

HIGH QUALITY DESIGN RESIDENTIAL APARTMENTS



CITY of PERTH

THE CHALLENGE

Albert Einstein said:

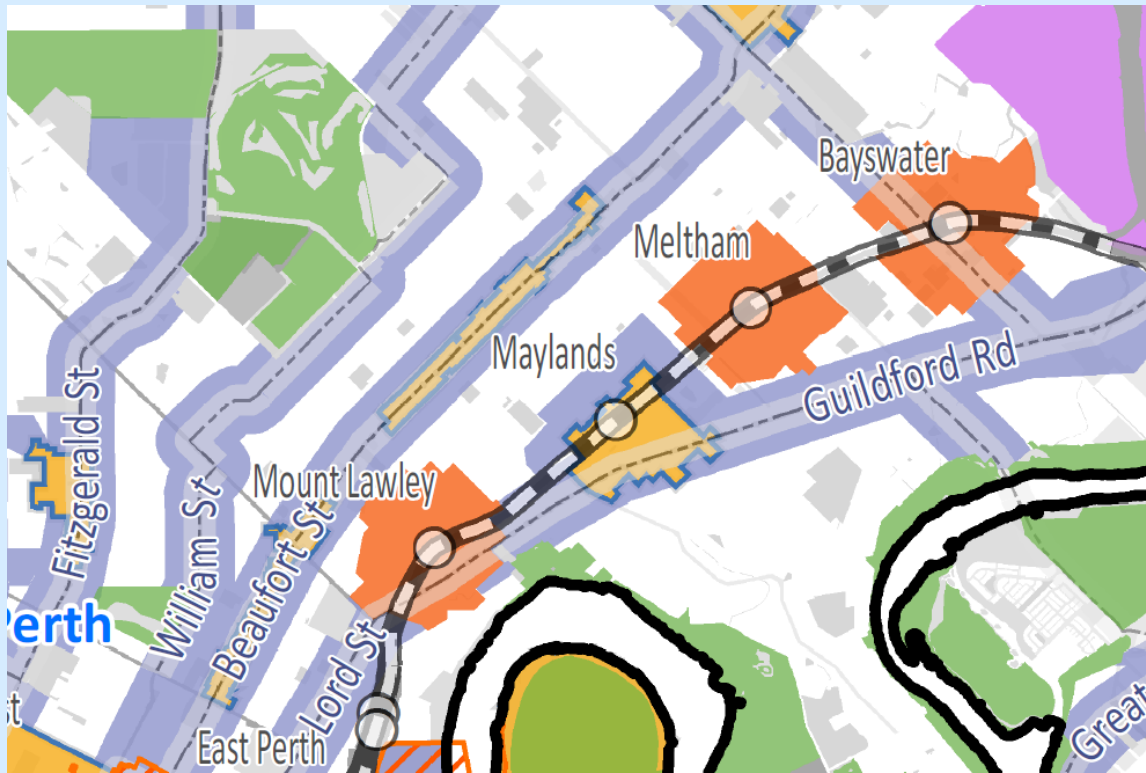
“ If I had an hour to solve a problem and my life depended on the solution, I would spend the first 55 minutes determining the proper question to ask.”

WHAT IS GOOD DESIGN

CABE (Commission for Architecture in the Built Environment, UK)

- Design is the way we decide how we want things to be. Everything we make is designed by somebody.
- In the built environment, design is the key decision making process.
- Tastes change and fashion varies.

INFILL FOR 3.5M PEOPLE



Central sub-regional framework

215,000 additional dwellings

Inviting people to live differently. A social contract with the people of Perth

WHAT IS GOOD DESIGN



How do we recognise a well designed building?

CABE identifies three principles that make it possible to recognise good design, regardless of style:

1. robustness/ durability
2. Usefulness/ efficiency
3. Beauty/ ability to delight people

Building lifecycle?

THE ANSWER TO THE CHALLENGE

Good design comes from a good client, with a sound brief, working to a realistic programme with a creative design team and an adequate budget.

PEOPLE DESIGNING FOR PEOPLE

DESIGN BY COMMITTEE

Design Advisory Committees in WA

Design is a significant element of the infill debate in WA. The Property Council is succeeding in preventing the introduction of heavy-handed regulation on design, such as SEPP 65 in NSW, through its efforts to improve the Design Advisory Committees process.

Also referred to as Design Review Panels, these local government committees make recommendations regarding the design merits of proposed developments. They had, however, become a source of significant concern and confusion in WA's development

community.

The Property Council took the initiative to bring together DAC chairs, the Government Architect, developers and planning officials in a forum on the role of Design Advisory Committees. The forum examined the way in which the DAC process can be utilised to the benefit of a project, but also the flaws that exist in the current system. Developers who spoke at the forum considered there to be significant value in engaging with Design Advisory Committees, but did note that inconsistencies

and a lack of accountability harmed the process.

Following the forum, the Property Council is taking an active role in discussions with the Department of Planning around standardising the terms of reference for Design Advisory Committees. This will enable a consistent process for developers across local government areas in the Perth metropolitan region, while retaining the benefit of ensuring good design outcomes are reached.

For details call Rebecca Douthwaite on 9426 1200.

- Timing is everything
- The role of Design Advisory Committees
- The Architect as champion
- In-house design skills

THE PROCESS

- Design is a process, therefore the discussion needs to start before submission, and before the applicant and client have firmed up a design brief
- By the time of submission potentially 15 to 25% of design fees have been spent
- City of Perth rarely receives applications without pre-application discussions
- UK Pre-Application Planning Performance Agreements for larger projects

POLICY SETTINGS



- Prescription
- Performance
- Incentives

- What are the tools of the future?
- Will they achieve the desired outcomes?
- Facilitate or regulate

POLICY SETTINGS



- The role of standards, provides comfort but ultimately can constrain innovation
- Give the Architect teeth to deal with the client

POLICY SETTINGS



- The role of standards.
- A whole of Government approach is required to lift design

POLICY SETTINGS



Have a lessons learned review cycle

POLICY SETTINGS



Clear Objectives

- The desired outcomes and expectations

Principles

- Ideals and rules that shall be considered when making decisions

POLICY SETTINGS



Standards/ Design Responses

- How the objectives and principles are generally intended to be satisfied

Variation

- Clear direction for varying standards
- One size doesn't work. Not everything can be activated
- Policy agility

POLICY SETTINGS



Incentives

- Enable innovation.
- Density bonus for design excellence and positively contributing to the architectural and urban design quality and character of an area.
- Sustainability

EXTERNAL

- Control what needs to be controlled - Bulk and scale. Tower elements tall and slender
- Consider lot width – treat narrow lots differently
- Why control height, sites can handle higher than the 5 and 8 storey developments
- Durable and high quality materials
- Basements below natural level of the street
- Services intrusion minimalised
- The space between buildings
- Podiums and setbacks – are there other solutions

INTERNAL

- Occupants
 - Maintenance not considered - Cost of bad design
 - Performance of the buildings
 - Need for Nabers mandatory disclosure similar to offices
- Functional layouts, sunlight, ventilation, privacy, storage
- Apartments per floor
- Noise – location of sleeping areas, glazing, door and window casings, wall and ceiling materials and insulation.
- Amenity – you want an apartment, then you must want to live in a TOD with a vibrant night time economy. Sorry about the noise and the servicing.

GETTING FEEDBACK FROM USERS



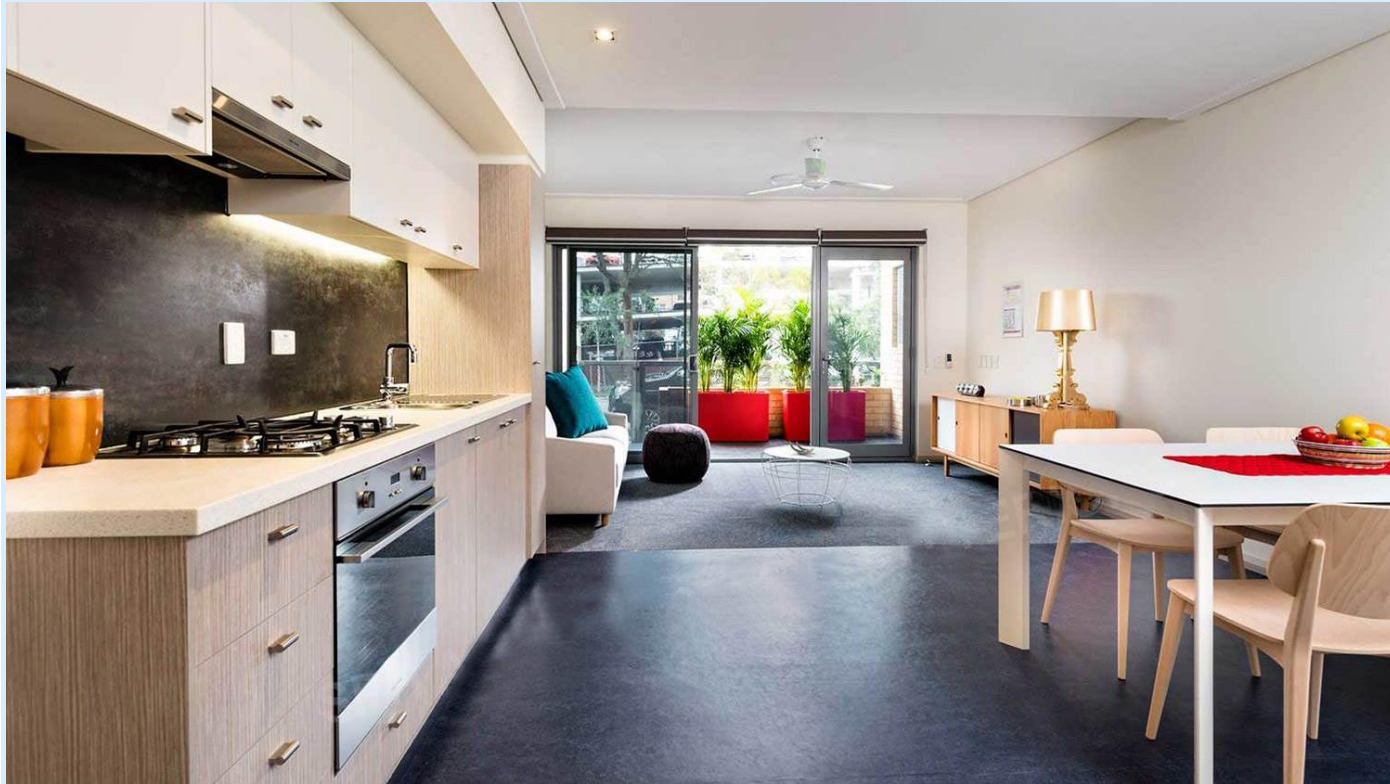
48 one and two
bedroom apartments

1 Bedroom – 54 sqm

1 Bedroom – 61 sqm
(universal access)

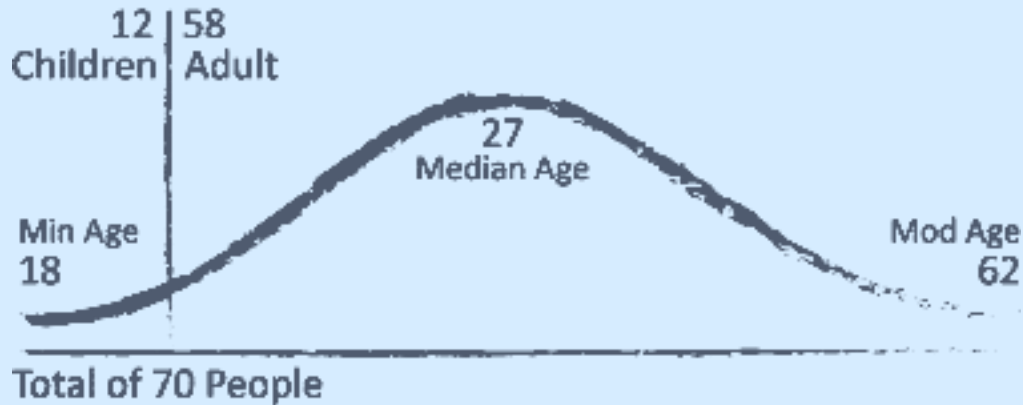
2 bedroom – 73 sqm

GETTING FEEDBACK FROM USERS

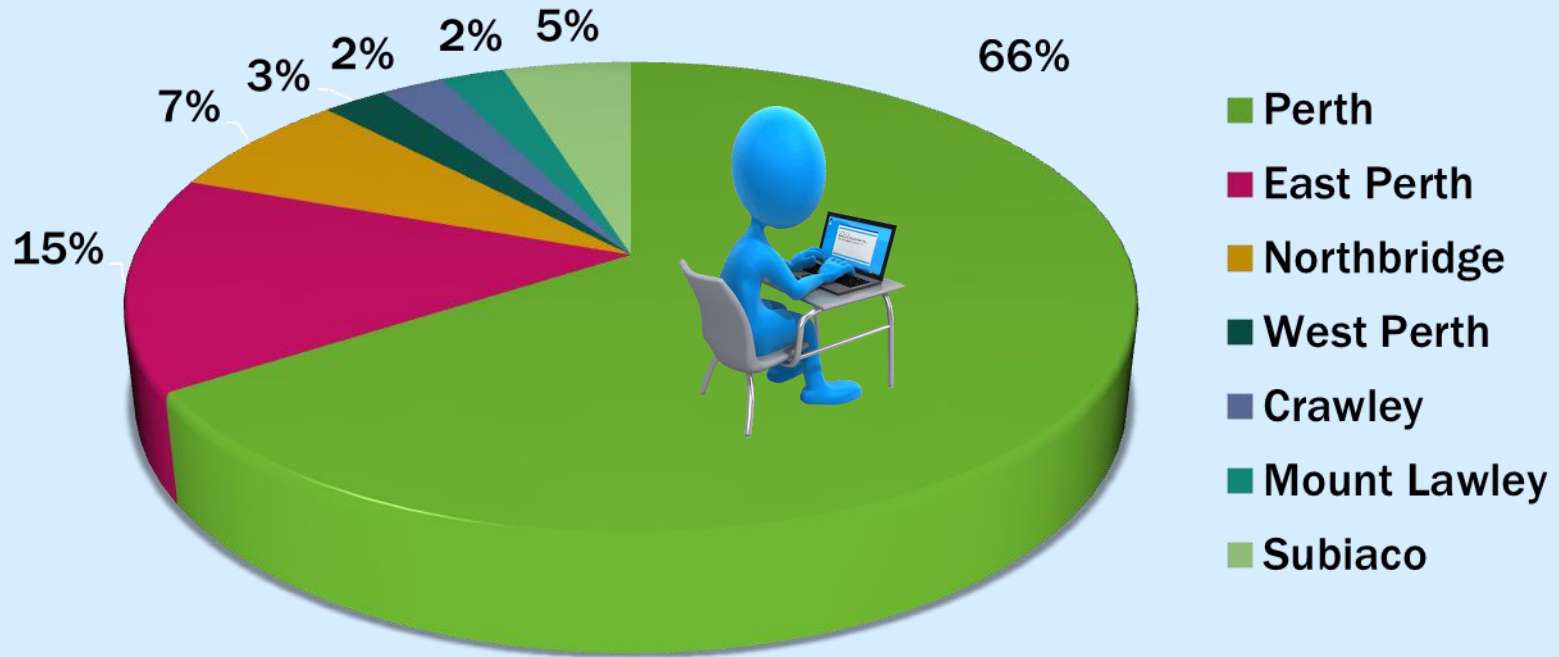


Post
Occupancy
Survey

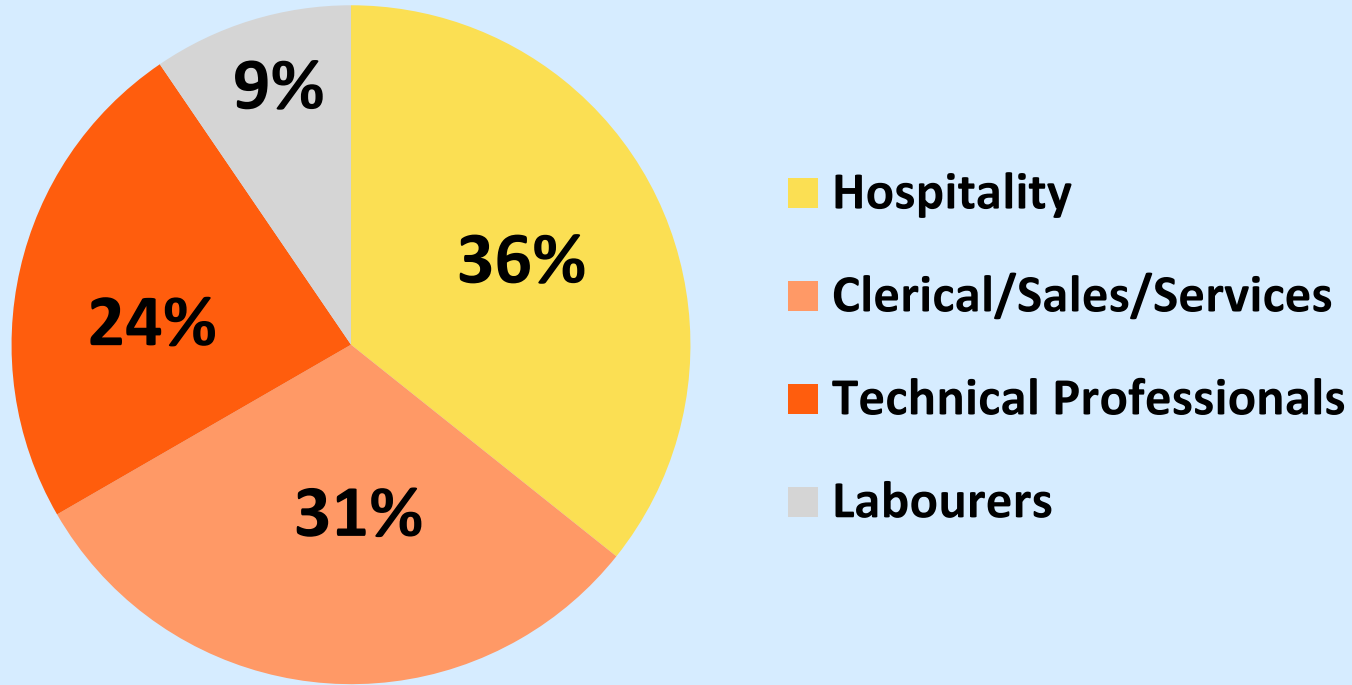
TENANT PROFILE - AGE DEMOGRAPHIC



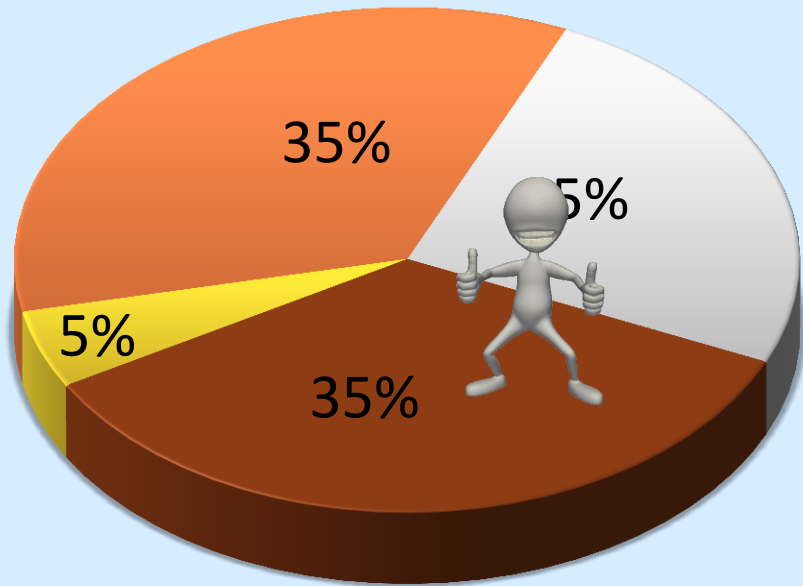
TENANT PROFILE - EMPLOYMENT LOCATION



TENANT PROFILE – OCCUPATION

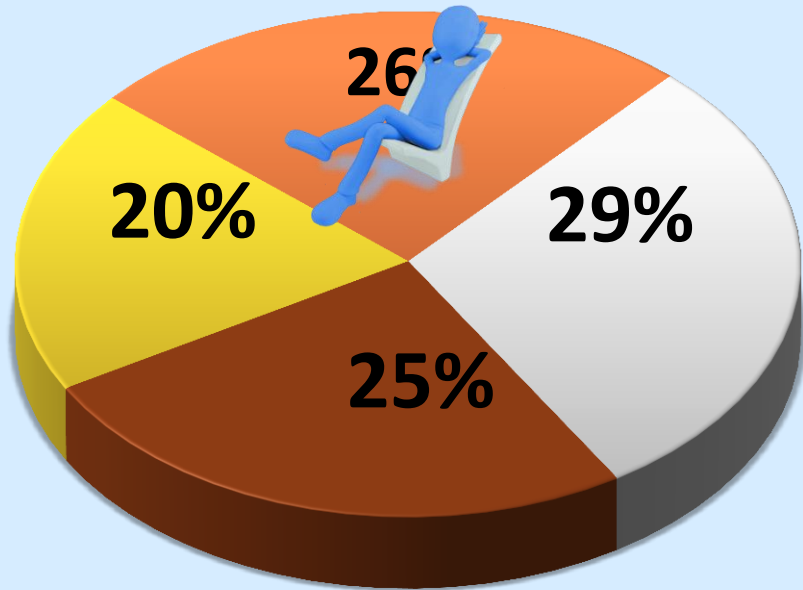


FINANCIAL BENEFITS



- No benefit
- Small benefit
- Moderate benefit
- High benefit

NON-FINANCIAL BENEFITS



- I am generally walking and/or cycling more to work, shops and other places
- I am generally catching more public transport
- I generally have more spare time because I live closer to my work
- I am generally socialising, shopping or recreating more in the inner city
- There are no benefits in particular

THE CHALLENGE OF TOMORROW

- Delivering on the promise
- New skills for a new paradigm
- Whole of life cost of apartment living
- Community Engagement – the maturing discussion
- Education – industry, market and client



THANK
YOU



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