

**19/013 Planning and Development (Design Review Panel) Amendment Bill 2019 – policy approval (refers to 19/014 Planning and Development (Design Review Panel) Amendment Bill 2019)**

<b>Summary of Impacts</b>	
	<ul style="list-style-type: none"> <li>• The National Capital Design Review Panel (NCDRP) is a joint initiative between the ACT Government and the National Capital Authority. Chaired by the ACT Government Architect, and the Chief Planner of the National Capital Authority (NCA), the NCDRP provides independent expert design advice for significant public sector projects, and as part of the pre-development application process for development proposals.</li> <li>• The aim of the NCDRP is to achieve the highest design quality of development proposals in the areas of the city experiencing high levels of development pressure.</li> <li>• An interim NCDRP has been in operation over the past 12 months and has assisted in achieving positive design outcomes for several large scale projects, located in the city centre, on Northbourne Avenue, Canberra Avenue and in the Woden and Belconnen town centres.</li> <li>• The <i>Planning and Development (Design Review Panel) Amendment Bill 2019</i> (the Bill) is intended to amend the <i>Planning and Development Act 2007</i> (the Act) to establish the NCDRP as part of the pre-development application process for significant development proposals and to provide the Minister for Planning and Land Management with authority to refer projects to the NCDRP. An amendment to the <i>Planning and Development Regulations (2008)</i> is also proposed to make the NCDRP a referral entity at development application stage for those development proposals which have presented to the NCDRP.</li> </ul>

*Key to impacts: Red – negative, Blue - neutral and Green - positive.*

**Social**

<b>Justice and rights</b>	<ul style="list-style-type: none"> <li>• The Bill will ensure that advice by the NCDRP can be considered by the ACT planning and land authority through the development application process for significant development proposals in the ACT.</li> <li>• The NCDRP’s advice will assist Government to promote and achieve developments that can support accessibility and social interaction, improve community physical and mental health and to reduce longer-term health impacts and costs.</li> <li>• The NCDRP promotes design of streets and public spaces that are welcoming and accessible for all. The NCDRP members are required to be aware of the principles planning instruments and design strategies for the ACT. This will allow the NCDRP to promote design outcomes for public spaces that enhance safety, promote accessibility, and enhance diversity and social inclusion.</li> <li>• The design review process is not being established as an additional approval body, but it will provide independent and expert advice to proponents and Government. It is also the aim of the panel to work with proponents at key stages of the design development process to provide constructive advice to ultimately achieve the best outcomes for proposals and therefore enhance amenity for future occupants, neighbours and the broader community.</li> </ul>
---------------------------	---

**Economic**

<b>ACT Government Budget</b>	<ul style="list-style-type: none"> <li>• The NCDRP has secured funding through the 2018-19 ACT budget process.</li> <li>• The focus of the NCDRP’s advice is on Canberra’s economic hubs including the city centre, town centres and along major approach routes, such as Northbourne Avenue. The NCDRP offers the opportunity to support Government in delivering high quality and inviting buildings and public spaces.</li> </ul>
<b>Productivity</b>	<ul style="list-style-type: none"> <li>• The NCDRP will encourage proponents to take a ‘whole of precinct’ and ‘whole of life’ approach to the design of their development proposal through peer review against a set of design principles. While good design does not necessarily cost more, investment in good design is rewarded in the longer-term by more user-friendly, high-performance and lower-maintenance places and buildings.</li> <li>• Design review panels are well established in other jurisdictions as a cost effective approach that can deliver long-term returns for investors and users of a proposal.</li> </ul>

<b>Investment</b>	<ul style="list-style-type: none"> <li>• The NCDRP provides independent design advice to promote economic development that creates places that feel safe and comfortable and also attracts people and investment in our city.</li> <li>• Improved quality of architecture and infrastructure in cities supports and encourages further good design in the area and raising the standards of the wider area. The NCDRP promotes high quality architecture and public infrastructure through the peer review process.</li> <li>• Design review panel processes ensure that individual development proposals consider the local context, surrounding streetscape and character. The character or 'place brand' of cities can be enhanced when the broader city context and character is integrated into the design of our buildings and public spaces.</li> </ul>
<b>Competition</b>	<ul style="list-style-type: none"> <li>• The NCDRP will assist in enhancing the overall quality of design for buildings and public spaces by promoting design review and best practice. The design review panel process therefore provides an opportunity for proponents to identify and quantify the additional benefits of any development to the ACT community.</li> </ul>

### Environmental

<b>Environmental quality</b>	<ul style="list-style-type: none"> <li>• Design review panels promote good design of buildings and public spaces. While good design does not necessarily cost more, investment in good design is rewarded in the longer-term by more user-friendly, high-performance and lower-maintenance places and buildings.</li> <li>• Design review panels promote development that aligns with the ACT strategies that promote environmental and health benefits through walkable and accessible urban environments, such as improved cycling and public transport access. Good design of public spaces can also assist in reducing private car usage and traffic congestion, air pollution, greenhouse gas emissions and household transport costs.</li> <li>• The NCDRP provides the opportunity for peer review of development proposals in strategic urban locations, such as the city centre and in our town centres, to minimise their environmental and functional performance.</li> <li>• The NCDRP provides advice on the short, medium and long term benefits and efficiencies for development proposals. The NCDRP allows for the testing and exploration of opportunities to further strengthen the environmental suitability of a development proposal, considering the up-front construction costs and methods as well as the lifetime functional and operational costs, material choice and design quality. This is critical to the sustainability credentials of a development proposal when considering lifetime costs of a building, being 0.3-0.5 per cent for design, 3 per cent for construction and 85 per cent for operating costs<sup>1</sup>.</li> <li>• Urban environments and buildings significantly affect the way people live – internal air quality and access to views, natural light and air all help to create liveable, user friendly environments. The NCDRP provides advice on these issues to promote sustainable and environmentally efficient designs of buildings and infrastructure.</li> </ul>
------------------------------	--

<sup>1</sup> Government Architect of NSW, (2017), *Better Placed*.