

From: [Jill & Paul](#)
To: [DPTI:ODASA Consultation](#)
Subject: Local Design Review Scheme
Date: Friday, 17 July 2020 10:04:58 PM

Every new building has 3 components that must be satisfied. The owner has a brief that sets out the expected functional requirements. The builder/designer/developer turns that brief into documents that set out the buildability requirements that meet the building legislation. The public, whether a user or neighbour, need to be satisfied that the new building meets community expectations. The Local Design Review Scheme is part of this third component. The owner knows what he wants, the designer works to the known building regulations, the community is well served by planners who clearly set out the land use requirements, but the desired character and form must be precisely expressed, and not in words of vague generality. The proposed Local Design Review Scheme will come too late in the building design process. It is tinkering around amending things that people have already committed considerable time and resources to. It will become an annoying and frustrating delay in the development approval process.

Building Design is site specific. It should be the job of the Design Review Panel to clearly set out the public expectations for each particular site concerned, in the form of words and pictures of Desired Character and Site Analysis diagrams. This must be made available at the very start of the design process; at the same time as service connection locations and site boundaries are being determined. This is so that the owner and designer know exactly what is expected of them. I imagine 4 to 6 hours work for a design professional and chargeable to the owner on a cost recovery basis. The later Design Review Panel can then easily assess how well the final submission meets those expectations.

Remember that Good Design is nothing more than logical problem solving.

Paul Hilbig.