



## City of Kalamunda Design Advisory Committee Agenda

**Meeting Date and Time:** Thursday 27 February 2020, 4:00PM

**Meeting Number:** DAC2020/1

**Meeting Venue:** City of Kalamunda Administration Centre  
2 Railway Road, Kalamunda

**Attendance**

<b>DAC Members:</b>	David Barr	Design Advisory Committee Member
	Jurg Hunziker	Design Advisory Committee Member
	Ross Montgomery	Design Advisory Committee Member
	Carmel van Ruth	Design Advisory Committee Member
	Chris Melsom	Design Advisory Committee Member

<b>Officers in attendance:</b>	Andrew Fowler-Tutt	Manager Approval Services
	Ivana Lazarus	Senior Statutory Planner

<b>Applicants:</b>	Item 1.1	Refurbishment and Extension to Existing Shopping Centre (External Colour Modifications, Signage, Alfresco Area) at Lot 98 (51) Edinburgh Road, Forrestfield and Lot 110 (54) Cumberland, Forrestfield
	Item 1.2	Office/Warehouse & Lots 220 & 221 (32 & 26) Nardine Close, Forrestfield



**Item 1:** **Declaration of Opening**  
The Chair declares the meeting open.


**Item 2:** **Attendance and Apologies**  
Chris Melsom

**Item 3:** **Confirmation of previous reporting**  
Minutes from the SDAC Meeting 21 November 2019 are unconfirmed.

**Item 4:** **Declarations of interest**  
Nil

Item 5:

Property Location:	Refurbishment and Extension to Existing Shopping Centre (External Colour Modifications, Signage, Alfresco Area) at Lot 98 (51) Edinburgh Road, Forrestfield and Lot 110 (54) Cumberland, Forrestfield
Development Description:	Service Area Screen wall
Applicant:	Archivision Architectural Drafting
Owner:	Marci Investments Pty Ltd
Reported by:	Ivana Lazarus, Senior Statutory Planner
Value of Development:	\$2,100,000.000
Aerial:	
MRS Zoning:	Urban
LPS Zoning:	Commercial 

<p>Applicable Policies / Structure Plans / Local Development Plans:</p>	<ul style="list-style-type: none"> <li>- SPP 3.7 Planning in Bushfire Prone Areas</li> <li>- SPP 4.2 – Activity Centres for Perth and Peel</li> </ul>
<p>Background:</p>	<ul style="list-style-type: none"> <li>- DAC previously considered the proposal for the refurbishment and extension to the Shopping Centre in July 2019 comprising the following:                         <ul style="list-style-type: none"> <li>o Repainting of the existing centre (refer to Colour/Materials plans).</li> <li>o Minor extension to the existing tenancies (approx. 120m<sup>2</sup>) to the south-west providing a 3.285 metre setback to Edinburgh Road.</li> <li>o Two outdoor alfresco areas along the eastern façade; one 85m<sup>2</sup> (approx.) directly parallel to three existing tenancies; and a 30m<sup>2</sup> (approx.) for a new tenancy (café);</li> <li>o Associated landscaping.</li> <li>o New signage, including a six (6) metre high pylon sign adjacent to Lincoln Road.</li> <li>o Internal upgrades.</li> <li>o No modification to the existing car parking area.</li> </ul> </li> </ul>
<p>Proposed Development:</p>	<ul style="list-style-type: none"> <li>- The applicant has submitted to the City revised plans detailing a new location for the goods service area.</li> <li>- The design incorporates a 7.3m high screen wall setback 3m from the Edinburgh Road street frontage. The wall is of a tilt panel construction with black and grey composite panels in a ‘Chequer Board’ design with landscaping proposed to soften the impact.</li> </ul> 

<p>Reference Documentation:</p>	<p>Attachment 1 – Site Plan Attachment 2 – Elevation 1 Attachment 3 – Elevation 2</p>		
<p>DAC recommendations:</p>	<p>A. Further detail still required on materiality for whole development. Recommend a condition for further details on colours/materials before lodgment of building permit.</p> <p>B. Landscape Plan to be modified to include the provision of landscape strips to street frontages (including mature trees).</p> <p>C. External treatment of enclosed loading bay not supported as current proposed. Recommend a condition requiring modifications to the enclosed loading bay adjacent to Edinburgh Road. Modifications need to address the following:</p> <ol style="list-style-type: none"> <li>i. Variation in materiality</li> <li>ii. Further articulation to reduce bulk and scale and create a non-rectangular form</li> <li>iii. Colours to be less contrasting and rather complimentary</li> <li>iv. Canopy to be provided over the entrances – to provided shadow &amp; articulation</li> <li>v. DAC recommendation for a colour palette &amp; form similar to the balance of the Neighborhood Centre with greater variation in form (i.e. varied height).</li> </ol>		
<p>Design principal Assessment</p>	<p>MATRIX</p>		<p>Supported</p>
			<p>Pending further attention</p>
			<p>Not supported</p>
			<p>Not considered / discussed</p>
	<p>DESIGN PRINCIPAL</p>	<p>DAC1</p>	<p>DAC2</p>
<p>CHARACTER</p>			<p>Landscaping plan required to demonstrate improvements to landscaping treatments to all street frontages, particularly Edinburgh Road.</p>

	QUALITY OF PUBLIC REALM	Red	Yellow	Not discussed.
	EASE OF MOVEMENT	Yellow	Green	Not discussed.
	LEGIBILITY	Grey	Grey	Not discussed.
	ADAPTABILITY	Grey	Grey	Not discussed.
	DIVERSITY	Red	Green	Recommendations of DAC1 adopted.
	RESPONSE TO SITE CONTEXT	Green	Green	
	OVERALL DESIGN QUALITY	Grey	Grey	Not discussed.
	APPROPRITENESS OF MATERIALS/COLOURS	Yellow	Yellow	Further details still required on the colour and material selections,. Recommend a condition requiring a colour/materials palette being submitted.
	RESOURCE EFFICENCY	Grey	Grey	Not discussed.
	PUBLIC ART	Grey	Grey	Not discussed.
	ADVICE RE STRUCTURE PLAN/LOCAL PLANNING POLICY WHERE APPLICABLE	Yellow	Yellow	The proposal should give due regard to the Edinburgh Road Concept Plan



Item 6

Property Location:	Lots 220 & 221 (32 & 26) Nardine Close, Forrestfield
Development Description:	Office/Warehouse
Applicant:	Julie Drago
Owner:	Hero Pty Ltd & Ovest Properties Pty Ltd
Reported by:	Danielle Castaldini, Statutory Planner
Value of Development:	\$4,000,000.00
Aerial:	
MRS Zoning:	Urban
LPS Zoning:	<p>Industrial Development</p>

<p><b>Applicable Policies / Structure Plans / Local Development Plans:</b></p>	<ul style="list-style-type: none"> <li>- Local Planning Policy 16 (Design Advisory Committee)</li> <li>- Local Planning Policy 26 (Public Art Contributions)</li> <li>- Local Planning Policy 27 (Forrestfield/High Wycombe Industrial Area Design Guidelines)</li> <li>- Forrestfield/High Wycombe Industrial Area Stage 1 – Structure Plan</li> </ul>
<p><b>Background:</b></p>	<p>DAC has not previously considered this application for an Office/Warehouse.</p> <p>The proposed development requires a referral to DAC under clause 6.2 (ii) of Local Planning Policy 16 which states:</p> <p><i>Any development that meets one or more of the following criteria is deemed a 'Significant Proposal' and is required to be referred to the DAC for review: ...</i></p> <p><i>ii. Development which is ten (10) metres high or greater</i></p>
<p><b>Proposed Development:</b></p>	<p>The proposed development includes the construction of an Office/Warehouse on land zoned industrial development under LPS3.</p> <p>The development is proposed over two lots in the Forrestfield/High Wycombe Industrial Area and is subject to developer contributions; and a public art contribution under LPP 26. An application for the amalgamation of the two lots has been received by the City.</p> <p>The proposal is compliant with all relevant scheme requirements (Parking, Setbacks and Open Space)</p> <p>The proposal has been assessed against the Forrestfield/High Wycombe Design Guidelines and is generally consistent with the requirements of the Design Guidelines.</p> <p>The landscape plan has been referred internally and considered by internal departments to be consistent with the design guidelines.</p>
<p><b>Reference Documentation:</b></p>	<p>Attachment 1 – Existing Feature Survey &amp; Site Plan                  Attachment 2 – Site Plan                  Attachment 3 – Elevations                  Attachment 4 – Landscape Plan</p>
<p><b>DAC Recommendations:</b></p>	<p>A. Landscaping proposed within the staff courtyard to be incorporated into Landscape Plan (Applicant advised a mature tree is now proposed).</p>

	<p>B. Further details on the material of the shade sail. DAC recommendation is for a permeable material which allows for cross-ventilation.</p> <p>C. There should be no internal rooms without access to sunlight and ventilation. Floor plans to be updated to reflect applicants intention of glazed walls for internal offices.</p>		
Design principal Assessment	MATRIX		Supported
			Pending further attention
			Not supported
			Not considered / discussed
	DESIGN PRINCIPAL	EVALUATION	DAC COMMENT – FEBRUARY 2020
	CHARACTER		Not discussed.
	QUALITY OF PUBLIC REALM		Not discussed.
	EASE OF MOVEMENT		Not discussed.
	LEGIBILITY		Office layout could be improved by expand window openings to office building to allow more light deeper into the office area.
	ADAPTABILITY		Limited demonstration.
	DIVERSITY		Not discussed.
	RESPONSE TO SITE CONTEXT		Not discussed.
	OVERALL DESIGN QUALITY		Consistent with contemporary industrial buildings.
	APPROPRITENESS OF MATERIALS/COLOURS		Further details required – recommend condition requiring further details.
RESOURCE EFFICENCY		Greater cross ventilation through the office building. Additional shade trees on lot boundaries to provide shade to warehouse building.	
PUBLIC ART		To be integrated with the building faced	





	ADVICE RE STRUCTURE PLAN/LOCAL PLANNING POLICY WHERE APPLICABLE		Proposal consistent with adopted LSP for the industrial area.
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**Item 7: Status of Previous Items**

Property Location	Description	Status
Lot 9005 (40) Courtney Place, Wattle Grove	Proposed Service Station	APPROVED by MEJDAP
Lot 7 (24) Valencia Road, Carmel	Section 31 Reconsideration Proposed Extension to Aged Care Facility	APPROVED by MEJDAP
Lot 1001 (174) Lewis Road, Wattle Grove	Proposed Two Storey Dwelling	No contact from the applicant, development application to be refused by the City.
Lot 98 (51) Edinburgh Road, Forrestfield	Refurbishment and Extension to Existing Shopping Centre	Pending review of amended plans by DAC.
Lot 56 Courtney Place, Wattle Grove	Warehouse & incidental Office	Development Application approved.

**Item 8: Other business matters**  
Nil

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