

Joondalup Design Review Panel Local Planning Policy

Responsible Directorate: Planning and Community Development

Objective: To outline the role of the Joondalup Design Review Panel and planning proposals to be considered.

1. Authority:

This policy has been prepared in accordance with Schedule 2, Part 2 of the deemed provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* which allows the local government to prepare local planning policies relating to planning and development within the Scheme area.

2. Application:

This policy applies to planning proposals in the City of Joondalup as outlined in this Policy.

3. Definitions:

“**planning proposal**” means an application or proposal intended to become an application for consideration against the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* or *Local Planning Scheme No. 3*.

4. Statement:

The City of Joondalup recognises the importance of assessing design quality and outcomes as part of the planning process. The Joondalup Design Review Panel provides independent performance-based design advice to inform planning decisions on large scale planning proposals. This advice is used to assist applicants in refining and enhancing the design of planning proposals and to inform planning decisions. The aim of the design review is to ensure that large scale planning proposals are designed to have a greater positive impact on their locality and maximise their contribution to the built environment.

5. Details:

5.1. Role and purpose of the Design Review Panel

- a. To provide independent, impartial, expert advice on the design quality of eligible planning proposals to developers, local government officers and decision makers.
- b. The Joondalup Design Review Panel is advisory only, with no decision-making function.

5.2. Proposals to be referred to the Design Review Panel

5.2.1. Referral prior to the lodgement of a planning proposal:

- a. A planning proposal that meets one or more of the following criteria is required to be referred to the Design Review Panel:
 - i. All Multiple Dwelling developments;
 - ii. Grouped Dwelling developments of five or more dwellings;
 - iii. New commercial and/or mixed use developments, excluding additions to existing buildings that due to their scale do not significantly impact the street or adjoining properties as determined by the City;
 - iv. Mandatory Joint Development Assessment Panel proposals, excluding applications for site works and/or infrastructure;
 - v. Optional 'opt-in' Joint Development Assessment Panel proposals, excluding additions to existing buildings that do not significantly impact on the street or adjoining properties as determined by the City;
 - vi. Any amendment to a Joint Development Assessment Panel approval, which would benefit from a review by the Design Review Panel as determined by the City.
- b. The following planning proposals may be referred to the Design Review Panel where it is determined by the City that they will benefit from design review:
 - i. Structure plan (new or amendment to)
 - ii. Activity centre plan (new or amendment to)
 - iii. Local development plan (new or amendment to)
 - iv. Local planning policy (new or amendment to)
 - v. Amendment to *Local Planning Scheme No. 3*
- c. Proposals to be referred to the Design Review Panel in accordance with 5.2.1 shall be at the applicant's cost, unless the proposal is being prepared by the City. The fee is included in the City's *Schedule of Fees and Charges*.
- d. Pre-lodgement matters to be referred to the panel must be provided to the City a minimum of three weeks prior to the next scheduled meeting of the panel to allow for pre-assessment of the proposal by the City.
- e. Pre-lodgement referrals shall include all items listed on the associated Application for Development Approval Checklist, excluding relevant Development Application forms and Development Application fees.

5.2.2. Referral after lodgement of a planning proposal:

- a. Planning proposals listed under 5.2.1. will be referred to the Design Review Panel where it meets one or more of the following criteria:
 - i. The planning proposal was not referred prior to lodgement;
 - ii. The planning proposal is substantially different from that previously referred to the Design Review Panel prior to lodgement and has not responded to the recommendations from the Design Review Panel, as determined by the City;
 - iii. The planning proposal has not adequately addressed the recommendations from the Design Review Panel and would benefit from further review, as determined by the City;
- b. Other planning proposals may be referred to the Design Review Panel where it is determined by the City that they would benefit from review.
- c. Planning proposals required to be referred to the Design Review Panel under 5.2.2a. shall be at the developers cost, unless being prepared by the City. The fee is included in the City's *Schedule of Fees and Charges*.
- d. Information submitted as part of a condition of development approval may be referred to the Panel Chairperson or delegate to ensure the design quality of the proposal is maintained

5.3. Matters to be considered by the Design Review Panel

- a. In providing any advice and recommendations, the Design Review Panel shall consider design matters relating to:
 - i. The relevant planning framework
 - ii. The 10 Design Principles provided in *State Planning Policy 7: Design of the Built Environment*.

5.4. Operation of the Design Review Panel:

The Design Review Panel shall operate in accordance with the Joondalup Design Review Panel Terms of Reference endorsed by Council.

Creation Date:	May 2021
Amendments:	Not applicable
Related Documentation:	<ul style="list-style-type: none">• <i>Local Planning Scheme No. 3</i>• <i>Joondalup Design Review Panel Terms of Reference</i>• <i>Schedule of Fees and Charges</i>