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# DESIGN WA

Local Government Planners' Association  
Breakfast Forum

David Caddy, Chairman WAPC  
Kathy Bonus, Chief Planning Advisor,  
DPLH

7 March 2019

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# BACKGROUND

- 2015 WAPC endorsed a project to improve the quality of the design and development of the built environment = Design WA.
- 2016 Stage One (overarching SPP, apartment policy and design review guide) public consultation received 186 submissions – 86% support, 12 % neutral, 2% objection.
- 2017 Modifications to apartment design policy, further design testing, economic analysis and specialist review undertaken.
- 2018 Review for alignment with the four key planning reform principles - fairness, transparency, integrity and efficiency.
- 2019 Stage One publicly released and gazettal scheduled for 24 May. Ongoing rollout and engagement strategy.



*Image: MJA Studio/Dion Robeson*

Poor private  
open space



Poor amenity – no  
landscaping



Poor entrance  
and access





Loss of tree canopy

Poor landscaping

High site coverage



Lack of natural light and ventilation



Poor outlook

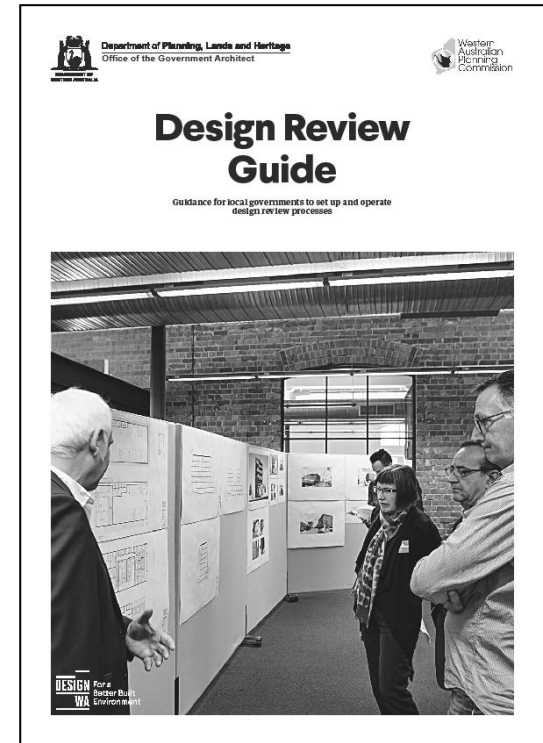
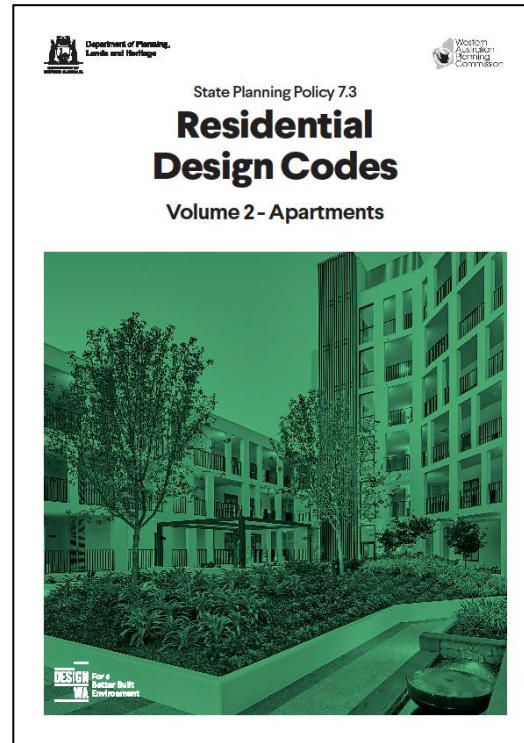


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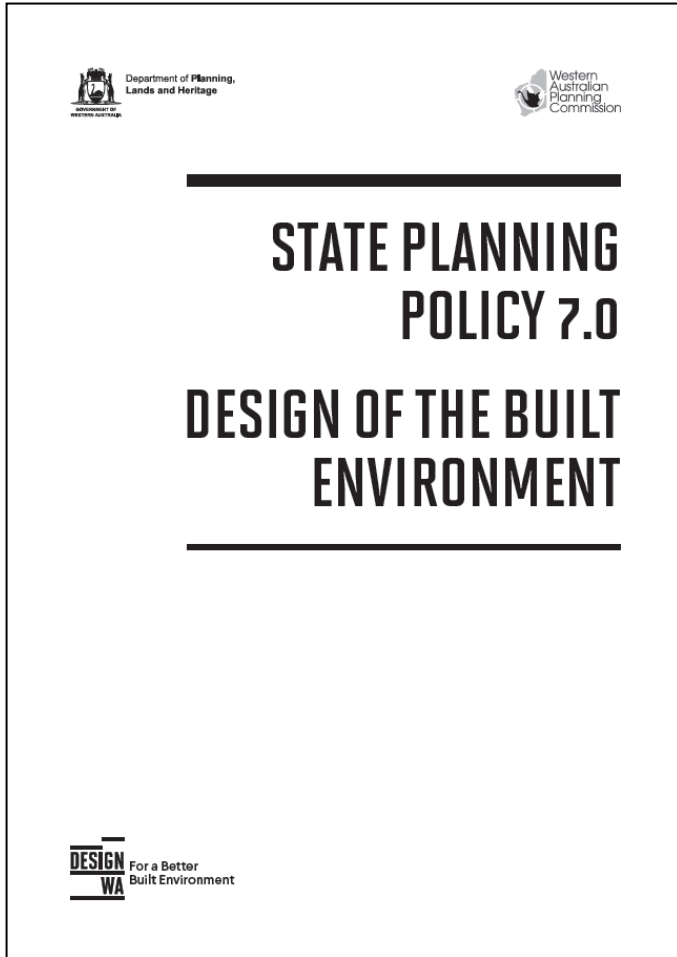
# DESIGN WA STAGE ONE





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# SPP 7.0



- Foundation to deliver good design outcomes.
- Robust design review and assessment processes.
- Applies to:
  - Large-scale structure planning
  - Public works
  - Development applications
  - Subdivision

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# SPP 7.0 – DESIGN PRINCIPLES



**Context and character**



**Landscape quality**



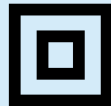
**Built form and scale**



**Functionality and build quality**



**Sustainability**



**Legibility**



**Amenity**



**Safety**



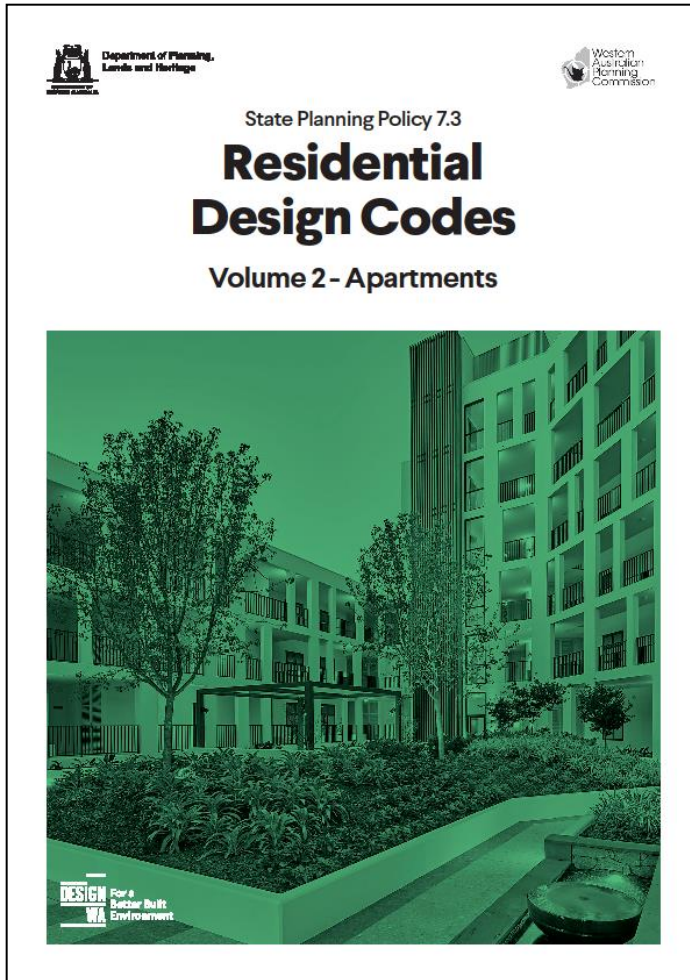
**Community**



**Aesthetics**

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# APARTMENT DESIGN POLICY



- Volume 2 of the R-Codes
- Planning and design standards for residential apartments in areas:
  - coded R40 and above
  - within mixed-use development
  - activity centres

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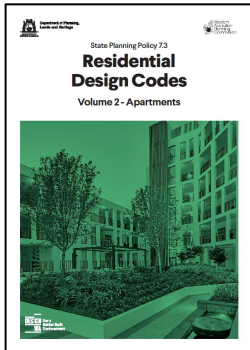
# IMPLEMENTATION – VOLUME APPROACH

## *SPP7.3 R-Codes Volume 1*



- Existing R-Codes to be renamed SPP7.3 Residential Design Codes Volume 1
- Everything except Part 6 will continue to apply

## *SPP7.3 R-Codes Volume 2 - Apartments*



- Volume 2 will be deemed into Schemes in the same way as the existing R-Codes
- Volume 2 to replace existing Part 6 of the R-Codes
- Volume 2 will list out elements that may be amended or replaced by LG through Local Planning Policies and/or Local Development Plans

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# STATE GOVERNMENT'S PRIORITY

Creating more housing opportunities closer to major public transport

## WHY

Growing population and changing demographics

Cost of urban sprawl

Making better use of existing infrastructure

Better connections to education, jobs and health

Reduces cost of living pressure on population

More connected, liveable and vibrant places to live



## HOW

### DESIGN WA

More consistent planning guidelines to create better apartment, medium density design, precincts and new neighbourhood frameworks

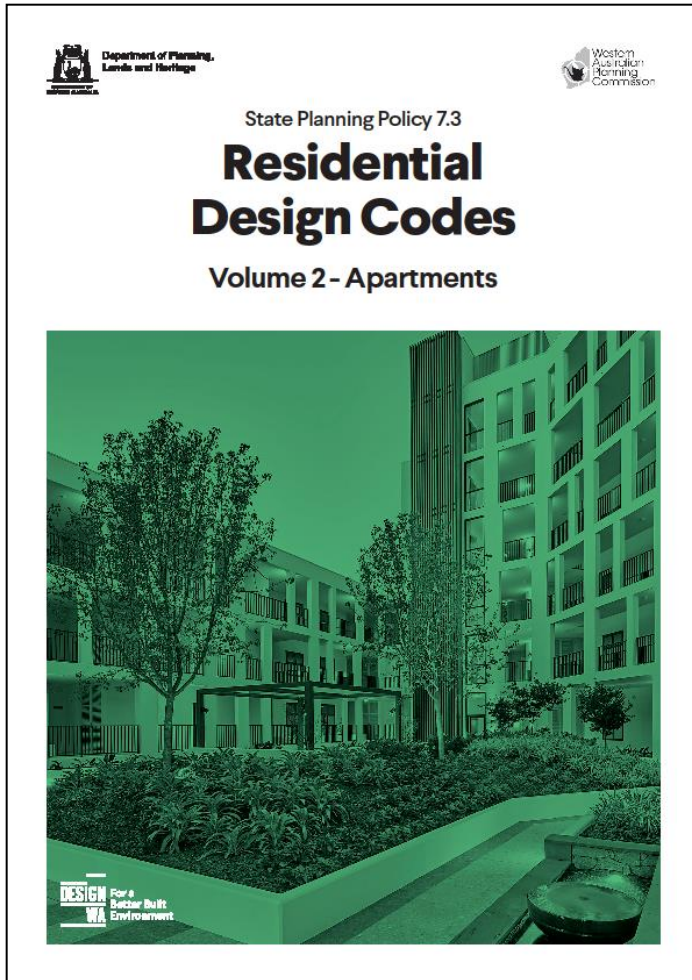
### METRONET

Expanding and upgrading our public transport network  
Developing new stations  
Upgrading existing stations  
Developing METRONET precincts

### PLANNING REFORM

For a contemporary planning system that attracts investment in the smart growth of our towns and cities, and facilitates the delivery of projects such as METRONET, delivers housing choice and enhances our built and natural environments

# APARTMENT DESIGN POLICY



May 2019						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	<b>24</b>	25
26	27	28	29	30	31	

**Friday, May 24th 2019**

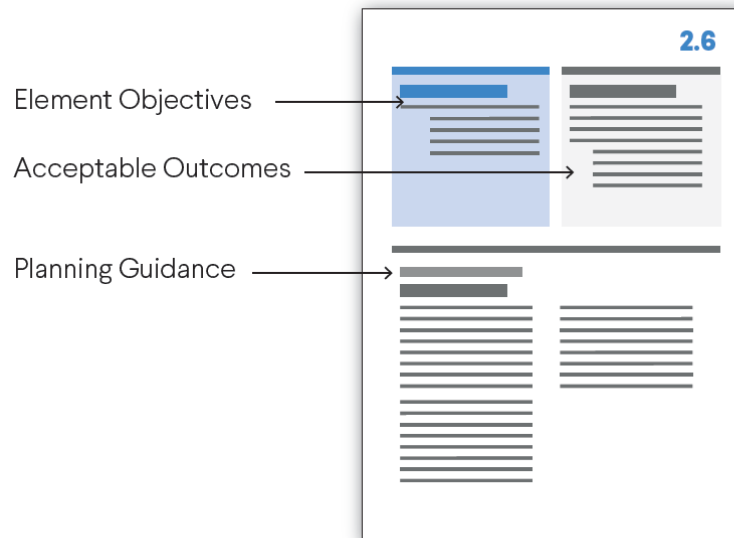
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# APARTMENT DESIGN POLICY – STRUCTURE

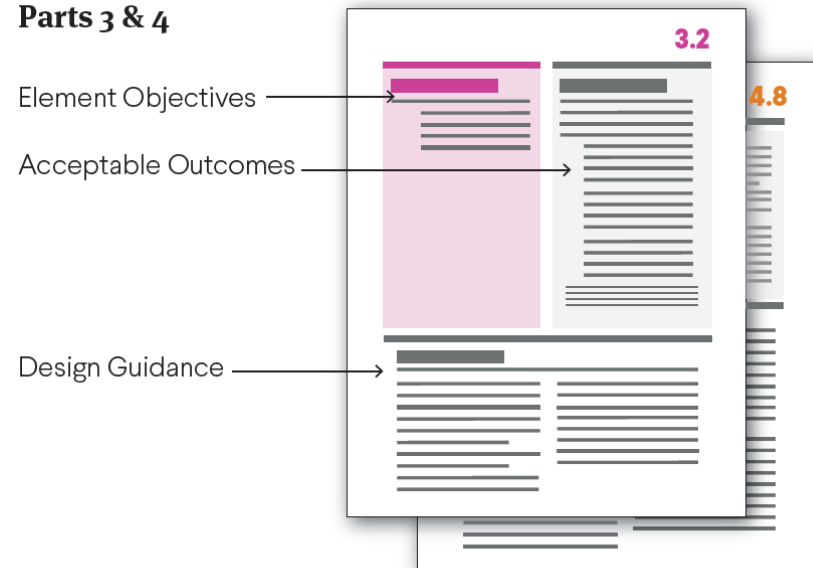
**Performance based policy:** proposals are assessed against objectives and there is no deemed-to-comply assessment pathway

Meeting *Acceptable Outcomes* does not guarantee *Objective* achieved

## Part 2



## Parts 3 & 4



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# APARTMENT DESIGN – QUESTIONS....

- What is performance-based assessment?
- How can a DA comply with the new policy?
- What happens to applications lodged before 24 May but have not been determined?
- What happens to Local Planning Policies?
- Does everything need WAPC approval?
- What else does my CEO/Mayor/Council need to know?



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# APARTMENT DESIGN – IMPACTS

- This is a performance-based policy. Applications for development approval need to demonstrate that the design achieves the objectives of each design element.
- This is not a ‘tick box’ approach. Applications need to be assessed in the context of the entire design solution to ensure Objectives are achieved.
- Over 400 existing Local Planning Policies will be affected at gazettal.
- Certain pre-existing properly adopted Local Planning Policies will continue to apply – see section 1.2.

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# APARTMENT DESIGN – CHANGES

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## PART 1 INTRODUCTION

### Local Planning Framework

Guidance for local governments on what sections of the policy may be amended or replaced

#### Require WAPC approval

- Orientation
- Tree canopy and deep soil areas
- Communal open space
- Visual privacy
- Car and bicycle parking
- Solar and daylight access
- Natural ventilation
- Size and layout of dwellings
- Private open space and balconies
- Circulation and common space
- Storage
- Managing the impact of noise
- Dwelling mix
- Universal design
- Landscape design
- Mixed use
- Energy efficiency
- Water management and conservation
- Waste management
- Utilities

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# APARTMENT DESIGN – CHANGES

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## PART 2 PRIMARY CONTROLS

**Number of elements has been consolidated from 12 to 8 and re-ordered:**

- 2.2 Modifying primary controls
- 2.3 Streetscape character types
- 2.4 Building envelope
- 2.12 Coordinating local policies

**Primary control tables have been modified:**

- Streetscape character types
- Plot ratio / height / setbacks / R40
- Bonus provisions have been removed

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# APARTMENT DESIGN – CHANGES

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## PART 3

### SITING THE DEVELOPMENT

### 3.3 Tree Canopy and Deep Soil Areas

*Existing Tree Retention + Deep Soil Areas merged*

- Tree retention specifications modified – height / trunk diameter / canopy diameter
- Removed ‘5 Year Tree Rule’
- Removed ability to ‘offset’
- Minimum Deep soil area modified –

**WAS:** Minimum 12%; or 8% with tree retention

**NOW:** Minimum 10%; or 7% with tree retention

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# APARTMENT DESIGN – CHANGES

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## PART 3

### SITING THE BUILDING

#### 3.4 Communal Open Space

- Changed from a site area calculation to a square metres per dwelling with 300m<sup>2</sup> maximum

#### 3.9 Car and Bicycle Parking

- Retain car and bicycle parking ratios as advertised
- Provide additional guidance for parking reductions where suitable based on assessment of demand and locational characteristics

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# APARTMENT DESIGN – CHANGES

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## PART 4 DESIGNING THE BUILDING

### Consolidated number of elements from 23 – 18

*Ceiling heights + Apartment size and layout merged –*

#### **4.3 Size and layout of dwellings**

*Acoustic privacy + Noise and pollution merged –*

#### **4.7 Managing the impact of noise**

*Landscape design + Planting on structures merged –*

#### **4.12 Landscape design**

*Ground floor apartments / Awnings and signage / Building maintenance elements **removed***

**New 4.18 Utilities** element added

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# APARTMENT DESIGN – CHANGES

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## PART 4 DESIGNING THE BUILDING

- Provisions that went explicitly beyond the **NCC** removed or modified
- **Universal design** element has been aligned with the national benchmark identified under the NDIS
- **Energy efficiency** and **Water management and conservation** have been modified with targets removed.

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# PUBLIC CONSULTATION ON APPLICATIONS – CURRENT R-CODES (PART 4)

- Not required where a proposal is deemed-to-comply (4.1.1).
- Provision for a proponent to undertake notification (4.2.3).
- If a proposal is considered unacceptable, it may be refused without consultation (4.2.4).
- Where an application is presented against the design principles and there is a possible impact on the amenity of adjoining owners and occupiers, there may be grounds for consultation with those owners and occupiers (4.1.2).
- Notification should direct submitters to focus comments on the relevant design principle (4.1.5).



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# **PUBLIC CONSULTATION ON APPLICATIONS – CURRENT R-CODES (PART 4)**

- Where the merits of a proposal are a matter of technical opinion and the decision-maker is satisfied it will not adversely impact adjoining residential property or the street, it is not necessary to seek comment unless specifically required by the scheme or relevant LPP (4.1.3).

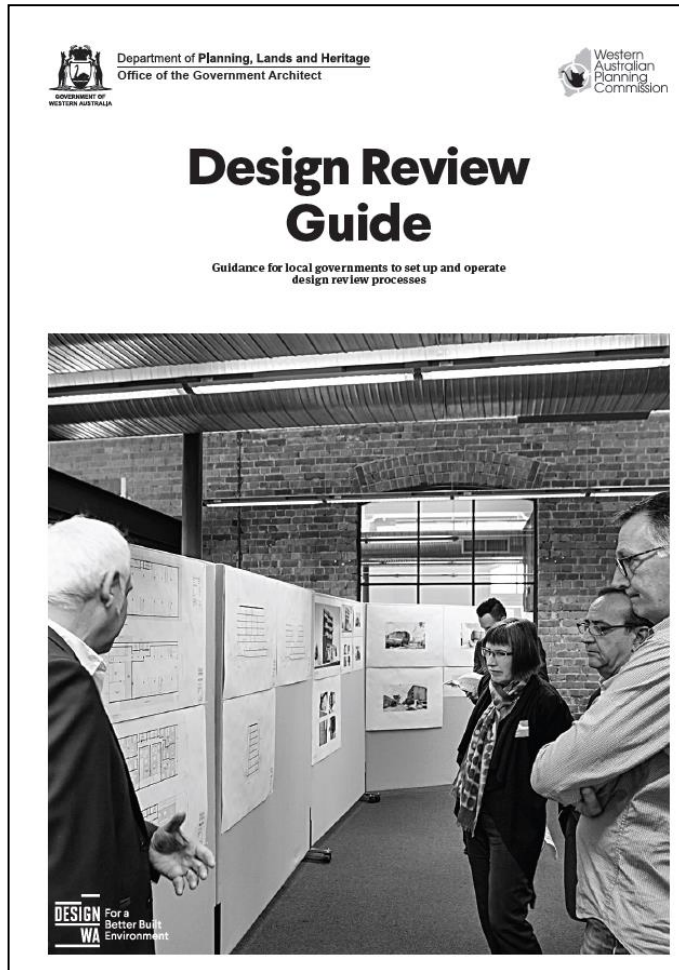
Scheme: Consultation may be required by the use permissibility.

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# **PUBLIC CONSULTATION ON APPLICATIONS – APARTMENT DESIGN POLICY**

- Apartment Design Policy is Volume 2 of the current R-Codes.
- No deemed-to-comply pathway.
- Performance-based design and assessment under the Apartment Design Policy has similarities with the design principles of Part 6 of the current R-Codes.
- Scheme consultation may be required by the use permissibility.

# DESIGN REVIEW GUIDE



- Offers a best-practice model for the establishment and operation of design review panels.
- Focus on performance-based solutions.
- Increased collaboration.
- Beneficial to:
  - Unpack unique and complex proposals
  - Encourage innovative practices
  - Help streamline decision making

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# DESIGN REVIEW GUIDE

## State Design Review Panel

- 'Best practice' model for design review in WA
- Appointments to be announced later this year.



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# LG DESIGN REVIEW PANELS

- If you don't have yet have a DRP, consider establishing one.
- Unless you have specific provisions in your Scheme, consider renaming your panel "Design Review Panel".
- Consider aligning your Terms of Reference with the Design Review Guide template at your next ToR review.
- Consider using/aligning your agendas and reporting with the templates.
- When re-appointing panel members, use the nomination and appointment process in the Design Review Guide.

**Developers operate across multiple LGs and are wanting consistency**

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## LG DESIGN REVIEW PANELS

*“The success of Design Advisory Committees where these have been operating has been demonstrated beyond doubt. All local planning authorities should be equipped with such committees.”*

Residential Planning Codes Advisory Committee

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# IMPLEMENTATION – NEXT STEPS

## Stage One Gazettal



Gazettal – 24 May 2019

Delayed implementation to:

- Allow for a smooth transition
- Help local governments and proponents adjust
- Provide opportunities for ongoing engagement

Public launch  
18 February 2019

Gazettal/Effective Date  
24 May 2019



90 DAYS SPECIAL GAZETTAL



FUTURE STAGES OF DESIGN WA

Rollout Program – Engagement, training and education

2019

2020

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# FUTURE STAGES

## IN PROGRESS

Precinct  
Design



### Precinct Design

*Currently under  
development*

Medium  
Density



### Medium Density

*Scoping paper under  
development*

## ON HOLD

Neighbourhood  
Design



### Neighbourhood Design

*On hold*

House  
Design



### House Design

*On hold*

\*SPP4.2 Activity Centres for Perth and Peel - Review  
*Deferred*





**THANK YOU**

