

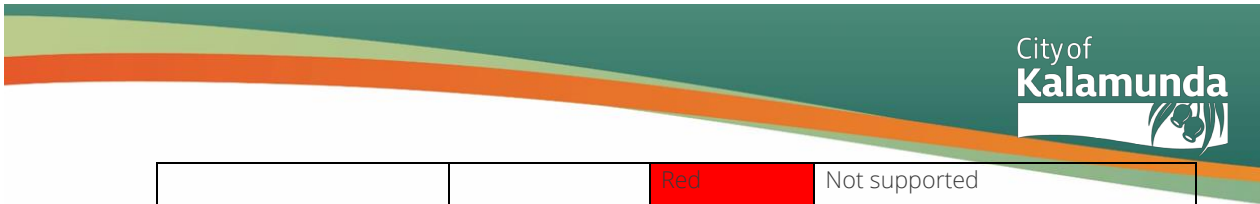
Minutes

Meeting Date and Time:	9 October 2024 – 4.10pm	
Meeting Number:	DRP2024/5	
Meeting Venue:	City of Kalamunda – 2 Railway Road, Kalamunda	
Meeting Items:	5.1	Warehouses and an incidental Office at Lot 9 (No. 29) Stirling Crescent, High Wycombe
	5.2	Use not listed – Liquor Store – Large. Lot 15 & 16 (No. 10 & 12) Canning Road, Kalamunda
Attendance		
DRP Members:	David Barr	Design Advisory Committee Member (Chair)
	Jurg Hunziker	Design Advisory Committee Member
	Amanda Morgan	Design Advisory Committee Member
	Ross Montgomery	Design Advisory Committee Member
	Walter van der Loo	Design Advisory Committee Member
Officers in attendance:	Cardia Mariani	Principal Statutory Planner
	Anjali Parmar	Senior Statutory Planner
	Tracey Cooney-Walsh	Statutory Planner
Apologies	Nil	
Declarations of Interest	None	
Other	Amanda Morgan to sit out of Item 5.1 – Unable to view plans	
Applicants:	Item 5.1	Trevor Chudleigh Tayne Evershed Planning Solutions
	Item 5.2	Phil Cockman Eduardo Cardoso



Item 5.2 –

<p>DRP Recommendations:</p>	<p>The independent style and intent of the proposed liquor store is noted from the presentation but not evident in submitted drawings, the DRP would recommend that the built form design is refined to reflect the intended character of the Liquor Store.</p> <p>The design approach is acknowledged as a positive contribution to the town streetscape, but elements need to be refined by design to address site constraints:</p> <ul style="list-style-type: none"> • the integration and functionality of the walkway, • resolution of interconnectivity of the stores for: <ul style="list-style-type: none"> ○ deliveries, ○ staff facilities ○ visitor experience • Security and glazing • Signage • Lighting and sustainability • Landscaping and retaining • Materials and finishes • Internal layout to address user functionality • Location of plant and equipment • Existing car park arrangement 		
<p>General Comments</p>	<p>The DRP understands and acknowledges that the design submitted was in the early phases and unresolved and therefore provides general commentary on the intent of the 10 principles of SPP7.0 for the purposes of progressing a suitable design for the site.</p> <p>The DRP acknowledges that the built form proposal is a positive contribution to the streetscape but notes that there is significant work to be done on the design to ensure compliance with the 10 principles of SPP7.0.</p> <p>Further consideration is required to ensure the site responds to the existing topography and levels, as well as overall siting and design to ensure the customer experience is enhanced, particularly in relation to proposed pedestrian access way, access from the car park, internal layout and deliveries.</p>		
<p>Design Principle Assessment:</p>	<p>MATRIX</p>	<p>Green</p>	<p>Supported</p>
		<p>Orange</p>	<p>Pending further attention</p>



		Red	Not supported
		Grey	Not considered / discussed
		White	Not addressed as further information required
	DESIGN PRINCIPLE	EVALUATION	DRP COMMENT
	CONTEXT & CHARACTER	All white	<ul style="list-style-type: none"> • DRP commends the applicant on the integration of the façade within the streetscape, and the scale is consistent with the character of the area. • The plans require further consideration, the plinth below is consistent with the streetscape and character of the area (sympathetic with the building next door). • The panel has concerns with the limited detail provided in relation to the large area of glazing proposed.
	LANDSCAPE QUALITY		<ul style="list-style-type: none"> • The DRP recommends that the applicant consider engaging a landscape architect to elaborate how plant materials can be included in the design to soften and humanize otherwise utilitarian public spaces. • Consideration of planter boxes and/or trellising.



	BUILT FORM & SCALE		<ul style="list-style-type: none"> • The scale is consistent with the IGA, however there is a lack of detail provided. • Tilt up concrete panels on the northern elevations require further consideration for key visible corner of building, to provide further articulation and not a painted solution on concrete. • Consider flipping the development so the walkway is not boxed in, and to provide a safe and appealing thoroughfare. Noting CPTED principles should be considered. • Further consideration should be given to the existing levels of the site and how the development responds to this.
	FUNCTIONALITY & BUILD QUALITY		<ul style="list-style-type: none"> • Further details to explain how goods moved from the loading bay into the store. • Consideration given to ensure the car access and parking/flow of pedestrian vehicles are not impacted by the moving of the goods from the loading bay to the store.
	SUSTAINABILITY		<ul style="list-style-type: none"> • Consider inclusion of solar panels and materials that have a lower carbon footprint.
	AMENITY		<ul style="list-style-type: none"> • More consideration given to how the covered walkway is experienced given the width proposed. • End of trip facilities, and bathrooms have not been provided. Consideration to be given to toilets for staff,



			or information provided in relation to any proposed shared facilities.
			<ul style="list-style-type: none"> • Ensure screening any air conditioning units and bin storage areas and other external fixtures from the public view and experience.
	LEGIBILITY		<ul style="list-style-type: none"> • Consider improving rear shop access for pedestrians to reduce need to park and walk around to the front to access the building. • Further detail provided to the overall layout particularly the checkout and functionality of the internal layout. • The DRP recommends a potential splay/truncated corner, so when customers enter the site, it is not directly into the checkout.
	SAFETY		<ul style="list-style-type: none"> • The DRP acknowledges and supports the design that there is significant glazing on the street frontage, however suggests the elaboration of any likely security measures needed to deter potential theft. • Consider lighting not only for safety but for a design solution. • The DRP has concerns with the covered walkway, further detail is to be provided about this walkway and how the application will address CPTED principles.



	COMMUNITY		<ul style="list-style-type: none"> • Further detail required on the street elevations to how it addresses the community. • Consider the customer experience and integration of signage.
	AESTHETICS		<ul style="list-style-type: none"> • Concerns regarding the extent of glazing to the street frontage from a safety and aesthetic perspective. • Reverse print / or other extensive vinyl graphic applications not an acceptable solution for extensive glazing. • The DRP acknowledges and commends the applicant on the plinth shown on the elevations but further detail is required about materiality. • Address the open end to the parking access, which currently exposes a poor northern boundary treatment and configuration/screening of utility/bin store.

Chair
 Approval: **DAVID BARR**

Chair
 Signature: 

City of
 Kalamunda
 Contact: Cardia Mariani
 Principal Statutory Planner
 08 9257 9875
Cardia.Mariani@kalamunda.wa.gov.au



City of Kalamunda Design Review Panel

Minutes

4 November 2024

Meeting Date and Time:	4 November 2024 4:00pm	
Meeting Number:	DRP2024/6	
Meeting Venue:	City of Kalamunda Administration – 2 Railway Road, Kalamunda	
Meeting Items:	5.1	10 Canning Rd., Kalamunda
<u>Attendance</u>		
DAC Members:	David Barr	Design Advisory Committee Member (Chair)
	Jurg Hunziker	Design Advisory Committee Member
	Amanda Morgan	Design Advisory Committee Member
	Ross Montgomery	Design Advisory Committee Member
	Walter van der Loo	Design Advisory Committee Member
Officers in attendance:	Regan Travers	Manager Approval Services
	Cardia Mariani	Principal Statutory Planner
	Tracey Cooney Walshe	Statutory Planner
Apologies	Nil	
Declarations of Interest	n/a	
Applicants:	Item 5.1	Eduardo Cardoso Colin Armstrong

Item 5.1 –


<p>DAC Recommendations:</p>	<p>Conditions be applied to the determination to control:</p> <ul style="list-style-type: none"> • Materials and colours • Landscaping (fencing treatment and scale of shade trees) • Resolution of the entry to Canning Rd • Resolution of the facade to Canning Rd design (fenestration/awning and material choice). 												
<p>General Comments</p>	<p>The DRP acknowledges that the applicant has made progress in resolving a number of key issues raised in the initial Design Review (DR1). Notwithstanding, there are a number of outstanding design issues remaining. While the DRP acknowledge the applicants time constraints they would seek some modifications to the current design to provide the City the assurances the prominent site has received appropriate treatment in relation to LPP30 requirements.</p> <p>The DRP acknowledged the landowners desire to continue the built form approach in consideration of the IGA's profile but would reiterate that fine grain detailing is key to achieving a successful outcome. As such the details provided to date fail to provide the Panel with the surety required that the fine grain design has been resolved to a satisfactory outcome.</p> <p>A resolved facade design to Canning Rd is required to receive the exemplary designation as set out for such a prominent site under LPP30.</p>												
<p>Design Principle Assessment:</p>	<p>MATRIX</p>	<table border="1"> <tr><td style="background-color: #92d050;"></td></tr> <tr><td style="background-color: #ffc107;"></td></tr> <tr><td style="background-color: #dc3545;"></td></tr> <tr><td style="background-color: #d3d3d3;"></td></tr> <tr><td style="background-color: #ffffff;"></td></tr> </table>						<table border="1"> <tr><td>Supported</td></tr> <tr><td>Pending further attention</td></tr> <tr><td>Not supported</td></tr> <tr><td>Not considered / discussed</td></tr> <tr><td>Not addressed as further information required</td></tr> </table>	Supported	Pending further attention	Not supported	Not considered / discussed	Not addressed as further information required
Supported													
Pending further attention													
Not supported													
Not considered / discussed													
Not addressed as further information required													
<p>DESIGN PRINCIPLE</p>	<p>EVALUATION</p>	<p>DAC COMMENT</p>											
<p>CONTEXT & CHARACTER</p>	<table border="1"> <tr><td style="background-color: #ffc107;"></td></tr> </table>		<ul style="list-style-type: none"> • The level of information provided leaves the design open to interpretation or risk. The DRP recommends the applicant provide an extra level of fine grain and detail to further 										

			<p>improve the proposal (i.e. tiled plinth, corner treatment detail, columns detail, articulation on the entry, detail on the end of the awning (all aspects of the awning) aligning the windows, awnings and walls)</p> <ul style="list-style-type: none"> the scale of the building is appropriate for the context. Elevation 2 wrap around corner requires further articulation and consideration so it does not appear as a vacant / blank square wall. Addition of wine tasting room – opportunity for it to be visually open to the street. Potential street activation along Canning Road is a positive element. Relocation of entry doors is a positive.
	LANDSCAPE QUALITY		<ul style="list-style-type: none"> The tree species are too small for shading in the car park. The DRP recommends different species to provide shading opportunities. The DRP acknowledges the breaks in the car parking for tree planting as a good outcome. Consider extending the landscaping through a creeper or climber to improve the northern boundary wall when driving into the car park. Consider landscaping to the front façade through planter boxes
	BUILT FORM & SCALE		<ul style="list-style-type: none"> Integration of the terracing of the façade Reconsider the window heights and the different window heights in the tasting room.
	FUNCTIONALITY & BUILD QUALITY		<ul style="list-style-type: none"> Further detail required on the discussion around no ceiling, exposed ducting element,

			<p>particularly in the wine tasting room.</p> <ul style="list-style-type: none"> • The addition of steel framed doors to turn it into a corridor requires further detail. • DRP recommends extending or reorienting the wine tasting room to have interaction with the street and with the corridor. • Missed opportunity to not have another access point for customers parking at the rear of the store and the DRP recommends another entry at the rear and consideration of the customer experience of the rear. • Consider slip hazards of the proposed floor treatment.
	SUSTAINABILITY		<ul style="list-style-type: none"> • No detail is provided on the plans, but the DRP acknowledges the applicants' comments made in regard to providing solar panels. The DRP recommend that these should be annotated and the integration of servicing area addressed as soon as possible.
	AMENITY		<ul style="list-style-type: none"> • It is noted that a staff toilet has been included in the design, however, the DRP raises whether a public toilet is required particularly with the addition of the wine tasting component. • Consider wash-sinks for the glasses (further detailing required) in the wine tasting room • DRP recommends providing further end-of-trip facilities such as a shower and lockers for staff members.
	LEGIBILITY		<ul style="list-style-type: none"> • Rear access has been improved

			<ul style="list-style-type: none"> • Further consideration in relation to the design guidelines for the town centre LPP30 is required. • Reconsider the entry way to make it more legible (perhaps an indent or articulation for the entry)
	SAFETY		<ul style="list-style-type: none"> • Ornamental lighting to the Canning Rd facade to be considered to improve evening safety.
	COMMUNITY		<ul style="list-style-type: none"> • The windows on the elevation require further consideration and detail to articulate how the wine tasting room can further address and interact with the streetscape. • Consider bi-folds and further interaction with the wine tasting and the street.
	AESTHETICS		<ul style="list-style-type: none"> • The thoroughfare acts like a corridor – would benefit from further design detail • The street elevation requires further detail and consideration. • Reconsider the use of tilted panels and textured paint. The IGA next door utilizes brick work which provides a layer of grain and articulation.

Chair Approval: **DAVID BARR**

Chair Signature: 

City of Kalamunda Contact: Cardia Mariani
Principal Statutory Planner
0892579875
Cardia.Mariani@kalamunda.wa.gov.au