



## Local Planning Policy 2.11 - Design Review

### 1.0 Citation

This is a Local Planning Policy prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. This Policy may be cited as LPP 2.11 Design Review.

Pursuant to clause 32.18 of Shire of Collie Local Planning Scheme No. 6 the local government may appoint a Design Review Panel for the purpose of considering and advising the local government with respect to applications and/or planning documents.

### 2.0 Introduction

Integrating design review into the planning framework is a key component of the implementation and operation of *State Planning Policy 7.0 'Design of the Built Environment'* to achieve good design outcomes.

Design Review is a mechanism for integrating qualitative design assessment by independent professionals against performance-based design principles, which provide a guide to achieving good design.

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.

The purpose of the Design Review Panel is to provide independent, expert advice to the applicant, Shire officers, Council/decision maker on the design quality of the proposed development to encourage innovative, high-quality designs that meet the needs of all stakeholders and the community.

The purpose of this policy is to augment the Shire's development assessment process and major projects to ensure design principles for significant developments have been taken into account.

This Policy provides guidance on the requirements for proposals to undertake Design Review through referral to the South West Joint Design Review Panel.

### 3.0 Objectives

- a) To ensure higher quality built-form outcomes and an improved public realm through improvement to the design quality and functionality of new developments as a result of Design Review;
- b) To protect and preserve the heritage, character and natural features of the area through built form design considerations;
- c) To outline the types of applications, proposals and other planning documents that will require design review;
- d) To establish a process for fees and charges; and
- e) To outline the consideration of and weight afforded to the advice provided by a Design Review Panel.



#### **4.0 Applications subject of this Policy**

This Policy applies to all development applications, planning proposals, projects or structure plans, within the Shire of Collie that meet the proposal threshold requirements identified in Part 6 Section 6.2 of this policy.

#### **5.0 Application requirements**

- a) Proponents proposing a matter for consideration at the Design Review Panel are to submit their proposal to the Shire in an electronic format a minimum of fifteen (15) working days prior to the scheduled meeting date.
- b) The level of detail required for consideration by the Design Review Panel will vary depending on the stage of the proposal, and its complexity.
- c) As a minimum a site context analysis, site plan, elevation/massing plans, and street elevations shall be provided, as well as any other any other information considered necessary by the Shire.
- d) Proponents are encouraged to contact the Shire about the requisite information, prior to the submission of a proposal for review.
- e) Proponent presentations are to be submitted to the Shire five (5) working days prior to the scheduled meeting date.

#### **6.0 Policy statement**

##### **6.1 Design Review Process**

- a) The Shire will use the South West Joint Design Review Panel to undertake design review for matters outlined at Section 6.2 Proposal Threshold.
- b) The establishment and operation of the Design Review Panel is to occur in accordance with an adopted term of reference.
- c) The Design Review Panel shall assess proposals against the design principles of *State Planning Policy 7.0 Design of the Built Environment* (WAPC, 2019).
- d) The Design Review Panel performs an advisory function and does not have any power to make decisions. The comments and advice of the Design Review Panel are not binding on the Shire but assist the Shire in making better informed decisions. The Design Review Panel does not report on compliance with the scheme or policies.
- e) Pursuant to clause 32.18 of Shire of Collie Local Planning Scheme No. 6, the Shire/decision maker shall have due regard to the Design Review Panel's advice and recommendation.
- f) The Shire encourages proponents to undertake design review early in the design concept stage, prior to the submission of a development application. Several referrals to the panel may be required depending on the complexity of the proposal.

##### **6.2 Proposal Threshold**

Design Review may be required for the following matters:

- a) Any proposal that meets the mandatory or optional requirement for Development Assessment Panels (DAP) applications and where there is a design element that may impact on the character, appearance or streetscape of an area;



- b) Proposals or projects of State or regional significance;
- c) Major development proposals where there is a design element that may have a significant impact on the character, appearance, or streetscape of an area at the discretion of the Director of Development Services;
- d) Any other planning proposal (e.g. Scheme Amendment, Structure Plan, Precinct Plan, Local Planning Policy, Local Development Plan, Design Guidelines) or project relating to the design of development and places may be referred to the Design Review Panel at the discretion of the Director of Development Services.

### 6.3 Fees and Charges

- a) 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.
- b) If no review is undertaken before lodgement, then only one review will be provided at no cost to the proponent.
- c) The proponent shall reimburse the Shire for the sitting fees of Design Review Panel members for all subsequent Design Review Panel meetings.
- d) Fees are to be paid to the Shire in accordance with Council's adopted schedule of fees and charges.

### 6.4 Reporting of Outcomes

All South West Joint Design Review Panel considerations relevant to the Shire of Collie will be reported to Council for noting at the first Ordinary Council meeting, and prior to the issue of development approval or referral to the Joint Development Assessment Panel, subject to legislative requirements.

### 7.0 Definitions

**'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 (South West Joint Design Review Panel).

**'Development Assessment Panel'** means ... an independent decision-making body that determines certain development applications in place of previous decision makers, such as the local government authority and/or the Western Australian Planning Commission (WAPC).

**'Shire'** means Shire of Collie.

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

Responsible Business Unit	Development Services
Adoption Date	##/##/####



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Next Review Date	##/##/####
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