



Development Application – Urban Design Study

As part of the accompanying material for an application for development approval pursuant to Schedule 2, Part 8, Clause 63 of the Planning and Development (Local Planning Schemes) Regulations 2015, an urban design study is required for all developments visible from the public realm.

The urban design study is to be provided as drawings, 3D studies, and diagrams that interpret the development site's context into opportunities and constraints to generate early design parameters. The elements of the urban design study are based on Appendix 1 – Design Principles of the Built Form Policy.

Applicant Details

Name:			
Address:			
Suburb:		Postcode:	
Email Address:			
Phone Number:			
Applicant Signature			

Prepared by

Name:			
Address:			
Suburb:		Postcode:	
Email Address:			
Phone Number:			
Applicant Signature			

Property Details

Lot Number			
Address:			
Suburb:		Postcode:	

Urban Design Study:

Please outline how each of the following elements have been addressed and attach any relevant or supporting photos, images, diagrams or drawings where applicable.

Description	Applicant comment
<p>Context & Character <i>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</i></p>	
<p>Demonstrate how you have reviewed the natural environment including topography, local flora and fauna.</p>	
<p>Demonstrate consideration of the site's streetscape character.</p>	
<p>Demonstrate review of the built and natural environment of the local context to a radius of 400m – 1000m.</p>	
<p>Demonstrate how the site's context and character influenced the development.</p> <p>Consider the following:</p> <ul style="list-style-type: none"> • History of the local area; • Heritage listed buildings in the area; • High quality contemporary buildings in the area; • Materials, textures, patterns from high quality heritage / character as well as contemporary buildings in the area; and • Movement patterns / laneways. 	
<p>Landscape quality <i>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.</i></p>	
<p>Demonstrate review of the existing landscaping of the site and the street including mature trees, species and natural features</p>	
<p>Demonstrate how the landscape quality of the streetscape and surrounding context has been incorporated into the building and landscape design.</p>	

Description	Applicant comment
Built Form & Scale <i>Good design provides development with massing and height that is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.</i>	
What is the building massing and height of the streetscape? How has this been incorporated into the design?	
How does the development respond and contribute to the built form and scale of the streetscape?	
Demonstrate how the development encourages an activated and vibrant streetscape environment.	
Functionality & Build Quality <i>Good design meets the needs of users efficiently and effectively, balancing functional requirements to deliver optimum benefit and performing well over the full life-cycle.</i>	
Demonstrate how the proposed design complements the use of the building.	
Sustainability <i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i>	
Demonstrate how the building performance has been optimised using suitable orientation and layout of internal spaces.	
Amenity <i>Good design optimises internal and external amenity for occupants, visitors and neighbours, contributing to living and working environments that are comfortable and productive.</i>	
Demonstrate how the development optimises amenity for occupants, adjoining neighbours and onlookers	
Legibility <i>Good design results in buildings and places that are legible, with clear connections and memorable elements to help people find their way around.</i>	
Demonstrate how the design allow users and visitors to navigate through the development.	
Safety <i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</i>	
Demonstrate how the layout of buildings on site provides safe and high level of amenity for residents.	

Description	Applicant comment
<p>Community <i>Good design responds to local community needs as well as the wider social context, providing buildings and spaces that support a diverse range of people and facilitate social interaction.</i></p> <p>Demonstrate how the development contributes to a sense of community, encouraging social engagement and enabling stronger communities.</p>	
<p>Aesthetics <i>Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.</i></p> <p>Demonstrate how the surrounding context and character has been incorporated into the design of the development.</p>	

Please complete all sections of this application and send to mail@vincent.wa.gov.au along with all relevant attachments. Alternatively, you can submit your application in person at our **Administration Centre (244 Vincent Street, Leederville)** or post to **PO Box 82, Leederville, 6902**.