

# Colonel Light Gardens State Heritage Area



CITY OF  
MITCHAM

## Colonel Light Gardens State Heritage Area

Colonel Light Gardens was designated a State Heritage Area in May 2000. The designation recognises the important historical and cultural significance of the suburb which is regarded as one of the finest examples of the Garden City town planning movement.

As a State Heritage Area, various acts and activities exempted elsewhere become classed as development and require development approval before being undertaken. The extended sphere of control applies to all sectors including State Government, service providers, such as utility agencies, telecommunication carriers and Council itself, as well as private citizens and organisations.

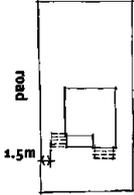
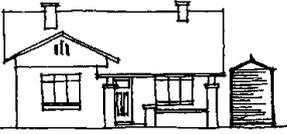
The table below briefly describes a range of previously exempted activities which, in general circumstances, are now classed as development requiring approval in the State Heritage Area. Each activity listed (column 1) has a corresponding explanation of the circumstances which render the activity as development requiring approval (column 2) or exempt from requiring approval (column 3). The table should cover the great majority of activities likely to be undertaken for residential purposes.

Activity	Development Approval needed	Exempt from Development Approval	Approval Required - Examples
Mast, flagpole, antenna or similar structure	<ul style="list-style-type: none"> <li>Any mast, tower, flagpole or similar structure.</li> <li>Antenna attached to front/side of chimney or more than 1 metre in height above chimney</li> </ul>	<ul style="list-style-type: none"> <li>Antenna attached to rear side of chimney, and not more than 1 metre in height above top of chimney.</li> </ul>	
Fencing	<ul style="list-style-type: none"> <li>Any fence located on front or side road boundary, or</li> <li>Anywhere between front boundary and building line of main face of dwelling</li> <li>Any fence more than 2 metres high (or if masonry fence, more than 1 metre high)</li> </ul>	<ul style="list-style-type: none"> <li>Common side boundary fencing rearwards of the front wall of dwelling or neighbouring dwellings, or</li> <li>Fencing along rear/laneway boundary.</li> <li>NB: Fence to be 2 metres or less in height (or 1 metre or less in masonry)</li> </ul>	
Installation of air conditioning or other air handling unit.	<ul style="list-style-type: none"> <li>On front wall of building, or</li> <li>On side of building but within 6 metres of front wall, or</li> <li>Roof mounted, or</li> <li>Encroach on public road or affect resistance to spread of fire</li> </ul>	<ul style="list-style-type: none"> <li>At rear of building, or</li> <li>On side of building and at least 6 metres or more from front wall.</li> </ul>	

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Activity	Development Approval needed	Exempt from Development Approval	Approval Required - Examples
Painting	<ul style="list-style-type: none"> <li>Painting existing unpainted brick or stone external surface of building.</li> <li>Painting any exterior part of Institute Hall or RSL Hall.</li> </ul>	<ul style="list-style-type: none"> <li>All other surfaces, ie external timber, guttering, downpipes, fencing, metal clad structures etc.</li> <li>Any internal painting.</li> </ul>	 <p>Diagram of a house with a gabled roof. An arrow points to the roof structure with the label "timber work exempt". Another arrow points to the brickwork on the side of the house with the label "brick/stone approval required".</p>
Verandah – freestanding or attached	<ul style="list-style-type: none"> <li>Over 4 metres in height, or</li> <li>Roofed or enclosed, or</li> <li>Situated in front of existing dwelling, or</li> <li>Within 1.5 metres of side road boundary setback.</li> </ul>	<ul style="list-style-type: none"> <li>Within 4 metre height limitation, and</li> <li>Located to the rear or side of a dwelling, and</li> <li>Not within 1.5 metres of side road boundary, and</li> <li>Open on each freestanding side.</li> </ul>	 <p>Diagram showing a verandah structure. A vertical dimension line on the left is labeled "4m". A horizontal dimension line at the bottom indicates a setback of "1.5m" from the side road boundary.</p>
Replacement of roofing materials, guttering and downpipes.	<ul style="list-style-type: none"> <li>Installation of new type of roofing.</li> </ul>	<ul style="list-style-type: none"> <li>Replacement with materials or items identical or similar to original.</li> </ul>	 <p>Diagram of a house with a gabled roof. An arrow points to the roof with the label "different materials".</p>
Replacement of windows.	<ul style="list-style-type: none"> <li>Installation of windows with materials, styles or dimensions inconsistent with original design and materials.</li> </ul>	<ul style="list-style-type: none"> <li>Materials, styles and dimensions are consistent with original design and materials.</li> </ul>	 <p>Diagram of a house with a gabled roof. An arrow points to a window that is not original to the design, with the label "non-original window".</p>
Telecom -munications dish	<ul style="list-style-type: none"> <li>All circumstances.</li> </ul>	<ul style="list-style-type: none"> <li>No circumstances.</li> </ul>	 <p>Diagram of a house with a gabled roof. An arrow points to a dish antenna mounted on the roof, with the label "dish".</p>
Water tank	<ul style="list-style-type: none"> <li>Greater than 6m2 floor area, or</li> <li>Located at the front of a building, or</li> <li>Higher than the eaves of a building at its nearest part.</li> </ul>	<ul style="list-style-type: none"> <li>6m2 in floor area or less, and</li> <li>No higher than the nearest eave of the building, and</li> <li>Located behind or to the side of the building.</li> </ul>	 <p>Diagram of a house with a gabled roof. A small structure, representing a water tank, is shown behind the house.</p>

In addition to those indicated above as development requiring approval, all other forms of development (such as building work, changes of land use and advertising signs) must first gain development approval prior to undertaking the development.

***The above information is intended as a guide only. Persons wishing to seek greater details of the activities specifically exempted from Development should refer to Schedule 3a of the Development Regulations 2008. It is recommended that you seek professional advice or contact the City of Mitcham regarding any specific enquiries or for further assistance concerning the use and development of land. Being properly prepared can save you time and money in the long run.***