DESIGN WA
STAGE ONE

Perth Metro Briefing Presentation
Slides and Notes

JUNE 2019
PERTH AND PEEL @ 3.5 MILLION

- Perth and WA is being transformed by significant population growth and infrastructure development.
- Perth has grown to over 2 million people, but has done so in a form of predominantly detached suburban houses - now stretching approximately 150km from Two Rocks to Mandurah.
- There are challenges associated with this form of growth, including that it:
  - Makes the provision of public transport more difficult in low density environments – reducing incidental physical activity;
  - Is a resource intensive form of development – costing more to build, service and maintain from a water consumption and energy use perspective; and
  - Results in further traffic congestion – leading to unproductive time for commerce, and less time with family and friends.
WHY GOOD DESIGN?

- Good design benefits everyone and generates significant economic and social benefits with positive impacts in crime prevention, housing amenity and residents’ wellbeing, healthcare, education and business productivity.
- Both the community and development industry want certainty that developments are consistent with the future vision for the particular community and locality in which they are building – for precincts and neighbourhoods that are vibrant and contribute to the community’s wellbeing and a more sustainable WA
Unfortunately, there have been too many developments which are entirely out of step with local character and context in terms of size, scale and quality, causing angst in the community.

This has resulted in streetscapes with a lack of green spaces and the loss of trees and poorly designed interiors including rooms without windows and a reliance on artificial lighting and ventilation.

These design failures have fed community concerns about the level and pace of change to Perth’s built environment, particularly around the need for greater density and infill development.
**BACKGROUND**

<table>
<thead>
<tr>
<th>Year</th>
<th>Event</th>
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<tr>
<td>2015</td>
<td>WAPC endorsed a project to improve the quality of design and development of the built environment = Design WA.</td>
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<td>2016</td>
<td>Stage One public consultation received 186 submissions = 86% support, 12% neutral, 2% objection.</td>
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<td>2017</td>
<td>Modifications to draft policy, further design testing, economic analysis and specialist review undertaken.</td>
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<tr>
<td>2018</td>
<td>Review for alignment with planning reform key principles: fairness, transparency, integrity and efficiency.</td>
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<tr>
<td>2019</td>
<td>Stage One gazetted on 24 May. Ongoing rollout and engagement strategy.</td>
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- Work on Stage One of Design WA began a few years ago.
- The Department consulted extensively, receiving almost 800 contributions from over 200 practitioners through 43 sessions. The team also utilised various social media platforms to engage the community.
- Feedback received from this process enabled the Department to refine the policies so that good design guides all future development across WA, from the concept stage through to delivery.
Design WA will bring a new approach to the planning system and beneficial change to the built environment. It is founded on a performance-based approach which offers greater flexibility and promotes positive development outcomes.

Stage One includes:
- State Planning Policy 7.0 – Design of the Built Environment;
- State Planning Policy 7.3 Volume 2 - Apartments (commonly referred to as the Apartment Design Policy); and
- a Design Review Guide.

SPP7.0 and SPP7.3 were gazetted on 24 May 2019.
**SPP 7.0 DESIGN OF THE BUILT ENVIRONMENT**

- Design WA is founded on a performance-based approach which offers greater flexibility and promotes positive development outcomes.

- SPP 7.0 sets out consistent new objectives, measures, principles and processes for the design and assessment of all built environment proposals across all jurisdictions.

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**STATE PLANNING POLICY 7.0**

**DESIGN OF THE BUILT ENVIRONMENT**

- Foundation to deliver good design outcomes.

- Robust design review and assessment processes.

- Applies to:
  - Large-scale structure planning
  - Public works
  - Development applications
  - Subdivision
The policies are underpinned by 10 Design Principles which have been developed from well-recognised national and international precedents, and adjusted for the Western Australian context.

The principles establish a definition of design quality and form the basis of design review consideration.

They address critical issues including:

- the appropriate size and height of new buildings with respect to local character and context;
- ensuring buildings offer safe and healthy environments with good natural light and ventilation and perform well for all users;
- development that responds to community needs by creating walkable neighbourhoods with high amenity;
- good landscape design such as shade trees for outdoor spaces and the retention of mature trees; and
- development which enhances, not detracts from, our local neighbourhoods.
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
- Performance-based approach

State Planning Policy 7.3 Residential Design Codes Volume 2 – Apartments (R-Codes Vol. 2), is a comprehensive guide of what is required for all future apartments.

- It provides planning and design standards to guide developers, planners, architects and other professionals involved in designing apartments and preparing an application for development approval. It also assists local and State government officers involved in strategic planning and the preparation of local controls.

**Performance-Based Approach**

- Consistent with SPP 7.0, there is a fundamental shift away from compliance with prescriptive controls towards a performance-based approach that focusses on the design response and outcome.
- There is no ‘deemed to comply’ pathway.
- The performance-based approach do not presuppose a particular solution.
- Instead, flexibility, innovation and creative problem-solving is key in order to prevent poorly designed, formulaic, cookie-cutter solutions.
- This is particularly relevant for apartments as these developments are often located in complex and challenging sites with many local character and site-specific considerations.
**SPP 7.3 R-Codes Volume 1**

- Former R-Codes (SPP 3.1) renamed *SPP7.3 Residential Design Codes Volume 1*
- Everything except Part 6 continues to apply

**SPP 7.3 R-Codes Volume 2 - Apartments**

- Volume 2 read into Schemes
- Replaces Part 6 of the former R-Codes (SPP 3.1)
- Volume 2 list elements that may be amended or replaced by LG through Local Planning Policies and/or Local Development Plans

- Volume 2 replaced Part 6 of the previous R-Codes and is read into Schemes, ensuring its integration into local planning frameworks across the State.
- Volume 2 applies to areas coded R40 and above, mixed use developments, and developments in activity centres (everything that was Part 6).
- The previous R-Codes have been renamed SPP7.3 Residential Design Codes Volume 1.
- Consequential modifications were gazetted to the R-Codes in May to ensure its continued operation and certainty in the WA planning system. This has also been re-published online.
APARTMENT DESIGN POLICY - DOCUMENT

STRUCTURE

PART 1
Introduction

- Part 1 establishes the purpose and application of the document and is grounded in the 10 Design Principles.

PART 2
Introduction

- Part 2 provides the Primary Controls that relate to the R-Coding of sites.

PART 3
Introduction

- Part 3 sets out the key considerations for the siting of apartments.

PART 4
Introduction

- Part 4 relates to the design and assessment of apartment projects.

1.1 PRELIMINARY

1.2 LOCAL PLANNING FRAMEWORK

1.3 DESIGN REVIEW AND APPROVAL PROCESSES

1.4 DESIGN PRINCIPLES

2.1 PRIMARY CONTROLS

2.2 BUILDING HEIGHT

2.3 STREET SETBACKS

2.4 SIDE AND REAR SETBACKS

2.5 PLOT RATIO

2.6 BUILDING DEPTH

2.7 BUILDING SEPARATION

2.8 DEVELOPMENT INCENTIVES FOR COMMUNITY BENEFIT

3.1 SITE ANALYSIS AND DESIGN RESPONSE

3.2 ORIENTATION

3.3 TREE CANOPY AND DEEP SOIL AREAS

3.4 COMMUNAL OPEN SPACE

3.5 VISUAL PRIVACY

3.6 PUBLIC DOMAIN INTERFACE

3.7 PEDESTRIAN ACCESS AND ENTRIES

3.8 VEHICLE ACCESS

3.9 CAR AND BICYCLE PARKING

4.1 SOLAR AND DAYLIGHT ACCESS

4.2 NATURAL VENTILATION

4.3 SIZE AND LAYOUT OF DWELLINGS

4.4 PRIVATE OPEN SPACE AND BALCONIES

4.5 CIRCULATION AND COMMON SPACES

4.6 STORAGE

4.7 MANAGING THE IMPACT OF NOISE

4.8 DWELLING MIX

4.9 UNIVERSAL DESIGN

4.10 FAÇADE DESIGN

4.11 ROOF DESIGN

4.12 LANDSCAPE DESIGN

4.13 ADAPTIVE REUSE

4.14 MIXED USE

4.15 ENERGY EFFICIENCY

4.16 WATER MANAGEMENT AND CONSERVATION

4.17 WASTE MANAGEMENT

4.18 UTILITIES
APARTMENT DESIGN POLICY - ELEMENT STRUCTURE

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

Meeting Acceptable Outcomes does not guarantee Element Objectives are achieved
APARTMENT DESIGN POLICY - LOCAL PLANNING FRAMEWORKS

CI 1.2.1 Pre-existing Local Planning Policies

CI 1.2.2 What may be amended or replaced without WAPC approval

CI 1.2.3 What may be amended or replaced with WAPC approval

CI 1.2.4 Augment Vol 2 with objectives to guide judgement with WAPC approval

Require WAPC Approval
(Clause 1.2.3)

- 3.2 Orientation
- 3.3 Tree canopy and deep soil areas
- 3.4 Communal open space
- 3.5 Visual privacy
- 3.9 Car and bicycle parking
- 4.1 Solar and daylight access
- 4.2 Natural ventilation
- 4.3 Size and layout of dwellings
- 4.4 Private open space and balconies
- 4.5 Circulation and common spaces
- 4.6 Storage
- 4.7 Managing the impact of noise
- 4.8 Dwelling mix
- 4.9 Universal design
- 4.12 Landscape design
- 4.14 Mixed use
- 4.15 Energy efficiency
- 4.16 Water management and conservation
- 4.17 Waste management
- 4.18 Utilities

- Part 1 provides guidance for local governments on what sections of the policy may be amended or replaced.
- Where Local Development Plans (LDPs) and Local Planning Policies (LPPs) are prepared over the default standards provided in the elements in Part 2, each element provides extensive planning guidance for setting local controls.
- Local government must undertake extensive work to identify and understand local character and context if they wish to implement localised development standards.
- We did not expect local governments to have their LPPs or LDPs approved by the WAPC by gazettal on 24 May, however we encourage local governments to audit their LPPs and LDPs. The Department is available to work with local government on this process.
- The Department has established an internal process that enables local planning frameworks to be assessed and approved in a streamlined manner. Local governments who need to have LPPs or LDPs approved by the WAPC should contact the relevant Area Team regarding this.
- Precinct planning will be the future instrument to articulate local controls and there will be less reliance on a default table for individual developments. This supports the planning reform position of elevating the role and importance of strategic planning and ensuring a line of sight through the planning process.
• Sections on each of the primary controls to explain intent and provide planning guidance for establishing local settings

• New section on building depth (2.6)

• New section on development incentives for community benefit (2.8)

• Streetscape contexts and character added to Table 2.1
APARTMENT DESIGN POLICY - KEY DIFFERENCES TO THE PREVIOUS R-CODES

PART 3
Introduction

- Sections on each of the primary controls to explain intent and provide planning guidance for establishing local settings
- New section on *building depth* (2.6)
- New section on *development incentives for community benefit* (2.8)
- Streetscape contexts and character added to Table 2.1
New sections dealing with:

- Solar and daylight access
- Natural ventilation
- Size and layout of dwellings
- Circulation and common spaces
- Managing the impact of noise
- Universal design

- Landscape design
- Water management and conservation
- Waste management
- Adaptive reuse
- Energy efficiency
- Façade design
- Roof design
- Utilities
Design Review Guide

Design Review is the process of independently evaluating the design quality of a built environment proposal.

This Design Review Guide offers a best-practice model for the establishment and operation of new Design Review Panels (DRPs) and to assist with the re-appointment and review of existing design review panel processes. In time, this will encourage greater consistency across design review practices in WA.

Design review enables local governments to ensure that developers and design teams prioritise design quality, producing well-designed buildings and public spaces that meet local objectives are of benefit to their communities. It helps local government recognise and support good design, resist poor design and gives them a practical means of understanding where improvements need to be made. More than two thirds of metro local governments currently operate their own DRPs.

DRPs do not have a decision-making function, but offer independent expert advice to the people who do. A DRP report is one of the many things that a decision-maker should have “due regard” for in their deliberations.

Design review also offers valuable in-house training opportunities for local government officers. Officers can attend designer reviews as observers to gain an understanding of design quality considerations.

State Design Review Panel (SDRP)

The SDRP (established June 2019) is Chaired by the Government Architect and supported by a dedicated team within the Office of the Government Architect.

The State Government has appointed a pool of 50 highly experienced built environment professionals with demonstrated expertise in effective design review. The Government Architect will select a panel from the pool upon the acceptance of a referral for design review.

Training and information sessions will be scheduled twice yearly with the first session to be held in the last quarter of 2019.

For further information visit www.dplh.wa.gov.au/sdrp

Offers a best-practice model for the establishment and operation of Design Review Panels.

Design Review supports;
- a performance-based approach to guidance
- the flexibility required for complex proposals
- streamlined decision-making
- a collaborative and efficient approach to design and approvals processes

FUTURE STAGES OF DESIGN WA

Precinct Design

- Precinct Design applies to areas that require a high-level of design focus due to their complexity, whether this is due to mixed use components, higher levels of density, an activity centre designation or character and/or heritage value.
- The policy will require a tailored, performance-based approach to precinct design supported by design review and a high level of community participation. They will also be required to demonstrate achievement of the 10 principles of good design outlined in SPP 7.0.
- Given the predictions of Perth and Peel @ 3.5 million, effective precinct design is integral to the future of our cities and towns.
- The draft Precinct Design policy is likely to be advertised for public comment within the next few months.

Medium Density

- A scoping paper has recently been prepared for medium density – the so-called ‘Missing Middle’.
- The paper is based on information gathered from the development industry, practitioners and local governments as well as conversations with some of the smaller scale developers and builders who work in this space.
- It is anticipated that this project will commence later in 2019 following WAPC endorsement.
- Preliminary work is also underway on an engagement strategy to assist in increasing community understanding and acceptance of the need for greater infill and density across the Perth and Peel regions, and Design WA will figure heavily in this initiative.
THANK YOU

For more information, please visit the Design WA website