Local Design Review Submission – City of Salisbury (CoS)

The City of Salisbury support good design within our city and encourage the use of processes which assist to achieve improved design and functional outcomes. On a number of occasions the ODASA voluntary Design Review process has been accessed for large scale applications where positive improvements and enhanced design outcomes have been achieved. Student Housing at 13-17 Metro Parade, Mawson Lakes was the latest application to be reviewed by State Design review.

Council’s predominant forms of development are small scale residential infill (1 into 2/3), small scale land divisions, and industrial. For these predominant and for major forms of development CoS has established an internal Design Review to provide a heightened level of design thinking and rigour outside of the capabilities of the Development Plan Policy. The internal Design Review has been designed to not be onerous for either the applicant or Council staff, time efficient, and builds internal capabilities.

In its current form the Local Design Review Scheme for South Australia – Draft for Consultation June 2020 appears to be overly complex, potentially time consuming and resource intensive for Council’s predominant form of development and it’s unlikely developers will choose to access the service given it is voluntary and attracts a fee for service. However, where a developer proposes something that does not meet the criteria of the State Design Review and is beyond the capabilities of Council’s internal Design Review group, there may be an opportunity to recommend accessing the Local Design Review. In this instance CoS provide the following comments/queries:

- It would appear that the legislation does not mandate Council have a design review panel (Designated Entity). If Council does not establish its own, can an independent panel be accessed on a case by case basis? Say from another Council that has a Registration as a Designated Entity?
- The requirements for various levels of documentation appear to be fairly resource intensive for small scale pre lodgement discussions. Is there a way of having various tiers of requirements based on the complexity/scale of the project?
- Is there opportunity for the Service to be free to encourage take-up?
- The Design Panel Selection Process states that all panel members and chairs must have a tertiary education in relevant field such as architecture, ecologically sustainable design, landscape architecture, urban design, and 10 years of experience. This may require review to enable access to industry professionals who don’t meet these requirements, but have significant experience and who could provide practical insight into various development proposal types.

If you would like to discuss these matters further with council staff please contact Clint Watchman on [redacted] or [redacted].

Please note this submission has been prepared by the City of Salisbury administration and is not an endorsed Council response.

Thank you for the opportunity to provide feedback.

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