

Design quality



Relevant Targets

- 1 Target 1**
- 2 Target 2**
- 3 Target 3**
- 4 Target 4**
- 5 Target 5**
- 6 Target 6**

Facilitate good design outcomes that ensure new development positively contributes to existing neighbourhoods

As the face of Greater Adelaide changes (through its increased focus on urban infill), it will be important to ensure new development in existing suburbs is undertaken sensitively. The planning system will therefore facilitate the development of neighbourhoods that reflect local identity and supports decision-making that builds local character.

Well-designed new development will help to activate open spaces, contribute to the streetscapes, and facilitate the creation of new housing products for the market.

The enhancement of supporting neighbourhood infrastructure such as streetscapes and local parks, should be part of any new major development. A quality public realm not only contributes to quality of life and wellbeing, but also builds community pride, attracts investment and economic development.

Competitiveness will be further strengthened by encouraging high quality and innovative design that creates beautiful buildings and public places. New and redeveloped precincts will have unique characters, with an urban form that builds the distinctive character and valued heritage of Adelaide's existing neighbourhoods. New and revitalised public spaces will be vibrant gathering place, with active edges and managed events programs supported by innovative, adaptable infrastructure.



Harts Mill Surrounds

Design quality

Policies

- P25.** Encourage urban renewal projects that take an all-inclusive approach to development by including streetscapes, public realm, public art and infrastructure that supports the community and responds to climate change.
- P26.** Develop and promote a distinctive and innovative range of building typologies for residential housing which responds to metropolitan Adelaide's changing housing needs, reflects its character and climate, and provides a diversity of price points.
- P27.** Provide for transitions between higher density and multi-storey, mixed-use developments in activity centres, corridors and existing detached housing precincts.
- P28.** Promote permeable, safe, attractive, accessible and connected movement networks (streets, paths, trails and greenways) in new growth areas and infill redevelopment areas that incorporate green infrastructure.
- P29.** Encourage development that positively contributes to the public realm by ensuring compatibility with its surrounding context and provides active interfaces with streets and public open spaces.
- P30.** Support the characteristics and identities of different neighbourhoods, suburbs and precincts by ensuring development considers context, location and place.
- P31.** Recognise the unique character of areas by identifying their valued physical attributes.
- P32.** Encourage higher density housing to include plantable space for trees and other vegetation where possible.





Woodville West

Design quality

Supporting design quality

South Australia's Design Review Program, which is led by the Government Architect, offers independent advice on the design quality of proposed construction projects to support design excellence in our state.

The following types of applications are referred to the Government Architect and are eligible to participate in the Design Review Program:

- proposals over \$10 million in Adelaide City
- proposals over 4 storeys in designated uplift areas in Inner Metropolitan Adelaide
- proposals over \$3 million in the Port Adelaide Regional Centre Zone.



How do we best identify, respect and enhance neighbourhood character?

How can good design conserve what we value as a community while maximising opportunities to develop our new significant character of the future?



Case Study: Good design

To ensure the transition to higher density neighbourhoods is delivered with principles of good design at the forefront of decision making, the State Government is developing residential design guidelines to assist designers, developers and planners in the preparation and assessment of developments.

Good design is more than about whether or not a building looks nice. Appearance is important but many other factors also influence the success of a place. A well-designed place reflects the values and needs of its users and makes a positive contribution to its physical and cultural context.

In higher density housing, good design relates to:

- **Appearance** - the aesthetics of buildings and their relationship to their physical setting

- **Amenity** - how the development contributes to the wellbeing and enjoyment of its users and the wider community
- **Performance** - how well the development operates and performs environmentally, socially and economically.

Not everyone will like the same things, but considering design against a set of principles and supporting objectives that clearly state what a development should set out to achieve, enables the quality of proposals and places to be more objectively assessed.



Bowden development

Design quality

Making it happen - the planning system

In the short term

- A11.** Release the Residential Design Guidelines to assist in creating desirable neighbourhoods and streetscapes.
- A12.** Reinforce and expand the role of the design review process for strategic urban infill and other priority developments.
- A13.** Investigate opportunities to develop education programs for key stakeholders to help them better understand and implement quality design.
- A14.** Engage with the Office for Design and Architecture SA in the early phases of all government urban renewal and infrastructure projects to ensure design quality is a key consideration.
- A15.** Investigate how best to encourage and measure design quality in the new planning system.
- A16.** Ensure that the local area planning process adequately address interface issues in the local context and identify appropriate locations for:
 - medium and high rise buildings
 - sensitive infill in areas of protection and areas of heritage value
 - where there should be minimum and maximum height limits.

- A17.** Encourage all significant crown developments to participate in DPTI's pre-lodgement service.
- A18.** Undertake a typology study which identifies a range of exemplar infill housing types and demonstrate these in Renewing Our Streets and Suburbs sites.

In the medium term

- A19.** Identify and develop partnership models between the State Government, councils and businesses that will boost involvement in public realm improvements in activity centres and main streets.

Other key levers to unlock opportunity

- Promote Adelaide City Council's 3D Model as a communications tool for showing how new policies and development will impact the city.
- Use the *Streets for People Compendium for South Australian Practice* to make the design and approval of innovative walking- and cycling-friendly streets easier.