

1. INTRODUCTION

(a) Purpose and Scope

These Design Guidelines set the planning and design framework for any development incorporating buildings above 3 storeys or 11.5 metres in height (whichever is the lesser).

The Design Guidelines apply to all forms of development including residential, commercial and mixed use developments throughout the Town of Victoria Park.

The Design Guidelines seek high quality designs that respond sensitively to their context and respect current and/or future designed character of the area. A performance approach is taken in the Design Guidelines where the emphasis is upon requiring the design to 'perform' by satisfying desired outcomes rather than by meeting a fixed set of standards.

b) Objectives

The primary aim of the Design Guidelines is to facilitate appropriate design responses where there are pressures for more intensive development within the Town of Victoria Park.

To achieve this the Design Guidelines seek to:

- i. Optimise development potential of properties in appropriate locations as recommended in the Town's Urban Design Study;
- ii. Optimise the attractiveness of the Town for quality residential, commercial and mixed use development;
- iii. Contribute to business and economic activity by creating new opportunities for a broader range of businesses to locate in the Town through facilitating larger and higher quality office accommodation integrated with residential and retail development;
- iv. Create new opportunities for diverse residential types and lifestyles close to excellent public transport facilities;
- v. Achieve buildings that respond appropriately to the Town's statements of desired future character for any given area, whether these statements call for enhancement of existing character and/or recognition of the heritage of an area, or for the transition to a different character;
- vi. Create appropriately scaled and designed buildings which contribute to the Town;
- vii. Maintain and enhance the spatial qualities and social amenity of the streets, open spaces and parks in the Town;
- viii. Contribute to enlivening the street life of the Town through enhancing the viability of quality retail, restaurants and cafes; and

- ix. Promote ecologically sustainable development that will limit natural resource usage and reduce greenhouse gas emissions.

(c) Relationship to Other Relevant Documents

The Design Guidelines provide a generic set of design criteria to be applied to all sites within the Town. They are to be read in conjunction with a number of other relevant documents that provide additional information and/or design controls often at a more locality or site specific level.

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Relevant documents include:

Town of Victoria Park, Town Planning Scheme Text

Includes general objectives, zonings, classification of uses, application of the R Codes, the application process and relevant matters in the assessment of applications.

Town of Victoria Park, Town Planning Scheme Policy Manual

Includes provisions relating to car parking and access and a range of design guidelines and policy controls, some of which have general application and others which are specific to defined localities.

Town of Victoria Park, Town Planning Scheme Precinct Plans

Includes the intent and objectives for the precinct and specify the permissibility of land uses and development controls such as setbacks, height limits, plot ratio and density.

Residential Planning Codes of Western Australia (R Codes)

Outlines the provisions relating to all residential development including density, setbacks, plot ratio, car ratio, car parking. The provisions of the Town Planning Scheme and these Guidelines prevail where there is an inconsistency with the R Codes.

Council Policies

Usually adopted as an interim step while the Town Planning Scheme is amended to reflect the matters contained in the particular policy. Policies may have general application to development or may be specific to a locality.

Town of Victoria Park Municipal Heritage Inventory

Lists all of the places classified by Council as having heritage value and states what implications this has for development of the site.

Planning Studies Adopted or Approved by Council

Includes the Town of Victoria Park Urban Design Study approved by Council in December 2000 and various Structure Plans for specific localities. The Council is to have regard to the matters included in these studies, which may cover guidelines, development standards or statements of future desired character for sites or localities.

Building Code of Australia and Relevant Australian Standards

Includes a range of specific provisions which impact on building design and site layout, including disability access requirements, acoustic performance and fire protection. National energy efficiency measures are proposed for the BCA.

2. USING THE DESIGN GUIDELINES

(a) A Performance Approach

These Design Guidelines adopt a performance approach in an effort to achieve a higher standard of development. The approach differs from the traditional prescriptive

approach and is intended to provide opportunities for flexibility and innovation. The emphasis is upon satisfying the intent of the Design Guidelines rather than meeting fixed prescriptive standards that may not reflect particular site circumstances.

(b) Design Elements

The Design Guidelines group design aspects into ten design elements:

- i. Site Planning;
- ii. Streetscape;
- iii. Building Appearance and Neighbourhood Character;
- iv. Private Open Space;
- v. Communal Open Space and Publicly Accessible Spaces;
- vi. Resource Efficiency;
- vii. Safety and Security;
- viii. Privacy;
- ix. On-site Parking and Access; and
- x. Site Facilities

(c) Intent

Each element contains an intent that outlines the principal aims of that element and indicates the desired outcomes to be achieved in completed developments.

(d) Performance Criteria

The criteria for each element are general statements of the means for achieving the intent. They provide a basis for judging whether the intent has been met. The criteria are not meant to be limiting in nature – they provide designers and developers with an opportunity to develop a variety of design responses.

(e) Integrating The Design Elements

All ten design elements should be considered when preparing the development proposal. Wherever possible, the application should satisfy the intent and relevant criteria of all elements. Invariably, different weighting will be given to each element for any particular proposal due to site specific circumstances.

3. SITE ANALYSIS AND DESIGN RESPONSE

(a) Site And Context Analysis

The Design Guidelines call for a thorough site and context analysis to be undertaken as the starting point for any development proposal. The purpose of a site and context analysis is to identify, evaluate and communicate the design constraints and opportunities presented by the site and its environs. This process will make clear the key issues, on and off the site and in the neighbourhood, which will drive the design response. This is of particular significance when dealing with higher rise developments and when moving to a performance approach which seeks quality place specific design responses.

A focus upon the development site alone is not regarded as adequate. The extent of the surrounds that should be addressed in the analysis will depend upon the site's location and the proposed scale of development. Early discussion with Council Officers is recommended.

b) Site and Context Analysis Information

A site and context analysis should document the following aspects.

- i. In relation to the site-
 - contours with heights relative to Australian Height Datum;
 - trees and significant vegetation;
 - buildings and their uses;
 - access and connection points;
 - orientation, microclimate and noise sources;
 - views to and from the site;
 - drainage and services;
 - any contaminated soils and filled areas;
 - any geotechnical conditions of significance;

- fences, boundaries and easements;
 - any historical associations or archaeological evidence; and
 - any other notable features.
- ii. In relation to the surrounding area-
- location and uses of surrounding buildings;
 - the difference in levels between the site and surrounding properties;
 - abutting private open spaces and habitable room windows which have an outlook to the site;
 - amenity and solar access of surrounding residents;
 - potential noise sources;
 - major trees in surrounding properties;
 - location and height of walls built to the site boundary;
 - the built form, scale and character of surrounding and nearby development, including canopies, verandahs, fencing and garden styles;
 - any historical associations or archaeological evidence;
 - street frontage features such as street trees, services and driveway crossovers; and
 - characteristics of any nearby public open space.

The site and context analysis information does not need to be limited to a plan. Photographs of the site and area together with a photomontage of the streetscape can be key components.

b) Design Response Statement

It is clearly not sufficient to prepare a site and context analysis plan and then ignore it during the design process. A design response statement is required to explain how the design of the development has responded to that analysis. This statement should address how the proposal relates to the opportunities and constraints presented by the site and its surrounds and how it responds to the existing neighbourhood character and/or any defined future urban character.

The design response statement need not be limited to a written response. Annotated plans and illustration can be a useful tool for explaining design response and intent.

4. APPLICATION AND ASSESSMENT PROCESS

a) Determining Planning Applications

All planning applications will be considered in terms of whether they meet the intent and relevant criteria of the Design Guidelines, together with the satisfaction of requirements in other relevant documents. Where there are inconsistencies with other Scheme provisions these Design Guidelines shall apply.

Applications will be assessed by Council Officers and an independent Design Review Group with the recommendations of each being presented to Council for consideration prior to determination.

b) Independent Design Review Group

An independent Design Review Group has been appointed by Council and comprises experienced and qualified professionals from the disciplines of architecture, urban design, landscape architecture, building services and energy usage. This group will play an important role in providing independent and professional advice to the Town and to applicants.

The Design Review Group will make recommendations to Council based on whether the development proposal meets the intent of the design elements and the relevant criteria set out in these Design Guidelines.

c) Design Expertise

In recognition of the inherent complexity of high rise buildings, it is strongly recommended that the applicant engage appropriately qualified professionals with experience of such development. Experience indicates that this scale of building warrants a multi-disciplinary team approach to achieve an integrated design response.

d) Preliminary Discussions and Schematic Plans Encouraged

Developers and designers are strongly advised to undertake site and context analysis for their development site and have early discussions with Council Officers to outline the planning requirements and intentions of the developers and designers prior to developing any concepts for the site.

Following this stage, submission of a schematic concept plan is encouraged as this will allow early review by both Council Officers and the Design Review Group to clarify potential issues before undue time and expense is spent on finalising a proposal.

5. APPLICATION INFORMATION REQUIREMENTS

a) Purpose of Information for Planning Applications

The information requirements for planning applications reflect the need for a broader range of information for higher rise development. The aim is to gain a thorough appreciation of the site context, design response and development intent together with a reasonably detailed understanding of the physical form, finish and operation of the development.

The assessment process will look for demonstration that the development proposal will provide an appropriate and quality design outcome.

In addition to the requirements of any planning approval application specified in the current Town Planning Scheme Policy Manual, the following information must be submitted.

i. Plans and drawings

The following plans and drawings should be submitted at a minimum scale of 1:200 unless noted otherwise:

- Site and context analysis plan (see earlier section);
- Site development plan, including adjacent development;
- Floor plans 1:100;
- All elevations, including relevant elevations/photomontages of adjacent developments 1:100;
- Major sections 1:100;
- Street perspective;
- Shadow analysis diagrams; and
- Landscape plan;

Also refer to the R-Council Volume 2 'Apartments' which may prevail over the requirements in this Policy

ii. Design Report

The Design Report must incorporate the following material:

- *Design response statement*
Refer to Site Analysis and Design Response section for details on consent.
- *Demonstrated response to performance criteria*
A response to each criteria in the design elements is to be provided with comment as to how each criteria is addressed and any appropriate cross reference to a plan or other supporting information that illustrates the response. Any criteria that are not addressed should be highlighted with a statement as to why they are not considered relevant.
- *Elaboration on specific matters*
Where applicable, and if not otherwise addressed, details on the following specific matters are to be supplied:
 - materials, colours and finishes;
 - wind impact;
 - building services provision;
 - resource efficiency assessment;
 - acoustic privacy;
 - visual privacy;
 - landscape maintenance; and
 - traffic impact.

b) Information Required a Building Licence Stage

In addition to working drawings, specifications and other information which normally forms part of the building licence submission the following additional information is required:

- i. A statement disclosing any variations to the plans and information submitted and approved as part of the planning application with a justification for those variations and a statement of the impact of those variations;
- ii. A landscape maintenance specification for all landscape works to be provided; and
- iii. A final Resource Efficiency report including a management plan.

6. DESIGN ELEMENTS

6.1 Site Planning

a) Intent

To achieve a coherent site layout that provides a pleasant, attractive, manageable, resource-efficient and sustainable environment while also making a positive contribution to adjoining properties and the overall precinct.

b) Performance Criteria

The intent may be achieved by application of the criteria below.

- i. The site layout integrates with the surrounding environment through:
 - building, streetscape and landscape design relating to the surrounding neighbourhood character or desired future urban character;
 - appropriate pedestrian, cycle and vehicle circulation patterns within and around the site;
 - buildings facing and addressing streets and public spaces;

- building position and orientation having consideration for minimising impact on amenity from reflective glare and/or over-shadowing of adjacent properties; and
 - location and design of building services within the development minimising impact on adjoining properties and public spaces.
- ii. The site layout takes into account on-site features, topography, views, landmarks, vegetation, structures, drainage, services and access and where appropriate, retains any item or natural site feature of identified conservation or heritage value.
 - iii. The site layout takes into account daylight, orientation and microclimatic considerations.
 - iv. The site layout takes into account attractive neighbouring sites and streetscape conditions and maintains a reasonable level of amenity.
 - iv. The site layout enhance personal safety and minimises potential for crime, vandalism, and fear.
 - vi. Buildings are sited and designed to minimise energy use, provide amenity and allow sunlight to open spaces.
 - vii. Where the layout provides open spaces, these contribute to the legibility and character of the development, provide for a range of uses and activities, and are readily maintained.
 - viii. Site layout facilitate the infiltration of stormwater run-off where practicable (subject to climatic, soils and urban character criteria).
 - ix. In areas exposed to significant levels of off-site noise, the site layout and building design assists in minimising noise intrusion.
 - xi. Building siting takes into account site levels and minimises changes to existing levels at site boundaries and street frontages.
 - xii. The setback and orientation of buildings provides an appropriate transition space between buildings and site boundaries, contributes positively to existing or proposed streetscapes and adjoining open spaces, and assists in the integration of new development.
 - xiii. Sufficient access is provided for emergency vehicles.

6.2 Streetscape

a) Intent

To provide attractive streetscapes that reinforce the functions and amenity of a street, and are sensitive to the built form, urban landscape and environmental conditions of the locality.

b) Performance Criteria

The intent may be achieved by application of the criteria below.

- i. the street, building and landscape design achieves:
 - the creation of attractive environments with clear character and identity;
 - respect for existing attractive streetscapes and heritage streetscapes in established areas;
 - appropriate streetscapes in areas where desired future urban character has been defined;
 - optimisation of site attributes including views and existing features of natural and cultural value; and
 - safety and passive street surveillance.
- ii. The design of the landscape in and fronting streets:
 - complements the functions of the street;
 - reinforces desired traffic speed and behaviour;
 - is appropriately scaled relative to both the street reserve width and the building bulk and scale;
 - provides for appropriate street tree planting taking into account the image and role of the street, solar access requirements, soils, selection of appropriate species, and services;
 - retains and incorporates existing significant and mature vegetation where appropriate;
 - appropriately recognises and responds to items and places of heritage significance;
 - assists in microclimate management;
 - integrates and forms visual and physical linkages with parks, reserves and transport corridors;
 - enhances pedestrian comfort and safety;
 - achieves and maintains lines of sight for pedestrians, cyclists and drivers of vehicles;
 - ensures adequate lighting for safety and security purposes;
 - provides where appropriate attractive and coordinated street furniture to meet user needs; and
 - satisfies maintenance and utility requirements and minimises the visual impact of above-ground utilities.

6.3 Building Appearance and Neighbourhood Character a) Intent

To ensure that building appearance is attractive and is in keeping with any desirable current or future urban character of the area.

b) Performance Criteria

The intent may be achieved by application of the criteria below.

- i. Buildings and their entries are readily apparent from the street.
- ii. Building height at the street frontage maintains a compatible scale with adjacent development where appropriate.

- iii. Building appearance enhances the quality of an area and appropriately addresses, according to its function(s), the following:
 - mass and proportion;
 - roof form and pitch;
 - façade, articulation, detailing, and window and door proportions;
 - floor to ceiling height;
 - ground floor height above street level;
 - materials, patterns, textures, colours, and decorative elements;
 - selection and detailing of materials to ensure high quality and durability and minimise impact through glare and reflection;
 - verandahs, balconies, eaves and parapets;
 - services integration;
 - landscape and urban design elements; and
 - pedestrian amenity.
- iv. Garages and parking structures are screened from public streets.
- v. Consideration is given to the design of any large areas of roof that may be overlooked from the development or adjacent properties.
- vi. Existing buildings in sound condition that contribute to the streetscape character plus items of heritage or conservation significance are retained, incorporated and sympathetically treated, where possible.
- vii. Front fences and walls, where used, improve amenity and allow some outlook between the building and the street to achieve safety and surveillance and contribute positively to the streetscape.
- viii. Boundary walls and retaining structures have regard for the impact on neighbours.

6.4 Private Open Space

a) **Intent**

To provide private open space* for each dwelling that is clearly defined, useable open space that meets user requirements for security, access, outdoor activities and visual amenity.

b) **Performance Criteria**

The intent may be achieved by application of the criteria below.

- i. Private open space is clearly defined for exclusive use and is located adjacent to living areas.
- ii. Private open space areas are of dimensions to suit the projected requirements of the dwelling occupants and to accommodate appropriate outdoor needs.
- iii. Location and design of private open space takes advantage of outlook and natural features of the site, limits adverse impact of adjacent buildings on privacy, overshadowing, microclimate and amenity.

- iv. The location and design of private open space addresses surveillance privacy and security issues.

Note: * Private open space is defined by the Residential Planning Codes of Western Australia. The current definition is as follows:

“private open space means open space set aside on a lot for the exclusive use of the occupants of the dwelling to which it abuts and excludes car parking spaces and accessways”

6.5 Communal Open Space And Publicly Accessible Space

a) Intent

To provide communal open space* and publicly accessible space** where appropriate, that is generous, clearly defined and useable, and helps to create a pleasant, safe and attractive environment.

b) Performance Criteria

The intent may be achieved by application of the criteria below.

i. Communal open space and publicly accessible space is designed according to projected user needs and is determined by:

- development type and density;
- availability of alternative nearby publicly accessible spaces;
- the need to distinguish communal open space clearly from private space;
- range and type of activities envisaged;
- future maintenance and management requirements;
- consideration of the need to maintain privacy;
- site attributes and microclimate considerations;
- informal surveillance and security;
- the need for accessibility; and
- hours of operation of facilities.

ii. The landscape design achieves an appropriate balance of hard and soft landscape treatment and determines the location and species of trees, shrubs and ground cover in a way that:

- retains and protects significant existing vegetation where possible;
- uses vegetation types and landscape styles which blend the development into the neighbourhood and streetscape and any proposed landscape character for the locality;
- does not adversely affect the structure or function of proposed or neighbouring buildings;
- contributes appropriate planting to streets fronted by the development;
- considers personal safety, by ensuring good visibility and adequate sight lines along paths, accessways and building entries.
- contributes to physical and visual amenity and to micro climate management; and
- minimises risk of damage to services, footings and neighbouring vegetation.

Also refer to the R-Codes, Part 2 'Apartments' which may provide further information on this policy

- iii. Lighting is provided to all accessible spaces to ensure a high level of safety and security for users at night.
- iv. Ensure that appropriate security measures are incorporated and management procedures allow for limited or controlled access where and when required.

Note: * Communal open space is defined by the Residential Planning Codes of Western Australia. The current definition is as follows:

“Communal open space means open space set aside on a lot for the exclusive use of the occupants of the dwellings on that lot but does not include driveways or car parking areas”

*** Publicly accessible space means open space that is not set aside for the exclusive use of occupants and that is intentionally accessible to the public.*

6.6 Resource Efficiency

a) Intent

To adhere to the principles of ecologically sustainable development by incorporating features which limit the use of fossil fuels and natural resources and reduce greenhouse gas emissions over the life of the development.

b) Performance Criteria

The intent may be achieved by application of the criteria below.

- i. Building envelopes and internal layouts are designed to minimise energy consumed for heating, cooling and artificial light where:
 - window design facilitates good thermal and daylight performance;
 - building materials and insulation assist in providing comfortable thermal conditions;
 - air movement within buildings is designed to provide comfortable thermal conditions and appropriate air quality; and
 - building materials, appliances and fuel sources are selected to minimise energy requirements and greenhouse gas emissions.
- ii. Building services are designed to minimise energy and resource use in the following ways:
 - Electrical
 - maximise use of natural light;
 - utilise energy efficient lighting control systems; fittings and other appliances; and
 - utilise energy efficient motors and equipment.
 - Mechanical
 - maximise use of natural ventilation;

- utilise energy efficient air conditioning and mechanical ventilation systems and controls where appropriate.
- Hydraulic and Hot Water
 - minimise water use and waste;
 - treat waste water for reuse where appropriate;
 - utilise energy efficient hot water systems;
 - utilise water efficient taps and fittings.
- iii. All building services are designed and maintained to minimise energy use over the life of the development.
- iv. Building design maximises use of renewable energy sources and utilises fuels that minimise greenhouse gas emissions.
- v. Landscape design assists microclimate management to conserve energy and water.

Also refer to the R-Codes, Volume 2 'Apartments'
which may prevail over requirements in this Policy

6.7 Safety and Security

a) Intent

To provide personal and property security for occupants and visitors and enhance actual and perceived safety.

b) Performance Criteria

The intent may be achieved by application of the criteria below.

- i. Buildings are designed to overlook public and communal streets and other public spaces to provide casual surveillance.
- ii. Site planning, buildings, fences, walls, landscaping and other landscape treatments and features clearly define territory and ownership of all public, common, semi-private and private spaces without the need for supplementary signage
- iii. Appropriate lighting is provided to all pedestrian paths between public and shared communal and private areas, parking areas and building entries.
- iv. Building entries are clearly visible from public spaces and provide a sense of security for all users.
- v. Buildings are designed to minimise access between roofs, balconies and windows of adjoining dwellings tenancies and/or buildings.
- vi. Materials vulnerable to graffiti and vandalism are avoided and robust materials which are aesthetically pleasing are used in public or communal spaces
- vii. Pedestrian site access and car parking are clearly defined, appropriately lit, visible to others and provide direct access to buildings from areas likely to be used at night.
- viii. Major pedestrian, cycle and vehicle thoroughfares are identified and reinforced as “safe routes” through:
 - appropriate lighting;
 - the potential for casual surveillance;
 - minimised opportunities for concealment; and
 - landscape and urban design which allows clear sight lines.
- ix. Entries to individual dwellings/tenancies are clearly identifiable by visitors and drivers of emergency vehicles.
- x. Public facilities, including public toilets and street furniture, are located to maximise opportunities for casual surveillance, and are designed and constructed of high-quality, robust materials.
- xi. In mixed use developments a diversity of complementary land-use activities is provided to encourage a public presence at different times of the day and night; and
- xii. Landscape and fencing/walling treatments maintain clear visibility to and from doors, windows and pedestrian ways.

Also refer to the B Code Volume 3, ‘Apartments’ which may prevail over requirements in this Policy

6.8 Privacy

a) Intent

To site and design buildings to meet projected user requirements for visual and acoustic privacy, and to provide appropriate visual and acoustic privacy for nearby residents in their dwellings and private open space.

b) Performance Criteria

The intent may be achieved by application of the criteria below.

- i. Direct overlooking of main internal living areas and private open spaces of other dwellings is limited.
- ii. Effective location and design of windows and balconies is preferred to the use of screening devices, high sills or obscured glass.
- iv. Site layout separates active recreational areas, parking areas, vehicle accessways and service equipment areas from bedroom areas of dwellings, and limits high levels of external noise entering dwellings.
- v. Dwellings close to high-noise sources (eg busy roads, railway lines, airport flight-paths or industry) should be designed to limit noise intrusion.
- vi. Building design, materials selection and services assists in minimising the transmission of solid and airborne sound throughout the development, adjacent properties and public spaces.

6.9 On-Site Parking And Access

a) Intent

To ensure appropriate provision of secure and accessible on- site parking and access for occupants and visitors.

b) Performance Criteria

The intent may be achieved by application of the criteria below.

- i. Parking is provided according to projected needs which are determined by the prescribed provisions in the Town Planning Scheme. When exercising discretion regard needs to be made to the following:
 - availability of public transport;
 - the availability of on-street car parking;
 - reciprocal parking opportunities; and/or
 - reducing the amount of car parking for residential uses to less than that prescribed by the Residential Planning Codes to promote sustainability.
- ii. Secure bicycle parking is provided.
- iii. On-site circulation and parking facilities are designed and located to:
 - conveniently and safely serve occupants, users and the likely range of servicing providers;
 - enable use by the disabled, pedestrians, cyclists and vehicle occupants;
 - enable efficient use of car spaces

- and accessways, including adequate manoeuvrability for vehicles between the street and the development to enable vehicles to access the street in forward gear;
- fit in with any adopted street network hierarchy and objectives of the hierarchy, and with any related local traffic management plans;
 - minimise loss of on street parking; and
 - achieve relevant streetscape and landscape intent.
- iv. Open car parking areas and accessways are suitably sited and designed to enhance amenity while providing for security needs of residents and visitors.

6.10 Site Facilities

a) Intent

To ensure that site facilities are conveniently accessed by occupants, and are visually unattractive, blend in with the development and street character, and require minimal maintenance.

b) Performance Criteria

The intent may be achieved by application of the criteria below.

- i. All facilities such as garbage bin areas, mail boxes and external storage facilities are sited and designed for attractive appearance and function, and complement the architecture and environs;
- ii. Garbage collection systems are designed for efficient and convenient use and collection and allow for collection of recyclable materials;
- iii. Mail boxes are located for convenient access by occupants and deliverers, and are in a location offering passive surveillance; and
- iv. Dwellings are provided with adequate storage areas.

Also refer to the R-Codes, Volume 2 'Apartments', which may prevail over requirements in this Policy.