

Owner	Planning and Sustainability
Implementation	XX 2018
Next Review	XX 2023

PART 1 – POLICY OPERATION

Policy Development

This policy has been prepared under Part 2 (Division 2) of the City of Wanneroo's (the City's) District Planning Scheme No. 2 Deemed Provisions, and is to be read in conjunction with the City's associated Design Review Management Procedure.

Purpose

The purpose of this Policy is to:

1. Detail the type and scale of development applications and planning proposals that will be referred to the Design Review Panel;
2. Outline the matters relating to the design quality of development to be given consideration by the Design Review Panel;
3. Establish the funding arrangements, and timing and number of design reviews by the Design Review Panel; and
4. Detail the information required to be provided to enable the Design Review Panel to consider a planning proposal.

PART 2 – GENERAL POLICY PROVISIONS

1 Development applications and planning proposals to be referred to the Design Review Panel

- 1.1 Any development that meets one or more of the following criteria is required to be referred to the Design Review Panel for review prior to the lodgement of a development application:
 - a) All multiple dwellings;
 - b) Development that comprises more than 10 grouped dwellings; and
 - c) Mandatory JDAP proposals (excluding works by Government agencies and public authorities that do not involve a built form component).
- 1.2 Development, not of the kind referred to in the above points, but which, in the opinion of Council, Director of Planning & Sustainability and/or Manager Approval Services is:
 - a) Of a complex or contentious nature;

- b) Likely to be of a significant interest to the community;
- c) Likely to have a significant impact on the existing or planned future streetscape, or as viewed from the public domain;
- d) Of strategic significance; or
- e) Likely to benefit from a referral to the Design Review Panel,

may be referred to the Design Review Panel either prior to or following the lodgement of a development application.

2 Matters relating to the design quality of development to be given consideration by the Design Review Panel

- 2.1 The Design Review Panel is advisory only and does not have a decision-making function.
- 2.2 In providing any advice and recommendations, the Design Review Panel shall take into account matters including, but not limited to, the relevant statutory planning and policy framework.
- 2.3 **Appendix 1** contains the information required to be submitted to the City by the applicant for assessment by the Design Review Panel.

3 Funding, timing and number of design reviews by the Design Review Panel

- 3.1 The Design Review Panel shall provide advice as part of a design review for a proposal prior to lodgement and acceptance of the development application by the City.
- 3.2 Development applications that are submitted to the City following being referred to the Design Review Panel must be accompanied by a statement detailing how and the extent that the comments made from the Design Review Panel have been addressed.
- 3.3 The Design Review Panel may be required to provide advice on a proposal following the lodgement of a development application in the following circumstances:
 - a) Major modifications to the development proposal were recommended by the Design Review Panel as part of the pre-lodgement design review;
 - b) Insufficient or inadequate information was provided and made available to the Design Review Panel at the pre-lodgement design review; or
 - c) The design quality is substantially inconsistent with the development proposal considered by the Design Review Panel at the pre-lodgement design review.
- 3.4 a) The City is responsible for funding the first design review prior to lodgement of a development application for a proposal that is required to be referred to the Design Review Panel .

- b) The proponent is responsible for funding any subsequent design reviews required by the Design Review Panel following the first pre-lodgement design review funded by the City, except where the development proposal has been referred to the Design Review Panel by Council. The City will fund the design review in these instances.

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POLICY APPENDICES

Appendix 1: Information Required to be Provided by the Applicant

Prior to the formal lodgement of a development application, unless otherwise waived by the City, the applicant is required to submit material to enable a design review. The material required for design review is to sufficiently illustrate site analysis, site design response and the intended design proposal. This includes, but is not limited to the following.

1. Site analysis

It is particularly important to provide contextual information on drawings and information submitted for review, to assist the panel assess how well a proposal responds to its site and context.

The key elements of a site analysis include:

- (i) site location / wider context plan
- (ii) aerial photograph
- (iii) local context plan
- (iv) site context and survey plan
- (v) streetscape elevations and sections

2. Site design response

Site design response drawings, 3D studies and diagrams identify site and context opportunities and constraints that generate design parameters. These drawings should clearly articulate the considerations that have informed the broader site design approach.

The key elements of a site design response include:

- (i) assessment of site opportunities
- (ii) building massing studies to consider the quantity and arrangement of built form within the three-dimensional boundary within which development can occur
- (iii) car parking strategy
- (iv) energy and resource reduction strategy
- (v) orientation study, including winter sun paths and overshadowing of site and adjoining properties
- (vi) prevailing breezes and ventilation strategies
- (vii) relationship to public domain and surrounding properties
- (viii) investigation of amenity provided for occupants and neighbouring developments
- (ix) retention of existing trees and vegetation
- (x) landscape design approach
- (xi) communal open spaces
- (xii) consideration of culturally relevant or heritage elements
- (xiii) any relevant specialist advice

3. Design proposal

Sufficient drawing material should be presented to outline the intended design proposal.

The key elements of a pre-development application design proposal include:

- (i) development details

- (ii) design quality statement outlining how the proposal responds to the SPP 7 design principles
- (iii) precedents that have informed the design proposal
- (iv) site plan
- (v) floor plans
- (vi) elevations of the proposal in context
- (vii) sections of the proposal in context.
- (viii) 3D images or visualisations, if available

4. Modifications

For proposals undergoing a further design review or where a development application has been submitted following a design review, a statement is required to be submitted detailing how and the extent that the previous comments made by Design Review Panel have been addressed. This is in addition to the material outlined in items 1-3 of this Appendix.

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