gardens to the National Heritage List*

Dear Resident,

The City of Mitcham, the Colonel Light Gardens Residents Association and the Colonel Light Gardens Historical Society are currently considering making a joint nomination of the suburb of Colonel Light Gardens to the National Heritage List.

#### **What is the National Heritage List?**

The National Heritage List has been established to list places of outstanding heritage significance to Australia. It includes places such as: The Australian War Memorial, the Great Barrier Reef, and the Sydney Harbour Bridge. In South Australia, the Old and New Parliament Houses, the Ediacara Fossil Site and the Naracoorte Fossil Mammal Site are listed. South Australian places already nominated include the Adelaide Goal, The Adelaide Park Lands and the City layout.

#### **Is Colonel Light Gardens important enough to be nominated?**

Yes, we believe that the Suburb meets the criteria at a sufficient level to warrant nomination.

#### **What impacts would listing have on Colonel Light Gardens?**

There will be **no changes to existing controls**. Considerable status and protection would follow. Owners and Managers of

Australia's listed Heritage Places are required to meet certain requirements that are designed to protect that place for future generations.

As Colonel Light Gardens has been a State Heritage Area since 2000, formal controls were introduced to protect the Suburb's heritage values at that time. More recently, in 2005 the City of Mitcham adopted the Colonel Light Gardens Conservation Management Plan for the management of public spaces in the Suburb. These controls are considered to be already protecting the heritage values of the suburb satisfactorily, and **no additional controls** are considered to be necessary. However, there seems to be no downside to pursuing this nomination. Considerable status would result from listing and, at a time when the South Australian Government is actively promoting Urban Consolidation, is State protection adequate?

#### **Consider the following extract from the July Newsletter of Save our Suburbs-Adelaide Inc. According to John Hanlon, acting Chief Executive for Planning SA:**

*"South Australia is surging ahead in population growth with the State Strategic Plan target for a population of two million by 2050 likely to be achieved by 2030. This will mean an extra 573,000 people requiring an extra 247,000 dwellings".*

**Most of these dwelling are to be crammed into Adelaide's existing suburbs, if the government gets it way.**

#### **The Listing Process**

Each year the Minister for the Environment and Water Resources invites nominations to the National Heritage List. Nominations are assessed by the Australian Heritage Council which invites public comment and reports to the Minister for a decision.

Further information on the National Heritage List can be found at:

<http://www.environment.gov.au/heritage/index/html>

#### **Public Meetings**

A series of public meetings is proposed as information sessions and to receive feedback from CLG residents.

Representatives of Mitcham Council, the Colonel Light Gardens Residents Assoc and the Colonel Light Gardens Historical Society will convene these meetings.

Places and dates will be advised.

This Association will keep you informed of progress in the nomination of our Suburb to The National Heritage List.

This Newsletter was printed by Adelaide Copier Service & Supplies 548 Goodwood Road Daw Park. Ph 8277 6100

# COLONEL LIGHT GARDENS

a nomination to the  
**National Heritage List**



**CITY OF  
MITCHAM**

**COLONEL LIGHT GARDENS**  
HISTORICAL SOCIETY INC.



**The  
Garden  
Suburb**

**Colonel Light Gardens  
Residents Association Inc.**

The City of Mitcham, the Colonel Light Gardens Historical Society and the Colonel Light Gardens Residents Association are currently considering making a joint nomination of the suburb of Colonel Light Gardens to the National Heritage List.

This information sheet is to help you understand what this means, the process to be followed and how you may comment on the proposal.

## **Contents**

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**October 2008**



## Why nominate Colonel Light Gardens?

A National Heritage listing would place Colonel Light Gardens in very prestigious company. Our suburb would be known as one of Australia's pre-eminent heritage icons, adding further distinction, status and value.

Colonel Light Gardens is widely recognised as a key element of Australia's town planning history. Extensive documentation from the initial design and high level academic studies over the last 15 years support the belief that the suburb meets the criteria at a sufficient level to warrant nomination.

## Will it mean more controls on Colonel Light Gardens?

No additional controls are needed. Existing controls, introduced in 2000 when Colonel Light Gardens became a State Heritage Area, are already satisfactorily protecting the heritage values of the suburb.

These existing controls would remain unchanged under a National Heritage listing. They already satisfy the need for owners and managers of Australia's listed heritage places to meet certain requirements designed to protect those places for future generations. In addition, Mitcham Council adopted the Colonel Light Gardens Conservation Management Plan in 2005 for the management of Colonel Light Gardens' public spaces.



Colonel Light Gardens c1930 City of Mitcham Local History Collection

## What is the purpose of the National Heritage List?

The National Heritage Lists identifies natural, historic and Indigenous places of outstanding heritage significance to the Australian community as a whole.

Our heritage is a legacy from our past, a living, integral part of life today and the stories and places we pass on to future generations.

The National Heritage List includes the Australian War Memorial and the Memorial Parade, Bondi Beach, Flemington Racecourse, The Great Barrier Reef, Melbourne Cricket Ground, Port Arthur Historic Site, Sydney Harbour Bridge and the Sydney Opera House.

South Australia's only National Heritage List sites to date are the Old and New Parliament Houses, the Ediacara Fossil Site and the Naracoorte Fossil Mammal Site.

Listed places are protected by Australian Government laws and special agreements with state and territory governments and with Indigenous and private owners.

The full National Heritage List can be found at  
[www.environment.gov.au/heritage/places/national/list.html](http://www.environment.gov.au/heritage/places/national/list.html)

## What else in SA has been nominated?

The following South Australian items have been nominated: Adelaide Gaol, Birdsville and Strzelecki Tracks Area, Dalhousie Mound Springs Area, Koonalda Cave, Randell Dry Dock at Mannum and the Adelaide Park Lands and City Layout. These places are awaiting or undergoing assessment.

## Where can I get more information?

A number of documents on the National Heritage list can be viewed at the Mitcham Council office, 131 Belair Road, Torrens Park or

from [www.mitchamcouncil.sa.gov.au/goto/clgnhl](http://www.mitchamcouncil.sa.gov.au/goto/clgnhl)

or directly from <http://www.environment.gov.au/heritage/places/index.html>

## What do I have to do?

If you wish, you can do nothing.

If you have any questions or comments you may

- \* attend a series of information sessions (see below)
- \* use the Feedback forms available at the Information Sessions, the Council office or on-line at [www.mitchamcouncil.sa.gov.au/goto/clgnhl](http://www.mitchamcouncil.sa.gov.au/goto/clgnhl)
- \* write to (with any questions or comments)  
Planning and Development  
Mitcham Council,  
PO Box 21,  
Mitcham Shopping Centre  
Torrens Park  
South Australia 5062
- \* send an email to [mitcham@mitchamcouncil.sa.gov.au](mailto:mitcham@mitchamcouncil.sa.gov.au)

**Closing date for comments is Friday 31 October, 2008**

## Information Sessions

at Colonel Light Gardens RSL, Prince George Parade,

Thursday, 16 October 2008

10.00am, or

4.00 pm, or

7.00 pm

Representatives of Mitcham Council, the CLG Residents Association and the CLG Historical Society will be available to answer your questions.

## What is the date any nomination will need to be made by?

Each year, the Minister for the Environment and Water Resources invites nominations to the National Heritage List in accordance with the annual assessment cycle. For the nomination to be considered for assessment in 2009 it would need to be submitted by the end of 2008.

## What happens after the nomination is made?

Once a nomination is made, the nomination is given an initial assessment. Should it pass this initial test, the Australian Heritage Council will assess the heritage value of Colonel Light Gardens against the nine national heritage criteria and will report to the Minister for the Environment, Heritage and the Arts.



# COLONEL LIGHT GARDENS

a nomination to the  
**National Heritage List**

## Question and Feedback Form

This form will allow you to ask a question and/or comment **on the proposal to nominate the suburb of Colonel Light Gardens to the National Heritage List.**

I am

- ☐ asking a question  
☐ making a comment

My question and/or comment is...

Sample

My name is \_\_\_\_\_

I would like to be contacted:

- ☐ by email \_\_\_\_\_  
☐ by telephone \_\_\_\_\_  
☐ by mail \_\_\_\_\_  
\_\_\_\_\_

☐ no response required

FF.08.747



CITY OF  
MITCHAM

COLONEL LIGHT GARDENS  
HISTORICAL SOCIETY INC.



Colonel Light Gardens  
Residents Association Inc.

**Mail completed form to:**

Planning and Development  
City of Mitcham,  
PO Box 21,  
Mitcham Shopping Centre  
Torrens Park  
South Australia 5062

**Closing date for comments is  
Friday 31 October 2008**

**(a) the place has outstanding heritage value to the nation because of the place's importance in the course, or pattern, of Australia's natural or cultural history**

Colonel Light Gardens has a central position in the story of urban and town planning in Australia and hence makes an important contribution to the course of the nation's cultural history. The suburb is closely associated with the phenomenon of suburban development in early 20th century Australian history and with the long-held Australian aspiration for living and owning a home in the suburbs (Davison 1995). It demonstrates two major themes in the national narrative of suburban expansion:

1. the emergence of the comprehensively planned garden suburb that embodied new and international principles and standards of suburban design in residential environments
2. state support for suburban home ownership – the suburb was the site of Australia's first mass housing project, the Thousand Homes Scheme (1924).

**(d) the place has outstanding heritage value to the nation because of the place's importance in demonstrating the principal characteristics of i. a class of Australia's cultural places**

Colonel Light Gardens is an outstanding example of a class of planned place, the garden suburb, which emerged in 1910s Australia as a direct result of the influence of the international garden city movement. While other Australian places of comparable type display vestiges of the planning elements characteristic of the garden suburb, Colonel Light Gardens stands out as being comprehensive, sophisticated and intact – it is the best realised Australian exemplar of the garden suburb concept. It embodies, and is an open-air laboratory for investigation of, the internationally accepted textbook garden city planning elements as set out in Freestone (1989: 87-94) in his authoritative and seminal history of the garden city movement in Australia:

- a bounded site
- low density development
- a self-contained plan focussing on a neighbourhood centre
- sites zoned for designated land uses: residential, commercial, administrative, educational, religious, recreational
- a hierarchical road system in which street width was determined by projected use and volume of traffic
- variation in street width, line and length
- dwellings sited with generous setbacks to the street and with yard space around the building
- a hierarchy of public open spaces reserved for a variety of purposes
- a park-like environment created by private and public gardens and street tree plantings.

Unlike any other Australian place of comparable type, Colonel Light Gardens demonstrates faithful interpretation and application of these textbook principles. Nine decades after the suburb's plan was originally drawn the place continues not only to reveal the international reach of the garden city idea but also its relevance 'at the level of home and the residential environment [in Australia]' (Ward 1992: 5; Freestone in Garnaut 2006). Due to its authenticity and integrity compared with other Australian garden suburbs, Colonel Light Gardens has outstanding value to the nation.

**(f) the place has outstanding heritage value to the nation because of the place's importance in demonstrating a high degree of creative or technical achievement at a particular period**

Compared with other Australian places of comparable type, Colonel Light Gardens demonstrates an outstanding degree of innovation and creativity in the skilful inclusion and combination of garden city planning principles to produce a comprehensive and sophisticated plan based on British precedent but adapted to suit the Australian cultural and environmental context. British architect, planning historian and garden city authority Dr Mervyn Miller, who visited Colonel Light Gardens in 1998 and delivered a public lecture on the garden city idea, has argued that the suburb demonstrates the contemporary impact of international planning and design thought: 'Colonel Light Gardens was a valuable demonstration that the garden city principles were readily applicable in an international context. ... It proved that Howard's model was capable of reinterpretation to suit local climate and culture' (Miller, 2002: 16).

In accordance with garden city theory and practice, and drawing predominantly on the major exemplar of Hampstead Garden Suburb (1907), on London's outskirts (Garnaut 2006), the Colonel Light Gardens plan broke away from the convention of laying out a residential site as a series of gridded streets and regular allotments. The design intent was to achieve a visually pleasing, harmonious environment with a strong sense of place and characterised by streets of varying width, line – both curved and straight – and length, a park-like environment, varied building setbacks and homogeneity in architectural style and form; these are all exemplified in the two dimensional plan for Colonel Light Gardens and in its three dimensional form.

The design for Colonel Light Gardens introduced innovative planning elements including land use zoning that specified areas for residential, commercial and community use; utility ways (laneways) for the provision of services (water, electricity, gas, sewerage, telephone) and for easy pedestrian movement; and internal reserves for community recreation and/or horticulture and promotion of the garden city principle of "social mix".

The domestic scale of the suburb supported the garden city dictum of 'unity but not uniformity in design' which was achieved, in particular, through the consistency in building style, form, materials and colours, and through street tree plantings in avenues of like-species. Single storey, detached dwellings built in the bungalow style dominate the streetscape and the houses are sited on generous blocks of land with ample yard space. The dwellings and their siting reinforce the low density nature of the development.

The Colonel Light Gardens plan and its three dimensional expression are underpinned by garden city planning principles transposed, interpreted and applied to suit the Australian context. Thus for example, the single storey detached dwellings set on generous blocks reinforce the Australian preference for low density, detached living and ample space for gardens and children's play areas. Stephen Ward, Professor of Planning History at Oxford Brookes University, visited Colonel Light Gardens in 1997 and subsequently wrote about the suburb in his book *Planning the Twentieth-Century City: the advanced capitalist world* (2002).

He asserted that the suburb was 'the most confident interwar Australian exercise in garden city planning. ... the interpretation is distinctive, with lower densities [than in Britain] and housing in single storey bungalows' (Ward 2002: 148).

Colonel Light Gardens incorporates facilities to cater to the everyday needs of residents and thus create a self-contained community. This quality of self-containment also reflects the characteristics of the 'neighbourhood unit'. In the 1920s town planners in the USA devised the 'neighbourhood unit' concept whereby a residential area of about 5-10,000 people would be bounded by main roads with a centrally located primary school near shops and community facilities and with systems of green spaces and hierarchical roads. Colonel Light Gardens exhibits these characteristics. Thus it predates the emergence of the 'neighbourhood unit' internationally.

Colonel Light Gardens' original layout and buildings are substantially intact today. The 'Statement of Heritage Value' in the Colonel Light Gardens Conservation Management Plan (2005: 7) not only conveys the suburb's outstanding heritage value but also how successfully the plan was implemented and how well its implementation has survived. The Plan states, in part, that the suburb '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 a coherent plan.'

The suburb's uncompromised plan and the fact that it continues its original use as a special planned environment, demonstrate that the intent of the design has endured and reinforce its outstanding heritage value compared with places of comparable type. The survival of a substantial body of archival material, including the original bird's eye perspective (City of Mitcham) have assisted academic and community research into the suburb's planning, design and development history, as well as its place in the story of the international garden city movement.

**(g) the place has outstanding heritage value to the nation because of the strong or special association with a particular community or cultural group for social, cultural or spiritual reasons**

As is documented in the historical and contemporary literature (Henry 1955; Cheney 1994; Garnaut 2001, 2007), Colonel Light Gardens has a long history, from the 1920s, of resident involvement in protecting 'the garden suburb' against various perceived and real external threats. The earliest impetus for resident involvement was the South Australian government's announcement in 1924 of the Thousand Homes Scheme which locals thought would lower the 'class' of resident and the standard of dwelling in the suburb. Other stimuli were efforts to rename the section of the suburb west of Goodwood Road and various state government attempts to bring the entire suburb under the control of Mitcham Council rather than maintaining the authority of the Garden Suburb Commission.

Since 1974, when the Colonel Light Gardens Residents Association (CLGRA) formed on the eve of the Commission's demise, an active resident movement has worked to promote the history, heritage and planning significance of the suburb to local, national and international audiences. The CLGRA successfully applied for federal funding to undertake a major conservation study of the suburb; that was finalised

in 1989 (Bechervaise and Associates). Residents then worked, in collaboration with Mitcham Council, to secure federal (Register of the National Estate) and state heritage listing, achieved in 1999 and 2000 respectively, and to develop conservation and management guidelines for the suburb. Residents have been closely involved in nominating the suburb for National Heritage listing. As a community of people sharing a locality, Colonel Light Gardens' residents demonstrate an enduring regard for, and appreciation of, the special qualities and outstanding heritage value to the nation of their suburb. Current heritage listings confirm that the suburb's comprehensive plan has survived and illustrate the professional esteem in which the suburb is held. The Planning Institute of Australia's support for the suburb's nomination to the National Heritage List demonstrates the professional regard in which the suburb is held as a model planned residential environment.

**(h) the place has outstanding heritage value to the nation because of the special association with the life or works of a person or group of persons, of importance in Australia's cultural history**

Colonel Light Gardens is directly linked to Charles Reade (1880-1933) who made influential and substantial contributions to promoting, disseminating and applying the garden city idea and the message of town planning not only in South Australia but also nationally and internationally. A New Zealand born journalist turned town planner, Reade travelled from London to deliver a series of lectures in Australia's principal towns and cities during the Australasian Town Planning Tour of 1914-15. Subsequently he was employed as South Australia's Government Town Planner from 1916 to 1920. Amongst many achievements aside from designing the model garden suburb of Colonel Light Gardens, he prepared a preliminary strategy for metropolitan Adelaide, drafted the state's first Town Planning Bill, which influenced similar legislation in other states, organised the inaugural national conference on town planning and was a pivotal advocate for and supporter of town planning associations around the country. Colonel Light Gardens is the most intact

example of Reade's work in South Australia where he undertook about forty projects designed 'on garden city lines' in the suburbs and country towns. '[T]he only person in wartime Australia with direct links to the London-based garden city and planning movement' (Ward 2002: 147), he has been described as 'the single most important figure in Australian garden city history' (Freestone 1989: 76).

After leaving South Australia, Reade worked as Government Town Planner in Malaysia (1921-29), and in senior town planning positions in Northern Rhodesia (1932) and South Africa (1933). A truly global planner, he is regarded by international planning historians as 'one of the major town planning pioneers of the early twentieth century' (Bristow 2000: 144)

*SOUTH AUSTRALIAN SECTION*



No. 46

**THE SOUTH AUSTRALIAN EXECUTIVE RESPONSIBLE FOR THE CENTRAL ORGANISATION OF THE AUSTRALIAN TOWN PLANNING CONFERENCE AND EXHIBITION.**

**Front Row**—W. Rutt (President, S.A. Institute of Architects); Victor H. Ryan (Director, Tourist Bureau), Hon. Organising Director, with Charles C. Reade (Government Town Planner); H. W. Uffindell, Chairman (President, S.A. Town Planning Association); M. F. McNamara, Hon. Treasurer; W. H. Wilkinson (S.A. Town Planning Association).  
**Back Row**—W. G. Fraser (Supervisor of Exhibits), F. R. Hicks (Assistant Organiser), H. E. Fuller (Chairman, Hanging Committee), A. S. Conrad (S.A. Town Planning Association), H. G. C. Macklin (Assistant Secretary),  
G. Springhall (Hon. Secretary), inset. H. E. Winterbottom (S.A. Chamber of Manufactures), absent.

*The organising committee for the first Town Planning Conference and Exhibition 1917.*

*Charles Reade is front row, third from left* (Official Volume of Proceedings of the First Town Planning Conference, 1917)



The original section of Colonel Light Gardens, east of Goodwood Road, is distinctive in appearance and stands in clear contrast to its surrounds and suburbs generally. Sited on a gently sloping site, its streets are lined with trees planted in avenues of like species and laid out as a grid modified by radials and curves.



*Salisbury Crescent, one of the 'internal highways',  
Nov 2008 (P Knight)*

An internal 'highway' formed by East Parkway, Sturt Avenue, West Parkway and Salisbury Crescent, is a major circulation thoroughfare with wide grassed verges; minor internal streets link into the 'highway'. The internal street intersections create spaces – large, small, informal and formal – that are landscaped mainly with exotic mature trees. In many instances the streets are arranged to create terminal vistas; some at parks and gardens, others at community buildings or prominent dwellings.

In the early 20th century, urban designers posited 'the curved line [as] the line of beauty' and the suburb epitomises this. Its north-west and south-west entrances are formed by semi (quarter) circular parks and tree-lined roads that entice the eye into vistas of street trees, dwellings set in leafy surrounds and beyond to the distant western face of the Mount Lofty Ranges.



*Broadway, with view to the Mount Lofty Ranges  
Nov 2008 (P Knight)*





*West Parkway/Windsor Ave/ Winchester Ave  
intersection, Colonel Light Gardens Primary School  
to right Nov 2008 (P Knight)*

**The original entrance, a half circle with roads radiating into the suburb, survives, although its intended use as landscaped open space was lost to housing after World War 2. Within the suburb, the curves create intimate places, in effect public spaces between buildings, with surprise and contrast.**



*Intersection of Bedford Square and Broadway  
Nov 2008 (P Knight)*

**These places, with their trees and grasses, complement the dwellings. The houses are mainly in the single storey detached bungalow style with a smattering of neo-Tudors and are generally of consistent form, materials and height, spaced apart with regularity. Because electricity and telephone services have been situated normally in rear lanes, the majority of public areas are unmarred by poles and wires.**

**Moving from the intimacy of the residential streets, the observer comes upon more open townscapes formed by the major recreation space, Mortlock Park in the south-west corner, and the more centrally located Reade Park comprising tennis courts, bowling green and croquet lawns, smaller recreation parks like the Kent Road Reserve, two schools, several churches and other community facilities.**





*Reade Park  
Nov 2008 (P Knight)*

Such spaces and buildings appear logically in the overall pattern of the suburb and express its original functional zoning. In contrast to the residential streets, these areas often contain informal planting, some with indigenous species. Thus, to an extent, they carry forward the landscaping theme of the small park that adjoins the south-east corner of the primary school where Eucalypts from the original Grange Farm were retained when the suburb was first developed.

The Eucalypts offset the school buildings that are fine examples of the substantial public school architecture of the 1920s.



*Colonel Light Gardens Primary School  
Nov 2008 (P Knight)*



*Colonel Light Gardens Primary School  
Nov 2008 (P Knight)*





*Mortlock Park playground with the Colonel Light  
Gardens Primary School in background  
Nov 2008 (P Knight)*

**The school, the adjoining playground and playing fields at Mortlock Park and other facilities such as the scout hall, institute building and local shops make up the suburb's neighbourhood centre and the hustle and bustle around them are physical expressions of community spirit.**



*Mortlock Park, with childrens playground, Scout  
Hall and Colonel Light Gardens Primary School in  
background, Nov 2008 (P Knight)*





*The Strand reserve and shopping precinct  
Nov 2008 (P Knight)*

Although this shopping precinct (one of two in the suburb) no longer supports retail tenants, it is preserved and utilised mostly as office space. The second shopping area in the north-west corner in Salisbury Crescent also survives and it supports both retail and non-retail activities.

In contrast to the original, the section of the suburb west of Goodwood Road was laid out as a grid, modified in only a minor way at the eastern end and comprising fewer community amenities. The intended open spaces survive in what are now known as Light Place and Hillview Reserve as well as in the pocket park at Martlesham Crescent. As with the dwellings in the section of the suburb east of Goodwood Road, the single storey State Bank bungalows, built under the Thousand Homes Scheme to fourteen different designs, create a distinctive architectural homogeneity. Their form, scale, similarity in materials – red brick with timber trimmings – and consistency of siting on the block all contribute to the ‘unity’ and strong domestic character of the suburb.



*Thousand Homes on the Broadway, Nov 2008 (P Knight)*



*Thousand Homes facades*



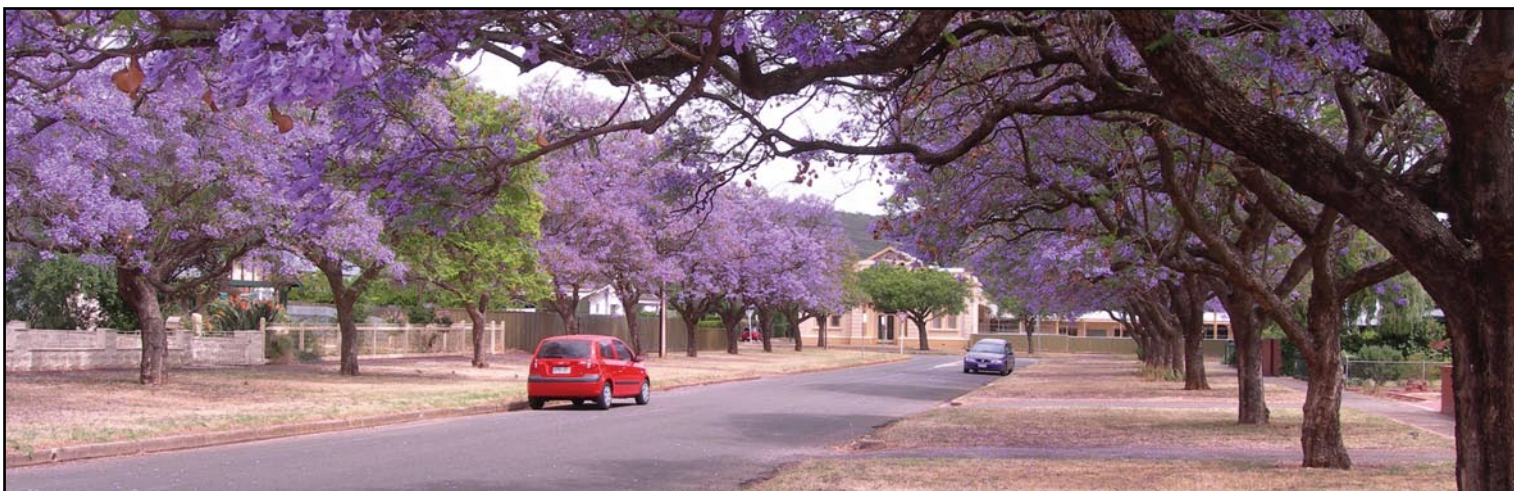


*Light Place  
Nov 2008 (P Knight)*

Colonel Light Gardens' original plan formed a robust frame that has been able to absorb changes in suburban life over 80 years. The integration of two and three dimensions: of built form and landscape; of residential, community and public functions – so apparent particularly in the design for the original section – has stood the test of time. The suburb has a strong sense of place.

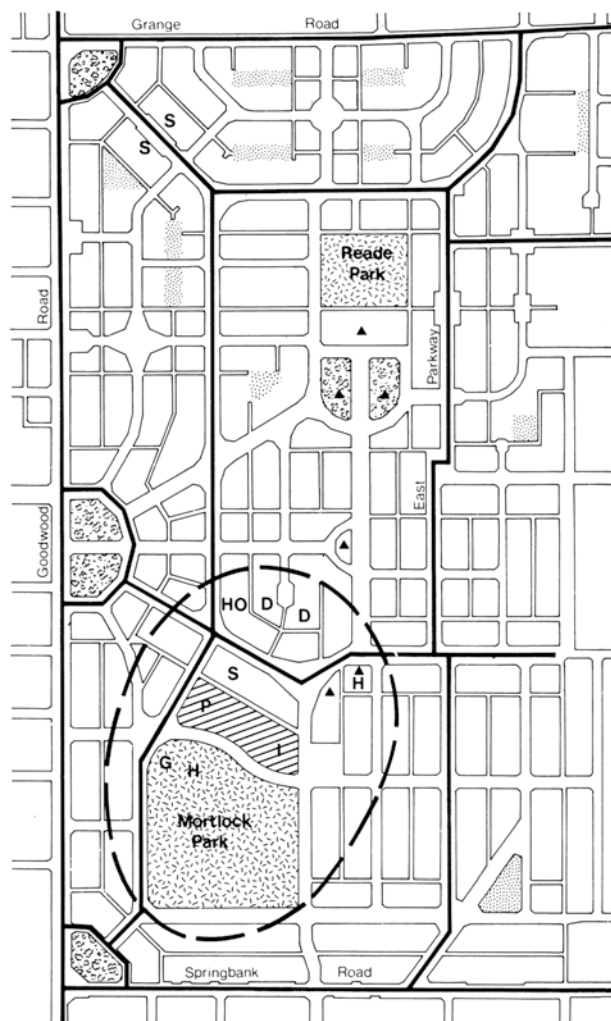
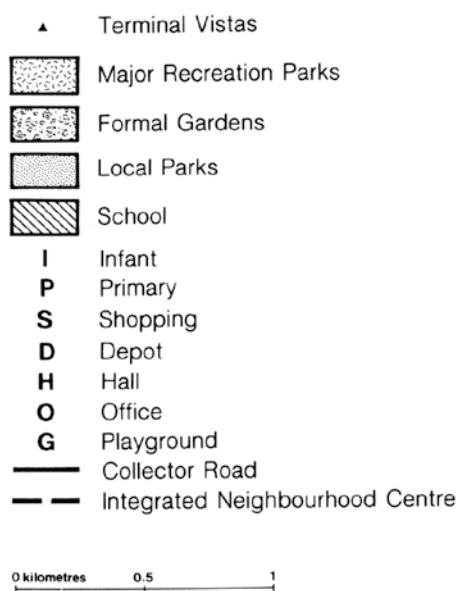


*Hillview Reserve, home to the Colonel Light West  
Tennis Club  
Nov 2008 (P Knight)*



*Broadway, looking south to the RSL  
Nov 2008 (P Knight)*





*Colonel Light Gardens as developed: main structural elements*  
A. Hutchings (ed) (2007) p67



*Salisbury Crescent and East Parkway intersection*  
Nov 2008 (P Knight)

The suburb is largely intact. It has undergone a process of gradual population regeneration since the 1980s but the plan and building stock have not been compromised. Indeed local resident groups' and local government's initiatives – e.g. articles in newsletters, walk brochure, public tours, house and garden guidenotes – to improve popular appreciation of the history and heritage significance of the suburb have assisted in raising resident interest in sympathetic renovation and development of their properties. There are many instances of the removal of unsympathetic additions (e.g. verandah infill) or materials (e.g. aluminum roofing tiles and/or windows) and the replacement of high and/or solid fences with open style (e.g. post and wire) fencing.

The entire suburb of 1200 households and all the public spaces in Colonel Light Gardens have had state heritage protection since 2000; this protection guides all development in the suburb and all aspects of its conservation and management. In May 2000 Colonel Light Gardens was created a State Heritage Area under the *South Australian Development Act 1993*. The Colonel Light Gardens State Heritage Area is designated within the City of Mitcham Development Plan. The Development Plan includes objectives and principles of development control and policies for privately owned land in the suburb. The Colonel Light Gardens Conservation Management Plan (2005) sets out detailed objectives and policies for the suburb's public areas. These plans detail comprehensively how the heritage values of the suburb are to be preserved and enhanced for future generations

*On the following two pages is an article from the SA Heritage Branch newsletter describing the sympathetic renovation and development of a Colonel Light Gardens home. This newsletter was circulated to all owners of State Heritage properties, including to all property owners in Colonel Light Gardens.*

4 May 2000]

THE SOUTH AUSTRALIAN GOVERNMENT GAZETTE

2381

NOTICE

PURSUANT to section 27 (1) of the Development Act 1993, I, the Governor with the advice and consent of the Executive Council, declare the Plan Amendment to be an authorised Plan Amendment and fix 4 May 2000 as the day on which it will come into operation.

Dated 4 May 2000.

E. J. NEAL, Governor

MTUP-PL 04/00 CS

DEVELOPMENT ACT 1993, SECTION 27 (1): CITY OF MITCHAM—STATE HERITAGE AREA (COLONEL LIGHT GARDENS) PLAN AMENDMENT

*Preamble*

The Minister for Transport and Urban Planning has approved the amendment entitled 'City of Mitcham—State Heritage Area (Colonel Light Gardens) Plan Amendment' (the Plan Amendment) and has referred it to the Governor.

NOTICE

PURSUANT to section 27 (1) of the Development Act 1993, I, the Governor with the advice and consent of the Executive Council, declare the Plan Amendment to be an authorised Plan Amendment and fix 4 May 2000 as the day on which it will come into operation.

Dated 4 May 2000.

E. J. NEAL, Governor

MTUP-PL 13/00 CS

DEVELOPMENT ACT 1993, SECTION 27 (1): CITY OF SALISBURY—WALKLEY HEIGHTS PLAN AMENDMENT

*Preamble*

The Minister for Transport and Urban Planning has approved the amendment entitled 'City of Salisbury—Walkley Heights Plan Amendment' (the Plan Amendment) and has referred it to the Governor.

NOTICE

PURSUANT to section 27 (1) of the Development Act 1993, I, the Governor with the advice and consent of the Executive Council, declare the Plan Amendment to be an authorised Plan Amendment and fix 4 May 2000 as the day on which it will come into operation.

Dated 4 May 2000.

E. J. NEAL, Governor

MTUP-PL 10/00 CS

DEVELOPMENT REGULATIONS 1993: REGULATION 6A

*Ministerial Notice*

*Preamble*

1. Regulation 6A of the Development Regulations 1993 provides that the Minister may, on the application of the relevant council, declare that certain provisions of that regulation relating to the definition of 'significant tree' under section 4 (1) of the Development Act 1993 will apply to trees of specified classes within the area of the council.

*The formal gazettal of the the State Heritage Area of Colonel Light Gardens*



## HERITAGE HOMES

### NO-FUSS MAKEOVERS AT COLONEL LIGHT GARDENS

Residents of this garden suburb are finding that heritage listing is no obstacle to a house makeover, including a rear addition with all the mod cons.

The designation of the entire suburb of Colonel Light Gardens as a State Heritage Area in 2000 acknowledged the suburb's significance as Australia's most complete example of an early 1900s garden suburb. This listing means that when changes are planned, they need to be considered in terms of their effect on heritage significance, together with the usual planning and development controls.

In most situations fitting in with heritage requirements is not proving a problem, with literally dozens of major renovations to heritage houses, including carports

and rear additions, moving efficiently through the Mitcham Council's development control processes.

It's a win-win situation, with the heritage significance of the suburb being preserved while residents' desires for the latest in modern living are also being met.

Known for its radial street pattern, reserves and gardens, wide avenues, utility laneways, and park-like setting, it is not surprising that Colonel Light Gardens is a highly sought after residential location. Kevin Heath and his family are clearly smitten. They are just weeks away from completing their second Colonel Light Gardens' house renovation in ten years, separated by a stint of country living in Port Lincoln.

The suburb's housing style is typical mid-1920s, developed from the Californian Bungalow design. Kevin's second

renovation, next door to his first, has transformed a house in The Broadway, rescuing it from a cherry red paint job, aluminium windows and a layout unsuited to modern family living.

New internal walls have created space for an ensuite bathroom, robes in every bedroom and an all new rear addition which houses a modern family room, kitchen and laundry. The aluminium windows have made way for timber sash windows, while the red paint has been removed to reveal the original red brickwork. The house also boasts a new galvanized sheet metal roof and carport.

Kevin says it has been all smooth sailing. His main tip for other owners of heritage places is to seek early advice from the local heritage adviser, or the Heritage Branch.

*'Early contact with the local Heritage Advisor was probably the single most important thing in terms of eliminating frustrating delays further down the track.'*

'Don't do anything until you have good advice. It doesn't make sense to spend money on having plans drawn up until you know what is required from a heritage perspective, otherwise you may end up wasting time and money making changes'.

Kevin's local Heritage Adviser is Simon Weidenhofer, who is employed by Mitcham Council to provide expert heritage advice to local residents.

'With good advice when you start planning your project, these sorts of renovations and additions can be very straightforward,' says Simon.

'And, of course, it is this very process of considering and managing the changes to these distinctive early 1900s houses that keeps the significance and character of the suburb intact, which in turn makes it such as appealing place to live'.

A practising architect, as well as specialist Heritage Adviser, Simon's knowledge of the local area is invaluable when advising local owners on the best way forward with their renovation plans.

Many metropolitan and some country councils employ heritage advisers who can help plan changes to heritage places. Councils with local heritage



Northern wall of house before renovation



Northern wall of house after renovation showing new window opening created in original section, as well as new rear addition. While in this example the new work has been designed to blend with the original, the practice of making new work in a contrasting style is also encouraged.

advisers are listed in the brochure with this issue. If your council doesn't employ an Adviser, you can contact the DEH Heritage Branch for advice about your State Heritage Place on (08) 8124 4960 or [heritage@saugov.sa.gov.au](mailto:heritage@saugov.sa.gov.au)

## PROJECT AT A GLANCE

### Work undertaken:

- Complete internal renovation including new internal walls, two new bathrooms and alcoves for built-in robes
- Extension to back of house including modern kitchen, laundry, family and meals areas.
- Addition of carport
- Replacement of aluminium windows with timber windows of a similar style and scale to originals
- New window opening created to add more light to children's TV room
- New doors and timber flooring

- Replacement of non-original brown metal tiles with galvanised sheet metal roofing
- Removal of paint from brickwork

### Reasons for success:

- Respect for the significance of the original housing style and local area
- Working closely with a Heritage Adviser with excellent local knowledge and experience with many similar projects, early in the project
- Owner's experience in a similar project in the same area

### Trades used:

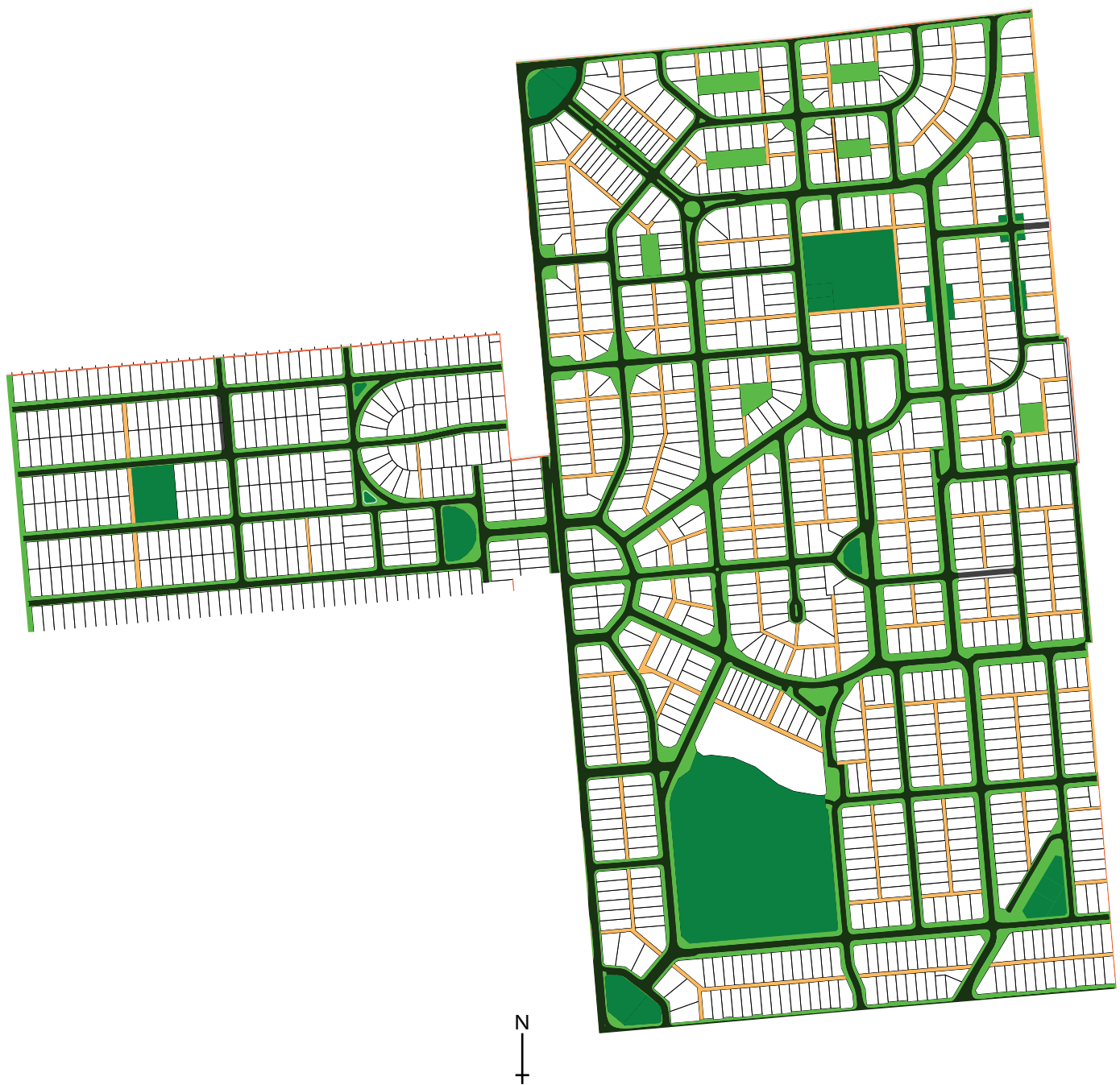
Specialist heritage trades were not required for this work, as much of it was new. The builder did take account of the original brickwork style when creating new openings in the original section of the house, and with the rear extension.

- Local Heritage Adviser, Mitcham District Council: Simon Weidenhofer
- Building Designers: D'Andrea & Associates
- Builder: Andrew Young – Living Improvements
- Kitchen: Cabinets by S & T Norton
- Paint: Greg Callory Painting and Decoration
- Electrician: Chris Turner Electrical
- Plumber: MV Porter
- Tiler: Modern Style Tiling – Dino Zollo
- Windows & doors: Seaview Joinery

### Lyn Baxter

#### Communications Officer

For more information about Colonel Light Gardens State Heritage Area, and the other sixteen State Heritage Areas of South Australia, see [http://www.environment.sa.gov.au/heritage/shas/sha\\_cl\\_gardens.html](http://www.environment.sa.gov.au/heritage/shas/sha_cl_gardens.html)



*Road, road reserve, internal reserves, parks and laneways 2008  
(base map supplied under licence to the City of Mitcham by the South Australian Department of  
Environment and Heritage)*



## BACKGROUND

Colonel Light Gardens is the product of the garden city idea that was conceived in late 19th century Britain by Ebenezer Howard (1850-1928). Like many people of his time Howard, a one-time farmer who spent the majority of his working life as a Hansard stenographer, was concerned about the physical and social condition of the industrialised city. He was particularly moved by the negative impact of degraded living and workplace environments on workers' health and personal wellbeing. Additionally, he was alarmed by the considerable reduction in the rural workforce caused by a mass exodus of people to the cities in search of opportunities perceived to be opening up as a result of rapid technological advances. He considered that the city and the country each had benefits and advantages and he posited that the best of each could be combined in environments of limited size, planned in advance of settlement, and located in rural settings. Such environments brought town and country together in a place that he called 'garden city'.

Howard published his preliminary ideas in the book *Tomorrow: a peaceful path to real reform* (1898), revising them in *Garden Cities of Tomorrow* (1902). The Garden City Association (later Garden Cities and Town Planning Association) formed in London in 1899 to promote Howard's concept 'at home and abroad' and to support the construction of Letchworth Garden City (1903) at Hertfordshire in the countryside north of London. Letchworth, the inaugural 'object lesson' in the garden city idea, was followed by Hampstead Garden Suburb (1907), north-west of London. Before long, garden city promoters realised that the idea was more readily realised at residential scale and Hampstead was quickly regarded as the suburban exemplar of the garden city idea. It was held up as the model for the design of garden suburbs not only in Britain but also internationally.

Howard's garden city idea emerged at the time when the nascent notion of town planning was also gaining credence. The garden city idea fitted well within the town planning movement because both were seeking improved urban environments. Town planning was a forward-looking process aiming to plan for a city's present day and anticipated future needs, to coordinate development through legislation, and to encourage and find ways to organise relevant authorities to work together towards the common end – city improvement and organised, as opposed to haphazard, future development (Hutchings 2000).

Howard's garden city idea provided an approach and a canon of planning principles that could be used in the design of a new city or suburb or in the redesign of an existing place. Here was a way of improving human environments by planning for people and for their short and long term social, cultural, physical, emotional, and aesthetic needs. The idea focussed on improving the human condition, on opportunities for social interaction, on creating clean, healthy, convenient, uplifting environments that would foster community building. The physical model that emerged from the garden city idea was to change the form and character of planned 20th century residential environments worldwide. Moreover, the garden city idea has endured as a significant influence on planning thought into the 21st century (Hall and Ward 1998).

The garden city idea spread to all parts of the world, primarily through the promotional endeavours of the Garden Cities and Town Planning Association (GCTPA). In 1914, the Association sponsored a series of lectures delivered in the major towns and cities of Australasia. Known as the Australasian Town Planning Tour of 1914-15, it was conducted by Charles Reade (1880-1933), a New Zealand born journalist turned town planner



## CONTRASTS THAT SPEAK

### Free Public Illustrated Lectures

BY  
MR. CHARLES C. READE,  
Delegate from the Garden  
Cities and Town Planning  
Association of Great Britain.

TOWN HALL, ADELAIDE,  
October 8th, 9th, and 19th.

TOWN HALL, NORWOOD,  
October 12th.

TOWN HALL, UNLEY,  
October 21st.



VIEWS OF ADELAIDE BACK YARDS AND LANES.



GARDEN SUBURBS OF LONDON.

*Promotion of the Australasian Town Planning Tour,  
The Critic 30 September 1914*

who had worked as a full-time volunteer with the GCTPA in London from 1912, and British architect-planner, William Davidge (1879-1961) (Freestone 1998). As Davidge returned to London soon after World War 1 broke out, Reade conducted most of the Australian section of the tour on his own.

As a journalist in the mid 1910s Reade had been commissioned to report on conditions in the industrialised towns and cities of Britain (Reade 1909) and it was during this period that he was introduced to the nascent town planning and garden city movements. Immersing himself in the latter he became 'attuned to the garden city vision through first-hand knowledge of the movement and personal contact with its key figures [including Ebenezer Howard]' (Garnaut 2006: 37). His various experiences meant that by the time the Australasian Town Planning Tour commenced Reade 'had 'walked' actual garden suburb (city and village) sites in Britain and Europe and had the benefit of information ... gained through *in situ* observation' (Garnaut 2006: 37). He was well versed in the objectives, benefits, principles and practice of planning on garden city lines.

The Australasian Town Planning Tour was the key means through which Australians were introduced to the mutually supportive concepts of the garden city and town planning. Reade's lectures delivered during the Tour heightened awareness of the physical condition of Australia's towns and cities and pointed out the largely unsatisfactory influence of laissez-faire

development and private investment on the urban and suburban landscape (Freestone 1998; Garnaut 2000). In Adelaide, Reade proffered that the state had a particular obligation to its citizens because of its origins as a planned city (Garnaut 1997; 2000). Significantly, nationally and locally, the lectures also emphasized Australia's opportunity to develop, on 'town planning and garden city lines', areas then being opened up for suburban development. The South Australian government took up this challenge, appointing Reade as Adviser on Town Planning when the Tour was over and inviting him, among other tasks, to design a model garden suburb according to modern – garden city – planning thought. The government extended Reade's contractual appointments several times before appointing him to the permanent position of Government Town Planner in 1918. His 1914-15 lecture tour and the state-based connections which it forged, together with his subsequent work in South Australia, crystallised his place as a pivotal figure in the national town planning movement of the 1910s (Freestone 1989; Garnaut 2006, 1997).

In June 1915 the South Australian government bought land specifically for the purpose of establishing a showcase development at Mitcham on Adelaide's metropolitan fringe. Reade set about the task, combining his up-to-the-moment and intimate knowledge of the planning and design of British and European garden suburbs and of the Australian landscape, culture and lifestyle with an innate ability to transpose the key international planning principles and design ideas and adapt them to suit the Australian setting (Garnaut 2006). The outcome was the 'model garden suburb' of Colonel Light Gardens. As an Australian 'object lesson' in the garden city idea it revealed how town planning 'on garden city lines' could create suburban environments designed for the comfort, convenience and social benefit of their residents, and the financial advantage of the developer.

## HISTORY<sup>1</sup>

Reade's lectures and his other propagandising through organisations such as the South Australian Town Planning and Housing Association (Garnaut and Round 2008) convinced the state government to purchase land for a model garden suburb laid out according to best practice principles and methods in garden city planning. Consequently, it bought Grange Farm, a 300-acre site on the southern edge of the metropolitan area. Whilst the land purchase was underway permission had been granted to the Commonwealth to use the land for an Australian Imperial Forces (AIF) training camp. Many thousands of men passed through the camp (Miller 1986). In January 1917, the state government requested Reade to prepare plans for deep drainage at the camp. He made the most of the opportunity and commenced the background processes for the time when the area would be returned to civilian use by arranging for a site survey and assessment of existing vegetation. He then organised Adelaide architect Louis Laybourne Smith of the firm Woods, Bagot, Jory and Laybourne Smith, to prepare a schematic layout of the model suburb to which Reade gave the working title, 'Mitcham Garden Suburb'. Additionally, he commissioned Victorian architect, David William Crawford, to prepare a 'bird's eye' perspective (City of Mitcham). Reade showed the bird's eye view in an exhibition at the First Australian Town Planning and Housing Conference and Exhibition (Adelaide, October 1917) which he organised with Victor Ryan, Director of the South Australian Intelligence and Tourist Bureau. The 'bird's eye' was published in the Conference Proceedings (*Official Proceedings*).

<sup>1</sup> This section is based on Christine Garnaut (2006) *Colonel Light Gardens: model garden suburb*. The history is presented here as an overview as the book offers detailed information on the planning, design and development history of the suburb.





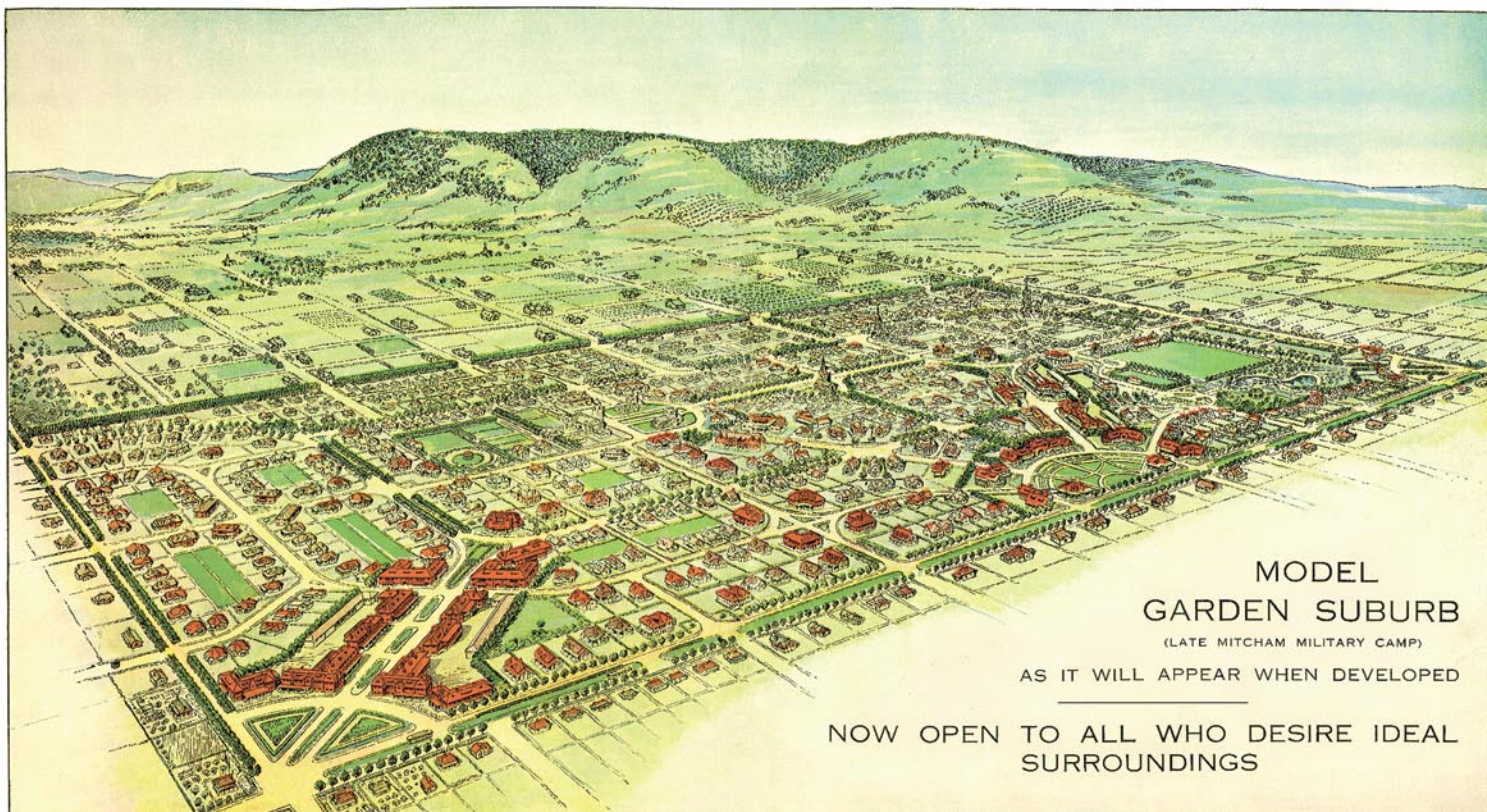
*The bird's eye view of the suburb, 1917  
Original held by the City of Mitcham*

In 1918 South Australia's Attorney General and Minister in charge of Town Planning, Henry Barwell, delivered a paper at the Second Town Planning and Housing Conference in Brisbane in which he described the layout and design elements of the Mitcham Garden Suburb. He also explained that although the government intended to give repatriated soldiers and their families priority in purchasing land in the suburb, it would be a place for all income groups, in other words that the garden city concept of "social mix" would prevail. In 1919 state parliament began debating the Garden Suburb Bill 'to provide for the planning, lay-out and development of a garden suburb at Mitcham' (SAPP 1919: 876) and the following November the *Garden Suburb Act* was passed. It brought the garden suburb into effect under the administration of a unique form of local government, the Garden Suburb Commission. Responsible for all aspects of the suburb's development, administration and financial management, the Commission operated until 1975 when the 1919 Act was repealed. In addition to its critical and influential administrative and development role, the Commission served to protect the integrity of the suburb by saving its built form from demolition and redevelopment (Garnaut and Hutchings 2003; Garnaut 2007).

After considerable political and public debate, the Mitcham Garden Suburb was officially named Colonel Light Gardens in April 1921 and the first land sales took place the following August. The government prepared a brochure promoting the new suburb's 'Comfort, Convenience and Beauty'. The publication included a coloured version of the 1917 'bird's eye' perspective and the 'Approved Plan' based on Laybourn Smith's schematic layout. The layout was noticeably different from that of conventional subdivisions. The regimented grid had been abandoned. Roads varied in width, line and length and included crescents and parkways. Sites were set aside for particular uses – residential, administrative, commercial, educational, religious, recreational – and a hierarchy of public recreation spaces included an oval, park for tennis, lawn bowls and croquet, internal



SOUTH AUSTRALIAN GOVERNMENT  
COLONEL LIGHT GARDENS



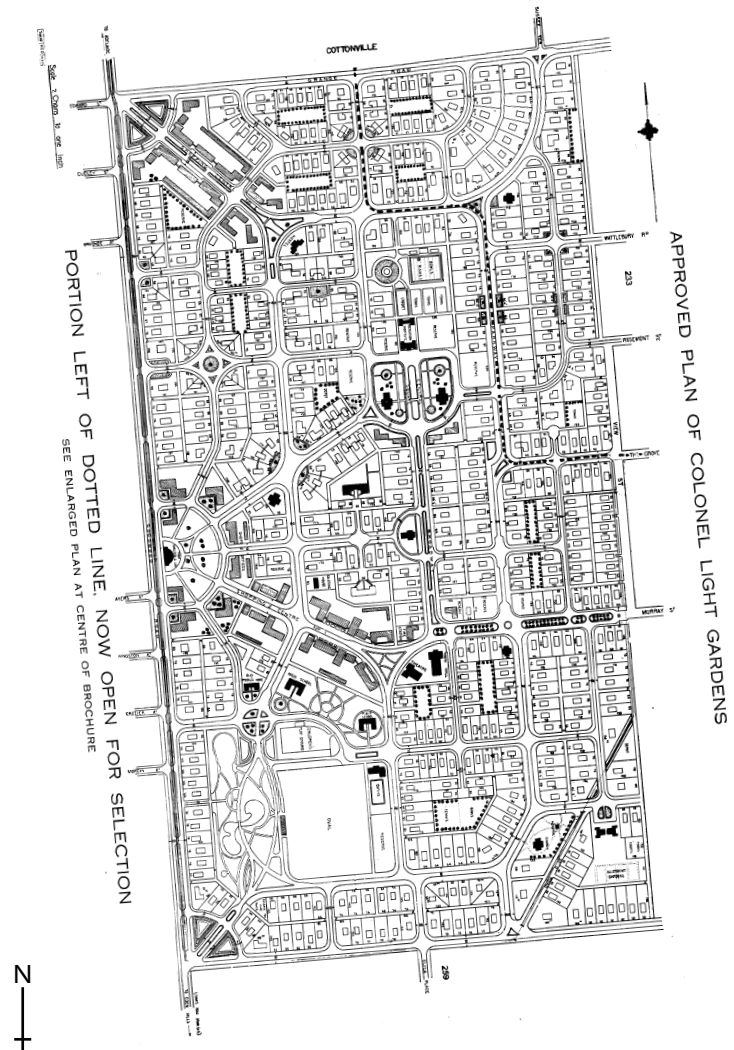
*The bird's eye view presented in the Sales Brochure  
1921*

reserves surrounded by houses and street garden reserves. A grouping of community buildings in the vicinity of the school formed a neighbourhood centre. Buildings were arranged to break the building line and to create interesting terminal vistas and there was a network of utility ways (laneways) behind them. Streets were formally planted with avenues of trees.



*A view of Colonel light Gardens as  
built. 1999 (P. Knight)*

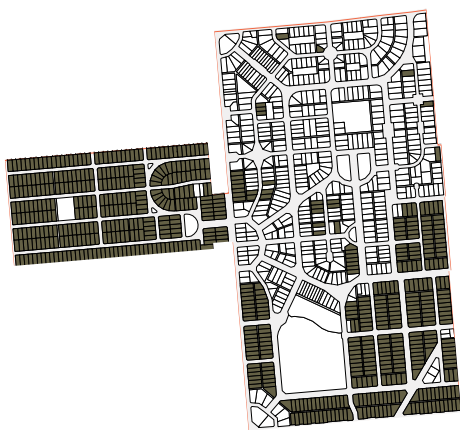




The 'Approved Plan' presented in the Sales Brochure 1921

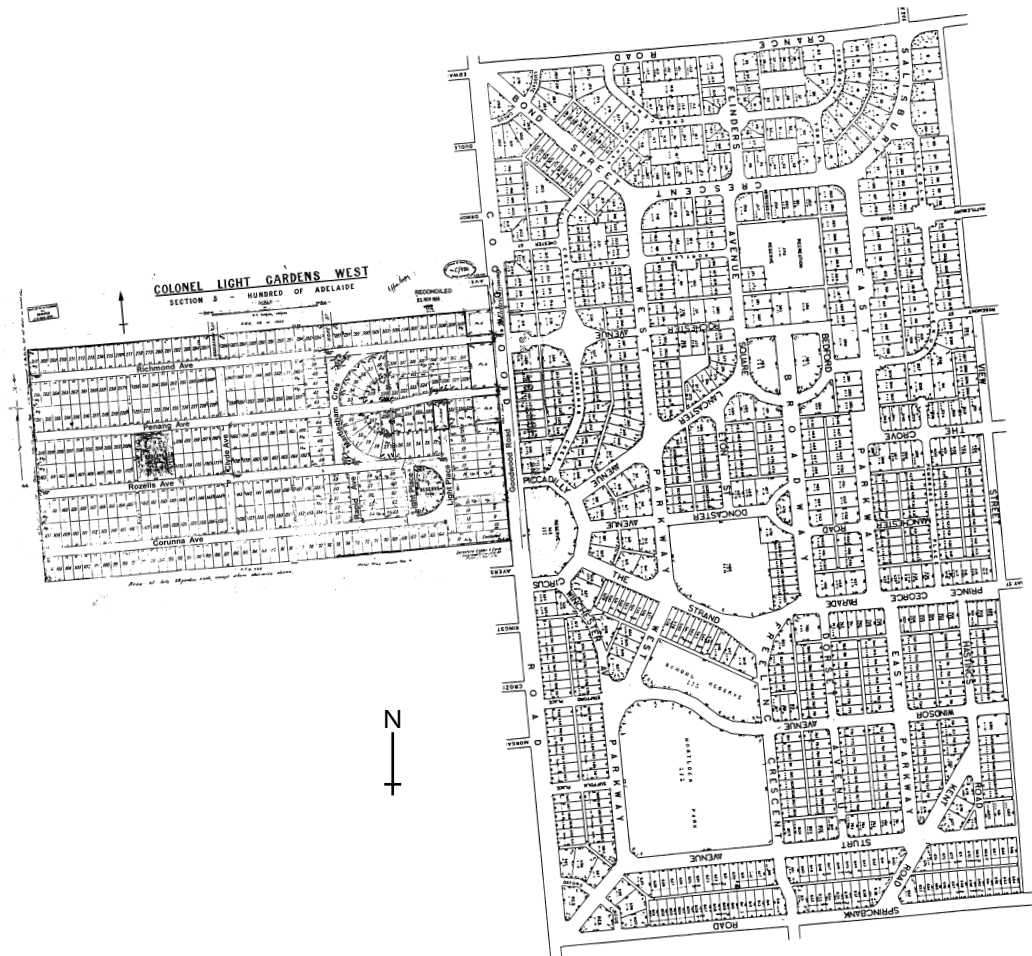
The first release of land in the garden suburb was in the north-east corner and the earliest houses were built from 1922 in Lincoln Avenue, near the northern boundary, Grange Road. In 1924 the suburb's development was given a major boost when the state government announced that the Thousand Homes Scheme, a mass housing program aimed at alleviating Adelaide's acute post-war housing shortage, would be introduced on the garden suburb site. Loans would be available through the State Bank under the Advances for Homes Act 1910 to purchase house and land packages fixed at the maximum price of £700. Thousand Homes houses were constructed in specifically allocated sections of the suburb, mostly in its central and southern parts, while others continued to be built privately at the northern end. The popular preference in 1920s South Australia was for houses designed and built by builders and that trend was exemplified in Colonel Light Gardens where only two privately built houses were architect- designed – the Stephens house (1923) on Salisbury Crescent and the Catholic Presbytery (1928) on Oxford Circus.

To accommodate the number of dwellings required for the Thousand Homes Scheme additional land was purchased west of Goodwood Road and laid out by Walter Scott Griffiths (1863-1929) who succeeded Reade as Government Town Planner. Griffiths' brief was to achieve the maximum number of residential allotments on the site and consequently most of the land was set aside for dwellings. Griffiths also remodelled a portion of the original section of Colonel Light Gardens to create additional residential blocks – the revised layout (1924) removed the lake and formal gardens

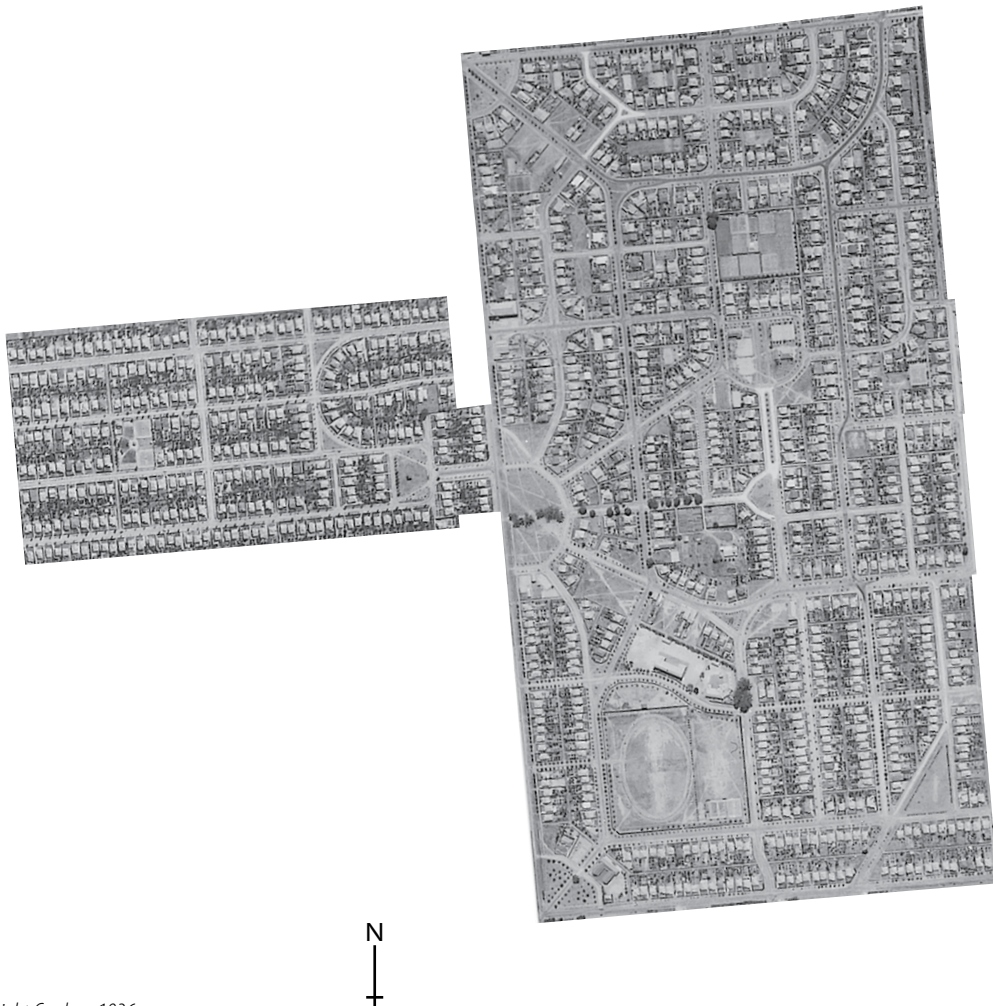


Thousand Homes allotments are shaded, base map supplied under licence to the City of Mitcham by the South Australian Department of Environment and Heritage

proposed for the southwest corner and internal reserves at the southern end of the suburb. In the remodelling process, however, the garden city principles that underpinned the plan were neither lost nor compromised. The Thousand Homes Scheme accelerated development in Colonel Light Gardens and the Garden Suburb Commissioner reported that by the end of 1927 all available blocks were 'occupied'.



*The revised plan and the western extension, 1924*



Aerial photo of Colonel Light Gardens, 1936  
(Courtesy Geoscience Australia)

After World War 2 the Garden Suburb Commissioner subdivided vacant land at Piccadilly Circus, reserved for the suburb's main entrance, and sold the blocks for dwellings. The action was a last resort measure by the financially-strapped Commissioner to raise revenue for suburb maintenance. The enclave of post-war Austerity style bungalows at Piccadilly Circus is testimony to that period in the suburb's history and to the constraints of the times in which the houses were built. It was the last phase of development for the garden suburb.

Reade's 'Plan for Adelaide and Suburbs' (1917) showed Colonel Light Gardens as one of a number of intended garden suburbs of Adelaide. As the proposed local exemplar it was meant to herald the application of the garden city idea to the city's future planned metropolitan expansion. Although a number of subdivisions did emerge 'on garden city lines' in the late 1910s and early 1920s, the political will to implement the idea more widely in South Australia gradually faded. Colonel Light Gardens stood as an outstanding and remarkable example of the impact of the garden city idea in South Australia and nationally and as a beacon for best practice in the design and layout of early 20th century suburbs.

The planning and design values and impact of the model garden suburb at Colonel Light Gardens were known beyond the state through articles in publications including the London-based *Garden Cities and Town Planning* magazine, and national journals like the *Australian Home Beautiful*. International experts visited, for example Lord Burnham, owner of the London newspaper, the *Daily Telegraph*, and the Empire Press Delegation in 1925.



In 1948, Patrick Abercrombie, Professor of Town Planning at London University and principal author of a replanning scheme for London known as the County of London Plan (1943), toured the suburb as part of a national tour. Figures in the national town planning movement including James Barrett, President of the Victorian Town Planning Association, viewed the suburb under construction.



*Aerial photo of Colonel Light Gardens, 2008  
(provided by the City of Mitcham and used with  
permission)*

Australian places with similar characteristics to Colonel Light Gardens include:

- the other first-generation state garden suburbs i.e. Daceyville (1911, Sydney) and Garden City, Port Melbourne (1925, Melbourne)
- private estates e.g. Haberfield and Rosebery (1902, 1912, Sydney), Eaglemont (formerly Mount Eagle Estate) (1916, Melbourne), Castlecrag (1920, Sydney), Linden Gardens (1920, Adelaide)
- Canberra's early garden suburbs
- the local government (Perth City Council) garden suburb venture City Beach/Floreat Park (1925, Perth) (Freestone 1989).

The examples listed above demonstrate aspects or vestiges of garden city planning in their two dimensional plans and built forms. However, Colonel Light Gardens combines all of the desired planning features of early 20th century town planning and garden city practice (see question 6 (d)) into a comprehensive, cohesive and integrated plan. Through the town planner Charles Reade, Colonel Light Gardens is intimately connected to the British origins of the garden city idea, and to the widely accepted and promoted suburban exemplar, Hampstead Garden Suburb. Colonel Light Gardens is 'Australia's most complete and accurate ... example of a garden suburb planned on garden city lines' (Garnaut 2000: 61).

Ward's *Assessment of Garden City Planning Principles in the ACT* reports on the application and survival of those principles in Canberra's garden suburb precincts. He concludes in part that: 'Today the maturing private landscape has blurred the original vision. So too has the process of incremental change sustained by the buildings' (Ward, 2000: 30). This is not the case in Colonel Light Gardens where the original planning features have not diminished or been compromised over time; consequently, the plan is readily distinguished on the ground. Colonel Light Gardens' planning features, combined with its single-storey, detached houses of consistent style, contribute to its amenity and its strong sense of place. The mature suburb expresses the original vision for the model garden suburb at Mitcham.

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Various archival records relating to Colonel Light Gardens are held by the following agencies:

- \* Mitcham History Research Centre
- \* State Records South Australia
- \* State Library of South Australia

(See lists of relevant files in Garnaut, C. (2006) *Colonel Light Gardens: model garden suburb*, Sydney: Crossing Press. Reprinted edition. First published 1999.)

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*Australian Town Planning Conference and  
Exhibition.*

*Volume of Proceedings*  
*of the*  
*Second Australian Town Planning  
Conference and  
Exhibition*

*(Under the Official Recognition of the Queensland Government).*

*Brisbane (Queensland),  
30th July to 6th August, 1918.*

*The Conference*

*Was held in the Examination Hall, Central Technical College (near  
Parliament House), George Street.*

*The Exhibition*

*Took place in the Exhibition Concert Hall, Bowen Park, and in the  
adjoining Annexe and Grounds of the National Agricultural and Industrial  
Association of Queensland.*

**Paper No. 2—Section IV.****South Australia—Soldiers' Settlements.***Repatriation in Relation to the Establishment of  
New Industries for Returned Soldiers, and the Town  
Planning Problems Connected Therewith.*

BY HON. H. N. BARWELL, M.P., ATTORNEY-GENERAL, AND MINISTER OF INDUSTRY.  
(Minister in Control of Town Planning.)

**Introductory.**

THE repatriation of Australian soldiers generally is a work concomitant with the war itself, and second only in importance to the task which this Commonwealth has set herself in aiding the Allied Nations to defeat the menace of Prussian militarism. Apart from any obligation due to returned soldiers, it is generally recognised that in the best interests of the nation their satisfactory re-establishment in civil life is of paramount concern. Without a well-defined scheme which will deal effectively with the subject in all its aspects, it is patent that little but chaos will result in the social and industrial realms when attempt is made to absorb such a large body of men, which will contain individuals in every conceivable condition of physical capacity, financial standing, and civilian ability. Indeed, a considerable number will present in themselves problems for separate consideration, and, therefore, any scheme should possess the quality of elasticity in order to provide for any unit which cannot be comprehended within the four corners of a uniform arrangement.

The underlying principle of repatriation should, in its broader application, correspond with that which actuated the raising of contributions towards the many voluntary patriotic funds—viz., the relief of hardship and distress occasioned by the war, which, in effect, means that the dependents of men who have enlisted in defence of their homes and freedom shall not have their positions in life impaired to the extent of needless suffering in consequence of the sacrifice which is involved.

In regard to repatriation, the onus is on the State to ensure, so far as possible, to our returned and returning soldiers, a position in civil life equal at least to that occupied prior to their joining the military forces. All suggestion of compensation should be rigidly eschewed. It is fully realised that no man can be adequately compensated for having braved or suffered the dangers of the battlefield, in his country's behalf, and it is not supposed that the men who enlisted in the true spirit of patriotism look for such compensation; but it is feared that an impression of this nature has already gained ground in some quarters, to the detriment of the effective handling of the problem.

**Initial Operations.**

The first definite move in connection with repatriation was made in April, 1916, with the launching of the Australian Soldiers' Repatriation Fund, and the various State War Councils were charged with the duty of administering the fund in their respective States.

With the proclamation of the Australian Soldiers' Repatriation Act, on 8th April, 1918, certain work passed to the control of the Commonwealth Repatriation Department, and a new set of regulations, covering precise conditions of assistance, was put into operation.

In this paper it is not proposed to deal with the Commonwealth scheme, but rather to treat with matters which are outside the Federal sphere. The purview of the paper will cover two main divisions—namely, "Work Already Accomplished," and "Proposals for the Future."

**Division I.—WORK ALREADY ACCOMPLISHED.****Land Settlement.**

The settlement of returned soldiers on the land is, in the nature of things, a phase of repatriation which devolves upon the State Governments, and as Australia is essentially a primary producing country, offering considerable scope for the practice of agriculture, land settlement doubtless will form a large part of

the State's activities. It is obvious that the settlement of some thousands of families in rural occupations is pregnant with immense possibilities to the State. Under peace conditions it would be unlikely that any State would venture on so bold a policy without the most mature consideration—for the scheme is fraught with difficulties which will tax all the ingenuity of the authorities to surmount. The exigencies of pre-

*pages 60-66 are not reproduced here*

ensilage pits, or silos. It must be admitted that in the handling of the latter certain obvious difficulties may be anticipated. They are, however, not likely to prove insuperable.

Recreation grounds, a common meeting hall, and possibly a co-operative store, would complete the essentials of the common central area.

The cutting up of land on the lines suggested may, at first sight, appear to result in individual farms awkward and unworkable in shape, because of their tendency to taper away from the main centres of activity. We are, however, dealing with essentially livestock farms, on which such blemishes are of inconsiderable importance. As a matter of fact, these fan-shaped farms, with steadings at the narrow end, admit very readily of small home paddocks, and larger fields in the background, which arrangement is

in perfect keeping with the most approved everyday practice. The most serious objection that can, perhaps, be made to farms of this design is that the steading is necessarily excentral—a defect, however, of minor importance on the small farms we have in view; and if defect it be, it is more than amply balanced by the many advantages that could not be realised in any other way.

As to the grouping of the remaining farm buildings on individual farms, it must vary considerably with local topical features, and essentially with local drainage conditions. In addition to dwelling houses, these buildings need not consist of more than shelter sheds and storage rooms required for working teams, pigsties, calf yards, and such shelter as is deemed necessary for milch cows in the depth of both winter and summer.

### Division III.—GARDEN SUBURB.

More definite proposals than those outlined in (1) or (2) have been formulated in respect to a modern garden suburb, providing for the housing of the returned soldier engaged in urban occupation, as well as other classes of the community. The site proposed (298 acres) was purchased in 1916 by the South Australian Government for such purpose, but with the advent of war the greater part of the area has been used for, and is at present known as, the Mitcham Camp. It lies about three and a-half miles from Victoria Square—the centre of the city. It lies, also, close under the Adelaide Hills. As the details of the project are illustrated herein, and will be explained to the Conference, I need do no more than traverse the main outlines. The plans and proposals have been prepared by the Government Town Planner (Mr. Charles C. Reade), but, as yet, have not formally been submitted to the South Australian Government for consideration.

#### The Preliminary Plan.

The site (75.14 chains in length) is practically level passing from north to south, whilst east to west, for the greater part, there is a regular cross fall of about 50 feet in a distance of 39.98 chains (total width). Towards the south and west boundaries there is a natural dip in the ground, into which at the present time the camp drainage is conveyed, and allowed to percolate away. The obvious use for this area is that of a park, and, as the deed of purchase stipulates that at least 10 acres shall be so reserved, provision has been made in the plan to locate the principal park and recreational area accordingly. The site is otherwise devoid of topographical feature, other than a slight rise at the extreme south-east corner, where the land commences to ascend towards the foothills. Use

has been found for this rising ground by placing a principal church thereon, on the axis of the main circumferential avenue, traversing the suburb.

The plan anticipates the extension of the electric car route, which at present terminates less than half a mile away, at Goodwood. This extension will provide the chief means of transit to the suburb from the city. Suburban railway stations are situated also close to the eastern boundary of the area, but as factors in aid of development, their sphere of influence at present is limited by distance and existing train services. Provision for the proposed car route is made by widening the Goodwood Road (66 feet), where it adjoins the suburb, to 1½ chains in width. The design of this main arterial route is shown in illustration No. 3.

#### Influences upon Design.

Certain existing features and circumstances necessarily influence the design. Briefly, these are—

1. The site, for its entire length (75.14 chains), is traversed by hot winds in summer, travelling from north to south.
2. The disposal of storm waters coming from the hills, both in volume and velocity, requires to be provided for.
3. The utilisation of certain roads constructed for the purpose of the camp, together with an existing dwelling—the old farm house.
4. Temporary preservation of certain clumps or plantations of eucalypti, the life and utility of which appear to be limited.
5. The installation of deep drainage at the camp, with a view to the subsequent utilisation of the service.



6. Avoidance in street lines as much as possible of parabolic or irregular curves, so as to simplify the problems of the surveyor.

### **Principal Centres.**

The principal centres of the proposed plan are as follows:—

1. Main entrance or circus, adjacent to tram line, enabling pedestrian and vehicular traffic concentrated at this point to enter or leave the suburb without interference one with another, and around which are grouped certain commercial buildings, offices, shops, &c., adjoining the principal shopping centre itself.

2. Central Square, the principal aesthetic feature, containing public buildings, including churches and recreational institute (with games and rest park in rear). The buildings are placed to make architectural terminals to main avenues, and, subsequently, their detailed planning will be correlated in accordance with a unified design.

3. Administrative Centre, comprising Town Hall, Fire Station, Public Offices, &c., architecturally correlated, and treated as above.

4. Shopping Centres.—The principal centre (No. 1) is adjacent to the main circus, from which the initial development will begin. Shopping centre No. 2 is proposed to be kept in reserve until the final stages of development are reached. Both areas are intended to be treated architecturally as in 2.

### **Roads and Avenues.**

These centres are linked up by a radial network of streets, designed to direct and concentrate the flow of through traffic along the routes specially constructed for their use, and away from residential streets, where lighter and more economical construction, providing amenity, as well as utility, is proposed. These roads (apart from the main arterial route aforesaid) comprise—

1. Broadway (99 feet wide), double track avenues and floral or botanic treatment, and terminated at either end by the two principal public buildings. (See illustration No. 3.)

2. Parkway Avenue (80 feet wide), encircling the suburb, and passing through the principal park en route, also connecting the main diagonals entering the suburb, in accordance with the direction of traffic. (See illustration No. 3.)

3. Secondary traffic and shopping streets, varying from 66 to 80 feet in width.

4. Residential streets, planned as above, and varying from 42 to 52 feet in width.

Building line requirements are provided for in every street, so as to ensure a greater width between the buildings than that of the street itself.

Where streets junctions, or a traffic centre, are created, houses and buildings are placed to afford the maximum of visibility to traffic, and thus minimise the risk of accident.

### **Public Utility Ways.**

In addition to streets and roads, public utility ways are provided for, so as to enable the installation and reticulation of sewerage works to be effected along the most direct and economical lines, without reference to roads or expensive street works. These ways are planned 16 feet wide, in accordance with the requirements of the Hydraulic Engineer. At the entrance to or from streets they will be closed to vehicles or animals by a series of posts, but otherwise they will be open to the public for use as public footways, providing direct routes to trams, &c.

Provision is also made for placing in these ways gas mains, telephone cables, or poles, &c. The objective, again, is economy, also the preservation of the appearance of the street, as well as the foliage and growth of its trees.

### **Public Buildings and Reserves.**

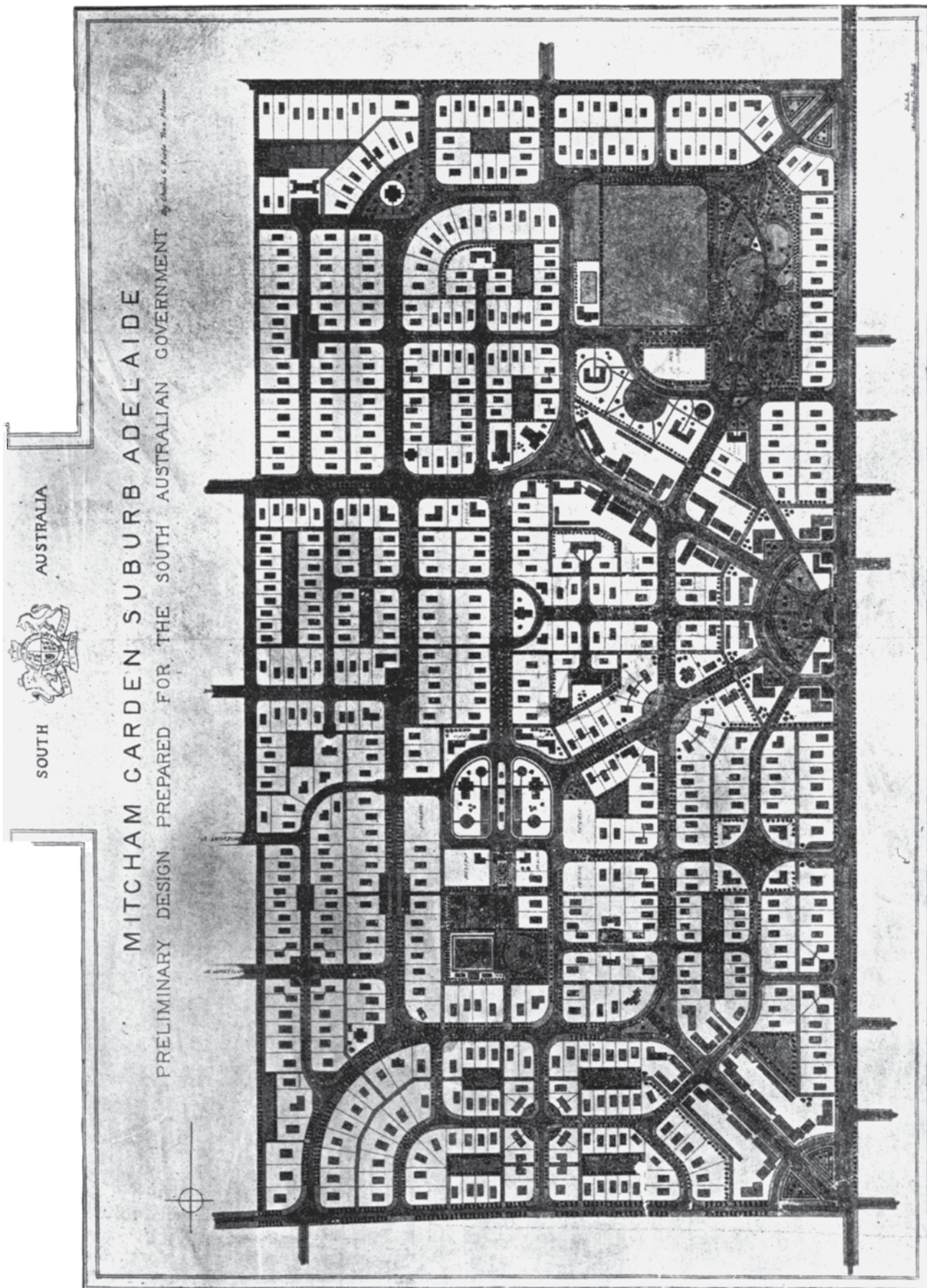
The preliminary design (see illustrations Nos. 1 and 2) provides a number of sites for public buildings and sundry reserves, some of which ultimately will be disposed of in the usual way. Sites for two schools, primary and technical, adjoin the Children's Playground, which is treated as part of the landscape features of the park and recreation area generally. An open air swimming bath is included in the recreational equipment. It is placed at the highest point within the park area, and will be so built that the waste waters can be run off and used for the maintenance of gardens and the ornamental lake.

Adjacent to the park entrance is placed also a proposed home for the aged. The accommodation will provide mainly for the parents of persons resident in the suburb. A cottage hospital and convalescent home is also included, as well as ecclesiastical buildings, theatres, fire station, hostel, &c.; also municipal depôts.

### **For Returned Soldiers.**

Special provision for returned soldiers is contemplated on a special reserve overlooking the park, where it is proposed to place a medical block equipped with baths, massage and electric curative installations. Also adjoining it a technical institute, where various crafts, such as printing, weaving, building, woodwork, &c., can be acquired.



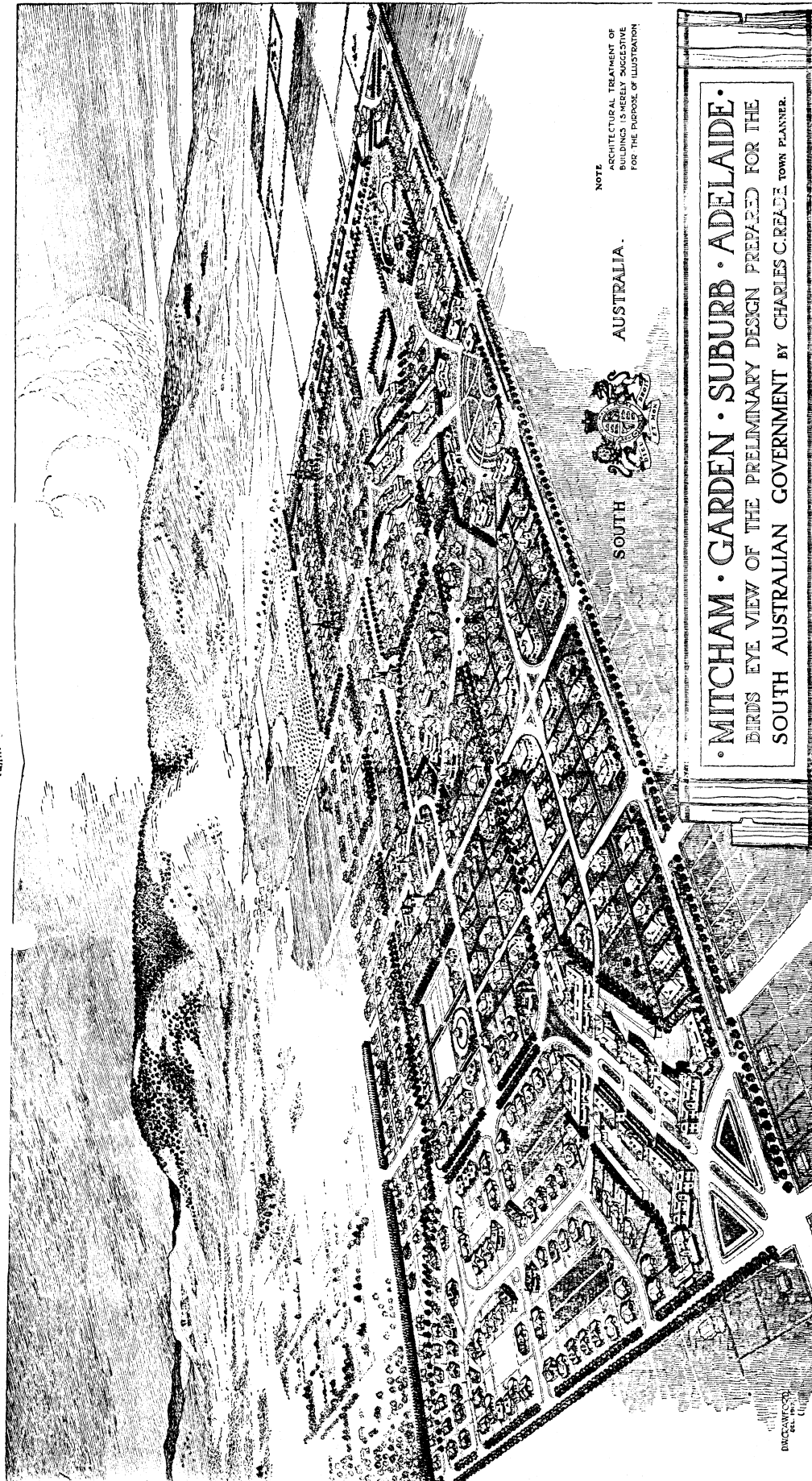


**NO. 1.—MITCHAM GARDEN SUBURB.**

The scheme provides for two shopping and business areas, No. 1, adjoining the circus, constituting the main entrance to the suburb, from which the roads radiate by direct routes to the different districts. No. 2 is proposed to be held in reserve for the present. The plan provides for a central square, with public and ecclesiastical buildings, correlated architecturally, including the recreational institute forming the western terminal to the Broadway, 1½ chains wide. Recreations pavilions, lawns, and rest park are shown in rear of the institute. The eastern terminal is provided by the principal municipal building, whilst other public offices are similarly placed, with a view to proper setting and public convenience.



*Second Australian Town Planning Conference and Exhibition.*

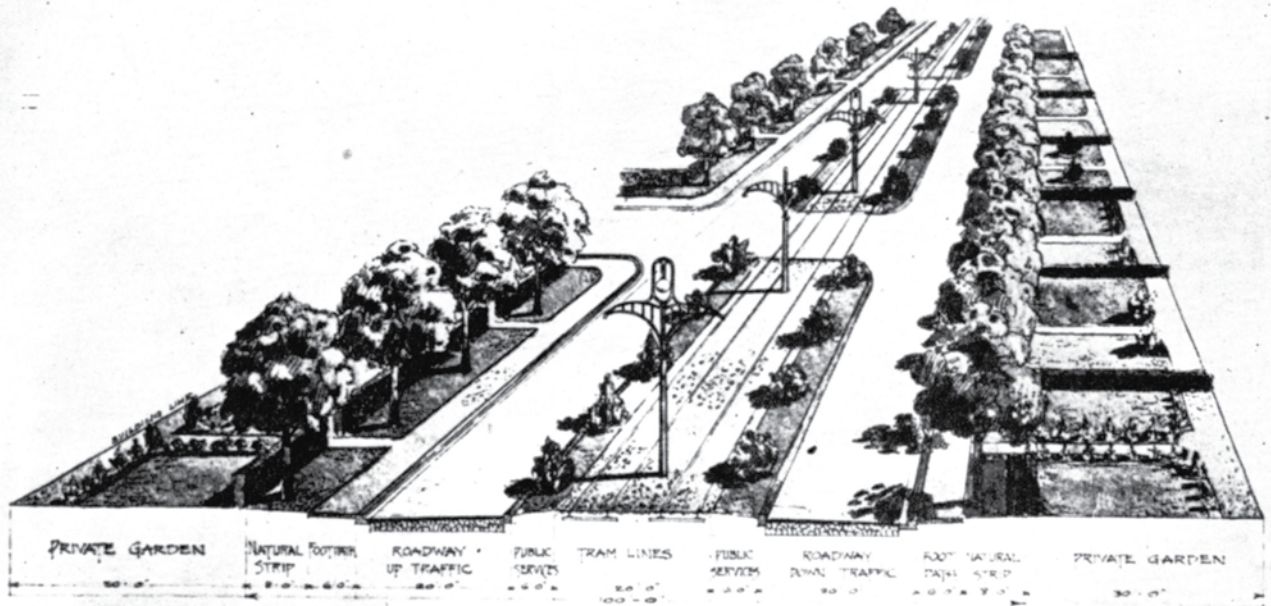


No. 2.—GENERAL VIEW OF THE PROPOSED MITCHAM GARDEN SUBURB PROVIDING FOR THE HOUSING OF RETURNED

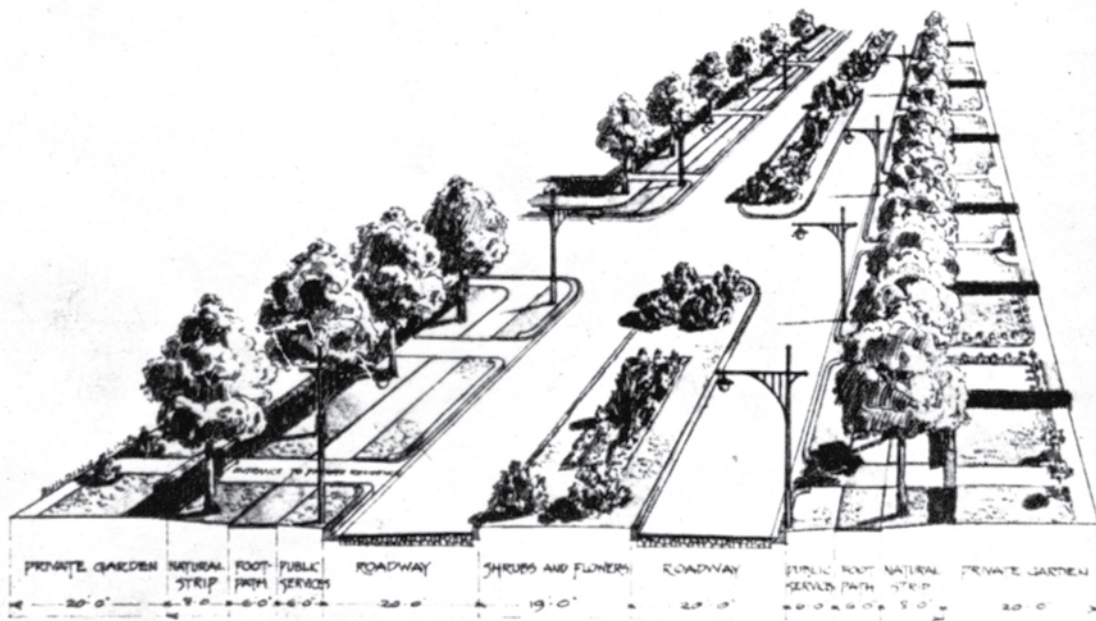
SOLDIERS IN CONJUNCTION WITH OTHER CLASSES.

The area (298 acres) is situated about three and a half miles from Victoria Square, Adelaide, and was purchased by the South Australian Government in 1916 for the purpose of laying out a Garden Suburb in accordance with the principles of Modern Town Planning.





GOODWOOD ROAD - WIDENED FROM 60 TO 100 FEET WITH SEPARATE TRACK FOR TRAMS  
BUILDING LINE WEST OF GOODWOOD ROAD TO BE FIXED UNDER TOWN PLANNING ACT.



BROADWAY - 99 FT (1½ CHAINS) - WIDTH BETWEEN BUILDINGS 139 FEET (TO BE VARYED)

### No. 3.—TYPES OF PRINCIPAL ROADS, MITCHAM GARDEN SUBURB.

The scheme also provides for a parkway, 82½ feet wide, with four rows of trees encircling the suburb and passing through the park en route, and residential roads not less than 40 feet wide (in accordance with existing law), with building line regulation throughout.

**Houses and Allotment Gardens.**

The garden city principle of allotment gardens or open spaces, placed in rear of residential allotments, has been followed in the case of houses intended for soldiers or other persons of small means. The freehold of these areas will be retained by the controlling authority, and the use of the land allowed at small rentals for such purpose as may best suit the residents, whether productive or recreational.

No standard size allotment is adopted, but the minimum area in individual cases is not less than 6,000 square feet, and this only where the allotment itself adjoins an open space in rear, as above. Otherwise houses and allotments are provided for all classes, and distributed in groups throughout the suburb, in order to avoid undue segregation of persons more or less of a class or type. The allotments generally are

planned on the basis of wider frontages and shallower depths than those usually provided in the suburbs of Adelaide.

**Table of Areas.**

	a.	r.	p.
(a) Garden suburb .. .. .	298	1	37
(b) Roads, public utility ways, &c. .. .. .	95	0	0
(c) Sites for public buildings, shops, &c. .. .. .	23	0	0
(d) Reserves (including allotment gardens and sites to be sold later) .. .. .	30	0	0
(e) Parks and recreational reserves (10 acres compulsory) .. .. .	19	0	0
	298	1	37
Number of building allotments, omitting (d) ..	596		
Average area per allotment ..		0	0 36

**Foot Frontages.**

	Feet.	Feet.
Saleable foot frontage (allotments) .. .. .	40,779	
Saleable foot frontage (shops and offices)* .. .. .	6,200	
Saleable foot frontage (reserves or lots to be sold later) .. .. .	1,360	
Total .. .. .	48,339	

\* This total does not include sites for churches, theatres, hostel, &c., which possibly will be purchasable at a price or become revenue producing in time. For the purposes of the present estimate, however, they are omitted.

**Actuarial Estimate of Expenditure and Revenue.**

	£	s.	d.	£	s.	d.
The land cost .. .. .	20,193	13	9			
And assuming the cost of water and sewerage (not including connections) to be .. .. .	19,360	0	0			
Roads, &c. .. .. .	22,450	0	0			
Public buildings—						
Recreation institute .. .. .	£2,500	0	0			
Town hall .. .. .	5,000	0	0			
Parks, children's playgrounds, &c. .. .. .	4,500	0	0			
	12,000	0	0			
Initial expenses, planning, and survey .. .. .	996	6	3			
	54,806	6	3			
Or a total expenditure of .. .. .	£75,000	0	0			

And that the expenditure of £54,806 6s. 3d. (which excludes the land) is spread over a period of, say, twenty years, the annual charge to the undertaking for these services would be, approximately, £2,740 6s. 3d., and with the roads made, and water and sewerage services supplied, the allotments (possessing town planning amenities and protection) should sell readily at from £1 to £3 10s. per foot.

There are 48,339 frontage feet, and the prices may be set down as follows :—

10,779 feet at £1 .. .. .	£10,779
10,000 feet at £1 10s. .. .. .	15,000
20,000 feet at £2 .. .. .	40,000
6,200 feet (shops and offices) at £3 10s. .. .. .	21,700
1,360 feet (lots to be sold later) at £2 .. .. .	2,720
48,339 .. .. .	£90,199 or, say, £90,000

Assuming that these are sold within twenty years, or £4,500 worth are sold per annum, the following table shows how the undertaking would work out in that period :—

			Services.			Interest (5 p.c.).			Total.			Sales.
		£ s. d.	£	s.	d.	£	s.	d.	£	s.	d.	
1st Year	.. Land	20,193 13 9	2,740	6	3	1,146	14	0	24,080	14	0	4,500
2nd Year	.. Balance	19,580 14 0	2,740	6	3	1,116	1	0	23,437	1	3	4,500
3rd Year	.. Balance	18,937 1 3	2,740	6	3	1,083	17	3	22,761	4	9	4,500
4th Year	.. Balance	18,261 4 9	2,740	6	3	1,050	1	7	22,051	12	7	4,500
5th Year	.. Balance	17,551 12 7	2,740	6	3	1,014	11	10	21,306	10	8	4,500
6th Year	.. Balance	16,806 10 8	2,740	6	3	977	6	9	20,524	3	8	4,500
7th Year	.. Balance	16,024 3 8	2,740	6	3	938	4	6	19,702	14	5	4,500
8th Year	.. Balance	15,202 14 5	2,740	6	3	897	3	0	18,840	3	8	4,500
9th Year	.. Balance	14,343 3 8	2,740	6	3	854	0	6	17,934	10	5	4,500
10th Year	.. Balance	13,434 10 5	2,740	6	3	808	14	10	16,983	11	6	4,500
11th Year	.. Balance	12,483 11 6	2,740	6	3	761	3	4	15,985	1	8	4,500
12th Year	.. Balance	11,485 1 8	2,740	6	3	711	5	4	14,936	13	3	4,500
13th Year	.. Balance	10,436 13 3	2,740	6	3	658	7	0	13,835	6	6	4,500
14th Year	.. Balance	9,335 6 6	2,740	6	3	603	15	7	12,679	0	4	4,500
15th Year	.. Balance	8,179 8 4	2,740	6	3	545	19	8	11,465	14	3	4,500
16th Year	.. Balance	6,965 14 3	2,740	6	3	485	4	0	10,169	4	6	4,500
17th Year	.. Balance	5,689 4 6	2,740	6	3	421	9	6	8,851	0	3	4,500
18th Year	.. Balance	4,351 0 3	2,740	6	3	354	11	3	7,445	17	9	4,500
19th Year	.. Balance	2,945 17 9	2,740	6	3	284	6	2	5,970	10	2	4,500
20th Year	.. Balance	1,470 10 2	2,740	7	6	210	10	8	4,421	8	4	4,500
			£54,806	6	3							95,000

### Administration and Control.

The whole scheme will require to be the subject of special legislation, under which administration and control is proposed to be vested in a Board consisting of not more than three members, the personnel of which will probably include—

- (1) A financier, with knowledge of real estate, housing, &c.
- (2) A technical expert.
- (3) A local government representative.

In the first instance, all three will be appointed by the Governor, but as population multiplies, and the local interests acquire one-third of the residential area, it is intended that (3) shall be elected from the community direct by the residents to the Board. Similarly, when two-thirds of the area are settled, two local members will be elected in place of (2) and (3). Finally (1) will make way for a third resident, when the whole area will either become a separate municipality, or be absorbed by an existing local authority. The collection of rates (other than water and sewerage) in the meantime, and the maintenance of roads, &c., will be the function of the Board.

The Board will have the services of a Manager and a Supervising Architect, whose chief duty will be to approve designs of all buildings proposed to be erected in the area. The Supervising Architect will not design buildings, as a rule. The policy of the Board, instead, is to be directed towards encouraging architects in independent practice to design houses and buildings generally.

The Board will be vested with full power to buy, sell, lease, exchange, or otherwise dispose of land in the suburb (or areas immediately adjacent thereto), and generally be responsible for the supervision and administration of the whole project. The basis of carrying out will be that which will eventually return to the Government any charges incurred, including the whole of the moneys invested therein, together with interest at not less or more than 5 per cent. Any surplus is to be spent on improving the amenities of the area.

The Board is further to be empowered to enter into any arrangement, or make agreements with the State Bank of South Australia, with respect to the cost of erecting any buildings required within the area.

It will also make its own by-laws for the proper control of land, buildings, &c.

Its members will be entitled to fees for attendance at meetings. Salaries will be paid only to the staff.

### Conditions of Occupation.

The land is proposed to be sold outright, and title granted to the purchaser, subject to certain conditions, which are intended to prevent "speculation," or soldiers being deprived of their right of habitation through pressure of economic circumstances. These include—

- (1) That where sales are effected without permission to transfer having been first obtained, the Board to have the right to repurchase the land back



at the original price, and acquire, without compensation, existing buildings at valuation, not exceeding the original cost.

- (2) Buyers of allotments to commence building operations within two years of purchase.

The Board may also lease or let buildings erected by it, or sites, where it is intended that the freehold shall be retained—namely, allotment gardens, public or semi-public buildings, shopping areas, or allotments otherwise held in reserve.

It is proposed, in the first instance only, to sell allotments at a price which will return neither more nor less than will cover the outlay and expense, as stated above.

The price of each allotment will be determined beforehand, and marked on the plan. Applications to purchase will then be invited. Where there are more than the one applicant for each block, a selection will be arrived at by ballot.

In purchasing his allotment, the buyer will secure also facilities for roads, footpaths, public services, public buildings, and recreation areas, as provided for in the above estimate. In other words, the cost of the land to the successful applicant will include provision for these services by the Board.

#### **Returned Soldiers.**

Special provision will be made for returned soldiers (or their dependents), for whom not less than 200 building allotments will be reserved, interspersed with other residential allotments, intended for normal occupation or sale. The public institutions of the suburb, such as Recreation Institute, Cottage Hospital, Technical School, &c., will be adapted to meet the requirements of men partially disabled, and who desire recreation, rest, or vocational training suited to urban life. Preference will be given to soldiers also in the case of the allotments where they desire to cultivate vegetables, grow fruit, keep poultry, or otherwise indulge in semi-rural occupations.

#### **Conclusion.**

These, briefly, are the main ideas governing some of the constructive proposals in South Australia for "Soldiers' Settlements, covering repatriation in relation to the establishment of new industries, and the town planning problems connected therewith."

Clearly a fundamental and immediate requisite for dealing with such problems, as part of national development and reconstruction, is an up-to-date Town Planning Act, in which the powers of the State, the Councils, and the statutory authorities concerned, will be adequate for the purpose in view.

Suburbs emerged in early 19th century Britain and later in North America as places of upper-class retreat from the degraded physical environments of the industrialized city. However, before long, they were also populated by the middle and working classes. In his various writings on the Australian suburb, urban historian Graeme Davison has argued that 'the suburban idea was deeply rooted in Australian colonial experience. It was consciously promoted by the country's founders and expressed the social aspirations of immigrants ... the idea [was embraced] eagerly and advanced ... towards its general realization during the course of the nineteenth century' (Davison 1995: 42). Workers were influential in usurping the notion that suburbs were only for the well-off. Aspiring to home ownership and the social respectability that accompanied it, as well as to the perceived healthier environments and more comfortable and attractive surroundings, workers gave 'the once-aristocratic suburban idea a democratic twist' (Davison 2000: 12). By the turn of the twentieth century the aspiration to 'domestic independence' (Davison 2000: 20) or home ownership for all was established in Australia and suburbs were accepted as places for all social classes; indeed an American visitor observed in 1905 that they were 'the hope of democracy' (Ciucci cited in Hutchings 2007: 42).

The garden suburb, a class of planned place that emerged in 1910s Australia, supported the notion that suburbs were for all classes of people. One of the principles of the garden city idea was that of 'social mix'; the garden suburb planned 'on garden city lines', would be open to all and residents would not be segregated according to income or any other measure. Colonel Light Gardens was designed as a model garden suburb with 'social mix' as a fundamental principle underpinning the physical layout.

The values of the place reflect the National Heritage Theme of A Free and Fair Australia: The development and recognition of a distinctive Australian identity is characterised by the iconic egalitarian concepts of fair go and mateship.

Charles Reade (1880-1933), who designed Colonel Light Gardens, argued that it was everyone's birthright to have a decent home (Garnaut 2006: 12). In his book *The Revelation of Britain: a book for colonials* (Reade, C. (1909)), Reade clearly and passionately set out his case for providing the best housing and living environment for ordinary families.

From the purchase of the land, through the design and the development and then settlement, Colonel Light Gardens was to be home for a wide range of social classes which reflects the Australian sense of fairness.



Association will no doubt be able to assist in the development of the property. It will be our aim, as it is with every satisfactory town-planning scheme, not simply to attract one class of residence; we hope to see houses that cost a few hundred pounds alongside those that involve the expenditure of four figures, without in any way marring the scheme from an aesthetic standpoint.

Advertiser 3 June 1915

In announcing the purchase of Grange Farm from the Mortlock family in June 1915, the South Australian Government set out its intention for the site (see left):

It will be our aim as it is with every satisfactory town planning scheme, not simply to attract one class of residence; we hope to see houses that cost a few hundred pounds alongside those that involve the expenditure of four figures, without in any way marring the scheme from an aesthetic viewpoint.

### Houses and Allotment Gardens.

The garden city principle of allotment gardens or open spaces, placed in rear of residential allotments, has been followed in the case of houses intended for soldiers or other persons of small means. The freehold of these areas will be retained by the controlling authority, and the use of the land allowed at small rentals for such purpose as may best suit the residents, whether productive or recreational.

No standard size allotment is adopted, but the minimum area in individual cases is not less than 6,000 square feet, and this only where the allotment itself adjoins an open space in rear, as above. Otherwise houses and allotments are provided for all classes, and distributed in groups throughout the suburb, in order to avoid undue segregation of persons more or less of a class or type.

*Barwell, H (1918) found in Appendix 46*

The design of the suburb was set out in Barwell, H. (1918) 'South Australia – Soldiers' Settlements' in *Volume of Proceedings of the Second Town Planning and Housing Conference and Exhibition*, Brisbane, pp.59-75. (See Appendix 39-48)

References to accommodating the returned soldiers and families (see Appendix 40-41).

Under the heading of 'Houses and Allotment Gardens' more detail was given about the range of block sizes which were to be available throughout the suburb and about the basis of their allocations.

Further consideration for returned soldiers and others of small means is set out under the headings of 'Conditions of Occupation' and 'Returned Soldiers' (see Appendix 47-48).



## THE GARDEN SUBURB.

### Attractive Scheme in Preparation.

Townplanning has been a long time coming in South Australia—far too long! It has had to pass the stage of prejudice and doubt, and meet the challenge that it was idyllic, just something to be admired on paper, but still an indefinite distance into the attractive future. There are still lingering shadows of bias across the bright landscape of a great, practical, and necessary movement, and although rapid progress is checked by vital financial considerations, and the attendant difficulties of late reform, South Australia has need to be proud of what has been achieved since the Government Townplanner (Mr. C. C. Reade) came here, and won recognition of an important principle in civic economics. The establishment of a special department, which to-day is one of the busiest in the official group, and the advancing support being given to what is a combination of humanitarian and picturesque legislation for the modern laying out of towns, are testimony enough to increasing influence. When the model garden suburb at Mitcham shall have been completed the people will be able to see for themselves what a triumph for sanitation and enjoyment this movement represents.

The thorough equipment and appointment of the Mitcham garden suburb, therefore, will be apparent. It appears to be a delightfully balanced plan that Mr. Reade has drawn up.

#### —The Allotments.—

Mr. Reade explains that the garden city principle of allotment gardens, or open spaces, placed in rear of residential blocks, has been followed in the case of houses intended for soldiers or other persons of small means. The freehold of these areas will be retained by the controlling authority, and the use of the land allowed at small rentals for such purpose as may best suit the residents, whether productive or recreational. No standard size allotment has been adopted, but the minimum area in individual cases is not less than 6,000 square feet, and this is only where the block itself adjoins an open space in rear. Otherwise, houses and allotments are provided for all classes and distributed in groups throughout the suburb in order to prevent undue segregation of people more or less of a class or type. The allotments generally are planned on the basis of wider frontages and shallower depths than those usually seen in the suburbs of Adelaide. Summed up, the position at Mitcham will be as follows:—

Area of suburb . . . . .	Acres.
Roads, public utility . . . . .	293
Sites for public . . . . .	

The *Register* newspaper on 15 June 1920 carried an article on the design of the suburb. It reinforced Barwell's point about the range of block sizes and the distribution of the smaller blocks throughout the suburb 'to prevent undue segregation of people more or less of a class or type'.

In the Sales Brochure released in 1921 for the initial land sales, prospective purchasers were advised:

Special attention is directed to the fact that the land is available for application by any person, and is not set apart for the exclusive purpose of settling returned soldiers.

and later

The Garden Suburb movement seeks to improve the standard of housing by insisting on a limitation of the number of houses to the acre, which, with expert supervision of the erection and maintenance of residences cannot fail to be an important factor in obtaining the hygienic conditions necessary for the healthy development of the rising generation.

Sales Brochure [1921]

Register 15 June 1920

The Thousand Homes Scheme, as has been described in Appendix 30-31 brought a large number of low-income, large families to Colonel Light Gardens. The Thousand Homes Scheme was described in the popular monthly magazine, *The Australian Home Beautiful* in January 1926. The article is reproduced in Appendix 54-56.

After inspecting the Thousand Homes Scheme in 1926, Lord Burnham of the Empire Press Delegation was quoted in *The Times (London)* as saying:

he did not know of any similar scheme which gave tenants such excellent dwellings. He said he had been informed that 58 per cent of Australians owned their own houses; this constituted a bulwark against anti-social revolution. He did not know of any other housing scheme in which preference was given to large families, and it was worthy of emulation throughout the Empire.

*The Times (London)* 22 October 1925

In 1926, members of the Empire Parliamentary Delegation visited Colonel Light Gardens:

Lord Salisbury declared that housing in many parts of England was behind the South Australian scheme.

*The Times (London)* 10 November 1926

F.S Henry, (1955) in his comprehensive sociological study of Colonel Light Gardens set out the occupational groups for the suburb's 'Household Heads' in 1928. They were as follows:

Occupational Group	Percent
Rural	0.7
Professional and Semi-Professional	2.4
Administrative	2.8
Commercial and Clerical	23.0
Personal and Protective	5.4
Tradesmen	30.2
Operatives	18.5
Labourers	11.9
Not Occupied	5.1

Henry, F.S. (1955) Chapter 8 p6

Henry went on to observe that:

In all three areas [North, South and West of Colonel Light Gardens] in the period of settling in and home making between 1925 and 1928 each family, irrespective of its differences from its neighbours in its house size, number, age and occupation of its members, religion, income and other features, faced similar problems: almost all had young children, had moved into new houses, which they were paying off by installments, and the location and provision of schools, shops and other facilities, the maintenance of roads and the nearby area by the local authority, the planting and care of the garden and the improvement of the houses were matters of universal and often of common concern. Henry, F.S. (1955) Chapter 8 p7

Huchings, A. (1990) supported Henry's assessment when he wrote:

In recent times garden suburb ideals have been criticised for their physical emphasis, their diversion of effort from inner area problems, and because, it is alleged, all that was achieved in the final count, were better designed estates for middle-income groups. However, this is not valid for Colonel Light Gardens. Conceived as a home for the battler and the returned hero in the idealistic times of post-war reconstruction it was, in the 1920s, the location for seven hundred of the State's one thousand homes' public housing scheme. Private housing was also built, a wide range of income groups settled, and although there were divisions, all came together in developing a fierce pride in its design, landscape, community facilities and sporting activities. Huchings, A. (1990) p19

## REFERENCES

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Davison, G. (2000) 'Colonial Origins of the Australian Home' in P. Troy (ed) *A History of European Housing in Australia*, Cambridge: Cambridge University Press, pp. 6-25.

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Hutchings, A. (2007) 'Adelaide: Suburbia Triumphant' A. Hutchings (ed) (2007) *With Conscious Purpose: a history of town planning in South Australia*, Adelaide: PIA (SA Chapter), pp.35-44. Second edition. First published as A. Hutchings and R. Bunker (eds) (1986) *With Conscious Purpose: a history of town planning in South Australia*, Netley: Wakefield Press.



January 12, 1926

THE AUSTRALIAN HOME BEAUTIFUL

23



One of the streets in what will one day be a beautiful garden suburb of Adelaide.

## GARDEN SUBURB HOMES FOR 6000 PEOPLE

*Colonel Light, Surveyor-General, who laid out the city of Adelaide, was a town-planner in the full sense of the word, although he performed his notable work and lived his life out before the modern town-planners established their cult. It is in some sense a tribute to the pioneer planner of Adelaide that a new garden suburb is being made today in the gardens that preserve his name. It is also something more than a coincidence that homes for the peaceful occupation of 6000 citizens are now being erected on the site of the old military camp where South Australian armies were mustered for the Great War.*

By E. W. PARISH

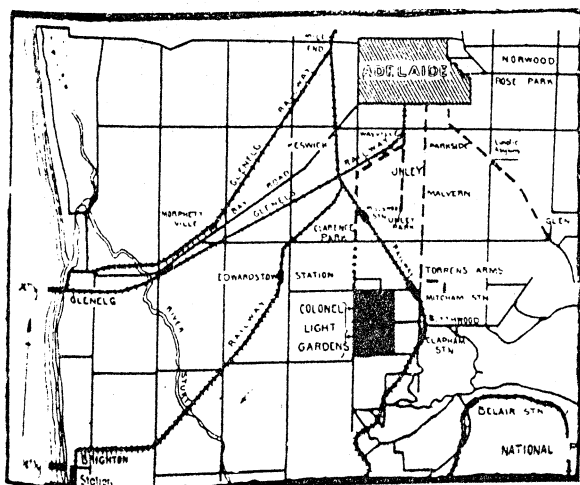
**I**t was Lord Burnham, chairman of the Imperial Press Conference, who put his finger on the spot of the South Australian Government's mass home-building scheme. He described it as a genuine contribution to social progress. What is important is the bold, and serious, attempt made by the authorities to do something to solve the housing problem. This project is what the Minister for Housing regards as one of a permanent public character. The financial aspect, of course, is an essential consideration, but, even if there be any doubts on that score, the fact that some thousands of people have been brought away

from congested places, and given homes amid the generous sunshine and free air, is the big, the real thing.

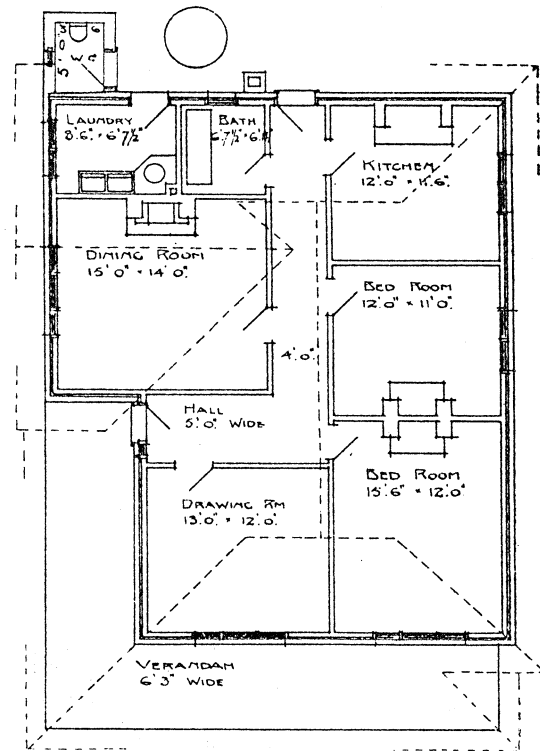
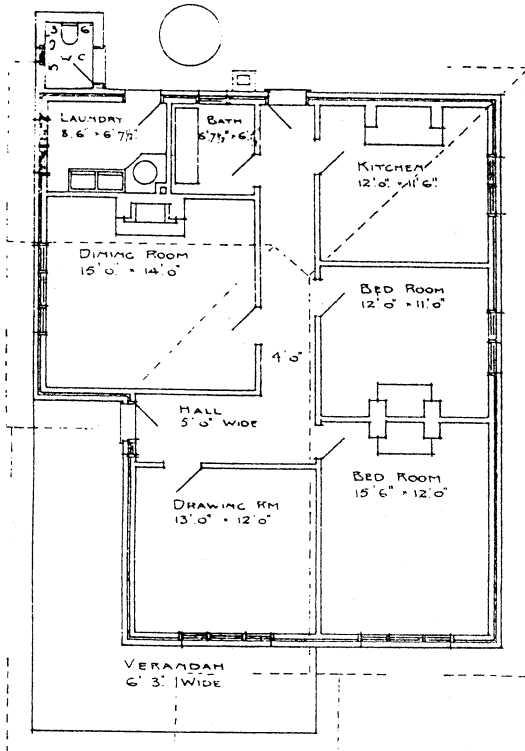
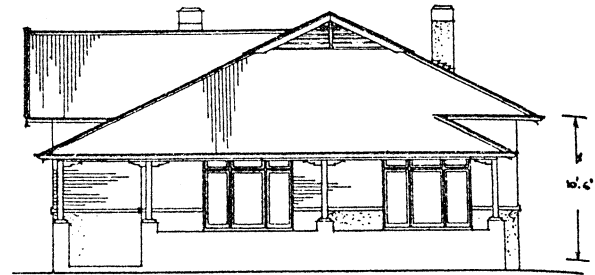
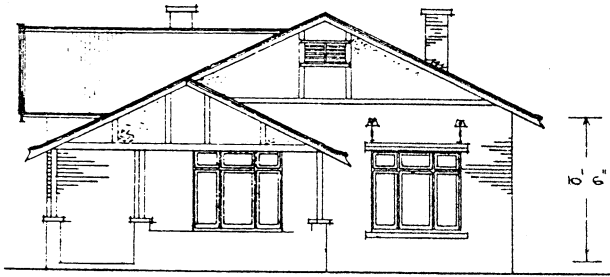
That is the dominating impression after a visit to the site of the thousand homes scheme at Colonel Light gardens. A thousand houses will not be built there, not more than 700 to be precise, but the locality will always be known by that popular designation. The site was purchased—at a remarkably small figure—for the larger purpose, but room could not be found for the full number, and overflows have been arranged at Rosewater, in the Port Adelaide district, and at Flinders Park, near to Findon on the Grange road. It is intended to erect 142 homes in the former locality, and 130 on the other property, which is nearer to the city. There has been a succession of difficulties in operations, due, in the first place, to the collapse of the original contract and, later, to labor disputes. On the whole, however, the industrial interferences have been remarkably few. Mr. W. H. Pollock, Inspector-General of the State Bank, which is the building authority under the Act, gave the Adelaide representative of The Home Beautiful the latest figures relatively to the advance made in building. So far, 442 homes have been completed at Colonel Light Gardens, and 95 at Rosewater. Satisfactory progress is being made in preliminary work at Flinders Park.

### THE MAGIC OF PROPERTY.

One feature that impressed the members of the Empire Press Delegation was the percentage of people in Australia who owned their own homes. Viscount Burnham, who has made a close study of the housing problem in various parts of the world, was amazed when told that it was as high as fifty-eight.



Where Adelaide is building its garden suburb



These typical Colonel Light Gardens plans may provide ideas for other home builders with small capital.

One of the many advantages attaching to the Government project is that every house has its own block. There are no crowded vistas, presenting a dull uniformity. By offering to these lucky home-buyers a variety of designs in architecture, although brick has been universally adopted in the construction, the streets are already pleasing to the eye.

It is a tribute to the interest taken by those living at Colonel Light Gardens, but not occupying any of the Government homes—they are, as it were, on the fringe of the site—that a progress association has been formed to watch the interests of the whole area. This body, in addition to the ordinary functions attaching to it, arranges lectures with the object of educating the citizens in such duties as gardening, home carpentry, general domestic knowledge tending towards individual and collective improvements, and civic amenities. This is a fine expression of social harmony, and the effect will become more pronounced as the years pass and the suburb takes permanent shape.

The trees that have been planted along the roadways, which appear to be from about 60 to over 80 feet, are just now in their full foliage and making a sufficient show to suggest what imposing avenues they will make. The Garden Suburb Commissioner (Mr. Harris) is evidently an officer of talent and imagination. Under his enthusiastic

supervision the suburb is developing on most attractive lines, and the ideals of the town-planner are being jealously guarded. There is, for instance, a nursery on the grounds, and shrubs and trees are being placed in symmetrical fashion all over the gardens. In addition to the planting of tree avenues, there is provision for lawns and flower plots in front of the houses, and decorative effects are contemplated in every direction. To these colorful vistas, of course, the residents themselves are contributing by neat home gardens, showing what can be done by mixing a little brains and industry in the lay-out possible on a 50 and 60 ft. allotment.

The planning has made generous provision for recreational facilities. In the south-western corner of the ample grounds is Mortlock Park, of 18 acres, where an oval of seven acres has been included—a beautiful open space which looks across to the hills and, beyond, to the flashing rim of the sea. Children's playgrounds, tennis courts, croquet lawns, reserves for bowls, cricket, football, and all the sports of the year are in the allocation by the far-seeing town-planner.

The lighting of Colonel Light Gardens will be a great feature—it will be one of the best illuminated spots outside the city, and may even challenge the system in the capital itself.

January 12, 1926

THE AUSTRALIAN HOME BEAUTIFUL

25

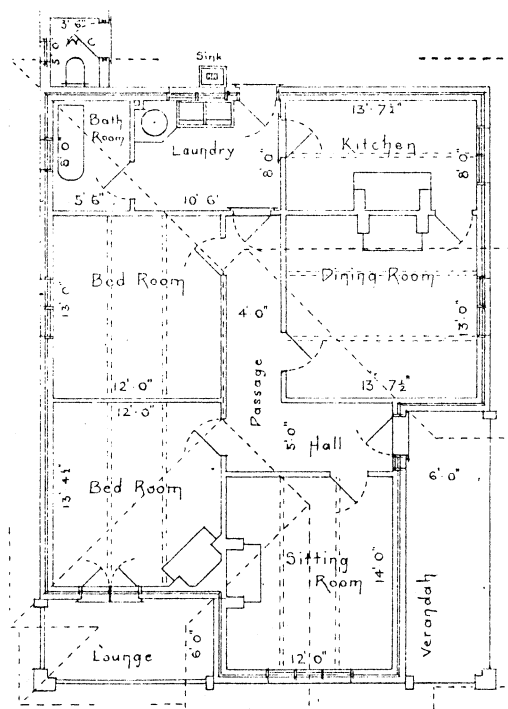
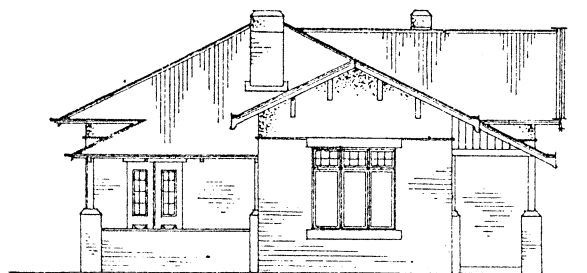
There can be no question that the State Bank, which lends money for home building, or for the discharge of mortgages, and erects homes, has a capital reputation, not only for the efficiency of its work, but the favorable financial terms granted. It is a very easy matter to become a home owner in Adelaide; so easy, indeed, that the contract between the civilian and the bank has been described as a one-sided bargain in favor of the purchaser. As the result of the activities of this institution, approximately 10,000 citizens have been able to obtain assistance and be independent of the landlord.

There were more than 2000 applicants for homes at Colonel Light Gardens, and preference was given to parents having large families. Today between 2000 and 3000 people are enjoying the splendid environment of this well-planned area.

#### HOW COLONEL LIGHT GARDENS STARTED.

The mass home-building scheme of the Government has been, as it were, grafted on to the Colonel Light Gardens, but the operation has been conducted with perfect town-planning harmony. The site was laid out originally as a model garden suburb on generous, picturesque lines, embodying the latest principles. Private citizens, as well as returned soldiers, selected blocks and built some excellent houses. Then, in looking around for a locality to accommodate its home-building policy—decided upon owing to the persistent demand for dwellings during an acute shortage—the Government selected the lovely site under the foot-hills, where a garden suburb was already in the making, named in memory of South Australia's first Surveyor-General and town-planner (Colonel Light). The property secured happened to be at the spot where the famous Mitcham camp was pitched when the State was preparing its armies for the grim business of the great war. So that proud and historic memories are here linked together.

There were early protests from those who had selected blocks at Colonel Light Gardens. Fears were entertained that the mass house-building idea would be of such a character as to depreciate land values in the locality and disfigure the whole outlook. The Government, however, was able to dispel any doubts, and to give the assurance that the class of homes that would be built would in no sense offend people who had been enterprising enough to "get in early" at South Australia's first garden suburb. And so it has proved. The one criticism that is being



A rather more pretentious design

levelled against the thousand homes is that the value is too good for the money paid, and that the taxpayers, one way and another, will have to foot the bill.



Another street in the Colonel Light Gardens suburb, established by the South Australian Government as a mass housing experiment. These offer suggestions for small houses for men of moderate means. (See accompanying plans). Altogether 611 houses have now been completed under this scheme.