

Policy Number: Local Planning Policy No. 9
Policy Title: Design Review Panel

1. Citation

This is a Local Planning Policy prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. This Policy may be cited as Local Planning Policy No.9 – Design Review Panel.

2. Policy Statement

To detail the types of proposals required to be subject to formal Design Review and to formalise the arrangement with the City of Bayswater in relation to its Design Review Panel (DRP).

3. Application of Policy

This Policy applies to the following proposals or applications for development approval:

- (a) Residential and/or Commercial proposals in the Town Centre Zone.
- (b) All developments that are subject to State Planning Policy No. 7.3 - Residential Design Codes Volume 2 - Apartments.
- (c) Residential and/or Commercial proposals that are three storeys or 9.0 metres high or more in height.
- (d) Residential proposals comprising eight or more grouped dwellings.
- (e) Any proposal that is to be determined by a Joint Development Assessment Panel.
- (f) Activity Centre Structure Plans and Local Development Plans.
- (g) Any other proposal, application, planning matter or project that the Town considers may be of a complex or contentious nature and/or likely to be of significant community interest and/or where it is considered it will benefit from formal design review.

4. Objectives

- (a) To acknowledge the agreement between the Town of Bassendean and the City of Bayswater relating to the use of the City of Bayswater DRP to undertake design review of proposals and applications for land within the Town of Bassendean.
- (b) To improve the design quality and functionality of new development within the Town through independent expert advice.
- (c) To outline the matters to be considered by the DRP when providing design advice on Development Applications and other planning proposals.

5. Policy

- 5.1 Proposals and applications on land within the Town of Bassendean are to be considered by the City of Bayswater DRP as if it were a Town of Bassendean DRP.
- 5.2 The DRP does not make, nor should its advice be conceived to imply, a decision on, or approval of a Development Application. The Town or relevant Responsible Authority is not bound by advice given by the DRP but shall give due regard to the advice provided by the DRP.
- 5.3 The DRP shall deal with matters which have been referred to the DRP for comment and provide advice consistent with principles of good design, objectives, intent and provisions of Town of Bassendean Local Planning Scheme, policies, strategies and any other relevant planning requirement.
- 5.4 The general functioning of the DRP will be as per the City of Bayswater DRP: <https://www.bayswater.wa.gov.au/online-services/forms-and-publications/information-sheets/2019/city-of-bayswater-design-review-panel-terms-of-ref>.
- 5.5 Fees are to be paid to the Town in accordance with Council's adopted schedule of fees and charges.
- 5.6 The Town encourages the use of the DRP early in the design concept stage, and the use of the DRP is supported prior to the formal lodgement of proposals or applications for development approval.

Document Control

Directorate	Community Planning
Business Unit	Development and Place
Inception Date	1. OCM 23 June 2020
Version	1. OCM 23 June 2020
Next Review Date	2022