

Local Design Review Scheme - YourSAy Comments

Question:

What do you think of the Local Design Review Scheme?

Comments:

No.	Date	Name	Comment
1	3/07/2020 11:23	Mike Greenwood	<p>Considerations listed include:</p> <ul style="list-style-type: none"> * design panel member recruitment * training and induction requirements * preparing for a successful Design Review session * drafting design advice (including any templates) * data collection * any other useful information <p>Strongly suggest the word HERITAGE should appear somewhere in the document. (apologies if its there but it wasn't obvious)</p>
	6/07/2020 11:22	ODASA	<p>Hi Mike,</p> <p>Thank you for taking the time to review the draft Scheme and provide your feedback. It has been passed on to the project team.</p> <p>Kind regards, ODASA</p>
2	3/07/2020 17:36	Alicia Siegel	<p>How will the review panel be chosen and whose interests will they serve?</p> <p>I don't see any mention either of heritage by the design panel, will retention of local & historic character be considered?</p> <p>Generally, what is the point if it's "voluntary"?</p>
	7/07/2020 11:05	ODASA	<p>Hi Alicia,</p> <p>Thank you for reviewing the draft Scheme and providing your feedback. It has been passed on to the project team for consideration.</p> <p>Responses to your questions are provided below.</p> <p>Under the draft Scheme, design panel members would be selected using a merit-based process. Councils would be encouraged to select design panel members with the skills and experience that suit the types of development proposals received in their local area. Section 2.5 (page 10) of the draft Scheme outlines the design panel selection process, which may be of interest to you.</p> <p>Section 2.4 of the draft Scheme (also page 10) covers design panel membership. It requires that all design panel members must be independent from a local council and the relevant authority who will assess the development application once it is lodged. The purpose of the design panel is to review the proposal with the proponent and provide them with design advice. The process encourages high-quality design, which can serve the interests of multiple stakeholders, in particular the local community.</p> <p>Section 1.4 (page 5) of the draft Scheme requires that a Design Review session and the resulting design advice is guided by the Principles of Good Design, which are: context, inclusive, durable, value, performance and sustainable. Doing so will ensure the design panel consider and provide advice on things like how the development proposal responds</p>

			<p>to the surrounding built and natural environments and how it may contribute to local character.</p> <p>Some councils currently offer heritage advisory services where a heritage expert, such as an architect provides a proponent with heritage advice in relation to their development proposal. It is intended that heritage advisory services continue as a separate process to Local Design Review to ensure any important heritage matters are given due consideration during the planning and design process. Section 4.1(d) of the draft Scheme enables a council to invite other stakeholders, such as their heritage advisor to be present at a Local Design Review session and provide a briefing to the design panel so that any advice is consistent. In particular, some councils may select design panel members with heritage skills and knowledge to reinforce these considerations throughout the process.</p> <p>Section 121 of the Planning Development and Infrastructure Act 2016 requires that Design Review under this Scheme is voluntary. Fortunately, Design Review works well as a voluntary process as it means the proponent is willing to genuinely engage in the process, be open to receiving advice and amending their design based on the advice. For example, the existing State Design Review program is voluntary and has been operational since 2011. This service is well-established and utilised by many proponents and stakeholders.</p> <p>Kind regards, ODASA</p>
3	4/07/2020 22:03	Sarah Macdonald	<p>It's a shame that anything to do with government is full of so much waffle and wasted money in consultations with "experts" but we do need some sort of guidance. I've seen some ugly buildings going up and some that don't seem to have the quality or safety standards I would expect. There does need to be accountability for every decision by a council or government body as Architects, designers, engineers and builders need to be accountable for the quality of the construction. I certainly hope that environmental concerns, solar and water collection... will become a mandatory part of all design projects.</p>
	6/07/2020 11:24	ODASA	<p>Hi Sarah,</p> <p>Thank you for your feedback. It has been passed on to the project team.</p> <p>Kind regards, ODASA</p>
4	6/07/2020 21:25	david o'mahoney	<p>Hi Guys thank you for this opportunity to make comment. Bike pathways/trails should be part of the brief for all new developments and linking new sub developments. safe for families to ride linking to commercial areas. not as a after thought, so all houses have a safe path. they should not be on roadways, away from roads. roads should be wide enough for emergency vehicles to travel with parked cars on either side. multiple entrance/exits to/from sub development. 20% for community housing for elderly, student and low income - with ranges of 1-3 bedrooms, community gardens so community connection to bring people together.</p>
	7/07/2020 09:34	ODASA	<p>Hi David,</p> <p>Thank you for providing your feedback. It has been passed on to the project team.</p>

			Kind regards, ODASA
5	8/07/2020 23:50	Phillip Rollas	<p>I think the Scheme has strong merit, and can serve as an enhancement of existing processes and initiatives, whether State Government-initiated or council.</p> <p>Reviewing the draft Scheme, I feel there should be a little more slant/emphasis regarding expected standards of design (and therefore construction) and their achievement. Listed is 'promote high standards for the built environment through an emphasis on design quality in policies, processes and practices'. However, there has been a clear acceptance of poor design for many years now, ranging from modern dwellings to new multi-storey buildings in the CBD. This is because standards - if they do exist in some established form - are disregarded in local Adelaide culture. One only needs to look interstate to see development of the same scope, but with better design, function and general outcomes than here. In summary, it would be good to establish the role of the proposed Scheme in delivering this required improvement in local cultural standards.</p>
	9/07/2020 08:59	ODASA	<p>Hi Phillip,</p> <p>Thank you for taking the time to review the draft Scheme and provide feedback. It has been passed on to the project team.</p> <p>Kind regards, ODASA</p>
6	4/08/2020 21:22	Cristina Nadasan	<p>Will the design review scheme be replacing reviews of applications assessed on merit? (eg. Council development assessment panel) or is this simply an additional service that will be available, and will the review incur a fee?</p>
	5/08/2020 16:07	ODASA	<p>Hi Cristina,</p> <p>Thank you for enquiring about the draft Local Design Review Scheme.</p> <p>In response to your question, Local Design Review is a new service that will be separate from development assessment. Local Design Review will only be available to proposals before they are lodged for assessment, which is where the opportunities to affect positive change are greatest and the costs associated with amending a design are generally lower. The design advice resulting from Local Design Review will help to inform the development assessment process, but will not replace it.</p> <p>Under the Planning, Development and Infrastructure Act 2016 a council may determine to charge a fee for Local Design Review. Doing so would be at the discretion of the council.</p> <p>Kind regards, ODASA</p>
7	10/08/2020 12:22	Bryn Troath	<p>Part 1.4.f). Principles of Good Design - Sustainable requires a better definition of what Sustainable means and its application in design.</p> <p>Consideration should be given to: A connection to responding design to dealing with the issue of climate change. Good design should inherently include passive solar design for cost saving economical and for the promotion of health and well being. A foundation to this would be the use of northern aspect in design for natural light and thermal warming of the building.</p>

			A minimal environmental footprint. Ab overall concept of environmentally sustainable development.
	10/08/2020 12:33	ODASA	Hi Bryn, Thank you for your feedback on the draft Local Design Review Scheme. It has been passed on to the project team for consideration. Kind regards, ODASA
8	11/08/2020 13:43	Trude Paladin	Principles of good design should also include size. There's a house being built in Lightsview which isn't even as wide as my driveway. That should never have been given approval. There should be a minimum footprint for houses and units. It should also include energy sustainability, i.e., solar power. All Government buildings should be solar powered and put power back into the grid. Public lighting should be solar powered where possible. Principles of good design should also include direct sunlight, again looking at Lightsview, there are several houses that will receive almost no direct sunlight because they are overshadowed by taller houses. That's not good design, sure it will keep them cooler in Summer, but they must be freezing in Winter, and using a lot of power to heat. And it looks nasty too when houses overshadow other places like that. Design review panels should not include anyone who could possibly profit from it.
	11/08/2020 14:05	ODASA	Hi Trude, Thank you for your feedback on the draft Local Design Review Scheme and Principles of Good Design. It has been passed on to the project team for consideration. Kind regards, ODASA