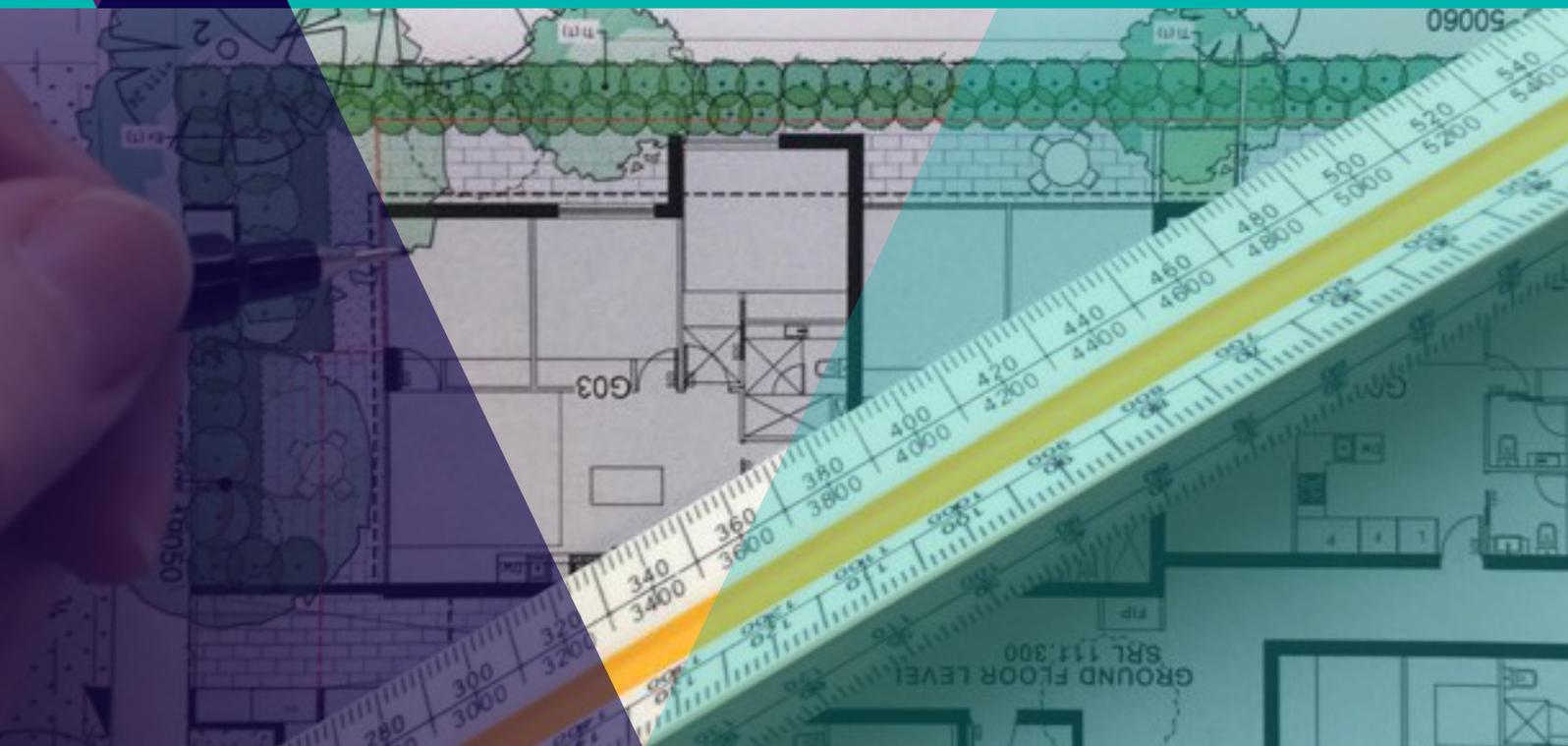
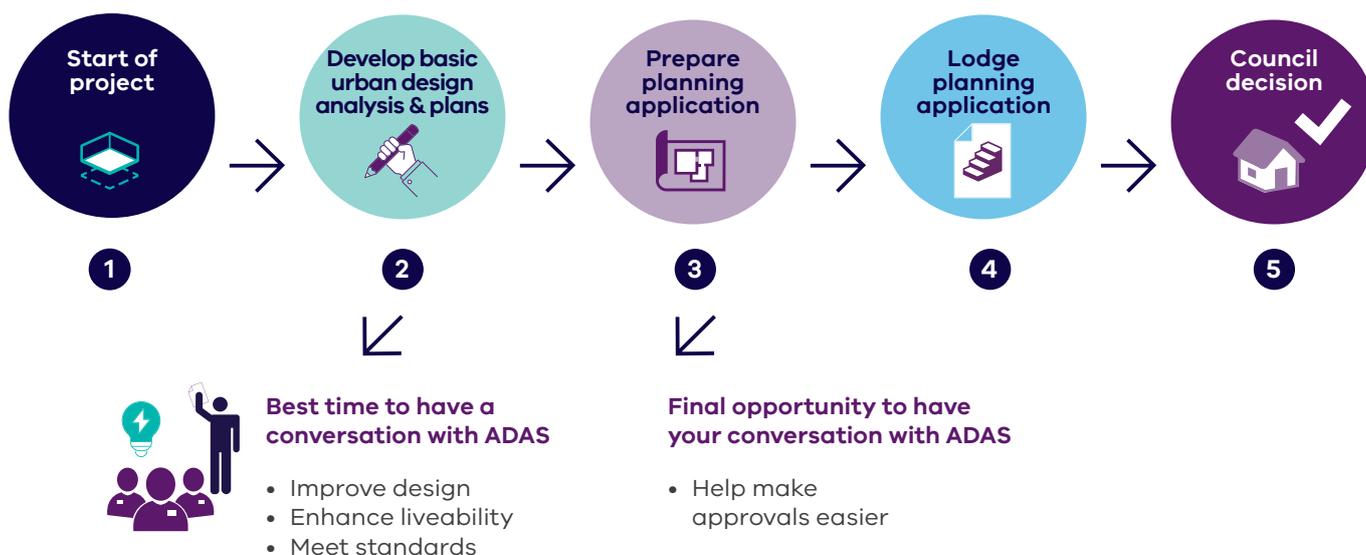


# Apartment Design Advisory Service (ADAS) Factsheet



The Victorian Apartment Design Advisory Service (ADAS) offers expert advice to assist developers and designers to comply with the Better Apartments Design Standards. The service will help make planning approvals processes easier and apartment buildings more liveable for Victorians in suburban and regional communities.



## What is the Apartment Design Advisory Service (ADAS)?

ADAS is a service offered by the Department of Environment, Land, Water and Planning (DELWP) to councils, developers and designers involved in the early stages of an apartment design process. The service provides an opportunity to have a conversation about the design direction with a pair of experienced architects and/or designers.

The ADAS design advisory team will provide free advice on how to improve the design so that it complies with the Better Apartment Design Standards (or, clause 58 of the Victoria Planning Provisions).

This service is available for developments of five or more storeys in inner areas, established suburbs or regional areas.

This service complements the Victorian Design Review Panel offered by the Office of the Victorian Government Architect.

## How does the service work?

Developers, designers and councils can apply to DELWP to have a workshop session with the ADAS design advisory team. Workshops should occur early in the design process, well before the planning permit application is settled.

Workshops will focus on 10 key elements of the Better Apartment Design Standards..

As part of the workshop, the relevant council will provide a brief overview of the planning controls, and the project designer will give a presentation on how the proposal responds to the 10 key elements. The ADAS design advisory team will collaborate with the designer and advise on how to improve the apartment development while maintaining its feasibility.

The workshop will generate a brief list of options to improve the design which will be confirmed in writing within 24 hours.

## What are the benefits?

- Developers and designers will get to hear the council planner explain the relevant planning controls
- Designers will have access to the latest thinking and design tips for apartment developments
- Developers will receive a custom design approach to meet the Standards, reducing risks or delays in the planning permit process
- Councils will get to work with building and urban design experts, and develop their capacity and knowledge
- Councils will be able to facilitate better building outcomes in their municipality.

The advice of the ADAS design advisory team does not have statutory weight.

## What is the process for a workshop?

ADAS workshops provide clear, constructive design advice that can assist the designer to develop the proposal and submit the planning permit application to council.

A workshop is typically 1-1.5 hours in length and is chaired by a member of the ADAS design advisory team.

The typical process leading up to an ADAS workshop:	
PREPARATION – MIN. 3 WEEKS LEAD-IN Council, developer or project designer applies to DELWP. Sketch plans provided on acceptance of booking (at least 1 week prior to workshop).	6 months - 3 weeks prior
Council provides DELWP with council's briefing paper.	4 days prior
Council briefs sitting members on the relevant planning scheme controls and council issues.	15 mins prior
WORKSHOP Council planner summarises relevant planning scheme controls Project designer presents the project Sitting members discuss the project and collaborate with the project designer(s) Chair summarises suggested design improvements.	1 hour to 1 hour 30 mins
POST-WORKSHOP Expert design advice for the project is recorded and endorsed by the Chair.	30 mins
DELWP provides record of advice to workshop participants.	Day after workshop

The ADAS design advisory team will treat all project information and workshop discussions confidentially, and a conflict of interest test will be applied to ADAS design advisory team members prior to each workshop.

## Councils

The council planner will play an important role by providing guidance on the local planning scheme controls and key contextual information. During the workshop the council planner will have the role of ensuring that the discussion remains largely relevant to the planning scheme controls and answering related questions. To assist councils to prepare the written briefing, the department has prepared an example.

## Project (architects and building) designers

The Better Apartments Design Standards require that developments respond to their urban context. Project designers should start their design process with a basic drawing exploring their response to this context and bring it to the workshop.

Sketch plans for a workshop need to include:

- a basic drawing of the urban context analysis and design response, plus aerial and site photos, and
- site plan, plans, elevations, and sections (including floor and ceiling heights, and a landscape concept).

The project designer's presentation focuses on how the proposal responds to the 10 key elements:	Drawn from Cl.58
1. Create a place that fits in with the existing neighbourhood or future vision	58.02-1 Urban context
2. Provide a range of dwellings of different sizes and types	58.02-2 Dwelling diversity
3. Connect existing streets, walkways and open spaces	58.02-5 Integration with the street
4. Orient windows and outdoor areas to the north, protect windows to the west	58.03-1 Energy efficiency
5. Provide a significant central open space, possibly green and north facing (for 40 or more dwellings)	58.03-2/3 Communal open space
6. Accommodate mature trees, if trees are in the area plant more, and consider ways to reduce heat load	58.03-5 Landscaping
7. Minimise the width of vehicle crossovers	58.03-6 Access
8. Shape the building to protect daylight to the surrounding area and to provide daylight, privacy and outlook to new and existing dwellings	58.04-1 Building setback
9. Design the building to protect residents from external and internal noise (such as, from lifts, vehicles and transport)	58.04-3 Noise impacts
10. Make apartments liveable and functional for a diversity of households	58.05-1 Accessibility 58.05-2 Building entry and circulation 58.07 Internal amenity

## Who are the ADAS design advisory team?

DELWP has engaged several architects and designers of different disciplines who have a breadth of apartment design knowledge and skill. The engagements are for an initial period of one year after which the service will be reviewed to assess the need for future adjustments to achieve better outcomes.

## How much does it cost?

DELWP is offering free initial workshops for eligible councils and developers.

It is possible to pay for additional workshops. The sitting fee would be \$600 for a typical workshop and possibly a higher fee for a larger project requiring more than a half day workshop.

## How do I apply?

DELWP is accepting applications for 2019 workshops.

The best time to request a workshop is early in the design process, well before the planning permit application documents are settled.

To apply to access the service, complete an application form, including obtaining consent from the developer or council planning manager, and then return the form to DELWP.

DELWP will schedule monthly workshops in local areas as needed.

To apply or for more information about the Apartment Design Advisory Service visit [www.planning.vic.gov.au/adas](http://www.planning.vic.gov.au/adas) or contact the ADAS coordinator:

Phone: (03) 9412 4057

Email: [adas@delwp.vic.gov.au](mailto:adas@delwp.vic.gov.au)

Post: GPO Box 500, Melbourne, 8002

The Apartment Design Advisory Service coordinator is located at Level 9, 8 Nicholson Street, Melbourne, Victoria, 3002

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