

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

The Colonel Light Gardens State Heritage Area

Colonel Light Gardens holds the distinction of being Australia's most complete example of an early 1900s garden suburb. As one of two State Heritage Areas located in the inner metropolitan rim of Adelaide (the other being the Belair National Park) and one of 17 designated State Heritage Areas in South Australia, it is of significant aesthetic, architectural, historic and cultural interest to South Australia.

How will it be protected?

Colonel Light Gardens will be 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 changes to and development within an area are managed in a way that maintains the area's cultural significance. This means alterations and additions to existing buildings or new buildings are assessed against – and uphold – the heritage values of the State Heritage Area.

In addition to outlining the policies controlling demolition, design, new buildings and additions it provides for better recognition of public areas, and sets out referrals to the Minister for Heritage.

The State Heritage Area Overlay takes precedence over the policies contained in the underlying zone.

3. State Heritage Register ‘Statement of Significance’

The State Heritage Area Overlay references the State Heritage Register Statement of Significance for Colonel Light Gardens, which sets out what is important and will continue to be used in the assessment of development proposals in Colonel Light Gardens. It will also inform the matters considered by the Minister for Heritage when providing a direction on development proposals.

We are looking at ways to make the Statement of Significance more prominent in the Code.

4. State Heritage Area Guidelines for Development

These [guidelines](#) provide direction on how development may be undertaken and assist property owners who wish to carry out changes to places in Colonel Light Gardens.

This includes how to conserve and maintain historic buildings and structures, plan for appropriate alterations and additions, change of use, and prepare development proposals requiring approval.

The State Heritage Area Guidelines for Development have been given statutory effect through the Planning, Development and Infrastructure (General) Regulations 2017 and the Planning and Design Code (Code).

These Guidelines include a statement of what is important for Colonel Light Gardens, including:

- significance
- character and setting
- conservation, maintenance and reconstruction
- new and infill building design
- carports, garages and sheds
- materials, finishes and colours
- landscape, gardens and fences
- signage
- public realm and other matters.

In response to the introduction of a new planning system for South Australia, including the Code, Heritage SA has updated the guidelines to ensure they are fit for purpose, consistent with the terminology used in the Code and reflect the Colonel Light Gardens Statement of Heritage Significance.

The draft updated guidelines have now been released for public consultation until 1 February 2021.

You can have your say on the draft updated *Heritage Guidelines (Colonel Light Gardens State Heritage Area)* via YourSAy: <https://yoursay.sa.gov.au/CLG-Heritage>.

5. Ministerial Power of Direction

The Minister for Heritage will have greater authority to direct decisions on development applications that directly affect a State Heritage Place (at present the Minister is only empowered to provide advice). This means that the Minister (or their delegate) can direct the Council or 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://consult.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 following screenshots show how the zone and policy layers are displayed in the Code.

Property Details 🏠

48 Penang Av Colonel Light Gardens

SA 5041

More Details in SAILIS

To view a detailed interactive property map in SAPPa click on the map below



Property Zone Details

Zone	Established Neighbourhood
Local Variation (TNV)	Maximum Building Height (Levels) (Maximum building height is 1 level)
Overlay	<ul style="list-style-type: none"> 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 Outcome	
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> .