

3. Heritage Standards for Development (Colonel Light Gardens State Heritage Area)

3.1. Purpose of Heritage Standards for Development

Any proposals to undertake development within a State Heritage Area will be referred to the Minister responsible for administering the *Heritage Places Act 1993*, who has the authority to direct the decision. Heritage SA is the Minister's delegate for decisions on referred development applications. The Heritage Standards form a key part of Heritage SA's assessment of these development proposals. The Heritage Standards:

- provide a basis for decisions regarding management of heritage impact of development by Heritage SA Heritage Officers
- include heritage principles and location-specific detail on how development can be undertaken to ensure heritage values are protected
- propose a minimum acceptable standard for development-related solutions within the State Heritage Area.

A State Heritage Area includes both private and public spaces (including streets) and the standards are applicable to development across the entire area.

Development associated with a State Heritage Place and also within a State Heritage Area is defined in the *Planning, Development and Infrastructure Act 2016* Part 1, 3 (1). Additional definition specific to a State Heritage Place or Area includes,

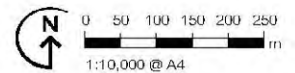
“(e)—the demolition, removal, conversion, alteration or painting of, or addition to, the place, or any other work that could materially affect the heritage value of the place”.

The State Heritage Area Overlay ‘*Procedural Matters (PM) Referrals*’ – identifies the types of development to be referred to Heritage SA for assessment and direction.

Exemptions to the definition of Development within a State Heritage Area are scheduled in the *PDI Act 2016* Regulations – *Schedule 5*



- Legend**
- Major Public Parks
 - Internal Reserves
 - Local Shopping Precincts
 - Areas containing significant Eucalypt trees



Concept Plan Colonel Light Gardens

Concept Plan – land uses as planned 1920s – maintained to the present day. The balance of areas in the concept plan not individually identified or coloured are predominantly residential in nature, but includes schools, churches and other public buildings.

3.2. Land use

(refer: State Heritage Area Overlay – Alterations and Additions PO 2.2)

The considered and deliberate arrangement of distinct land uses in Colonel Light Gardens reflected garden suburb design principles of the period. Land uses were planned to provide for quiet residential streets, centrally located retail and a hierarchy of parks and reserves. The Concept Plan for Colonel Light Gardens reflects the land use planning intent for the suburb.

The Planning and Design Code zones applied to Colonel Light Gardens reflects these planned land use areas, ensuring the separation of retail, residential, open space and local centre community functions.

| Principles | Acceptable Standard |
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| <p>3.2.1. Land Use</p> <p>The 1920s planned designation of areas by land use is evident at Colonel Light Gardens, illustrating the unique garden suburb design principles and heritage values of the State Heritage Area.</p> <p>Development is to have regard to the following:</p> | |
| <p>a. Land use planning</p> | <p>Spatial distribution of the distinct functional land use areas to be retained in future suburb planning. Uses to be contained to areas as identified in the Concept Plan – page 14.</p> <p>Shops, offices, civic, community, religious and similar non-residential development is to occur within existing sites either currently used for that purpose, or existing buildings originally intended for that purpose.</p> <p>Original shop and commercial buildings located at Salisbury Crescent, The Strand and Goodwood Road to be retained and restored and used, having regard for their original purpose.</p> <p>Adaptive reuse of existing shops or community facilities is possible, but the external appearance of buildings are to reflect land use plan intent during period of heritage value associated with the State Heritage Area.</p> |

3.3. New buildings

(refer: State Heritage Area Overlay - Built Form PO1.1 to 1.5)

Opportunities for new buildings are rare in Colonel Light Gardens, but occasionally arise where land is vacant, a new building, such as a home office, is erected separate to existing buildings on a property, or where buildings that do not contribute to the heritage value of the suburb are replaced. New buildings are acceptable if it can be shown that there is minimal adverse visual impact upon the State Heritage Area.

| Principles | Acceptable Standard |
|---|---|
| <p>3.3.1. Siting of new buildings</p> <p>The streetscapes of Colonel Light Gardens illustrate the unique garden suburb design principles of the State Heritage Area. Dwellings were planned to vary in alignment in groups along streets and to be consistent in scale, construction period, and subdivision layout, creating visual harmony.</p> <p>New buildings are to have regard to the following:</p> | |
| <p>a. Street and side boundary setbacks</p> <p>The open, park-like nature of the residential streetscapes of Colonel Light Gardens, achieved through Reade’s planning principles requiring deep front gardens, generous rear gardens and ample open space between dwellings.</p> <p>Setbacks are to maintain space between buildings, to reflect the original pattern of development of the suburb.</p> | <p>Dwellings: new buildings are to be aligned to match the front facade of the dwelling to be replaced.</p> <p>New buildings are to be set back a minimum of 1.5 metres from any point along a side boundary.</p> <p>No new construction should take place between the street boundary and front or side facades of existing residential buildings, unless it is an ornamental garden structure (see 3.5.1 (c)).</p> <p>In areas where dwellings post-date 1939, front and side setbacks are to repeat existing setbacks on the allotment or in the surrounding street.</p> <p>Non-residential development: building development is to repeat the site setbacks common to existing surrounding development.</p> <p>In areas where buildings post-date 1939, front and side setbacks are to repeat existing setbacks on the allotment or in the surrounding street.</p>  |

| Principles | Acceptable Standard |
|--|---|
| <p>3.3.2. Form and design of new buildings</p> <p>The form, scale and architectural features of existing buildings within Colonel Light Gardens are of heritage value, illustrating the mass housing program of the 1920s, architectural realisation of garden suburb planning ideals and also local domestic architecture tastes of the 1921–39 period.</p> <p>New buildings are to have regard to the following:</p> | |
| <p>a. Scale</p> <p>The consistently single-storey scale of established residential and retail development.</p> <p>Larger scale community buildings, such as schools and churches, reflecting their landmark importance in the garden suburb community.</p> | <p>Dwellings: Residential development (including buildings, garages, carports and verandahs) is to be limited in site coverage to 40 percent of the allotment area.</p> <p>Dwellings and non-residential development: New buildings are to be single-storey in height, typically matching eaves, and roof ridge and wall heights common to the surrounding area.</p> <p>In areas where dwellings post-date 1939, the scale of new buildings is to match those typical in the surrounding street</p> <p>The scale of new community buildings is to reflect the height and footprint of existing community buildings within the suburb.</p> |
| <p>b. Roof form and pitch</p> <p>The overall consistency in roof pitch and cladding evident in established dwellings, associated with 1921–39 period architectural styles of value in the suburb. Extended eaves and chimneys are also of importance.</p> | <p>Dwellings: New roof forms are to be pitched in form, to reflect existing roof pitches in the surrounding street. Roof forms are to incorporate eaves. Projecting gable fronts to facades are appropriate where common to the locale.</p> <p>In areas where dwellings post-date 1939, new roof forms are to match those typical in the surrounding street.</p> <p>Non-residential development: New roof forms are to match roofing of surrounding buildings – for example, a school.</p> |
| <p>c. facade proportions</p> <p>Horizontal proportions of established bungalow and tudor-style dwellings, (up to 3 front rooms in width, with deep verandahs across facades) common throughout the garden suburb.</p> | <p>Dwellings: New buildings are to complement the proportions and architectural features of the front facade of existing buildings. Window and door openings facing the street should not dominate facades.</p> <p>In areas where dwellings post-date 1939, facade proportions are to match those typical in the surrounding street</p> |
| <p>d. Verandahs and porches</p> <p>Front verandahs or porches, a common feature to a majority of 1921–39 bungalow and tudor dwelling styles of heritage value throughout the suburb.</p> | <p>Dwellings: New development is to incorporate a verandah or porch feature to the street facade, to provide facade articulation similar to existing dwellings within the streetscape.</p> |

Principles

3.3.3. Materials, finishes and colours

The architectural features of existing buildings within Colonel Light Gardens are of heritage value, illustrating the mass housing program of the 1920s, architectural realisation of garden suburb planning ideals and also local domestic architecture tastes of the 1921-1939 period.

Dwellings and many non-residential buildings within Colonel Light Gardens were mostly constructed between 1921 and 1927. Parks and remaining development was well established by 1939. As a result, dwellings are consistent in design and material, featuring face brick, stone or render walls, with corrugated iron roofs and timber framed doors and windows.

Acceptable Standard

New development is to have regard to *Accepted Materials, Finishes and Colours* as scheduled in: **(Alterations and Additions) 3.4.3 Materials, finishes and colours**, incorporating those common to the era of heritage value of the State Heritage Area.

3.4. Alterations and additions

(refer: State Heritage Area Overlay - PO 2.1)

Additions to existing buildings within Colonel Light Gardens are possible. Design solutions are to follow the unique garden suburb design principles of heritage value.

| Principles | Acceptable Standard |
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| <p>3.4.1. Site and location of additions</p> <p>The streetscapes of Colonel Light Gardens illustrate the garden suburb design principles of the State Heritage Area. Development is consistent in setback, scale, construction period, and subdivision layout</p> <p>Development is to have regard to the following:</p> <p>a. Street and side boundary setbacks</p> <p>The open, park-like nature of the residential streetscapes of Colonel Light Gardens, achieved through early planning principles requiring deep front gardens, generous rear gardens and ample, visible open space between dwellings.</p> | <p>Dwellings: proposed additions are to be located behind and to the rear of existing dwellings, matching dwelling width. On corner allotments, the side facade of additions visible from the street should not project forward of the side facade of the original building.</p> <p>Side boundary setbacks – proposed additions are set back in line with the existing dwelling and are also to be set back a minimum of 1.5 metres from any point along a side boundary. If the existing dwelling is located less than 1.5 metres off the side boundary, additions can match this alignment.</p> <p>Additions to the side of existing dwellings are only acceptable where the shape and space available on an irregular allotment precludes rear additions. In these cases, additions to the side are to be set back from the existing front facade by at least 4 metres.</p> <p>Non-residential development: Development is to repeat the site setbacks common to existing surrounding development.</p> <div data-bbox="815 1518 1453 1957" data-label="Diagram"> <p>Side boundary setback for additions – minimum 1.5 metres</p> <p>Align addition side wall with existing dwelling on corner allotments</p> <p>STREET</p> <p>STREET</p> </div> |

Principles

Acceptable Standard

3.4.2. Design of additions

The form, scale and architectural features of existing buildings within Colonel Light Gardens are of heritage value, illustrating the architectural realisation of garden suburb planning ideals, local domestic architecture tastes of the 1921–39 period and the mass housing program of the 1920s.

Development **is to have regard to** the following:

a. Scale

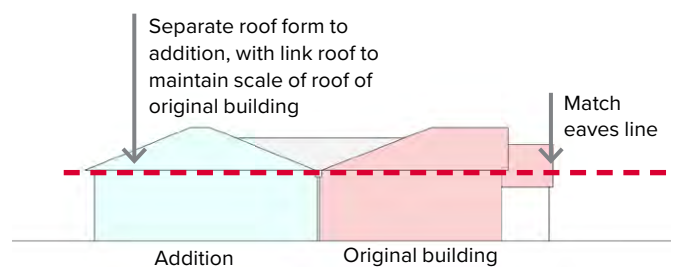
The consistently single-storey scale of established residential and retail development.

Larger scale community buildings, such as schools and churches, reflecting their landmark importance in the garden suburb community.

Dwellings: Residential development (including buildings, garages, carports and verandahs) is to be limited in site coverage to 40 percent of the allotment area.

Additions to existing dwellings are to be single-storey in height, matching the eaves height of the existing dwelling.

Where seen from the street and surrounding public areas, additions are to be designed so the original scale of the dwelling is still obvious. A break in roof line between dwelling and addition is required.



Side elevation – another example of roof treatment to maintain existing dwelling scale

Two-storey additions can only be the form of an attic or mezzanine room and cannot raise the original ridge line of the roof or alter the single storey appearance of buildings.

Non-residential development: The scale of additions to community buildings is to reflect the height of existing community buildings within the suburb.

Additions to existing retail buildings are to be single-storey.

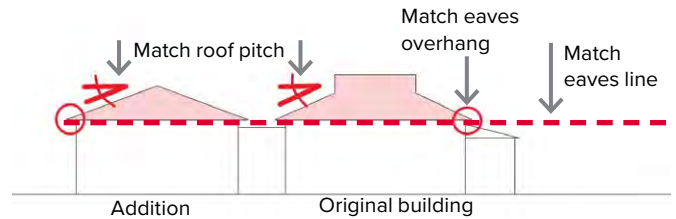
Principles

b. Roof form and pitch

The overall consistency in roof pitch and cladding evident in established dwellings, associated with 1921–39 architectural styles of value in the suburb. Extended eaves and chimneys are also of note.

Acceptable Standard

Dwellings: Where seen from the street and surrounding public areas, the roof form, ridge height and roof pitch of additions to dwellings is to closely resemble or match the existing dwelling, repeating roof pitch, eaves and gable projections. Roof cladding is to also match the cladding of the original dwelling.



Side elevation – existing dwelling and addition (one option)

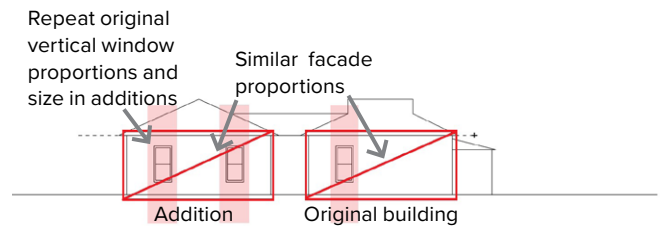
Chimneys to existing roofs are to remain and not be removed when roof cladding is updated.

Non-residential development: New roof forms are typically to match roofing of the existing building.

c. facade proportions

Horizontal proportions of established bungalow and tudor style dwellings, (up to three front rooms in width, two rooms in depth, with deep verandahs across facades) common throughout the garden suburb.

Dwellings: Where seen from the street and surrounding public areas, additions to dwellings are to complement the proportions of the front and side facades of existing buildings. New window and door openings facing the street should not dominate front or side facades and be similar in proportion and extent. Plate glass walls and patio doors are not accepted where facing a street.



Side elevation – existing dwelling and addition with similar window proportions and glass area

Principles

d. Alterations to original building features

The overall consistency in architectural features to dwellings, shops and community buildings, associated with 1921–39 period of architectural styles of heritage value in the suburb.

Acceptable Standard

Refer [3.10 Conservation Works] for further details

Dwellings: face brick or stone external walls are to be retained and not painted or render finished.

Original facade features, windows and doors are to be retained in their original configuration and material, where visible from the street.

The original detailing of front/side verandahs is to be maintained. Verandahs are to remain unenclosed.

Where original facade features have been removed/ altered and evidence of these features is not clear, reinstatement is acceptable using architectural detailing copied from nearby dwellings/buildings of similar style.

Non-residential buildings: Original facade features to shops and community buildings are to be retained in their original configuration and material, where visible from the street.

Face brick or stone external walls are to be retained and not painted or render finished.

3.4.3. Materials, finishes and colours

The architectural features of existing buildings within Colonel Light Gardens are of heritage value, illustrating the mass housing program of the 1920s, architectural realisation of garden suburb planning ideals and also local domestic architecture tastes of the 1921–39 period.

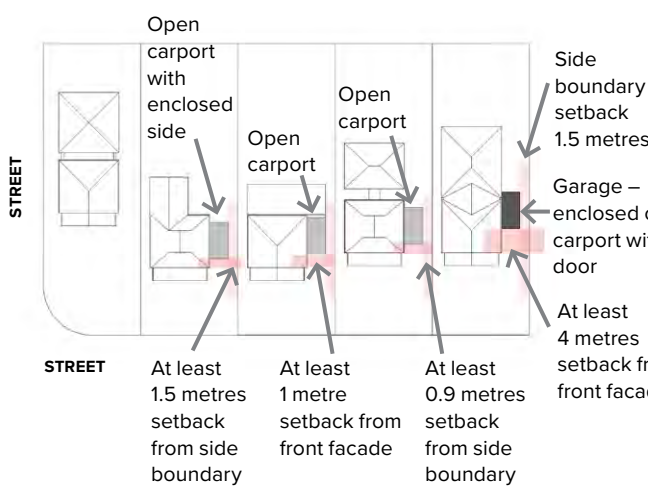
Dwellings and many non-residential buildings within Colonel Light Gardens were mostly constructed between 1921 and 1927. Parks and remaining development was well established by 1939. As a result, dwellings are consistent in design and material, featuring face brick, stone or render walls, with corrugated iron roofs and timber framed doors and windows.

| Principles | Acceptable Standard | |
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| The design of alterations and additions is to have regard to the following: | Acceptable | Not supported (where visible from street/ public space) |
| a. Roofing and rainwater goods (new) | <ul style="list-style-type: none"> • corrugated galvanised or Colorbond metal sheet – dark red or green, light or dark grey • ‘D’ profile gutters, metal round downpipes • scribed roof cappings. | <ul style="list-style-type: none"> • steel sheeting with rectangular/ square profiles • Zinalume finish • roof tiles where not on original building. |
| b. Exterior walls (new) Note: existing face stone/ brick external walls to original dwellings to not be rendered or painted. | <ul style="list-style-type: none"> • stone/ brick to match original building • natural colour render. | <ul style="list-style-type: none"> • square profile steel sheeting • concrete blocks • fibre cement sheeting. |
| c. Proposed external doors and windows in view of the street | <ul style="list-style-type: none"> • timber framed doors – simple face, with option for glazing to upper third section or sidelights • timber, or matching aluminium/steel, framed flywire screen doors • timber framed windows, vertically proportioned. | <ul style="list-style-type: none"> • four panel doors • sliding doors • decorative aluminium screen doors • aluminium framed windows • horizontally proportioned and/ or large windows. |
| d. Exterior painting Note: the painting of unpainted external surfaces of existing buildings is not supported. | <ul style="list-style-type: none"> • not development | |
| e. Verandah posts (new) | <ul style="list-style-type: none"> • square timber posts (120x120mm minimum) • tapered or straight face brick pillars with render bands and caps | <ul style="list-style-type: none"> • finials and cast iron lace work • decorative timber posts |
| f. fencing | <ul style="list-style-type: none"> • refer 3.5.2 Fences and Gates | |
| g. Ancillary development | <ul style="list-style-type: none"> • Refer 3.5 Ancillary development | |

3.5. Ancillary development

(refer: State Heritage Area Overlay - PO3.1-3.3) – garages, carports, sheds, verandahs, solar panels, signage, fences

Ancillary development in Colonel Light Gardens includes carports, garages and sheds, fences and gates, signage, solar panels and rainwater tanks. While such development is of a secondary nature, it may still have an adverse impact on the heritage value of the State Heritage Area if not managed appropriately.

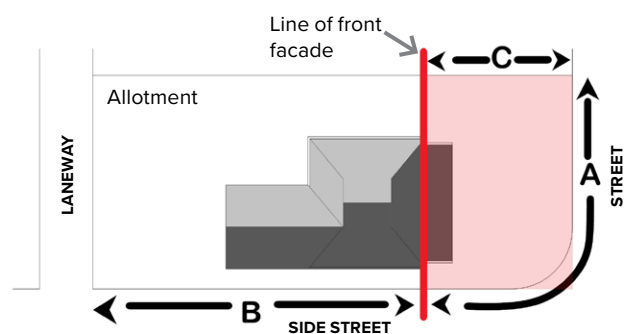
| Principles | Acceptable Standard |
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| <p>3.5.1. Carports, garages and sheds</p> <p>The form, scale and architectural features of existing residential development (dwellings and out buildings) within Colonel Light Gardens is of heritage value, illustrating the mass housing program of the 1920s, architectural realisation of garden suburb planning ideals and also local domestic architecture tastes of the 1921–39 period.</p> <p>Development is to have regard to the following:</p> | |
| <p>a. Garages & Garden Sheds</p> <p>Garages and sheds located to the rear of dwellings maintain the open, park-like, garden suburb nature of the residential streetscapes of Colonel Light Gardens.</p> <p>Garage openings and driveways face the street, not rear laneways, as laneways were not designed for access purposes.</p> | <p>Dwellings: Garages must be at least 4 metres behind the front facade of a dwelling.</p> <p>New garages and sheds to be located a minimum distance of 900mm off rear boundaries and 1.5 metres off side boundaries.</p> <p>Garages and sheds not to be greater than 40 square metres in area. The roof pitch should be similar to the house roof.</p> <p>Single width garage doors are acceptable when in view of the street, with tilt-up or panel lift mechanism, clad with corrugated iron or timber planking. Garage doors to not open directly onto laneways. Double car width roll-up doors acceptable only where not visible to the street.</p>  <p>The diagram illustrates four configurations of carports and garages relative to a street and side boundary. From left to right: 1. An 'Open carport with enclosed side' with a setback of 'At least 1.5 metres from side boundary'. 2. An 'Open carport' with a setback of 'At least 1 metre from front facade'. 3. Another 'Open carport' with a setback of 'At least 0.9 metres from side boundary'. 4. A 'Garage - enclosed or carport with door' with a 'Side boundary setback 1.5 metres' and an 'At least 4 metres setback from front facade'. The street is labeled 'STREET' on both the left and bottom axes.</p> |

| Principles | Acceptable Standard | | | | | | | |
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| <p>b. Carports</p> <p>Open carports attached to the side of dwellings maintain the open space values of the garden suburb.</p> | <p>Dwellings: Open, attached carports with no walls or doors are to be sited a minimum of 1 metre behind the front wall of the dwelling and set back 900 mm from side boundaries, with no part of the structure (eaves or fascia) to be closer than 450 mm to the side boundary.</p> <p>Carports are not be greater than 40 square metres in area.</p> <p>Carport posts to repeat existing verandah masonry pillars or timber posts. Timber carport posts are to be 120 x 120 mm in dimension.</p> <p>Carport eaves height and roof pitch is to match the front verandah, using similar details. Flat, lean-to, gable and hip roof carports attached to dwellings should be oriented to project out from the existing side wall.</p> <p>Carports with street facing doors or sides are to be a minimum of 4 metres behind front wall of the dwelling and set back a minimum of 1.5 metres from the side and also any secondary street boundary.</p> <p>Single-width carport doors are acceptable, with a tilt-up or panel lift mechanism, clad with horizontally aligned open timber battens, planking or plain panels. Double car-width roll-up doors acceptable only where not visible to the street.</p> | | | | | | | |
| <p>c. Pergolas</p> <p>Garden structures such as arbours and pergolas in front gardens reflect garden design ideals of the garden suburb period.</p> | <p>Dwellings: freestanding, or attached pergolas (masonry pillars or timber posts, with flat, open timber roof frames) in front gardens of maximum 15 square metres in size to match the height of verandah fascia.</p> | | | | | | | |
| <p>3.5.2. Fences and gates</p> <p>The open, park-like nature of the residential streetscapes of Colonel Light Gardens are achieved through Reade’s planning principles requiring deep, open front gardens, generous rear gardens and ample, visible open space between dwellings. Low, open fencing to front gardens allow appreciation of the open park-like nature of the suburb.</p> <p>a. Fences and gates (replacement or new)</p> | <table border="1"> <thead> <tr> <th data-bbox="802 1686 1117 1742">Location</th> <th data-bbox="1118 1686 1473 1742">Accepted</th> </tr> </thead> <tbody> <tr> <td data-bbox="802 1744 1117 1957">(1) Along the frontage of properties adjoining Goodwood, Springbank or Grange Roads</td> <td data-bbox="1118 1744 1473 1957">Not higher than 2 constructed of brick, stone, timber, colour coated steel sheeting of corrugated profile, brush.</td> </tr> <tr> <td data-bbox="802 1960 1117 2042">Other than the boundary of (1) above:</td> <td data-bbox="1118 1960 1473 2042"></td> </tr> </tbody> </table> | | Location | Accepted | (1) Along the frontage of properties adjoining Goodwood, Springbank or Grange Roads | Not higher than 2 constructed of brick, stone, timber, colour coated steel sheeting of corrugated profile, brush. | Other than the boundary of (1) above: | |
| Location | Accepted | | | | | | | |
| (1) Along the frontage of properties adjoining Goodwood, Springbank or Grange Roads | Not higher than 2 constructed of brick, stone, timber, colour coated steel sheeting of corrugated profile, brush. | | | | | | | |
| Other than the boundary of (1) above: | | | | | | | | |

Principles

Acceptable Standard

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| (a) Boundary A shown below | Open style crimped wire or woven mesh or similar not higher than 1.2 metres; or solid style brick, stone, timber, galvanised or colour coated steel sheeting of corrugated profile, or brush not higher than 1 metre. |
| (b) Boundary B shown below | No higher than 1.8 metres and constructed of brick, stone, timber, colour coated steel sheeting of corrugated profile, open wire or brush. Taper height to Boundary A fence. |
| (c) Boundary C as shown below | No higher than 1.2 metres and constructed of brick, stone, timber, colour coated steel sheeting of corrugated profile, open wire or brush. Metal posts/rails/palings in substitute for timber accepted if match in detail. |



| Principles | Acceptable Standard |
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| <p>3.5.3. Signage</p> <p>Commercial signage is limited to retail areas within the suburb. Signage is also appropriate to identify community buildings.</p> | |
| <p>a) Advertising signage</p> | <p>Non-residential development: Commercial, office or retail signage is to be restricted to traditional signage panel locations, such as parapet walls above verandahs, verandah fascias and infill end panels and windows. Signs will not project out from the building, not be more than 2 square metres in area and not contain internal illumination or neon lighting.</p> <p>Signs for public, school and religious buildings should be small free-standing structures. Permanent LED screen type signs are not acceptable.</p> |
| <p>3.5.4. Solar panels</p> <p>Solar panels provide environmental benefits. Adverse visual impact is negated if panels are placed out of view of public streets/areas.</p> | |
| <p>a. Solar Panels</p> | <p>Solar panels are to be:</p> <ul style="list-style-type: none"> • located on roof planes of the dwelling not visible from the street and sited below the ridge • black framed solar panels • sundry cabling, conduits, batteries and inverters are not visible from the public streets • located on sheds, carports, garages, rear verandahs • if no other mounting location is possible, side roof mounted solar panels must be: <ul style="list-style-type: none"> • located at least 4 metres behind the front of the roof (but not on a corner site) • located as far as practical on the lower part of the roof • arranged in a symmetrical group (not staggered) with a margin of visible roof edge around the group. |
| <p>3.5.5. Rainwater tanks</p> <p>Rainwater tanks were an original feature common throughout Colonel Light Gardens.</p> | |
| <p>a. Rainwater tanks</p> | <p>Dwellings: Corrugated metal tanks are to be used within view of the street. Plastic style rainwater tanks are to be located out of view of public streets/areas.</p> |

3.6. Land division

(refer: State Heritage Area Overlay - PO4.1)

Land division refers to boundary adjustments and sub-division of allotments within the State Heritage Area. The division of land is to reinstate or maintain the original subdivision layout of the garden suburb.

| Principles | Acceptable Standard |
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| <p>3.6.1. Land division characteristics</p> <p>The subdivision plan, including allotment arrangement, parks and reserves and street layout of Colonel Light Gardens illustrates the unique garden suburb design principles of the State Heritage Area.</p> <p>Development is to have regard to the following:</p> | |
| <p>a. Land division</p> <p>Subdivision of existing allotments to create additional allotments is not acceptable.</p> | <p>Any division of land or adjustment of boundaries should only reinstate or maintain the original subdivision layout.</p> <p>Existing public reserves, roads and laneways are retained.</p> <p>Boundary adjustments to remedy boundary anomalies are acceptable where they are of a minor nature.</p> |

3.7. Landscape context and streetscape amenity

(refer: State Heritage Area Overlay - PO5.1)

The landscaping and planting of Colonel Light Gardens underlines the principle of creating a pleasant park-like environment for the development of the community. One of the major early activities of the Garden Suburb Commissioner was the planting of street trees and shrubs in the verges, reserves and public spaces of Colonel Light Gardens.

| Principles | Acceptable Standard |
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| <p>3.7.1. Landscape character</p> <p>Conservation of the designed, park-like environment of Colonel Light Gardens. A hierarchy of roads of varying width and curve are lined by street trees, grassed verges and interspersed with garden reserves. Ample open space is allowed for in parks and reserves. Plantings in private gardens and in street garden reserves meld the public and private realm. Consistency in street features such as tree planting, paving, kerbs and signage support understanding of the designed nature of the public realm.</p> <p>Development is to have regard to the following:</p> <ul style="list-style-type: none"> • footpaths and driveways • rear laneways • kerbing • street tree planting and verges • open space parks • internal reserves (east section) • street garden reserves • services and infrastructure | <p>Actions involving the replacement or upgrade of public realm kerbing, footpaths, street trees, street furniture, lighting, and works in parks and reserves by a local council are typically not defined as development in the <i>Planning, Development and Infrastructure Act 2016</i>. These actions are not exempt from the definition of development in the case of a State Heritage Area though – if works materially affect the heritage values of the State Heritage Area. As such works vary in scope, early discussion between Heritage SA and the City of Mitcham is required, to confirm if works materially affect heritage values. Where they do affect heritage values, development approval is required. Other non-statutory documentation such as Conservation Management Plans and Concept Plans may provide guidance as part of Heritage SA advice.</p> |

3.8. Demolition

(refer: State Heritage Area Overlay - PO6.1)

Demolition of original buildings, structures, public realm elements and other features of identified heritage value is not acceptable.

| Principles | Acceptable Standard |
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| <p>3.8.1. Demolition</p> <p>Reade’s original garden suburb layout for Colonel Light Gardens provided the suburb with a hierarchy of wide to narrow streets with shady trees, landscaped areas at the termination of street vistas, internal reserves and playgrounds and substantial public parks. Street verges at intersections often also formed reserve spaces.</p> <p>The form, scale and architectural features of existing buildings within Colonel Light Gardens are of heritage value, illustrating the zoned land use planning intent, architectural realisation of garden suburb planning ideals, the mass housing program of the 1920s and also local domestic architecture tastes of the 1921–39 period.</p> <p>Development is to have regard to the following:</p> | |
| <p>a. Demolition of complete buildings</p> | <p>Dwellings and non-residential buildings: Demolition of buildings erected from 1921 to 1939 is not acceptable, unless:</p> <ul style="list-style-type: none"> the portion of any building or other feature is determined to not contribute to the heritage value of the State Heritage Area, or the structural condition of the building represents an unacceptable risk to public or private safety and results from actions and unforeseen events beyond the control of the owner and is irredeemably beyond repair. <p>Replacement buildings must have due regard to the <i>Principles and Acceptable Standards</i> of 3.3 New Buildings.</p> |
| <p>b. Demolition of out buildings and dwelling additions</p> | <p>Dwellings and non-residential buildings: Demolition of dwelling lean-tos, building additions, garages and sheds is acceptable, subject to confirmation that removal does not adversely impact on the heritage values of the State Heritage Area.</p> |
| <p>c. Public realm infrastructure</p> | <p>Demolition and replacement of kerbing, footpaths, street furniture or other public realm park and streetscape features of heritage value acceptable where heritage values are not compromised.</p> |

3.9. Conservation works

(refer: State Heritage Area Overlay - PO7.1)

Conservation work to repair dilapidated building fabric is considered a development matter where not of minor in nature and getting the right advice is important, to save time, cost and to ensure the ongoing management of buildings.

| Principles | Acceptable Standard |
|---|--|
| <p>3.9.1. Conservation approach</p> <p>The external fabric of existing dwellings and non-residential buildings of heritage value within Colonel Light Gardens is to be conserved and restored.</p> <p>Correct repair methods ensure the ongoing maintenance of buildings within Colonel Light Gardens. The aim is to only repair as much as needed, so that early building fabric is retained where possible, illustrating the early establishment and features of the suburb. The aim is to avoid embellishing architectural details and adding features not common to the style and era of the dwelling.</p> <p>The following conservation works are deemed ‘development’:</p> | |
| <ul style="list-style-type: none"> • roof repairs, verandah repairs • window and door replacement • removal of paint finishes from external face brick and stone surfaces • external brick and stone wall repointing • chimney repairs – stabilisation, repointing • verandah floor tiling • gable repairs – stucco infill • rising damp repairs • repairs to front fences – rot, subsidence, damp to masonry sections, corrosion to metalwork | <p>Dwellings and non-residential buildings: seek the advice of a Heritage SA Heritage Officer before undertaking conservation repairs to dilapidated building fabric. Works that are more than ‘minor in nature’ require development approval. The Relevant Authority (City of Mitcham), in conjunction with Heritage SA, can provide advice confirming if works are of a minor nature.</p> |