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Office for Design and Architecture South Australia  
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To Whom it May Concern:

**RE: Local Design Review Consultation**

Thank you for the opportunity to provide feedback on the proposed Local Design Review Scheme process.

Council supports the intent of the proposed Local Design Review, which attempts to provide a consistent approach to improving the level of urban design by introducing a local design review panel. Council believes that the draft scheme is a solid starting point from which to build a functional design review scheme to serve the purposes of local government, proponents and the building sector.

However, in reviewing the scheme Council has identified the following concerns and gaps in the scheme:

Types of applications to undergo review

- Currently there are no types or forms of development identified in the Code;
- The need to ensure that the right types/forms of development are captured will require substantial input from Council;
- These types of development may change from Council to Council; how would this be represented in the Code?

Design Review only available in pre-lodgment

- Once they have been lodged in the system then no opportunity exists for proposals to go through the design review process;
- This places an unreasonable burden on planning officers to predict when certain developments will be lodged and to spruik the design review process.

Opt-in nature

- There is a risk that the 'opt in' and 'opt out' model may not capture the right developments, proposals and/or applicants.

No process to review amended plans

- Once an application has been lodged there is no mechanism to send applications back to the Design Review Panel if the plans change as part of the assessment or notification process?
- How should this early design advice, provided in a different context, be considered by a CAP or Assessment Manager?

Fees required (both for applicants and Council)

- The applicant fee to undertake Design Review is yet to be finalised; Council would need to ensure that this covers the cost in establishing and administering a Local Design Review Scheme;
- Further to this the fee required set up a panel (paid to the Government) should be reasonable given the limited role the Government play in the Design Review Scheme;

Cost to maintain a panel

- Appointing chairs, holding formal meetings, preparation of agendas and other administration tasks will come at a cost to Council (whether monetary or staff);
- How this cost is borne or recovered will need to be considered;

Comments are for regard only

- This provides no greater weight than any other expert input to the planning process such as traffic engineer, heritage advisor, acoustic specialist etc.

In conclusion, I would like to reiterate that Council remains supportive of the intent of the Design Review Scheme and wish to remain involved in any further updates or testing of the Scheme. However, we would seek that the matters outlined above are considered prior to the Scheme being released.

Please do not hesitate to contact me should you wish to discuss this matter further on

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Your Sincerely,



Glenn Searle  
**Senior Strategic Planner**