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**TO: DIRECTOR PLANNING AND PLACE MAKING****FOR ACTION**

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**11.2 REVIEW OF BETTER APARTMENTS DESIGN STANDARDS****Meeting Date:** 24/09/2019**Target Date:** 22/10/2019**Notes:****File Number:** D19/154388**COUNCIL RESOLUTION****Moved:** Councillor Stone**Seconded:** Councillor Fristacky

1. That:

- (a) Council receive the report on the Review of Better Apartments Design Standards; and
- (b) Council submit the following feedback to the Department of Environment, Land, Water and Planning in response to the Discussion Paper 2019:

**Green Space**

- (i) Deep soil site areas should only be triggered for sites greater than 600sqm;
- (ii) The definition of communal open space should not be amended to include indoor space;
- (iii) Include a decision guideline to allow for consideration of contaminated land when determining whether deep soil planting can be achieved;
- (iv) Encourage planting to be located so that it connects to other plantings in the neighbourhood to contribute to habitat links and corridors;
- (v) Encourage landscaping to be provided within building facades to reduce the visual impact of buildings and tagging risks;
- (vi) Encourage alternative responses to tree planting in addition to, rather than in lieu of, the canopy tree requirements;
- (vii) Retain existing standards that have been deleted;

**High quality building facades**

- (viii) Discourage sheer unarticulated walls unless abutting existing walls to the same or greater height;
- (ix) Provide guidelines for “visual interest” in facades which ensure there is some coherence in a streetscape;
- (x) Articulation details should have regard to the distance that the building will be viewed;
- (xi) Building design and material selection should also have regard to protection from weathering and reducing ongoing maintenance costs;

- (xii) Include a recommended condition for apartment developments of 5 or more storeys for ongoing involvement of the architects (or an alternative architectural firm to the satisfaction of the Responsible Authority) to oversee the design and construction of the development and ensure the design quality and appearance of the development as shown on the endorsed plans is realised;
- (xiii) Include a recommended permit condition for a Façade Strategy on complex developments, to cover/include: elevation drawings at a scale of 1:20 illustrating typical podium details, entries and doors, and utilities and typical mid-level and tower facade details; - section drawings to demonstrate façade systems, including fixing details and joints between materials or changes in form; - information about how the façade will be maintained, including any vegetation; and - a sample board and coloured drawings outlining colours, materials and finishes.

### **Protection from Wind Impacts**

- (xiv) Strengthen the standard by removing reference to 'should not cause' in relation to unsafe wind conditions;
- (xv) Nominated comfort criteria to also be met within private open space and communal open space areas;
- (xvi) Comfortable wind criteria to be based upon specific direction criteria rather than mean wind speeds from any direction;
- (xvii) Identity which comfort criteria should be used, suggest: - Walking comfort for footpaths and other pedestrian thoroughfares; - Standing comfort for building entrances, communal and private open space area; - Sitting comfort for outdoor café seating; - Consideration of wind in shade vs sun;
- (xviii) Remove reference to 'primary' in regard to the relation to trees and landscaping for wind mitigation and include reference to minimum comfort criteria;
- (xix) Include within the standard that wind mitigation measures to be appropriately integrated into the design of the building;
- (xx) Limit wind assessment areas beyond the site boundaries to publicly accessible areas between the nearest adjacent buildings, including publically accessible areas on private land; or the proposed assessment distance, whichever the lesser;
- (xxi) Include the consideration of existing wind conditions in the decision guidelines;
- (xxii) Include consideration of impacts of wind on flora and fauna in streetscape;
- (xxiii) Include reference to a desktop wind report prepared by a suitably qualified specialist within the standard, with wind tunnel testing to be undertaken in situations where further wind analysis is required to ascertain whether wind comfort criteria will be met;

### **Active engaging streets**

- (xxiv) Delete reference to 'where practical' from the standard discouraging high fencing;

- (xxv) Clarify within the Standards how active streets are to be achieved e.g. high levels of glazing at street level and glazing and balconies to upper levels;
- (xxvi) Include a standard that requires consideration of privacy for dwellings when designing for active frontages;
- (xxvii) Include reference to the Apartment Design Guidelines in the decision guidelines and update these to provide examples on how activation and street integration can be achieved;
- (xxviii) Relocate the standard on adequate vehicle, pedestrian and cycling links to the Access Standard;
  
- (xxix) Include additional standards for Access requiring a separation of pedestrian and bicycle access points from vehicle access points and minimise potential conflicts with pedestrians, cyclists and vehicles;
- (xxx) Include an additional standard for site services that discourages services facing the street or where unavoidable, reduce their size and prominence as much as practicable;

#### **Better Managed Construction Impacts**

- (xxxi) Support the inclusion of objectives and standards relating to construction impacts at the planning application stage insofar as a design minimizes the need to use public and other private space to access a construction site;
- (xxxii) Support the inclusion of construction management plans as a condition of permit prior to the commencement of demolition; and
- (xxxiii) Request that Construction management plans required as a condition of permit also include details on asset protection and civil works.

**CARRIED**