

State Design Review Panel: Wait Time Reduction Scheme for private development on private land.

This fact sheet gives information about a new scheme that will reduce wait times for SDRP sessions for private sector projects.

Background

The State Design Review Panel (SDRP) is an established program that delivers independent, consistent design quality advice on projects for which the State is the consent authority, including State Significant Development (SSD), State Significant Infrastructure, and State Significant Precincts. It is managed by the Government Architect NSW (GANSW). The SDRP lifts the design quality of projects and increases planning certainty for participants. For more information on the SDRP visit the [Government Architect NSW website](#).

Recent legislative changes have led to a significant increase in the number of projects qualifying as SSD. This has resulted in unacceptable wait times beyond 12 weeks for SDRP sessions for private projects.

A new scheme – the Wait Time Reduction Scheme has been introduced to reduce wait times. The scheme will apply to private sector led project developments on private land only. No changes are proposed to Government projects or projects on Government-owned land.

Aims of the scheme

The scheme is designed to:

- reduce wait times to acceptable levels;
- target the largest and most impactful projects to continue to receive design review through the SDRP pre-lodgement; and
- monitor impacts to inform future adjustments to the SDRP to maintain its effectiveness, timeliness, and value.

What is the Wait Time Reduction Scheme?

The Wait Time Reduction Scheme is a program to reduce the wait time for private projects on private land when seeking review through the SDRP.

To achieve the aims of the scheme, the following conditions will apply for participation in the pre-lodgement SDRP program.

Scheme Conditions:

1. Projects must meet or exceed typology specific Capital Investment Value (CIV) thresholds, or be a Concept Plan, or be seeking significant changes to planning controls, or be a project where review is required by an EPI.
2. Projects will have a limit of 2 reviews by the SDRP, except for Concept Plans or those projects seeking significant changes to planning controls.
3. A maximum 12 weeks wait time will apply.

Projects that no longer require design review through the SDRP, as a result of the conditions above can proceed through the planning process without pre-lodgement SDRP input.

When will the scheme run?

The scheme will commence 22 May, 2023. Existing bookings for sessions before the 21 June, 2023 will not be affected.

What are the new CIV thresholds for SDRP?

SDRP specific CIV thresholds for private projects on private land are as follows;

- \$100M: BTR, Seniors Housing, Residential and Commercial, Education (except new schools), Film/TV/Media, Health, Cultural, Sports and Recreation
- \$40M: New schools

The SDRP specific CIV thresholds do not apply to:

- a) Stage 1 concept plan applications or other projects seeking significant changes to planning controls;
- b) Any project where review by the SDRP is required by an EPI; and
- c) All projects led by a government agency or on government-owned land.

How will the CIV thresholds be overseen?

The SDRP is most effective when review of projects takes place early in the design process. As a result, many applicants engage with the SDRP when CIVs are still unconfirmed.

Where this is the case, applicants are encouraged to take a risk-managed approach to potential CIV levels at the time of EIS lodgement, particularly for projects where earlier estimates are close to SDRP thresholds.

If you believe your project may be above CIV thresholds, make an application for review by the SDRP on the SDRP Portal, enter your estimate CIV where requested.

If you are confident that your project is below CIV, and it does not meet the other conditions, **you do not need to make an application for the SDRP.**

Keep in mind that when requesting SEARS or submitting your EIS, you will be instructed to apply for the SDRP if the certified costing indicates a CIV that meets or is higher than the thresholds.

How will the Scheme be implemented?

The table below describes the process for projects that meet the Scheme Conditions.

The transition arrangements apply only to bookings scheduled prior to 22 May, 2023.

Applicant status	Process
<p>New applicants</p> <p>First review</p>	<ul style="list-style-type: none"> • Make an application through the SDRP Portal for your first SDRP review session. • You will receive a notification if a session time is available within 12 weeks, this will include the date of your SDRP session. • If no sessions are available within 12 weeks, you will receive a notification advising of this. SDRP pre-lodgement is not required for your project. • You should provide this correspondence when requesting SEARS, submitting an EIS or other planning process.
<p>Second review</p>	<ul style="list-style-type: none"> • You will receive a notification advising you of the date of your second review session. • This will be a minimum 8 weeks after the first review.
<p>Subsequent reviews</p>	<ul style="list-style-type: none"> • More than 2 reviews may be required for Concept Plans and projects seeking significant changes to planning controls • A limit of 2 reviews applies to all other private sector projects • You will receive a notification advising you of the date of any subsequent review session.

TRANSITION ARRANGEMENTS <i>(for projects with bookings in the SDRP schedule on May 22, 2023 only)</i>	
Projects scheduled for their first review	<ul style="list-style-type: none"> • If your booking is within 12 weeks (14 August), your review will proceed without change. • If your booking is outside of 12 weeks (14 August) SDRP pre-lodgement is not required for your project. • GANSW will contact you. You can choose to keep your review outside the 12 weeks, but it is not mandatory.
Projects scheduled for their second review	<ul style="list-style-type: none"> • If your booking is within 12 weeks (14 August), your review will proceed without change. • If your booking is outside of 12 weeks (14 August) SDRP pre-lodgement is not required for your project. • GANSW will contact you. You can choose to keep your review outside the 12 weeks, but it is not mandatory.
Projects that have been reviewed by the SDRP twice or more	<ul style="list-style-type: none"> • The project will not be reviewed more than two times by the SDRP pre-lodgement. • GANSW will write to you confirming that the booking is cancelled. • You should provide this correspondence when requesting SEARS, submitting an EIS or other planning process, and respond to the most recent SDRP advice in your application.

Alternative design review processes

The Wait Time Reduction Scheme will result in some projects no longer being required to attend SDRP. Those projects will receive design advice direct to DPE as part of the assessment process where necessary.

Projects are still required to demonstrate good design in accordance with the seven objectives of good design in Better Placed and design excellence in accordance with any relevant EPI.

Find out more

For further information on the scheme, contact the GANSW team via email:
government.architect@planning.nsw.gov.au

Frequently asked questions

What if I must cancel my booking?

Applicants are strongly encouraged to keep their original bookings. If you need to change your booking, this can be managed through the SDRP portal where you will be offered the next available session. The 12 week booking policy will apply to all rescheduled bookings from the date of the booking change.

What if my project has already been seen by the SDRP twice or more?

A 2 review limit applies to all bookings scheduled after 22 May, 2023. Applicants that have already been seen by the SDRP twice or more will proceed directly to EIS. This does not apply to projects that are Concept Plans or are seeking significant changes to the planning controls.

What if I don't have a confirmed project CIV?

Refer to the 'How will the CIV thresholds be overseen' section in this Fact Sheet.

My project is under the new SDRP thresholds for private projects, do I still need to apply for the SDRP?

Projects that are under the new CIV thresholds, and that do not meet any of the other Scheme Conditions, should not apply for the SDRP. Refer to the Scheme Conditions in the 'What is the Wait Time Reduction Scheme' section of this Fact Sheet.

My project is under the new SDRP thresholds for private projects, but an EPI requires design review, do I still need to apply for the SDRP?

Projects that are required to undertake design review by an EPI must apply for the SDRP regardless of CIV. Refer to the Scheme Conditions in the 'What is the Wait Time Reduction Scheme' section of this Fact Sheet.

My project is under the new SDRP thresholds for private projects, but I am seeking changes to planning controls, such as additional height or FSR, do I still need to apply for the SDRP?

Concept Plans and other projects seeking significant changes to planning controls must apply for the SDRP regardless of CIV. Refer to the Scheme Conditions in the 'What is the Wait Time Reduction Scheme' section of this Fact Sheet. If you are unsure, contact the relevant DPE assessment team for guidance.

My SEARs say I have to attend the SDRP but my project is under the CIV thresholds, what should I do?

You will be advised that your project doesn't meet the CIV thresholds and that SDRP pre-lodgement is not required. You should provide this correspondence when requesting SEARS, submitting an EIS or other planning process.

My SEARs say I have to attend the SDRP but there are no sessions within 12 weeks, what should I do?

You will be notified that no sessions are available within 12 weeks and that SDRP pre-lodgement is not required. You should provide this correspondence when requesting SEARS, submitting an EIS or other planning process.