

Colonel Light Gardens Residents Association Inc.



Established in 1974.

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I Love Colonel Light Gardens
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Submission on the revised Planning and Design Code (Phase 3)

Who we are

Colonel Light Gardens Residents Association (CLGRA) was founded in 1974 ahead of the handover of management of the suburb from the State Government Garden Suburb Commissioner to Mitcham Council. A large number of residents wanted to protect their suburb against ugly infill that was occurring in suburbs closer to Adelaide City and to protect the amenity for residents as a “Model Garden Suburb” of the Garden City Movement and work of Charles C Reade.

Residents initiated and drove the work to get the suburb State Heritage Listed in 2000. Residents still work to preserve the harmony, beauty and social amenity of the suburb.

What we would like

Currently the suburb suffers from inconsistent planning decisions which appear to have been made with little reference to the requirements of the development plan, the current Heritage Guidelines or Conservation Management Plan.

We require certainty and clarity in what is development in Colonel Light Gardens (CLG), which requires very clear and easy to follow documentation of what the specific Heritage Values are for CLG, and provides clear and unambiguous guidance as to what people are permitted and not permitted to do when undertaking development in our suburb.

We believe that it is vital that the Planning and Design Code (PDC) provides the appropriate and workable balance between the needs of people in the twenty first century and the principles and philosophy of the Model Garden Suburb movement and in particular, the main work of Charles C Reade which emphasises the harmony and beauty elements, the requirement for a restful landscape in a residential area, and for separation of residences from shops, schools, churches and other infrastructure.

We also believe that this is best achieved by the PDC incorporating both the final version of the updated *Heritage Guidelines (Colonel Light Gardens State Heritage Area)* (the draft Heritage Guidelines) and the *Colonel Light Gardens Conservation Management Plan* (the Conservation Management Plan) thereby giving them the status of statutory documents. In short, the Planning and Design Code for Colonel Light Gardens needs to have teeth and be enforceable.

The CLGRA is currently reviewing the draft Heritage Guidelines and although we are heartened by the revised draft it nevertheless requires further work the content of which we will discuss with Heritage SA as part of the consultation process.

For users of the Code, it is vital that it provides a clear guide to how a development application will be assessed and detail how the documents used to do this are statutory instruments under the Act.

At the moment the Code does not provide this clarity nor does it cross reference the Heritage Guidelines or Conservation Management Plan. We note that the draft Heritage Guidelines does attempt to do this. We also believe that the Heritage Guidelines need to be the central document that draws all the elements of the Code together into a user friendly document which will guide development in CLG.

Accordingly it is difficult to comment on the latest version of the Code when the draft Heritage Guidelines were released on 11 December 2020. Given these particular circumstances, the CLGRA believes a longer consultation and time period for the implementation of the Code for CLG is required.

There is not sufficient time between a consultation period end of 1 February 2021 and the possible code “go live” date of 19 February 2021 for the Heritage Guidelines to be updated and anomalies corrected.

Yours faithfully

Marko Klobas

Marko Klobas
President
Colonel Light Gardens Residents Association

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