



DRAFT Policy:

Design Excellence Panel

2021

Information about this document

Date Adopted by Council	
Resolution No	
Document Owner	Director Sustainability Environment & Economy
Document Development Officer	Planner
Review Timeframe	2 Years
Last Review Date	
Next Scheduled Review Date	

Document History

Doc No.	Date Amended	Details/Comments eg Resolution No.
E2020/21765		Draft Version reported to Council 10 December 2020
E2020/21765		Draft - Res 20 - 681 Public Exhibition version
E2021/56762	April 2021	Amended following exhibition, report attachment for adoption

Further Document Information and Relationships

List here the related strategies, procedures, references, policy or other documents that have a bearing on this Policy and that may be useful reference material for users of this Policy.

Related Legislation	Byron Local Environmental Plan 2014
Related Policies	
Related Standards, Procedures, Statements, documents	Design Excellence Panel Procedure Byron Development Control Plan 2014 Chapter E10 Byron Bay Town Centre

Note: Any reference to Legislation will be updated in the Policy as required. See website <http://www.legislation.nsw.gov.au/> for current Acts, Regulations and Environmental Planning Instruments.



CONTENTS

1. Principles	2
2. Purpose	2
3. Scope.....	2
4. Consideration for Design Excellence	2
5. Requirements	4



A Policy to Enable the Design Excellence Panel

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

1. Principles

This policy aims to:

- a) support Council's Community Strategic Plan objective "We manage growth and change responsibly"
- b) facilitate design excellence in development for the Byron Bay town centre
- c) assist in shaping the Byron Bay town centre into a vibrant, attractive and inviting space
- d) promote innovative design solutions that achieve high quality buildings and spaces that are suitable within the context of the locality
- e) increase community satisfaction with the look and feel of new buildings within the Byron Bay town centre

2. Purpose

The Design Excellence Panel is established to:

- a) act as an advisory panel where applicants proposing significant development within the Byron Bay town centre 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 Byron Local Environmental Plan 2014 and the provisions of the Byron DCP 2014.

3. Scope

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

- a) any development proposal subject to the design excellence provisions of Byron Local Environmental Plan 2014
- b) any development proposal voluntarily referred to the Design Excellence Panel by an applicant for development of any kind.

4. Consideration for Design Excellence

- (1) In determining whether the development exhibits design excellence, the following matters are to be addressed, to the satisfaction of the consent authority:



- (a) whether the development embodies sustainable design principles in terms of sunlight, natural ventilation, wind, reflectivity, visual and acoustic privacy, safety and security and resources, energy and water efficiency, durability and adaptability;
- (b) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved;
- (c) how well the development responds to the environmental and built characteristics of the site and achieves an acceptable relationship with buildings on the same site and on neighbouring sites;
- (d) whether the form and external appearance of the proposed development will improve the quality and amenity of the public domain, encouraging social activity and casual surveillance in public places, streets and laneways;
- (e) whether the configuration and design of communal access or recreational areas within the residential elements of mixed use development incorporate exemplary and innovative treatments and promote a socially cohesive urban village atmosphere;
- (f) the extent to which the development avoids clutter in the public domain and coordinates shared utility infrastructure and domestic and commercial waste management;
- (g) whether the development detrimentally impacts on view corridors and landmarks;
- (h) whether arrangements have been made to ensure that the proposed design is carried through to the completion of the development including commitments to achieve certification under a nationally recognised sustainable rating system; and
- (i) how the development addresses the following matters:
 - (i) heritage issues and streetscape constraints;
 - (ii) bulk, massing and modulation of buildings; and
 - (iii) pedestrian, cycle, vehicular and service access and circulation requirements.

And for 'significant development' only:

- (a) whether the development has been endorsed by the Byron Design Excellence Panel as exhibiting design excellence;

NB: 'Significant development' for the purposes of this clause is:

- a building with a gross floor area of 5,000m² or more
- any development that will be referred under the Act to the Joint Regional Planning Panel; or
- residential accommodation resulting in 10 or more dwellings; or
- any development that proposes alterations and additions, redevelopment or demolition of a heritage listed item; or
- pubs; or
- small bars (nightclubs) within the meaning of the Liquor Act 2007; or
- function centres; or
- New buildings
- Any other development deemed by Council to be significant



5. 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.