

Policy

Local Planning Policy 1.12 Local Design Review

CONTENTS

Policy Intent.....	1
Objectives	1
Scope	1
Policy Statement	1
Referral to Design Review Panel.....	1
Process and information requirements	2
Fees and charges	3
Legislative and Strategic Context.....	3
Review Position and Date	3
Associated Documents	3
Definitions	3

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Policy Intent

1. This Policy supports implementation of the *Planning and Development (Local Planning Schemes) Regulations 2015* (Planning Regulations) and *State Planning Policy 7.0 – Design of the Built Environment* (SPP7.0) by establishing a framework for obtaining independent specialist design advice to inform the assessment of significant development proposals.
2. The Design Review Panel (DRP) provides independent specialist design advice to proponents, City officers and Council on the design quality of proposed developments and related matters. The Panel operates in an advisory capacity and does not determine development applications.
3. The purpose of the DRP is to support high-quality design outcomes that enhance the built environment of the City of Albany and contribute positively to the community and building users. To maximise the benefits of the design review process, proponents are encouraged to seek an initial Design Review during the concept design stage, while proposals remain sufficiently flexible to respond to the Panel's recommendations.
4. Early engagement with the City and the Design Review process is encouraged to ensure proposals requiring referral are identified at an early stage and can benefit from independent specialist design advice while the design remains sufficiently flexible to respond to recommendations.

Objectives

5. Promote high-quality design outcomes for significant development proposals.
6. Identify the types of significant development proposals requiring Design Review under this Policy.
7. Facilitate early Design Review of significant development proposals to support high-quality design outcomes and the efficient assessment of development applications.
8. Clarify the status and consideration of advice provided by the Design Review Panel in the City's decision-making process.
9. Establish a clear framework for the application of Design Review, including associated procedures, fees and charges.

Scope

10. This Policy applies to significant development proposals that meet the criteria outlined in clause 11 below, with the exception of the following:
 - Single houses.
 - Warehouse/storage developments.
 - Development located within Industrial and Rural Zones.
 - Public works undertaken by a public authority.
 - Proposals subject to referral to the State Design Review Panel or another approved Design Review Panel.

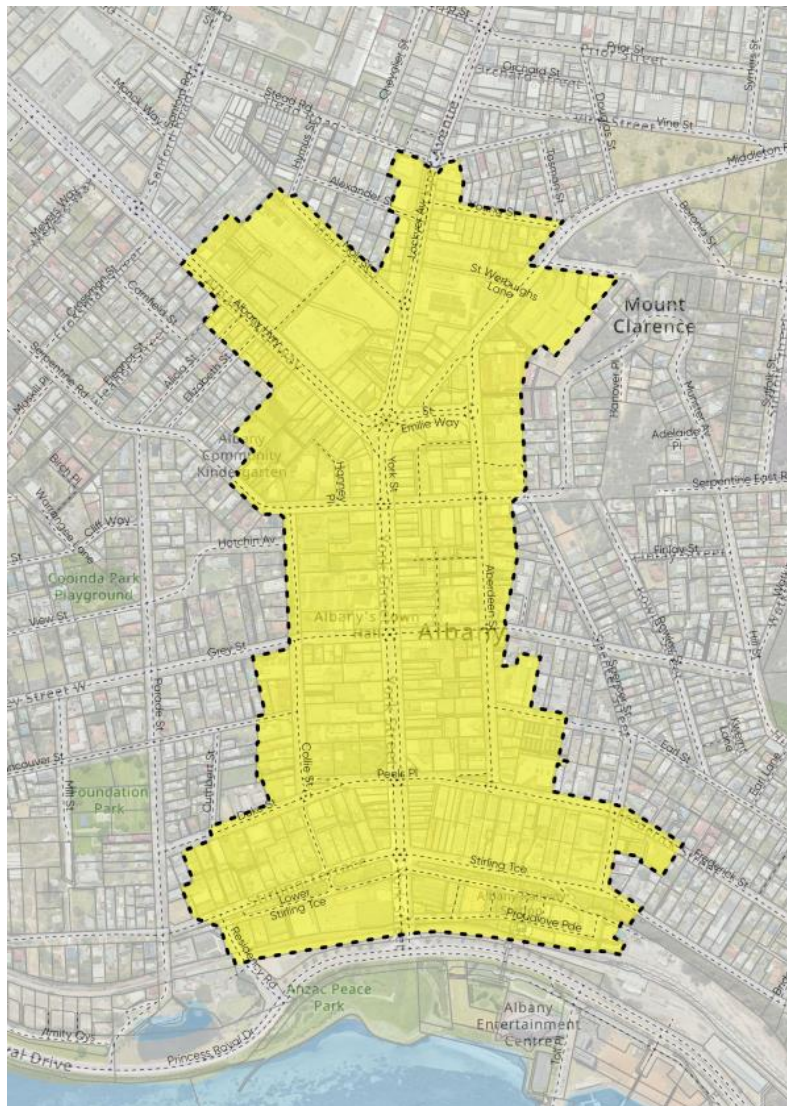
Policy Statement

Referral to Design Review Panel

11. Preliminary development proposals that meet one or more of the criteria outlined below require Design Review prior to lodgement of a development application, unless otherwise excluded under the Scope of this Policy:
 - a. Residential development comprising ten (10) or more dwellings.
 - b. Development of three (3) or more storeys in height.
 - c. Development located within the Albany Central Business District, with a total development value at or exceeding \$3 million (refer image 1).
 - d. Development proposals with an estimated project value at or exceeding \$5 million.
 - e. A Major Tourist Development.

- f. Extensions or amendments to proposals referred to in provisions (a) through (e) above, where in the opinion of the City, the proposal would benefit from further Design Review.
12. Development that does not meet the criteria in clause 11 may, at the discretion of the City of Albany, be referred to the Design Review Panel either prior to or following the lodgement of a development application, where the proposal is considered likely to have a substantial impact on any of the following:
 - a. The existing or planned future streetscape.
 - b. Views of significance as experienced from the public realm or key strategic viewpoints; or
 - c. The visual amenity or overall character of the locality.

Figure 1: Central Business District (CBD)



Process and information requirements

13. Proponents are encouraged to contact the City prior to the formal lodgement of a development application to confirm whether a proposal is required to be referred to a DRP under this Policy.
14. The DRP will assess proposals against the Design Principles contained within SPP7.0. While the Panel may have regard to the broader planning framework, its primary role is to provide independent specialist design advice rather than assess statutory planning compliance.
15. The number of Design Reviews required will vary depending on the scale, complexity and design quality of a proposal. One or more reviews may be undertaken to support an effective and iterative design review process.

16. Information required for Design Review must be submitted in accordance with the City's Design Review submission requirements and timeframes. Failure to provide the required information may result in the proposal being deferred to a subsequent DRP meeting.
17. The City will prepare a summary of the DRP's comments and recommendations and provide it to the applicant following the meeting.
18. Development applications following Design Review must include a Design Review Response Statement outlining how the Panel's recommendations have been addressed.
19. Where a proposal requiring Design Review has not been referred to the DRP prior to lodgement, the City may request the applicant to agree to an extension of time under the Planning Regulations to enable Design Review to occur.
20. A proposal may be referred back to the DRP following formal lodgement where:
 - a. the design quality is substantially inconsistent with the proposal previously reviewed; or
 - b. the City considers the Panel's recommendations have not been adequately addressed.

Fees and charges

21. DRP member sitting fees will be recovered from the proponent in accordance with regulation 49 of the *Planning and Development Regulations 2009*.
22. Fees are payable in accordance with the Council's adopted Schedule of Fees and Charges.

Legislative and Strategic Context

23. This policy operates within the following framework of legislation.
 - *Planning and Development Act 2005*
 - *Planning and Development (Local Planning Schemes) Regulations 2015*
 - *City of Albany Local Planning Scheme No. 2*
 - *Public Works Act 1902*

Review Position and Date

24. This policy should be reviewed every four years, or earlier if required.

Associated Documents

25. Related documents that support or are referenced by the policy:
 - *State Planning Policy 7.0 – Design of the Built Environment*
 - *WAPC Local Government Design Review Manual*
 - *City of Albany Local Design Review Information Sheet & Checklist (to be prepared)*

Definitions

Design Review Response Statement refers to a document prepared by the proponent that outlines how the recommendations of the Design Review Panel have been addressed in the development proposal submitted for development approval, including justification where recommendations have not been adopted.

Industrial Zones refers to the following zones:

- Light Industry
- General Industry
- Industrial Development
- Strategic Industry

Major Tourist Development means a new development, or substantial additions or alterations to an existing development, that provides short-term accommodation — including, but not limited to, holiday accommodation, hotels, serviced apartments, tourist developments and caravan parks — and which has a total capacity, inclusive of overnight guests and day visitors to any ancillary uses, of 75 persons or greater.

Rural Zones refers to the following zones:

- Rural
- Priority Agriculture

Single house has the same meaning as given to the term under the Residential Design Codes.

Warehouse/storage has the same meaning as given to the term under LPS2.

Document Approval

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Responsible Officer	Manager Development Services
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Amended/Revised	

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