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Local authorities are observing an increase in high density urban infill development proposals

Multi-residential developments must work well for longer





# better places and spaces:

a policy for the built environment in Western Australia



Office of the **Government Architect**














A modern, multi-story residential building with a courtyard. The building features a mix of white and grey facades, large windows, and balconies with glass railings. The courtyard in the foreground has a wooden deck with four red cube-shaped stools, a small rectangular pond, and various green plants. The sky is clear and blue.

Good residential design can deliver dwellings that are more liveable, flexible, adaptable in use, cost effective to operate and maintain, and suitable for a wider variety of occupants

## Design Advisory Committees (DACs)




- Provide independent expert advice on the design quality of proposals
- Each Local Government DAC has formed independently so **processes** and **design principles** can vary



Design review processes benefit developers, designers, Local Governments, and communities.

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developers, designers, Local  
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- flexibility to depart from prescriptive planning policy
  - access to independent expert advice
  - solutions can be brokered collaboratively
  - improved built outcomes



Design review processes benefit developers, designers, Local Governments, and communities.



- flexibility
- access to independent expert advice
- early validation of design approach
- certainty before detailed design

Design review processes benefit developers, designers, **Local Governments**, and communities.



- signals the importance placed on design quality
- access to independent expert advice
- members can bring comprehensive knowledge of context, community, history and future direction
- members can recommend improvements to strategic policy
- supports LG's and Elected Members as the guardians of community expectations

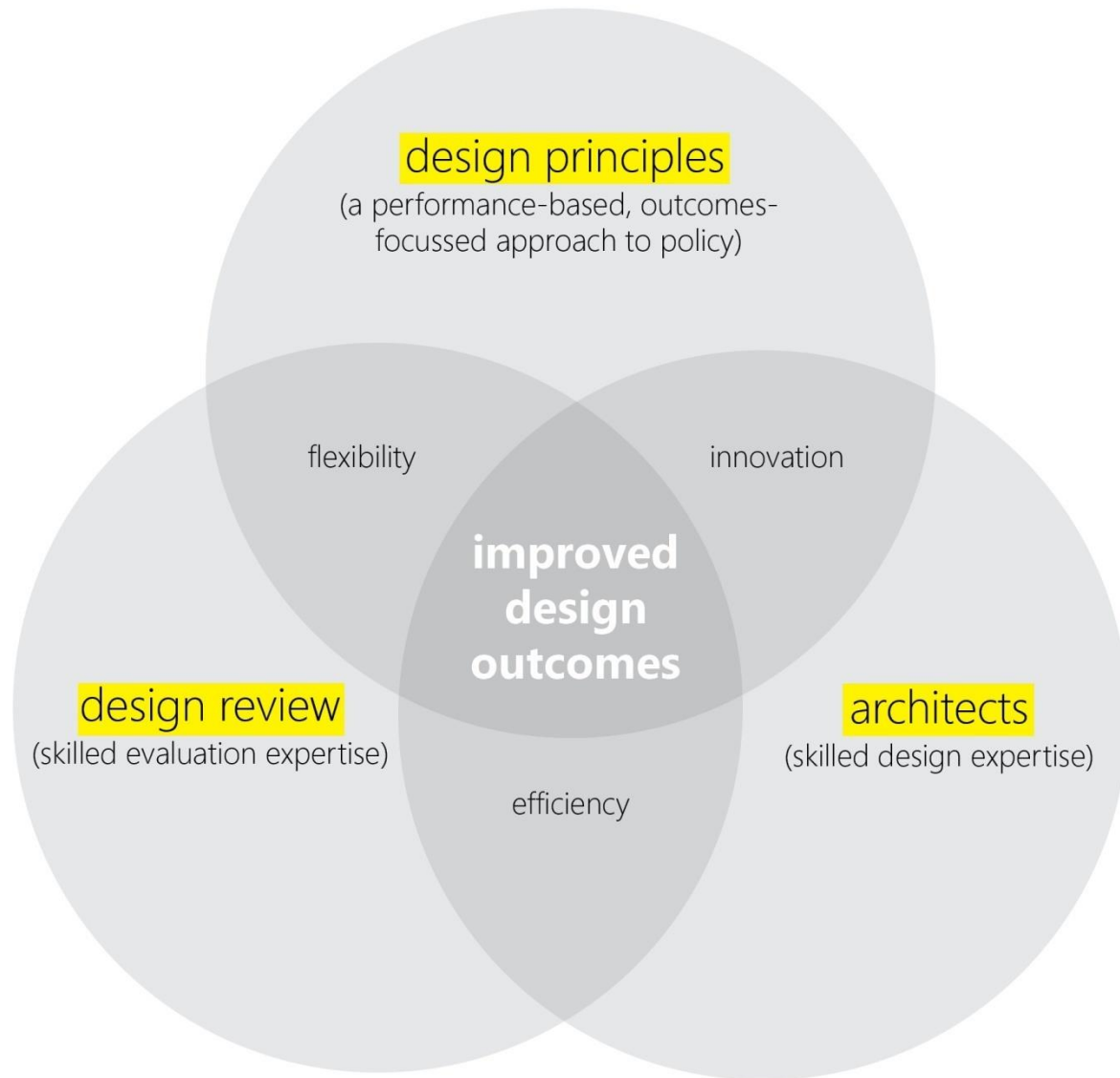


Design review processes benefit developers, designers, Local Governments, and communities.



- ease community concern regarding the perceived impacts of infill development
- improved built outcomes and public realm

# design quality planning mechanisms





# Design quality planning mechanisms that use this approach

- Commission for Architecture and the Built Environment UK (CABE)
- **NSW State Environmental Planning Policy No 65 (SEPP 65)**
- Cockburn Central Town Centre DRP
- Leighton Beach DRP
- South Australia Capital City DRP



New South Wales

# State Environmental Planning Policy No 65— Design Quality of Residential Flat Development

under the  
Environmental Planning and Assessment Act 1979

## Status information

**Currency of version**  
Current version for 1 October 2011 to date (generated 31 July 2014 at 11:40).  
Legislation on the NSW legislation website is usually updated within 3 working days.

**Provisions in force**  
All the provisions displayed in this version of the legislation have commenced. For commencement and other details see the Historical notes.

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policy

Design Review

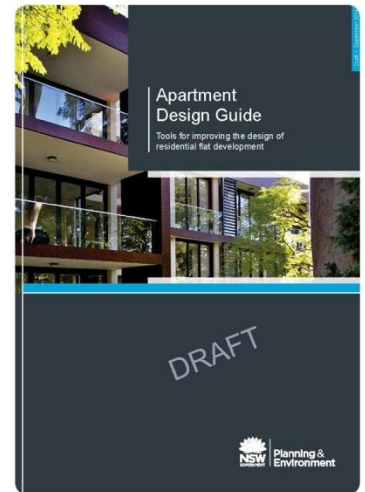
Core Design Principles

Architects

resource  
→

←  
supports

resource  
→



guide

*“Since the introduction of SEPP 65, in 2002, the quality and amenity of residential flat design in NSW has noticeably improved, providing high quality living environments and housing choice for NSW residents.”*

SEPP 65 & Residential Flat Design Code Review, NSW  
Department of Planning & Environment



## Occupants of apartments designed post-implementation reported:

- A **better quality of life**
- **More flexible spaces** that allow for engagement in a wider range of activities at home
- **Reduced running costs** due to improved orientation and access to daylighting and ventilation.

*“SEPP 65 should continue to prevail over prescriptive controls to encourage innovative and high quality designs for buildings in the City of Bankstown. Consider applying SEPP 65 to all types of residential development.”*

Bankstown City Council

*“SEPP 65 provides a clear and cohesive policy for improving the design of residential flat buildings and improving the urban environment.”*

Byron Shire Council



*"Council has found the SEPP/RFDC to be an important planning resource that has complemented council's local planning policies and facilitated higher design quality outcomes for residential flat developments in the Campbelltown LGA."*

Campbelltown City Council

*"The use of a Design Review Panel has led to positive results from the issue of expert architectural and design advice."*

Waverly Council





LOOKA

RHM HP

BSM SV



END  
SHARED  
ZONE



City of  
El Ron  
The Hill  
COUNCIL

Celebrate five golden years with a golden tick  
and \$100 or more at any store to receive your free chocolate bar and the chance to re  
**\$1,000 GOLDEN TICKET**

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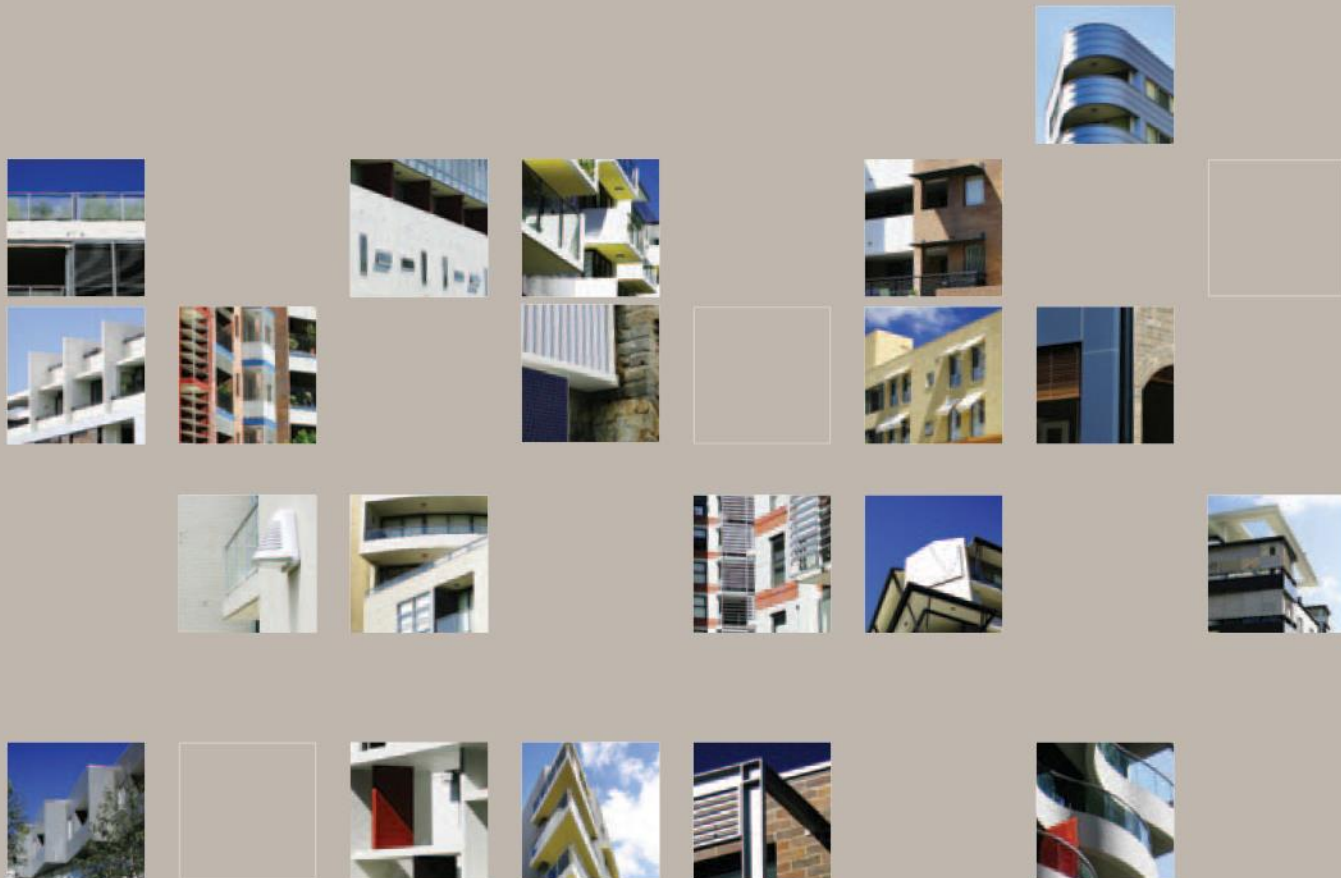






# Improving Flat Design

a progress report











rooftop terraces

all units are cross ventilated

louvres provide excellent solar control to apartments whilst still providing an outlook

private courts to apartments adjoin pedestrian street

car parking is concealed below planted courtyard and behind ground level apartments facing the main street



cial  
landscapes





cial  
landscapes

window proportions  
relate to those adjacent

awnings provide  
weather protection for  
pedestrians and reduce  
traffic noise impact on  
apartments above

mixed uses: retail at  
street level, apartments  
above







Department of  
Planning

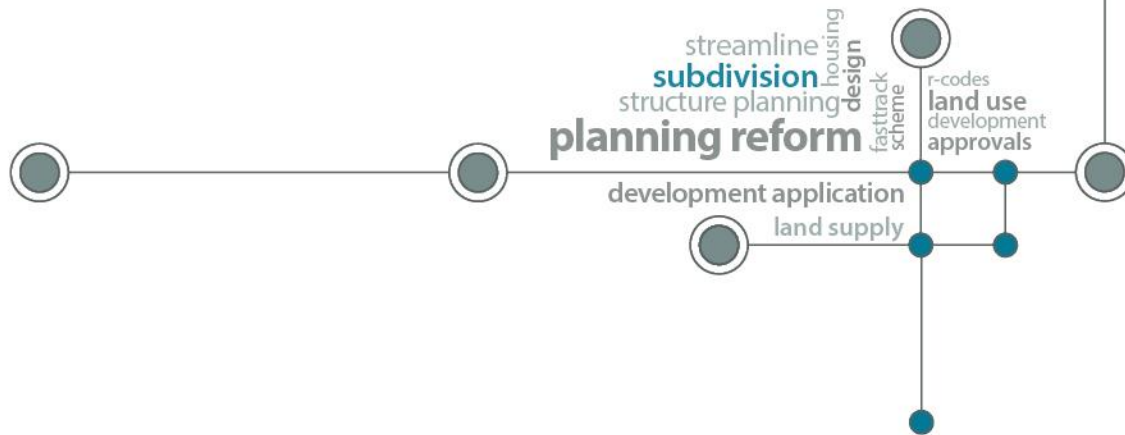


Western  
Australian  
Planning  
Commission

# Planning makes it happen: phase two

## Blueprint for planning reform

August 2014





Department of  
Planning



Western  
Australian  
Planning  
Commission

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# Key initiatives to improve design quality

- 
- State Planning Policy
  - Design Advisory Panels
  - Design manual with case studies and training for decision makers
  - The use of skilled design expertise for larger developments