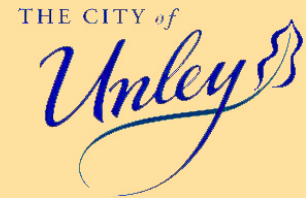


Design Context Report for Significant or New Residential Development – *Design Guide 6*



The character of an area is in constant evolution but the inherited neighbourhood environment and historic and valued buildings create the distinctive and valued character of Unley, and desired to be maintained.

New development should respond to its context and respect the typical patterns of site size, street frontage, building siting (front and side setbacks), scale, form, features and materials of the desired character and valued buildings, especially for highly intact Historic Conservation and Streetscape (Built Form) Zone areas, and heritage places, as set out in the Unley (City) Development Plan.

New development can accommodate contemporary living needs and design interpretations while showing clear reference to the surrounding desired and predominant character patterns and valued building design features. A more traditional design is also effective if characteristic features are replicated authentically. Both approaches are equally valid. It is the quality of the response that is critical.

This information sheet outlines the requirements of the "Design Context Report" for the analysis of prevailing and desired site and design parameters and illustration of how and why a proposed design response suits its context. The Unley (City) Development Plan promotes a good contextual design approach and reinforcement of the applicable desired character and streetscape while allowing for sensitive incorporation of contemporary improvements, new dwellings and design.



“Design Context Report” for Significant or New Development

A ‘Design Context Report’ for significant or new development is good design practice, and a requirement in *Residential Historic Conservation and Streetscape (Built Form) Zones*, to ensure proponents:

- describe the analysis and understanding of the context of the subject site (areas ‘desired character’ policy, locality and streetscape prevailing attributes and valued buildings) and;
- illustrate how, and why, the proposed design has responded and respected the key positive attributes of its context and complements the character of the area.

The Development Regulations 2008, Schedule 5 ‘Requirements as to plans and specifications’, part 2B, provides:

(1) An application for the assessment of development within a Historic (Conservation) Zone or a Streetscape (Built Form) Zone in the area of The Corporation of the City of Unley consisting of or involving—

(a) the construction of a new building; or

(b) — (i) an addition to an existing building; or

(ii) an alteration in the form or appearance of an existing building,

that —

(iii) affects a facade of the building, or is not more than 5 metres back from a facade of the building; and

(iv) is visible from a street frontage,

must be accompanied by —

(c) a report describing the prevailing character attributes and design elements within the locality of the site and the extent to which the proposed development is consistent with these attributes and elements with particular reference to the desired characteristics identified in the relevant Development Plan; and

(d) drawings demonstrating how the proposed development relates to the buildings on adjoining sites (other than any site to the rear of the site of the proposed development) by providing an elevation and site plan, drawn to a scale of not less than 1:100, that shows the proposed development on the site within the context of the buildings on those adjoining sites and includes information showing:

(i) topography (according to existing and proposed ground levels);

(ii) the form, scale, height and floor levels of all relevant buildings;

(iii) spacing between buildings;

(iv) materials and colours of all relevant buildings;

(v) driveways (as they will exist after the development);

(vi) fences (as they will exist after the development);

(vii) landscaping (as it will exist after the development);

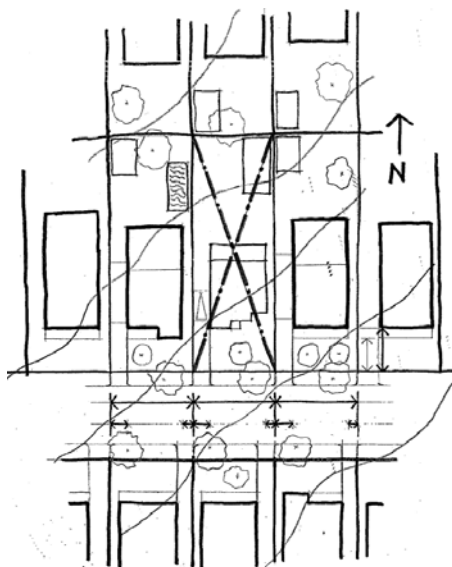
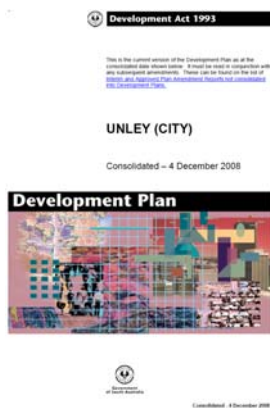
(viii) visible services and street furniture.

(2) In this clause—

facade includes a facade that may not be the principal front of a building.

This is only a guide not intending to substitute for any statutory policy requirements of the Unley Development Plan, Building Code or any associated legislation, and should be read in conjunction with relevant legislation and policy requirements.

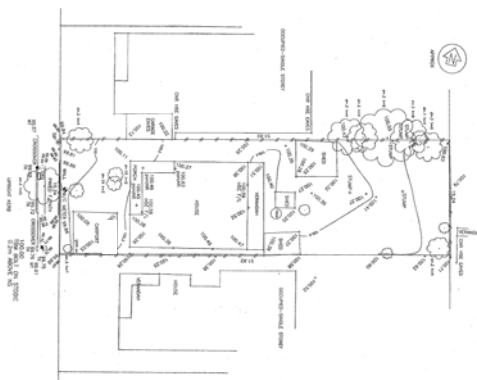
Development Context



Site Analysis Plan to illustrate key aspects of site and building siting patterns to be respected



Streetscape to illustrate key pattern of site frontage, dwelling siting, scale, form and vehicle garaging



Survey plan of site boundaries, buildings, fences, trees etc and ground, floor and building heights

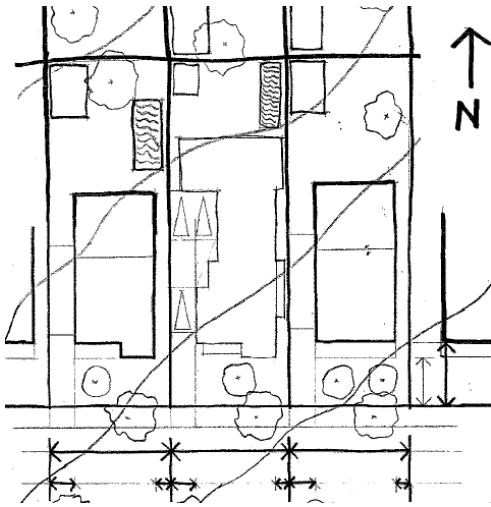
Development Plan Policy

- ▶ Analysis and written summary of the relevant key aspects of the applicable Zone, including:
 - ◆ allowed type of development;
 - ◆ identified 'desired character' of the Policy Area (and Precinct);
 - ◆ building(s) to be retained and basis for demolition of any parts or whole;
- ▶ Analysis and written summary of the relevant general development design parameters (Zone and Council - wide parts) for development (land division and building) character, layout, scale, form and amenity.

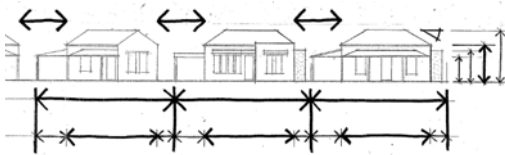
Locality and Site Character Attributes

- ▶ Analysis and accurate graphic documentation (with necessary annotations) of the prevailing characteristics of the subject site and locality, including:
 - ◆ **subdivision and site configuration patterns:**
 - size, shape and street frontage of allotments;
 - solar orientation;
 - certificate of title for legal dimensions, site constraints (eg rights-of-way, easements etc);
 - ◆ **street and landscape attributes:**
 - major trees (particularly street and 'significant' trees) and landscaping (type and scale);
 - street and verge width and public infrastructure (poles, drains, crossovers, road corners etc);
 - location, spacing and width of access points and driveways (pedestrian and vehicular);
 - street fencing type, height and features;
 - ◆ **building siting patterns:**
 - front and side setbacks;
 - location of living areas, sleeping areas and habitable room windows;
 - location, scale and form of outbuildings (including use) and vehicle garaging structures;
 - outdoor activity/private areas and pools;
 - ◆ **building streetscape attributes:**
 - dwelling type, scale, form and features;
 - side setbacks, building scale and pattern of visual gaps between dwellings in streetscape;
 - ◆ **accurate site topography and information:**
 - surveyed location of site boundaries, buildings, fences, trees, infrastructure etc
 - surveyed relative levels (contours and point heights) of natural and finished ground surfaces, floor, wall, gutter and ridge heights and other key features of subject and immediately adjoining sites and dwellings;
 - critical design issues, eg flooding levels, contaminated soils, filled areas, recent tree removals etc;
 - on-site stormwater management.

Contextual Design Response



Locality & site layout key patterns respected, viz site configuration & dwelling setbacks (front, side & rear)



Streetscape key patterns respected, viz site width, dwelling scale, form, visual gaps & features

Design Context Report and Proposed Development

- ▶ The final report should utilise the analysis undertaken and understanding of the context to explain how the proposal responds to, and respects, the context, design characteristics identified and the Development Plan policy and 'desired character' for the locality;
- ▶ A detailed and accurate site analysis plan, with annotations, should illustrate the relationship of the proposal with the adjoining sites, buildings, spaces, trees and landscaping;
- ▶ A detailed and accurate streetscape elevation of the subject proposal and adjoining sites, correctly scaled and based on their surveyed site, floor, wall and roof heights, should illustrate building siting, scale, massing, form, materials and features relationship;
- ▶ Photograph montages, to scale, may be beneficial to highlight key features and streetscape perspective;
- ▶ Detailed and accurate plans, elevations, sections and specifications to fully document and detail the proposed development, accompanied by the Design Context Report, will be required to complete the information necessary for a planning consent application (refer to application information);
- ▶ New elements may be distinguished by contemporary design interpretations but key site and building siting, scale, form and elements consistent with existing prevailing valued buildings, should be respected to ensure successful contextual and complementary development.

Design Context Report Example

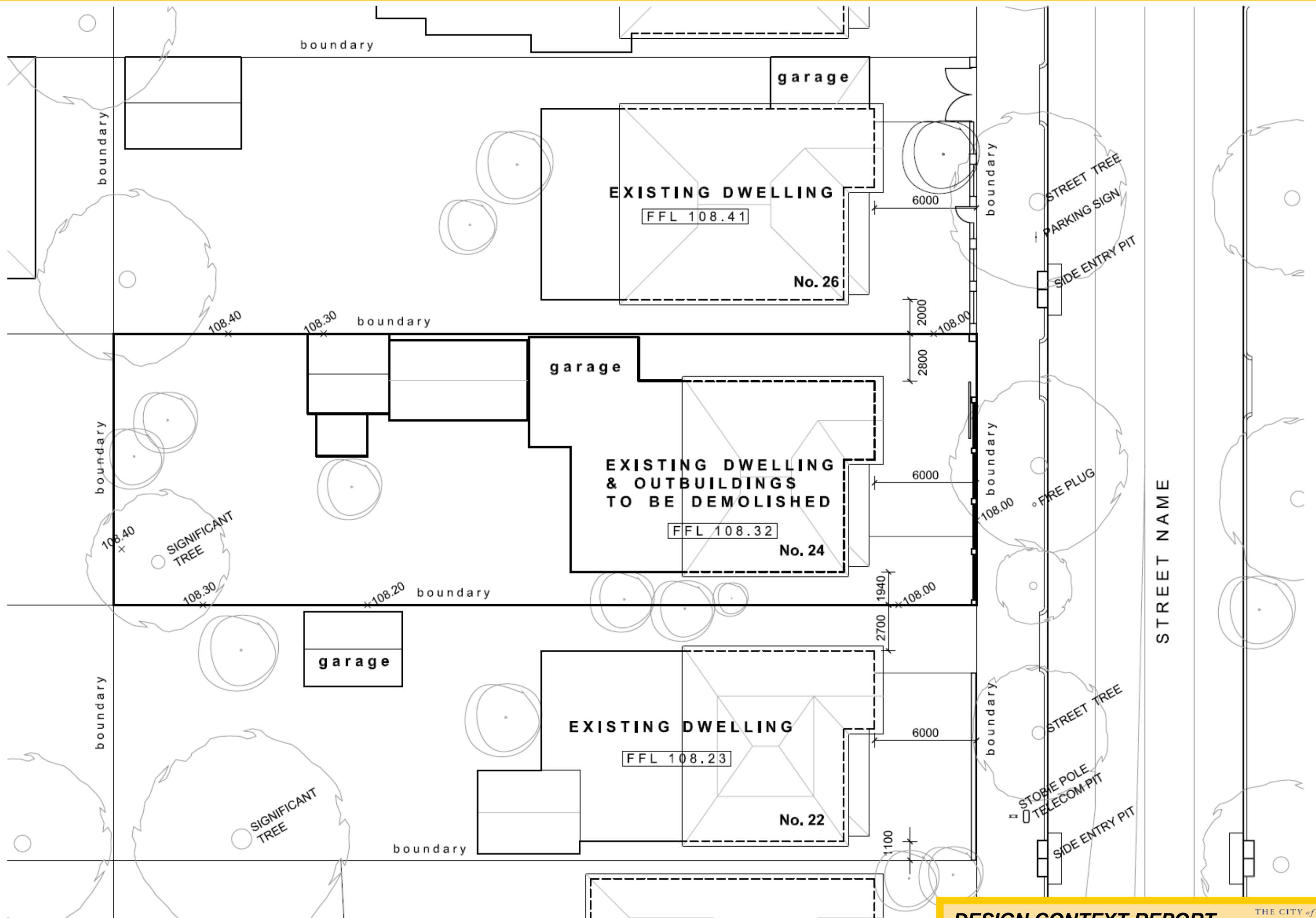
Design Context Report Example Plans with Annotations

- ▶ Existing Site / Locality Plan
- ▶ Existing Streetscape and Building Elevation
- ▶ Proposed Site / Locality Plan
- ▶ Proposed Streetscape and Building Elevation.

Early Liaison and Advice

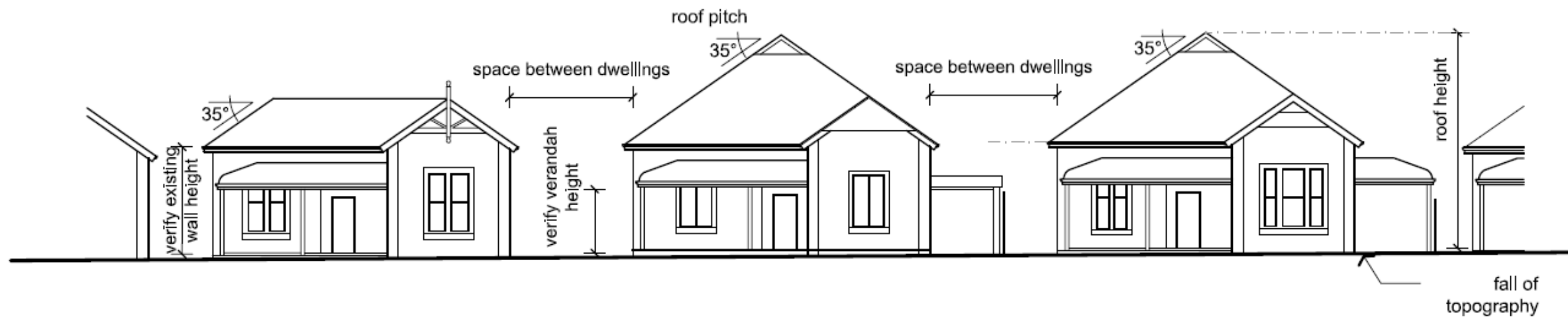
Development Team and Heritage Adviser

- ▶ Early discussion with a Council planner about the context, policy parameters and nature of a proposal is encouraged;
- ▶ The Council Heritage Adviser can also assist with advice on building conservation, improvement and design;
- ▶ Contact the Development Team
 - Phone: 8372 5189
 - Fax: 8271 4886
 - Email: pobox1@unley.sa.gov.au
 - Visit: City of Unley Civic Centre, 181 Unley Road, Unley.



STREET NAME



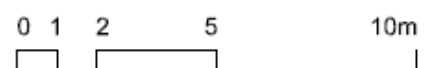


EXISTING BUILDING ELEVATION

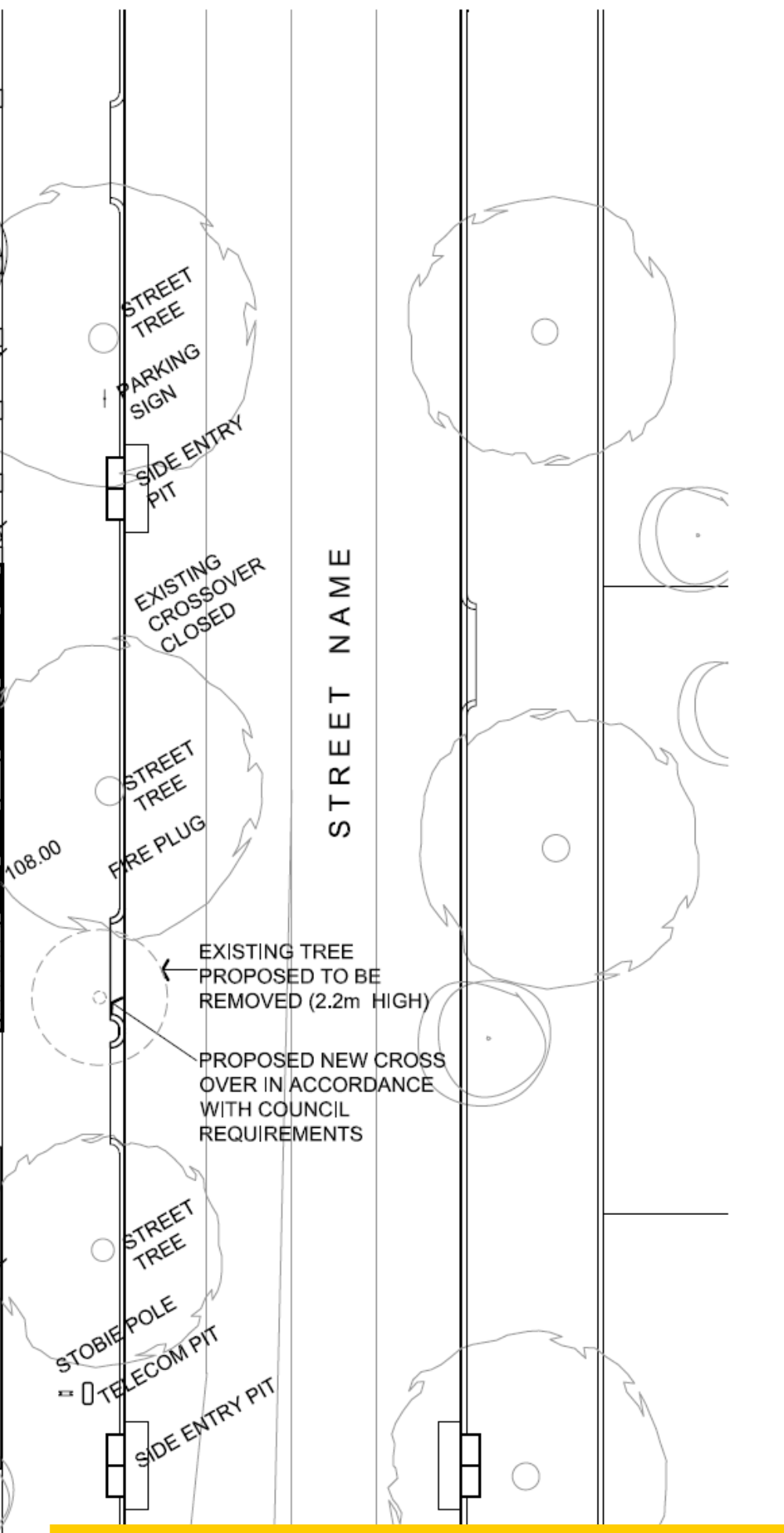
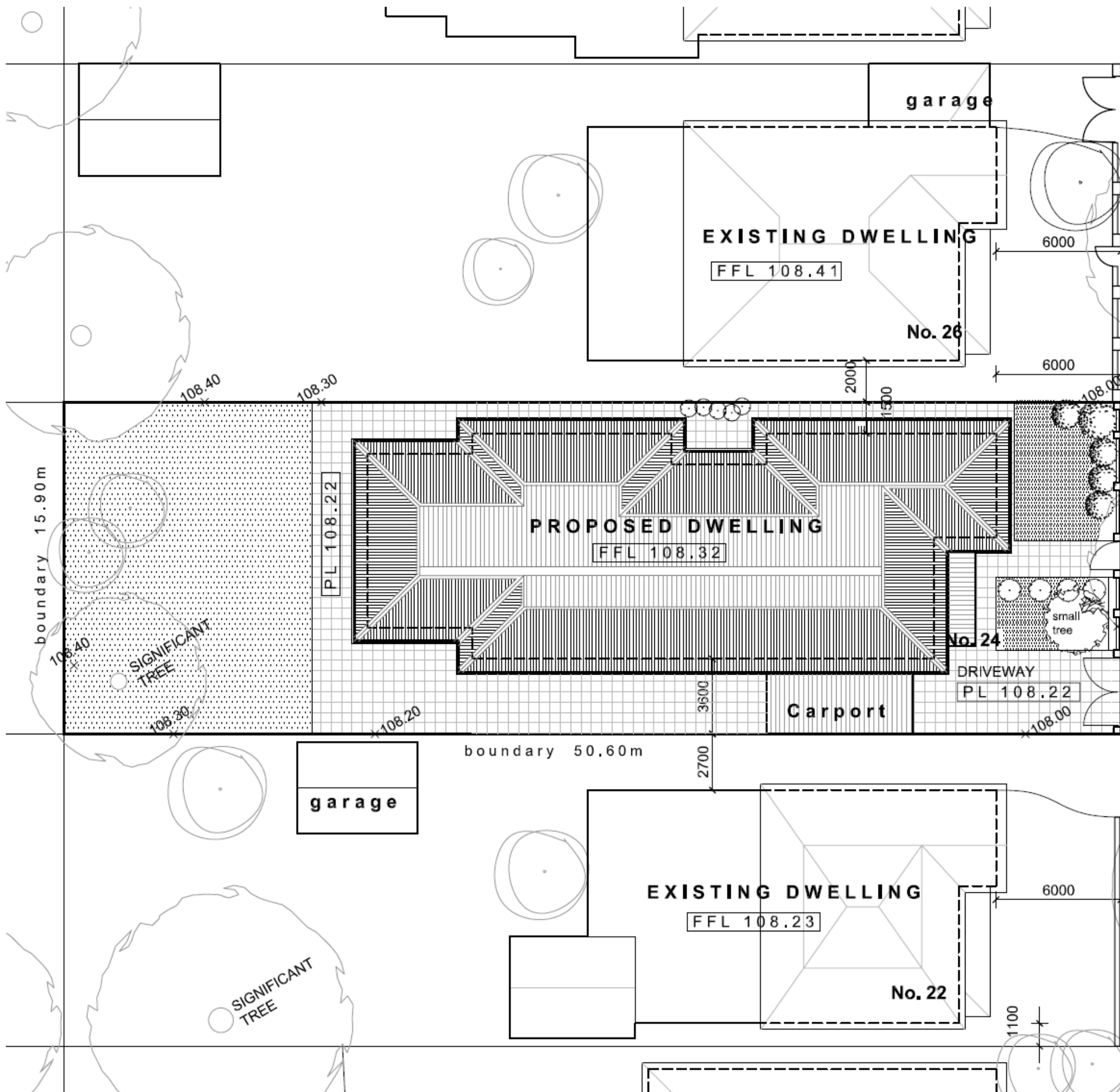


EXISTING STREETScape

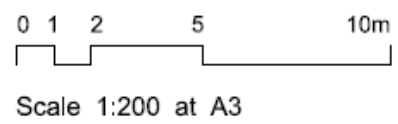
E X P L A N A T O R Y D R A W I N G



Scale 1:200 at A3



PROPOSED SITE / LOCALITY PLAN



MATERIALS AND FINISHES OF ADJOINING DWELLINGS

Walls : Sand Stone with brick quoins (rendered cream)
Roof : Colorbond & Galvanised corrugated Iron
Windows : Timber paint finish

MATERIALS AND FINISHES OF PROPOSED DWELLINGS

Walls : Masonry Rendered (Colour Cream Stone)
Roof : Galvanised Custom orb
Windows : Semi commercial aluminium natural anodised (large section)
Panel lift door: Poly carbonate obscure
Paving: 450x450mm honed concrete paver (color charcoal)

KEY DESIGN ELEMENTS

DWELLING

- Driveway relocation proposed to provide setback/ space on east side for better solar orientation.
- Maintains consistent pattern of buildings & spaces between buildings (front and side setbacks).
- Scale (building height and width) and form (shape) are sympathetic to the street pattern.
- Contemporary Interpretation of incorporated key traditional elements prevailing within the locality.
- Window proportions interpreted from existing.
- Roof pitch similar to adjoining dwellings.
- Contemporary Interpretation of characteristic verandah element of matching height.

CARPORT

- Low key, subservient less dominant.
- Recessive, setback from main facade.
- Width is proportionally minor relative to dwelling facade.
- Discrete, articulated and not integrated under main roof.
- Sited on side boundary as low open sided structure.
- Not incorporated as part of the front verandah.
- Paving minimised and runoff directed to garden areas.

FENCE

- Pier and plinth (pallsade style) with open vertical steel sections 1.2m high.
- Masonry piers not at close centres, expansive.
- Compatible with dwelling style and streetscape character, with contemporary interpretation.



PROPOSED BUILDING ELEVATION



PROPOSED STREETScape

BUILDING ELEVATIONS

0 1 2 5 10m



Scale 1:200 at A3

DESIGN CONTEXT REPORT
EXAMPLE
Sheet 4

