



From the office of the Mayor  
City of Onkaparinga

Our Ref: 5224381

21 August 2020

ODASA Consultation  
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Dear Sir/Madam

### **DRAFT LOCAL DESIGN REVIEW SCHEME FEEDBACK**

Thank you for the opportunity to provide feedback on the draft Local Design Review Scheme. This submission was approved by Council at its meeting of 18 August 2020.

Council acknowledges and supports the proposed benefits of such a Scheme to encourage high quality design to make buildings and places better for people, our environment and economy.

Council would like to provide the following comments to ensure the Scheme is as effective as envisaged.

#### Effectiveness

The City of Onkaparinga currently provides a free pre-lodgement service for applicants that includes input from council's Urban Design expert. In addition, our Development Services section coordinates the Significant Development Forum (SDF) that reviews specific development proposals to consider design elements that include use of materials, finishes, height, overshadowing, landscaping, bulk, scale, landscaping etc.

This is an important part of the development assessment process in encouraging high-quality urban design, landscaping and built form outcomes that enhance streetscapes and neighbourhood quality and desirability, particularly for residential infill and larger scale development.

We note that a benefit of the Scheme provides that the advice provided by a Panel is required to be considered in the assessment of any subsequent development application. Our current pre-lodgement advice does not have that statutory authority.

However, we would consider that as a voluntary Scheme (and the cost of participating in the Scheme may influence some applicants' willingness to take part), it may not be



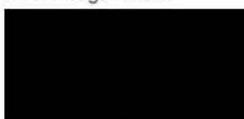
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Aberfoyle Park office

Willunga office

Woodcroft office



taken up by applicants with development proposals that council would consider benefiting from the Scheme. In these cases, council would still be able to carry out its own design review and early assessment via our SDF and continue to provide that role.

Related to this, it is noted that the Design Review Panel consists of professionals with qualifications in architecture, urban design, landscape architecture, but not planning. We consider that, if the panel makeup does not include planners with a focus on planning issues such as setbacks, height, private open space and other planning matters, that proposals may not be reviewed in a holistic way, as is currently the case with council's SDF.

#### Need for multiple consultants to undertake Reviews on council's behalf

If Council were to engage a consultant to undertake its Reviews, two or more firms should be nominated to ensure a broad cross-section of expertise for specific advice, and in the case of any conflict of interest scenario.

#### Applicable development

We consider that if the Scheme is to be as effective as possible, it should be compulsory for certain classes of development. This may be according to scale, location, context, character or heritage matters. It is difficult to estimate how effective the Scheme will be in attracting participation by proponents not knowing what the applicable classes of development are.

We also would like clarification or further discussion as to how the Scheme applies to merit or performance-assessed development.

#### Fees

If the Scheme were made compulsory for certain forms of development, we also consider that fees for the service should be paid by the applicant.

#### Panel composition

There appears to be no guidance in the draft Scheme on the number of Panel Members required to form a Local Design Review Panel. From a functionality perspective any more than three Panel Members may be difficult to obtain, in particular for the more remote metropolitan councils, such as Onkaparinga.

#### Timing

Should council decide not to offer the Scheme, clarification is required if Council can join the scheme at a later date.

#### Additional option

A state-wide service provided by ODASA and/or DPTI/SPC is a further option that may be worthy of exploring, similar to that provided by ODASA for SCAP-assessed proposals.

Council's preferred Option

At its meeting of 18 August 2020, Council resolved to support Option 1 to not offer the Local Design Review Scheme and continue to provide design advice through council's Urban Designer.

We trust that you find this feedback constructive. We welcome the opportunity to discuss the matters raised in our submission or provide further explanation.

Please contact Steve Tilbrook, Team Leader Planning on [REDACTED] or [REDACTED] if you would like to discuss further.

Yours sincerely

A handwritten signature in cursive script that reads "Erin Thompson". The signature is written in black ink on a light-colored background.

Erin Thompson  
**Mayor**