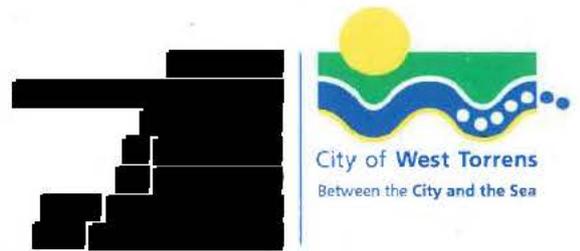


05 August 2020

ODASA Consultation  
28 Leigh Street  
ADELAIDE SA 5000



Via: [DPTI.ODASAconsultation@sa.gov.au](mailto:DPTI.ODASAconsultation@sa.gov.au)

To Whom It May Concern,

**RE: Draft Local Design Review Scheme**

Thank you for the opportunity to review the draft Local Design Review Scheme (the Scheme), which is currently on public consultation. Council understands that the Planning, Development and Infrastructure Act 2016 enables the new planning system to place greater emphasis on high-quality design. It is understood that one of the ways it will do this is by creating more opportunities to participate in Design Review such as that proposed by the draft Scheme.

Council has reviewed the draft Scheme, which seeks to set out consistent procedural requirements for councils who wish to provide Local Design Review within their communities, as well as independent Design Review providers. On review of the Scheme, the following comments are provided for consideration in the drafting and consideration of the Scheme, firstly, Council would like to acknowledge that the Scheme appears to provide an opportunity to work with an applicant to get better results for all stakeholders and acknowledges the benefits of early pre-lodgement advice for complex development applications, particularly in light of the new assessment timeframes

For Council to make an informed decision on whether to implement a Local Design Review Panel in any capacity, the following information is sought and provided for your consideration in drafting the Scheme:

- Provide more detail around the type of developments that may be identified for Local Design Review;
- Cost of panels versus fee for use and generally, more information made available on cost benefits for such a scheme;
- Background research and analysis of demand and likely uptake of the service including whether industry has been engaged prior to draft scheme being released on consultation; query has been raised whether this puts in place additional bureaucracy that may be seen as a barrier to accessing an opt in system;
- Recourse available to the relevant authority should an application not reflect the advice provided to the proponent; and
- Confirmation that the Design Review advice will relate to policy provisions contained within the Code to help provide additional weight to both advice and policy once a development assessment is commenced.

Further to the above, the City of West Torrens is experiencing undesirable impacts from infill development as it relates to:

- loss of tree canopy,
- reduction in car parking,
- increased urban heat,
- stormwater impacts, and
- general loss of amenity.

This is due to smaller scale developments including demolition of a single dwelling with replacement of 3 or more dwellings as opposed to other complex developments including multi-storey mixed-use developments and apartments (residential flat buildings). It is unclear whether the Local Design Review process is suitable for these smaller scale developments, particularly as it is an opt-in process. As the Scheme is currently proposed it may be only taken up by larger, complex developments.

It is recommended that the Scheme explore how and what development is identified for design review, giving consideration for the accumulative impact of smaller ad hoc development, particularly, in areas where amenity and sensitive urban design is a high priority.

It is considered that the scheme presents a unique opportunity for infill development to be considered for design review with the aim to provide design based solutions to alleviate the abovementioned concerns and promote sustainable development outcomes.

Council looks forward to engaging with the ODASA and DPTI on the draft Local Design Review Scheme, particularly before forming a decision about whether a Council may implement a Local Design Review Panel and if so, in what capacity. Should you wish to discuss the contents of this letter further, please contact Hannah Bateman, Manager City Development on [REDACTED]

Yours sincerely,



**Terry Buss PSM**  
Chief Executive Officer  
City of West Torrens