

# Local Planning Policy 2 Design Review



March 2021

Local Planning Policies are guidelines used to assist the local government in making decisions under the Scheme. In considering an application for planning approval, the local government must have due regard to the relevant Local Planning Policies.

This policy is established in accordance with Division 2 of the Deemed Provisions of Local Planning Scheme No.1.

## Introduction

The purpose of this policy is to augment the Shire's development assessment process and projects by providing design input from an independent panel of design experts.

The Shire is part of a South West Joint Design Review Panel, which will operate in accordance with the process outlined by the State Government Design Review Guide - Guidance for local governments (the Design Review Guide), as augmented by the adopted Terms of Reference.

## Application

Applies to development or Shire projects that meet the threshold set out at Part 2.

## Objectives

1. Ensure higher quality built form outcomes and an improved public realm through Design Review of development applications and Shire projects.
2. Outlines the types of applications that will require design review.
3. Set out the weight afforded to the advice provided by a Design Review Panel.
4. Establish process for fees and charges.

## Interpretations

**“Design Review”** means an independent and impartial evaluation process in which experts on the built environment assess the design of a proposal.

**“Design Review Panel”** means a selected panel of experts who undertake a design review of a proposal.

**“Terms of Reference”** means the adopted Terms of Reference that establishes the role and functioning of the South West Joint Design Review Panel.

## Policy

1. Design Review process
  - 1.1 The Shire is to establish and maintain a Design Review Panel to undertake Design Review for matters outlined at Part 2.
  - 1.2 The establishment and operation of the panel is to occur in accordance with an adopted term of reference.

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- 1.3 The Design Review Panel shall assess proposals against the design principles of State Planning Policy 7.0 Design of the Built Environment (WAPC, 2019).
- 1.4 The Design Review Panel performs an advisory function and the decision maker shall give due regard to the panel's advice. The Design Review Panel does not report on compliance with the Scheme or policies with the exception of design guidelines or similar;
- 1.5 The Shire encourages proponents to undertake Design Review early in the design concept stage, prior to the submission of a development application.

## 2. Threshold

1.1 Design Review will be required for the following matters:

- a) New developments and large-scale additions which may impact on the streetscape within the Town and Village Centres zones;
- b) Proposals that meet the mandatory requirement to be determined by the Joint Development Assessment Panel;
- c) Large scale development outside of the town centre and village centre zone which may impact the landscape character or sense of place within the Shire;
- d) Any relevant scheme amendment, structure plan, policy, precinct plan, local development plan, design guidelines or Shire works project referred by the Director of Sustainable Development and Infrastructure;
- e) Any other proposal referred to the panel by the Director of Sustainable Development and Infrastructure;

## 3. Fees and Charges

- 3.1 No charge will be incurred by the proponent for up to two design reviews, provided at least one of those occur prior to lodgement of a development application;
- 3.2 The proponent shall reimburse the Shire for the sitting fees of DRP members for all subsequent DRP meetings;
- 3.3 Fees are to be paid to the Shire in accordance with Council's adopted schedule of fees and charges.

### Document and version control table

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