



MINUTES

KALAMUNDA DESIGN ADVISORY COMMITTEE

MEETING

4pm THURSDAY 1 FEBRUARY 2018

CITY ADMINISTRATION BUILDING

1. OPENING OF MEETING – 4pm

1.1 Introduction – Natalie Martin Goode (5 minutes)

2. ATTENDANCE AND APOLOGIES

Chris Melsom – DAC Chair

Carmel Van Ruth - DAC Member

David Barr - DAC Member

Jurg Hunziker - DAC Member

Patrick Beale – Deputy DAC Member

Natalie Martin Goode – Director Development Services

Andrew Fowler-Tutt – Manager Approval Services

APOLOGIES

Ross Montgomery - DAC Member

3. DISCLOSURE OF INTERESTS

3.1 Disclosure of Conflict of Interest:

- a) Members must disclose the nature of their interest in matters to be discussed at the meeting.

4. ITEMS FOR COMMITTEE CONSIDERATION – 4.05pm – 5pm

4.1 Proposed Local Planning Policy – Welshpool Road East Industrial Precinct – Industrial Design Guidelines. **4.10pm (20 minutes)**

Background:

- The subject area comprises approximately 48ha and is located to the south west of Welshpool Road East abutting the local government boundary with the City of Gosnells.
- The areas has been identified as an extension to and part of the Maddington Kenwick Strategic Employment Area (MKSEA) and industrial precinct falling under the City of Gosnells.
- The subject area is zoned under the City LPS 3 both Light Industry and General Industry. With the light industry zone fronting predominately Welshpool Road East.
- The land was previously zoned Special Rural and comprised lifestyle properties.

Purpose of the Design Guidelines:

- The purpose of the design guidelines is to provide clear and comprehensible development criteria with the intent to provide a high standard of development through the industrial area, and provide landowners with greater certainty on the development requirements.
- The guidelines contain principles and some mandatory requirements relating to:
 - Land Use
 - Site Development
 - Built Form (including signage)
 - Environmental Management
 - Site amenity

Objectives of the Design Guidelines:

- To encourage attractive development, well designed, with functional and efficient buildings and site layouts;
- Ensure industries are environmentally compatible with surrounding activities;
- Promote high quality development and streetscape;
- Promote sustainability through water and energy initiatives;
- Minimise impact of new development on identified sensitive areas containing bushland and waterways;
- To avoid unsightly and poorly planned and maintained developments;
- Maintain the value of existing and future business investment through quality development; and
- To ensure proposals fronting Welshpool Road East incorporate sensitive and appropriate interface treatments.

Design Guidelines:

The main elements relate to:

- Building Orientation
- Design and Form

- Setbacks
- Parking and Access
- Landscaping
- Pedestrians and Cyclists
- Fencing
- Crossovers
- Water and Energy Management
- External Service and Bin Storage
- Loading Areas
- Welshpool Road East
- External Lighting
- Signage

4.2 Presentation – Judd Dyer – Linc Properties and DAC feedback – **4.35pm (20 minutes)**

5. DAC DESIGN REVIEW ADVICE 5.10pm- 5.45pm

DESIGN PRINCIPLES	DAC COMMENT
a) Character	<ul style="list-style-type: none"> • The vision of the design guidelines is not reflected in the body of the document.
b) Continuity and Enclosure	<ul style="list-style-type: none"> • The back end of the industrial lots, typically storage areas, will present poorly to Welshpool Road East.
c) Quality of the Public Realm	<ul style="list-style-type: none"> • Guidelines should reference a statement about the role of the street, both internal and external, i.e. Welshpool Road East.
d) Ease of Movement	Ease of pedestrian movement, particularly into the site from Welshpool Road was discussed as being a priority to be addressed in the design guidelines.
e) Legibility	<ul style="list-style-type: none"> • Not discussed.
f) Adaptability	<ul style="list-style-type: none"> • Guidelines can be flexible in respect to building height and colour/texture. Design guidelines can't vary Scheme parking requirements.
g) Diversity	<ul style="list-style-type: none"> • Not discussed.
h) Response to site and context	<ul style="list-style-type: none"> • The design guidelines do not respond to the Welshpool Road Interface. • Nil setback to Welshpool Road East is not an acceptable outcome. This frontage and a consistent setback must be addressed as an important interface

	<p>to a main road and to development on the north side of Welshpool Road East.</p> <ul style="list-style-type: none"> • -Conflict between 3.0m rear landscaping strip and nil building setback. • Need to consider the siting of the building with respect to both road frontages.
i) Overall Design quality and quality	<ul style="list-style-type: none"> • The Guidelines need to reflect the aspirational visions of the applicant. The applicant was encouraged to reflect the intent reflected in their presentation of other recent industrial subdivision and development projects as a starting point. The draft guidelines did not.
j) Appropriateness of materials and finishes	<ul style="list-style-type: none"> • Not discussed.
k) Resource Efficiency	<ul style="list-style-type: none"> • Retaining trees should have been considered through a tree survey and reflected in landscape plan requirements.
l) Public Art (where applicable)	<ul style="list-style-type: none"> • NA
m) Advice re structure plan/local planning policy where applicable	<ul style="list-style-type: none"> • The design guidelines would have benefited from the preparation of a master plan or structure plan to better inform the document, with particular reference to landscaping, interface to Welshpool Road East.
n) General comments	<ul style="list-style-type: none"> • The guidelines don't appear to reflect the depth of experience in high quality industrial development as presented by the applicant. • The aspirations of landscape integration is in conflict with the tree removal on the Gosnells side. • Many sections of the guidelines are irrelevant and do not inform either a proponent or an approval authority. They should contain some of the examples given in the presentation. • The applicant should utilise previous experience, good and bad, to provide inspirational guidelines. • We don't want to see an outcome similar to that of the industrial area in Malaga and the interface with Reid Highway. • No specific reference about sustainability requirements. • Motherhood statements need to be measurable. • Use of terminology needs to be clear. Avoid the use of words such as "encourage and should" etc. It's either required or not.
DESIGN ASSESSEMENT	

a) Design Strengths	<ul style="list-style-type: none"> • Document has some good high level vision and good initiatives.
b) How can the proposal be improved	<ul style="list-style-type: none"> • The policy document requires reworking to address the following: <ul style="list-style-type: none"> • The inclusion of policy provisions which reflect the vision of the document more. • Removal of provisions which are not relevant to the vision of the document, and are not enforceable, i.e. varying parking standards • The Welshpool Road and internal road interface to ensure the right built form and landscaping outcome; • Include the master plan process which ultimately informs the design guidelines. • The inclusion of images which provide better understanding of the design elements, i.e., site context, building orientation and form, setbacks, landscaping; interface treatments, colour and texture palettes, sustainability initiatives. • Recognition of existing onsite vegetation and how this can be integrated into the development.
RECOMMENDATION	<ol style="list-style-type: none"> 1. That the applicant amend the Local Planning Policy – Welshpool Road East Industrial Precinct Design Guidelines to reflect comments provide by the DAC. 2. The applicant to provide the amended Policy document to the City for further review.

6. OTHER BUSINESS MATTERS

- Nil

7. DATE OF NEXT MEETING

- To be advised.

8. CLOSURE – 5.45pm