



LPP – 1.4 Local Planning Policy for Design Review

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1 Preliminary

- 1.1 **Citation:** This local planning policy is prepared in accordance with Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* and may be cited as Local Planning Policy 1.4: Design Review.
- 1.2 **Policy Area:** This local planning policy applies to lands within the local government district of the City of Bunbury and as such, the local planning policy area is the Scheme area.
- 1.3 **Policy Application:** The provisions of this local planning policy apply to development applications or City projects, structure plans, planning policy and other similar documents that meet the threshold set out at Part 6.

2 Purpose

- 2.1 The purpose of this policy is to ensure the City takes into account design principles in significant developments and the planning policy framework and to refer such proposals to the South West Joint Design Review Panel.
- 2.2 The South West Joint Design Review Panel will be established and operate consistent 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.

3 Objectives

In accordance with the aims of the Scheme, this local planning policy:

- (a) ensures higher quality built-form outcomes and an improved public realm through Design Review of development applications and City projects
- (b) outlines the types of applications and other planning documents that will require design review
- (c) sets out the weight afforded to the advice provided by a Design Review Panel
- (d) establishes a process for fees and charges.

4 Meaning of Terms

Unless stated otherwise below, the terms used in this Local Planning Policy shall have the same meaning as defined in the *Planning and Development Act 2005*, the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations), the Scheme or the Residential Design Codes (R-Codes). The meaning of other specific words and expressions relevant to this policy are given below:

‘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).

‘City’ means City of Bunbury.

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

5 Design Review Process

- 5.1 The City will use the South West Joint Design Review to undertake design review for matters outlined at Part 6.
- 5.2 The establishment and operation of the panel is to occur in accordance with an adopted term of reference.
- 5.3 The Design Review Panel shall assess proposals against the design principles of State Planning Policy 7.0 Design of the Built Environment (WAPC, 2019).
- 5.4 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.
- 5.5 The City encourages proponents to undertake design review early in the design concept stage, prior to the submission of a development application. A number of referrals to the panel may be required depending on the complexity of the proposal.

6 Threshold

- 6.1 Design Review may be required for the following matters:
 - (a) All applications that meet the mandatory or optional requirement for Development Assessment Panels applications, where there is a design element that may impact on the character, appearance, or streetscape of an area
 - (b) 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 Sustainable Communities
 - (c) Any other planning proposal (e.g. Scheme Amendment, Structure Plan, Precinct Plan, Local Planning Policy, Local Development Plan, Design Guidelines; or City project) relating to the design of development and places may be referred to the Design Review Panel at the discretion of the Director of Sustainable Communities.
- 6.2 The purpose of the panel is to provide independent, expert advice on the design quality of the proposed development to the applicant, City officers, Council / the decision maker, to encourage innovative, high-quality designs that meet the needs of all stakeholders and the community.

7 Fees and Charges

- 7.1 No charge will be incurred by the proponent for up to three design reviews, provided at least one of those occur prior to lodgement of a development application.
- 7.2 The proponent shall reimburse the City for the sitting fees of Design Review Panel members for all subsequent Design Review Panel meetings.
- 7.2 Fees are to be paid to the City in accordance with Council's adopted schedule of fees and charges.

8 Reporting of Outcomes

All South West Joint Design Review Panel considerations relevant to the City of Bunbury will be reported to Council for noting at the first Ordinary Council Meeting following the outcome of the decision, and prior to going to development approval or the Joint Development Assessment Panel subject to legislative requirements.