

# Information Session

**Melrose Park Employment Land Study**

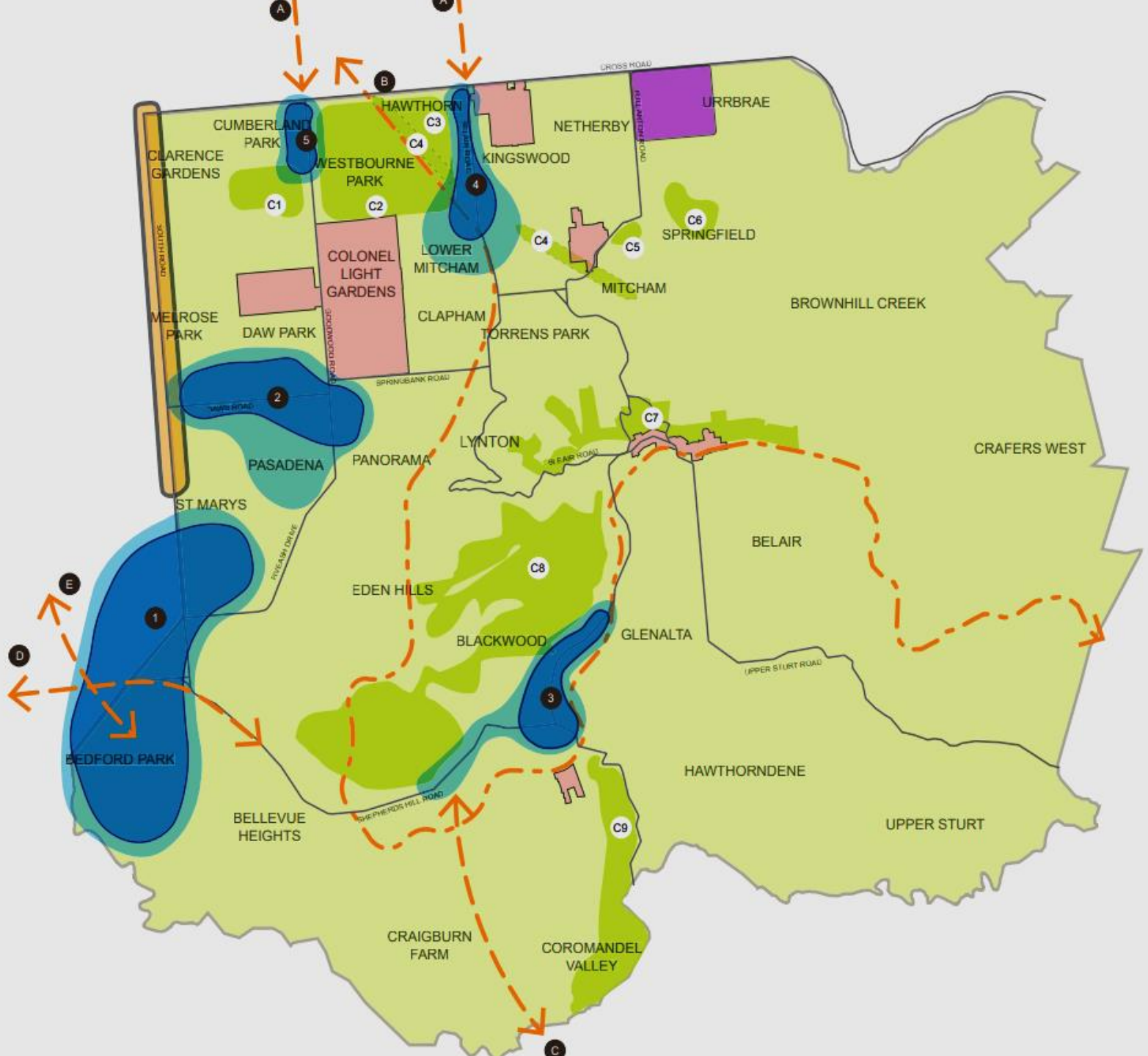
**+**

**Colonel Light Gardens Engagement Outcomes**

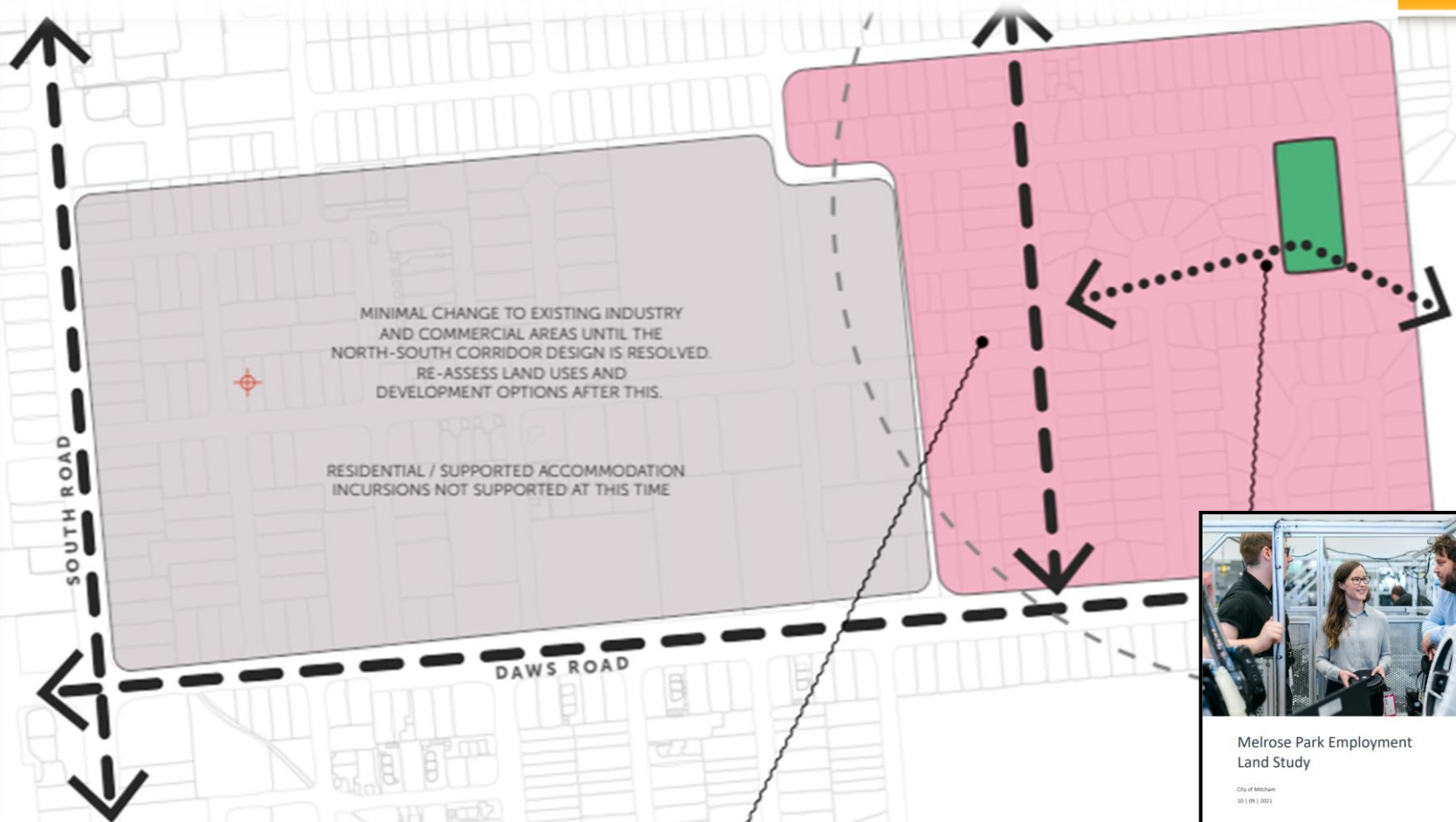
**Heritage Standards and CLMPs**



CITY OF  
MITCHAM



# Employment Land Study and Study Area



LIMITED OPPORTUNITIES FOR INFILL DEVELOPMENT SENSITIVELY DESIGNED TO RESPECT THE ESTABLISHED CHARACTER.

IMPROVE CONNECTIONS TO LOCAL PARK AND THROUGH TO REPAT REDEVELOPMENT

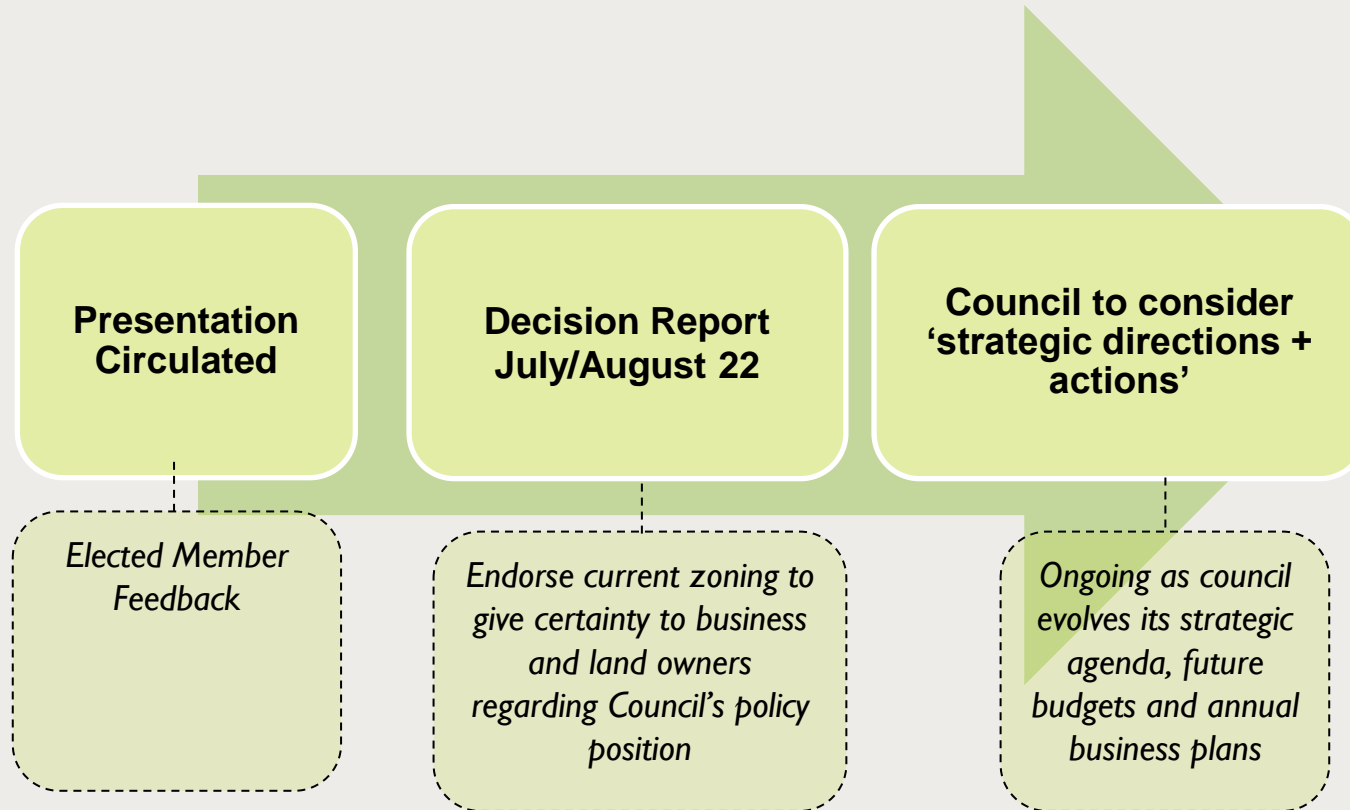


Melrose Park Employment Land Study

City of Mitcham  
10 | 09 | 2021



# NEXT STEPS



CITY OF  
MITCHAM

# Information Session

- Heritage Standards for the Public Realm in CLG
- Mortlock Park CLMP
- Reade Park CLMP



# PURPOSE

To provide context and information for Elected Members to inform future decisions at Council meetings on 28 June, and 9 and 23 August.



CITY OF  
MITCHAM

# WHAT HAVE WE DONE SO FAR

1. Worked with community and consultants to build draft Heritage Standards for the Public Realm in Colonel Light Gardens
2. Consulted on draft Heritage Standards for the Public Realm in CLG
3. Consulted on draft CLMPs for Mortlock and Reade Parks
4. Received and summarised results

***‘This is not a problem to be solved, but rather a series of relationships to be continually managed.’***



CITY OF  
MITCHAM



# Agenda

1. Why is CLG Important?
2. Approach to Conservation
3. The Key Issues
4. Engagement Results Overview



CITY OF  
MITCHAM

# Why is Colonel Light Gardens Important?

- Colonel Light Gardens - one of Australia's best examples of a Garden Suburb
- State Heritage Area - under Heritage Places Act 1993
- Listed on SA Heritage Register - 4 May 2000
- Statement of Significance



CITY OF  
MITCHAM

# Statement of Significance (abbreviated)

“The suburb of CLG is of heritage value for the following reasons:

- It exemplifies the theories of town planning of the early 20th century based on the Garden City concept
- It represents the best work of Charles C. Reade, who was the first appointed South Australian Government Planner from 1916 –20.
- It is the repository of the majority of houses built under the mass housing programme of the Labor Government of the 1920s known as the ‘Thousand Homes Scheme’.
- It contains residential architecture representing the mid -1920s, developed from the Californian Bungalow design.”



CITY OF  
MITCHAM

## Statement of Significance (abbreviated)

*“It is the embodiment of... social concepts of the 1920s such as ‘post-war reconstruction’, ‘homes for returned soldiers’ and ‘community spirit and self-help’, which led to the creation and development of a community.”*



CITY OF  
MITCHAM

# The Planning Principles

- A bounded site within which residents' everyday needs were accommodated.
- Areas set aside for specific uses – residential, commercial, educational, religious, recreational.
- Public open space of a variety of types and scales for a range of local community uses. Internal reserves for shared community use with a distinctive open space type in garden suburbs.
- A hierarchical road system, where the widest took the largest volume of traffic, and the narrowest were intended for access to residential streets.
- Variation in street width, line and length. Typically, 'curved, short arc and straight' also referred to as 'curvilinear symmetrical'.



CITY OF  
MITCHAM

# The Planning Principles (continued)

- A park-like environment through preserving existing natural features, planting street trees, reserving open space, plantings in private gardens and in street garden reserves and melding of the public and private realm.
- Low density development.
- Detached single-storey dwellings sited with generous setbacks and ample front and back yard space.
- ‘Architectural unity but not uniformity’ achieved primarily through consistency of style, form, scale, colours and materials.



CITY OF  
MITCHAM

# Agenda

1. Why is CLG Important?
2. Approach to Conservation
3. The Key Issues
4. Engagement Results Overview



CITY OF  
MITCHAM

# Heritage Conservation

- Council is legally bound to conserve and protect CLG as a State Heritage Area.
- Tension between conserving the past and balancing current needs and expectations.
- Private and **public land**, through multiple technical and legislative mechanisms.

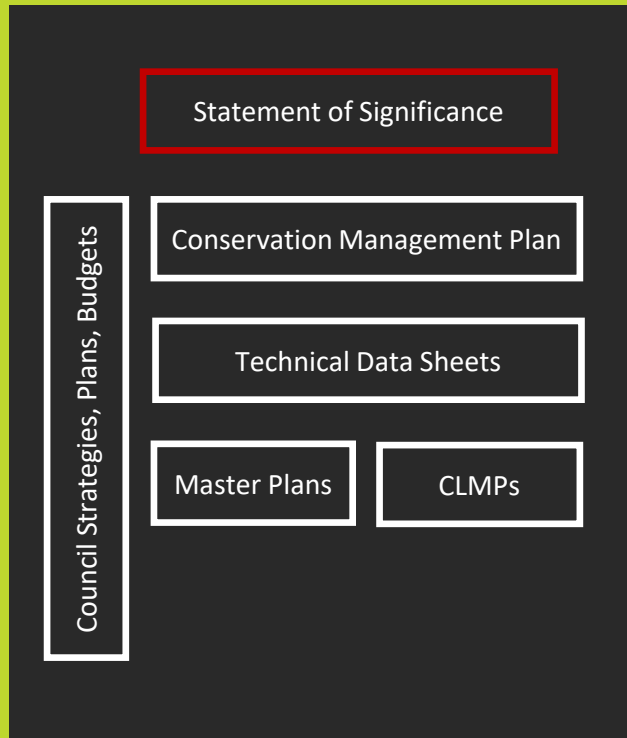


CITY OF  
MITCHAM

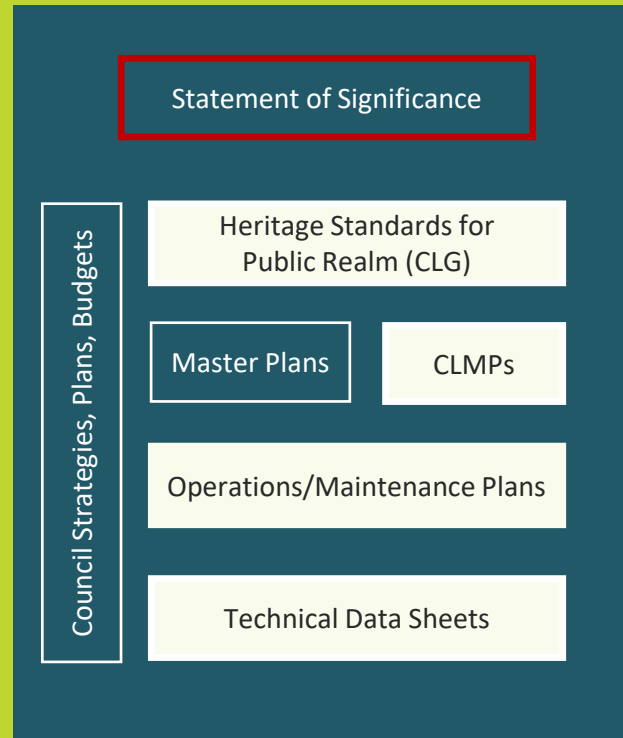


# Public Land Conservation Approach

## Current



## Proposed



**THIS IS CONCEPTUAL ONLY AND DOES NOT REPRESENT A DOCUMENT HIERARCHY**

# Public Land Conservation Approach: Why Change?

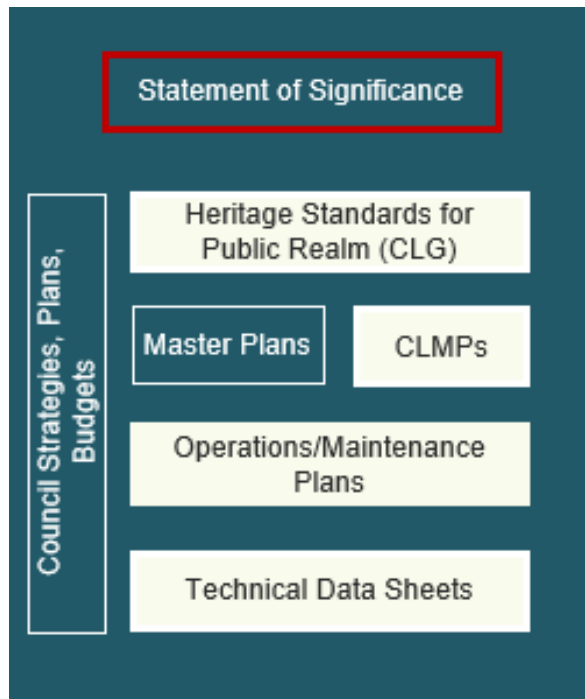
- A chance to create clarity for Administration and community.
- A chance to connect, listen and build trust.
- Council resolution to review CLMPs.
- The Planning Reform introduced standards for the private realm, which left the public realm wanting.
- The Conservation Management Plan is now 17 years old and is yet to be reviewed.
- Federal and State funding commitments.



CITY OF  
MITCHAM

# Change Stages

## Proposed



1. Create the HSPR to replace the CMP (underway)
2. Create new CLMPs (underway)
3. Develop Operational Plans (in draft)
4. Review Technical Data Sheets (not yet)
5. Masterplan (some, but not all and reviews are needed)
6. Governance (not resourced or funded)
  - i. Continued Engagement
  - ii. Training and Education
  - iii. Review

# Agenda

1. Why is CLG Important?
2. Approach to Conservation
3. The Key Issues
4. Engagement Results Overview



CITY OF  
MITCHAM

# Reade's Original Plan Plus 100 Years of Change

- Desire to honour Reade's original plan and vision
- 100 years of change including major changes in 1920s, 30s and 40s.
- CLG hasn't remained static:
  - Demographics have shifted
  - Resurgence in open space use
  - Boom in organised sport participation
- Aging infrastructure and change to demands.



# Able to be reconciled...

- **Streetscape and garden setting**
- **Road reserves and public infrastructure**

- Tree Planting
- Verges
- Street Garden Reserves
  
- Kerbing
- Footpaths
- Driveway Crossings
- Road Pavement
- Infrastructure & Services
- Street Furniture
- Lighting
- Street Signage



CITY OF  
MITCHAM

# Tensions

- **Passive vs Active** recreation at major parks & reserves
- **Private use** of internal reserves
- **Private use** of utility laneways



CITY OF  
MITCHAM

# How have we Tackled the Tensions?

- Dedicated internal project team with expertise in community engagement
- Open dialogue with whole community
- Engagement directly with key community members & stakeholders
- Utilise experts with factual knowledge (academics, consultants, Heritage SA, Kaurana Representatives)



# How have we tackled the tensions?

- Consult community at each stage + demonstrate changes occur when community identifies issues
- Keep working to achieve resolutions and continue making progress
- Decisions based on facts/evidence + checked legally to avoid process challenges (as far as possible)
- Council make informed decisions as project progresses

# Funded Next Steps

Finish the HSPR and the Mortlock Park and Reade Park CLMPs



CITY OF  
MITCHAM

# Unfunded Next Steps

Identify how to assess proposals, assess future works and develop masterplans based on:

- Continued open dialogue with whole community
- Continued engagement directly with key community members & stakeholders
- Retention of experts with factual knowledge (academics, consultants, Heritage SA, Kaurna Representatives)



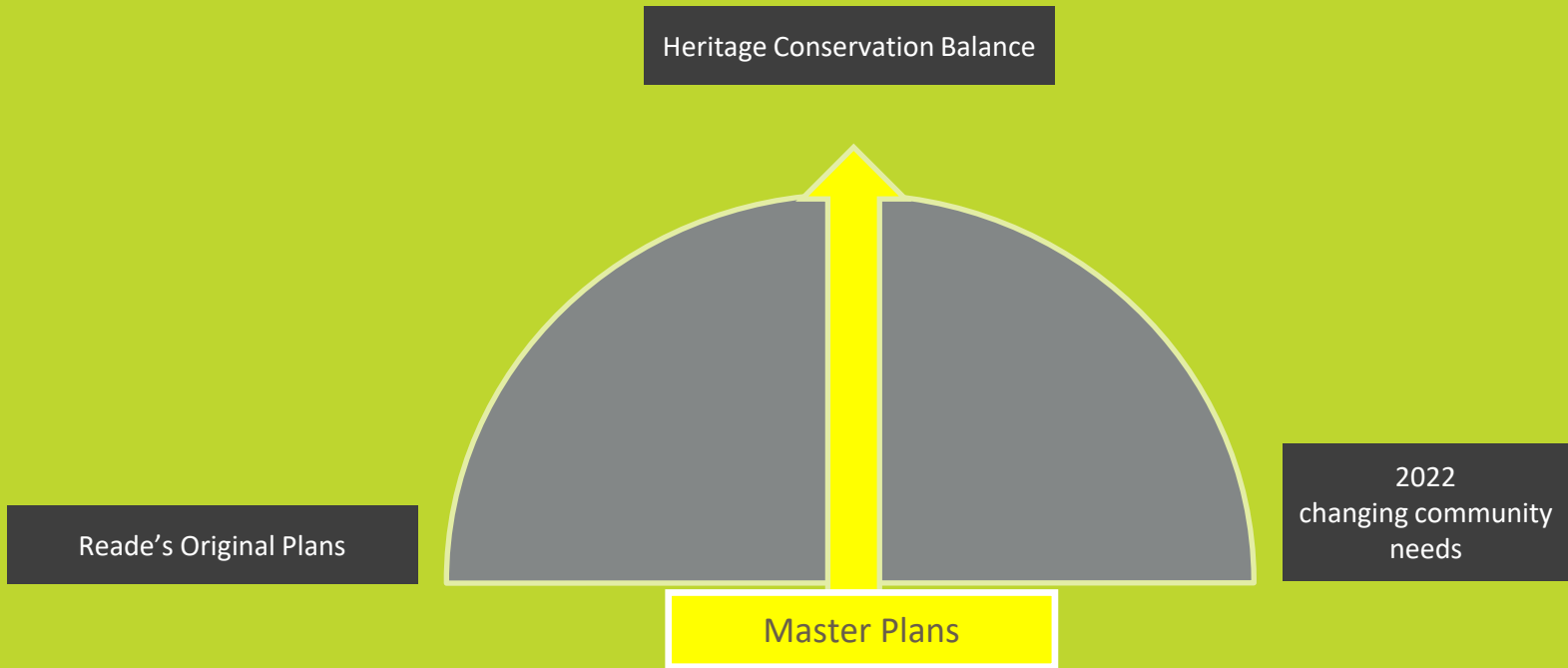
CITY OF  
MITCHAM

# Quantify for a Funding Decision

Build a **business case** for Council's consideration to:

1. Review the Technical Data Sheets
- 2. Masterplan Mortlock and Reade Park**
3. Governance
  - i. Continued Engagement
  - ii. Training
  - iii. Review

# Key Lever: Masterplanning to Create Dialogue and Leverage Stories



CITY OF  
MITCHAM

***‘This is not a problem to be solved, but rather a series of relationships to be continually managed’***



CITY OF  
MITCHAM

# Agenda

1. Why is CLG Important?
2. Approach to Conservation
3. The Key Issues
4. Engagement Results Overview



CITY OF  
MITCHAM

H S P R

S U R V E Y  
R E S U L T S



CITY OF  
MITCHAM



# HSPR – ENGAGEMENT



# HSPR – INITIAL PROCESS

- Working Group INITIAL DRAFT
- URPS redraft into modern policy
- Reviewed vs CMP
- Finalised draft for consultation

# ACADEMIC REVIEW

- Professor Freestone – UNSW
- Reviewed HSPR
  - Ensure heritage values captured accurately
  - Principles & Standards reviewed against academic knowledge



- HSPR referred to Heritage SA
  - Support intent and contents of HSPR
  - Provides clear guidance on management of parks and streetscapes within CLG
  - Heritage values carefully considered



# COMMUNITY ENGAGEMENT

- 28 day consultation
  - Start 27 March 2022 – end 24 April 2022
- Analysis technique
  - Online surveys - quantitative
  - Free text/submissions - deductive reasoning



CITY OF  
MITCHAM

# COMMUNITY ENGAGEMENT

## ONLINE ENGAGEMENT

AWARE – 357  
INFORMED – 246  
ENGAGED - 110

## SUBMISSIONS

30 - EMAILED  
1 – HARDCOPY DELIVERED

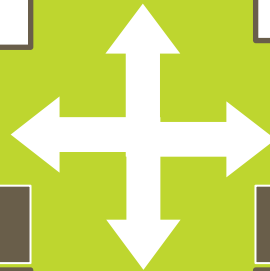
## CLG RESIDENTS

51% of respondents identify  
as nearby residents of CLG

44% identify as CLG  
residents

## SUPPORT HSPR

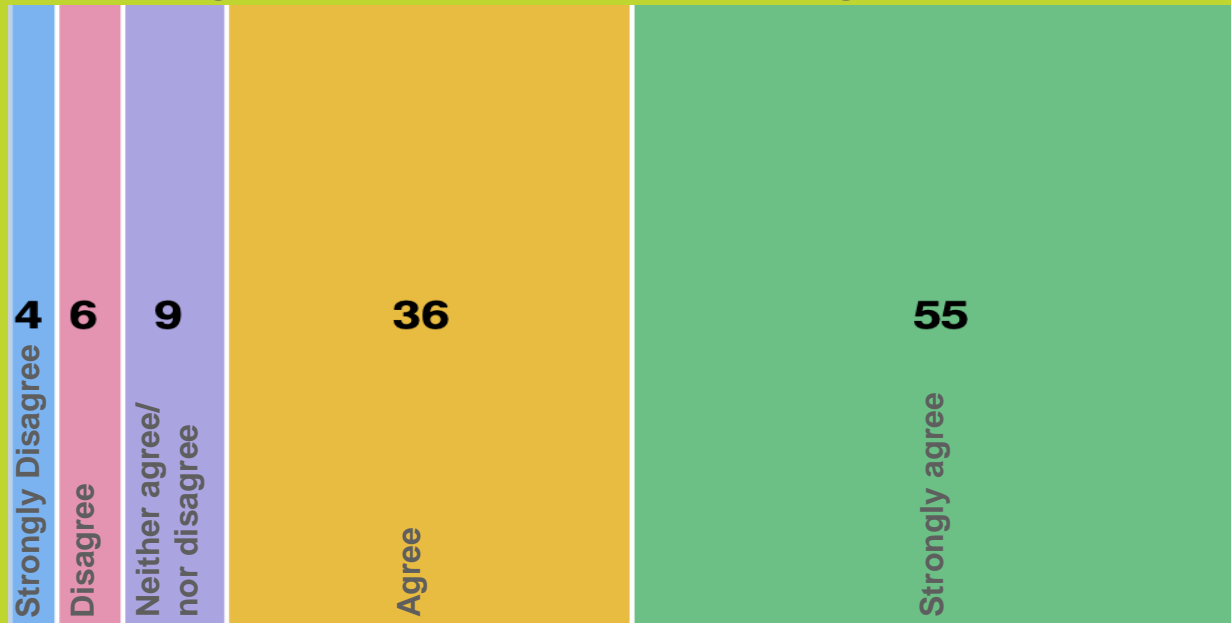
70% of respondents support the  
HSPR Principles and Acceptable  
Standards



CITY OF  
MITCHAM

# HSPR – SURVEY FINDINGS

**Question:** Principles and Acceptable Standards are clear and focused on heritage conservation and management



**Finding:** Clear support for Principles and Acceptable Standards from survey respondents - 90% either agree/strongly agree.

# HSPR - FREE TEXT/SUBMISSIONS

## NUMBER OF RESPONSES

### SUBMISSIONS

30 - EMAIL  
1 – HARDCOPY DELIVERED



CITY OF  
MITCHAM



# HSPR SUBMISSIONS - DEDUCTIVE REASONING

- Submissions sorted (spreadsheet)
  - Themes
  - Subject
  - Index
  - Summary
  - HSPR Response
  - Context of Response
  - Recommended Change to HSPR
  - Impact
  - Risk if Adopted without consideration



CITY OF  
MITCHAM

# READING THE SPREADSHEET

<b>SUBMISSION THEME</b>	<b>SUBJECT</b>	<b>INDEX</b>
1	UTILITY LANEWAYS	1.01



CITY OF  
MITCHAM

# READING THE SPREADSHEET

SUMMARY OF SUBMISSION COMMENTS (NOTE SIMILAR ENTRIES MAY BE COMBINED)	NUM OF DUPLICATED MENTIONS
<p>While I recognise that unsealed laneways are apparently part of the heritage of the suburb, they are often difficult to traverse due to substantial unevenness caused by erosion and vehicle traffic. They often collect water due to poor grading. It would greatly improve their pedestrian/cycling utility to provide partial pavement (say 0.5m wide through their centre).</p>	1

# READING THE SPREADSHEET

<b>HSPR RESPONSE</b>	<b>CONTEXT OF RESPONSE</b>	<b>RECOMMENDED CHANGE TO HSPR</b>
Noted may be used to inform Council at a later date.	Pedestrian and cyclist safety and wellbeing are high on the list of Council's priorities. The Utility Laneways are designed to carry services infrastructure and provide pedestrian and cyclist access.	None required

# READING THE SPREADSHEET

<b>IMPACT</b>	<b>RISK IF CHANGE IS ADOPTED WITHOUT CONSIDERATION</b>
Resident expectations to be managed. Some complaints from residents properties that back onto the Laneways	Maybe cost implications if pavement or sealing of the centre strip is implemented. Higher cost for utility infrastructure to access, remove and to repair centre strip.

# MORTLOCK PARK CLMPS SURVEY RESULTS



CITY OF  
MITCHAM

# MORTLOCK PARK - ENGAGEMENT

## ONLINE ENGAGEMENT

AWARE – 852  
INFORMED – 621  
ENGAGED - 246

## SUBMISSIONS

30 - EMAIL  
1 – HARDCOPY



## CLG RESIDENTS

33% identify as CLG residents  
48% live within 2km of Mortlock Park

## SUPPORT CLMP

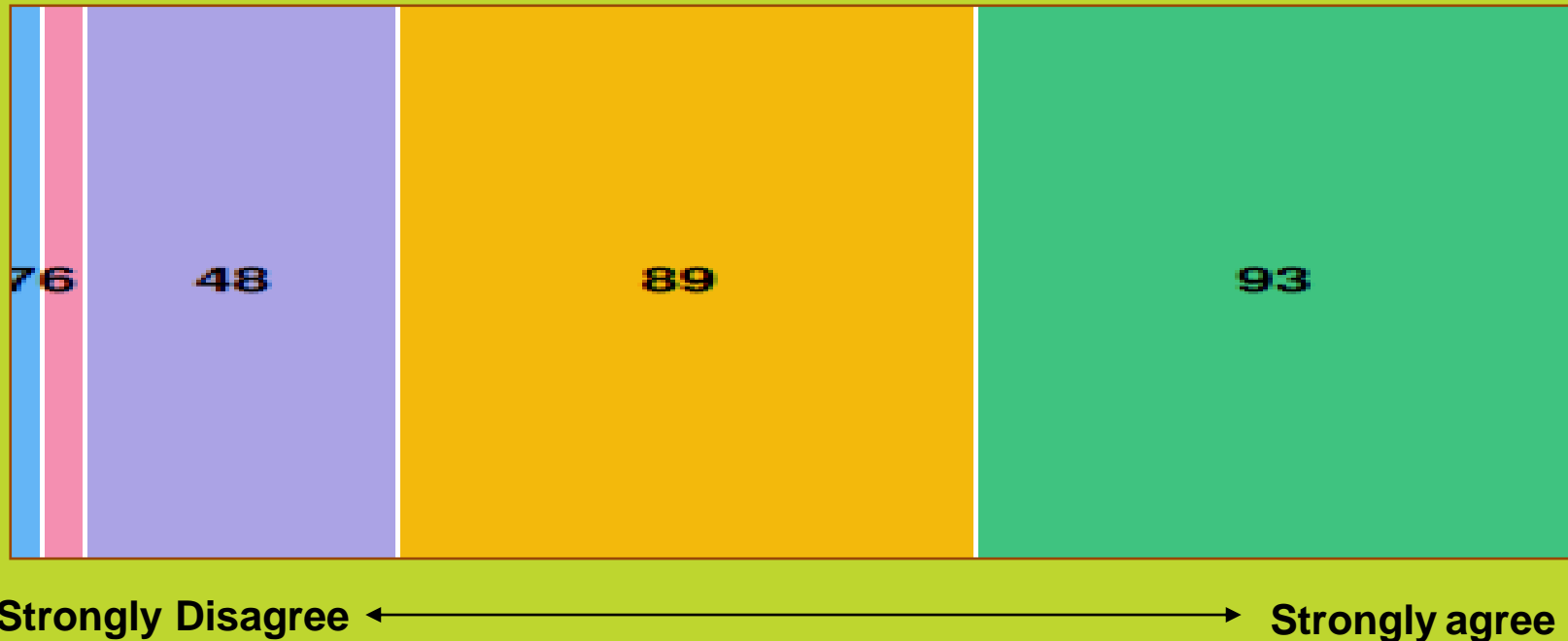
75% of respondents support recognition of CLG heritage  
94% support provision of accessible sporting & recreation facilities



CITY OF  
MITCHAM

# MORTLOCK PARK CLMP OBJECTIVES – SURVEY RESULTS

**Objective 1: To recognise significance of Mortlock Park as an important element of Charles Reade’s hierarchy of public open space in CLG.**





# MORTLOCK PARK CLMP OBJECTIVES – SURVEY RESULTS

**Objective 2: To provide accessible community, sporting and recreation, areas and facilities that are safe for community use and suitable for a mix and range of formal and informal uses.**

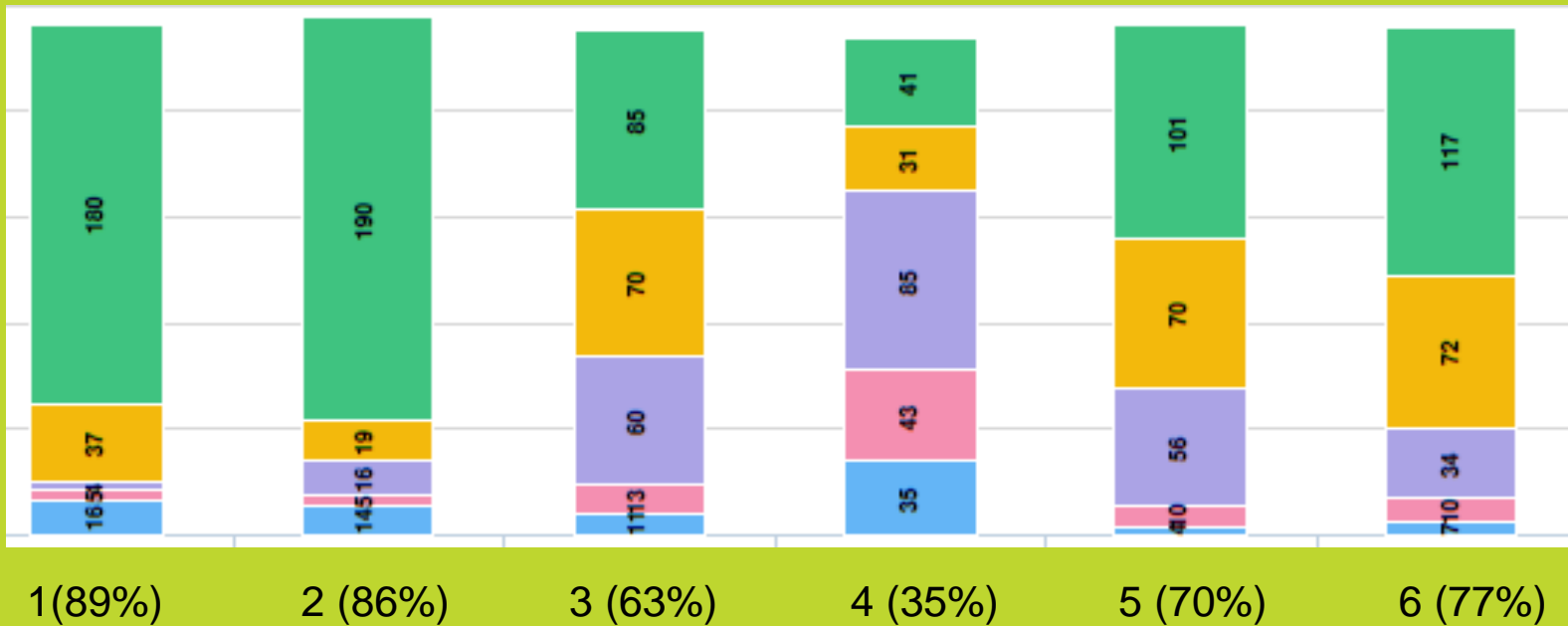


# MORTLOCK PARK - PROPOSALS

1. Upgrade existing community facilities, buildings, structures, signage, lighting and assets to meet relevant design and environmental standards, including demolition of existing buildings if deemed necessary.
2. Existing multi-purpose community building known as the Gil Langley building will be upgraded and extended to improve appearance and functionality of building, batting cages, fences & associated ancillary structures
3. The former Scout Hall is used as a Community Centre.
4. The former Scout Hall is demolished.
5. A licence is entered into with CLG Primary School and St Therese School for use of Mortlock Park oval.
6. Works are progressed and undertaken as outlined within Mortlock Park Concept Plan.

# MORTLOCK PARK - PROPOSALS

Question: To what extent do you agree with the objectives for use and management of Mortlock Park as set out in the draft CLMP?



Feedback on Proposals (% respondents - Agree/Strongly Agree)



CITY OF  
MITCHAM

## MORTLOCK PARK CLMP - COMMENTS

1. Non-compliance to Coastal Ecology judgement
2. Performance targets and measures not meaningful
3. Endorsement of CLMPs will mean development to proceed without further community input
4. Concern re implementation of master concept plan
5. Sport has taken over and current process will only benefit sport

# MORTLOCK PARK CLMP – RECOMMENDED CHANGES

1. Purpose for which land held now reads “Public sport & recreation to accommodate a range of passive and active pursuits and events”.
2. Performance targets and measure updated:
  - a. use more decisive and prescriptive language
  - b. provide obligation to adhere to & monitor compliance with HSPR
3. Removed reference to Conservation Management Plan

# READE PARK CLMPS SURVEY RESULTS



CITY OF  
MITCHAM

# READE PARK CLMP - ENGAGEMENT

## ONLINE ENGAGEMENT

AWARE - 292  
INFORMED - 222  
ENGAGED - 116

## SUBMISSIONS

30 - EMAIL  
1 - HARDCOPY



## CLG RESIDENTS

28% identify as CLG residents  
34% live within 2km of Reade Park

## SUPPORT CLMP

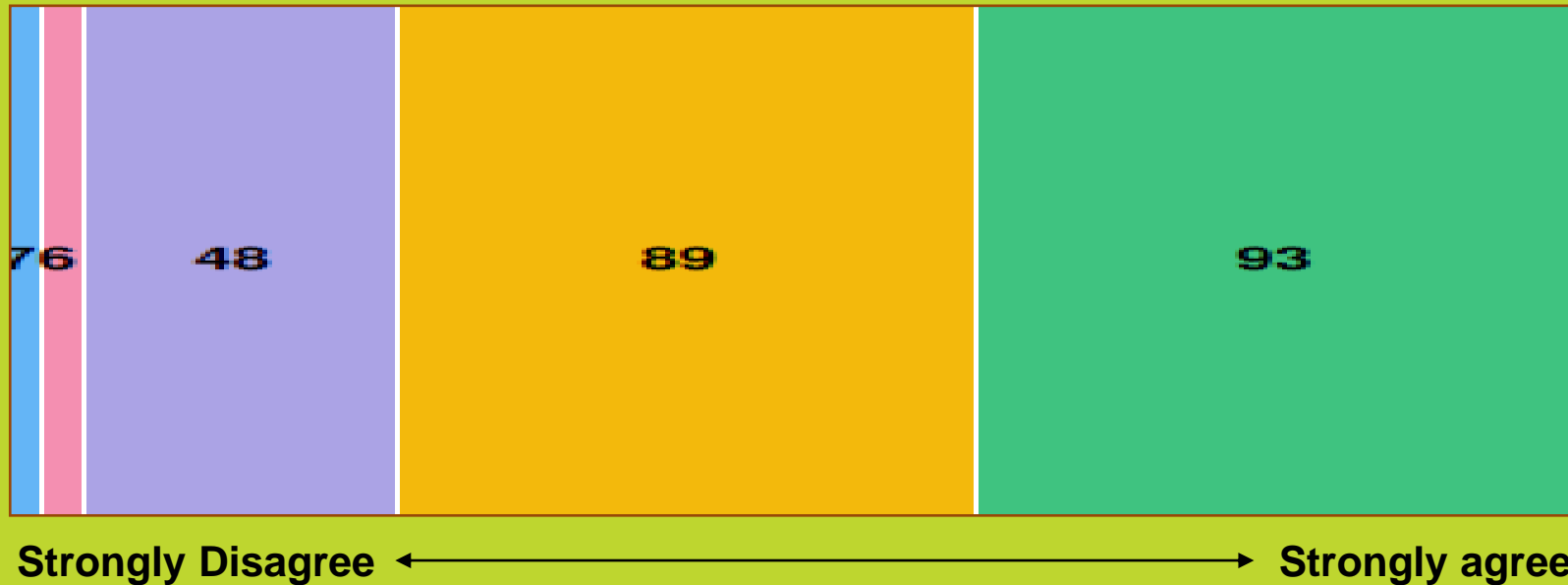
88% of respondents support recognition of CLG heritage  
92% support provision of accessible



CITY OF  
MITCHAM

# READE PARK CLMP OBJECTIVES – SURVEY RESULTS

**Objective 1: To recognise significance of Reade Park as an important element of Charles Reade’s hierarchy of public open space in CLG.**





# READE PARK CLMP OBJECTIVES – SURVEY RESULTS

**Objective 2: To provide a sport and recreation area including facilities for use and enjoyment by the community for a mix of sport and recreational activities.**

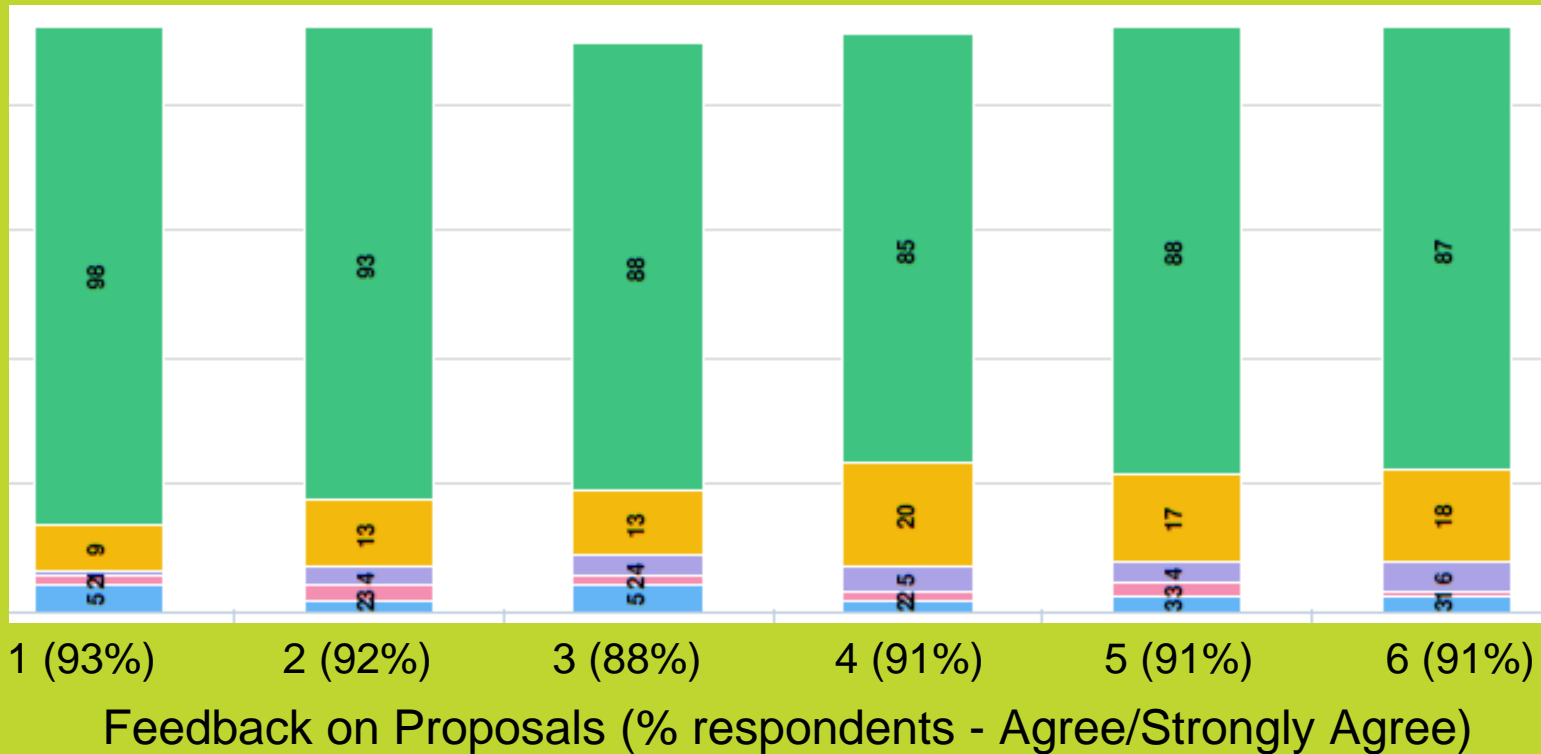


# READE PARK - PROPOSALS

1. There is an upgrade of the existing community facilities, buildings, structures, lighting, signage, and assets to meet changes to relevant design and environmental standards.
2. The existing tennis club community building will be upgraded and remodelled to improve appearance and functionality of the building.
3. Resurface Hardcourts, replace fencing, replacement of existing lights.
4. Hereford Place entrance redevelopment
5. Fencing of lawn tennis courts
6. Existing light poles on Croquet lawn to be upgraded with 8 x LED light fittings on same poles.

# READE PARK CLMP PROPOSALS – SURVEY RESULTS

Question: To what extent do you agree with the proposals for the use and management of Reade Park as set out in the CLMP?



## READE PARK CLMP - COMMENTS

1. Non-compliance to Coastal Ecology judgement
2. CLMPs are being changed for benefit of sporting clubs
3. Endorsement of CLMPs will mean development to proceed without further community input
4. Sporting clubs dominate Reade Park and residents cannot access it
5. Residents of CLG and living directly adjacent the reserves should have greater weight given to their feedback

## READE PARK CLMP – RECOMMENDED CHANGES

1. Purpose for which land held will now read “Public sport & recreation to accommodate a range of passive and active pursuits and events”
2. Performance targets and measures use more prescriptive language
3. Removed references to Conservation Management Plan which will be replaced by HSPR
4. Proposals will be reworded to remove verbatim proposals from external sources & comply with legal advice

# HSPR & CLMP PROJECT – NEXT STEPS

## Council Meeting 28 June – Recommendations

- Amendments to draft HSPR be endorsed for consultation
- Amendments to draft CLMPs be endorsed for consultation

## August Cycle:

- HSPR and CLMPs for Mortlock and Reade Parks
- Balance of CLMPs across the City for consultation
- Business Case for Governance in Colonel Light Gardens



CITY OF  
MITCHAM

**Thanks**

