

Protecting the Colonel Light Gardens State Heritage Area in the Planning and Design Code

The Colonel Light Gardens State Heritage Area

[Colonel Light Gardens](#) is arguably Australia's most complete example of an early 1900s garden suburb. As one of 17 designated [State Heritage Areas](#) in South Australia, it is of significant aesthetic, architectural and historic interest to South Australia.

How is it protected?

Colonel Light Gardens is fully protected under the new Planning and Design Code by:

1. Zoning – the Established Neighbourhood Zone

Most of Colonel Light Gardens will be located in this zone, which acknowledges unique areas of established character and covers neighbourhoods that are expected to experience little change.

This zone is also about maintaining a low-scale, residential area and sets out clear parameters about built form such as roof pitches, wall height, density, building height and side setbacks.

The zone's focus is to protect the area from development that is not aligned with its existing built form and characteristics. There are other zones used in Colonel Light Gardens that apply to non-residential areas, e.g. open spaces and local shops.

2. State Heritage Area Overlay

This overlay ensures that development within a State Heritage Area is managed in a way that maintains the area's heritage values and character.

Development within a State Heritage Area Overlay must be compatible with the heritage values identified in the Statement of Significance and *other relevant documents*. The Heritage Standards (Colonel Light Gardens State Heritage Area) is the first of such documents.

Importantly, the heritage policies in the State Heritage Area Overlay and associated documents take precedence over the policies contained in the underlying zone.

In addition, the overlay sets out referrals to the Minister responsible for administering the *Heritage Places Act 1993* (delegated to Heritage South Australia).

3. South Australian Heritage Register ‘Statement of Significance’

The State Heritage Area Overlay includes the South Australian Heritage Register Statement of Significance for Colonel Light Gardens, which sets out what is important about the area. The Statement will continue to be used by Heritage South Australia in the assessment of development proposals in Colonel Light Gardens.

4. Heritage Standards (Colonel Light Gardens State Heritage Area)

The Heritage Standards for Colonel Light Gardens:

- form the basis of Heritage South Australia’s assessment of referred development proposals
- may be used by the City of Mitcham in assessing applications in the Colonel Light Gardens State Heritage Area, where relevant
- may be used by property owners planning to restore, alter or develop their property.

The Heritage Standards include:

- a summary of the historical development of Colonel Light Gardens and the planning principles upon which the suburb was founded
- the State of Significance, reproduced in full from the South Australian Heritage Register
- clear guiding Principles and Acceptable Standards for development to ensure heritage values are protected.

The Standards mirror the format and terminology of the State Heritage Area Overlay and include Principles and Standards for:

- land use
- new buildings
- alterations and additions
- ancillary development
 - carports, garages and sheds
 - fences and gates
 - signage
 - solar panels
 - rainwater tanks
- land division
- landscape context and streetscape amenity
 - footpaths and driveways
 - rear laneways
 - kerbing
 - street tree planting and verges
 - open space parks

- internal reserves
- street garden reserves
- services and infrastructure

- demolition
- conservation works.

The Heritage Standards (Colonel Light Gardens State Heritage Area) were published on 28 April 2021.

From this date, the Standards have been used by Heritage South Australia to guide all decisions on referred development proposals.

5. Power of Direction

Under the *Planning, Development and Infrastructure (General) Regulations 2017*, Heritage South Australia, as delegate of the Minister responsible for the Heritage Places Act, has authority to direct decisions on development applications that affect a State Heritage Area. This means that Heritage South Australia can direct the relevant authority to refuse development applications if they are considered to have an inappropriate impact on the heritage significance of the State Heritage Area.

Navigating the Code

The Planning and Design Code (Code) is available to view at <https://code.plan.sa.gov.au/>.

You can explore the entire Code, or you can look for a specific address. If you search within a specific address, you will be directed to a screen that shows you a location map, and a list of the zoning and overlay details relevant to that address. From here, you can read all of the specific policies that apply. The Heritage Standards for Colonel Light Gardens are published on the Heritage South Australia's [State Heritage Areas website](#).

Property Zone Details



Zone	Established Neighbourhood
Local Variation (TNV)	Maximum Building Height (Levels) (Maximum building height is 1 level)
Overlay	Airport Building Heights (Regulated) (All structures over 45 metres) Building Near Airfields Hazards (Flooding General) Prescribed Wells Area Regulated Trees State Heritage Area Stormwater Management Urban Tree Canopy

Expand the list below to see possible Assessment Pathways for this property

+ Established Neighbourhood

Policies That Apply to This Property

- + Part 2 – Zones and Sub Zones
- Part 3 – Overlays
 - + Airport Building Heights (Regulated) Overlay
 - + Building Near Airfields Overlay
 - + Hazard (Flooding)
 - + Hazards (Flooding – General) Overlay
 - + Prescribed Wells Area Overlay
 - + Regulated and Significant Tree Overlay
 - State Heritage Area Overlay
 - + Assessment Provisions (AP)
 - Q Procedural Matters (PM) – Referrals
 - + Stormwater Management Overlay
 - + Urban Tree Canopy Overlay
- + Part 4 – General Development Policies



Click here to see heritage policies



Desired Outcomes	
DO 1	Development maintains the heritage and cultural values of State Heritage Areas through conservation, ongoing use and adaptive reuse consistent with Statements of Significance and other relevant documents prepared and published by the administrative unit of the Public Service that is responsible for assisting a Minister in the administration of the <i>Heritage Places Act 1993</i> .