



Workshop Program

Tuesday 7 March 2017 commencing at 6.15pm

Reception Room, Civic Centre, 128 Prospect Road, Prospect

Workshop Chair: Cate Hart, Chief Executive Officer

Workshop Opening

- Apologies
- On Leave

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Workshop Guidelines

The following details provide an overview of the procedures to be observed:

1. The Workshop will be held on the first and second Tuesday of each month, other than January of each year, between the hours of 6.15pm and 9.30pm (commencing with a light meal for elected members and staff), for the term of the Council or until the Council determines to discontinue the Workshop structure.
2. The need for extraordinary Workshops will be assessed and determined by the CEO.
3. The Workshops will be held in the Reception Room, Civic Centre, 128 Prospect Road, Prospect SA 5082.
4. The time, date and location may be subject to change by the CEO where necessary.
5. The Workshops will be open to the public and media. Notice of a Workshop and the program for a Workshop is to be placed on the Council's website.
6. A confidentiality declaration may be determined by either the Council or CEO in accordance with Council's Informal Gatherings Policy.
7. No decisions will be made at the Workshops. There will be the opportunity for discussion and questions and answers only, and the provision of guidance to the Administration.
8. The CEO or proxy will convene and chair the Workshop to ensure the smooth running of the meeting. The proxy will be determined by the CEO on a needs basis.
9. All Elected Members will be encouraged to attend.
10. The CEO will ensure the Program and papers for the Workshop, which will include Agenda items for the following Council Meeting, will be provided to members by the Friday preceding the Workshop to allow time for members to read the reports and prepare their questions prior to the Workshop.
11. Notes will be made of the general issues and items covered by the Workshop, given that no decisions can be made, and distributed to Elected Members for information.
12. The format for the Workshop may vary on a meeting by meeting basis and could include training, planning, presentations, and discussions.
13. The format for the Workshop will be determined by the CEO.
14. External parties may make Presentations/deputations to the Workshop, subject to prior agreement by the CEO.
15. Elected Members, employees and consultants will be required to disclose any financial and/or conflicts of interest in matters to be discussed. The disclosure of such interest and participation in the Workshop will need to be made as if the matter was considered in accordance with the Local Government Act 1999. A record of the disclosures of interest will be made and maintained by the CEO.

Workshop Protocol

The protocols are a set of guiding principles that aim to achieving enhanced, meaningful engagement of members and to facilitate an equal and equitable participation of all members.

The individual members commitment to active listening and disciplined talking, displaying both courtesy and respect to other members is paramount.

1. The Chair ensures that every members' input is heard and not overlooked or lost, and will enforce a limit on speakers' time when it is best required.
2. No rank and/or officer position of administrative or governance authority recognised within the workshop (except for the Chair), and protocols are enforced when deemed necessary.
3. Members and staff are to be addressed by their first name and not by their title of office they hold.
4. Discussion must be focussed on the issues and matters being the subject of discussion.
5. One member speaking at a time is a right, and must be enjoyed by all members.
6. Interrupting another member speaking is not desired and members are encouraged to exercise restraint for the benefit of all concerned. Equally, there should be no dialogue between members and person(s) in the gallery that interrupts the workshop discussion.
7. No ridicule, blame or shame to be expressed and/or exchanged during the workshop and care should always be taken with the words used in debate.
8. Problems and solution expressed by members are a healthy part of the discussion and may lead to positive outcomes, and should not be frowned upon but rather encouraged.
9. Although it is not a decision-making forum, it is an important part of ensuring a well-informed and enhanced decision-making process for Council.
10. The imperatives for a successful conduct of these workshops are that all members need to work together, displaying courtesy and respect to each other.

It is important that all members recognise the above list of protocols is not about rules; protocols are a set of guiding principles that are agreed on and committed to by all participating members.

Notes from previous workshop

Notes from Workshop 14/02/2017

Chair: Cate Hart, Chief Executive Officer

Present: D O'Loughlin, K Barnett, T Evans, A De Backer, A Harris, M Standen, M Lee, M Larwood, M Groot

Notes from previous workshop held on 07/02/2017

- Item 1. Charles Cane & George Whittle Precinct Master Plan
 - Include reference to both sites lacking information regarding the park namesakes to have the Indigenous titles added.

1. Waste Tender Update

Greg Georgopoulos and Anders Bogdanowicz provided an update on the progress of the 'Collection & Processing of Wastes, Recyclables and Organics' Tender. The Tender process closed on Monday 12 December 2016, resulting in ten proposals from local, state and interstate parties.

The majority of tenders were conforming; all having been submitted to a rigorous assessment process, and were of a similar standard when evaluated for experience, resourcing and customer service. Decisive weighting was based on transition planning, value-add of innovation and technology and cost.

Elected Member comments and questions included:

- What is the difference between conforming and non-conforming tenders? – *Conforming tenders refer to those that have met the specifications criteria, whilst a non-conforming tender may be those that have provided an alternative to that specified; which may or may not meet the conditions of acceptance.*
- With the spread of businesses sending in a tender coming from interstate is there anything in our policy that allows us to choose local business? – *Councils Procurement Policy provides for the engagement of local suppliers in the case of law permitting (all things being equal), as a way to contribute to the economic development of our area.*
- Was the service level changed from 4 weeks to 2 weeks? – *We have not changed that specifically in the tender document but this can be managed as the rates are provided based on units of service delivery.*
- For how many years are we awarding the contract? - *7 years.*
- Have we included a clause in the draft contract that allows for the service delivery mode to be reviewed over time as technology changes? – *Significant changes to the service delivery approach would require re working and potential refitting of the modes used to deliver the service. We consider that the scoping of the contract specifications are forward thinking enough to cover the next 7 years, with our current services being well advanced on the waste management of other councils*

Where to from here:

- Decision report to Ordinary Council Meeting on 28 February 2017;
- Contract expected to be awarded in March 2017;
- Commencement of services by successful tenderer on 1 July 2017.

2. CRM Presentation and Training

Greg Georgopoulos, George Pajak and Nick Sklavos (Business Analyst) provided an overview of the recent changes to Councils Customer Request Management (CRM) application. The system previously captured staff comments and the facility to send standard letters to external customers concerning their requests.

The CRM is used by staff for internal action requests; by staff on behalf of customers and customers via the Council website to initiate service requests. Recent changes to the CRM has enabled the facilitation of a full lifecycle to customer requests from initiation; workflow to finalisation.

Benefits of the improvements include:

- Faster communication;
- Customer satisfaction;
- Efficient service delivery;
- Improved reporting.

Elected Member comments and questions included:

- Is the CRM mobile responsive? *Yes.*
- The category selection shows the popular categories, this confuses people they think that is all the choices, can we remove that and show the full list? *Yes we can expand the list on data entry, alternatively call the service desk and the staff can enter the request on the behalf of the customer.*
- Can we look at providing a short form version that has only 3 – 4 fields to complete? This will ensure that we only collect the information we need, take a 'minimalist' approach.
- What can we do with the information we collect? *This is moving into Customer Relationship Management as it goes beyond the scope of just Authority CRM requests.*
- We need to determine what is mandatory and what is not, use asterisks to mark these fields or simply get rid of them.
- Way too much information to collect, need to review what is needed.
- City of Boston website was highlighted as an example of what we should be aiming for, keep it simple.
- Can pictures be included with the request? *There is the ability to provide for attachments, at this time it is not functional.*
- Mapping is important, the ability to click the location on the map and rely on Google to determine the details.
- It was suggested that we could use VR for consultation to really experience the design of a building.

Additional Notes:

- There were some key points that we need to review and take into our account when we review/redesign the CRM System. One of the issues was that we have underestimated the complexity in data entry (interface) for our residents.
- The improvements presented were made on the existing CRM system, without additional investment in the Civica software. In the interim, a longer term solution is being investigated by the IT Team.
- The improvements made were mainly focused on improving the feedback loop to our residents, to ensure that our Residents receive at least 3 separate notifications from Council: (1) acknowledgement of the receipt of the CRM, (2) informing the status/provide more information on the work in progress and (3) notification when the job is completed.

Where to from here?

- We will investigate and see what we can improve on the interface of the existing CRM system in the interim. We do not anticipate investing too much on this interim measure.
- A longer term solution will be brought to you as part of the draft budget deliberation in the next 2 months.

3. Community Land – Leases and Licences

Greg Georgopoulos and Lesly Golley presented the Asset Management System used to guide the maintenance, renewal and disposal of Councils building and structural assets. Performance ratings were explained as a set of 13 criteria including condition, functionality, safety, compliance and strategic alignment.

The most common areas of underperformance concern compliance with legislation; return on investment and adaptability as a result of leasing to sole occupants with 'peppercorn' revenue; end of life and subsequently asset conditions.

Elected Member comments and questions included:

- As the Landlords we have a responsibility to the tenants.
- Is there opportunity to consider co-occupation of the sites? – *Yes. We are looking at providing sub-letting options, co-tenancies and other approaches to improve performance.*
- Are the buildings abandoned or just vacant? – *One is abandoned and one is vacant*

- We have Council's Asset Management Plans, are you saying that we have not maintained building assets to the plan? – *It is not a lack of maintenance affecting the buildings, but their age. Normally Councils would look to increase capital investment in these assets at this stage in their life however Prospect has other significant investments to attend to. Administration is adjusting asset planning for end of life, for example by creating Master Plans for these sites. Another opportunity is reviewing terms of occupancy. Addressing this component is the intention of this and future workshops.*
- We don't own the assets, we should just hand them back and not worry about them.
- Can we avoid the use of 'colour only' in a document to help those that find it difficult to distinguish between items?
- Can we get someone into the vacant asset at Broadview Oval? – *Administration has considered a number of proposals for the site already, however no applicants have elected to progress.*
- How would someone register their interest in that asset? – *Please direct them to administration in the first instance.*

Where to from here:

- Leasing, licencing and permit options available;
- Asset specific limitations and occupancy implications;
- Draft Leasing & Licencing Policy.

4. CLIC – What's in? What are the priorities?

Nathan Cunningham delivered a briefing to update the workshop attendees on the activities undertaken along the way to deciding the home for the new Community Hub, Library and Innovation Centre and the scope of the overall project. Given it had been some time since the focus had been on the services and programs to be contained within CLIC, it was important to reflect on the work that had occurred over the last 18 months and revisit some of the Council's adopted documents which helped to provide the scope of the services to be offered.

Key themes for the evenings program were 'Guiding Principles' (based on relevant Strategic Plan Strategies), 'Services & Spaces' (to revisit early work that had progressed the thinking in this area, including previous detailed community engagement) with the night concluding with an interactive prioritization exercise aimed at understanding what should be included in the CLIC and what the Elected Members priorities were.

The room was split into two groups to focus on a facilitated discussion, building from the information previously adopted in the Libraries Alive report of 2015 and the SGS Economics and Planning report of late 2016. Both of these documents provided a basic analysis of necessary floor areas to provide a high level of service into the future based on the known desires of our customer base with consideration given to the growth of customers into the future as well as the global best practice models for Library and associated services. Key staff were on hand to answer questions and contribute to the discussion.

Elected Members were asked to 'add' key services into the mix and to reflect on priorities for Council to provide in the facility. Staff captured this and the information will be used to refine the base expectations to allow a design consultant to explore the layout (once engaged) through 2017.

Workshop closed at 9.55pm

Workshop Items

1 Urban Corridor Zone Design Review DPA

Responsible Director: Nathan Cunningham

Expected Duration: 60 minutes

Presented by: Grazio Maiorano (URPS) and Matt Davis (Davis + Davis Architects)

The purpose of this Workshop is to present the draft policy for the Urban Corridor Zone Design Review DPA that has been prepared by planning consultants (URPS) in collaboration with Council and DPTI staff.

A series of workshops were held with various stakeholder groups (including Council) at the end of last year to ascertain the key design issues that needed to be addressed within the DPA. These investigations have now been captured as draft policy and are ready to be workshopped by Council and DAP members prior to their formal consideration at Strategic Planning & Development Policies Committee (SPDPC) and Council Meetings. The Planning Minister will then consider them prior to their approval for agency and public consultation.

The following themes are being addressed:

- Strengthening the Council Wide and Urban Corridor Zone design related policies in the Development Plan, particularly:
- Articulating the qualities of good design (context, responsive and durable, inclusive and sustainable)
- Improving street activation and appearance
- Promoting housing and building diversity
- Supporting site amalgamations
- Protecting zone interface areas
- Reviewing building setbacks and envelopes
- Adding building separations and deep root zones.

Background

Pre –Statement of Intent

- Large amount of Development Applications received within City of Prospect's Urban Corridor Zone (over 50 and climbing). Construction already commenced on about 18 sites with various design issues becoming evident to elected members, staff and the community
- Development Assessment Panel (DAP) members are deferring or rejecting 50-60% of applications within the Urban Corridor Zone primarily based on design issues
- Elected Members held a joint workshop with DAP members to consider desirable design attributes for development within the Urban Corridor Zone with a presentation by the DAP presiding member on his experiences in California (March 2016)
- Discussions held with State Government officers and Minister's Office (April 2016)
- DAP workshop reviewing Urban Corridor Zone policy and design issues (May 2016)
- Council workshop reviewing Urban Corridor Zone policy and design issues (June 2016)
- Council, DPTI and Office for Design and Architecture SA (ODASA) staff workshop reviewing key design issues for higher density development and including a collaborative opportunity to progress these issues (June 2016)

- Council staff review development applications within the zone and collect base data. (September 2016). On-going photography of development within the zone.
- Submission and approval of Statement of Intent to the Minister (October 2016).

Post – Statement of Intent

- Innovative approach adopted to policy development with a series of workshops held with key stakeholders, including:
 - Site visits with Council staff and Mayor, DAP presiding member, DPTI and ODASA staff
 - Builders and developers, Mayor and Council staff
 - Urban Development Institute of Australia (UDIA) Steering Committee Meeting
 - Local Resident, History and Environmental Groups
 - Inner Rim Council staff (City of Charles Sturt, Burnside, Norwood Payneham & St Peters, Unley, Walkerville and West Torrens), DPTI and Council staff
 - Elected Members and DAP members
- Council staff desk top review of interstate and local design policy approaches
- Council staff with the consultant team and DPTI have drafted policy (Council Wide and Zone) that will be considered at this workshop
- The DPA document for Consultation will be finalised after the workshop and will be used to seek support of SPDPC for Council and Minister’s approval
- The overall project is intrinsically linked to the State Government’s preparation of the Residential Design Guidelines with both processes informing each other.

Desired reading ahead of Workshop

- Urban Corridor Zone and Interface Areas Policy Review and DPA: Discussion Paper (December 2016) – URPS.

Attachments:

- Urban Corridor Zone and Interface Areas Policy Review and DPA -Draft Discussion Paper

2 Tourrific Prospect – Debrief 2017 and Planning for 2018

Responsible Director: Nathan Cunningham

Expected Duration: 30 minutes

Presented by: Carolyn Ramsey

2017 Debrief –

“What a great Event” was the general sentiment captured through discussions over the evening of Tourrific and this continued with the feedback sessions held with staff, volunteers and stall holders. Staff propose to capture some brief feedback around the table from the 2017 event to understand perspectives of success or potentially lessons learnt for moving to the discussion of the 2018 Event Plan (budget dependent).

Looking to 2018 –

At a Workshop on 7 June 2016, Council discussed a set of draft Tourrific Prospect Event Objectives that were then endorsed by Council on 28 June 2016.

As we start our early thinking and planning for a 2018 Tourrific event, it was considered timely to revisit these Objectives with Elected Members to consider how well the event aligned, and whether these objectives continue to support future years of the event.

The endorsed event objectives are:

- Put a spotlight on 'Brand' Prospect to showcase it to the world; where people champion Prospect as a vital place to be and invest.
- Leverage the event to stimulate and sustain business activity and community benefit.
- Create an inclusive, innovative, culturally diverse and entertaining celebration that is a resident and visitor attractor.

These Objectives were incorporated into the 2017 Tourrific Prospect Event Management Plan for the event on 17 January as an associated event of the 2017 Santos Tour Down Under.

Other considerations –

At the 7 June 2016 workshop, it was also noted that Council may wish to consider the changing the timing of the Tourrific event to a bi-annual / two year schedule - for discussion at a later date.

With the decision regarding CLIC and its location on Prospect Road, consideration will need to be given in relation to the presentation of the Civic Centre as a part of the Event Site and aligning the timing of the development will be important. Given a design of CLIC is yet to be progressed, it is too early to fully understand whether the site will be any different (under construction) in January 2018 but it is something to keep in mind.

On 6 February 2017, a Registration of Interest was submitted to the Tour Down Under for either a Tour Down Under Men's Race Stage Start and / or a Women's Stage for 2018. Detailed consideration of the 2018 Event will be part of the 17/18FY Budget Deliberations.

Attachments:

Nil.

3 New Broadview Oval Event Development of Objectives & Expectations

Responsible Director: Nathan Cunningham

Expected Duration: 30 minutes

Presented by: Carolyn Ramsey

The purpose of this Workshop, as part of the early planning phase is to discuss and get direction from Elected Members on the new Broadview Oval event objectives and expectations.

On 25 October 2016, Council endorsed that in lieu of the traditional Prospect Fair in 2017 (as informed by community consultation) that a brand new community event be developed at Broadview Oval. A summary of early discussions included:

- A new 'Fair' style event is developed for Broadview Oval to be held towards the end of 2017.
- The new 'Spring Fair' event to include a sport and recreation program of activities, aligned with the 'Play Well Sport & Rec Fair' concept also outlined in the current 2016/2017 Annual Business Plan.

- The new 2017 'Fair' style is established for a minimum three (3) year period commencing late in 2017.
- That \$10,000 from the Budget allocation set aside for the March 2017 Prospect Fair be used for the development, planning and consultation required to create a brand new Fair event plan for Broadview Oval.
 - a. to progress this and based on feedback and information to date, an Event Management and Community Consultation Brief was sent to three (3) event management companies on 14 February seeking Expressions of Interest (EOI) - closing 28 February 2017.

It has also been identified that the proposed new event will or has the potential to:

- deliver an event in the north-eastern region of City of Prospect
- demonstrate to the broad community our promise to them as per the 2020 Strategic Plan by committing to the new event for a minimum three years
- have a new name, brand and identity and partners
- maximise new opportunities as provided by the different features and increased area/space and facilities at Broadview Oval
- link participants to the pre-Christmas/holiday buying season supporting stallholders and participants
- take advantage of the many existing, local or onsite sporting clubs / facilities to broaden the program to include as practical, sport and recreation activities
- enable dogs and dog owners to safely participate
- be fun, accessible and culturally appropriate
- deliver financial and social value for Council and our local community and clubs

The new Broadview Oval event objectives and expectations from this workshop will inform the development of the Community Consultation and Event Management Plan.

Attachments:

Nil.

4 Future Workshop Topics

Responsible Director: Cate Hart, Chief Executive Officer

Expected Duration: 30 minutes

Presented by: Cate Hart and Jo-Ann Tanti, Manager Governance and Administration

The Local Government Act 1999 provides the opportunity for Councils to meet informally to discuss a wide range of issues which are intended to be presented to Council for decisions. There are two workshops each month and the workshop guidelines define that there is 3 hours available at each of these workshops. These meetings are open to the public and comprehensive notes are taken and endorsed as a record of discussion.

Council workshops have generally been focussed on a range of projects being delivered across the year aligned to the Annual Business Plan and Council's Strategic Plan. Items discussed in the last 12 months include:

- Urban Corridor Zone Development Plan Amendment
- Conflicts of Interest - Variation Regulation 2016
- Strategic Plan to 2020 - Website
- Council Depot Options/CLIC

- Main North Road Master Plan
- Update on IT Services, CRM and Video Conferencing
- Galway Avenue Median Stage 1 Concept
- Smart City Strategy
- North Parklands
- Broadview Oval Master Plan
- Percy Street/Prospect Road Intersection Landscape Architecture Concept
- AdeLINK - Design Labs
- DAP - Member Code of Conduct - Complaints Handling Policy
- Terms of Reference Review & Local Heritage Discussion Paper
- Strategic Plan
- WHS Elected Member Awareness Training
- Communications Strategy Recommendations
- Waste Contract
- Draft Budget 2016-2017 - Community Consultation Feedback - Final Rating Structure
- Tourrific Prospect Objectives
- Prospect Fair Review
- Urban Corridor Zone Statement of Intent: Confirming the Scope of Proposed Policy Changes

To date, the forward agenda for the workshops has been principally set by the Executive Leadership team of Council. This has provided the opportunity for Directors to seek the views of elected members prior to developing reports and recommendations for consideration by Council and formal decision making.

Council signed off on its Strategic Plan last year with high expectation around continued service delivery and project completion.

The workshops are intended to channel elected members' focus on Strategic matters. To date a short overview of each topic has been provided in the program. It is the intention in future to provide further information in the program to provide an opportunity for elected members to read the background prior to the meeting, thus negating the necessity to provide a detailed overview at the meeting. This will also result in a more interactive approach to the workshops as elected members will come prepared with their views and ideas to each meeting.

In order to better plan for the workshop program and to ensure the appropriate topics are given the time necessary to provide the strategic direction to staff, a forward calendar is maintained.

It is anticipated elected members will come to the meeting with ideas and suggestions of future workshop topics for discussion.

Attachments:

Nil.

Future Workshop and Council Agenda Items

Members may seek advice as to the purpose, or intended resolutions planned for the next Council meeting. These items are subject to change.

Council Workshop 14/03/2017

- Footpath Trading Fees
- Galway Avenue and Percy Street Urban Design
- Local Area Traffic Management (LATM)

Council Special Workshop 21/03/2017

- CLIC Partnership / JV - Developer Expression of Interest

Council Meeting 28/03/2017

- Tourrific Prospect Evaluation Report
- City of Prospect Art Collection Policy
- Response to January Motion - Future options for Tram Barn (and revenue impact)
- CLIC Project Governance and Development Partner
- Footpath Trading
- Urban Design Awards



City of Prospect
2016-0324
23 DECEMBER 2016

DRAFT

Urban Corridor Zone
and Interface Areas
Policy Review and DPA:
Draft Discussion Paper
(For Internal Distribution Only)



Urban Corridor Zone and Interface Areas Policy Review and DPA: Discussion Paper

23 December 2016

Lead consultant	URPS
In association with	Davis + Davis
Prepared for	City of Prospect
Consultant Project Manager	Grazio Maiorano, Director Suite 12/154 Fullarton Road (cnr Alexandra Ave) Rose Park, SA 5067 Tel: (08) 8333 7999 Email: grazio@urps.com.au
URPS Ref	Draft Discussion Paper Version 4

Disclaimer: *This document is a working draft only. It has not been endorsed by the City of Prospect. The paper may be amended based on feedback from Council.*

Document history and status

Revision	Date	Prepared	Reviewed	Details
1	Nov 2016	GM	GB	
2	19 Dec 2016	GM		
3	19 Dec 2016	GM		Input from MD
4	23 Dec 2016	GM		Input from Council

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1.0 Introduction

1.1 Background

The City of Prospect, in collaboration with the Department of Planning, Transport and Infrastructure (DPTI), has engaged URPS and Davis + Davis to engage key stakeholders and initiate the preparation of an *Urban Corridor Zone and Interface Areas Policy Review and Development Plan Amendment (DPA)*. The DPA seeks to fine-tune Council's Urban Corridor Zone policies that were introduced into Council's Development Plan on 31 October 2013, via the Ministerial Inner Metropolitan Growth DPA.

The required Statement of Intent to commence the DPA was approved by Council on 23 August 2016 and agreed to by the Minister for Planning on 26 October 2016.

Since the Urban Corridor Zone was introduced into Council's Development Plan, only minor and largely procedural changes have been made to the provisions of the Zone, while approximately 52 development applications, \$141 million in investments and 752 new dwellings have been assessed in the Zone (as of 28 July 2016).

While the introduction of the Zone has been successful in encouraging development along Prospect's main roads (ie Prospect Road, Churchill Road and Main North Road), there are a number of approved development examples which demonstrate that development outcomes could be enhanced by a targeted and limited DPA addressing a number of design matters.

In essence, the experience and knowledge gained from a number of recent Urban Corridor Zone developments now provides an opportunity to refine and improve the Urban Corridor Zone policies.

1.2 The Affected Area

The affected area is essentially the existing Urban Corridor Zone. However, the DPA may also consider policy updates that better acknowledge and scale down developments at the interface of the Urban Corridor Zones and existing residential zones (excluding historic character zones and the A560 policy area). The existing Urban Corridor Zone is shown on the following map.



1.3 Issues

The DPA will be limited to deal with a targeted number of discrete policy matters. The following themes are to be addressed as part of the proposed DPA:

- Strengthen design and appearance policies, particularly to:
 - > Clearly articulate the qualities of good design (core principles).
 - > Promote improved street activation at a pedestrian scale and streetscape appearance, and consider the role that shared car parking arrangements may have in facilitating this.
 - > Provide additional maximum dwelling density parameters on smaller allotments to promote quality design outcomes.
 - > Provide guidance on suitable building depths and separation for natural light and ventilation.
 - > Provide further guidance/clarity in regard to materials and finishes relating to the desire for quality outcomes.
 - > Provide increased guidance on waste management, storage and collection, particularly for developments with a gross floor area of less than 2000 square metres.
- Strengthen the Desired Character statements to clearly describe the intent for the Policy Areas and reinforce priority design considerations that apply for different desired characters (highly evolving character through to sensitive changes in character). Principles of Development Control should state that development that is not in accordance with the Desired Character Statement is generally inappropriate, to further strengthen these statements.
- Explore the appropriateness of setback (front, side and rear) requirements for different allotment frontages.
- Explore how site amalgamation can be incentivised and/or given additional policy support in areas where it is encouraged. For example, shared car parking and access to minimise multiple individual accessways which compromises road function and streetscape appearance.
- Strengthen policy to promote ways to increase the diversity of building designs and size of dwellings (eg. number of bedrooms). Discourage 'cookie cutter' development that has little regard to its site or locality.
- Strengthen landscaping policies for front and back yard landscaping, as well as rooftops and green walls, to soften the built form, provide better transition to zone boundaries and neighbouring properties and encourage a reasonable 'deep root zone' on site.
- Review overlooking policies to ascertain whether they are sufficient to respect the privacy of neighbours whilst not unreasonably impacting on new residents (recognising the evolving nature of the zone).
- Assess whether the residential zone interface should be more sensitively treated.
- Review and correct (where appropriate) the zoning of properties (and perceived anomalies) on side streets.



2.0 Investigations

2.1 Pre-Statement of Intent Investigations

Investigations undertaken prior to the preparation of the Statement of Intent that will inform the DPA have included the following:

- Elected Members held a joint workshop with members of Council's Development Assessment Panel (CDAP) considering desirable design attributes and the current Urban Corridor Zone policy provisions in the context of urban design research undertaken in California by the presiding member of CDAP (March 2016).
- The CDAP discussions during a workshop reviewing Urban Corridor Zone policy and design issues (May 2016).
- Council workshop reviewing Urban Corridor Zone policy and design issues (June 2016)
- Council, DPTI and Office for Design and Architecture SA (ADASA) staff workshop reviewing key design based issues in relation to higher density development within City of Prospect, including the collaborative opportunity available in relation to the medium density design guidelines being prepared by Davis + Davis and ODASA (June 2016)
- Council staff review of Urban Corridor Zone developments, collecting data on approval numbers, site area, street frontage, dwelling numbers, bedrooms, car parking, development cost and building height (September 2015). On-going time series photographs have also been taken of development within the Urban Corridor Zone.

2.2 Post-Statement of Intent Investigations

This project has been structured on the following post-Statement of Intent investigations:

- Site visit of recent projects within the City of Prospect with Mayor, CDAP Presiding Member, DPTI, ODASA, and Council staff (19 October 2016).
- Discussion with builders and developers and Mayor and Council staff (17 November 2016).
- Discussion at Urban Development Institute of Australia (UDIA) Steering Committee meeting, with Council staff on 17 November 2016.
- Discussion with local residents and community groups, DPTI and Council staff (24 November 2016).
- Discussion with representatives from Cities of Charles Sturt, Burnside, Norwood Payneham and St Peters, Unley, Walkerville and West Torrens, and DPTI and Council staff (1 December 2016).
- Discussion with City of Prospect Elected Members and Council Development assessment Panel Members (6 December 2016)
- Review of interstate design Guidelines:
 - > Victorian ResCode
 - > Victorian Guidelines for Higher Density Residential Development
 - > Bowden Urban Design Guidelines
 - > Moreland Apartment Design Code
 - > NSW SEPP 65 / Apartment Design Guide
 - > Draft Medium Density Design Guide.



Appendix A contains PowerPoint presentations used at some of these mentioned workshops, while Appendix B contains notes from the workshops.

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3.0 Site Visit and Feedback

The initiation meeting with the Mayor, CAP Presiding Member, DPTI, ODASA, and Council staff included visiting a number of sites in Council’s Urban Corridor Zone and surrounds. The following developments were photographed and discussed at this and subsequent meetings.

As would be expected, the type of feedback varied considerably. The role of Council, DPTI and the project team is essentially to find the right policy balance in promoting developments that make a positive contribution to the local area, while not significantly detrimentally impacting on the ability for designers and developers to construct higher density developments that provide alternative housing.



Image 1: Feedback - Internal apartment layout appropriate, double glazed windows and insulation effective. Concern about materials used not reflecting the character of Prospect. Concern about the lack of ground level activation and street entrance presence.



Image 2: Feedback – Secure car parking/gates valued by occupants who work late. Commercial waste collection bins a positive. Concern about lack of onsite accessible visitor car parking and minimum landscaping. Opinion on bricks varied from good to poor.



Image 3: Opinions varied. Some considered lack of privacy between balconies and balconies from street level, and small “unusable” size of balconies a concern, while others considered this was not a significant issue in that some occupants prefer the ability to interact with neighbours. Council landscaping and paving was positive.



Image 4: Minimal side setback to neighbours consider a problem by some. Open storage cages can be unsightly – should be enclosed with solid materials. Raised discussion of building rules requirements for ventilation of car parking areas and minimum planning policy storage space requirements that have little regard to the size of apartments (ie large apartments typically have significant “built in” storage opportunities).



Image 5: Solid ground level appearance with proposed landscaping and deep usable balconies considered positive.



Image 6: Design and impact on wall of side boundary varied considerably.



Image 7: Design and impact of the scale of development varied. Comments included positive aspects but over development of the site, having insufficient regard to future potential developments.



Image 8: Poor ground level design outcome, dominated by 6 metre crossover/driveway (DPTI (Transport) requirement), dominance of fire hydrant, poor location of commercial bins, lack of entrance prominence/frontage. Insufficient landscaping. Issues discussed included significant design constraints to deal with DPTI / MFS requirements associated on narrow allotments.



Image 9: Minimal onsite landscaping. Further, landscape area occupied by water meters.



Image 10: Minimal internal landscaping and variation in building design elements.



4.0 Benefits of Higher Density

4.1 Higher Density Typologies

Commonly medium to high density discussions include townhouses¹ (1 to 3 storeys), low-rise apartments (3 to 4 storeys), mid-rise apartments (5 to 10 storeys), high-rise apartments (10 plus storeys) and a hybrid of above mentioned with alternative land uses such as retail and/or offices).

The 30 Year Plan for Greater Adelaide (2016 Update) contains the following definitions:

- Low rise: 1 to 2 storeys;
- Medium rise: 3 to 6 storeys; and
- High rise: Seven storeys or greater.

4.2 Why is it important?

The scope of this project is “not to turn back the clock” with respect to promoting alternative and higher density developments in the Urban Corridor Zone. Appropriately designed higher density development can have several benefits, including²:

- Potential for a greater number of people to live in proximity to work, services, recreation.
- Greater ability to provide and utilise infrastructure, including public transport.
- Greater diversity of housing types than is offered by suburban vs city model.
- Potential for existing neighbourhoods to evolve to meet demographic and social needs. (ie changing household structures means ageing community and more people living alone. Opportunity for young, and old, to stay living in their neighbourhoods)
- Provision of affordable accommodation (renters and owners)
- Economic development, new business models, and potential for greater innovation in the construction industry.
- Envisaged by 30-Year Plan for Greater Adelaide (2016 Update):



Greater Housing Choices



Greater Housing Choices



A Greener City



Smarter Travel

¹ Townhouses and apartments are a commonly referred to terms, however the Development Regulations classify dwellings as detached dwellings, semi-detached, row dwellings, multiple dwellings and residential flat buildings.

² Source: Davis +Davis High Density Design Workshop Presentation (21 April 2016)



4.3 ODASA Principles

ODASA considers good design to embody the following principles.

- Good design is contextual.
- Good design is durable.
- Good design is inclusive.
- Good design is sustainable.
- Good design adds value.
- Good design performs well.³

DRAFT

³ Matt Davis, Member of the ODASA Design Review Panel



5.0 Recurring Challenges and Issues

While there are many examples of good quality higher density living, recurring issues have been observed⁴, as listed below. Issues that have been particularly raised by the feedback from the Post-Statement of Intent Investigations highlighted with italic text.

Amenity

Resident

- Poor quality dwellings.
- Bedrooms without windows.
- Single aspect with poor solar access.
- Poor outlook.
- Apartment size - too small.
- 'Mean' accommodation – small rooms, difficult to furnish.
- *Inadequate / unusable open space.*
- *Skinny balconies too small to use.*
- *No soft landscape.*
- No 'proper kitchen'.
- Insufficient storage.
- *Overlooking*
- Poor acoustics.

Neighbourhood

- Noise.
- Overshadowing.
- Overlooking / Loss of privacy.
- *Loss of outlook / visual impact.*
- 'Strangers' / Security.
- Removal of street trees.

Appearance

Aesthetics

- *Incompatible aesthetic.*
- *Too contemporary / modern.*
- *Ugly.*
- *Blank walls on boundary.*
- *Visible carparking (undercroft, at grade, podium).*
- *Intrusive plant: ACs on balconies or roof.*

Context

- *Doesn't relate to context.*
- *Doesn't relate to streetscape.*
- *Too big, too tall, too bulky.*
- *Too brutal.*
- *Too urban.*
- *Too close to boundaries.*
- *Out of character.*
- *Visually dominant / overbearing.*
- *Different material palette / colours.*
- *Lacks visual interest.*
- *Lacks fine-grain detail / elements.*

Performance

Operational

- *Traffic movement and access.*
- *Too many cars / Not enough onsite parking.*
- *Visitor parking.*
- *Waste management.*
- Window cleaning.
- Maintenance.
- *Durability.*
- Gardening / common areas

Sustainability

- Poor orientation / passive thermal design including cross ventilation.
- Insufficient sun-shading.
- Water management including stormwater catchment.
- *Loss of habitat / vegetation.*
- Energy use and cost.
- Embodied energy.
- *Whole of life costs.*
- Flexibility.
- *Lack of housing diversity supporting social sustainability.*

⁴ Matt Davis, Director Davis + Davis



6.0 Potential Policy Refinements

There are a number of learnings from the review of Prospect Urban Corridor developments and from a review of local and interstate medium density design codes (and SA's draft design guidelines).

The following strategic directions are presented as discussion prompts and should not be considered as project findings or recommendations. Appendix C contains conceptual explanatory drawings penned by Matt Davis at a joint Council and DPTI working session.

Practice Guidelines

1. Reforms introduced via the Planning, Development and Infrastructure legislation allow for the preparation of "Practice Guidelines". The preparation of guidelines should be considered for Planning and Design Codes relating to medium to high-density residential / mixed-use developments. These guidelines could incorporate informal design decision-making processes to assist designers and assessing / facilitating planners.

Capacity Building

2. State government and industry associations should consider funding training programs that build capacity with planners and design practitioners regarding key design principles, the interpretation of proposed Council Wide and updated Urban Corridor Zones within Development Plans and later, Planning and Design Code and Design Guidelines.

Updates to City of Prospect Development Plan

3. In collaboration with DPTI, the '*Medium and High Rise Development*', '*Design and Appearance*' and '*Landscaping, Fences and Walls*' General Module and Council's Urban Corridor Zone policies should be updated. Issues that are considered to be relevant to a number of Councils should be addressed by policy updates to the General Development Plan modules, while local issues should be addressed at the Zone / Policy Area.
4. As a general rule, Desired Character statements should be more succinct and focussed on the vision of a particular Zone / Policy Area. At times, character statements simply and unnecessarily, repeat the objectives and principles of development control in a zone or General module.
5. Limited sketches (such as building envelope plans) that clearly promote desired design outcomes may need to be considered within Development Plans, while noting that detailed explanatory images should reside in the design guidelines. .
6. A performance assessment approach should be encouraged that provides examples of desired urban design / development outcomes.
7. Where appropriate, incorporate good design practices contained in the draft SA Medium to High Density Residential Development Guidelines into Development Plan policy.
8. DPTI to organise discussions with Transport Services to advocate:



- a) for less than 6 metre driveway crossover widths; and
 - b) ability for applicants to construct canopies over land that is subject to potential road widening.
9. DPTI and Council to organise discussions with the Metropolitan Fire Service and SA Power Networks to provide options for better integration of fire hydrants into developments.
10. Specific Development Plan issues that require additional policy guidance include:
- a) Embed the ODASA Good Design Principles into Development Plan policy.
 - b) Ensure policies (and perhaps Practice Guidelines) strongly encourage designers to illustrate that (i) they have identified the key elements of subject site's locality and wider neighbourhood context, and (ii) they have designed a development that meets the outcomes aspired by Development Plan policies.
 - c) Strengthen the requirement for active and interesting street frontages at ground level of all developments. Acceptable 'active' frontages may include the provision of ground level residential with direct street access, non-residential/commercial floor space, larger lobby with communal space, and/or significant and visible bike parking facilities. The nature and quantum of the active ground level uses should be proportionate to the allotment width and or location (greater emphasis to wider sites and in particular corner locations in existing 'mainstreet' locations.).
 - d) Allow semi-basement car parking to reduce extent of excavation and promote alternative approaches to the prevailing undercroft approach. Allow ground floor levels of residential development to be raised above natural ground level by a maximum of 1.2m to provide privacy but still ensure casual surveillance (refer to Bowden Village Design Guidelines for related guidelines regarding street interface considerations).
 - e) Strengthen the requirement for landscape to the front of all properties (except in the High Street Policy Area), including the provision of adequate deep soil planting areas to support canopy trees.
 - f) Strengthen the existing requirements for front fencing and walls to consider street activation and appeal. Promote the use of public art and sculptures within front yards.
 - g) Urban Corridor Zone allotments with rear or side common boundaries with low-density residential zones, should:
 - i. incorporate greater setbacks (e.g. 5 metre setbacks from rear allotment boundaries), than the currently required 3 metres, to allow for a more appropriate built form transition to lower density residential areas.
 - ii. Consider introducing a second interface height provision for building envelopes that has an approximate 30 degree plane measured from a height of 3 metres at the zone boundary (for sites with a zone boundary to the south of the subject land) to cater for overshadowing and Urban Corridor Zone intrusions into side streets.



- h) Policies required that ensure there is appropriate design consideration regarding the location and integration of required services infrastructure (e.g. fire hydrants) into developments.
 - i) Promote policies that require greater use of green infrastructure, including deep soil planting, integrated raised planter beds on structures, and other systems including green-walls and roof top gardens, to improve the internal amenity and external appearance of development
 - j) Promote certain higher density developments to be associated with a waste collection service. Refer to *Zero Waste, SA Better Practice Guide Waste Management for Residential and Mixed Use Developments*, (2014).
 - k) Ensure greater level of privacy between apartments and apartments to non-Urban Corridor Zone residential allotments facilitated primarily through adequate space between residences.
 - l) Consider introducing building separation provisions focussed on providing increased space between habitable rooms (or balconies) within a development and between adjoining properties.
 - m) Ensure storage cages (or similar) that need to be located in the garage area (where visible from the street or neighbouring properties) are appropriately enclosed to ensure to screen their contents.
 - n) Multiple vehicle access ways onto side streets should be discouraged and internal arrangements with single point entry/exit encouraged, to ensure appropriate streetscape activation and promote safe and efficient movement of vehicles (landscaping, pedestrian movement and on-street car parking)
 - o) Consider policies (or development assessment negotiations⁵) that potentially increase the height of developments to their street frontages (or thereabouts) subject to improved overall interface at rear and side boundaries. Potential measures include a reduction in height to the rear of properties (at Zone interface), and / or increased side and rear setbacks (or building separation provisions) to improve amenity and facilitate green court yards / light wells.
 - p) Consider zero side setbacks for say the first 15 metres of development to reinforce desired streetwall character, and maintain development yield and efficiencies (balancing reduced development area within the site resulting from other proposed amenity provisions such as setbacks and separation). Council needs to ensure that setback policies do not provide disincentives for site amalgamations.
- 9 We recommend that any policy revisions be tested through a number of hypothetical development scenarios to test the design and commercial implications so as to clearly understand the impact on building typologies and yields. We recommend testing nominally at least three sites of different configurations (corner, narrow frontage, larger / amalgamated site) in collaboration with representatives from the ODASA, DPTI and the UDIA to demonstrate likely development outcomes under the current and amended policies.

⁵ Policies could indicate opportunities for 'trade-offs', (particularly on constrained sites) during the merit assessment of an over-height development.



Appendix A: Workshop Presentations

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City of Prospect Urban Corridor Zone & Interface Areas Policy Review & DPA

Inner Ring Councils and DPTI

Grazio Maiorano, URPS
Matt Davis, Davis + Davis

1 December 2016

Agenda

1. Project objectives.
2. Affected area.
3. Reason for the review.
4. Overview of case studies.
5. Areas for policy improvement.

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Project Objectives

- Fine-tune existing City of Prospect Urban Corridor Zone Development Plan policies.
- Potentially update policies at the interface of the Urban Corridor Zone.
- ‘No material changes to the core’ policies of the existing Urban Corridor Zone.

Project Approach

Site visit with Council Mayor, DAP Member, staff and DPTI Staff (19.10.16)

Discussion with Applicants / Builders (3.11.16) and UDIA (17.11.16)

Discussion with Local Residents / Community (24.11.16)

DPTI and Inner Ring Council Workshop (1.12.16)

Council Elected Members and Development Assessment Panel Meeting (6.12.16)

Elected Members and Council Development Assessment Panel Meeting, DPA Preparation and further consideration by Council / DPTI (TBA)

Discussion Points

- How do you view the quality of what is occurring at the moment?
- How do we get the right balance between increasing residents opportunities to live in their neighbourhoods close to services and social connections, and ensuring developments make a positive impact on the public realm?
- What opportunities do you see that would enable better outcomes?
- What can Council or Government do to better support an integrated approach to development and the public realm?

Current Development Plan Urban Corridor Policies



Prospect (City)

Consolidated – 21 April 2016

Please refer to the Prospect (City) page at www.sa.gov.au/developmentplans to see any amendments not consolidated.

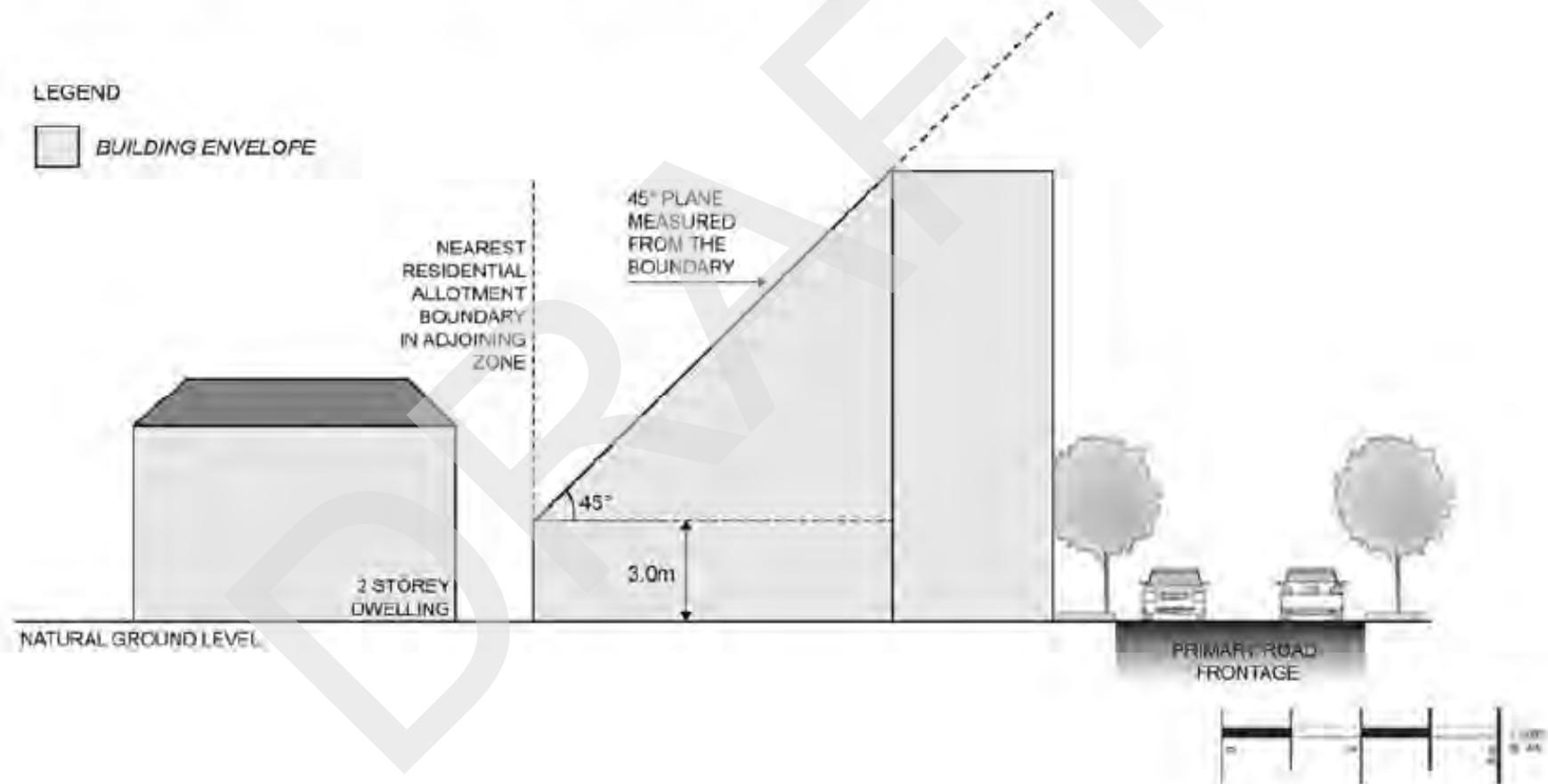
Urban Corridor Policies

- **Objective 1:** A mixed use zone accommodating a range of compatible non-residential and medium and high density residential land uses orientated towards a high frequency public transport corridor.
- **Objective 4:** Adaptable and flexible building designs that can accommodate changes...
- **Objective 5:** ...transition down in scale and intensity at zone boundary.....
- **Objective 6:** A safe, comfortable and appealing street environment for pedestrians that is sheltered from weather extremes, is of a pedestrian scale and optimises views or any outlook onto spaces of interest.

- *...new buildings will be recognised for their design excellence.*
- *Development will ... establishes an interesting pedestrian environment and human-scale at ground level.*
- *... the greatest height, mass and intensity of development will be focussed at the main road frontage, and will reduce in scale to transition down where there is an interface with low rise residential development in an adjacent residential zone.*
- *Development will achieve a high standard of architectural design through careful building articulation and fenestration to all visible sides.*
- *The design of building facades should contribute positively to the street ...and accentuating the building's functions, emphasising the distinction between the base, middle and top of buildings and providing vertical elements that reinforce the historic subdivision pattern and create a strong vertical rhythm.*

Interface Height Provisions

- 14 To minimise building massing at the interface with residential development outside of the zone, buildings should be constructed within a building envelope provided by a 45 degree plane, measured from a height of 3 metres above natural ground level at the zone boundary (except where this boundary is a primary road frontage), as illustrated in Figure 1:





Feedback from Site Visits

Positives

- Higher densities / choice of design are welcome.
- Good energy efficiency.
- Good acoustic management.
- Good access to sunlight and ventilation.
- Generally good design at middle and top of buildings.

Feedback from Site Visit

Areas for Improvement

- Poor ground level appearance / function. (ie dominated by 6 metre wide driveway, fire hydrant, letter boxes and services).
- Lack of ground level activation (ie studio, retail) and inability to retrofit).
- Lack of landscaping to provide pedestrian shade and a landscape context for the buildings. (Minimal front setbacks).
- Side setbacks.

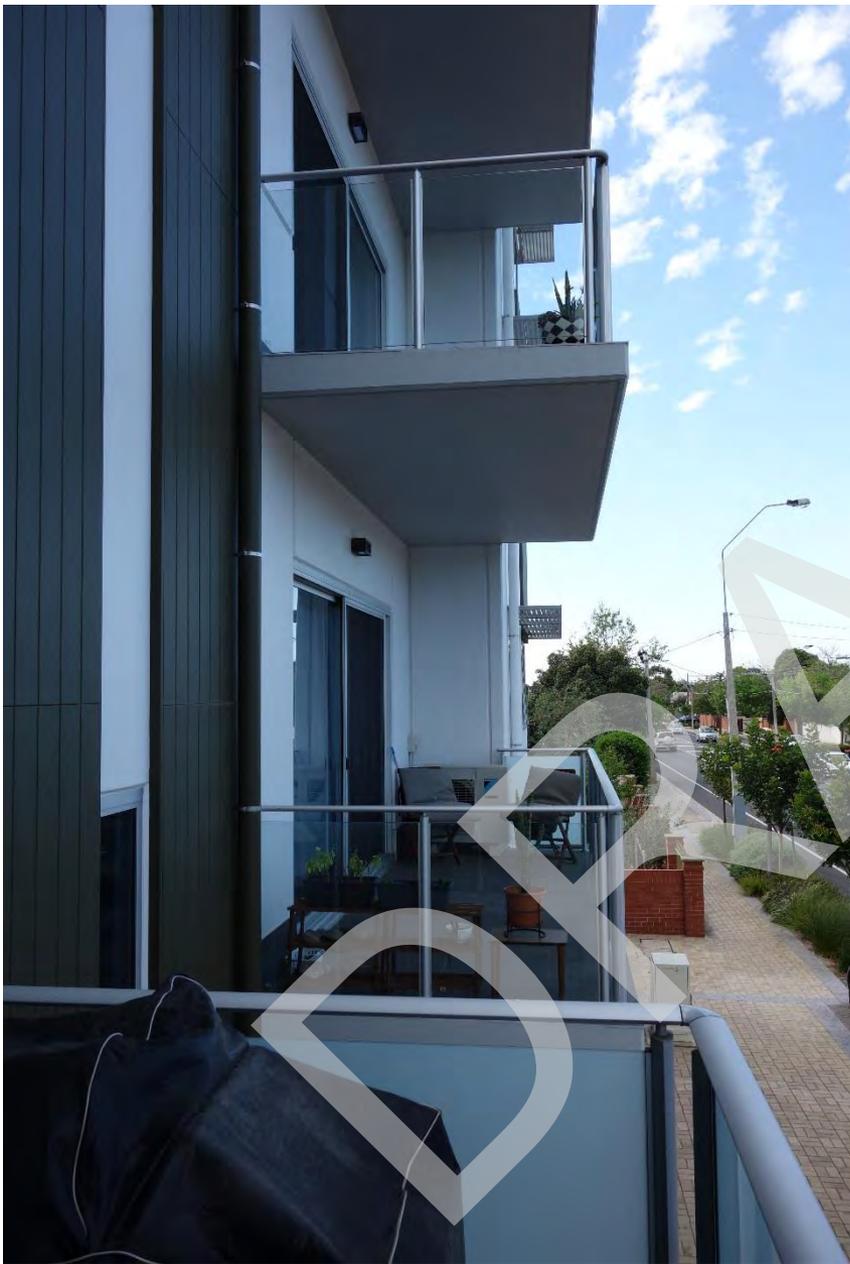
Feedback from Site Visit

Areas for Improvement

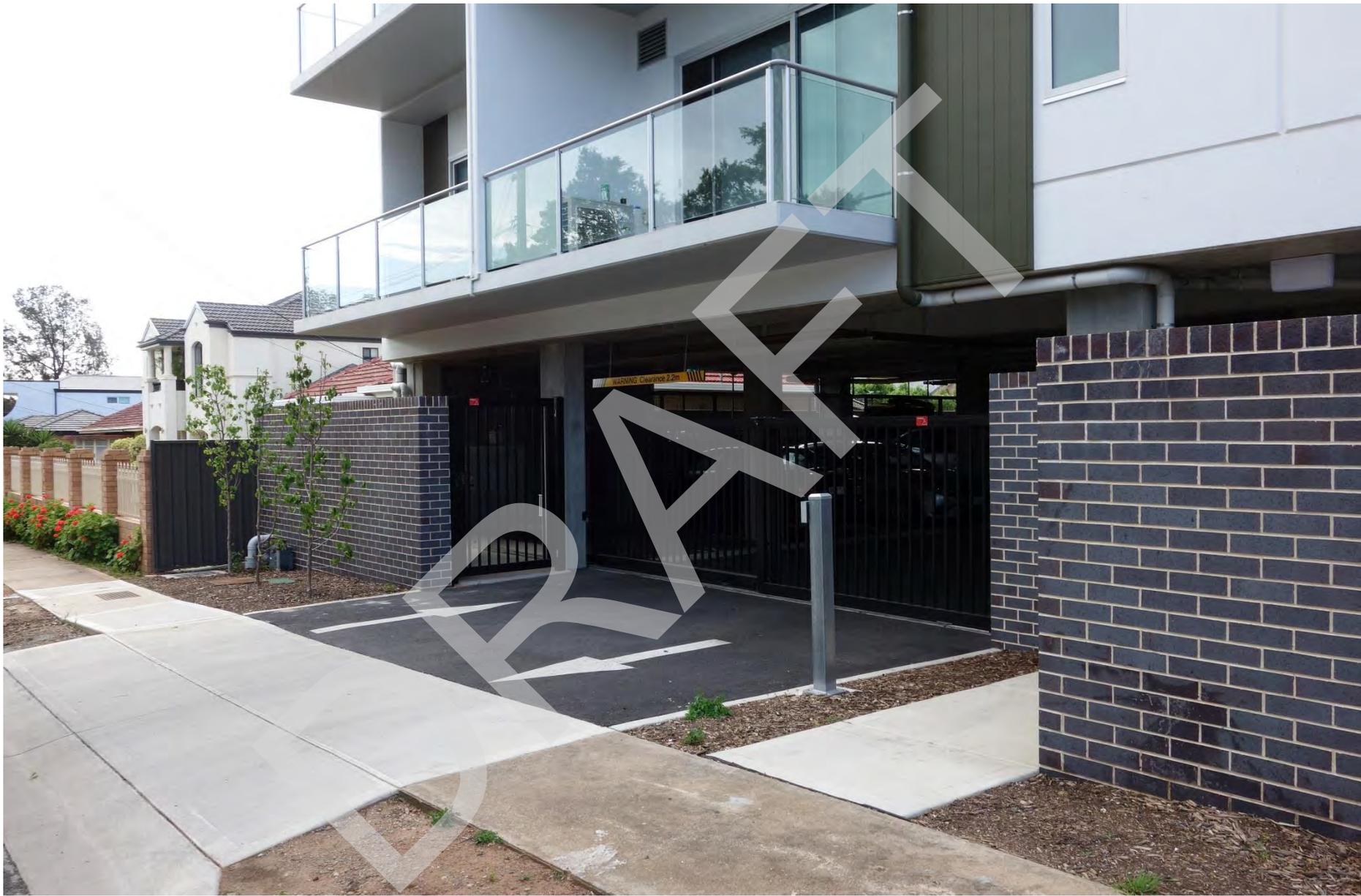
- Overlooking from balcony to balcony.
- Poor external finishes / materials (even after approval).
- Tipping point for impact on local streets (ie on-street car parking).
- Storage.
- Rubbish collection.





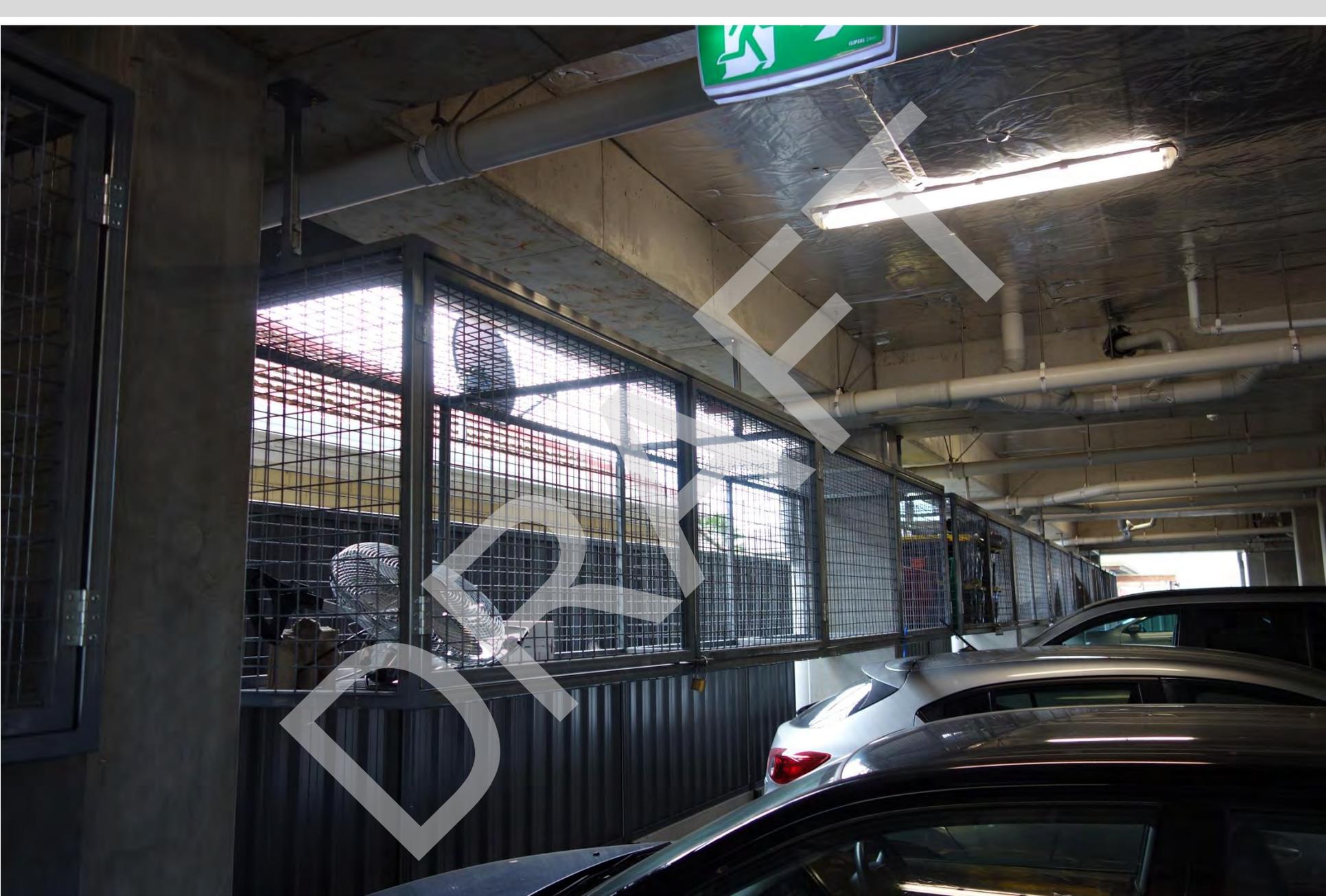


URPS



WARNING Clearance 2.2m





URPS





URPS



URPS







URPS



URPS



URPS

Challenges



Challenges

- Where should the focus be on fine-tuning the Urban Corridor Zone policies?
- How to balance market/buyer's interest with the public interest?
- How do we obtain better ground level design outcomes / activation?
- How do we provide more guidance to designers without significantly impacting on development opportunities of typically long narrow allotments?

... over to Matt

DRAFT

Higher Density Design

Matt Davis

Director, Davis + Davis Architects

matt@davisanddavis.com.au

0428 691 151

Good design

Can good design enable higher density development, respect and enhance the qualities of a neighbourhood and provide great amenity for existing and future residents?

What is 'good design' for you?

Good design

Good design doesn't mean ego or expensive taps.

Good design means good manners.

Good design requires empathy.

Good design means considering the needs and values of others.

Good design

ODASA Principles.

Good design is contextual.

Good design is durable.

Good design is inclusive.

Good design is sustainable.

Good design adds value.

Good design performs well.

Small House, Surry Hills

Dominic Alvaro

Detached dwelling

4 Storey

Site area ~50m²

Nett density: 200du/Ha

Qualities

- High density family home utilising residual urban site (fmr carpark).
- Innovative housing typology
- High quality spaces and finishes
- Generous accommodation
- High amenity - views / light
- Excellent private open space in form of roof terrace

Potential

Utilise typology for small lot housing in existing urban areas or as part of larger renewal developments.

Considerations

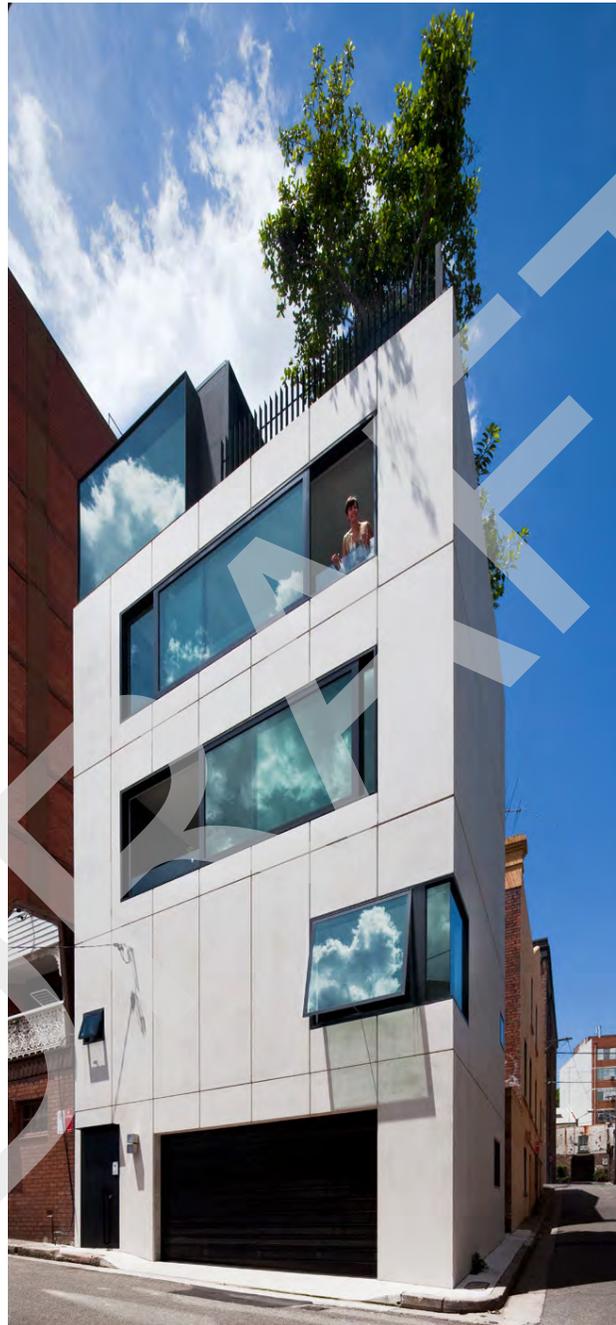
Ground level activation

Market acceptance (multi-level)

Interface / scale

Urban aesthetic

Construction cost



Loft on 7th, Bowden

Williams Burton Leopardi

Terrace Housing (12)

2-3 Storey

Site area 1303m² (108-112ea)

Nett density: 92du/Ha

Qualities

- Innovative split level typology creating high quality interior with spatial interest.
- Private open spaces: courtyard, front terrace, roof deck.
- Raised floor to street level to manage privacy.
- Scale, rhythm, materials reference industrial context of Bowden.
- Rear lane vehicle access.

Potential

Infill or larger renewal projects where rear lane exists. Adaptable typology for different streetscape contexts.

Considerations

Impact of adjacent carports.
Increase transparency / detail to blank walls along footpath.



58 Stephens Street, Fremantle

Officer Woods / Earthcare

Group dwellings (4)

2 Storey

Site area ~1400m²

Nett density: 28du/Ha

Qualities

- Carbon positive sustainable development.
- Domestic scale in residential neighbourhood.
- High quality landscape
- Excellent amenity
- Passive solar design
- Flexible / adaptable for mixed use or future higher occupancy

Potential

Inner metropolitan infill housing.
Further innovation regarding introduction of SOHO / Secondary dwellings.

Considerations

Density targets (modest)

Visitor parking



The Commons, Brunswick

Breathe Architecture

Apartments (24)

5 Storey

Site area ~770m²

Nett density: 310 du/Ha

Qualities

- Affordable apartments achieved through modest accommodation, materials, + shared facilities.
- No carparking: Rail access plus 72 bicycle parks and car-share.
- Roof terrace & common areas
- Passive design & fans. No AC
- Active ground level (tenancies)
- Innovative procurement

Potential

Provision of affordable sustainable apartments in well serviced areas and / or in proximity to good public transport.

Considerations

Adequacy of public transport / services to enable market acceptance of no carparking.



Gantry, Camperdown NSW

Bates Smart

Terraces (26) + Apartments (164+)

2-5 Storey

Site area ~9500m²

Nett density: 200 du/Ha

Qualities

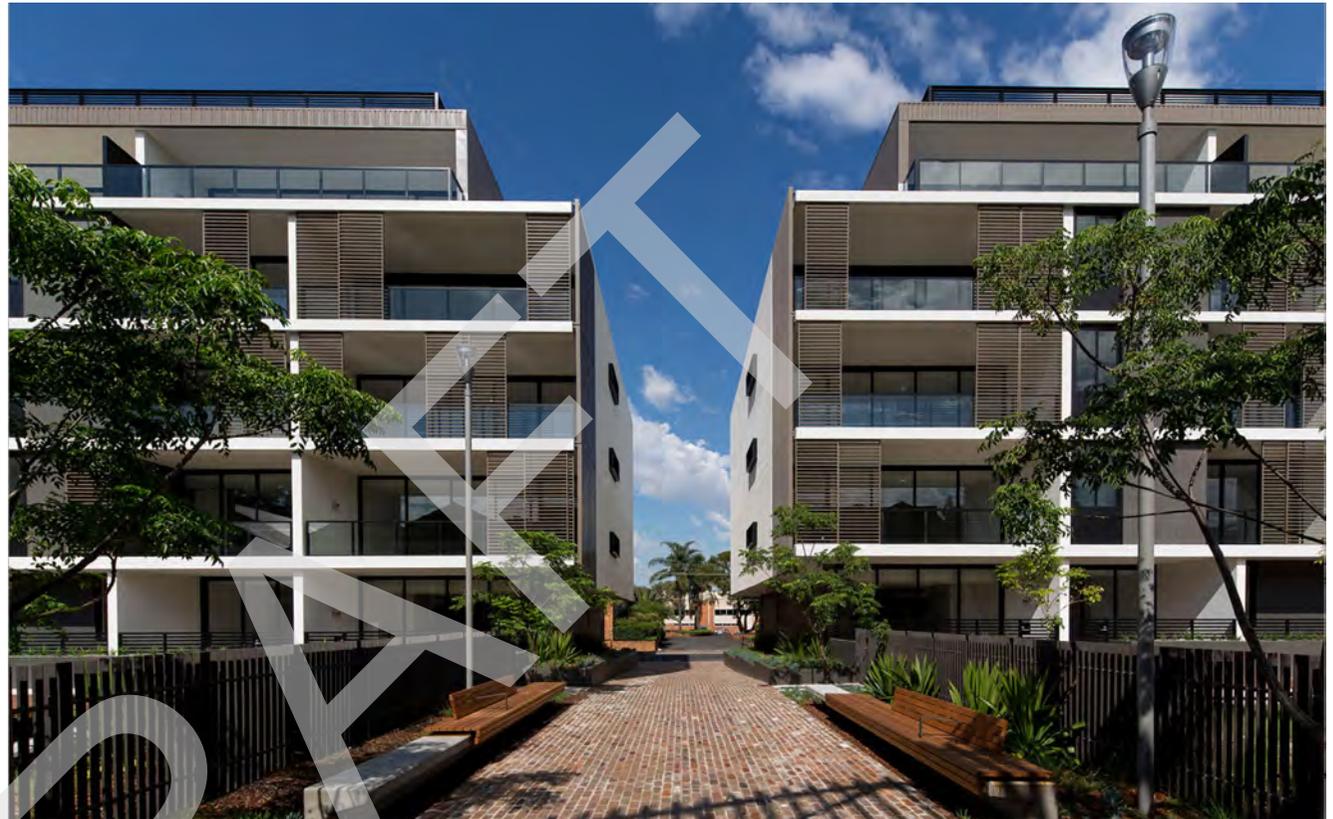
- Adaptive reuse of heritage
- Housing diversity, mixed typology
- Built form modulated to introduce variety and mitigate bulk.
- Through-site public link + high quality communal openspace
- Usable balconies with privacy and sun-shading screens
- Consolidated + discrete parking

Potential

Introduction of high density and taller elements in character / heritage areas. Provision of high amenity including open space in major renewal or infill projects.

Considerations

Interface with adjoining properties.
Housing diversity within apartments.



Pindari, Randwick NSW

Candalepas Associates

Terraces + Apartments (66 total)

4 Storey

Site area ~8000m²

Nett density: 82 du/Ha

Qualities

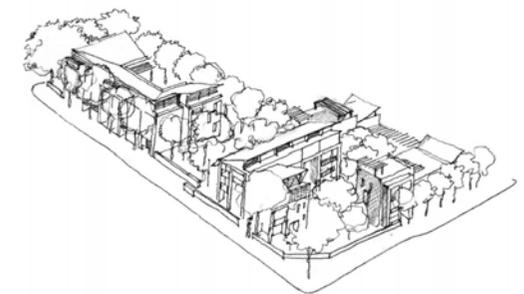
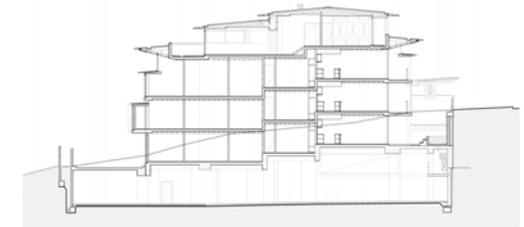
- Sensitive response to residential context through massing, articulation, materials + form.
- Integration of mature landscape.
- Housing diversity.
- High quality durable materials.
- Quality of space + light providing excellent resident amenity.

Potential

Ability to sensitively integrate mid-rise apartments into established suburbs.

Considerations

Construction cost associated with high quality materials and bespoke detailing.



Camberwell, VIC

SJB

Apartments (75)

2-4 Storey

Site area ~2900m²

Nett density: 258 du/Ha

Qualities

- Sensitive interpretation of streetscape character
- Form, bulk, and materials used to create contextual rhythm, proportions, scale, and visual interest.
- Scale transition to adjoining residence (2 level form)
- mature landscape

Potential

Demonstration of high density low-rise development in premium residential suburb with strong established character.

Considerations

Inclusion of communal open space depending on location.
Generally single aspect apartments?



Good design

Ingredients for success.

Good design needs capable people with appropriate experience involved at the right time, supported by a regulatory environment that fosters good outcomes.

In this context, what is the role of Design Guidelines or Codes?

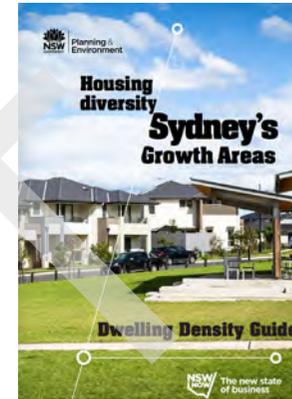
Design Guidelines

Style Guide

Pattern Book

Form based Code

Performance based



Design Guidelines

Examples.

Victorian ResCode

Victorian Guidelines for Higher Density Residential
Development

Bowden Urban Design Guidelines

Moreland Apartment Design Code

NSW SEPP 65 / Apartment Design Guide.

others?

Victorian ResCode

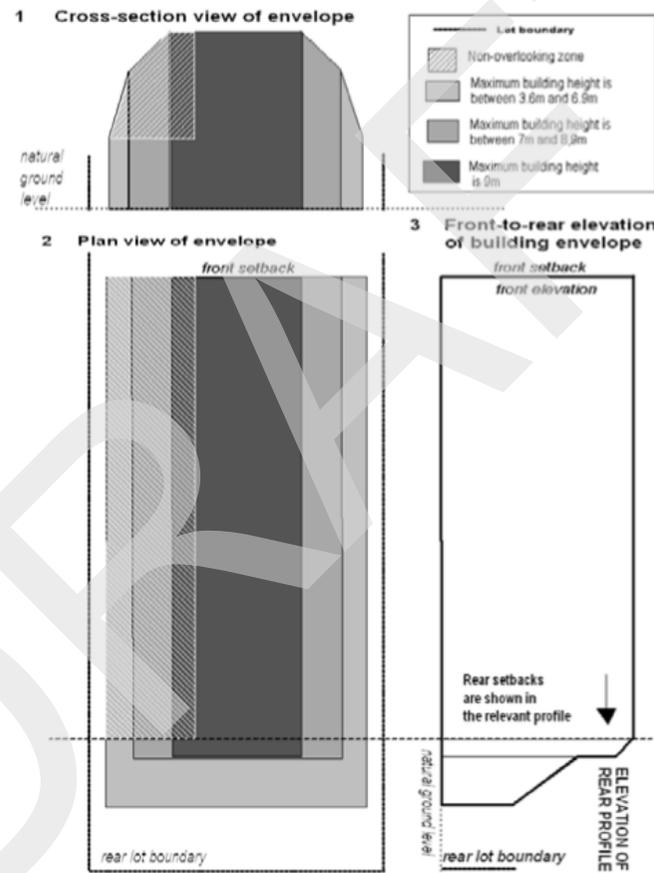
Application: One or more dwellings up to 3 storey height

Type: Envelope controls and basic amenity / context controls

Intended to provide greater protection of existing context and amenity through predictable outcomes.

13 standards

- Street setback
- Building height
- Site coverage
- Permeability
- Side and rear setbacks
- Walls on boundaries
- Daylight to existing windows
- North-facing windows
- Overshadowing open space
- Overlooking
- Daylight to new windows
- Private open space
- Front fences



Austin Maynard Architects.
Innovative responses to ResCode requirements

Bowden Urban Design Guidelines

Application: Developments within Renewal SA Bowden project.

Type: Hybrid incorporating guidance around style, form, and performance.

Guidelines established to support a vision developed through masterplan process.

Strong focus on contextual fit with explicit guidance around massing, expression, + materials.

Clear Urban Design Approval Checklist for compliance check.

Supported by Design Review Panel process.

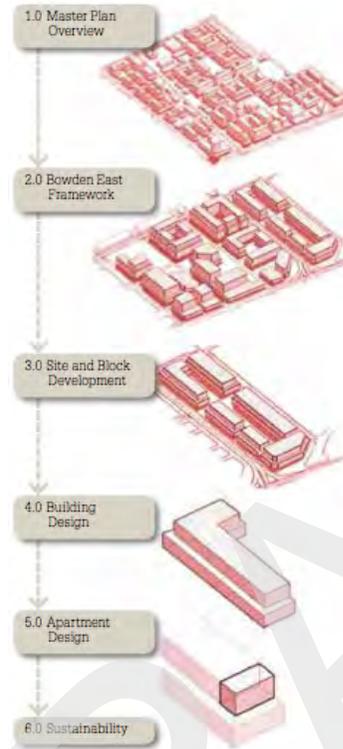


FIGURE 1. Structure and approach of the guidelines



FIGURE 36 Building façade design



FIGURE 30 Building depth

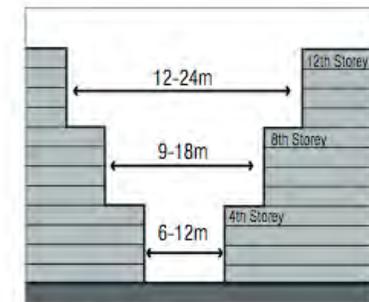


FIGURE 31 Building separation

Moreland Apartment Design Code

Application: >5 storey apartments in Moreland City Council, Victoria

Type: Performance based, supported by quantifiable standards and design guidance.

Structure:

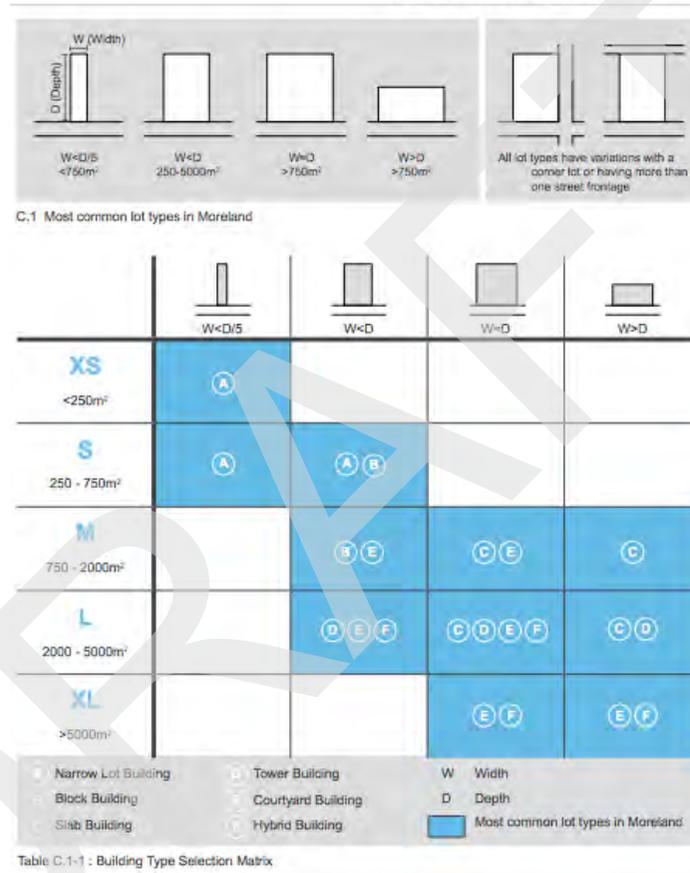
- Objectives
- Standards
- Decision Guidelines
- Design Guidelines

Includes provision for alternate solutions where objective is demonstrably met.

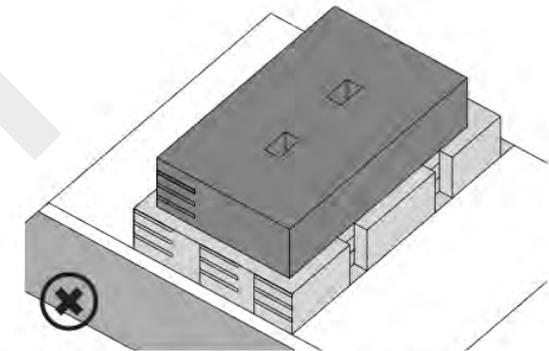
Supported by a pre-application process including context analysis.

Design Approval Checklist for compliance check

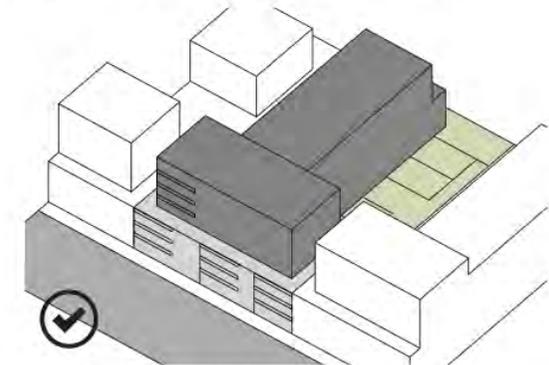
Figure 01: Lot and Building Typologies (Source, MADC)



Typology guidance



C.2.1 Traditional Block Building undesirable approach



C.2.2 Block apartment on a deep site mid-block

Moreland Apartment Design Code

Example:

D.1.3 DAYLIGHT ACCESS Objective

To ensure adequate daylight to dwellings.

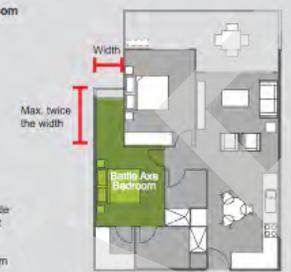
Standards

(cover the following)

- Building separation
- Minimum ceiling heights
- Borrowed light
- Living areas depth
- External window
- Battle-axe rooms
- Windows to circulation corridors and lift lobbies

Design Guidelines : Battle Axe Rooms and Borrowed Light Bedroom

Battle Axe (Saddle Back) Bedroom



Max. twice the width

1.3.1 The maximum length of the battle axe bedroom handle should not exceed twice the width of the handle to achieve minimum daylight standard to the bedroom

Borrowed Light Bedroom



Floor to ceiling and wall to wall external opening

1.3.2 Apartment with borrowed light is a poor outcome, when it is unavoidable it should be arranged according to the diagram

Operable internal door should be more than 25% of the bedroom area

Design Guidelines : Optimising Daylight Access

Design solutions can be used to optimise daylight access to habitable room's window.

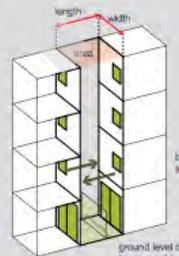


1.3.3 Horizontal louvres on the north facing windows allow winter sun but block summer sun

1.3.4 Louvred screens on west facing windows reduce sun penetration

1.3.5 Light shelves allow light to disperse further in the room

Design Guidelines : Light Well



bedroom windows be staggered to avoid overlooking

ground level of the light well should be accessible via a door and can be converted into a landscaped area

1.2.6 Minimum light well size

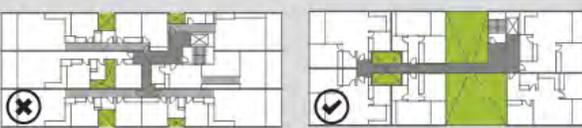


Up to 4 storeys/
12 metres

5-8 storeys/
up to 25 metres

9+ storeys/
over 25 metres

1.2.8 Size of light well increases as it goes higher to allow adequate light to the bottom apartment units



1.2.8 Building design which relies on small light wells creates bedrooms with insufficient light

1.2.9 Consolidation of light wells into a larger courtyard provides a more meaningful size of open space as a source of light. This will also result in better apartment layout with more useful internal space

NSW SEPP 65 + Apartment Design Guide

Application

Residential or Mixed Use
developments, >3 storey, 4 dwellings

Type

Performance based supported
by measurable criteria + design
guidance.

Nine Design Principles embedded in
SEPP65, supported by the guidelines.

Strong focus on amenity and
performance for residents and
existing community.

Provision for alternate solutions
where objectives are demonstrably
met.

Supported by Design Review Panels.



Objective

outcomes to be achieved by
residential apartment development

Objective 3D-1

An adequate area of communal open space is provided to
enhance residential amenity and to provide opportunities for
landscaping

Design criteria

1. Communal open space has a minimum area equal to
25% of the site (see figure 3D.3)
2. Developments must achieve a minimum of 50% direct
sunlight to the principal usable part of the communal
open space for a minimum of 2 hours between 9 am
and 3 pm on 21 June (mid winter)

Design guidance

Communal open space should be consolidated into a well
designed, easily identified and usable area

Communal open space should have a minimum dimension
of 3m, and larger developments should consider greater
dimensions

Communal open space should be co-located with deep
soil areas

Design guidance

design advice on how the objective
can be achieved through particular
design approaches

Design criteria

measurable criteria to achieve the
objective for residential apartment
development

NSW SEPP 65 + Apartment Design Guide

Tools to support strategic planning

2A Primary controls

Primary development controls are the key planning tool used to manage the scale of development so that it relates to the context and desired future character of an area and manages impacts on surrounding development.

Primary development controls include building height, floor space ratio, building depth, building separation and setbacks (refer to in sections 2C-2H). When applied together, the primary development controls create a building envelope, which forms the three dimensional volume where development should occur.

Setting and testing the controls

Primary controls should be developed taking into account sunlight and daylight access, orientation and overshadowing, natural ventilation, visual and acoustic privacy, ceiling heights, communal open space, deep soil zones, public domain interface, noise and pollution.

The controls must be carefully tested to ensure they are co-ordinated and that the desired built form outcome is achievable. They should ensure the desired density and massing can be accommodated within the building height and setback controls.

The rationale for setting primary controls needs to be explained to the community, applicants and practitioners.

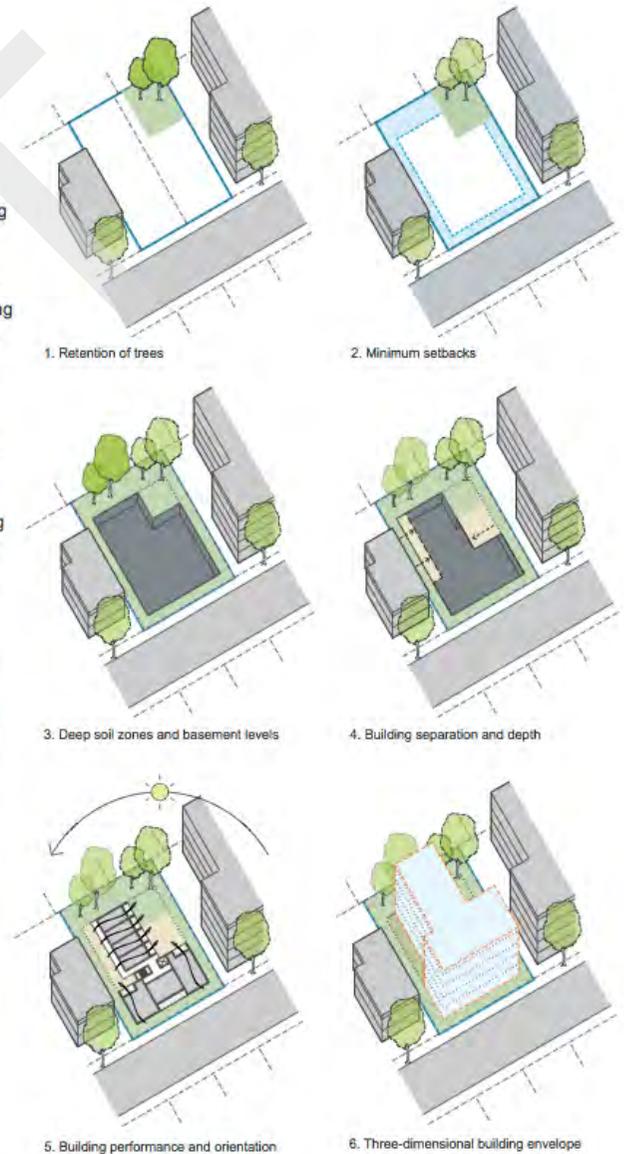
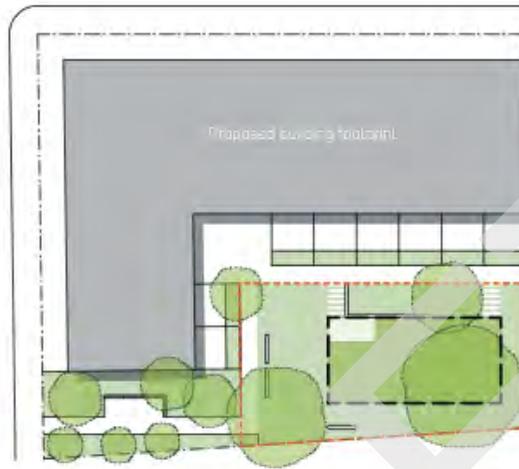


Figure 2A.1 Key considerations when testing development controls and establishing a three-dimensional building envelope

NSW SEPP 65 + Apartment Design Guide

Quantifiable Design Criteria require analysis + evidence to demonstrate the objective is being met.

Design Guidance guides not only how to achieve the objective but also situations where alternatives may be considered.



- Minimum deep soil zone
- Principal usable part of communal open space area
- Site boundary

Figure 3D.3 The principal usable part of communal open spaces should be consolidated



Figure 3D.4 Recreation areas such as the communal garden setting above allow residents to relax and connect to the natural environment

Objective 3D-1

An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping

Design criteria

1. Communal open space has a minimum area equal to 25% of the site (see figure 3D.3)
2. Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter)

Design guidance

Communal open space should be consolidated into a well designed, easily identified and usable area

Communal open space should have a minimum dimension of 3m, and larger developments should consider greater dimensions

Communal open space should be co-located with deep soil areas

Direct, equitable access should be provided to communal open space areas from common circulation areas, entries and lobbies

Where communal open space cannot be provided at ground level, it should be provided on a podium or roof

Where developments are unable to achieve the design criteria, such as on small lots, sites within business zones, or in a dense urban area, they should:

- provide communal spaces elsewhere such as a landscaped roof top terrace or a common room
- provide larger balconies or increased private open space for apartments
- demonstrate good proximity to public open space and facilities and/or provide contributions to public open space

Design Guidelines

Prevent the worst?

Promote the best?

DRAFT

Design Guidelines

Prescribe outcomes?

Define performance?

DRAFT

Higher Density Design

Matt Davis

Director, Davis + Davis Architects

matt@davisanddavis.com.au

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Further Information

- Rick Chenoweth
Senior Policy Planner
City of Prospect

Phone: 8269 5355

Email: r.chenoweth@prospect.sa.gov.au

DRAFT



Appendix B: Workshop Notes

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DISCUSSION NOTES

Project City of Prospect Urban Corridor Zone/Interface
Areas Policy Review/DPA

Date/Time 3 November 2016 @ 4.00pm

Project Reference 2016-0324: Discussion with Developers and
Designers

Attendees

Louis Petridis (Loucas Zahos)
Andrew Souter (Aston Realty)
Elvio Ferrara (Design and Construct P/L)
Bart Kuberek (Design and Construct P/L)
David O'Loughlin (Mayor, City of Prospect)
Nathan Cunningham (City of Prospect)
Scott McLuskey (City of Prospect)
Rick Chenoweth (City of Prospect)
Grazio Maiorano (URPS)
Geoff Butler (URPS)

Comments

Design:

- Cannot keep developing in outer suburbs, need to undertake infill/consolidation with good links and upgrading public transport
- Mixed opinions on design matters will always occur. People like or dislike different elements.
- Good building design is of importance, colour of paint is not.
- Current developments are not offensive / quality is appropriate
- Need to mix up offering to avoid sameness. Diversity is the key.
- Replacing backyards with apartments which can upset nearby residents.
- Mixed use development should be provided as part of larger developments.
- "Add-ons" help to sell - roof top gardens / BBQs / etc, but should not be "forced".
- Closeness of balconies can bring greater socialisation.
- Closeness of balconies not considered an issue for buyers.
- Can use privacy screens on balconies if desired.
- Decorative fence panels can be used at street level.
- Underground car parking is supported but it is very expensive. Should it be required on amalgamated sites?
- SOHO's can impact on car parking numbers.
- Storage in common areas should be enclosed, have solid floors and not impact on streetscape.
- Multiple storey development should be "grounded" rather than on "sticks".
- Transition provisions from detached dwellings to apartments should be discussed in Desired Character statements as this can take a number of years.

- Given nature of desired character for Corridors, do boundary walls matter?
- The strict adherence to quantitative measures can adversely impact on good design and quality outcomes.
- Should there be increased requirements for sites over 1,200 m² in area i.e. offices at ground levels, etc?
- Increases in storeys increases build costs.
- Opportunities for higher yields can support better design and quality.
- Can driveway/access widths be reviewed? Need to discuss with DPTI.
- Should a parking discount be offered to support a front lobby area being provided.
- Balance between qualitative and quantitative policies required.

Roof Top Use:

- Need for roof gardens for plants/growing and socialising.
- Can provide sunlight for occupiers of south facing apartments.
- Need to have good amenity and appearance.
- Provision of roof top gardens difficult to require, but if supported above standard requirements then can be amortised across all apartments.

Allotment Amalgamations:

- Amalgamation of sites provides greater design options.
- Amalgamation is good, but bigger sites results in bigger costs - problems with banks lending required money / owners increasing land prices if developers are obliged to amalgamate to develop.
- Incentives / dispensations can be applied to assist in lot amalgamations i.e. extra floors to cover additional building costs.
- 18 - 20 metre wide blocks are better for building than 15 metre blocks.

Side Setbacks:

- If 2.5 metre setbacks required on both sides, then limited to only 10 metres building width.
- Side set-backs are an important issue as they can restrict development.
- Corner sites provide more opportunities for better design.
- Development to both side boundaries could be considered, or at least to one boundary.
- Once the first building is erected, what happens with the next building? Same setbacks are required.

Market:

- Need to work out the market i.e. are the buildings designed for people transitioning for a period (say 10 years) and then moving on to detached dwellings on larger lots?
- Perceived gap in 3 bedroom apartments. 3 bedrooms / 2 living areas at \$700,000 which is above current price point.
- Need to fill gap between 2 bedroom apartments and 4 bedroom detached dwellings.
- Need realistic balance between market requirements / yield / design and planning controls.
- Need to be 70 - 80% pre-sold to build. Banks won't lend on speculation.
- Start with the price point and then work the design to fit.
- Prominent real estate firm suggests market is for \$300,000 to \$350,000 apartments.
- Need to "break the mould" / selling patterns of agents and valuers who set low price points.
- Low prices help short-term selling, but often do not assist quality design - need to take a longer term view.
- 2 and 3 level townhouses can be viable options to apartments and provide diversity, but meeting minimum frontages can be a problem.
- Different markets need to be recognised i.e. Churchill Road vs Prospect Road vs Main North Road. Prospect Road has higher process than Churchill Road.
- Once South Road upgrade is finished then Churchill Road will be better as likely less commercial traffic.
- Won't "fill up" ground levels on Churchill Road with shops, need other forms of activation, perhaps SOHOs.
- Empty shops a "poor" look.
- Car yards are an issue for Main North Road. Can development occur above such a use?
- Currently a mix of owner occupiers and investors, but investor numbers may be declining based on poor press on apartment glut in NSW and Victoria .
- Still a fixation with car park numbers, with parking dominating ground floor levels. Need to break nexus of car parking requirements when apartments have good public transport / pedestrian and bicycle links. Removing parking decreases market appeal.
- Market will drive increasing sophistication of product.
- Good public transport helps in marketing.
- Land values and frontage widths are key drivers in facilitating the "missing middle".
- Defence housing is important to this area.
- Detailed finishes (tiles, tapware, gardens, circulation spaces) can improve sales opportunities.
- Would setting a maximum density on small sites lead to better design outcomes? Has the potential to stop development proceeding if not viable.

Landscaping:

- Consider interim use of “road widening land” for landscaping. Can provide an additional 2.3 metres.
- Gardens and windows at street level are important.
- Landscaping of street, rather than on-site has potential with developer still required to pay, but has on-site benefit. Can Council give something back in return? Council needs to consider ongoing maintenance.

Governance:

- Governance is an issue. Discussions / agreements with Council can be changed when the application is considered by DAC / ODASA. Subjective matters can be affected by changing the rules.
- Activation of roofs (or parts) is important, yet canopies considered as extra height and therefore triggers referral to a different authority.
- Council should provide positive feedback (as well as negative) at the preliminary discussion stage.

Key Issues Identified by Developers

- Apartment amenity is important.
- Impact of side-setbacks on development potential, particularly where required on both sides.
- Need vertical articulation/variation in design.
- Why is closeness of balconies an issue at all?
- Different roles of Prospect Road and Churchill Road need to be recognised. Churchill Road is not seen as a prime pedestrian environment.
- Diversity of offering is important.
- Flexibility of ground floor uses is important for activation
- Roof top amenity is important / can be setback from parapet to reduce visibility from street and overlooking of neighbours
- Roof top gardens can provide for activity/communal areas
- When roof top gardens increase height, can forwarding to DAC be avoided?
- Incentives to enable reward for better design features is important, but should not trigger DAC/ODASA processes.

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1 December 2016

Senior Policy Planner of the City of Prospect - Rick Chenoweth
Via email: r.chenoweth@prospect.sa.gov.au

Dear Rick,

Thank you for providing the opportunity to comment on the City of Prospect Urban Corridor Zone & Interface Areas policy review and DPA.

About the UDIA

Established in 1971, the UDIA (SA) represents the interests of the urban development industry in South Australia in collaboration with all levels of government.

The UDIA represents around 200 businesses in South Australia and 4,000 on a national basis and is the peak body of the urban development industry. A number of our members are also active in the City of Prospect area.

As the fifth largest contributor to output in SA, the property development industry **employs 56,000 people or 7% of the state's total workforce, and accounts for almost \$9 billion or 12% of Gross State Product.**

UDIA's Position

The UDIA supports increased density along major urban corridors. We see this as fundamental to achieving the goals of the 30-Year Plan and support Councils taking steps to implement that Plan with appropriate policies and actions.

We recognise that it's important for Councils to consider and responsibly manage historic buildings and character preservation in their area, but we also feel it is important that Council plays a leading role in providing housing opportunities for first home buyers and downsizers in their area where there is currently limited choice.

We know through our members' connections with consumers that most people want to buy their first house or downsize in an area that's familiar to them. If they are able to do so successfully, this not only provides opportunities for them, but also greater supply to the market from the properties that they vacate.

In terms of specific comments with respect to the City of Prospect Urban Corridor Zone & Interface Areas policy review and DPA, we note that the driver for this is the need to address design issues related to recent developments in the area.

The UDIA agrees that there have been some examples of development where better design may have improved the public realm outcome.

We are also aware however that there are existing regulatory instruments in South Australia such as the Building Code, as well as basic infrastructure requirements that often play a large role in determining these outcomes.

The key to success is to maintain quality apartment living standards whilst ensuring that building economics applicable to the local context promote a financially viable apartment supply.

It will be important that there is sufficient balance in the response to what we understand are primarily design issues so that they are not detrimental to the original intent of the policies. If this balance is not struck it may render apartments simply unfeasible to the detriment of affordable apartment living opportunities and the goals of the 30 Year Plan for Greater Adelaide.

The UDIA has already begun discussions with the Government about medium density design and we would be pleased to work with the Council more closely on some solutions to specific design matters.

Some other specific comments from our members post the briefing provided to us are that they understand that there is a desire to promote ground floor activation, but we would encourage the Council to ensure there is detailed commercial input in the policy review.

From our cursory observations it appears the following may not have been considered:

- Small offices are not likely to be tenantable and will place additional car parking demand on projects.
- Small 1-bedroom apartment at ground floor near the entrance and lifts have reduced amenity and appeal.
- Car parking at ground level can show a diversity of presentation and this could be the focus rather than introducing land uses at ground level that are not economically viable.

We also agree that larger sites through amalgamation are preferred, but it is also important to understand the economic and demographic reality that this is not always possible and if it alone determines the viability of development it may have a very significant and detrimental effect.

Thank you again for the opportunity to comment and we would be happy to expand on this matter and collaborate to achieve good outcomes for the development sector and the community.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Pat Gerace', written in a cursive style.

Pat Gerace

Chief Executive Officer

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DISCUSSION NOTES

Project: City of Prospect, Urban Corridor Zone/Interface Areas Policy Review/DPA

Meeting: Residents Meeting

Date, Time & Location: Thursday 24 November 2016 at 6:00pm at the City of Prospect Council Offices

- Attendees**
1. Elizabeth Crisp and David Edwards (Prospect Residents Association)
 2. Caroline Freedman and Shali O'Reilly (Prospect High Rise Protest Group)
 3. Grace Fitzpatrick and Peter Langhans (Prospect Local Environmental Group)
 4. Representatives from the Prospect Local History Group
 5. Daniel Clapp (Depart Planning, Transport and Infrastructure)
 6. Andrew Humby (Depart Planning, Transport and Infrastructure)
 7. Rick Chenoweth (City of Prospect)
 8. Scott McLuskey (City of Prospect)
 9. Matt Davis (Davis and Davis)
 10. Grazio Maiorano (URPS)

Introductions:

(GF)

- here to listen about what is to occur
- environmental qualities are important
- environmental monitoring adjacent to arterial roads
- loss of livability
- traffic management.

(PL)

- Developers push requirements
- Overlooking issues
- Building to boundaries.

(DE)

- Development of 'crap' boxes
- Setback and quality of buildings
- New development are slums in waiting
- Inadequate open space and car parking
- Storage issues
- Lack of noise minimization measures eg double glazing
- Lack of community input in decision making eg Richman Avenue
- Lack of strategic approach to development locations.

(EC)

- Streets becoming just car parks
- Loss of sunlight impacting on solar panels and satellites
- Use of cheap buildings that have no longevity
- Loss of character and livability.

(CF)

- Bulldozing an existing good housing stock
- Urban corridors 'frame the Prospect picture'
- Replacing with multi-coloured cheap housing stock
- Continual loss of neighbours and community
- Property banking is occurring
- Less amenity in local area
- Seems to be a random jigsaw of development.

(KB)

- As a resident I agree with the above comments
- Apartments are not catering for locals eg for 'ageing in place' and missing middle eg 3 b/r or 2b/r + study
- Not building a community
- Need a different model eg Nightingale Model of ethical investment.

General Discussion:

- Example of different outcomes based on upfront community input into development eg Pembroke (c/w Peregrine); DAP being run by developers; idea that people do not use cars anymore is wrong eg new renters with more cars; should require site amalgamation; increasing rental investment properties a concern in terms of community connections; Richman Ave example in 1920's character street and development had no respect for in terms of context and interface; "black brick is 21st version of cream bricks of 70's"; told that UCZ would prevent other infill development but it has not happened; interface to residential zone needs further work eg stepping/terracing of building around corners and to rear of building creates more community

comfort; orientation of apartments and balconies is important (EC)

- Create affordable housing, there is no evidence that this is occurring; traffic management is biggest issue (DPTI Transport access decisions are impacting local streets, RAA data showing increasing car ownership); no consultation with residents; good internals but not external to site eg how is Churchill Road going to look with development on each site?; public transport not reliable and there is a disconnect between parking and public transport; gated sites means a loss of community; boundary to boundary development promotes neighbour issues; council/developers to buy land to increase community space and improve infrastructure; more green space on roof tops and finishes/vertical gardens near and adjacent to boundary walls; art deco context of Prospect Road; full streetscape of Churchill Rd needs visional approach; define materials and character for the street (contextual considerations); should only be able to demolish if new dwelling/s are shown as part of the approval (GF)
- Example of a development with 34 apartments with 34 car parks but required almost double at 1.7 car parks/dwelling; need template/concept designs from Council (DE)
- Washing on balconies is unsightly; not against infill but not at the loss of character with new development; contrast is too great in terms of scale and materials/colour schemes (CF)
- Prospect identified in 30 Year Plan as having high density then why do we need to promote more high density?; Development Plan should be more than just guidelines; need social interaction within the site and green space(PL)
- Boundary walls are simply blank concrete; Public art and community contributions are very important; promote courtyards through greater amalgamation of lots; more incentives for good design; don't celebrate storage areas; overdevelopment of sites; underground car parking should be increasingly encouraged; fencing should be mindful of context and street activation (KB)
- Proportions of buildings are too big; parking issues; need more landscaping and overshadowing issues (Gary from Prospect History Group).
- Possible to have different heights/setbacks within sites eg.to boundary at front and then off-set behind that (Matt Davis)



DISCUSSION NOTES

Project Inner Ring Councils' Workshop – Prospect Urban Corridor Zone

Date/Time 1 December 2016 @ 2pm

Project Reference 2016-0324

Attendees

Mark Kwiatkowski	Walkerville
Wendy Hoare	Burnside
Mark Thomson	NPSP
David Brown	Unley
Chris Kwong	DPTI
Daniel Clapp	DPTI
John Tagliaferri	Charles Sturt
Scott McLuskey	Prospect
Rick Chenoweth	Prospect
Hannah Bateman	West Torrens
Matt Davis	Davis + Davis Architects
Grazio Maiorano	URPS
Geoff Butler	URPS

- Group suggested that Prospect Council / DPTI should obtain feedback on draft policies as part of process and before finalised.
- Prospect Council anticipates draft policies to be prepared in January. DPA likely to be released for consultation March.
- Focus on external amenity, but internal amenity is also important.
- Guidance vs direction. How strong should direction be?
- Could improve Desired Character to strengthen guidance.
- "Range of materials" – need to strengthen policies relating to "quality of materials".
- DPTI:
 - how hard do you direct?
 - what will industry support/accept?
 - guidelines coming out in draft form
 - fitting in with wider planning system
 - some guidelines/some more direction

- Context is important/not all streets need ground level activation but all need good amenity and basic fundamentals.
- Amalgamation of lots – should it be pursued?
- Incentives can blow certainty out of the window – for developers and community alike.
- Incentives/trade-off policies could be better expressed.
- Somethings should be baseline with incentives given if over and above.
- Design Review process (ODASA) can promote/seek trade-offs, even if not in Development Plan policies.
- Could a “mini-design” review process occur more widely in conjunction with new guidelines?
- Should ODASA have greater “buy in” in developing guidelines to ensure mismatch does not occur with planning policies?
- Waste – change policies to support communal waste facilities.
- Are we planning for a new or existing community?
- Car parking numbers – need dedicated visitor parking.
- Car parking numbers for Prospect could be high.
- Rigidity of car parking an issue – some developments could do without any car parks, but developers provide for marketing purposes.
- “Open” storage an issue.
- West Torrens – amount rezoned may result in “transition” areas for next 20+ years.
- Park Terrace development at Walkerville promoted as good example by Mark K.
- MFS requiring services in front of building - problematic.
- Lack of policies for internal landscaping.
- Need better policies for landscaping to street.
- Context – new buildings vs new buildings.
- Should there be a Master Plan process for Churchill Road for detailed location/site requirements etc.
- Building separation distances required for amenity/air flow etc.
- ODASA process – should DPTI case managers be involved in guideline process so that they are aware and can provide more informed briefings to IDASA Design Review Panels.
- “Good” design is personal, but fundamentals don’t change.
- Prospect Development Plan is not SAPPL based, therefore Council wide policies are not as expansive as some other Development Plans which are SAPPL based (i.e. less landscaping policies, etc).

Additional Notes

- ODASA needs buy-in to planning policy (MT)
- Request to run draft policy past councils once they are drafted for comments (JT)
- Availability and location of visitor parking an issue (DB)
- Yield and car parking provision are key issues (MD)

- Selling apartments with the unit and car park together as a package and therefore difficult to separate with policy (DB)
- Must give consideration of transition period and impact on existing built form (HB)
- Qualitative requirements otherwise amalgamations can get wrong outcomes. What are the key design elements that developers can innovate around? (MD)
- Contextual (social/economic/environmental) design important and lacking in examples. Need to have stronger existing/future desired character statements
- Example of a raised landscaped areas facing street that keeps engagement and appeal
- Examples of ethical development models (eg Nightingale) to get better outcomes for community
- SEPP NSW requirements that have strong light and ventilation policies and building envelope shaped by key site issues eg existing trees, building separation etc
- Need to undertake a master planning exercise to provide an overall look of the street/locality. Amenity issues used instead of yield to get preferred outcomes (DB).

Ref: 2016-0324



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ABN 55 640 546 010

DISCUSSION NOTES

Project: City of Prospect, Urban Corridor Zone/Interface Areas Policy Review/DPA

Meeting: Elected Members and Council Development Assessment Panel Members

Date and Time: Tuesday 6 December 2016 at 6:00pm

COMMENTS

- Corner lots have more flexibility and dual frontages c/w primary street frontage only.
- Desire for occupant-led models eg Nightingale; what will developments look like in 50 years?; problem with community title and lack of reaching agreement to do upgrades; insist on 3D footprint and material palette .
- Landscaping is an afterthought rather than an integrated approach.
- Use DCS/policies to highlight the key design issues that are required within the policy area to give greater weightings.
- Diverse views regarding the design of 'Elysium'
- Lack of durability of materials is a problem with some developments.
- Colours and finishes should reflect local context.
- Significant diversity of views regarding good design within the community.
- Consider wrap materials/finishes around the corner of buildings to liven up side walls.
- The outcome of large areas zoned for urban corridor is a 'smile with missing teeth'; need to design first and then apply planning requirements not the reverse.

- DAP sending back 50-60% of applications to be amended based on poor designs.
- Activation and bringing residential apartments down to ground level. Activation does not always mean commercial tenancy, it could mean public art/landscaping/paving/lighting to overcome activation.
- Death by stealth around material changes; strength in policy required; examples of where red brick picking up on context is replaced with red painted surface.
- Consider make amalgamations mandatory.
- Problem with amalgamations with price impacts + existing policy that is a disincentive re side setbacks.
- At least be neutral about amalgamations and be careful about turning off apartments in favour of townhouses.
- Support for ODASA design principles.
- Good design = appearance (looks good & context), amenity (people to enjoy internal and external)+ performance (works well now and into future).
- SEPP65 has worked based on 3 elements – 1. Apartment Design Guide; 2. Legislative requirement to use architects; 3. Design Review Panels; strong emphasis on achieving good design; introduced ‘deep planting zones’; building separation distances; site analysis process to achieve a building envelope.
- Strong desire for master planned character context throughout the corridor.
- Trade-offs against key policies on difficult sites eg additional height with more ground level green space and design quality.
- Keen to see this DPA act as a bridge between the Development Plan and Design Code with respect to policy format and approach.
- Transitional policies are likely for our DPA with a complexity of changes occurring at the same time eg planning system, Design Code + Design Guidelines.

- Talked through key issues that have been identified, including lack of ground level activation (attributable to cost and efficiency of car parking provision), material choice that doesn't reflect Prospect character, agreed that developers need to think beyond the site boundaries, discussed issues with narrow frontage allotments, identified that developers will struggle to find tenants for commercial tenancies at ground level for all sites.
- Suggested that DAP feels landscaping is just an afterthought, rather than integrated into the design, but generally is not enough in isolation to justify refusal of the application.
- Lack of separation between buildings within the zone is problematic ("cheek by jowl"). Where do they hang their washing?
- Policy may be forcing poor separation between buildings and should we change it to have a slab side adjacent adjoining properties. Careful design required to accommodate hydrant booster, driveway, waste collection, letterboxes, etc - which can have undesirable design outcomes if not well considered. Painted finish in lieu of brick is not good - need to strengthen materiality so can't be changed as a variation. Roof form also important to avoid looking like scaffolding.
- Council should find a way to incentivise site amalgamations.
- Can DPTI look towards a design guideline approach rather than land use policy.
- Often there is a lack of imagination in design. Different perspectives reveal different qualities in the design - eg Elysium viewed from north (great!) v south (ordinary). Minimum site areas/widths should be established to encourage amalgamation and better design outcomes.
- Quality of materials is lacking.
- Models need to be made available to showcase occupant-led design. Need to imagine what this will look like in 50 years time - eg painting of CFC in the future. Wants patina and earthiness to the materials used. Fundamental problem is with the concept plan / footprint, which building designers haven't really addressed well. Buildings should be able to stand on their own merit, without relying on future development to screen. Should have zoned smaller sections of each road to stage delivery.

- Prefers transparency in facade treatments and open balconies. Can forgive design flaws if landscaping is good enough. Some love the colour on Churchill Road and dislike the blandness of Prospect Road - group of ten will all have different opinions.

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Appendix C: DPTI/Council Workshop Concept Illustrations

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