

1 INTRODUCTION

This procedure is to provide guidelines for the administration and operation of the Design Review Panel.

The Design Review Panel will facilitate the provision of independent expert advice to the Council, City Officers and proponents on the design and site planning of specified development proposals to assist in the delivery of quality urban design and built form outcomes including but not limited to architectural and urban design elements, sustainability, amenity and landscape architecture.

2 STATEMENT OF INTENT

The intent is to provide proponents with guidance on the administration and operation of the Design Review Panel.

3 PLANNING PROCEDURE

3.1 Town Planning Scheme No.2

Clause 6.5 - Design Review Panel states that:

6.5.1 The Council may appoint a Design Review Panel for the purpose of considering and advising the Council with respect to applications.

6.5.2 The Design Review Panel may be consulted on design matters relating to development.

This procedure should be read in conjunction with Planning Policy No.7.4 – ‘Design Review Panel’.

3.1.1 Format of Advice

The Panel will provide independent professional design advice on key aspects of development. Advice provided will have due regard to the 10 Design Principles contained within State Planning Policy 7.0 – Design of the Built Environment; State Planning Policy 7.3 – Residential Design Codes V2 – Apartments; and relevant Policy requirements including but not limited to those design principles listed below:

Principle 1 - Context and Character

Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.

The distinctive characteristics of a local area include its prominent natural and built features, the overall qualities of its built environment, significant heritage elements, as well as social, economic and environmental conditions.

Good design responds intelligently and sensitively to these factors, interpreting rather than replicating existing features and enhancing the identity of the area, including the adjacent sites, streetscape and neighbourhood.

Good design also responds positively to the intended future character of an area. It delivers appropriate densities that are consistent with projected population growth, and are able to be sustained by existing or proposed transport, green networks and social infrastructure.

Consideration of local context is particularly important for sites in established area that are undergoing change or identified for change.

Principle 2 - Landscape Quality

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.

Good landscape design protects existing environmental features and ecosystems, enhances the local environmental context and where possible, regenerates lost or damaged ecosystem functionality. It balances consideration of environmental factors such as water and soil management, ground conditions, solar access, microclimate, tree canopy, habitat creation and preservation of green infrastructure with social, cultural and economic conditions.

Good landscape design employs hard and soft landscape and urban design elements to create external environments that interact in a considered manner with built form resulting in well-integrated engaging places that contribute to local identity and streetscape character. Good landscape design provides optimal levels of external amenity, functionality and weather protection while ensuring social inclusion, equitable access and respect for the public and neighbours. Well-designed landscape environments ensure effective establishment, and facilitate ease of long term management and maintenance.

Principle 3 - Built Form and Scale

Good design provides development with massing and height that is appropriate to the setting and successfully negotiates between existing built form and future context.

Good design achieves an appropriate built form by responding to its site, as well as surrounding built fabric in a considered manner, mitigating negative impacts on the amenity of neighbouring properties and public realm.

Good design considers the orientation, proportion, composition, and articulation of built form elements, to deliver an outcome that is suited to the buildings purpose, defines the public domain, maintains important views, contributes to the character of adjacent streetscapes and parks and provides a good pedestrian environment at ground level.

Principle 4 - Functionality and Build Quality

Good design meets the needs of users while efficiently and effectively, balancing functional requirements.

Designing functional environments involves ensuring that spaces are suited to their intended purpose and arranged to facilitate ease of use and good relationships to other spaces, to maximise utilisation and accommodate appropriate future requirements without the need for major modifications.

Good build quality is achieved by using good quality and robust materials, finishes, elements and systems. Projects should be well detailed, resilient to the wear and tear expected from its intended use, and easy to upgrade and maintain.

Good design accommodates required services in an integrated manner, without detriment to the overall design outcome.

Principle 5 - Sustainability

Good design optimises sustainability to deliver positive environmental, social and economic outcomes.

Sustainable buildings utilise passive environmental design measures that respond to local climate and site conditions by providing optimal orientation, shading, thermal performance and natural ventilation. Reducing reliance on technology for heating and cooling minimises energy uses, resource consumption and operating costs over the whole life-cycle of the project.

Other sustainable design measures include the use of sustainable construction materials, recycling, material re-use, harnessing of renewable energy sources, and appropriate water management. Good design considers the ease with which sustainability initiatives can be maintained and managed.

Sustainable landscape and urban design adheres to established principles of water-sensitive urban design, and minimises negative impacts on existing natural features and ecological processes, as well as facilitating green infrastructure at all project scales.

Principle 6 - Amenity

Good design contributes to comfortable and productive environments through internal and external amenity.

Good design provides internal rooms and spaces that are adequately sized, comfortable and easy to use and furnish, with good levels of daylight, natural ventilation and outlook. Delivering good levels of internal amenity also includes the provision of appropriate levels of acoustic protection and visual privacy, adequate storage space, and ease of access for all.

Well-designed external spaces provide welcoming, comfortable environments that are universally accessible, with effective shade as well as protection from unwanted wind, rain, traffic and noise. Good design mitigates negative impacts on surrounding buildings and places, including overshadowing, overlooking, glare, reflection and noise.

Principle 7 - Legibility

Good design provides clear connections and memorable elements to help people find their way around.

Good urban design makes places easy to navigate, with recognisable routes, intersections and landmarks while being well-connected to existing movement networks. Sightlines are well-connected with built form responding to important vantage points.

Within buildings, legibility is served by a clear hierarchy of spaces with identifiable entries and clear wayfinding. Externally, buildings and space should allow their purpose to be easily understood, and provide clear distinction between public and private spaces.

Good design provides environments that are logical and intuitive, at the scale of building, site and precinct.

Principle 8 - Safety

Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.

Safety and security is promoted by maximising opportunities for passive surveillance of public and communal areas providing clearly defined, well-lit, secure access points that are easily maintained and appropriate to the purpose of the development.

Good design provides a positive, clearly defined relationship between public and private spaces and addresses the need to provide optimal safety and security both within a development and to adjacent public realm.

Designing for safety also involves mitigating any potential occupational safety and health hazards that might result from a development during its construction, maintenance and operation.

Principle 9 - Community

Good design responds to community needs as well as the wider social context, supporting diversity and social interaction.

Good design encourages social engagement and physical activity in an inclusive manner, enabling stronger communities and improved public health outcomes.

In residential developments, good design achieves a mix of dwelling types, providing housing choice for different demographics, living needs and household budgets, and facilitating ageing-in-place.

Principle 10 - Aesthetics

Good design creates attractive and inviting spaces and places that engage the senses.

Good design resolves the many competing challenges of a project into an elegant and coherent outcome. A well-conceived design concept informs all scales, from the articulation of building form through to materiality and detail, enabling sophisticated, integrated responses to the complexities of local built form and landscape character.

In assessing design quality, consideration of aesthetics should not be limited to style and appearance; it should also account for design integrity, creating conceptual coherence and cultural relevance in a proposal.

3.1.2 Timing and number of reviews

Design reviews are strongly encouraged to be held before a development application is submitted.

To ensure that proponents take full advantage of the Panel advice offered at a time where the design is flexible enough to accommodate change, it is generally recommended that the first review is held during the early concept design stage.

All pre-lodgement proposals are to include a proponent presentation, with the client and design team present, to respond to Panel questions.

For post lodgement proposals, the proponent is not required to attend the review. The input provided by the Panel is to assist in the City's assessment of the proposal.

The number of reviews needed will vary depending on the complexity of a proposal however, feedback from design review panels already operating in WA suggest that approximately three reviews are typically needed for the process to be effective.

3.1.2.1 - Concept Design – It is highly recommended that the first design review takes place during the concept design stage, as this is when the proposal is still very flexible and can easily respond to any advice given. Material provided for review should include early design sketches and diagrams.

Drawing Requirements: The material required for the design review should sufficiently illustrate:

- site analysis;
- site design response; and
- intended design proposal.

For pre-lodgement design reviews, the drawings may be conceptual and diagrammatic and should include the following:

Site analysis: It is particularly important to provide contextual information on drawings and information submitted for review, to assist the panel in its assessment in relation to how well a proposal responds to its site and context. The key elements of a site analysis are:

- site location, including the wider context
- aerial photography
- local context plan
- site context plan and survey plan
- streetscape elevations and sections

Site design response: Site design response drawings, 3D studies and diagrams identify site and context opportunities and constraints that generate design parameters. These drawings should clearly articulate the considerations that have informed the broader site design approach. The key elements of a site design response include:

- assessment of site opportunities
- building mass studies
- carparking strategy
- energy and resource reduction strategy
- orientation study, including winter sun paths and overshadowing of site and adjoining properties
- prevailing breezes and ventilation strategies
- relationship to public domain and surrounding properties
- investigation of amenity provided for occupants and neighbouring developments
- retention of existing trees and vegetation
- landscape design approach
- communal open spaces
- consideration of culturally relevant or heritage elements
- any relevant specialist advice

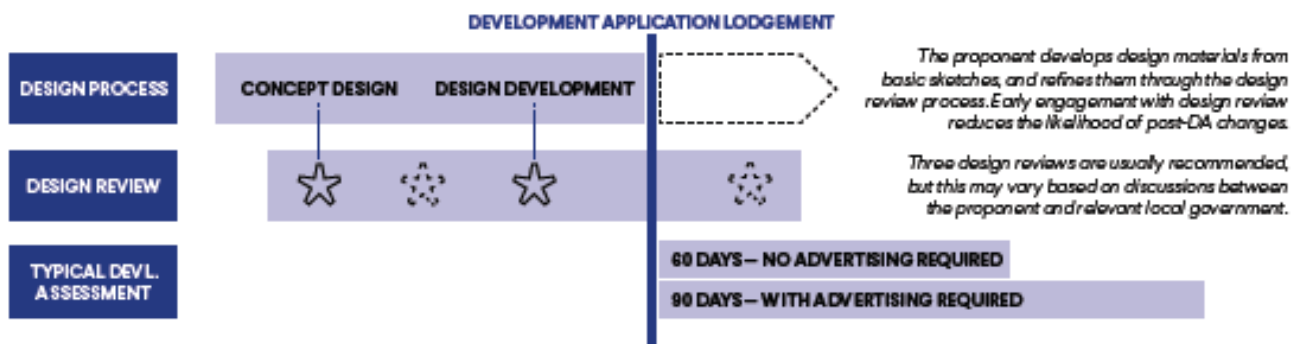
Design proposal: Sufficient drawing material should be presented to outline the intended design proposal, however, the emphasis should be on having enough information rather than having fully resolved drawings of every aspect of the proposal. Key elements of a pre-development application design proposal include:

- development details
- design quality statement outlining how the proposal responds to each of the 10 specified Design Quality Principles
- precedents that have informed the design proposal
- site plans
- floor plans
- elevations of the proposal, in context
- sections of the proposal in, context
- 3D imagery or visualisations, if available

3.1.2.2 - Intended Design Proposal – A further review will typically be required at a stage when the concept design has been further progressed. Depending on the outcome of the initial meeting, this review will typically occur either in the next design stage (design development) or prior to the proposal being submitted for Development Approval (pre-DA stage). Pre-DA reviews should be timed to allow a sufficient period to make modifications prior to submitting the application. Provided that proponents have engaged successfully in early design reviews, any changes requested at this stage are likely to be minor.

The information required for this review may vary depending on the proposal; the design review panel will offer guidance on this. As a rough guide however, a review held during design development stage would typically require similar information as the initial meeting - but with more resolved and detailed drawings regarding the design proposal.

3.1.2.3 - Building Permit Stage - After development approval is issued, it is suggested that a check takes place by the panel Chair or delegate to ensure the proposal is consistent with the development approval and any relevant conditions related to design quality.



Relationship of a design review with development application lodgement and typical development assessment statutory timeframe

3.1.3 Meeting Notes

Notes of Panel meetings will be provided to the proponent and will respond to the following criteria:

1. Assessment against:
 - (a) The 10 Design Principles contained within State Planning Policy 7.0 - Design of the Built Environment; State Planning Policy 7.3 - Residential Design Codes V2 - Apartments; relevant Policy requirements; and

- (b) Where the proponent is seeking a variation to Policy requirements - the extent to which exemplary design is proposed as part of the development - detailed comment is required to illustrate how exemplary design has been achieved.

2. Design Assessment

- (a) What are the design strengths?
- (b) Can the proposal be improved? If yes, how
- (c) Key matters to be addressed.

3. Recommendation

For all formal applications, the Panel will make a recommendation regarding the elements of the design that are supported and those elements that may benefit from further consideration.

The recommendation will also include one or a combination of the following:

- (a) The design is supported.
- (b) The design is supported and is of sufficiently high quality to meet the specified design principles.
- (c) The design is supported subject to the following conditions.....
- (d) The design is not supported for the following reasons....
- (e) As the design is at a concept stage only, the plans have not progressed to a stage where a recommendation can be provided.

The Panel will not provide advice or report on issues such a Planning Scheme and Policy Compliance.

For pre-lodgement proposals, the Panel's comments will be provided to the proponent to assist in the development of the design and are expected to be integrated into the proposal.

For formal lodgement of applications, the Panel's advice will be incorporated as part of the officer assessment, report and recommendation on the proposal, and attached in full (on that particular item) to the Council Report.

Document Preparation

This Procedure has been prepared taking into consideration the following documents:

- State Planning Policy 7.0: Design of the Built Environment
- Design WA – Design Review Guide
- State Planning Policy 7.3: Residential Design Codes Volume 2 - Apartments
- Design Skills Discussion Paper

D16/69796