

Performance-based assessment frameworks

**BACK
TO
THE FUTURE**

In this talk...

1. What is performance-based planning?
2. Performance assessment in PDI Act 2016
3. We've been here before
4. What did we learn?
5. Performance-based planners
6. Conclusions



1. What is performance-based planning?

- Proposals assessed against **performance criteria** focusing on planning principles or desired outcomes, not prescriptive solutions
- Strong focus on **outcomes, not standards**
- Greater **variety, choice and innovation** of design approaches
- **Flexible** to emerging needs and trends
- Responsive to **site context**
- Allows for **trade-offs**
- Usually **accompanied by 'acceptable solutions'** or 'design techniques' as exemplars
- BUT 'the focus is on the **qualitative criteria**'

How does it work?

An **Assessment Framework** that:

1. **explains the need** for addressing the specific design issue
2. identifies a **vision or intent** in planning outcome
3. identifies **performance criteria** on how to achieve outcomes (qualitative)
4. identifies **acceptable solutions** – ways in which criteria can be achieved (sometimes qualitative)



How does it work?



An **Assessment Approach** that:

1. Requires **detailed design assessment**
2. **balances the importance** of design elements
3. does **not** rely on minimum numerical standards
4. acknowledges that some **trade-offs are necessary** and appropriate

Element 4.6 Private Open Space

Objective:

Open space to meet the requirements of occupants of dwellings for private outdoor activities.

Performance Criteria

Design Techniques

- 1 Private open space should be designed to clearly designate the space for private use.
- 2 Dwellings should have private open space areas which are at an appropriate location dimension and gradient.

The Design Techniques illustrate ONE WAY of meeting the associated Performance Criteria.

- 1 Areas of private open space are:
 - (a) located at ground level and are bounded by a solid structure of at least 1.8m in height; or
 - (b) in the form of balconies, roof patios or other elevated outdoor areas directly accessible from a habitable room.
- 2.1 Areas of private open space about the dwelling and:
 - (a) have a minimum dimension of 2.5m for ground level or roof top space; or
 - (b) have a minimum dimension of 2.0m for upper level balconies or terraces.
- 2.2 Dwellings with ground level habitable rooms include private open space which conforms with the requirements of **Table 1: Private Open Space Requirements for Ground Level Dwellings**.

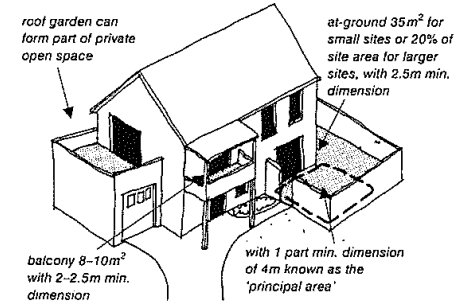


Figure 1: Guide for minimum dimensions of private open space.

Table 1: Private Open Space Requirements for Ground Level Dwellings

Site Area of Dwelling	Minimum Area
$\geq 250\text{m}^2$	(a) 20% of site area; (b) balconies, roof patios, etc. can comprise part of this area provided the area of each balcony, roof patio, etc. is 10m^2 or greater; (c) one part of the space is directly accessible from a habitable room and has an area of 25m^2 with a minimum dimension of 4m and a maximum gradient of 1 in 10.
$< 250\text{m}^2$	(a) 35m^2 ; (b) balconies, roof patios, etc. can comprise part of this area provided the area of each balcony, roof patio, etc. is 8m^2 or greater; (c) one part of the space is directly accessible from a habitable room and has an area of 16m^2 with a minimum dimension of 4.0m and a maximum gradient of 1 in 10.

2. PDI Act 2016

Performance-based planning has several references:

- S44 Community Engagement Charter
- S57 (Statutory Instruments, including Planning and Design Code)
- S107 – Performance assessed development
- (also emphasis on design elsewhere in Act)

Performance assessed development

- One of the new Assessment Pathways
 - Accepted
 - Code Assessed
 - Deemed to Satisfy
 - **Performance assessment**
 - Impact Assessment

Performance assessed development

s107—Performance assessed development

*(1) In a case where proposed development is to be assessed as code assessed development and the development cannot be assessed, or fully assessed, as deemed-to-satisfy development, the development will be **assessed on its merits against the Planning and Design Code.***

Performance assessed development

(2) ...

(a) to the extent that **1 or more elements** of the proposed development may be classified as deemed-to-satisfy under the Planning and Design Code (if any)—**that part of the development will be taken to have been granted planning consent**; and

(b) to the extent that paragraph (a) does not apply ...the development will be **assessed on its merits against the Planning and Design Code**; and

(c) to the extent that paragraph (b) applies—the development must not be granted planning consent if it is, in the opinion of the relevant authority, **seriously at variance** with the Planning and Design Code (disregarding minor variations).

Cont.

Assessment Level	Deemed-to-satisfy development (set out in the Planning and Design Code)	Performance assessed development (set out in the Planning and Design Code)
Relevant Authority	Accredited Professional or Assessment Manager	Assessment Manager, Assessment Panel or State Planning Commission
Assessment Tool	Planning and Design Code	Planning and Design Code
Notification	None	Notification of adjoining land owners and notice on land unless exempt by Code
Agency Referral	None	Referral as required by Regulations – pre-lodgement, after lodgement or post approval (applicant's choice)
Appeals	Applicant appeal	Applicant appeal

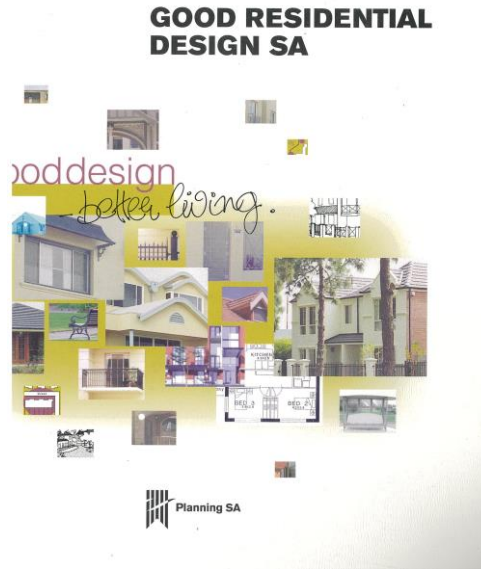
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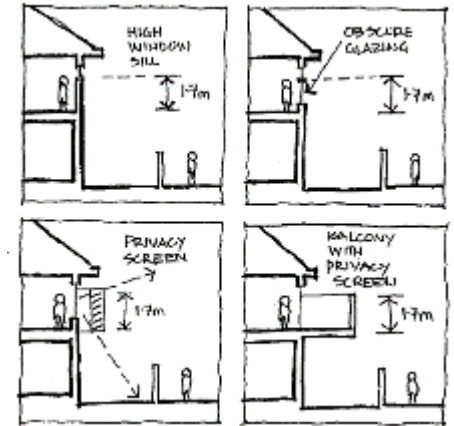
3. We've been here before...



A NATIONAL
RESOURCE
DOCUMENT FOR
RESIDENTIAL
DEVELOPMENT



Development Plans



as have other states...

Victoria

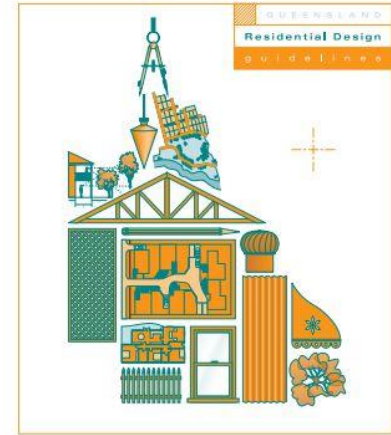
- Medium Density Housing Good Design Code (early 1990's)

Queensland

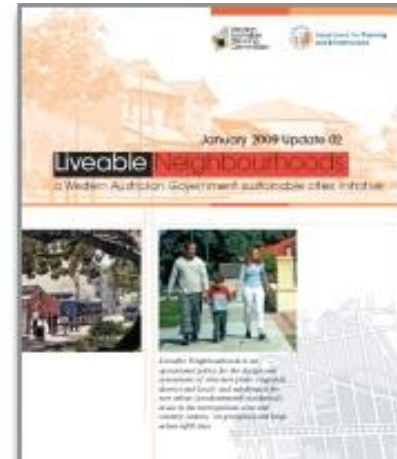
- Queensland Residential Design Guidelines 1997
- Integrated Planning Act 1997
- Sustainable Planning Act 2009 and Queensland Planning Provisions

Western Australia

- Liveable Neighborhoods from 1997



Queensland Department of
LOCAL GOVERNMENT & PLANNING
RURAL COMMUNITIES



4. What did we learn?

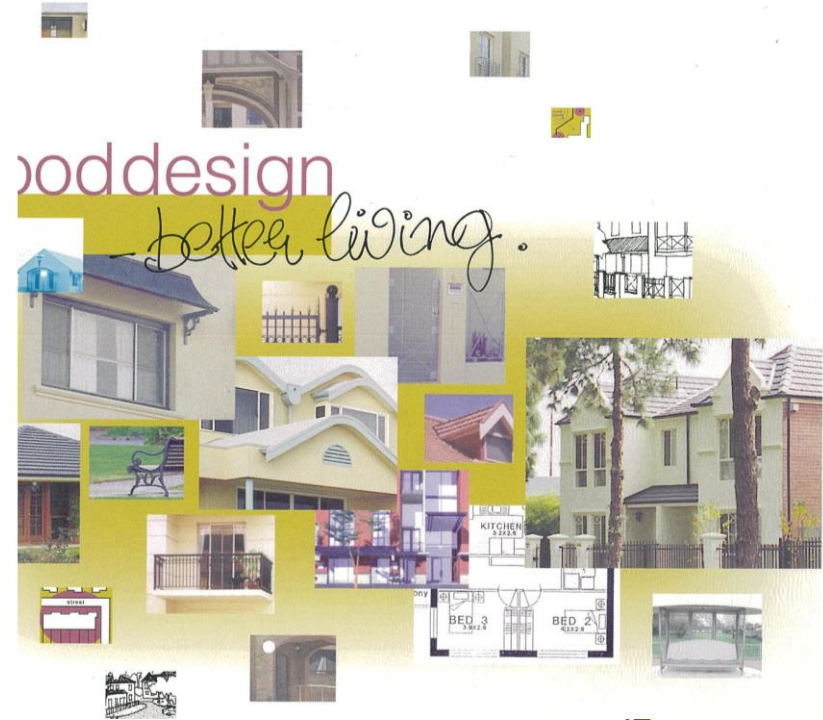
- Acceptable solutions are sometimes seen as the only solutions
- Not enough emphasis on training and upskilling of planning professionals
- Planning policy needs to be clear and easy to understand
- Importance of allowing and encouraging pre-lodgements
- Need for a collaborative rather than antagonistic approach
- Performance assessment requires more detailed design and assessment process
- Multi-disciplinary design approach needed for more complex projects

“To be effective, a performance-based approach requires:

- An agreed framework of strategic outcomes...*
- A more detailed design and assessment process...*
- A more refined set of skills from both assessor and designer.”*

(Good Residential Design SA, 1999)

GOOD RESIDENTIAL DESIGN SA



Many innovative developments happen despite the policies in the development plan, not because of them

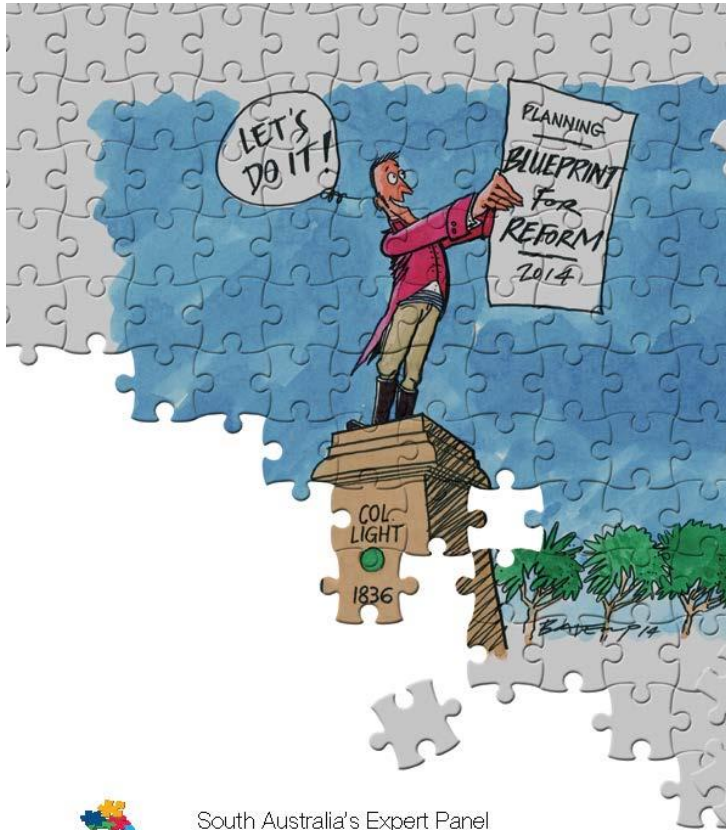


Case study – Claxton St Apartments



- Documenting “acceptable solutions” – numerical criteria
- Demonstrating achievement of performance
- Achieved additional floor space and apartments
- Better design outcome





Think
Design
Deliver

Creating a new
planning system
for South Australia

South Australia's Expert Panel

THE PLANNING SYSTEM WE WANT

on Planning Reform

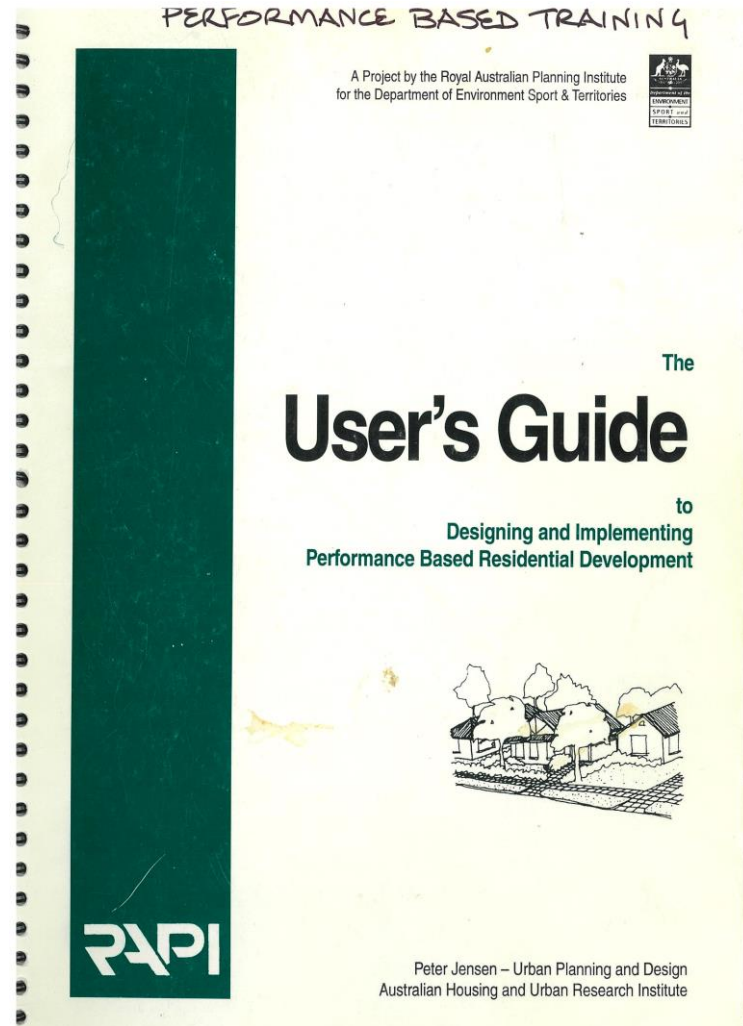
“The panel envisages the commission leading work to ensure professionals are best placed to contribute to and work within a **high-performance** culture.

This will include working with professional bodies to provide accreditation and training for professionals in the system.

A **high-performance** culture is crucial to the achievement of a number of our reforms, particularly a move toward more professional development assessment”

Training

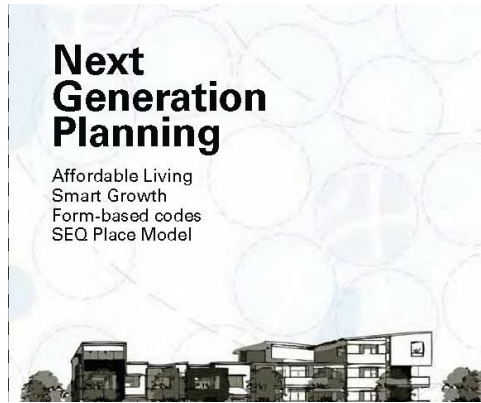
- Always acknowledged as important, but rarely resourced strongly
- How much training and skills development will accompany this planning reform?
- Who is best placed to deliver it?



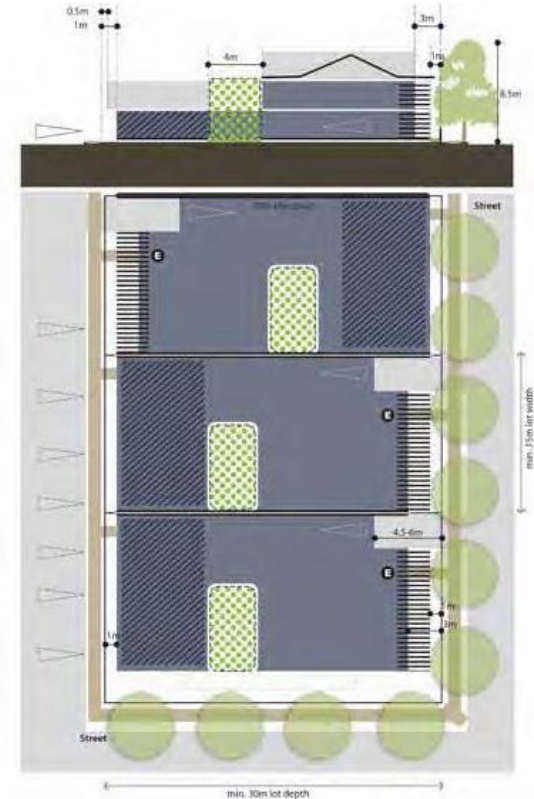


Don't forget form-based codes

- Focused on design outcomes
- More prescriptive
- Lifting minimum standard
- Can be used as acceptable solutions
- Can be tailored to very local design/character outcomes
- More difficult for large/complex developments



Rear setback (to lane or carpark)	1m ground storey 0.5m upper storeys
Side setback	1m
Building height	1, 2 or 3 storeys 8.5m maximum or 10m maximum on slopes > 15%
Parking	1 or 2 covered spaces per dwelling
Streetscape	
Front entry	Dedicated pedestrian entry and door for dwelling and work unit, visible and accessible from the street
Street surveillance	Minimum 1 habitable room overlooks the street
Fencing (streetfront)	1.2m height




Developable Area

Performance, people + plans

- Performance assessment is not new and there is a wealth of experience to learn from
- Importance of Planning and Design Code
- Other design techniques such as form based-codes, design reviews and pre-lodgement
- Training, skills, professionalism, culture –starts now



JENSEN
PLUS



Planning

Landscape Architecture

Urban Design

Social Planning