

**From:** [Des & Pru](#)  
**To:** [DPTI:Planning Reform Submissions](#)  
**Subject:** Phase Three Planning & Design Code Submission  
**Date:** Sunday, 23 February 2020 1:41:12 PM

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**Submission on the Phase Three draft of the Planning & Design Code:**

**Township of Clarendon and Environs.**

We thank you for the opportunity to respond to the draft Code.

In doing so, we wish to offer our support to the submission made by the Clarendon Community Association in respect to the Township of Clarendon and its Environs. In particular we support the following suggested changes for the reasons set out by the Clarendon Community Association:

- **Suggestion 1: That the area of the current Landscape Environs Precinct also receive the benefit of a Significant Landscape Protection Overlay.**
- **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.**
- **Suggestion 3: That newly minted subzones be deployed in Clarendon and all similar townships 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.**
- **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**

In our view these suggestions offer the most faithful transfer of policy intent that can be derived from existing Development Plan policy construction.

Yours sincerely,

Pru & Des Fowles

  
Clarendon SA 5157