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This sounds good in theory but I suspect it will be a waste of time in reality.

Who pays? Unless it is a requirement no designers will want to do or pay for this!

What obligations do the approval groups have to accept the design review comment?  
What standing will it have in court when someone appeals an approval or contests it in court?

What is likely to happen is the proponent will modify to suit the design review and then get it rejected at the approval stage. Good design is subjective depending on the person, the areas that the design is being reviewed against and the importance the reviewer puts on each criteria. Hence if such a review was to happen it must be tied to the approval process.

How many projects in each local government area are likely to be considered. I suspect that most country ones will be lucky to have one a year so setting up such a review group would be unproductive.

Even in most metropolitan areas I suspect it will be found there are very few projects that warrant this process. Once set up the panels are likely to start trying to get more projects referred to [them.ie](#) create work which will add cost and delays.

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