

Policy P303 Design Review Panel

Responsible Business Unit/s	Development Services
Responsible Officer	Manager Development Services
Affected Business Unit/s	Development Services

Policy Status

This policy is a local planning policy prepared, advertised and adopted pursuant to Schedule 2, Part 2, Division 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, relating to local planning policies, and the City of South Perth local planning policy P301 Community Engagement in Planning Proposals. Under clause 3(3) of Part 2 of the Regulations, the City may make a local planning policy based on sound town planning principles to address a strategic or operational consideration.

All appendices to this local planning policy form part of the policy and have the status of a local planning policy.

Policy Application

Integrating design review into the planning system is a key component of the implementation and operation of State Planning Policy 7.0 Design of the Built Environment (SPP7.0) and State Planning Policy 7.3 Volume 2 - Apartments, as well as the State's Better Places and Spaces: A policy for the built environment in Western Australia (adopted 2013). Good design is integral to achieving good planning outcomes.

SPP7.0 includes performance-based design principles, which provide a guide to achieving good design, and the means for evaluating the merit of proposed solutions through design review. The City's Scheme and Activity Centre Plans also embed performance based design criteria into the planning framework for certain areas. Performance-based design principles identify the objectives to be met without prescribing how to achieve them. Design review is an integral component of this approach, and therefore the assessment process for applications being assessed against SPP7.0 or any other part of the local planning framework that contains performance based design criteria, as qualitative assessment is required to determine whether the required performance outcomes have been achieved in a given proposal.

This Policy, Terms of Reference (Appendix 1) and Design Review Panel Report and Recommendations (Appendix 2) apply to the establishment and operation of the City of South Perth Design Review Panel (DRP).

Policy Purpose

This policy and appendices provide guidelines for the selection and appointment of members to the DRP, its operation and its reporting and recommendations.

Policy Objectives

To facilitate the establishment and operation of a Design Review Panel to provide independent, impartial, expert design advice in accordance with the model process and other guidelines outlined in Design WA: Design Review Guide.

Policy Statement

1. Definitions

Panel

The Design Review Panel referred to in this Policy.

Financial interest

Has the same meaning as given by section 5.60A of the *Local Government Act 1995*;

Impartiality interest

An interest that could, or could reasonably be perceived to, adversely affect the impartiality of the person having the interest arising from kinship, friendship or membership of an association.

2. Status and role of the DRP

(a) Role Description

The Design Review Panel is an independent, advisory panel funded by the local government. The role of the DRP is to provide independent, impartial, expert design advice to:

- i. Proponents and local government officers on the design quality of proposals;
- ii. Decision makers on eligible development applications or other proposals; and
- iii. Local governments, where requested, on strategic policy, master plans, precinct plans, local development plans, structure plans, activity centre plans, local planning schemes and amendments or other matters.

The DRP does not have a decision-making function.

(b) DRP members not to speak on behalf of the City

- i. In respect of any item under consideration at a meeting, the DRP members are not authorised, either collectively or individually, to speak on behalf of the City or provide comment to the media, unless requested by the City to provide comment and/or advice at a Joint Development Assessment Panel Meeting or as part of State Administrative Tribunal proceedings.
- ii. The DRP members are not to provide written advice directly to an applicant in respect of any item under consideration at a DRP meeting.

(c) Council Policy P112 not applicable

The DRP is not a Community Advisory Group pursuant to the City's Policy P112 'Community Advisory Groups'.

(d) DRP not a committee

The DRP is not a committee established pursuant to section 5.8 of the *Local Government Act 1995*.

3. Establishment and Operation of the DRP

(a) Terms of Reference

The DRP shall be established and operated in accordance with Appendix 1 - Terms of Reference of this Policy.

(b) Design Review Principles

When providing advice to the decision making authority on a proposal, the DRP is to have due regard to the Design Principles set out at section 2(ii) of the Terms of Reference (Appendix 1).

The DRP is to operate in a manner that is fair, robust and credible. The following best practice principles of design review will guide the review process and the operation of the DRP

- i. Independent - the Panel is comprised of persons who are unconnected with the scheme's promoters and decision makers, and it ensures that conflicts of interest do not arise.
- ii. Expert - the Panel comprises suitably trained persons who are experienced in design and know how to criticise constructively. Review is usually most respected where it is carried out by professional peers of the project designers, because their standing and expertise will be acknowledged.
- iii. Multidisciplinary - the Panel combines the different perspectives of architects, urban designers, urban planners and landscape architects to provide a rounded design assessment.
- iv. Accountable - the Panel and its advice must be clearly seen to work for the benefit of the public.
- v. Transparent - the Panel's remit, membership, governance processes and funding should always be in the public domain.
- vi. Proportionate - the Panel is used on projects whose significance warrants the investment needed to provide the service.
- vii. Timely - a meeting of the Panel takes place as early as possible in the design process, because this can avoid unnecessary wasted time. It also costs less to make changes at an early stage.
- viii. Advisory - the Panel does not make decisions, but it offers impartial advice for the people who do.
- ix. Objective - the Panel appraises proposals according to reasoned, objective criteria rather than the stylistic tastes of individual panel members.
- x. Accessible - the Panel findings and advice are clearly expressed in terms that design teams, decision makers and clients can all understand and make use of.

(c) Design Review Report and Recommendations

Reporting and recommendations for all items considered by the DRP will be undertaken in accordance with Appendix 2 – Design Review Report and Recommendations, of this Policy. The finalised Design Review Report and Recommendations shall form an attachment to any report on a development application relating to an item considered by the DRP.

Legislation/ Local Law Requirements

Planning and Development Act 2005

State Planning Policy 7.0 – Design of the Built Environment

The City of South Perth Town Planning Scheme No.6

State Planning Policy 7.3 Residential Design Codes (R-Codes)

Other Relevant Policies/Key Documents

City of South Perth Schedule of Fees and Charges

City of South Perth local planning policies

Appendices

Appendix 1 – City of South Perth Design Review Panel Terms of Reference

Appendix 2 – City of South Perth Design Review Report and Recommendations