

21 August 2020

ODASA
28 Leigh Street
ADELAIDE SA 5000

Dear Sir/Madam

Re: Local Design Review Scheme

Thank you for the opportunity to comment on the draft Local Design Review Scheme. Please find below a summary of the feedback from the City of Unley:

1. The City of Unley already provides architectural advice services in relation to proposed developments of a residential scale as these form the majority of our development applications and receive the largest volume of feedback from our community. This is an agile, effective and limited cost service. The Local Design Review Scheme does not provide significant benefit to this scale of development.
2. Other than matters considered by SCAP, the Scheme seems onerous for the limited number of developments that this Scheme may suit. There are a range of critical but smaller developments (eg group dwellings) that could benefit by design review but the Scheme is not agile enough to justify.
3. The cost to establish and maintain a membership in such situations would be difficult to pass on to the developer and would need to be absorbed by Council. The cost benefit of such a Scheme seems limited in the format proposed.
4. While this process has the benefit of providing greater certainty for the applicant with regard to good design, it needs to balance the planning assessment, and other related matters, with the design review concurrently. The planning assessment against the applicable policy will ultimately be the requirement for the development to achieve an approval under the Planning and Design Code.
5. The Scheme must operate pre-lodgement only due to the restrictive timeframes proposed under the *Planning, Development and Infrastructure Act 2016*.
6. The skills required to balance the many elements of "good design" really require specific skill sets rarely found in a single person - environmental sustainability, landscape, liveability, wellbeing, lifestyle amenity for example. This would require additional people to be engaged but at a greater cost which would be undesirable. This may lead to an architecturally focused response to the design.

7. There is merit acknowledged in the availability and development of complementary skills it would provide to Council staff to be engaged in such a process.
8. We strongly recognise that good design is a focus for our community and again acknowledge that this Scheme may be attractive upon a more detailed assessment.
9. The ability to partner with other Council's may again make this Scheme more attractive given the costs to establish and maintain appear excessive for a single entity to absorb.
10. The timing and frequency of any review process would need to be carefully considered from a customer's perspective as well as any delays will result in little uptake of the Scheme.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Gary Brinkworth', written in a cursive style.

Gary Brinkworth
Manager Development and Regulatory