

Good design for great neighbourhoods and places



Good design

Good design considers how buildings and places can best meet the needs of the people using them.

Applied in the right way, good design benefits our quality of life, our neighbourhoods, our economy and our environment.

The Principles of Good Design described in this booklet are a guide to help us recognise and support the role good design plays in making our buildings and places better for all of us, now and into the future.

The Principles of Good Design also demonstrate the Government's commitment to achieving design quality in South Australia's built environment.

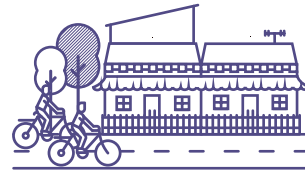
Adelaide is changing

Adelaide has undergone significant change in recent years.

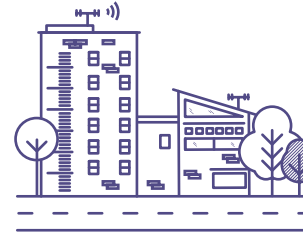
Historically, Adelaide has been characterised by detached housing on large pieces of land and — in more recent times — by multi-level apartment buildings.

Population trends, a demand for more housing choice and an expanding urban footprint have led to significant recent development, both in the city and our suburbs.

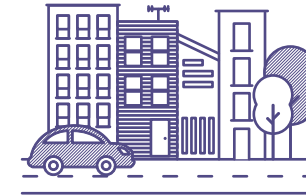
Increasing population density will help to meet identified housing needs. Diverse and affordable housing options will help manage urban sprawl. It will also make water, transport and other infrastructure more cost effective.



\$12 million City Bikeways partnership with Adelaide City Council.



Housing density is increasing to reduce Adelaide's sprawl along its urban fringes.



Fourfold increase in apartment approvals. **23 developments** worth more than **\$320 million** approved since 2013.



\$20 million investment in the Adelaide Park Lands.



New development activity along South Terrace, North Terrace, Hutt Street and at the markets.



36 developments in construction to a value of **\$1.7 billion**.



69 new small venues have opened in the city **since 2013**.



103 approved developments to a value of **\$4.1 billion**.



Mt Osmond, Adelaide
Image by Josie Withers

Why do we need to talk about good design?

Looking to the future, we know Adelaide's rapid rate of development is likely to continue.

By making design quality an integral part of the new planning system, the Government is seeking to ensure good design is embedded in the planning, design and construction process for new developments.

An emphasis on good design will continue to drive us towards a more vibrant city, provide greater focus on economic development and help unlock investment.

Principles of Good Design

Good design improves our quality of life and creates sustainable developments and environments that bring lasting benefits to communities.

The Principles of Good Design are not used to prescribe development requirements and are not set by law.

Instead, they are a practical framework and reference point to demonstrate how good design practices can support better outcomes for the benefit of communities and neighbourhoods.

By understanding and implementing good design practices, designers, planners, developers and the community can collectively respond to the goal of high quality outcomes in our built environment.

The Principles of Good Design are:

- Context
- Inclusive
- Durable
- Value
- Performance
- Sustainable



St Clair, AV Jennings
Image by Sam Noonan

Good design is **contextual** because it responds to the surrounding environment, and contributes to the existing quality and future character of a place.

This doesn't just involve looking at the shape of a building, but also considers its impact on the surrounding landscape and other buildings nearby.

- ✓ Effectively transitioning from low rise to higher rise
- ✓ Managing overlooking and overshadowing from taller buildings to smaller ones
- ✓ Influencing building forms and appearance
- ✓ Enhancing and complementing street appearance through landscaping, lighting, plants, paths and open space
- ✓ Positively complementing modern design with heritage buildings
- ✓ Linking to public transport networks
- ✓ Maximising character, features and surroundings, particularly at street level
- ✓ Respecting Indigenous culture and local history



House in House, Steffen Welsch Architects
Image by Shannon McGrath

PRINCIPLES OF GOOD DESIGN



Heller Street Park and Residences, Six Degrees
Image by Patrick Rodriguez

Good design is **inclusive** and universal because it creates places for everyone to use and enjoy, by optimising social opportunity and equitable access.

Good design makes the most of the opportunities a development project presents and supports a high quality built environment and healthy, accessible neighbourhoods for the benefit of the whole community.

- ✓ Activities and experiences that can be shared by all
- ✓ Opportunities to be active in nature
- ✓ Sports and play facilities
- ✓ Communal green spaces
- ✓ Greater community pride
- ✓ More social interaction
- ✓ Integration of public transport
- ✓ Pedestrian and bicycle friendly developments

Good design is **durable** because it creates buildings and places that are fit-for-purpose, adaptable and long-lasting.

- ✓ Materials and finishes that are made to last
- ✓ Building forms to stand the test of time
- ✓ Buildings that accommodate the changing needs of occupants such as ageing in place and adaptive reuse
- ✓ Reduced maintenance
- ✓ Reduced operating costs
- ✓ Improved long-term condition of buildings and spaces



Tonsley Main Assembly Building (M.A.B),
Woods Bagot and Tridente Architects
Image by Sam Noonan

PRINCIPLES
OF GOOD
DESIGN

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6 on Sixth, Tridante Architects
Image by Sam Noonan

Good design adds **value** by creating desirable places that promote community and local investment, as well as enhancing social and cultural value.

Successful cities don't happen by accident. They need long-term strategic planning, coordinated action, sustainable investment and good design.

- ✓ Diverse options for different lifestyles and times of life
- ✓ Reduced running costs
- ✓ Enjoyment and comfort for residents and the community
- ✓ Contribution to local identity and neighbourhood
- ✓ Shared spaces to strengthen community connections and improve wellbeing
- ✓ Better security and less crime
- ✓ Economic benefits from higher property value, better re-sale value and higher rental returns

Good design **performs** well because it realises the project potential for the benefit of all users and the broader community.

Successful neighbourhoods are culturally rich, easy to navigate, comfortable and safe.

- ✓ Safety and security of residents and the community
- ✓ Positive management of overshadowing and privacy
- ✓ Structures that effectively balance size, space, storage, access to daylight and natural ventilation
- ✓ Ease of access
- ✓ Ease of maintenance
- ✓ Optimal environmental performance



Adelaide Warf, Allford Hall
Monaghan Morris Architects
Image by Timothy Soar

PRINCIPLES OF GOOD DESIGN

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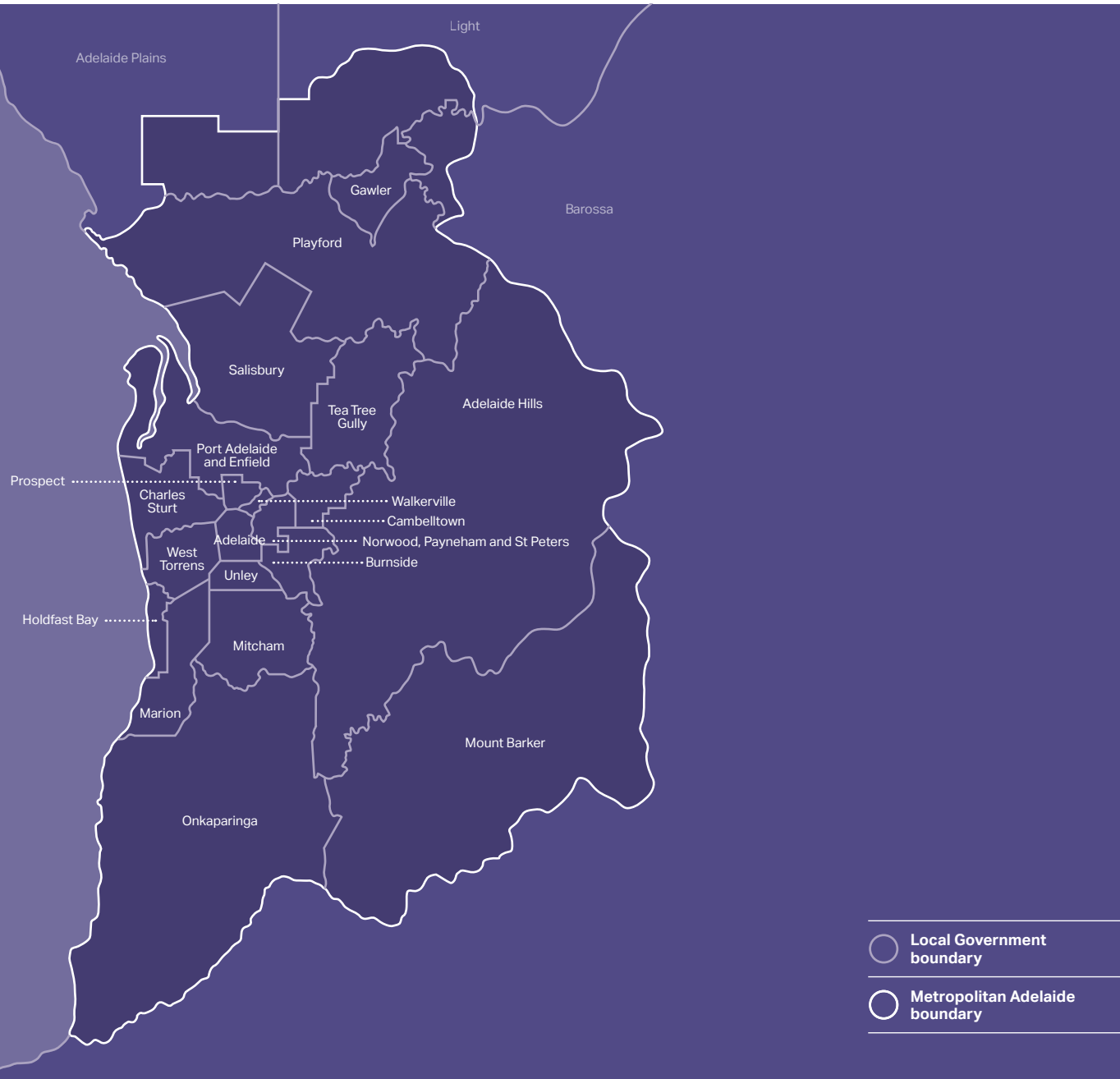


Parkside Residence, Energy Architecture
Image by Andy Rasheed

Good design is **sustainable** because it is environmentally responsible and supports long-term economic productivity, health and wellbeing.

A focus on sustainability brings with it improved comfort for building residents, reduced environmental impacts and healthier internal and external environments.

- ✓ Reduced energy and water consumption
- ✓ Contributes to health and wellbeing
- ✓ Improved energy efficiency
- ✓ Building biodiversity in the natural environment
- ✓ Productive gardens
- ✓ Direct light and heat from the sun
- ✓ Reduced reliance on air conditioning
- ✓ Improved water and stormwater management
- ✓ Opportunities for improved waste management and recycling



Metropolitan Adelaide into the future

1.3 million people live in Metropolitan Adelaide and this figure continues to grow.

As a part of this, single-person households have a predicted growth of 44% by 2031 due to changing lifestyle choices and an ageing baby boomer generation. New housing types are therefore necessary to accommodate our changing demographic.

This means we must act to contain urban sprawl and protect our invaluable food-bowl, environment and unique landscapes. As a result, 85% of all new housing in Metropolitan Adelaide will be built in established urban areas by 2045. Urban renewal, housing choice to meet demand and increasing housing density are all part of achieving this goal.

We have already renewed neighbourhoods such as Lightview, St Clair, West Lakes and Bowden which offer exciting housing choices close to the city.

The Principles of Good Design encourage new developments to support existing and future neighbourhoods through well-designed homes that contribute to the character of our streets and suburbs.

Good design will be embedded in all stages of planning reform and throughout the new planning system.

The Office for Design and Architecture SA (ODASA) believes good design improves quality of life and is vital to wellbeing and happiness.

Well-designed places have the power to make people feel safe and socially connected. They create sustainable environments with lasting benefits for future generations.

To learn more about the Principles of Good Design visit the ODASA website odasa.sa.gov.au.

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Lumina Apartments, JPE Design Studio
Image by Sam Noonan

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Plant 4 Bowden, Ashley Halliday Architects and Arco Architecture & Interior Design
Image by Sam Noonan