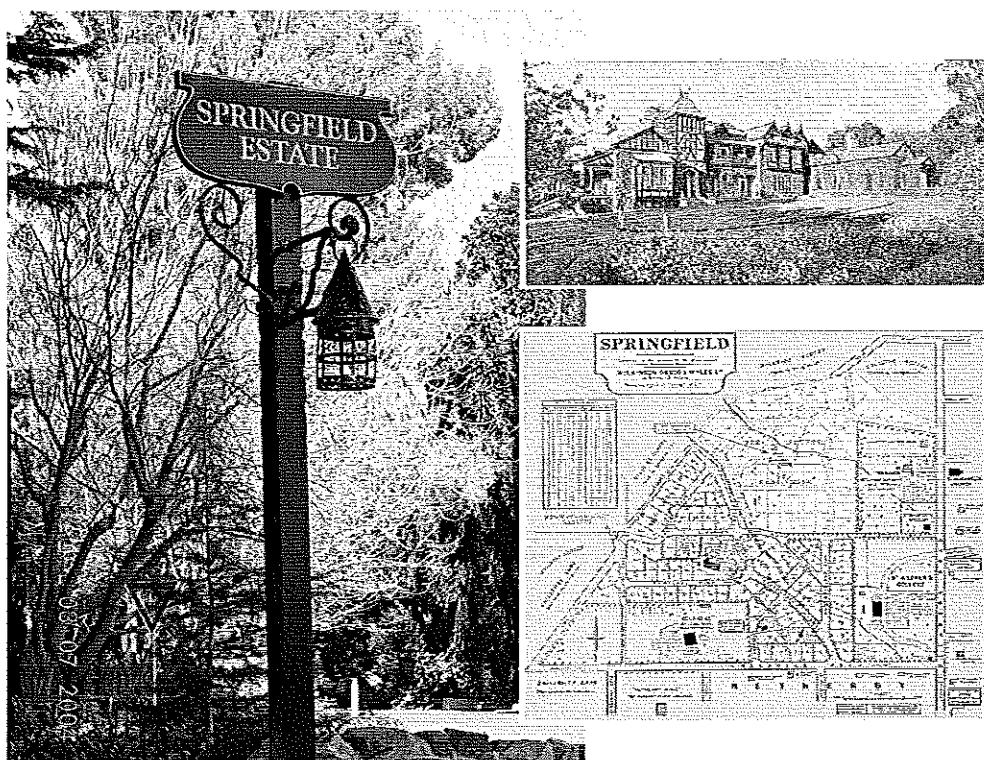




Springfield Estate Management Plan



2005

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City of Mitcham

Acknowledgements

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Edited by Cecile Cutler

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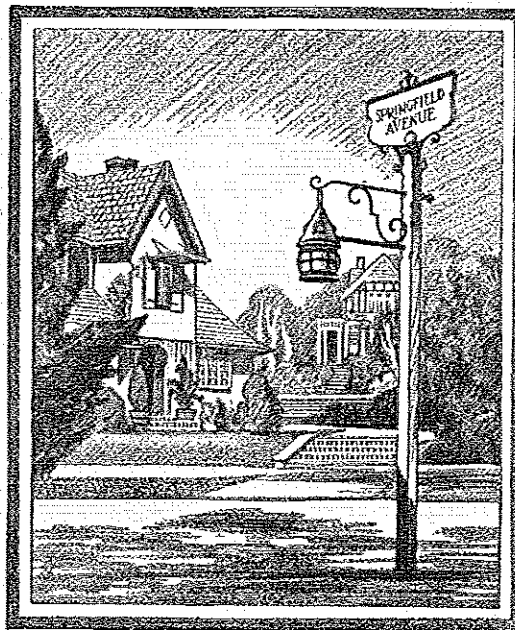
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Note: GIS road network data has been supplied by the Department for Environment and Heritage.
In Figures 2 – 8 'Woodlands' Road should read 'Woodland' Road.

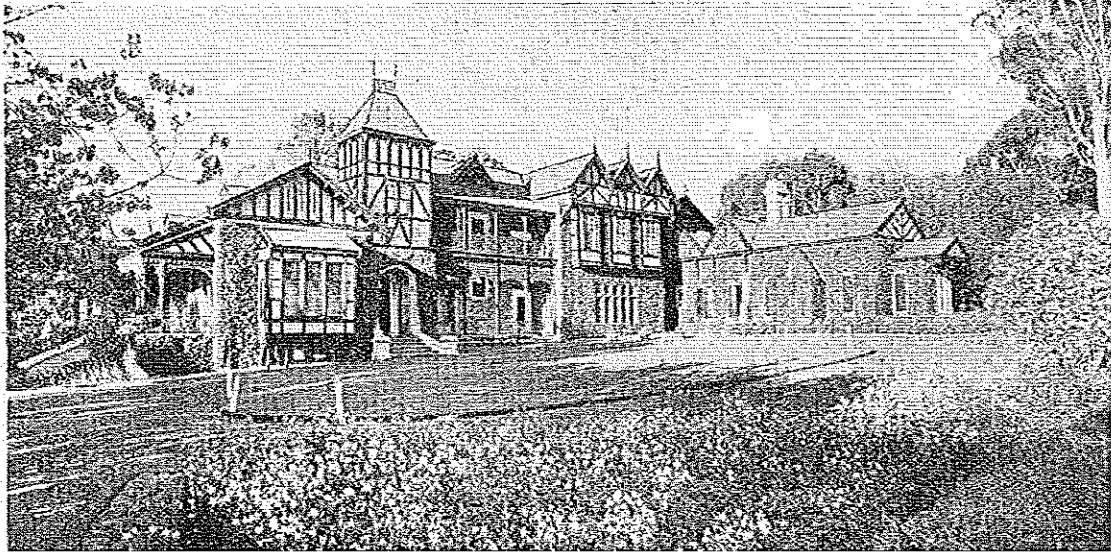
SPRINGFIELD

A BEAUTIFUL SETTING
FOR BEAUTIFUL HOMES
PROTECTED BY BUILDING RESTRICTIONS



AN EXCLUSIVE NEW RESIDENTIAL COMMUNITY
WITHIN THE FOUR MILE RADIUS OF THE CITY'S CENTRE

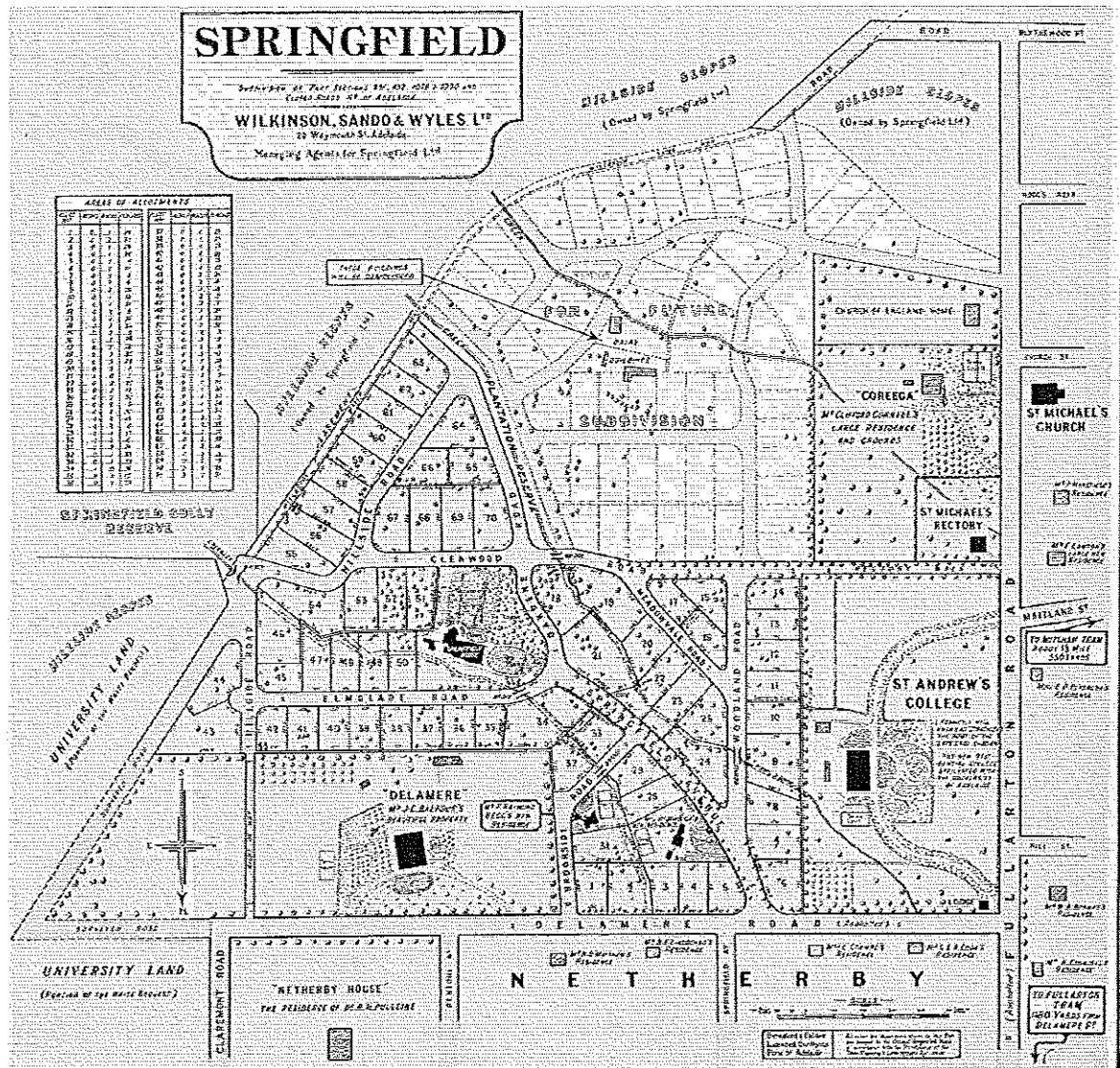
Source: Wilkinson et al., (1928)



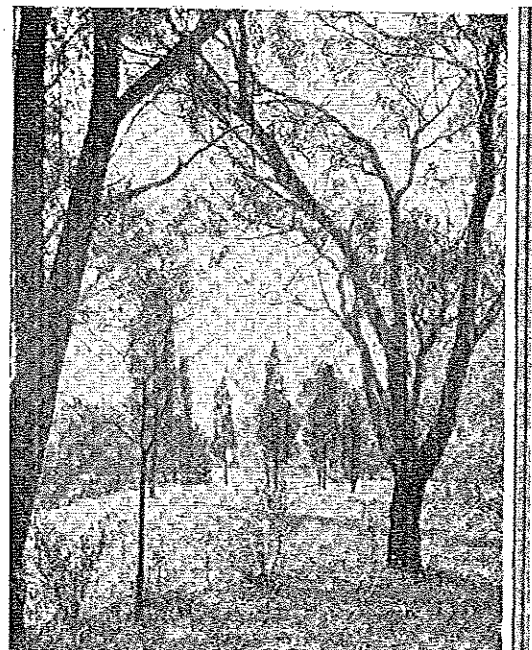
Springfield House circa 1928, from which the Estate takes its name.



Subdivisional Design, 1928



Remnant vegetation such as Native Pines in Springfield, circa 1928

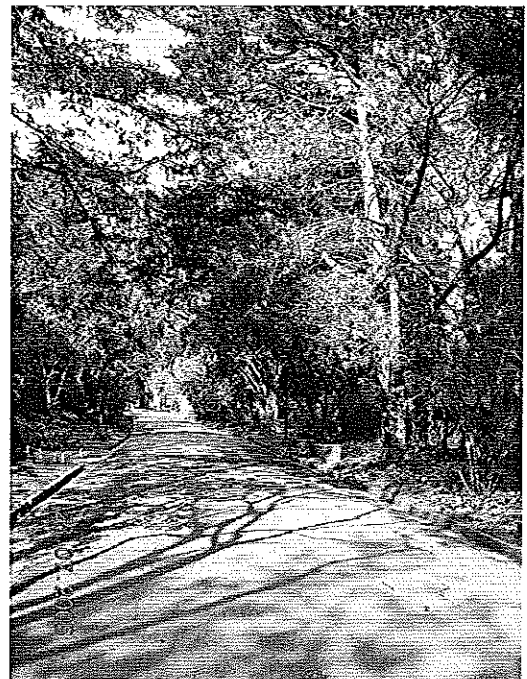
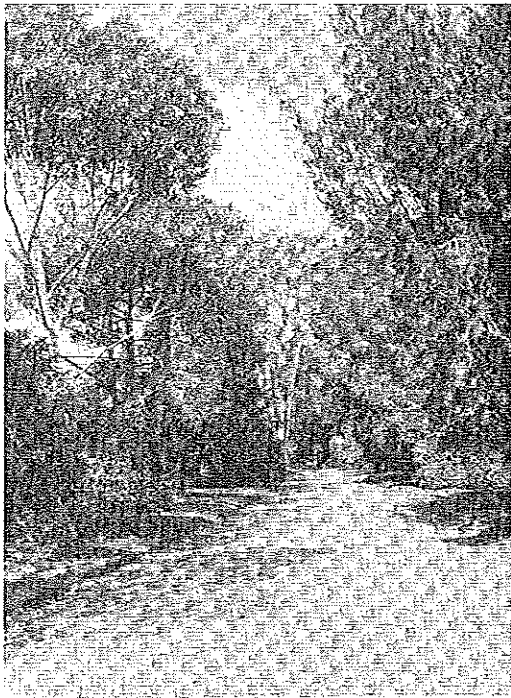


Changing Scenes in Springfield

Circa 1928

2005

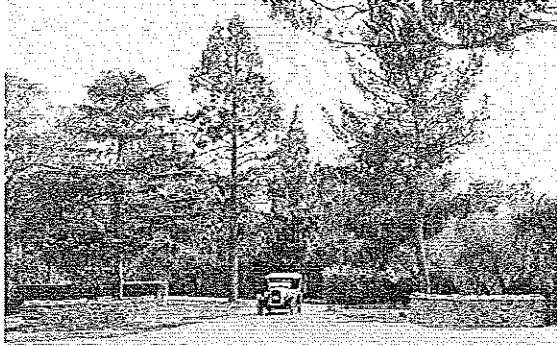
Springfield Avenue



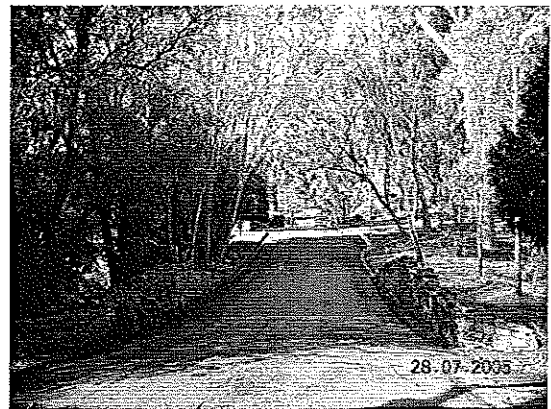
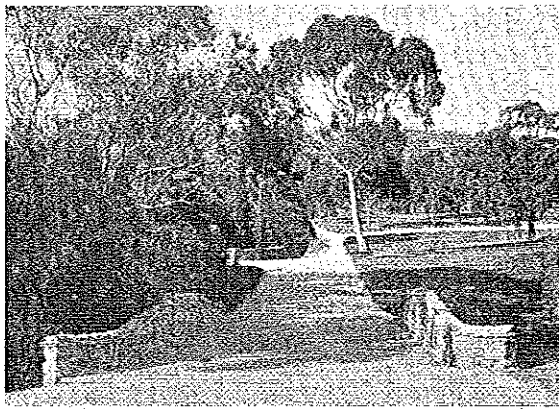
Circa 1928

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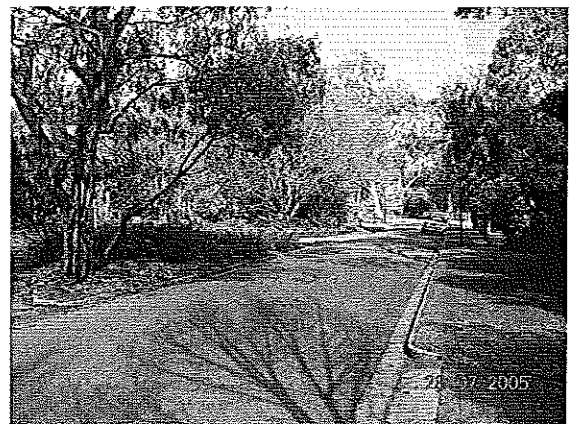
Junction of Springfield Avenue & Glenwood Road



Glenwood Road



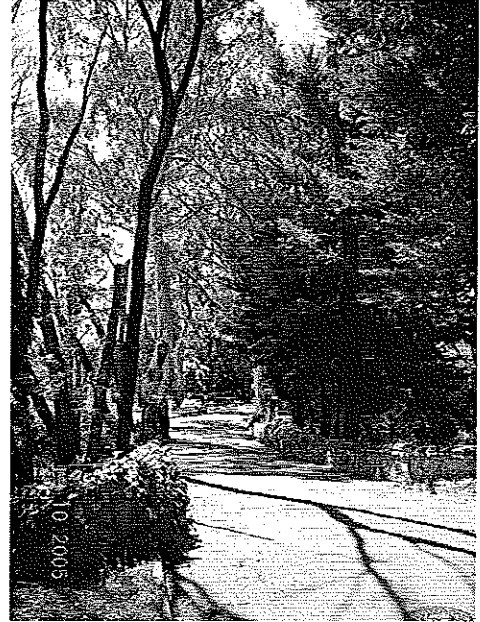
Junction of Meadowvale & Woodland Road



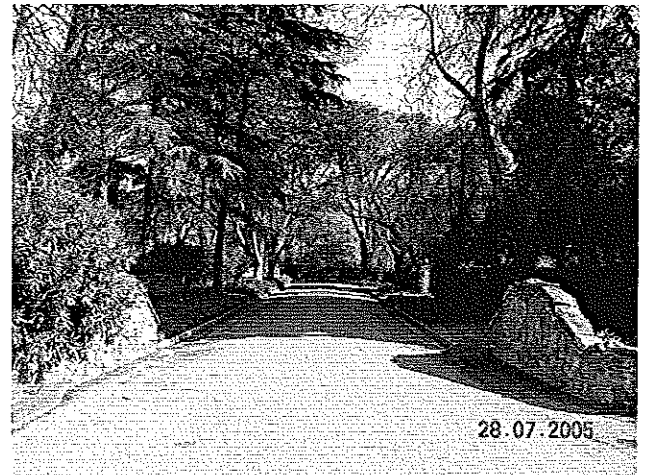
Circa 1928

2005

Elmglade Road



Brookside Road



1928 illustrations and photographs (pages i – vi) from Wilkinson et al., (1928)

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1. Introduction

1.1 Purpose

According to the City of Mitcham's Director of Engineering and Environmental Services (Theodoroulakes, 2003), the aim of this plan is to define service standards and deliver local maintenance needs.

The management plan seeks to move the City (or Council) beyond a reactive maintenance regime of its infrastructure. The objective is to undertake programmed maintenance and upgrades, in keeping with the character of Springfield Estate.

The City of Mitcham recognises the unique character of this Estate and a 'one size fits all' approach to development and maintenance across the City is not appropriate.

1.2 Identifying the Suburb

The suburb of Springfield is situated in the north-east of the City of Mitcham and is approximately six kilometres from Adelaide's central business district.

The Estate (Figures 1 & 2) is approximately twenty three hectares in area. Its boundaries are:

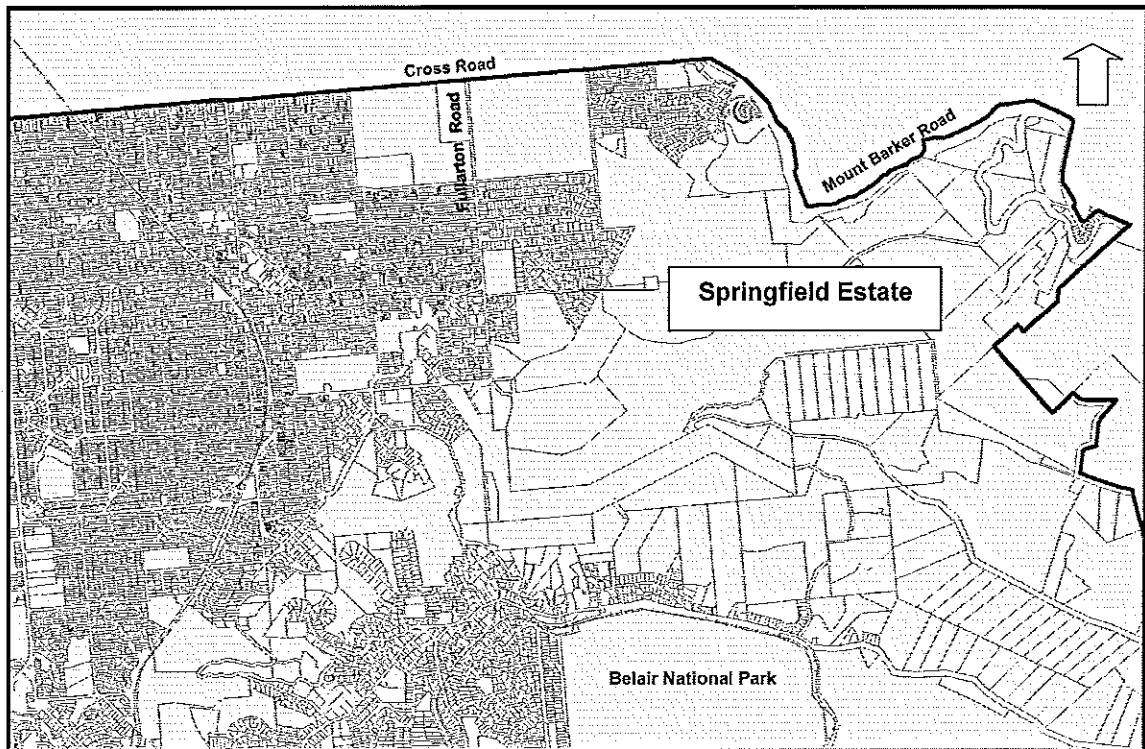
North - Delamere Avenue
South - Carrick Hill and Waite Hills
East - Waite Hills
West - Mercedes College and Carrick Hill

According to Taylor Weidenhofer (1995), in 1927 the first subdivision of seventy allotments was lodged (part of Sections 891, 892, 1078, 1090 and 1091).

The Estate was established in 1928, rivalling Woottona Terrace in Glen Osmond. Today, the Estate remains one of Adelaide's premier addresses.

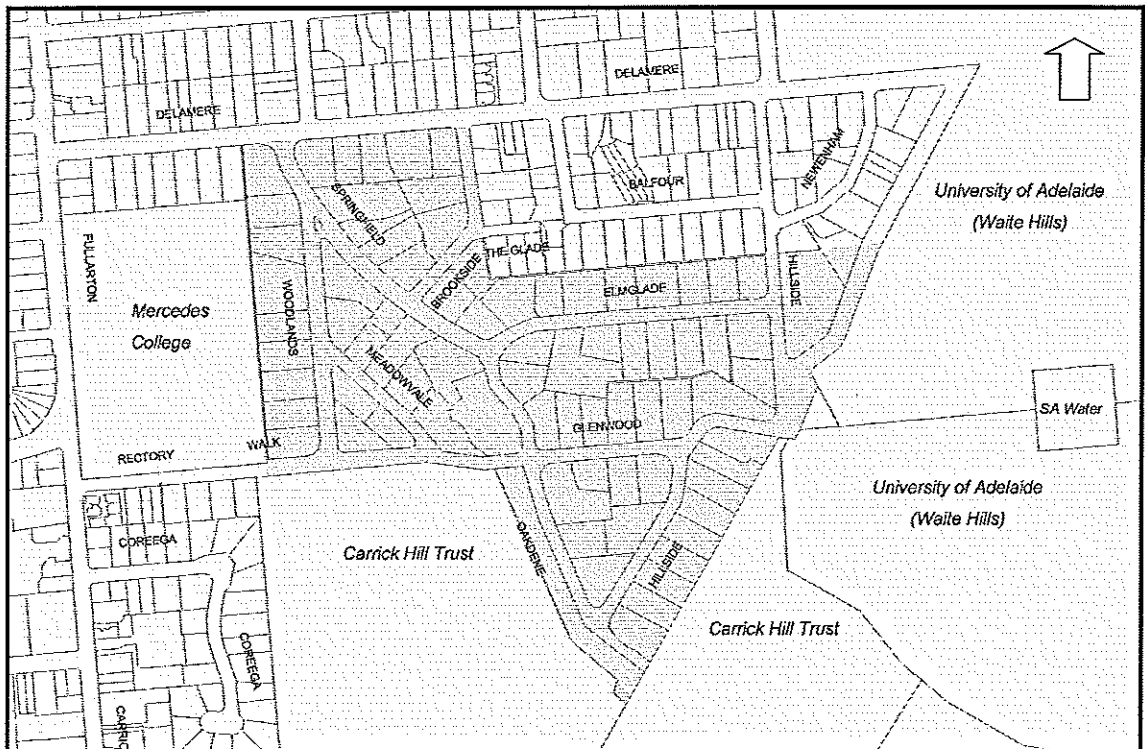
A series of photographs for each road is contained in Appendix A, and can be used as reference for most sections in this document.

Figure 1. Location of Springfield Estate.



Not to scale

Figure 2. Springfield Estate and surrounding roads.



Not to scale

1.3 Consultative Group

The City recognises the Springfield Estate Residents' Association (SERA) as a key stakeholder and consultative group.

The SERA evolved from Springfield Pty Ltd and was formed in 1989. Membership is drawn from residents within the Estate. The association appears to have evolved from the need to preserve the character (particularly the encumbrances) of Springfield Estate (see S.2.3).

2. History of Springfield

2.1 Early History

The sales booklet *Springfield* provides a brief history of the area up until 1928 when the new Estate was released for sale. According to Wilkinson et al., (1928, p6), in 1841 Mr Richard Francis Newland, first manager of the Bank of Australasia, acquired 80 acres. In the following year Mr Newland disposed of 40 acres of his holding to Mr Charles Burton Newenham, first sheriff of South Australia. Sheriff Newenham built the original homestead, and planted the huge quadruple-stemmed gum tree, named the 'four sisters' after his four daughters.

According to Taylor Weidenhofer (1995 p667) Mr Newenham sold the property outside the family and this property was later purchased by his grandson Charles Burton Hardy, a lawyer and businessman. Once Mr Hardy acquired the property in 1870, extensive additions to 'Springfield House' were made and beautiful gardens laid out (Wilkinson et al., 1928, p6).

In 1897 the property was bought by Mr Frank Rymill and Springfield House was remodelled and enlarged. From 1897 Springfield was occupied by the Rymill family until it was purchased by Springfield Limited (Wilkinson et al., 1928, p6). According to Taylor Weidenhofer (1995) the Matison family or relatives owned Springfield House from 1933 onwards.

2.2 Creating the Suburb

Taylor Weidenhofer (1995) outline how the suburb of Springfield was created in 1928. The opportunity to do this occurred as a result of the sale of Springfield House and its grounds by the Rymill family in 1927. A firm of real estate agents (and developers) saw the opportunity to create an expensive and exclusive suburb aimed at Adelaide's wealthy. Therefore, the company Springfield Limited was formed and it purchased the Estate in 1927. In that year a plan of the first subdivision of 70 allotments was lodged (part of Sections 891, 892, 1078, 1090 and 1091). More land was to be released in stages.

Wilson (1992) notes that the directors had the right to inspect and approve works of new residences and this right would be incorporated into the conditions of sale.

There was discussion on the use of hillside slopes east of the subdivision for recreation. It was finally resolved that only the Windmill Paddock and sufficient space behind Lots 55-59 be used for tennis courts, bowling green or other recreational facilities (Wilson, 1992).

2.3 Building Springfield

In November 1928, Dame Nellie Melba, GBE visited Springfield and was impressed by the Estate. The *Springfield* booklet states that she had replicas made of the lanterns and signs. These were erected at her Coombe Cottage in Melba Park and at her father's memorial (Wilson, 1992).

Between 1929 and the 1950's development was slow in Springfield, as in many parts of Australia. This is attributed to the Depression, World War II, scarcity of building materials and tough restrictions on development by the Federal Government during and after the War (Wilson, 1992).

According to Wilson (1992), during the Depression, some lot owners found it difficult to complete final payments or raise enough money to build their houses. Land prices dropped dramatically. In 1928, land was offered to shareholders at £6 per foot, but by 1936 prices of lots were being offered at £2-3 per foot.

The financial position of Springfield Limited in 1936 was in poor shape and liquidation was considered. An offer was made by Adelaide Development Company for forty three unsold lots and the site of Carrick Hill for £3,300. However, the offer was refused as it was below the mortgaged value (Wilson, 1992).

In September 1943, the E&WS Department purchased Lots 43 and 44 for the construction of two water tanks (Wilson, 1992).

In April 1945, TM Burke Pty Ltd offered to purchase all the shares of Springfield Ltd (or at least 75%) on the basis of £7,000 for the unsold allotments, plus the book value of other assets. By June 1945 the directors had transferred the registration of 18,166 shares to the nominees of TM Burke Pty Ltd. Following the transfer, Annual and Directors' meetings were held in Melbourne until 1969 (Wilson, 1992).

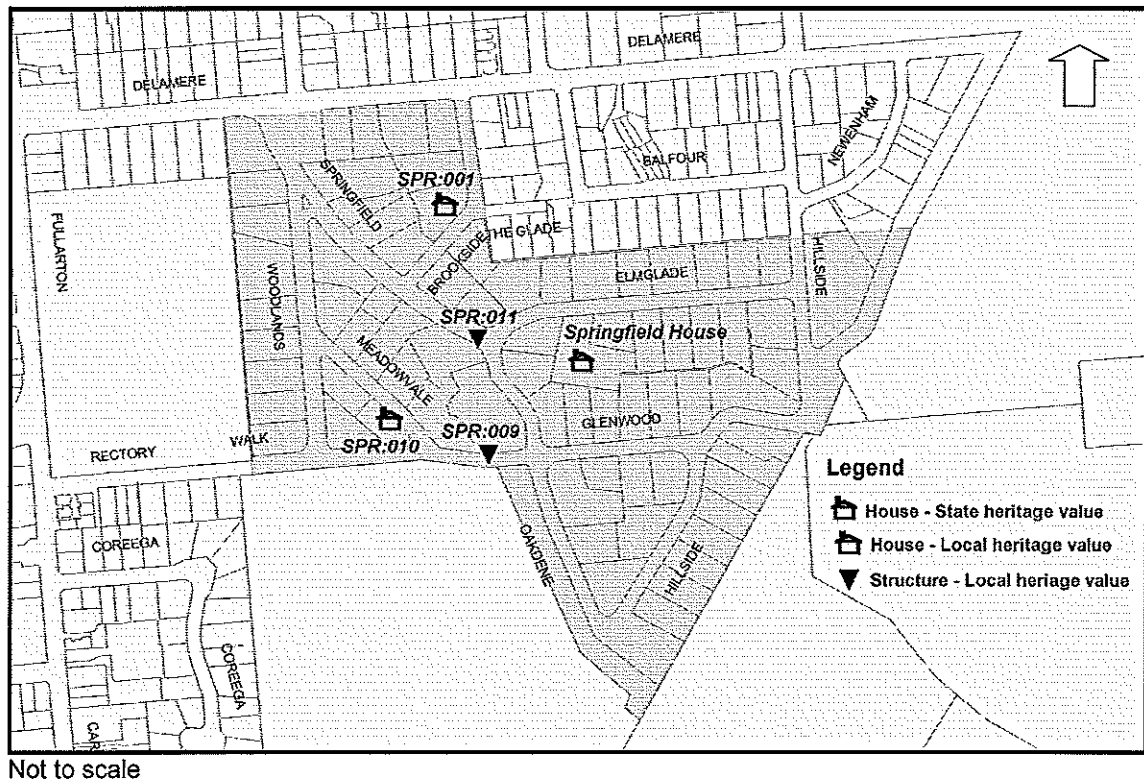
Springfield Ltd was later purchased, (minus the assets) by Royston Black, Roy Wilson and Ken Burton in the 1960's (Wilson, 1992). The company name was changed to Springfield Pty Ltd and new Articles of Association approved. The first Annual General Meeting was held at 11 Woodland Road, Springfield on 31 October, 1968.

The SERA later evolved from Springfield Pty Ltd to preserve the character of the Estate and, to provide financial backing and support to challenge any infringements of the encumbrances. By 1989 the SERA was incorporated and an interim committee formed. An entrance fee was set at \$200 and an annual subscription at \$50 (Wilson, 1992).

2.4 Heritage Places

Taylor Weidenhofer (1995) lists several houses and structures in Springfield as having heritage value (Figure 3):

Figure 3. Heritage places in Springfield Estate.



2.4.1 State Heritage Value

- *Springfield House*, 2 Elmglaide Road (SPR:005) – is significant as one of Adelaide's mansions with an historical association with some of Adelaide's prominent families. It was originally a six room house built in the early 1840's by Charles Burton Newenham on 40 acres of land. Over the years the house was leased and owned by well-known South Australians such as Charles Burton Hardy and Frank and Annie Rymill who added a second storey and later sold most of the land holding to the developers of Springfield. Eventually, Lots 51 and 71 which remained of Springfield House were subdivided between 1962 and 1972. Springfield House displays fine quality timbers, quality craftsmanship and William Morris tiles.

- *Carrick Hill*, Carrick Hill Drive (SPR:004) - house of prominent South Australians Edward and Ursula Hayward. Much of the interior dates back to the sixteenth century and contains world-recognised works of art and priceless antiques. The house is a two storey, asymmetric, large scale design with typical combination of chimney stacks, gabled and hipped roof forms with dormers dominating the skyline. Carrick Hill is important because this mansion is surrounded by a large park type garden and reflects the elite and park like tradition of Springfield.
- House at 3 Meadowvale Road (SPR:010) - a 'modern movement' house designed by the architect Russell Ellis and built in 1949. This house is one of the first of the modern approaches to building in Adelaide.

All of the above properties have been entered into the State Heritage Register.

2.4.2 Local Heritage Value

- House: 5 Brookside Road (SPR:001)
- Bridge: Meadowvale Road (SPR:009)
- Streetlight, Springfield Avenue, opposite Elmgrove Road (SPR:011)

The house at 5 Brookside Road has not been included in the current local plan amendment report (Heinrich, pers. com., 2004).

Details of these structures are in Taylor Weidenhofer (1995) *Heritage Survey of the City of Mitcham Vol. 1 and 2*. Extracts have been included in Appendix B.

3. Suburb Description

3.1 Land-use and Planning

3.1.1 Zoning

Springfield Estate is situated within the Residential (East Plains) Zone, along with Urrbrae and a portion of Netherby. Land immediately south and east of Springfield Estate is zoned 'institutional' and Hills Face Zone (*Mitcham (City) Development Plan*, 2003).

Objective 1 of the Residential (East Plains) Zone states:

"Development comprising detached dwellings on large allotments. The zone is characterized by high quality streetscapes as a result of well maintained street verges, large mature street trees, and extensive landscaping in front gardens. The appearance of dwellings are of a high standard, and have a generous set-back from the road (sic)" (Mitcham [City] Development Plan, 2003).

New developments in the area should maintain and reinforce the existing character, and comprise detached dwellings on large allotments. Buildings should be sited to maintain large landscaped frontages to public roads (Mitcham [City] Development Plan, 2003).

3.1.2 Encumbrances

According to Wilkinson et al., (1928, p36) a feature of Springfield was the encumbrances placed on each title to ensure that the development remained a first-class residential community. These included:

- *Residences only* – no businesses;
- *One house per allotment*;
- *Minimum contract price* – of £2,000 (reduced in special cases) for the house, including the garage (if any), but not including the cost of other outbuildings, fences and laying out of the garden.
- *All plans and specifications* – of buildings and fences to be approved by Springfield Ltd before construction;
- *No galvanised iron* – for roofs, outbuildings, fences or gates;
- *Building alignment to be observed*– no house to be built nearer to the front of an allotment than the building alignment which will be indicated.

The character, heritage values and encumbrances of the Estate will soon be investigated as part of a plan amendment report to update the City's Development Plan. This should provide greater recognition and understanding of the attributes and constraints when preparing and assessing development applications.

3.2 Natural Landform

3.2.1 Geology

From the *Soil Association Map of the Adelaide Region* (Thomson, 1989) it appears that the Estate is situated along the Eden-Burnside Fault zone.

The area consists of the Pooraka Formation of Cainozoic origin (60-135 million years). The adjacent Waite Hills are of the Saddleworth Formation from the Precambrian (600-4,500 million years).

3.2.2 Physiography

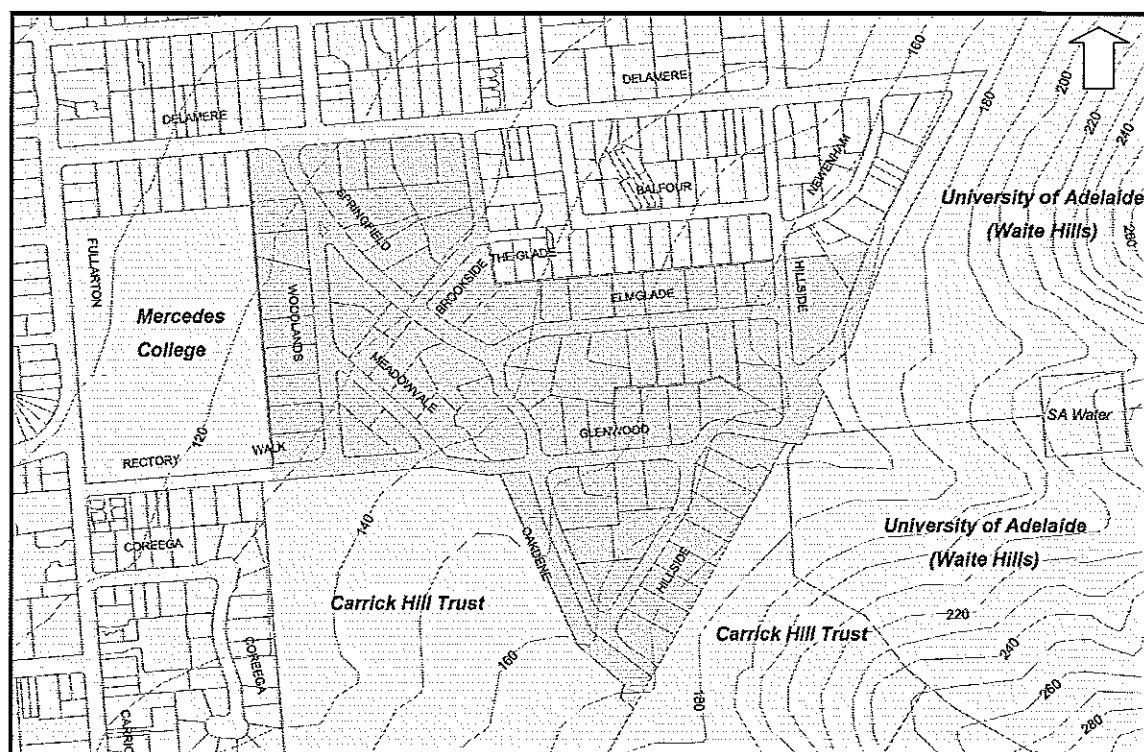
Viewing a map of the physiographic features of the Adelaide region in Taylor et al., (1974, p17), Springfield appears to be situated on the Burnside and Eden Faults, and the upper outwash plain (between the Brownhill Creek and Glen Osmond Fans).

Taylor et al., (1974) state that the:

"Burnside Fault lies about 120-150 metres above sea level with a slight dip to the north on the southern end. The Eden Fault block forms the backdrop to the City of Adelaide. In the central region it rises to 300 metres (Blackwood district), but only 140-150 metres on the frontal slopes along the southern hills (Seacombe Heights)."

Land within Springfield falls to the north-west with a fall of approximately 55 metres over a distance of 700 metres. The highest elevation is about 170 metres at the rear of Hillside Road properties and, the lowest elevation about 115 metres near the Springfield Avenue/Delamere Avenue junction (Figure 4).

Figure 4. Topography of Springfield Estate and adjacent land.



Not to scale

3.2.3 Soils

The *Soil Association Map of the Adelaide Region* (Thomson, 1989) shows that the dominant soil types are (i) Red Brown Earth and (ii) Slope Wash.

The Red Brown Earths in the Estate are further classified into:

- RB1: shallow stony red-brown clay soils underlying bedrock;
- RB3: heavy red-brown clay soils with a prismatic or blocky structure over clay with variable lime;
- RB3a: as for RB3 but with some stone fragments throughout the profile.

Slope Wash contains mixed stony colluvial wash material, usually brown and red-brown colours with no profile development. The adjacent Waite Hills contain Skeletal Soils. These are very thin soils overlying bedrock. Rock outcrops are common (Thomson, 1989).

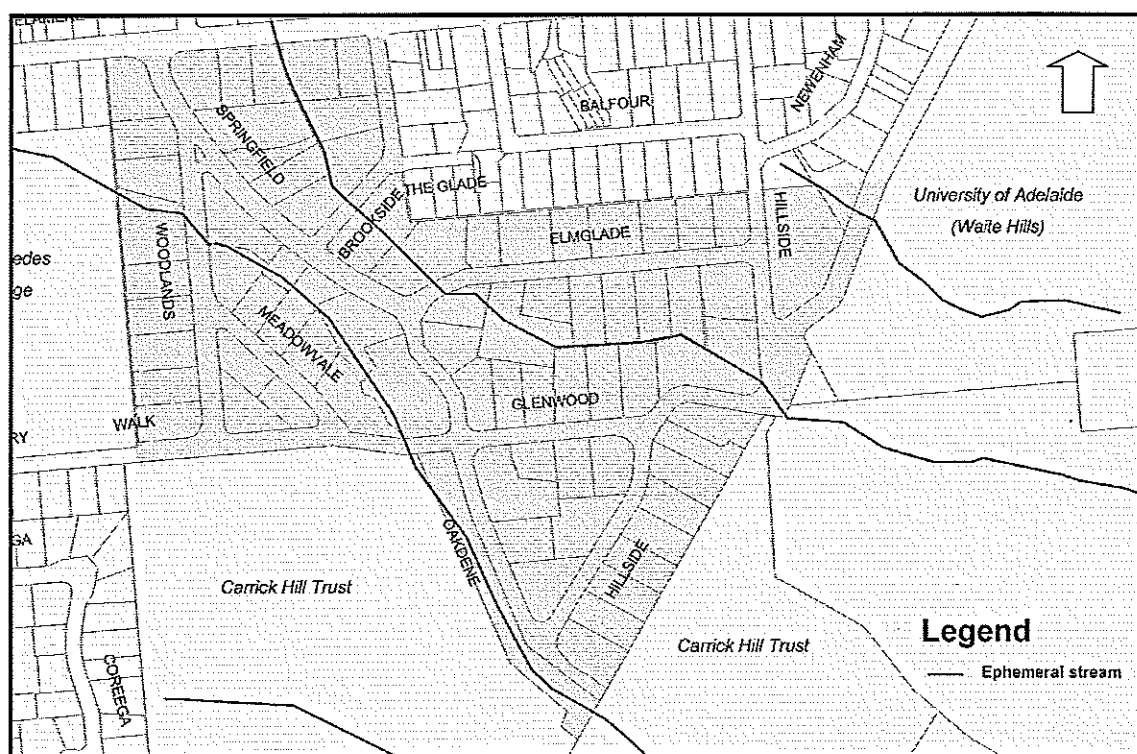
3.2.4 Rainfall

Weather observations at the nearby Waite Institute from 1925 to 2000 have recorded a median rainfall of 611.5 millimetres per annum. As a comparison, Kent Town has a median rainfall of 546 millimetres per annum (Bureau of Meteorology, 2004).

3.2.5 Water Courses

Three ephemeral streams flow through Springfield in a north-westerly direction and originate from the slopes directly behind Springfield (Figure 5). The watercourses have been utilised for drainage of stormwater and are highly modified from urban development.

Figure 5. Water courses in Springfield Estate.



Not to scale

3.3 Vegetation

3.3.1 Remnant Vegetation

According to Kraehenbuehl (1996) citing Cockburn (1984):

"At the time of European settlement the Black Forest extended along the western foothill suburbs such as Burnside, Glen Osmond, Urrbrae and Mitcham". Springfield falls within this region.

*"The Black Forest is thought to have gained its name from the dark bark of the trees and the thick dark green foliage. Some of the plant species characteristic of the Black Forest include Grey box (*Eucalyptus microcarpa*), South Australian blue gum (*Eucalyptus leucoxylon*), Sweet bursaria (*Bursaria spinosa*), Native lilac (*Hardenbergia violacea*), Golden wattle (*Acacia pycnantha*), Kangaroo thorn (*Acacia paradoxa*) and thick expanses of Kangaroo grass (*Themeda triandra*) amongst other native grasses. Drooping sheoak (*Allocasuarina verticillata*) and River red gum (*Eucalyptus camaldulensis*) also occurred in the Black Forest, with the latter concentrated along watercourses."*

European settlement resulted in the clearing of the Black Forest for agriculture, housing, timber and parks, and now only small remnants remain.

Mature Grey box trees occur throughout the Estate with some prominent street trees in Meadowvale Road and Hillside Road.

3.3.2 Significant Flora

The foothills behind the nearby Waite Institute contain a remnant Grey box (*Eucalyptus microcarpa*) woodland of local significance. Carrick Hill and Brownhill to the south also contain Grey box woodlands.

The Estate contains minimal remnant vegetation, the most noticeable being Grey box along Meadowvale Road, Hillside Road and Oakdene Reserve.

Turner (2001) reports that in 1995 Neagle upgraded Davies (1992, p13) conservation rating of Grey box woodland to a priority 4 plant association in South Australia – previously priority 5. According to Davies (1992):

"Grey box woodlands are poorly conserved in South Australia, that is much depleted but a few large examples still remaining in the state (sic)."

A provisional listing of threatened ecosystems by the Department of Environment and Heritage in 2001 in South Australia lists *E. microcarpa* Grassy Low Woodland on foothills and slopes of southern Mount Lofty Ranges as 'endangered'. The unpublished report states that the ecosystem has limited distribution on hills south of Adelaide. It is heavily modified by urban sprawl and invasion of exotic plants. Today, only a few degraded examples exist within reserves.

3.3.3 Significant Trees

Background

Trees are a notable feature of Springfield. Wilkinson et al., (1928, p10) state that:

"Many months of painstaking work were absorbed in the perfection of the subdivisional design. First of all a contour plan was drawn...on it was plotted the position of every tree. Three alternative designs were then prepared by the Government Town Planner (Mr W.S. Griffiths). From these the final plan gradually evolved after many alterations to enable the preservation of beautiful trees, and to take advantage of contours, natural features and views. Trees were also retained on allotments to maximise the beauty of garden settings."

In 1933 the Mitcham Council planted Lombardy poplars to the entrance of Springfield Avenue and along Woodland Road (Wilson, 1992). Flowering gums were planted in Meadowvale Road. Pines and cypresses were planted in the reserve along Oakdene Road.

A tree within the Estate with some heritage value is the 'Four Sisters' which is a quadruple stemmed gum tree, in Springfield Avenue. It was planted by Sheriff Newenham after his four daughters. Over the years the tree's main limbs have been lopped and the tree is now a poor specimen.

Tree Removal

Tree removal on Council land is undertaken in accordance with the City's Tree Policy 14.30, notably:

- Section 3.1 - a tree over 5 metres in height requires a Council resolution to enable removal from property under its care and control unless it is dead, poses an immediate safety hazard, threatens property of substantial value, is diseased and treatment is not feasible or is a proclaimed plant (noxious weed). Sections 3.2 - 3.9 should also be considered;

- A development application is considered by Council for tree damaging activities of significant trees (two metre girth, or greater) as specified in the Development Act 1993.

The purpose of these controls is not to prevent all tree removals but rather to prevent inappropriate and indiscriminate removal of significant trees (Local Government Association, 2001).

Street Tree Species

Street tree plantings are not uniform, but consist of a diverse range of predominantly exotic species. Wide verges, large housing blocks and the setback distances of houses from the street have enabled the planting of large, majestic trees which give a unique character to the Estate (A. Wark [City of Mitcham] 2004, pers. comm.).

A street tree survey is underway to document species and condition ratings. The data will be utilised to program street tree planting and maintenance.

Tree Management Program

Street trees are inspected in response to customer requests and when staff identify particular problems during maintenance works. These trees are then assessed against a number of criteria such as structure, health and road safety (D. Mably, [City of Mitcham] 2004, pers. comm.). An appropriate course of action is then followed which may include root pruning, installation of a root barrier, limb or tree removal and replacement.

Any work performed on trees will be in accordance with AS4373:1996 *Pruning of amenity trees* and industry best practice (D. Mably, [City of Mitcham] 2004, pers. comm.).

To minimise the impacts of tree removals, where adequate space exists the City should plant replacements prior to removal. This may involve planting replacements years in advance near the tree to be removed. However, this is not possible when a tree poses an immediate safety hazard and complete removal is required.

The aim of planting additional street trees in Springfield Estate is to maintain its character. When an exotic species is removed, it should be replaced with an exotic species that is generally tall and majestic when mature. If an indigenous tree is removed, two or three trees of the same species should be planted to ensure at least one survives and to maintain biodiversity values (A. Wark [City of Mitcham] 2004, pers. comm.).

Before planting a tree in the verge or public area, the City should also consider the following guidelines and regulations to avoid damaging infrastructure, reduce risks and to provide required sight distances on roads (see Tree Policy 14.30):

- Local Government Act 1999; Section 232(a);
- Electricity Act 1996, Part 5 and Electricity (Principles of Vegetation Clearance) Regulations 1996, Section 10;
- Sewerage Act 1929, Section 13 (XI) and Sewerage Regulations 1996, Section 24;
- Waterworks Act 1932, and Waterworks Regulations 1996 Section 37(1).
- SA Water (2003) Tree Planting Guide – refer to schedules 1 and 2;
- Transport SA (2001) *Care, Control & Management of Roads by the Commissioner of Highways (Section 26 of the Highways Act) Operational Instruction 20.1;*
- Local Government Association (2001) *Trees: Legislation and Risk Management Guidelines for Local Government;*
- Horticultural industry best practice.

Actions

- 3.3.3 (a) *Council trees should be maintained in a healthy and safe manner, with a view to minimising damage and adverse impacts to infrastructure, traffic and private property.*
- 3.3.3 (b) *Tree maintenance works should be in accordance with AS4373:1996 Pruning of amenity trees and current industry best practice.*
- 3.3.3 (c) *Street tree planting should aim to maintain the existing character of the streetscape.*
- 3.3.3 (d) *Undertake a street tree survey within the Estate.*

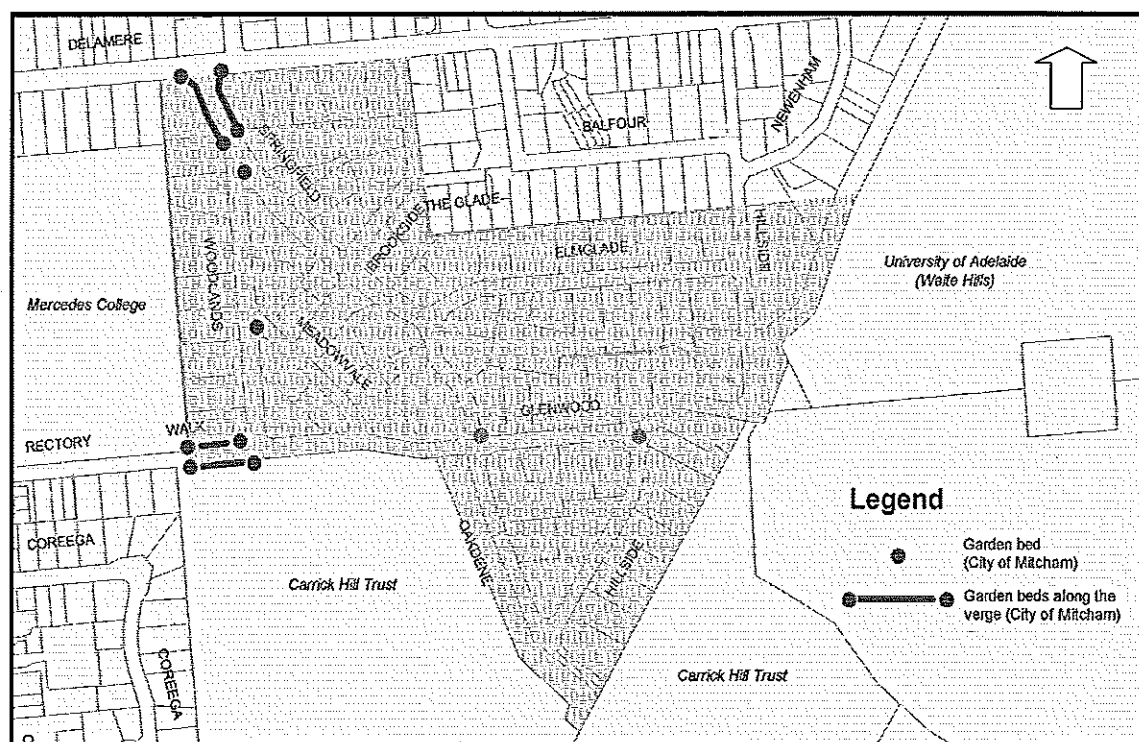
3.3.4 Landscaping

The majority of private gardens in Springfield Estate display mature trees (mainly exotic) with well maintained garden beds, lawns and houses set well away from the road.

There are a number of regularly used plants in the Estate such as *Agapanthus sp.* (African blue lily) and *Hedera sp.* (Ivy) which in many instances are planted along verges.

The City maintains a number of garden beds along verges and islands (Figure 6) which are summarised in Table 1.

Figure 6. Garden beds maintained by the City of Mitcham in Springfield Estate.



Not to scale

Table 1. Garden beds maintained by the City of Mitcham

Street	Description of Garden Bed	Action
Glenwood Rd (island)	<ul style="list-style-type: none"> Planted approximately 9 years ago with Golden diosma (<i>Coleonema pulchrum</i>). Also contains Shore juniper (<i>Juniperus conferta</i>) and other conifer shrubs. Some Golden diosmas are looking poor, and growth is uneven between plants. There are prominent bare patches in the garden bed, especially on the southern side. No irrigation in the garden is affecting the plant growth. The garden's overall appearance is poor. 	<p>Irrigate the garden (install a water meter, approximately \$4,000) depending on plant species selected.</p> <p>Mulch garden bed.</p> <p>Replant with hardy, low maintenance species.</p> <p>Regular maintenance (8 week intervals)*.</p>
Hillside Rd (adjacent SA Water tanks & pump station)	<ul style="list-style-type: none"> Garden bed along the verge contains <i>Grevillea rosmarinifolia</i> and <i>Hibiscus</i> spp. Garden bed along pump station. 	<p>Tidy garden bed (weed and minor pruning of overhanging branches) annually.</p> <p>Remove self-seeded Olive.</p>

Street	Description of Garden Bed	Action
Rectory Walk driveway link	<ul style="list-style-type: none"> New garden beds along the driveway link, planted in September 2004. Black Anther Flax Lily (<i>Dianella revoluta</i>), <i>Lomandra</i> var. 'Katrinus', Pepper tree (<i>Schinus areira</i>). Well mulched. No irrigation. 	<p>Regular maintenance (8 week intervals)*.</p> <p>Regularly control weeds and reshape garden edges to retain mulch.</p>
Springfield Ave and Delamere Ave (verge)	<ul style="list-style-type: none"> Verge on both sides of the road from Springfield Ave/Delamere Ave junction to Springfield Ave/Woodland Rd junction. Stone edge used along a small portion of the garden bed to retain mulch. However, mulch is spilling over the kerb and footpath. Plants include significant Pines (<i>Pinus</i> sp.), Shore juniper (<i>Juniperus conferta</i>), African blue lily (<i>Agapanthus</i> sp.), Bear's breeches (<i>Acanthus</i> sp.) and Alyssum. It is difficult to establish plants below the Pine trees. As a result plantings appear sparse and are struggling in areas. Pine needles are a regular maintenance issue. Unmade-dolomite path winds around trees and bushes. Drip irrigation. 	<p>Regular maintenance (8 week intervals from Dec-May; 4 week intervals May-Dec)*.</p> <p>Regularly reshape garden edges to retain mulch.</p> <p>Replant verge to fill gaps with low maintenance, hardy species.</p> <p>Modify drip irrigation system to suit.</p> <p>Prune trees and shrubs along path to minimise facial injuries.</p>
Springfield Ave and Glenwood Rd	<ul style="list-style-type: none"> Garden bed behind the stonewall on eastern side of Springfield Ave. Plants include a significant Pine, Diosma (<i>Coleonema</i> sp.), <i>Thuja</i> sp., Shore juniper (<i>Juniperus conferta</i>) and other conifers amongst moss rocks. Plants are affected by shade and competition of the mature Pine. 	<p>Regular maintenance (8 week intervals from Dec-May; 4 week intervals May-Dec)*.</p> <p>Remove Diosma.</p> <p>Replant gaps with low maintenance, hardy species that can grow beneath the Pine tree.</p>
Springfield Ave and Woodland Rd (island)	<ul style="list-style-type: none"> Landscaped in 2001 with cooperation from the SERA. Replica signs, original light and stone wall with a plaque commemorating 75 years of the Estate. Planted with African blue lily (<i>Agapanthus</i> spp.), Ivy (<i>Hedera</i> spp.) and a Deodar cedar (<i>Cedrus deodara</i>) as a specimen tree. Garden looks good but needs regular maintenance (pruning, weeding, etc). Irrigated. Kerbing in excellent condition (new). 	<p>Regular maintenance (8 week intervals)*.</p>

Street	Description of Garden Bed	Action
Woodland Rd and Meadowvale Rd (island)	<ul style="list-style-type: none"> River red gum (<i>Eucalyptus camaldulensis</i>), Golden wattle (<i>Acacia pycnantha</i>) and Sticky hop bush (<i>Dodonea viscosa</i>) are in the corner of the garden bed. A dead tree containing hollows has been retained. Planted with roses around 1996. Roses need annual pruning. Drip irrigation. Kerbing lifting by River red gum 	<p>Regular maintenance (8 week intervals)*.</p> <p>Prune roses annually.</p>

* Current maintenance program

3.3.5 Reserves

Oakdene Reserve is situated on the suburb's southern boundary along Oakdene Road, adjacent to Carrick Hill. It was referred to as the 'Plantation Reserve' by Wilkinson et al., (1928, pp10-11).

This long, narrow reserve falls steeply from both sides to an ephemeral creek originating from the Waite Hills to the south. A walking track through Oakdene Reserve links with trails in the Waite Hills.

In 1933 the Mitcham Council reportedly planted Pines and Cypresses in this reserve (Wilson, 1992 p5).

The reserve contains some remnant native vegetation with infestations of proclaimed plants under the Natural Resources Management Act 2004, such as Olive, Aleppo pine and Cape broom.

From discussions with the SERA it is clear that they would like mature Aleppo pines retained. Therefore the City will only remove dead and juvenile (self seeded) Aleppo pines, along with other proclaimed plants.

Following weed control, the City should revegetate with indigenous species, including substantial numbers of Southern Cypress-pine (*Callitris preisii*) in place of Aleppo pines that may be removed. Photographs in the booklet *Springfield* (included in this plan) provide evidence that the Southern Cypress-pine was once established in the Estate.

Action

3.3.5 (a) Control proclaimed plants such as Olive and Cape broom in Oakdene Reserve. Retain mature Aleppo pines but remove dead and juvenile Aleppo pines.

3.3.5 (b) Revegetate the reserve with indigenous flora, particularly Southern Cypress-pine (*Callitris preisii*).

3.4 Fauna

The author is unaware of any fauna studies undertaken within Springfield Estate. Fauna surveys that may have been undertaken in the adjacent Waite Hills and Carrick Hill would provide an indication of species that may occur within the Estate.

3.5 Built Environment

3.5.1 Roads

According to Wilkinson et al., (1928) the roads in the first subdivision were constructed with road metal by Council at the expense of Springfield Limited. The roads were then vested in Council.

Roads within the Estate have a thin layer of bitumen over little or no pavement which makes them more susceptible to cracking and potholes. Condition rating of roads within the City is undertaken on a one to four year cycle. The roads in Springfield are considered to be in a reasonable-fair condition. Repairs are undertaken as required to maintain them in a safe condition (J. Raymond [City of Mitcham] 2004, pers. comm.).

Apart from the recent upgrade to Rectory Walk, there is no other road replacement or resurfacing programmed for the Estate. However, reactive maintenance will continue to repair potholes and cracks in the bitumen.

The frequency of street sweeping has recently been increased to a four week cycle (previously a six to seven week cycle) to accommodate high leaf litter volumes. Regular sweeping reduces the amount of organic matter entering water courses and gives a tidy appearance to the street.

Additional sweeping is undertaken in between the four week cycle in response to resident's requests in problem areas. The City will consider scheduling this into a regular program.

Action

- 3.5.1 (a) *Maintain the road network within Springfield in a reasonable and safe condition.*
- 3.5.1 (b) *Undertake reactive and programmed road maintenance as required.*
- 3.5.1 (c) *Continue street sweeping on a standard four week cycle and program additional sweeping of problem areas.*

3.5.2 Kerbing

Sealed roads are constructed with concrete kerbing to redirect water runoff into concrete pipes, or in many cases natural water courses.

According to Raymond (pers. comm., 2004), most concrete kerbing appears to have been constructed in the 1950's. The majority of the kerbing is in a reasonable condition.

From field observations tree roots appear to be the most significant problem with kerbing in the Estate, but some concrete appears to be deteriorating with age.

Upgrades are programmed for Meadowvale Road and Springfield Avenue. The following roads require kerb replacement in small sections due to their poor condition:

- Brookside Road (near Delamere Avenue) – Olive, Eucalyptus and Pine tree roots have lifted the kerb. The Olive tree should be removed as it is a proclaimed plant under the Natural Resources Management Act 2004 and dropping fruit along the adjacent footpath. Bitumen has been used to form a makeshift kerb adjacent to the Pine trees.
- Glenwood, Oakdene and Woodlands Road – tree roots are lifting the kerb in some areas and concrete is deteriorating.

There has been discussion with the SERA to modify some kerb lines to enclose trees when a road is reconstructed, particularly in Springfield Avenue.

Actions

- 3.5.2 (a) *Maintain kerbing in a reasonable and safe condition.*
- 3.5.2 (b) *Replace isolated sections of kerbing damaged by tree roots.*
- 3.5.2 (c) *Upgrade kerbing in Springfield Avenue and Meadowvale Road in line with programmed upgrades. Consider modifying the kerb line to enclose street trees.*

3.5.3 Verges

Verges should be maintained in accordance with the City's Policy 14.15 to enable safe access and egress by pedestrians and utility companies to their infrastructure.

Where pedestrian links have been identified (see section 3.5.4), some gardens along the verge will need to be modified to provide a minimum width of 1.5 metres for pedestrian access. In most situations, trees in the verge are to be retained with low limbs removed and clearance provided around the tree. Vegetation should be maintained to avoid eye injuries and trip hazards to pedestrians. Gardens beds which encroach onto the verge can be replaced with grass or suitable alternatives.

Verges along streets such as Elmgrove, Glenwood and Woodland Roads require minimal work. However, verges along Springfield Avenue and parts of Brookside Road require more modifications.

In most streets, services have been laid underground within the road verge. Residents have reportedly experienced problems with gas leaks killing plants, power surges and telephone connections. Affected residents should contact the service provider to discuss faults and corrective action.

Actions

3.5.3 (a) *Maintain verges in accordance with the City's policies to enable safe access and egress by pedestrians where pedestrian links have been identified.*

3.5.3 (b) *Council to notify residents of non-complying verges (along a pedestrian link) specifying a time frame to modify the verge in accordance with Council's policies.*

3.5.4 Footpaths

There are few hard surfaced footpaths in the Estate, restricted to Delamere Avenue and part of Brookside Road. These paths have a bitumen surface and vary in condition from 'poor' to 'reasonable' along their length (Table 2). These paths are swept by the City upon request by residents, but a regular sweeping program is being considered.

The remainder of the footpaths (Table 2) are dolomite and bare earth (short length along Springfield Avenue) or simply bare earth or gravel (e.g. Rectory Walk and Glenwood Road).

The majority of the Estate lacks footpaths and in some instances gardens along the verge inhibit pedestrian access. These pose a safety hazard for residents and the City.

A resident reported an incident on Brookside Road where a pedestrian was walking along the road and was nearly hit by a passing car. There was no footpath in the area and cars were parked along the kerb preventing access to the verge as the car approached.

Past discussions between Council and the SERA revealed that some residents are opposed to a footpath network as some gardens and driveways along the verge will need to be modified. As important as it may seem, leaving gardens intact along the verge does not resolve the greater pedestrian safety issues faced by Council (see Section 3.5.5).

Pedestrian access along the culvert-stone walls should also be addressed. Currently, pedestrians are forced to walk along the road to pass them. In its current form, access behind most of the walls is not possible as the terrain is steep and large trees block access.

Table 2. Status of Footpaths in Springfield Estate

Street	Description of Footpath	Action
Brookside Rd	<ul style="list-style-type: none"> • Bitumen along a small portion of the western verge joining Delamere Ave. The path continues a short distance along paved driveways but terminates in a garden bed. • Deep cracking and lifting of bitumen from tree roots. • Verges further along the south-western section of road are landscaped with garden beds, inhibiting pedestrian access. • Culvert and stone walls force pedestrians onto the road. 	<ul style="list-style-type: none"> • Remove Olive tree that is lifting the path and kerbing. • Repair or replace bitumen path that is lifting. • Investigate pedestrian access along culverts.
Delamere Ave	<ul style="list-style-type: none"> • Bitumen footpath in a fair-reasonable condition. • Cracking is evident in places especially near Brookside Rd. • The bitumen path is interrupted by a grass verge in front of 23 Delamere Ave, but pedestrian access is not inhibited. • A dolomite path leads from Springfield Ave to Delamere Ave. 	<ul style="list-style-type: none"> • Assess and repair cracking bitumen on a regular basis.
Elmglade Rd	<ul style="list-style-type: none"> • No footpaths. • Verges are mainly grassed and clear, containing significant trees. • Culvert and stone walls force pedestrians onto the road. 	<ul style="list-style-type: none"> • Investigate pedestrian access along culverts.

Street	Description of Footpath	Action
Glenwood Rd	<ul style="list-style-type: none"> No footpaths. Verges are mainly grassed and clear. Unmade path along the boundary of Carrick Hill (pedestrian access section of road). 	<ul style="list-style-type: none"> Investigate pedestrian access along culverts. Surface path with dolomite or gravel.
Hillside Rd	<ul style="list-style-type: none"> No footpaths. Path in the reserve adjacent to the culvert-stone wall. Many verges are grassed and clear. 	
Meadowvale Rd	<ul style="list-style-type: none"> Bare earth path along the eastern verge but is disrupted by garden beds. 	
Oakdene Rd	<ul style="list-style-type: none"> Bare earth track along western side of road. 	<ul style="list-style-type: none"> This track can be widened and surfaced with dolomite or similar material.
Rectory Walk	<ul style="list-style-type: none"> Gravel path along the boundary of Carrick Hill, linking with Glenwood Rd. 	
Springfield Ave	<ul style="list-style-type: none"> Narrow bare earth and dolomite path along both verges starting from Delamere Ave/Springfield Ave junction and terminating at Woodland Rd junction, and 2 Springfield Ave. These footpaths are short in length, with the remainder of Springfield Ave without paths. Path winds around trees and shrubs which need pruning. Small brick path along 1 Springfield Ave. 	<ul style="list-style-type: none"> Prune trees and shrubs near paths as required. Paths can be widened and surfaced with dolomite or similar material.
Woodland Rd	<ul style="list-style-type: none"> No footpaths. Culvert and stone walls force pedestrians onto the road. Many verges are grassed and clear. 	<ul style="list-style-type: none"> Investigate pedestrian access along culverts.

Actions

- 3.5.4 (a) *Undertake actions listed in Table 2 in consultation with residents.*
- 3.5.4 (b) *Assess pedestrian movements within the Estate in order to develop a footpath network.*
- 3.5.4 (c) *Consult with residents on which verges need to be modified for the construction of footpaths in each street.*

3.5.5 Streetlights

"By 1928 wrought-iron lanterns of old English design had been erected...and were to be powered by electricity when required (Wilkinson et al., 1928)."

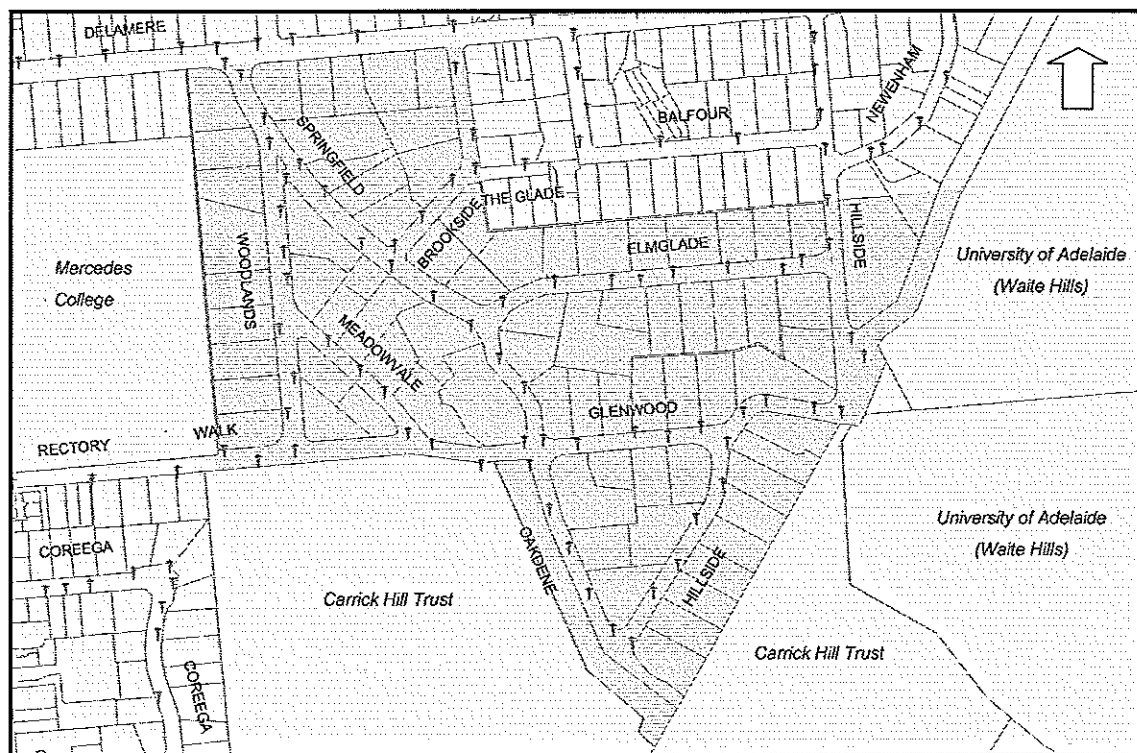
One of the last remaining street lights from the initial subdivision is along Springfield Avenue, opposite Elmgade Road. According to Taylor Weidenhofer (1995):

"The light consists of a wrought-iron and glass lantern, mounted on a timber post (currently on a metal post). The light's heritage value is significant as it is representative of the features designed and built at the time of the initial layout of the area for the new housing estate in c. 1928 (see Appendix A)."

The traffic island in Springfield Avenue also contains an original light, representations of the above extract.

Current lighting consists of approximately 60 post top series streetlights which have been painted black (Figure 7). Lamps range from 80 Watt mercury vapour to 18 and 26 Watt low pressure sodium. Following successful trials in 2000 using 50 Watt high pressure sodium lamps, the remaining streetlights will be upgraded by late 2005 to improve illumination.

Figure 7. Streetlights (post top series) located in and around Springfield Estate.



Not to scale

When a light pole needs replacing, it should be matched to existing streetlights. Currently, this is the Sylvania Nostalgia/B with decorative hood (Appendix C).

Installation of public lighting should be in accordance with ETSA's standard range of luminaries and columns. ETSA Utilities has ownership of the light poles and is responsible for installing, maintaining and replacing components as required. As with other Councils, the City is charged an annual tariff and is locked into using ETSA Utilities.

Streetlights at three intersections within Springfield Estate do not currently comply with the Australian Standard (AS1158.3.1.1999) based on a road classification P5. The affected intersections are (i) Woodland Road/Springfield Avenue, (ii) Woodland Road/Meadowvale Road, and (iii) Glenwood Road/Hillside Road.

A previous intersection lighting design (2001) from ETSA was rejected by the SERA due to the style of poles. During a meeting on 4 May 2005 with the City, the SERA agreed upon an appropriate intersection light. This is a Rexel - Boston 3 luminary on a decorative 'Normandy' column, powder coated black, available in 9 and 10.5 metre columns with a 3 metre outreach. Therefore, the City has commissioned ETSA to complete designs and a quotation based on this style.

Actions

- 3.5.5 (a) *Paint post top lanterns and columns gloss black as required.*
- 3.5.5 (b) *Should a post top lantern need replacing, contact ETSA to install the 'Sylvania Nostalgia/B 2001 post top series' which is powder coated black.*
- 3.5.5 (c) *Install intersection lighting to meet the Australian standards (AS1158.3.1.1999) at Woodland Road/Springfield Avenue, Woodland Road/Meadowvale Road and Glenwood Road/Hillside Road.*
- 3.5.5 (d) *Audit streetlights at four year intervals to assess their condition and operation. Inform ETSA Utilities of any maintenance issues.*

3.5.6 Signs

The streetlights are in harmony with the street name indicators and are adapted from old English inn signs (Wilkinson et al., 1928). The original signs were constructed from timber and wrought-iron.

As with the current street lights, street name signs differ from the 1928 design. The name plate is a different shape, constructed of metal and most are fixed to a metal pole. The current signs were designed and ordered with approval from the SERA. All street signs have been painted black. Only a few signs (corner of Delamere Avenue and Brookside Avenue) have a square wooden post similar to the 1928 design.

Maintenance of street name signs will include painting and replacing name plates and posts as required.

A minimalist approach has been taken with the installation of signage in Springfield. Traffic signage consistent with Australian Standards, Federal and State laws will need to be maintained.

During consultation with the SERA in 2005 it was agreed to explore the use of plaques to highlight and inform the community of heritage items (or places) within the Estate (see s. 2.4).

Actions

- 3.5.6 (a) Replace name plates and re-paint sign posts black (as required).
- 3.5.6 (b) *Maintain traffic signage in line with Australian Standards, Federal and State laws.*

3.5.7 Traffic

A traffic study was undertaken in and around Springfield Estate in 2001. According to Billinger and Symons (2001, p15) the audit was conducted for the sole purpose of identifying current deficiencies and hazards which reduce safety for all expected road users.

The 4.6 kilometres of road audited included some sections outside the original Estate such as the Glade, Newenham Road and sections of Delamere Avenue and Rectory Walk.

The report stated that audited roads are generally of a high standard, with some exceptions.

A number of common and repetitive deficiencies were recorded by Billinger and Symons (2001, p5):

- Lack of footpath space (on roads and across bridges), often caused by mass planting of verges and resulting in pedestrians using the road;
- Lack of delineation of roadside hazards;
- Poor lighting (particularly at junctions), which is often obscured by overhanging foliage;

- Faded line marking (where provided);
- Limited sight distance at the top of a number of crests and bends;
- A number of trees too close to the road, or actually in the road;
- Steep embankments without guard railing; and
- Lack of advanced warning signage at the approach to junctions.

From observations by Billinger and Symons (2001, pp 6-12) recommendations were made to improve road safety. In consultation with the SERA, the City of Mitcham has completed the minor actions which were recommended. Some long term actions are yet to be completed but are not ranked as being a high priority (P Morris [City of Mitcham] 2004 pers. comm.).

Illegal parking near Mercedes College continues to be monitored by the City on a rotational basis. On average this consists of two sessions per month, such as one morning and one afternoon. This is undertaken across the City with other schools. Illegal parking near Mercedes College is no worse, or unique when compared with other schools in the City (T Nicholas [City of Mitcham] 2004, pers. comm.).

Actions

- 3.5.7 (a) *The City to maintain traffic control devices in a functional condition according to the Australian Standard and, Federal and State laws.*
- 3.5.7 (b) *In consultation with the SERA Committee, program outstanding actions listed in the road safety audit and submit budget bids for capital works.*
- 3.5.7 (c) *The City to continue monitoring illegal parking adjacent to Mercedes College.*

3.5.8 Drainage

Watercourses flow in a north-easterly direction and originate from the slopes to the south and east of the Estate such as Brownhill Reserve, Waite Hills and Carrick Hill.

According to Raymond (pers. comm., 2004) the City has minimal stormwater infrastructure in Springfield. It is restricted to kerbing, culverts and side entry pits which direct runoff into watercourses on private land. Oakdene Reserve is the only natural watercourse that is under management by the City. In some instances, stormwater pipes have been installed on private property to channel water into a nearby water course.

At the rear of a number of properties along Woodland, Elmgade and Glenwood Roads Council drainage reserves exist.

The Patawalonga Catchment Water Management Board has jurisdiction over watercourses in the area and controls any alterations to them. However, landowners are responsible for maintaining watercourses on their land.

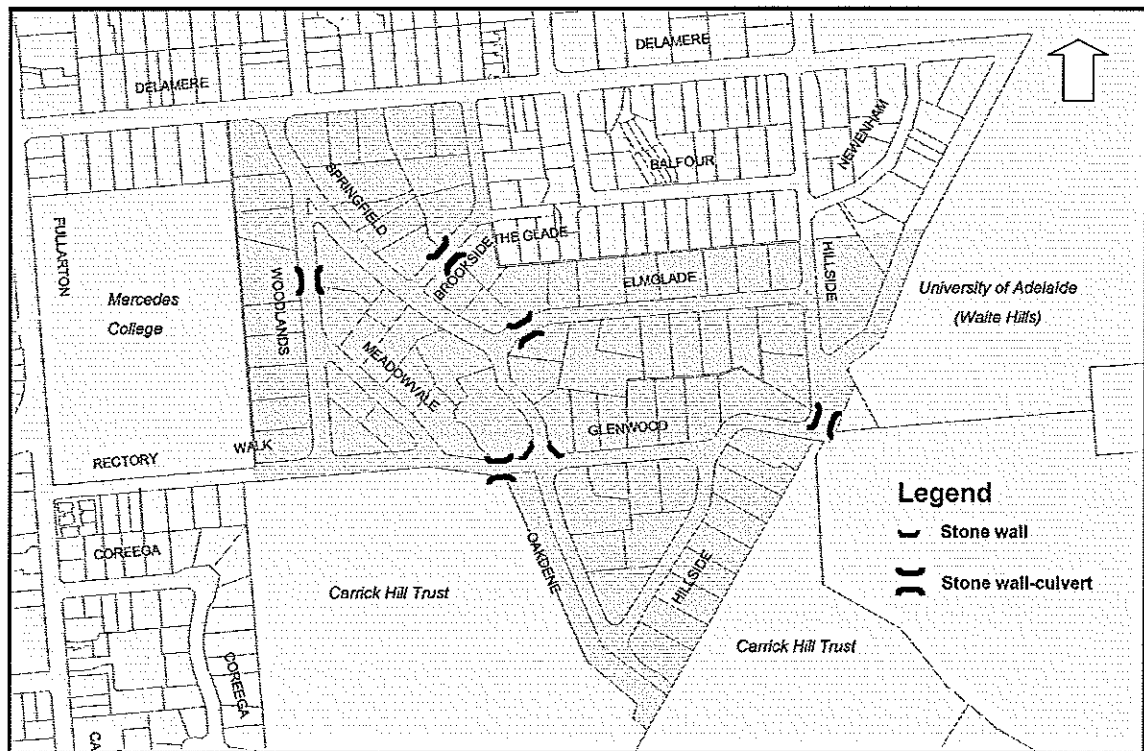
Action

3.5.8 (a) *Maintain and repair existing stormwater infrastructure as required.*

3.5.9 Culverts and Stone Walls

The culverts and stone walls in Springfield (Figure 8) were designed by architect E. Phillipps Danker of Messrs. F.W. Danker & Son Architects, also responsible for the Springfield Estate Office (Wilkinson et al., 1928). The culverts are incorrectly referred to as 'bridges', as the stone walls do not perform any structural role and are only a façade (Mr J Raymond [City of Mitcham] 2004, pers.comm.,).

Figure 8. Location of culverts and stone walls in Springfield Estate.



Not to scale

Taylor Weidenhofer (1995) state that the "bridges (sic) in the Estate, such as the one in Meadowvale Road have significant heritage value as they represent the features designed and built...for the new housing estate in c.1928." This culvert and stonewall has been listed under 'places of local heritage value' in the *Mitcham Heritage Survey, 1995*.

The remaining culverts with stonewalls (Table 3) were not listed by Taylor Weidenhofer (1995) as only a representative example was required at the time. Each culvert and stonewall is owned and maintained by the City however, the City can add these remaining structures as local heritage items during a plan amendment report (PAR) to formalise their heritage status (S Weidenhofer [City of Mitcham] 2004, pers. com.).

Table 3. Culverts with Stone Walls in Springfield Estate

Location	Features	Action
Brookside Rd	<ul style="list-style-type: none"> Concrete pipe under the road, draining water through private property. Loose cap stones (minor). Unlined watercourse on southern side. 	<ul style="list-style-type: none"> Secure loose stones with a mortar mix.
Elmglade Rd	<ul style="list-style-type: none"> Concrete pipe under the road, draining water through private property. Concrete channels on either side of the culvert. One of the longest stone walls in the Estate. Mature Elm trees on the northern side. 	<ul style="list-style-type: none"> Secure loose stones with a mortar mix. Monitor adjacent trees for root damage.
Hillside Rd	<ul style="list-style-type: none"> Concrete pipe under the road and adjacent reserve (west) draining water through private property. Unlined watercourse on either side. Adjacent feral Olive infestation and Blue periwinkle under Grey box. 	<ul style="list-style-type: none"> Secure any loose stones with a mortar mix Remove pest plants and replace with indigenous plants.
Glenwood Rd	<ul style="list-style-type: none"> Concrete pipe under the road draining water from Oakdene Reserve. Loose cap stones. Mortar appears to be deteriorating. Small Poplar and Olive trees adjacent to the culvert are likely to cause cracking in the culvert and stone walls. 	<ul style="list-style-type: none"> Secure loose stones with a mortar mix. Remove Poplar and Olive trees.
Woodland Rd	<ul style="list-style-type: none"> Concrete pipe under the road draining water through private property. Lined water course adjacent to the culvert. Stonewall appears to be in reasonable condition. Trees adjacent to the culvert need to be monitored for potential root damage. 	<ul style="list-style-type: none"> Secure any loose stones with a mortar mix. If tree roots are damaging the culvert, consider removing trees and planting suitable species further away.

Both verges on the southern end of Springfield Avenue (junction with Glenwood Road) contain a stone wall with no culvert.

All stone walls should be maintained true to their original design to preserve their local heritage value.

A road network safety audit by Billinger and Symons (2001) made recommendations to improve safety near the culverts and stone walls.

Actions

- 3.5.9 (a) *Periodically inspect culverts and stone walls for their structural integrity and to identify repairs that may be required.*
- 3.5.9 (b) *Repair culverts and stone walls as required, whilst maintaining their heritage value – refer Table 3.*
- 3.5.9 (c) *Consider listing all of the Estate's culverts with stonewalls as having heritage value under the next Plan Amendment Report (PAR).*

3.9.10 Water Tanks

In 1943 Lots 43 and 44 on Hillside Road were purchased by the E&WS for the construction of two...water tanks (Wilson, 1992). Mr G Smith (United Water) confirmed by telephone in 2004 that there are two 1,000,000 gallon concrete water tanks, measuring approximately 11 metres in height and 40 metres in diameter.

The water tanks are nearly completely screened by plantings of Bhutan cypress (*Cupressus torulosa*) along Hillside Road. In front of this screen are garden beds containing *Grevillea rosmarinifolia* and *Hibiscus* sp. The section of garden bed with a retaining wall is currently used by children riding bikes and 'jumps' have been formed.

Graffiti

Graffiti continues to be a problem on the tanks and its removal is the responsibility of SA Water.

The pump station is also a target of graffiti and residents have suggested planting climbers along the walls to deter graffiti. However, United Water will not consider this due to long term maintenance issues (Smith 2004, pers. com.).

SA Water have contracted United Water to maintain its infrastructure. Therefore, residents are advised to call United Water on their 24 hour telephone number (8381 0300) to report incidences of graffiti on the water tanks and pump station. However, if response times or work undertaken by United Water is unsatisfactory, then complaints need to be directed to SA Water.

According to Smith (pers. com., 2004) graffiti is attended to in a number of ways:

- 'That Day' - to remove offensive words;
- 'Next Day' - to remove graffiti that does not have offensive words;
- 'Weekly' - program maintenance by contractors.

Graffiti removal may be undertaken by the community, youth services or contractors. On occasions paint has been supplied to residents for covering graffiti.

Security

The State Government has allocated \$50 million over 3-4 years to upgrade security on SA Water sites across the state. The order in which sites will be secured are prioritised, with high visibility sites ranking highly. The Hillside Road site does not fit this category and is expected to be secured in three years. Security measures are yet to be finalised, but will probably include fencing around the tanks (G Smith 2004, pers. comm.).

Action

3.5.10 (a) *Graffiti on the water tanks on Hillside Road should be reported directly to United Water, 24 hours a day on 8381 0300 for removal.*

3.5.11 Graffiti

Graffiti is a widespread problem across the City and Metropolitan Adelaide. Council manages the incidence of graffiti in line with the Graffiti Management Strategy – Code of Practice. The policy 'Anti Graffiti 05.10' formalises the City's approach and commitment. This policy includes removal, lighting, information sharing, tag identification, surveillance and cost recovery of clean-ups.

The City is working on a regional graffiti plan with southern Councils, Sturt Police, Education Department and utilities. The issues run far deeper than just removing graffiti. (C Opie [City of Mitcham] 2004, pers. comm.,)

The City aims for quick response times in removing or painting over graffiti on infrastructure under its care and responsibility. This reduces the exposure that the offender is seeking for their tag or artwork. Response times are prioritised according to the type of graffiti reported and are:

- 'That day' – obscene language
- 'Within two business day' - non-offensive language (i.e. tags) on high visibility areas such as fences along a main road.

Response times can vary according workload and to a lesser extent weather conditions. Therefore, response times are a target which can be met in most instances.

The City removes or paints over graffiti on Council infrastructure, roads, bridges and fences along main roads. However, the City is not responsible for graffiti removal on infrastructure owned by utilities (e.g. SA Water tanks) or private property that does not share a boundary with Council.

When the City receives a report of graffiti on utility infrastructure, the City reports it to the utility for their action.

Removing graffiti from rendered walls is undertaken by a contractor due to the specialist task.

Action

3.5.11 (a) Respond to graffiti as per the City's Anti Graffiti Policy 05.10.

3.5.12 Hydrant Markers

Three types of fire hydrant markers are installed within the Estate:

- Square wooden post, painted white with a red metal cap (1920's style);
- Narrow wooden post with cast metal name plate;
- White PVC pipe with a red cap on top.

Many of the markers are old and have been damaged, requiring minor repairs or even replacement.

Actions

3.5.12 (a) Remove PVC hydrant markers and replace with 1920's style (square wooden posts with a red metal cap).

3.5.12 (b) Repair existing 1920's style hydrant markers by straightening, painting wooden posts white and metal plates red.

3.5.13 Carrick Hill

Carrick Hill lies within the portion of the Estate illustrated as 'For Future Subdivision' in the booklet *Springfield* (p10) by Wilkinson et al., (1928 p10).

According to Taylor Weidenhofer (1995) the property was entered into the State Heritage List on 14 August 1986. The property is under the care of the State Government and is outside the scope of this plan (s. 2.1), however, a brief commentary on the property is provided below.

Wilson (1992) writes that in September 1936 the Carrick Hill land (formerly referred to as the 'Dairy Paddock') was sold to Mr Hayward for £3,500. Whilst in England, the Haywards purchased a staircase in an existing house and had it shipped to Adelaide. The architects had to design Carrick Hill house around this staircase. Later in 1937, the hillside slopes (about 50 acres) were sold to Mr Hayward for £400 (Wilson, 1992).

Sir Edward Hayward passed away in 1983 and Carrick Hill was bequeathed to the State to function as either the Governor's residence, botanic garden, museum or art gallery (Taylor Weidenhofer, 1995).

The titles of Carrick Hill are encumbered to the Springfield Estate Residents' Association Inc. A title search in June 2005 revealed two encumbrances:

- | | |
|-----------------------------|--|
| 1. Encumbrance No. 1225902: | Allotment 292, Filed Plan 15720, CT 1718/159 (site of the Carrick Hill house). |
| 2. Encumbrance No.1275711: | Allotments 292 and 293, Filed Plan 15720 |

Encumbrance 1225902 was registered in 1937 and specifies:

- Edward Waterfield Hayward and Ursula Hayward as proprietors of the estate in fee simple as joint tenants;
- Encumbrance to Springfield Limited and agreement to a perpetual yearly rent charge of 1 shilling to be paid (if demanded);
- Release of encumbrancers to Springfield Limited if the land is sold and the encumbrancers cease to be registered as proprietors of the land;

- Restrictions such as:
 - Private residences only - no businesses;
 - Minimum value of dwelling being £2,000 (reduced in certain circumstances to £1,750);
 - Type of building material for roofs, outbuildings, fences or gates;
 - No excavation for industrial purposes;
 - Not to erect any building north of a line 30 feet wide, south of and parallel to Glenwood Road except for a gatekeeper's lodge or a residence with the usual domestic out buildings. It shall comply with the minimum contract price clause;
 - Subdivision - can occur subject to conditions;
 - Minimum price if a dwelling is erected for any domestic or menial or other servant.

Encumbrance 1275711 was registered in 1938 and is similar to No. 1225902. It includes easements and a right of way, and specifies:

- Edward Waterfield Hayward and Ursula Hayward as proprietors of the estate in fee simple as joint tenants;
- Right of way and easement to the Commissioner of Waterworks;
- Easement to the Adelaide Electric Supply Company Limited;
- Encumbrance to Springfield Limited and agreement to a perpetual yearly rent charge to of 1 shilling to be paid (if demanded);
- Release of encumbrancers to Springfield Limited if land is sold and the encumbrancers cease to be registered as proprietors of the land;
- Restrictions such as:
 - Private residences only - no businesses;
 - Minimum value of dwelling being £2,000 (reduced in certain circumstances to £1,750);
 - Type of building material for roofs, outbuildings, fences or gates;

- No businesses or quarrying on the land;
- No excavation or further excavation for industrial purposes;
- Use of building materials in and outside a 30 foot wide section along a portion of the north western boundary;
- Subdivision - can occur subject to conditions.

Legislation before the Parliament did not rule out the possibility of outdoor 'pop' concerts. Therefore, residents of Springfield Estate lobbied local members of parliament and made representations in Parliament opposing this. Consequently, the Bill was amended (Wilson, 1992).

Another battle loomed, when In 1987 the State Government was seeking to sell off portions of Carrick Hill to help finance the estate. Again, representations were made by Springfield residents to Parliament and the proposed Bill for sub-division was defeated in the Legislative Council (Wilson, 1992).

In 2004 the SERA approached Council regarding the overuse of Carrick Hill's trades gate (access from Meadowvale Road) and its role in the development application for a marquee at Carrick Hill.

According to the SERA, during functions at Carrick Hill the trades gate is regularly used by taxis and other people. This is despite a prominent sign on Fullarton Road which directs traffic to the main entrance off Carrick Hill Drive. The SERA Committee requested Council to write to the Carrick Hill Board and taxi companies asking them to use the main entrance. It was recommended that the Carrick Hill Board should supply maps to those hiring the venue, directing them to the main entrance.

Since 1985 a marquee has been erected for functions in Carrick Hill, with planning approval by the Development Assessment Commission. In 2003, the Minister for Urban Development and Planning approved a development application for a further ten year extension, until 15 July 2013.

Action

3.5.14 (a) *The City to raise the issue of 'overuse of the trades gate' with the Carrick Hill Board.*

4. Policies

The *City of Mitcham's Policy Manual* contains a number of relevant policies that impact on the management of Springfield Estate. These have been listed in Table 4.

Table 4. Relevant City of Mitcham policies

Policy No.	Policy Name	Relevance to management plan
05.01	Anti Graffiti	Actions that the City will take to combat graffiti.
14.04	Driveways	Construction is the responsibility of the property owner. If repairs are undertaken to the road and levels are altered which affect the driveway, Council will reinstate the driveway up to 4.5m in depth.
140.7	Footpaths – minor encroachment	Guidelines for staff and the community to determine the type of encroachments which can be assessed by staff.
14.09	Footpaths/Paving	Provides for the safe passage of all pedestrians. Covers footpath construction programs and existing bitumen footpaths.
14.10	Grass Cutting – Council controlled areas	Weed control and grass cutting of reserves and verges. Residents are encouraged to maintain the verges in front of their properties to reduce vermin and litter.
14.11	Infrastructure Maintenance	Commitment to maintain public infrastructure in a safe condition. Prescribes a system for monitoring condition ratings and maintaining infrastructure in line with factors such as budgets, legislation and competing or conflicting responsibilities.
14.15	Conditions for Use of Nature Strips/Verges	Residents can apply for permission to landscape the verge. Applicants will be responsible for ensuring that pedestrian access is unhindered. Nature strip plantings to provide a minimum 1.5m wide footway area for pedestrian access. Council reserves the right to construct a footpath at any time it may so desire and plant additional trees or shrubs at any time.
14.21	Street lighting – Energy Efficiency	Council aims to develop and maintain a public lighting system that is energy efficient, cost effective and meets relevant Australian Standards. Ensure replacement of expired mercury vapour lamps with energy efficient lamps (i.e. sodium).
14.30	Tree Policy	Recognises the historic plantings in Springfield. Council will develop and maintain a street tree asset register, identify tree planting and maintenance needs for each street and develop appropriate programs. Outlines the criteria for tree removal and responsibility for costs – property owners and Council. Describes the process for replanting programs and need to meet statutory and regulatory requirements. Residents wanting to plant trees on road reserves must apply in writing for Council authorisation.

Policy Manual at: <http://www.mitchamcouncil.sa.gov.au>

Table 5. Summary of Actions

Section Reference	Action	Priority
	Significant Trees	
3.3.3 (a)	Council trees should be maintained in a healthy and safe manner, with a view to minimising damage and adverse impacts to infrastructure, traffic and private property.	Critical
3.3.3 (b)	Tree maintenance works should be in accordance with AS4373:1996.'Pruning of amenity trees' and current industry best practice.	Critical
3.3.3 (c)	Street tree planting should aim to maintain the existing character of the streetscape.	Highly Desirable
3.3.3 (d)	Undertake a street tree survey within the Estate.	Highly Desirable
	Landscaping	
	Implement actions listed in Table 1.	Highly Desirable
	Reserves	
3.3.5 (a)	Control proclaimed plants such as Olive and Cape broom in Oakdene Reserve. Retain mature Aleppo pines but remove dead and juvenile Aleppo pines.	Critical
3.3.5 (b)	Revegetate the reserve with indigenous flora, particularly Southern Cypress-pine (<i>Callitris preisi</i>).	Desirable
	Roads	
3.5.1 (a)	Maintain the road network within Springfield in a reasonable and safe condition.	Critical
3.5.1 (b)	Undertake reactive and programmed road maintenance as required.	Critical
3.5.1 (c)	Continue street sweeping on a standard four week cycle and program additional sweeping of problem areas.	Highly Desirable
	Kerbing	
3.5.2 (a)	Maintain kerbing in a reasonable and safe condition.	Critical
3.5.2 (b)	Replace isolated sections of kerbing damaged by tree roots.	Desirable
3.5.2 (c)	Upgrade kerbing in Springfield Avenue and Meadowvale Road in line with programmed upgrades. Consider modifying the kerb line to enclose street trees.	Highly Desirable
	Verges	
3.5.3 (a)	Maintain verges in accordance with the City's policies to enable safe access and egress by pedestrians where pedestrian links have been identified.	Critical
3.5.3 (b)	Council to notify residents of non-complying verges (along a pedestrian link) specifying a time frame to modify the verge in accordance with Council's policies.	Critical
	Footpaths	
3.5.4 (a)	Undertake actions listed in Table 2 in consultation with residents.	Highly Desirable
3.5.4 (b)	Assess pedestrian movements within the Estate in order to develop a footpath network.	Highly Desirable
3.5.4 (c)	Consult with residents on which verges need to be modified for the construction of footpaths in each street.	Critical

	Streetlights	
3.5.5 (a)	Paint post top lanterns and columns gloss black as required.	Critical
3.5.5 (b)	Should a post top lantern need replacing, contact ETSA to install the 'Sylvania Nostalgia/B 2001 post top series' which is powder coated black.	Critical
3.5.5 (c)	Install intersection lighting to meet the Australian standards (AS1158.3.1.1999) at Woodland Road/Springfield Avenue, Woodland Road/Meadowvale Road and Glenwood Road/Hillside Road.	Critical
3.5.5 (d)	Audit streetlights at four year intervals to assess their condition and operation. Inform ETSA Utilities of any maintenance issues.	Highly Desirable
	Signs	
3.5.6 (a)	Replace name plates and re-paint sign posts black (as required).	Critical
3.5.6 (b)	Maintain traffic signage in line with Australian Standards, Federal and State laws.	Critical
3.5.6 (c)	Explore the use of plaques on heritage items (or places) in the Estate.	Desirable
	Traffic	
3.5.7 (a)	The City to maintain traffic control devices in a functional condition according to the Australian Standard and, Federal and State laws.	Critical
3.5.7 (b)	In consultation with the SERA Committee, program outstanding actions listed in the road safety audit and submit budget bids for capital works.	Critical
3.5.7 (c)	The City to continue monitoring illegal parking adjacent to Mercedes College.	Critical
	Drainage	
3.5.8 (a)	Maintain and repair existing stormwater infrastructure as required.	Critical
	Culverts and Stonewalls	
3.5.9 (a)	Periodically inspect culverts and stone walls for their structural integrity and to identify repairs that may be required.	Critical
3.5.9 (b)	Repair culverts and stone walls as required, whilst maintaining their heritage value – refer Table 3	Critical
3.5.9 (c)	Consider listing all of the Estate's stonewalls as having heritage value under the next Plan Amendment Report (PAR).	Highly Desirable
	Water Tanks	
3.5.10 (a)	Graffiti on the water tanks on Hillside Road should be reported directly to United Water, 24 hours a day on 8381 0300 for removal.	Critical
	Graffiti	
3.5.11 (a)	Respond to graffiti as per the City's Anti Graffiti Policy 05.10.	Critical
	Hydrant Markers	
3.5.12 (a)	Remove PVC hydrant markers and replace with 1920's style (square wooden posts with a red metal cap).	Desirable
3.5.12 (b)	Repair existing 1920's style hydrant markers by straightening, painting wooden posts white and metal plates red.	Desirable
	Carrick Hill	
3.5.14 (a)	The City to raise the issue of 'overuse of the trades gate' with the Carrick Hill Board.	Highly Desirable

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Appendix - A

Photographs of Springfield Estate

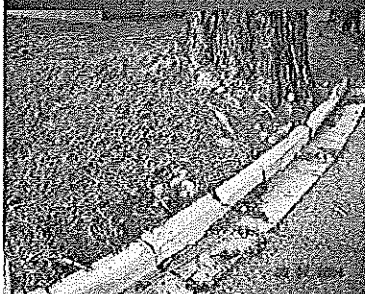
Brookside Road



1. Street sign with wooden post. Corner of Brookside Rd & Delamere Ave.



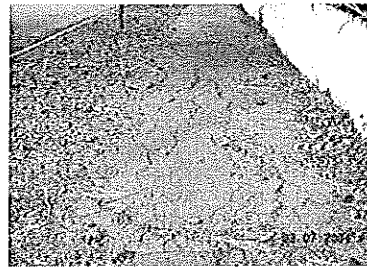
2. View of Brookside Rd from the Delamere Ave & Brookside Rd junction.



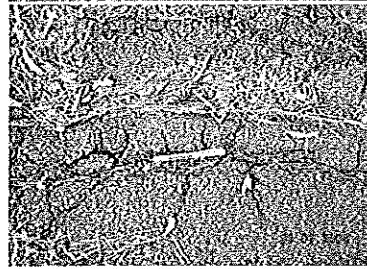
3. Kerb in need of repair. Corner of Brookside Rd & Delamere Ave.



4. Feral Olive roots lifting the kerb.



5. Cracking bitumen footpath in need of repair or replacement.



6. Cracking in the same bitumen footpath.



7. Looking south towards the junction of Brookside Rd and The Glade.



8. Kerb damage from adjacent tree.



9. Looking north from the junction of Brookside Rd and The Glade.



10. Looking south-west from the junction of Brookside Rd and The Glade



11. Culvert-stone wall near the south-western end of Brookside Rd.

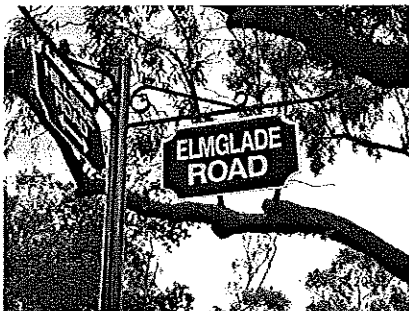


12. Culvert-stone wall. Right-hand-side of picture 11 (above).



13. View of Brookside Rd from Springfield Ave.

Elmglade Road



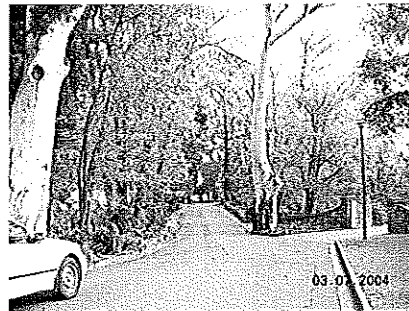
1. Street sign fixed to a metal post. Corner of Elmglade Rd & Hillside Rd.



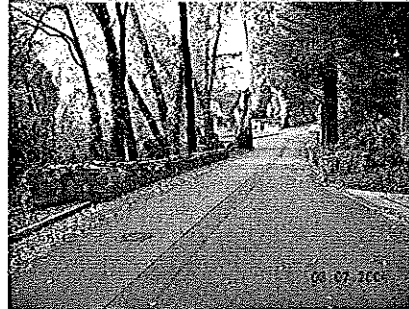
2. Looking west from the junction of Elmglade Rd & Hillside Rd.



3. Looking west along Elmglade Rd.



4. Looking west along Elmglade Rd toward the culvert-stone wall.



5. Culvert-stone wall near the junction of Elmglade Rd & Springfield Ave. This is the longest stone wall in the Estate.



6. View of the culvert-stone wall from the northern verge.

Glenwood Road



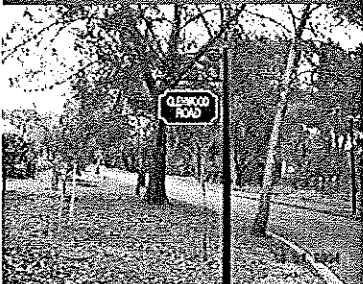
1. Looking west along the unmaded section of Glenwood Rd used as a walking track. Feral olives should be removed.



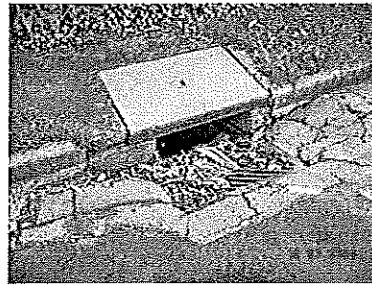
2. Looking west along the unmaded section of Glenwood Rd.



3. View of Glenwood Rd at the intersection with Springfield Ave & Oakdene Rd - looking east.



4. Street sign fixed to a metal post on the corner of Glenwood Rd & Oakdene Rd.



5. Kerbing in need of repair adjacent to the side entry pit.



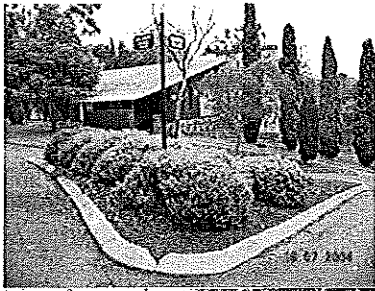
6. Looking east along Glenwood Rd. Most verge areas enable pedestrian access.



7. Eastern end of Glenwood Rd where it joins Hillside Rd.



8. Looking west along Glenwood Rd.



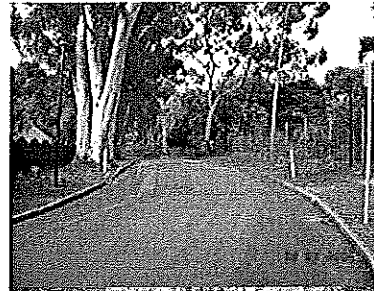
9. Garden bed at the junction of Glenwood Rd & Hillside Rd. The garden's appearance is reasonable from this view.



10. The same garden bed, looking north-east. Note gaps in between plants, variable growth and dead foliage.



11. Verges are fairly clear to enable pedestrian access.



12. Glenwood Rd near the junction with Meadowvale Rd, looking east. Carrick Hill is on the right-hand-side.



13. Culvert- stone wall on Glenwood Rd, adjacent Oakdene Reserve (right-hand-side).

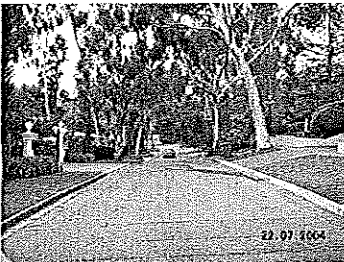


14. Looking west at the junction of Glenwood Rd, Oakdene Rd & Springfield Ave.

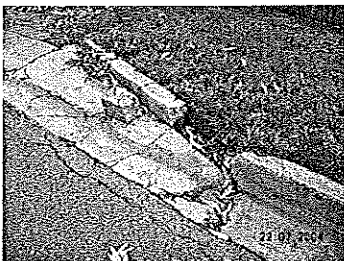
Hillside Road



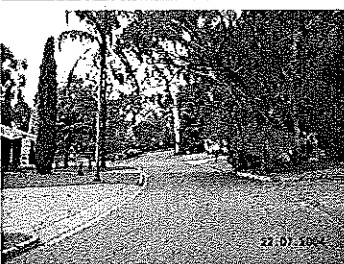
1. Looking north-east along Hillside Rd from Oakdene Reserve.



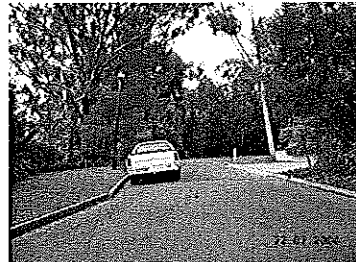
2. Hillside Rd, looking north-east.



3. A damaged section of kerbing in need of repair.



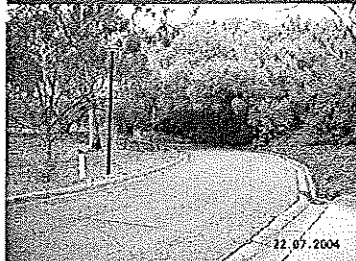
4. Hillside Rd, looking north-east near the Elmglade Rd junction.



5. Corner of Hillside Rd & Elmglade Rd.



6. Elmglade Rd looking east. The Waite Hills form a backdrop along the Estate's eastern boundary.



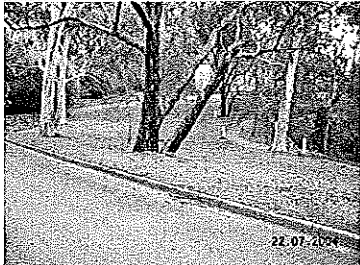
7. Culvert-stone wall. Note the feral Olives on the eastern side of the culvert. A reserve is immediately west of the culvert.



8. Culvert-stone wall, looking south. The traffic management study recommended removing the adjacent Pepper tree.



9. Behind the culvert-stone wall on the eastern verge. Note feral Olive trees.



10. Behind the culvert-stone wall on the eastern verge. Looking at the feral Olive and Periwinkle infestation.



11. Reserve adjacent to the culvert-stone wall.

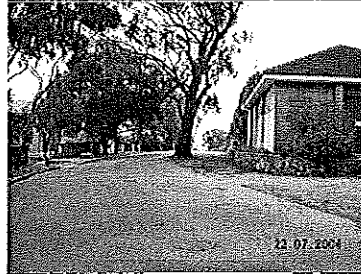


12. Standing by the culvert-stone wall, looking north along Hillside Rd.

13. SA Water pump station on Hillside Rd.



14. Another view of the SA Water pump station.



15. Looking north along Hillside Rd. Note: the Significant Grey Box in the road.



16. Looking north along Hillside Rd.

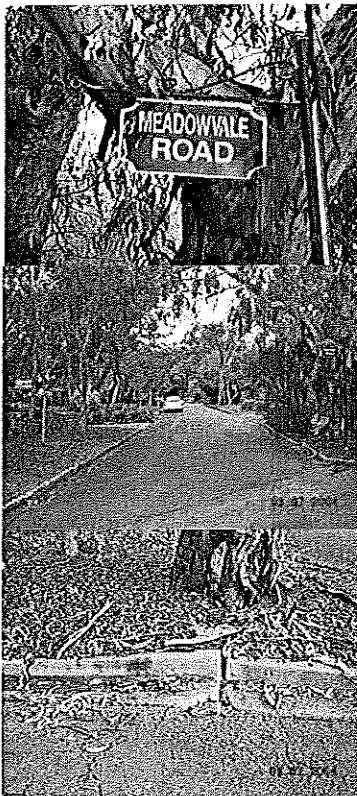
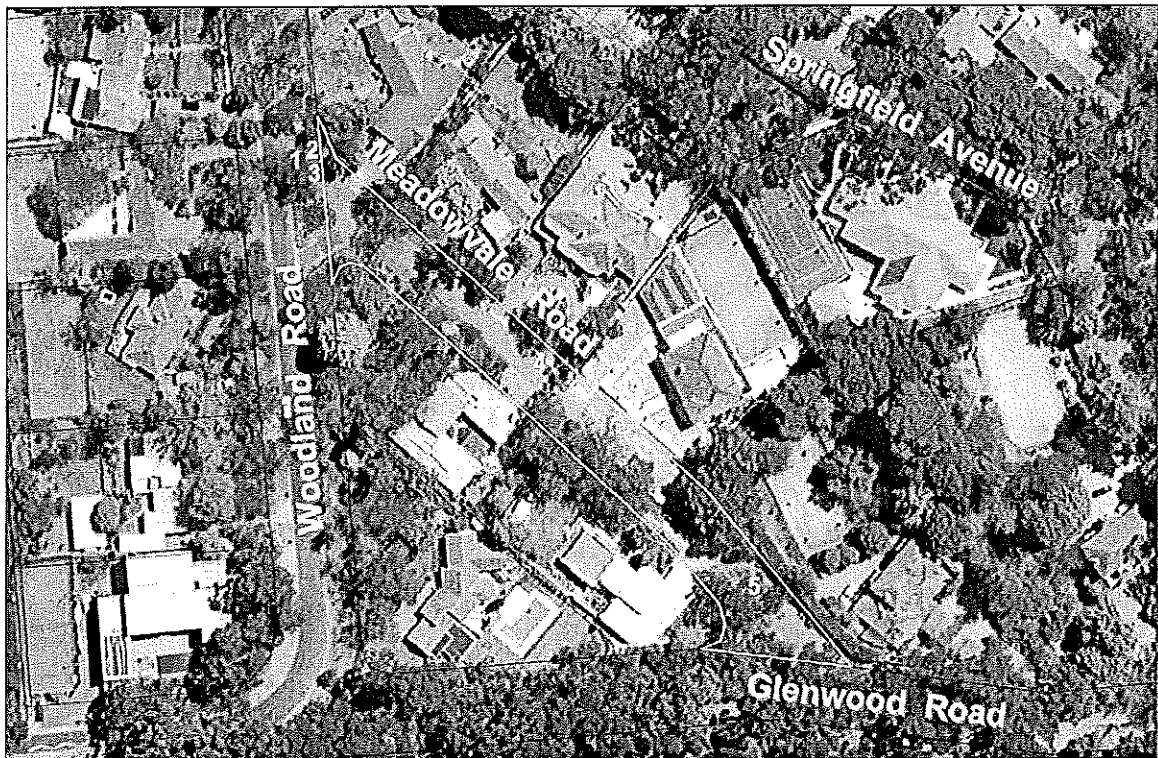


17. Looking south along Hillside Rd. SA Water tanks are on the left-hand-side and houses on the right-hand-side.



18. Looking south-east along Hillside Rd. The impressive row of Bhutan cypress effectively screen 2 x 1,000,000 gallon water tanks.

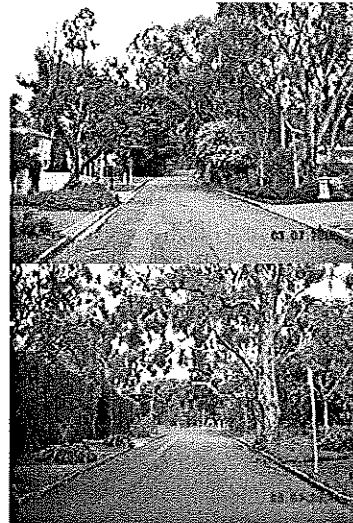
Meadowvale Road



1. Street sign mounted on a metal post.

2. Meadowvale Rd, looking south-east. The garden bed is on the right-hand-side.

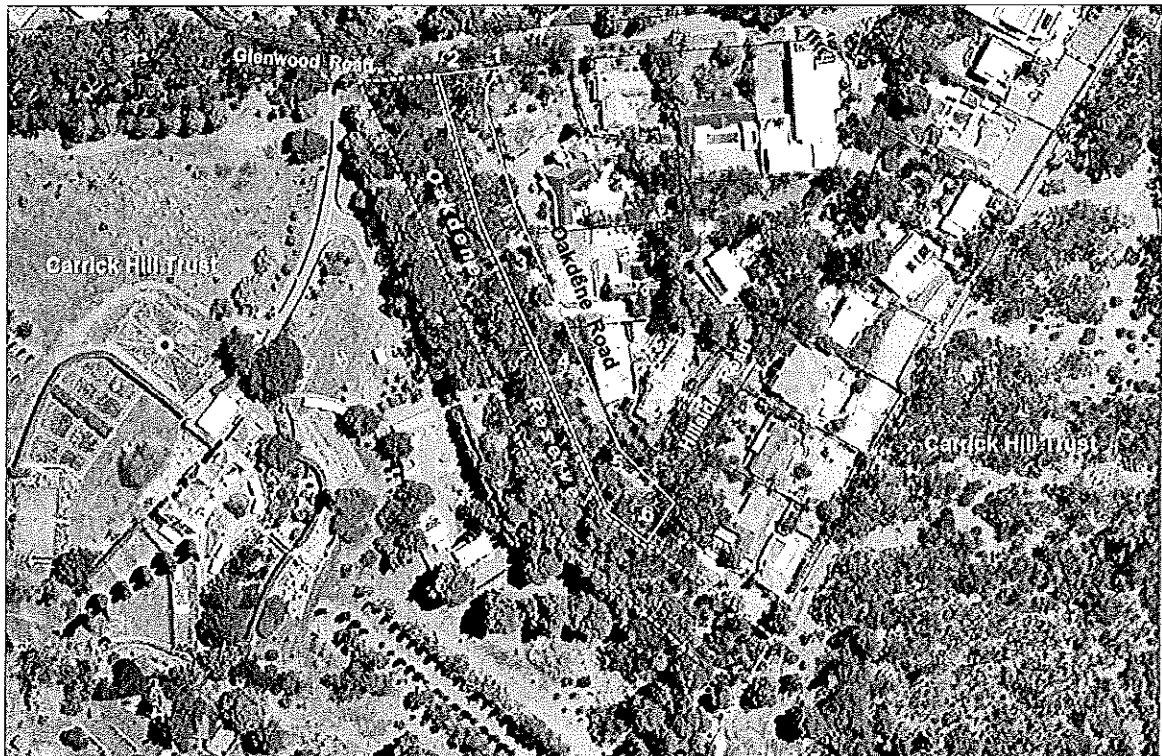
3. Tree root damage to the kerbing and road.



4. Meadowvale Rd, looking south-east.

5. Meadowvale Rd, looking south-east to the junction with Glenwood Rd.

Oakdene Road



1. Street sign with metal post. Corner of Oakdene Rd & Glenwood Rd.



2. View of Oakdene Rd from the Glenwood Rd junction. Oakdene Reserve is on the right-hand-side.



3. View of Oakdene Rd looking south-east.



4. View of Oakdene Rd looking south-east.



5. Looking south-east along Oakdene Rd to the junction with Hillside Rd.



6. Looking north-west along Oakdene Rd. Hillside Rd is on the right-hand-side. Oakdene Reserve is on the left-hand-side.

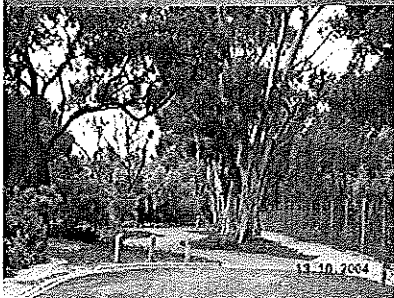


Oakdene Reserve contains a Grey Box woodland which is infested with feral Olives, Aleppo pine and other pest plants.

Rectory Walk (section within Springfield Estate)



1. Rectory Walk looking east. The "drive through" and landscaping has recently been completed.



2. Rectory Walk looking east. Carrick Hill is on the right-hand-side.



3. Rectory Walk looking west. Note the significant Sugar gums (*Eucalyptus cladocalyx*).



4. Rectory Walk looking west. A portion of the road has been resealed.

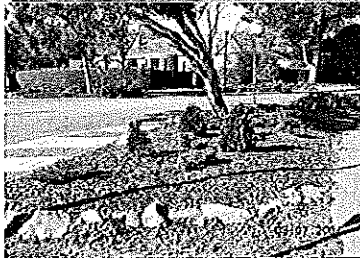
Springfield Avenue



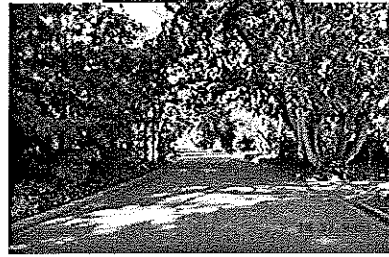
1. Springfield Ave & Delamere Ave junction. Looking south-east from Delamere Ave



5. Street sign and original light (or replica) in the garden bed bound by Springfield Ave & Woodland Rd.



2. Garden beds at the Springfield Ave & Delamere Ave junction



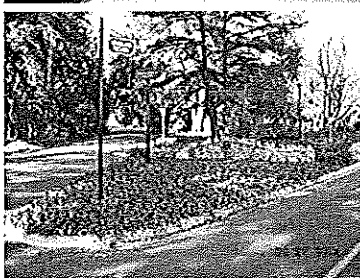
6. Looking south-east.



3. Springfield Ave & Woodland Rd junction



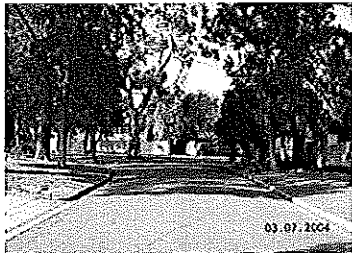
7. Looking south-east.



4. Garden bed bound by Springfield Ave & Woodland Rd. The stone wall was erected in 2001 marking the 75th year of the Estate.



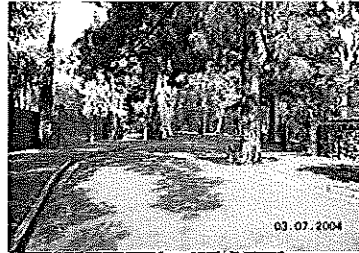
8. The 'Four Sisters' planted by Sheriff Newenham in the 1800s. With major lopping, the tree's shape is poor.



9. Looking south-west at the junction of Springfield Ave & Elmgade Rd.



10. Looking south.

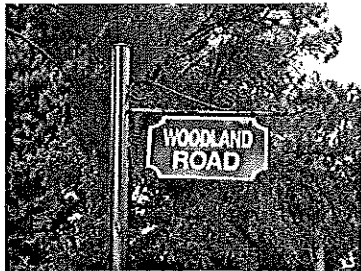


11. Looking south toward Glenwood Rd



12. Springfield Ave & Glenwood Rd junction - looking north. A stone wall is sited on both verges.

Woodland Road



1. Street sign on a metal post.



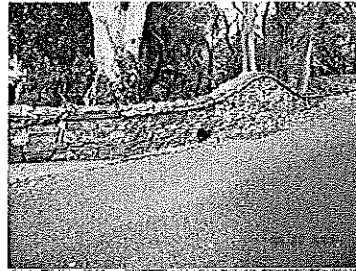
2. Looking south along Woodland Rd from Springfield Ave.



3. Culvert-stone wall on Woodland Rd, looking south.



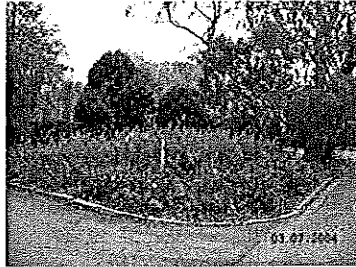
4. Stone wall-culvert on the western side of the road.



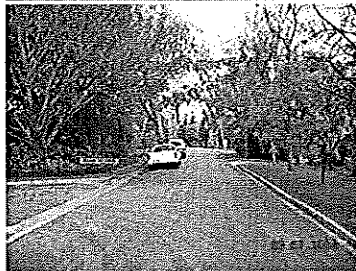
5. Culvert-stone wall on the eastern side of the road.



6. Rose garden bed at the corner of Woodland Rd and Meadowvale Rd.



7. View of rose garden looking west.



8. Looking south along Woodland Rd.



9. Looking north
along Woodland
Rd.
Most verge areas
enable
pedestrian
access.

Appendix - B

Heritage survey extracts

Bridge

SPR: 009**LOCATION**

Address Meadowvale Road
Suburb SPRINGFIELD 5062
Allotment No -
Section -
CT -
Hundred Adelaide

State Heritage Status
Other Assessments

SHR No**Film/Neg No**

2/16, 17



Bridge

DESCRIPTION

A narrow stone sided bridge with arched stone side walls which is an example of the number built when the subdivision of Springfield was laid out in the 1920s.

HISTORY

The suburb of Springfield was created in the late 1920s as a result of the sale of the Rymill family property from which the suburb took its name. The company, Springfield Limited (largely comprising of men associated with the real estate firm Wilkinson, Sando and Wyles Limited) was created to develop the suburb as a planned, better than average subdivision to appeal to wealthier clients.

As a result a subdivision based on winding roads (not a grid pattern) was created that featured underground power lines, larger than average allotment sizes, what were described as 'quaint' wrought iron lanterns (for street lighting), timber street signs and stone bridges. The most significant feature of the subdivision were the encumbrances placed on every title to maintain a certain standard. No business premises were to be allowed in the subdivision. Only one house per allotment was allowed and a certain minimum set back from the street was established. A minimum contract price was established to ensure certain standards were maintained and the plans had to be approved before construction could begin. The use of galvanised iron was forbidden. The subdivision was released in a number of stages.

Opened in the late 1920s, some building occurred during the 1930s. However the advent of the Second World War (and prior to that, the Depression) slowed house construction and the standards required for house building in Springfield presented problems in the immediate post War years. In the 1940s more house building occurred and this has intensified as the century has progressed.

The stone bridges, in addition to the street lighting, street name signs, and Springfield Estate Office were designed by the architect, E Phillips Dancker from the firm F W Dancker and Son. All of these features were designed with the initial subdivision of the area for the new housing estate in c. 1928. These 'rustic' elements were constructed in Springfield to add to and create an "old English feeling", a component of the atmosphere that the developers intended to assist in marketing the new subdivision. This bridge is one of a number to survive intact.

STATEMENT OF HERITAGE VALUE

Significant as a representative of the features designed and built at the time of the initial layout of the area for the new housing estate in c. 1928.

RELEVANT CRITERIA

- a) it displays historical, economic or social themes that are of importance to the local area.
- d) it displays aesthetic merits, design characteristics or construction techniques of significance to the local area.

References

Springfield booklet, in the possession of Robyn Taylor

Street Light

SPR: 011**LOCATION**

Address Verge adjacent to 10 Springfield Avenue (opposite junction with Elmgade Road)
Suburb SPRINGFIELD 5062
Allotment No -
Section -
CT -
Hundred Adelaide

State Heritage Status
Other Assessments

SHR No**Film/Neg No**

2/18



Street Light

DESCRIPTION

A wrought iron and glass street light of an 'old English design' mounted on a timber post.

HISTORY

The suburb of Springfield was created in the late 1920s as a result of the sale of the Rymill family property from which the suburb took its name. The company, Springfield Limited (largely comprising of men associated with the real estate firm Wilkinson, Sando and Wyles Limited) was created to develop the suburb as a planned, better than average subdivision to appeal to wealthier clients.

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The street lights, in addition to the bridges, street name signs, and Springfield Estate Office were designed by the architect, E Phillips Dancker from the firm F W Dancker and Son. All of these features were designed with the initial subdivision of the area for the new housing estate in c. 1928. These 'rustic' elements were constructed in Springfield to add to and create an "old English feeling", a component of the atmosphere that the developers intended to assist in marketing the new subdivision. This street light appears to be the only surviving street lantern and does not seem to be in working order.

STATEMENT OF HERITAGE VALUE

Significant as a representative of the features designed and built at the time of the initial layout of the area for the new housing estate in c. 1928.

RELEVANT CRITERIA

- a) it displays historical, economic or social themes that are of importance to the local area.
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References

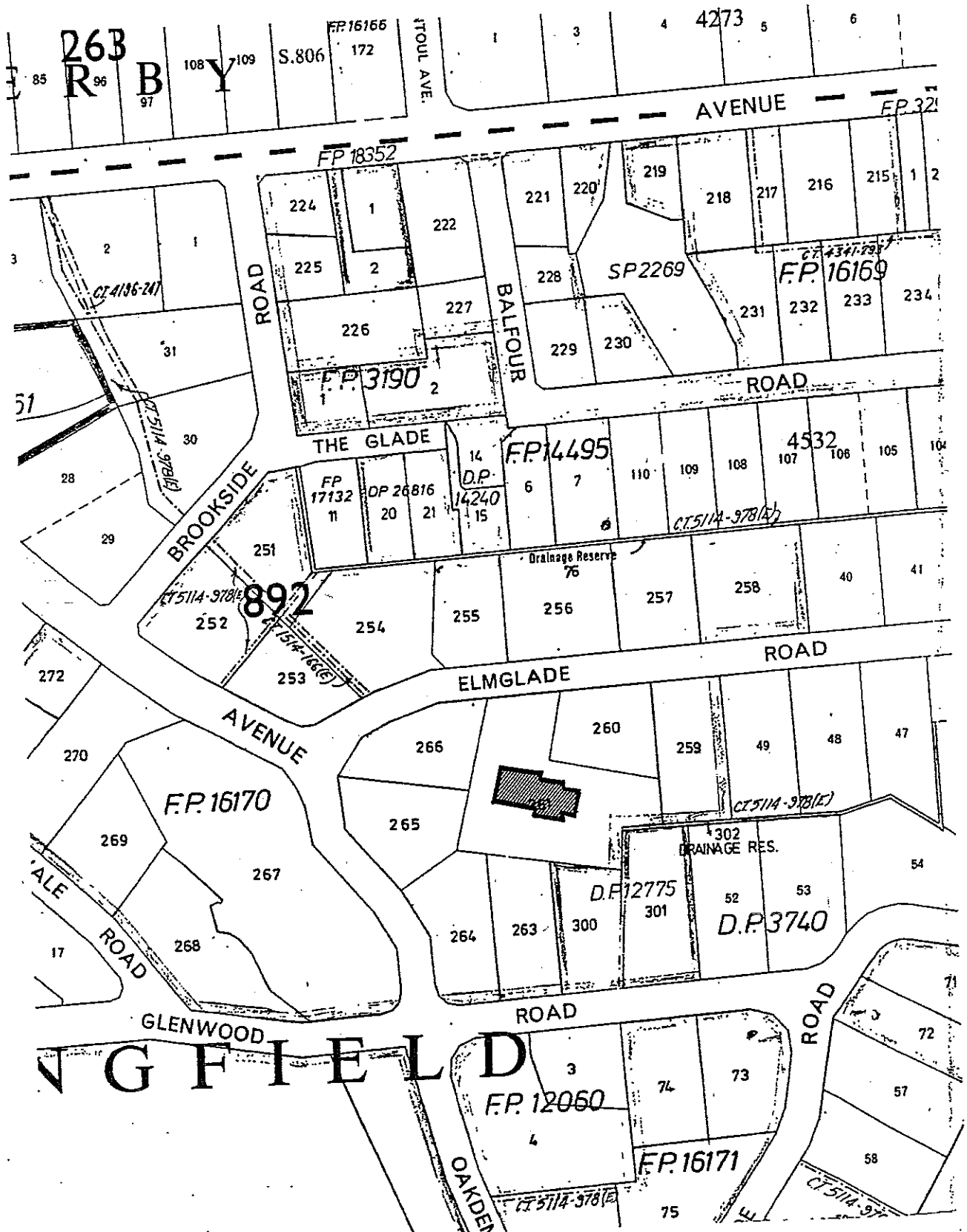
Springfield booklet, in the possession of Robyn Taylor

House, 'Springfield House'

SITE RECORD

Location	2 Elmglade Road, Springfield
Description	Two storeyed house and garden
Boundary	Fenced allotment
Land Description	Lot 261, Part Section 892, Hd Adelaide, CT 3892/34
Local Government	City of Mitcham
Owner	Mr M R Ewer and Ms A Rogers 2 Elmglade Road Springfield SA 5062
Use	Dwelling
Condition	Good
Other Assessments	NTR 803, Mitcham Heritage Survey, Classification A
Heritage Status	SHR Nominated, File No. 11516
Photographs	x: 1 and 3
Report By	Robyn Taylor

MITCHAM HERITAGE SURVEY

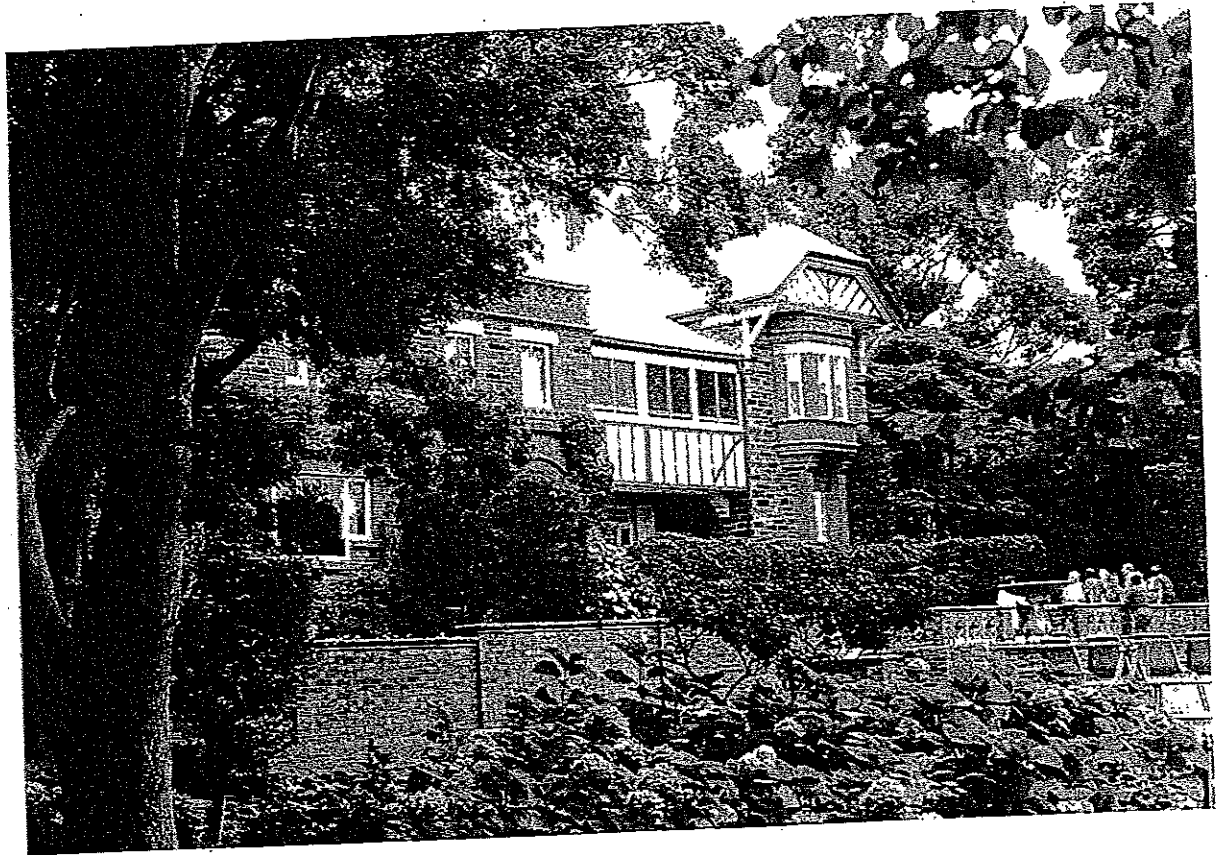


MITCHAM HERITAGE SURVEY	PROPOSED STATE HERITAGE PLACE House, 'Springfield House' SPRINGFIELD	Scale: 1:2 500 ↑
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House, 'Springfield House'



House, 'Springfield House'



House, 'Springfield House'

SPR:005

Address	2 Elmgilde Road
Suburb	SPRINGFIELD 5062

ASSESSMENT OF HERITAGE VALUE**Statement of heritage value**

Significant as one of Adelaide's mansions, with an historical association with some of Adelaide's prominent families. The house itself is of interest as one that incorporates buildings supposedly dating from the 1840s. Within the house some fine quality timbers are used displaying excellent craftsmanship. There is some remaining evidence of the William Morris products that once were used in the house.

Relevant criteria

- (b) it has rare, uncommon or endangered qualities that are of cultural significance in that it is a large house that incorporates building activity believed to have occurred in the 1840s, 1880s and 1890s.
- (e) it has a high degree of creative accomplishment, in particular its use of fine timbers in the entrance hall and staircase area.

Recommendation

It is recommended that 'Springfield House' be entered in the State Heritage Register.

House, 'Springfield House'

Address 2 Elmgilde Road
Suburb SPRINGFIELD 5062

HERITAGE VALUE

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

From the start of European settlement until the 1920s, the locality known as Springfield was the site of large houses and their accompanying estates. The majority of the land in the area was occupied by these estates, their gardens or grazing land until the 1920s when the suburb of Springfield was created.

The estate that gave its name to the suburb was 'Springfield House'. 'Springfield House' began as an approximately six-roomed house that was built in the early 1840s by Charles Burton Newenham on 40 acres of land.

Prior to its acquisition by Newenham, the land had been owned by Richard Francis Newland, the Manager of the Bank of Australasia in Adelaide in 1839. Eric Gunton maintains in an article published in *South Australian Homes and Gardens* in 1948 that in 1842 Newland exchanged the land at Springfield for a site on the corner of North Terrace and King William Street, a site currently occupied in part by the Adelaide Club and Westpac Bank that was owned by Newenham. On that site, Newland built a bank. Interestingly Land Title documents record that Sections 891 (the site of Springfield House) and 892 were granted to Alfred Miller Mundy on 7 April 1841. Newland may have been its second owner.

Charles Newenham was born in Dublin in 1794 and arrived in South Australia in December 1837. For many months he and his family lived in tents at Glenelg, but later Newenham personally built a timber house on the North Terrace land. The house became something of a landmark. Newenham held several public positions. He was appointed the Sheriff of South Australia and the Auditor General in 1839. It is not entirely clear how he made his money, but he must have amassed a considerable fortune. In 1854, only twelve years after building the Springfield house he returned to England and lived the rest of his life in Bath. He died in December 1887 at the age of 93.

Newenham is said to have built a single-storeyed approximately six-roomed house and outbuildings and established and planted trees in the garden. He enclosed the property within a stone wall to prevent the entry of dingoes.

After Newenham's departure for England, the house was put up for lease or sale. In 1860, an advertisement was placed in the *South Australian Register* stating that 'Springfield' near Mitcham was to be sold or let. It was described as a 60 acre property with a house, stone stables, a coachhouse and other outbuildings, a productive garden and good water. The house was approached from an entrance lodge via a "well laid out carriage drive".

Annelly Aeuckens claims that the house was bought by G E Hamilton who leased it to a number of tenants. (The property was not brought under the provisions of the Real Property Act until 1881. Before that time, the transactions are contained in an application that requires the owner's permission before it can be searched.)

Legend has it that in 1870, the house and some land was purchased by Charles Burton Hardy, a solicitor and grandson of C B Newenham. Hardy was a well-known Adelaide solicitor who established the firm of Fenn and Hardy in 1871 and practised in that firm for the next 47 years. He died in 1921 at the age of 76 and his obituary states that he was very interested in gardening and was for some time president of the South Australian Floriculture and Horticultural Association. Hardy is said to have greatly enlarged the house, adding the western wing and created and planted its once notable garden that included an Italian walk and herbaceous borders. He is also reputed to have kept a pack of hounds on this property.

Two tender notices exist in the *South Australian Register*, one for 1880, the other for 1881 concerning the house. In November 1880, the architects English and Soward invited builders to put in a tender for "considerable alterations to Springfield, Mitcham". In July 1881, the architects Henderson and Marryat also advertised for builders to submit tenders in relation to the plans of a homestead and cottage to be erected at Springfield for Messrs Hardy and Horn. This is confusing and exactly what occurred at this time is unclear.

By 1881 Lands Title Office records reveal that Hardy owned Sections 891 and 892, some 140 acres. A number of mortgages were taken out by Hardy at this time, further suggesting that some building works could have been occurring. Hardy also sold some of the land, owning only eleven acres of Section 891 by 1888. One of the mortgages taken out by Hardy proved to be his undoing.

In September 1888, Hardy borrowed money from John Charles Taylor of Roke Manor, near Romsey, County of Hampshire, England. Hardy must not have complied with the terms of the mortgage agreement because in June 1896, a foreclosure order was granted in favour of Taylor. Hardy lost the ownership of the property to Taylor.

Taylor sold it in September 1897 (once a previously organised lease had expired) to Annie Rymill, the wife of Frank Rymill for her sole and separate use. Frank Rymill was a company director and financial agent with pastoral interests. The Rymills are said to have added the second storey to the residence soon after they bought it to a design of the architects English and Soward. However, it would seem that they did not live in the house for long. From March 1908 it was leased, for a seven year period, to Robert Symons.

In 1927 the Rymills sold the vast majority of their land to Springfield Limited, the real estate developers. It would appear that Mary C Baker, Adelaide L Rymill and Sidney Rymill retained the ownership of the house (on lots 51 and 71) as tenants-in-common for a short period before selling it to Springfield Limited as well.

In May 1929 the property was advertised for sale and described as "one of Adelaide's stateliest homes, in beautiful grounds, several acres in extent." Directly to the west of the house was a large teardrop shaped area of lawn. In the south-western corner, fronting Oakdene Road was a large copse planted with elms, native pines, oaks and other species. To the south, facing Glenwood Road was the shrubbery garden and its associated walks. Francis Villeneuve Smith of Adelaide, a King's Counsel and his wife May Winifred Villeneuve Smith bought it in June 1929. The Villeneuve Smiths altered the property internally. *South Australian Homes and Gardens* issue of June 1932 shows two photographs of the interior of the house, one of a cocktail bar, the other of the dining room. Mrs Villeneuve Smith converted a pantry into a cocktail bar, decorating with an Eastern flavour using black, orange and gold lacquer embellishments.

After the death of May Villeneuve Smith in February 1933, the house changed hands again, this time to Eugene Abraham Matison, a medical practitioner and his wife Minnie. It is possible that the Matisons undertook some alterations to the house. In November 1934, a workmen's lien (an encumbrance on the Title placed as a result of the non-payment of bills) was placed on the title by Harris Scarfe's Limited.

During their ownership the garden was described as comprising of large areas of lawn with many shrubs. The trees retained within the garden consisted of silver gums, Moreton Bay fig trees, pines of all descriptions, wattles and an orangery. Clipped rosemary hedges bordered gravel paths with beds containing bush roses or climbing varieties trained over arches. Rustic wooden bridges were built over the watercourses and there was a goldfish pond. At the rear of the house, the former stables and hay loft existed, said to be part of the original homestead. Beyond that was what was described as a poultry farm.

In July 1962, lot 51 was sold to Louise Miriam Ligertwood nee Matison. Lot 71, a parcel containing a little over three acres of Section 891 was sold to Trust Estates Limited with registered offices in Grenfell Street. At that time, the property was bounded by Elmglade Road, Oakdene Road, Glenwood Road and part of a drainage reserve to the east. In September 1972, the block was subdivided to form five separate land parcels.

Trust Estates Limited retained the part of lot 71 that contained the house and a small amount of land and the remaining four allotments were sold to a number of owners. The house and land was transferred to the ownership of Neil Coutts Ligertwood, a Judge and his wife, Louise Miriam Ligertwood. (Louise was the daughter of the Matisons.) The Ligertwoods retained the ownership of the property until the death of Neil Ligertwood in December 1990. (His wife had died in 1985.) The executors of his estate sold the property to the current owners in July 1991.

During the ownership of the Ligertwoods, the house was well known as a place where chamber orchestras from all over the world played. 'Springfield House' remains as a large and eclectic house that dates from the 1840s.

Criterion (e) it demonstrates a high degree of creative or technical accomplishment.

Within 'Springfield House', fine quality timbers have been used, particularly in the entrance hall area and for the staircase, displaying quality craftsmanship. The house also contains some remaining William Morris tiles used in the fireplaces in the ground and first floor rooms. The house was once full of Morris wallpapers but these have been removed.

References

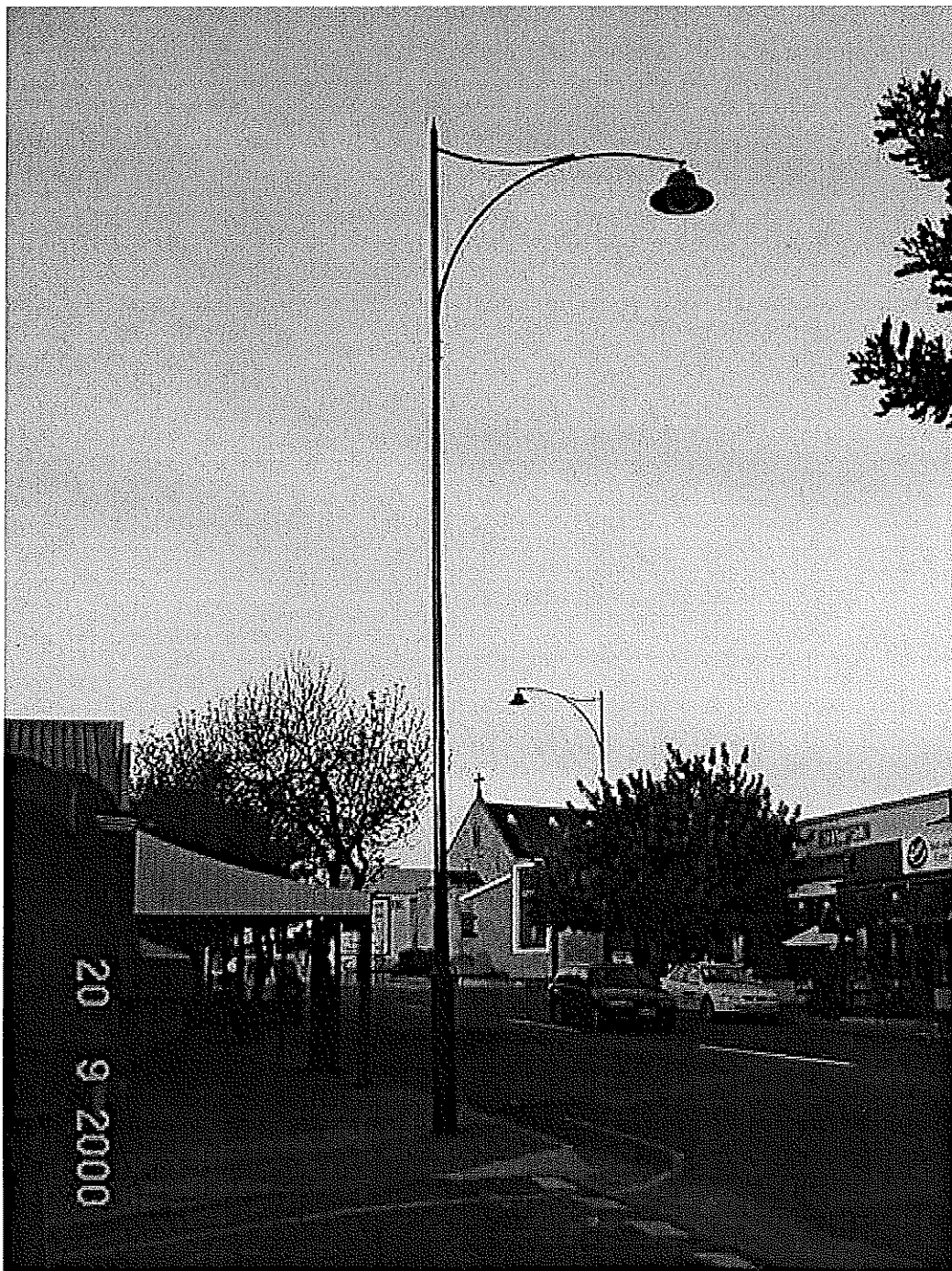
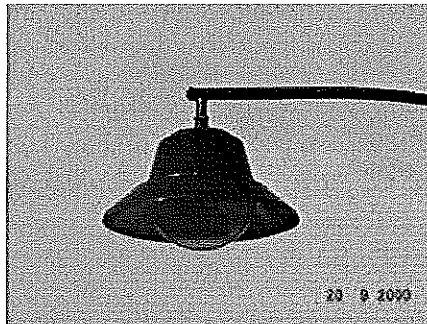
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- Interview with Ms A Rogers and Mr M Ewer, June 1995
- Land Title Office records
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- MLSA Biographical Index
- South Australian Homes and Gardens*, May 1929, p. 27
- South Australian Homes and Gardens*, 1 June 1932, p. 26-7
- South Australian Homes and Gardens*, 1 September 1948, p. 36-7
- South Australian Register*, 19 January 1860, p. 1
- South Australian Register*, 19 November 1880, p. 2
- South Australian Register*, 13 July 1881, p. 2
- South Australian Register*, 2 June 1921, p. 6
- Springfield Local History Files
- Springfield Promotional booklet in the possession of Robyn Taylor
- The Adelaide Observer*, 3 December 1887, p. 30

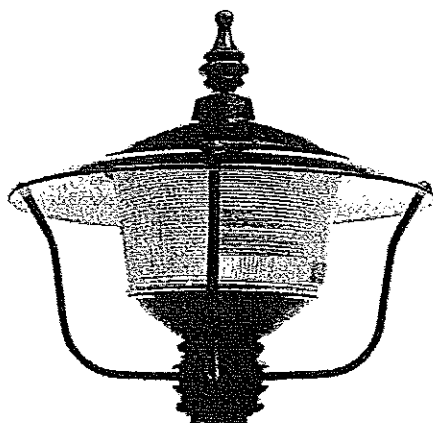
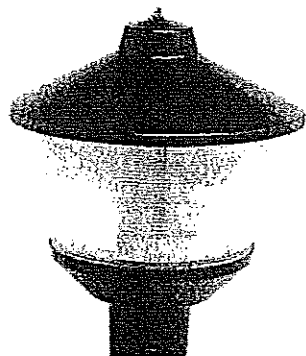
Appendix - C

Streetlight (post top series) &
Intersection Lighting

Intersection Lighting Style

Rexel - Boston 3 luminaire on decorative 'Normandy' column available in 9 and 10.5 metre columns with 3 metre outreach.





B2001/Nostalgia Post Top Series

The B2001 Series is designed to provide an economical and efficient method of area lighting.

The Sylvania B2001 Nostalgia Series presents the opportunity to create modern, energy efficient street lighting systems, whilst maintaining a nostalgic appearance. Apart from its decorative attraction, both models for the B2001 Nostalgia provide a street lighting distribution to meet AS1158 Category P for Minor Road Lighting and AS3771

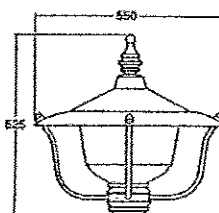
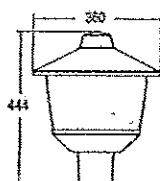
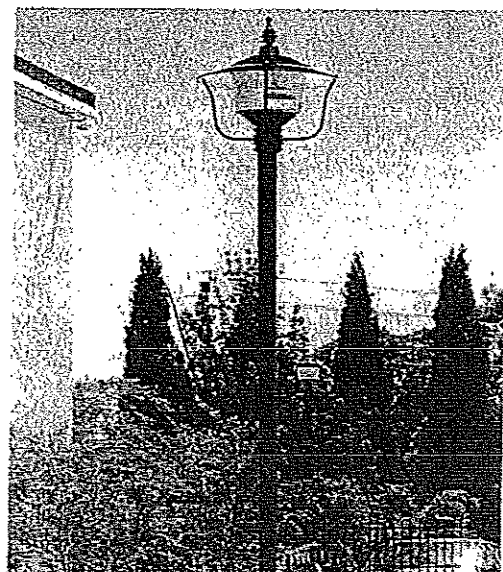
Both models are designed as a completely integral unit with lamp and HPF, 240V/250V control gear easily accessible for maintenance. The body assembly is pressure die-cast aluminium with stainless steel fixings used exclusively in manufacture and the radial prismatic refractor is injection moulded in acrylic. The standard finish is Black Powder Coat, although other colours can be accommodated to special order. Metal Halide light sources available with igniter reactor gear as an option

PE Cell Control is available.
To fit Pole Spigot: 76.0 O.D. I.P. 54

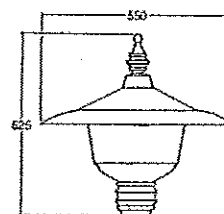
Complementary to this series of luminaires is a range of Sylvania Estate Columns.

Applications

Outdoor walkways, Parks, Gardens, Roadways, Pedestrian malls.

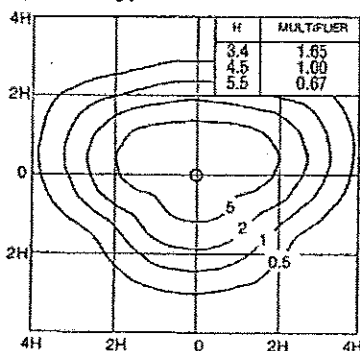


NOSTALGIA



NOSTALGIA /B

B2001 Post Top 70 HPS Type 3 H = 4.5m



B2001

SLA Cat No.	Type	Lamp	Mass
B2001 80 MV	Mercury Vapour	HSLBW80	6.0kg
B2001 125 MV	Mercury Vapour	HSLBW125	6.6kg
B2001 70 HPS	High Pressure Sodium	SHP 70/CO/I	6.5kg
B2001 100 MA	Metal Halide	M 100/C/U	6.6kg

Note 1. Standard distribution is Type 3, specify if Type 5 is required.

B2001 Nostalgia

SLA Cat No.	Type	Lamp	Mass
B2001 Nostalgia - 80 MV	Mercury Vapour	HSLBW80	9.0kg
B2001 Nostalgia - 125 MV	Mercury Vapour	HSLBW125	9.6kg
B2001 Nostalgia - 70 HPS	High Pressure Sodium	SHP 70/CO/I	9.5kg
B2001 Nostalgia - 100 MA	Metal Halide	M100/C/U	9.6kg

Options 1. For control equipment suitable for international supply voltages 220V - 230V, please specify

