



CUMBERLAND
CITY COUNCIL

Design Excellence Panel Policy

AUTHORISATION & VERSION CONTROL

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Policy Owner	Director Environment & Planning
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POLICY STATEMENT

Cumberland Council is committed to ensuring the highest standard of architectural and urban design is achieved for Cumberland's built environment.

PRINCIPLES

This policy aims to:

- a) Support Council's Community Strategic Plan goals for a resilient built environment
- b) Facilitate design excellence in development for Cumberland
- c) Assist in shaping Cumberland's centres into vibrant, attractive and liveable spaces
- d) Promote innovative design solutions that achieve high quality buildings and spaces for key sites
- e) Encourage diverse and innovative design that is both contextually appropriate and makes a positive contribution to the architectural quality of the locality

PURPOSE

The Design Excellence Panel is established to:

- a) Act as an advisory panel where applicants for significant development proposals can receive expert design feedback. This includes critical consideration of design elements and, where required, alternative design suggestions and solutions to achieve design excellence
- b) Support the statutory Design Excellence provisions within Council's Local Environmental Plan
- c) Provide incentive for the higher standards of architectural excellence and best practice urban design outcomes through building floor space ratio and building height bonuses, where appropriate

SCOPE

The Design Excellence Panel will consider and advise on pre-lodgement applications and development applications for the following development types within Cumberland:

- a) any development proposal subject to the design excellence provisions of a Local Environmental Plan
- b) any development proposal incorporating buildings with a height greater than 25m*
- c) any development proposal voluntarily referred to the Design Excellence Panel by an applicant for development of any kind

Alterations and additions to approved buildings that do not significantly alter the design of a building do not need to be referred to the Design Excellence Panel.

CONSIDERATIONS FOR DESIGN EXCELLENCE

In considering whether the development exhibits design excellence, the panel should have regard to the following matters:

- i. Whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved.
- ii. Whether the form and external appearance of the development will improve the quality and amenity of the public domain.
- iii. Whether the development detrimentally impacts on view corridors.
- iv. How the development addresses the following matters:
 - a. The suitability of the land for development;
 - b. Existing and proposed uses and use mix;
 - c. Heritage issues and streetscape constraints;
 - d. The location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form;
 - e. Bulk, massing and modulation of buildings;
 - f. Street frontage heights;
 - g. Environmental impacts such as sustainable design, overshadowing, wind and reflectivity;
 - h. The achievement of the principles of ecologically sustainable development;
 - i. Pedestrian, cycle, vehicular and service access and circulation requirements; and
 - j. The impact on, and any proposed improvements to, the public domain.

REQUIREMENTS

The *Design Excellence Panel Procedures* document will stipulate the operational procedures and requirements of the Design Excellence Panel. The General Manager will have delegated authority to approve, review and update the *Design Excellence Panel Procedures* document, as may be required from time to time, to accommodate any legislative changes and facilitate process improvements.

SAVINGS PROVISIONS

This policy applies to applications submitted after the date of the adoption of this policy.

RELATED LEGISLATION

Environmental Planning and Assessment Act 1979;

Environmental Planning and Assessment Regulation 2000;

State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development;

Auburn Local Environmental Plan 2010;

Holroyd Local Environmental Plan 2013;

Parramatta Local Environmental Plan 2011

RELATED DOCUMENTS AND COUNCIL POLICY

Design Excellence Panel Procedures