



### **Submission on the Phase Three draft of the Planning & Design Code; referencing the Township of Clarendon and Environs.**

Thank you for the opportunity to comment on the draft Code. The Clarendon Community Association along with local residents has worked intensively with the City of Onkaparinga over an extended period of time in anticipation of the successful transference of policy intent into the new Code.

We are generally pleased with what the draft Code offers and accommodates, in particular:

- A Township Zone that now properly aligns to the built form footprint of the town and agrees with the area of the township as defined by the McLaren Vale Character Preservation District legislation
- That the "Landscape Environs Precinct" forming the rural landscape enclosure to the town needs the underpinning of policy provisions styled to rural land use
- That the rural landscape enclosure creating the valley floor setting for the town has long been recognised as a fundamental part of its historic character and deserves the protection of being in an Historic Conservation area
- That the existing Living Precinct and Mixed Use Precinct together comprise the main built form components of the town
- The presence of Clarendon's recreation lands by way of a proposed Recreation Zone;
- The key elements of historic character through the provision of Historic Area Statements

As part of further reviewing and refining the draft Code provisions, we wish to make the following suggestions:-

#### **Suggestion 1:**

**That the current Landscape Environs also receive the benefit of a Significant Landscape Protection Overlay.**

The very reason for its inclusion in a Historic Character area in the first instance derives from the combined landscape significance of the township and its rural landscape setting. This was described with clarity in an Urban Conservation Study conducted in 1981 for consideration by the Australian Heritage Commission, then later in "*Meadows Heritage*", authored Paul Stark, published by the District Council of Meadows, 1983, which comments "*The topography of the site of Clarendon is one of the most visually important in South Australia, given the large number of vistas into and out of the township*". It would therefore seem entirely appropriate to offer this overlay as further support to the Historic Conservation area for this location

#### **Suggestion 2:**

**The Peri-Urban Zone provisions would better match the intended scale, intensity and type of uses envisaged for the current Landscape Environs Precinct**

The Rural Zone is styled to more robust forms of primary production related activity where landscape character and localised impact is less of a constraint. The presence of a Sloping Land Overlay further indicates the wisdom of limiting the scale and intensity of rural uses in this locality.



### **Suggestion 3:**

**That newly minted subzones be deployed in Clarendon and all similar township in situations where a reasonably homogeneous tract of residential development (usually associated with dormitory style housing development post 1960's) sits distinct from the mixed use amalgam of development that forms the historic core of the town.**

In small townships like Clarendon, that core was never exclusively "commercial" or developed as intensively as a "High Street". It typically contained a mix of retail, service trades, community uses etc **and importantly**, included residential uses. Retaining such a mix of uses is vital to retaining historic character, and therefore policies should not condense and over-simplify land use composition into just "commercial". Such over-simplifications in land use patterning will destroy the fabric of historic character when the adaptation and redevelopment of individual sites occurs. In other words, the mixed use theme retaining a residential component is key in the successful creation of a suitable subzone (refer existing Development Plan Mixed Use Precinct provisions).

In respect to the add-on clusters or tracts of residential development generated from a later trend of commuter based living, a stereotype subzone for "township living" or similar would seem appropriate. This would recognise proximity and relationship to a historic township core, without declaring it suburban by nature. Within this subzone, the preservation of residential amenity would be a primary objective, but not the exclusion of non-residential uses that can demonstrate compatibility.

### **Suggestion 4:**

**(a) Better recognition in the Historic Area Statements that Turners Gully Road (away from its intersection with Grants Gully Road) is not in the "township", and (b) better recognition of how the rural landscape component of the Historic Conservation area contributes to historic character**

(a) Possibly some of the "part allotments" on the low side of Turners Gully Road have been mistaken for standalone small allotments and therefore read as forming part of the township pattern of development. For the most part, allotments in Turners Gully are small acreages. Some of the remaining vacant allotments have significant constraints whereby further residential development is problematic.

(b) The historic character contribution of the township's enclosing rural landscape setting has been well described previously and will properly complete the full policy suite if included in the Historic Character Description.

We commend the City of Onkaparinga and DPTI for giving thorough consideration to the composition of policies applying to Clarendon and hope that our suggested changes can meet with your approval.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "Mark Ashenden".

Mark Ashenden  
President