



POLICY NO. LPP 4.12 DESIGN REVIEW

PURPOSE

To detail the types of proposals required to be subject to formal Design Review and to formalise the arrangement with the City of Canning in relation to its Design Advisory Committee (DAC).

POLICY STATEMENT

1. APPLICATION OF POLICY

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

- (a) Residential and/or Commercial proposals within the Gosnells or Maddington Town Centres.
- (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 more in height.
- (d) Any other proposal, application, planning matter or project that the City 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.

2. OBJECTIVES

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

3. POLICY

- 3.1 Proposals and applications on land within the City of Gosnells are to be considered by the City of Canning DAC as if it were a City of Gosnells DAC.
- 3.2 The DAC does not make, nor should its advice be conceived to imply, a decision on, or approval of a Development Application. The City or relevant Responsible Authority is not bound by advice given by the DAC but shall give due regard to the advice provided by the DAC.
- 3.3 The DAC shall deal with matters which have been referred to the DAC for comment and provide advice consistent with the objectives, intent and provisions of TPS 6, policies, strategies and any other relevant planning requirement.



3.4 The terms of reference and the general functioning of the DAC are as per the City of Canning *Local Planning Policy LP.06 - Design Advisory Committee and Assessment of Significant Developments*.

GOVERNANCE REFERENCES

Statutory Compliance	Planning and Development Act 2005 City of Gosnells Town Planning Scheme No. 6
Industry Compliance	State Planning Policy 7.0 – Design of the Built Environment State Planning Policy 7.3 – Residential Design Codes – Volume 2 Apartments <i>City of Canning Local Planning Policy LP.06 - Design Advisory Committee and Assessment of Significant Developments</i>
Organisational Compliance	Local Planning Policy 4.10 – Subdivision and Development Abutting Public Spaces Local Planning Policy 5.1 – Maddington Town Centre Development Policy Local Planning Policy 5.2 – Gosnells Town Centre Development
Process Links	Nil

LOCAL PLANNING POLICY ADMINISTRATION

Directorate		Officer Title		Contact:	
Development Services		Manager Development Services		9397 3000	
Risk Rating	Med	Review Cycle	Triennial	Next Due:	2022
Version	Decision To Advertise	Decision to Adopt	Synopsis		
1.	OCM 326/12/11/2019		Advertised for public comment for a period of 21 days.		
2.		OCM 3/11/2/2020			