

Design Review for Larger Scale Development

Information Sheet 13

What is Design Review?

The purpose of Design Review is to improve the quality of design in City of Prospect by providing Council and the applicant with an independent review of the design quality of new development. This process assists in informing the planning assessment of the application.

Is my proposal eligible for Design Review?

All development of five storeys or more proposed within Council's Urban Corridor Zone is required to engage in a design review process by the Office of Design and Architecture South Australia (ODASA), which is facilitated by the State Government Architect independently of Council.

This typically occurs prior to the lodgement of a formal development application, so that the essential characteristics of good design can be incorporated at an early stage, before detailed design is undertaken.

Development that is proposed at less than five storeys in height is not subject to a mandatory referral to the ODASA, but Council undertakes a similar design review process to ensure excellence in design.

Council's Design Review process will typically be undertaken for the following types of development:

- All development within the Urban Corridor Zone 2 storeys in height or greater
- All high density housing (greater than 100 dwellings per hectare)
- All mixed use development (2 storeys in height or greater)
- Other development that will benefit from the design review process

What is Council's Design Review Process?

The evaluation of a proposed development is undertaken by either a Panel of architects or an individual architectural adviser, depending on the size and nature of the proposal.

Design quality is assessed against the following ten criteria (*Source: NSW State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development*):

1. Context

Good design responds and contributes to its context. Context can be defined as the key natural and built features of an area.

Responding to context involves identifying the desirable elements of a location's current character or, in the case of precincts undergoing a transition, the desired future character as stated in planning and design policies. New buildings will thereby contribute to the quality and identity of the area.

2. Scale

Good design provides an appropriate scale in terms of the building height relative to the width of the street and height of surrounding buildings.

Establishing an appropriate scale requires a considered response to the scale of existing development. In precincts undergoing a transition, proposed bulk and height needs to achieve the scale identified for the desired future character of the area.

3. Built Form

Good design achieves an appropriate built form for a site and the building's purpose, in terms of building alignments, proportions, building type and the manipulation of building elements.

Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.



4. Density

Good design has a density appropriate for a site and its context, in terms of dwelling yields (or number of units or residents).

Appropriate densities are sustainable and consistent with the existing density in an area or, in precincts undergoing a transition, are consistent with the stated desired future density. Sustainable densities respond to the regional context, availability of infrastructure, public transport, community facilities and environmental quality.

5. Resource, Energy and Water Efficiency

Good design makes efficient use of natural resources, energy and water throughout its full life cycle, including construction.

Sustainability is integral to the design process. Aspects include demolition of existing structures, recycling of materials, selection of appropriate and sustainable materials, adaptability and reuse of buildings, layouts and built form, passive solar design principles, efficient appliances and mechanical services, soil zones for vegetation and reuse of water.

6. Landscape

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both occupants and the adjoining public domain.

Landscape design builds on the existing site's natural and cultural features in responsible and creative ways. It enhances the development's natural environmental performance by coordinating water and soil management, solar access, micro-climate, tree canopy and habitat values. It contributes to the positive image and contextual fit of development through respect for neighbours' amenity, and provide for practical establishment and long term management.

7. Amenity

Good design provides amenity through the physical, spatial and environmental quality of a development.

Optimising amenity requires appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, outlook and ease of access for all age groups and degrees of mobility.

8. Safety and Security

Good design optimises safety and security, both internal to the development and for the public domain.

This is achieved by maximising overlooking of public and communal spaces while maintaining internal privacy, avoiding dark and non-visible areas, maximising activity on streets, providing clear, safe access points providing quality public spaces that cater for desired recreational uses, providing lighting appropriate to the location and desired activities, and clear definition between public and private spaces.

9. Social dimensions

Good design responds to the social context and needs of the local community in terms of lifestyles, affordability and access to social facilities.

New developments should optimize the provision of housing to suit the social mix and needs in the neighbourhood or, in the case of precincts undergoing transition, provide for the desired future community.

10. Aesthetics

Quality aesthetics require the appropriate composition of building elements, textures, materials and colours and reflect the use, internal design and structure of the development.

Aesthetics should respond to the environment and context, particularly to desirable elements of the existing streetscape or, in precincts undergoing transition, contribute to the desired future character of the area.

For further information:

City of Prospect Development Services

128 Prospect Road | PO Box 171, Prospect SA 5082

Phone 08 8269 5355

Fax 08 8269 5834

Email admin@prospect.sa.gov.au