

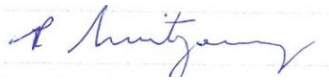


DAC 1 - Design Advisory Committee Meeting Minutes			
Meeting date:	Thursday, 25 July 2019	Meeting Time:	4:10pm – 7:30pm
Location:	Function Room, City of Kalamunda Administration Building, 2 Railway Road Kalamunda WA		
Design Advisory Committee Members:	David Barr	DAC Member	
	Jurg Hunziker	DAC Member	
	Ross Montgomery	DAC Chair	
	Carmel van Ruth	DAC Member	
City of Kalamunda Officers:	Peter Varelis	Director Development Services,	
	Regan Travers	Acting Manager Approval Services	
	Ivana Lazarus	Acting Principal Statutory Planner	
Proponent for Item 3.1:	Wayne Dufty	Director – DNA Architects	
	Muralidhara Dasa	Treasurer - International Society for Krishna Consciousness	
	Sitaram	President - International Society for Krishna Consciousness	
Proponent for Item 4.1:	Andrew Priolo	Archi Vision	
Proponent for Item 5.1:	Michael Little	Director - Built Inc.	
Apologies	Chris Melsom	DAC Chair	
Item 1	Attendance and apologies		
Item 2	Disclosure of interest Members must disclose the nature of their interest in matters to be discussed at the meeting		
Item 3	Design review/s		
Item 3.1	Place of Worship and Accommodation Building at Lot 50 (170) Sultana Road West, High Wycombe		
Item 3.1.1 (10 minutes)	Pre-meeting (panel members and local government officers only) - Development assessment overview - Technical issues		



Item 3.1.2 (30 minutes)	Design Review meeting (all) <ul style="list-style-type: none"> - Proponent welcome (2 minutes) - Presentation/response to prior recommendations (10 minutes) - Questions and clarification (5 minutes) - Discussion (10 minutes) - Confirmation of DAC advice/recommendations by the Chair (3 minutes)
Item 4.1	Refurbishment and Extension to Existing Shopping Centre (External Colour Modifications, Signage, Alfresco Area) at Lot 98 (51) Edinburgh Road, Forrestfield
Item 4.1.1 (10 minutes)	Pre-meeting (panel members and local government officers only) <ul style="list-style-type: none"> - Development assessment overview - Technical issues
Item 4.1.2 (30 minutes)	Design Review meeting (all) <ul style="list-style-type: none"> - Proponent welcome (2 minutes) - Presentation/response to prior recommendations (10 minutes) - Questions and clarification (5 minutes) - Discussion (10 minutes) - Confirmation of DAC advice/recommendations by the Chair (3 minutes)
Item 4.1.3 (5-10 minutes)	Post meeting (panel members and local government officers only)
Item 5.1	Warehouse & incidental Office at Lot 56 Courtney Place, Wattle Grove
Item 5.1.1 (10 minutes)	Pre-meeting (panel members and local government officers only) <ul style="list-style-type: none"> - Development assessment overview - Technical issues
Item 5.1.2 (30 minutes)	Design Review meeting (all) <ul style="list-style-type: none"> - Proponent welcome (2 minutes) - Presentation/response to prior recommendations (10 minutes) - Questions and clarification (5 minutes) - Discussion (10 minutes) - Confirmation of DAC advice/recommendations by the Chair (3 minutes)
Item 3.1.3 (5-10 minutes)	Post meeting (pa Ross Montgomery nel members and local government officers only)
Other business matters	Nil



City of Kalamunda Contact	Ivana Lazarus
	(08) 9257 9928
	ivana.lazarus@kalamunda.wa.gov.au
Confirmation of Minutes	
	Ross Montgomery
	Dated: 12 August 2019



DAC 2 – Development Assessment Overview	
ITEM 3.1	
Subject	<u>PRE-LODGMET:</u> Place of Worship and an Accommodation Building¹ at Lot 50 (170) Sultana Road West, High Wycombe
Proponent	Wayne Dufty – DNA Architects
Landowner	ELIZABETH CATHERINE PETTIT
LG Ref	SL-8/170
Zoning	MRS Urban LPS Special Use 20 (All use permissibility's as per the Light Industry zone plus Single house (P) and Home occupation (D).
Proposed Land use	Place of Worship & Accommodation Building ¹
Aerial	
Zoning Map	



DAC 2 – Development Assessment Overview

ITEM 3.1

Applicable Policies / Structure Plans / Local Development Plans	<ul style="list-style-type: none">• <u>P-DEV 55 – Places Of Worship Policy</u>• <u>Forrestfield/High Wycombe Industrial Area Stage 1 Structure Plan</u>• <u>DRAFT: Forrestfield / High Wycombe Industrial Area Stage 1 Design Guidelines</u>• <u>State Planning Policy 3.7 - Planning In Bushfire Prone Areas</u>								
Background	<ul style="list-style-type: none">• The subject site is a 10895m² allotment located at Lot 50 (170) Sultana Road West, High Wycombe. In summary, the subject site is:<ul style="list-style-type: none">○ Currently improved by an existing Single House and ancillary structures, all of which are proposed to be removed.○ Benefits from a dual frontage; a 114.38 metre frontage to Sultana Road West which terminates with a cul-de-sac head at the south-east boundary of the subject site; and a 100.859 metre frontage to Roe Highway, reserved as a primary regional road under the MRS.○ Directly adjoins to its north and west one battle-axe allotment zoned Industrial Development, with a Light Industry zoning under the Forrestfield/High Wycombe Industrial Area Stage 1 Structure Plan (Appendix B).○ Further afield to the north and west is zoned Industrial Development and subject to the Forrestfield/High Wycombe Industrial Area Stage 1 Structure Plan.○ Further afield to the eastern side of Sultana Road West is zoned Urban Development zoning to the northern side of Sultana Road, which forms part of the METRONET East Redevelopment Area.○ Further afield to the southern side of Roe Highway is zoned Residential with a R20 coding.○ Is zoned Special Use 20 under the Local Planning Scheme which nominates the following conditions:<table><tr><th>No.</th><th>Description of Land</th><th>Special Use</th><th>Conditions</th></tr><tr><td>SU20</td><td>Lot 50 Sultana Road West, High Wycombe</td><td>Those use classes listed under Light Industry Zone in Table One - Zoning Table, except the use classes of Motor Vehicle Wrecking and Fast Food Outlet which are uses not permitted. Single House - (P) Home Occupation - (D)</td><td>Those use classes listed under Light Industry in Table One - Zoning Table, their permissibility being in accordance with the symbols cross referenced in Table One except that all 'P' uses become 'D' uses. Subdivision and development requirements are subject to the Forrestfield/High Wycombe Industrial Area Stage 1 - Local Structure Plan (as amended).</td></tr></table>○ Is subject to the Forrestfield/High Wycombe Industrial Area Stage 1 Structure Plan (Appendix B) and associated Design Guidelines (Appendix C).○ Is identified on the Department of Fire & Emergency Services (DFES) mapping as being located within a Bushfire Prone Area (BPA) under the Fire and Emergency Services Act 1998 (as amended).	No.	Description of Land	Special Use	Conditions	SU20	Lot 50 Sultana Road West, High Wycombe	Those use classes listed under Light Industry Zone in Table One - Zoning Table, except the use classes of Motor Vehicle Wrecking and Fast Food Outlet which are uses not permitted. Single House - (P) Home Occupation - (D)	Those use classes listed under Light Industry in Table One - Zoning Table, their permissibility being in accordance with the symbols cross referenced in Table One except that all 'P' uses become 'D' uses. Subdivision and development requirements are subject to the Forrestfield/High Wycombe Industrial Area Stage 1 - Local Structure Plan (as amended).
No.	Description of Land	Special Use	Conditions						
SU20	Lot 50 Sultana Road West, High Wycombe	Those use classes listed under Light Industry Zone in Table One - Zoning Table, except the use classes of Motor Vehicle Wrecking and Fast Food Outlet which are uses not permitted. Single House - (P) Home Occupation - (D)	Those use classes listed under Light Industry in Table One - Zoning Table, their permissibility being in accordance with the symbols cross referenced in Table One except that all 'P' uses become 'D' uses. Subdivision and development requirements are subject to the Forrestfield/High Wycombe Industrial Area Stage 1 - Local Structure Plan (as amended).						



DAC 2 – Development Assessment Overview		
ITEM 3.1		
	<ul style="list-style-type: none"> The DA seeks approval for Place of Worship and an Accommodation Building¹, with the key components of development summarised as follows: <ol style="list-style-type: none"> Two (2) Crossovers onto Sultana Road West each designated for ingress and egress only. A Place of Worship building with a height of 23.251 metres (11.158 metre wall height). This building will facilitate the operation of the Place of Worship land use and incidental land uses of kitchen, café, shop, office and classrooms. An Accommodation Building¹ which will provide for 16 permanent beds and incidental rooms (e.g. lounge room, toilets and meeting room). An incidental ablutions building. 135 car parking spaces. Associated landscaping. The proposal complies with all applicable elements of the Scheme and Design Guidelines, with the exception of: <ul style="list-style-type: none"> LANDSCAPING OF CAR PARK - "Car parking areas must be well planted with shade trees at a ratio of 1 tree for every 4 bays." LANDSCAPING STRIP – 4 metres proposed in lieu of 8.00 metres. – "Trees shall be planted within the landscape strip of every street frontage at the minimum rate of one tree for every 6 metres of total lot frontage." BULK & SCALE - "Any buildings within 30m of the front boundary for Lot 50 Sultana Road West (the subject site) shall be commensurate with a residential scale. The maximum wall height in this area shall be 6 metres and the façade shall incorporate glazing and clearly definable entry points to the satisfaction of the City of Kalamunda." CPTED 	
Reference Documentation	Appendix A	Proposed Plans
	Appendix B	Forrestfield/High Wycombe Industrial Area Stage 1 Structure Plan
	Appendix C	Forrestfield/High Wycombe Industrial Area Design Guidelines
Notes	1.	The land use applied to the 'Accommodation Building' and its permissibility, is yet to be determined through the development assessment process.
	2	The information noted within this Agenda is provided on a preliminary basis and without any formal assessment and consideration (particularly land use permissibility) by the City of Kalamunda. The information contained within this Agenda should not be considered support for such a proposal but guidance as

**DAC 2 – Development Assessment Overview****ITEM 3.1**

to the level of information required for a subsequent development application and for highlighting preliminary matters for your consideration. The City will review and undertake a comprehensive assessment of any future development application with any determination being informed through this process and having regard for advice from external agencies including Main Roads WA.



ITEM 4.1	
Subject	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
Proponent	Archivision Architectural Drafting
Landowner	Marci Investments Pty Ltd
LG Ref	ED-02/051 & DA19/0315
Previous DAC Item(s)	N/A
Zoning	MRS Urban LPS Commercial with an R25/60 coding
Proposed Land use	No change to existing land uses
Aerial	

**ITEM 4.1****Zoning Map****Applicable Policies / Structure Plans / Local Development Plans**

- P-DEV 42 – Signage On Private Property
- State Planning Policy 4.2 - Activity Centres For Perth And Peel
- State Planning Policy 3.7 - Planning In Bushfire Prone Areas

Background

- The subject site is comprised of two allotments with a total site area of 12,876m² located at Lot 98 (51) Edinburgh Road, Forrestfield and Lot 110 (54) Cumberland, Forrestfield. In summary, the subject site is:
 - Currently improved by a 3336.1m² (25.90 per cent site cover) Neighbourhood Centre.
 - Is encumbered by two easements; one for access purposes located directly parallel to the northern boundary; and one for drainage traversing through the north-east quadrant of the site (Appendix E)
 - Benefits from multiple road frontages; Cumberland Road, Lincoln Road and Edinburgh Road.
 - Directly adjoins two (2) similar zoned allotments to the north; one remains vacant with no current approvals for development; and the other to the north-west is improved by fifteen (15) two storey Grouped Dwellings, two of which have a nil setback to the subject site (Appendix F).
 - Further afield is surrounded by residential zoned allotments (R25/60 and R25/40) and a local reserve (Lincoln Road Reserve) to the eastern side of Cumberland Road.
 - Is identified on the Department of Fire & Emergency Services (DFES) mapping as being located within a Bushfire Prone Area (BPA) under the Fire and Emergency Services Act 1998 (as amended).
- The DA seeks approval for a Minor Refurbishment and Extension to Existing Shopping Centre (External Colour Modifications, Signage, and Alfresco Area). In summary the following works are proposed:


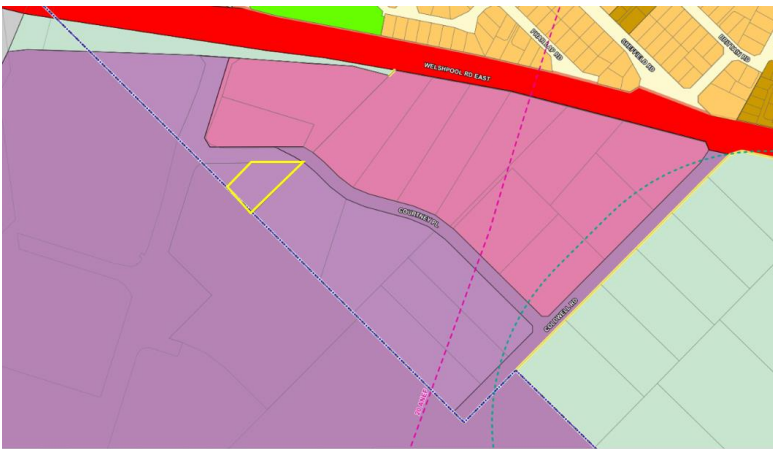
**ITEM 4.1**

- Repainting of the existing centre (refer to Colour/Materials plans).
- Minor extension to the existing tenancies (approx. 120m²) to the south-west providing a 3.285 metre setback to Edinburgh Road.
- Two outdoor alfresco areas along the eastern façade; one 85m² (approx.) directly parallel to three existing tenancies; and a 30m² (approx.) for a new tenancy (café);
- Associated landscaping.
- New signage, including a six (6) metre high pylon sign adjacent to Lincoln Road.
- Internal upgrades.
- No modification to the existing car parking area.
- No additional uses are proposed to what is currently operating on site.
- The proposed works comply with all applicable scheme provisions (height, setbacks, site coverage), with the exception of:
 - A car parking dispensation of 31 car parking bays; and
 - The required 3.00-metre landscaping strip to all road frontages.
- Consideration must be given to the Draft Edinburgh Road Centre Concept Plan (Appendix G). Notable non-compliances with the draft plan include:
 - Additional shade tree planting in the car parking area;
 - Upgrades to the northern access point to encourage pedestrian movement;
 - Landscaping used to encourage slow points adjacent to the main entrance, as well as a dedicated drop-off zone;
 - Landscaping adjacent to Edinburgh Road.
- The objectives of the Commercial zone are as follows:
 - To serve the needs of a localised area in providing for local shopping facilities, business, professional, civic, cultural, medical and other health related services.
 - To ensure that development is designed to be compatible with nearby uses and zones particularly Residential zones.
- Notable Scheme provisions applicable to the Commercial zone include:
 - Clause 5.14.14 (Design) which states:
"A person shall not erect a building which by the virtue of colour or type of materials, architectural style, height or bulk, ornamental or general appearance has an exterior design which in the opinion of the local government is out of harmony with existing buildings or the landscape character of the area."
 - Clause 5.14.4 (Landscaping) which states:
"In connection with any application for development approval in the commercial zone, the local government shall, if it appears to be in the interest of amenity or orderly and proper planning to do so, require that such landscaping be provided in addition to that required in Table 2."
 - Clause 5.14.7 (Service Yards and Refuse Storage) states:



ITEM 4.1		
	<p>"In any application for planning approval to which this part applies, provision shall be made for suitably designed and screened service yards and refuse storage areas, which shall be subsequently maintained to the satisfaction of the local government. "</p>	
Reference Documentation	Appendix D	Proposed Plans
	Appendix E	Easement Locations
	Appendix F	Development Plans for Adjoining Grouped Dwelling Development at Lot 99 (39) Edinburgh Road, Forrestfield
	Appendix G	Edinburgh Road Centre Concept Plan (DRAFT)



ITEM 5.1	
Subject	PRE-LODGMET: Warehouse & incidental Office at Lot 56 Courtney Place, Wattle Grove
Proponent	Michael Little Director - Built Inc.
Landowner	MKSEA Pty Ltd
LG Ref	N/A
Previous DAC Item(s)	N/A
Zoning	MRS Industrial LPS General Industry
Proposed Land use	Warehouse means premises used to store or display goods and which may include sale by wholesale. (Permitted use)
Aerial	
Zoning Map	



ITEM 5.1	
Applicable Policies / Structure Plans / Local Development Plans	<ul style="list-style-type: none"> • P-DEV 42 – Signage On Private Property • P-DEV 62 – Kalamunda Wedge Industrial Area - Precinct 3A Design Guidelines • State Planning Policy 3.7 - Planning In Bushfire Prone Areas • State Planning Policy 4.1 - State Industrial Interface • DRAFT State Planning Policy 4.1 Industrial Interface • State Planning Policy 5.1 - Land Use Planning In The Vicinity Of Perth Airport
Background	<ul style="list-style-type: none"> • The subject site a 3578m² allotment located at Lot 56 Courtney Place, Wattle Grove. In summary, the subject site is: <ul style="list-style-type: none"> ○ Is currently vacant. ○ Is zoned General Industry and is located within Special Control Area No. 6 – Kalamunda Wedge Precinct 3A and the Maddington Kenwick Strategic Employment Area (MKSEA). ○ Has a 71.239 metre frontage to Courtney Place. ○ Directly adjoins two (2) similar zoned allotments to the east and west; one remains vacant with no current approvals for development; and the other to the east is improved by a Single house and ancillary structures. ○ Is identified on the Department of Fire & Emergency Services (DFES) mapping as being located within a Bushfire Prone Area (BPA) under the Fire and Emergency Services Act 1998 (as amended). ○ Is located within the 20 - 25 Zone of the ANEF Contour. • The DA seeks approval for: <ul style="list-style-type: none"> ○ A 1530m² Warehouse building with a wall height of 9.30 metres, constructed of tilt-up concrete panel. ○ A 270m² Office building with a wall height of 5.10 metres, constructed of ultra-bond cladding. ○ Associated landscaping. • The objectives of the General Industry zone are as follows: <ul style="list-style-type: none"> ○ To provide for a wide range of manufacturing or associated industrial uses and services whilst allowing for a limited range of non-industrial uses where ancillary to predominant industrial uses. ○ To ensure that the movement of goods and services in and out of the zone causes minimal impact on the nearby area directly accessing the regional road system. • The proposal complies with all applicable elements of the Scheme and Design Guidelines, with the exception of: <ul style="list-style-type: none"> ○ FRONT SETBACK – 14.87 metres in lieu of 15.00 metres. ○ PARKING & ACCESS – Design Guidelines require vehicle access locations and circulation pattern shall minimise conflict with pedestrians and bicycles. ○ WASTE MANAGEMENT – Bin store is proposed forward of the building line. ○ LANDSCAPING – trees are to be planted in the car parking area at a rate of 1 per 4 car parking spaces, with no more



ITEM 5.1	
	<p>than 6 adjoining car bays without the area being punctuated by a tree.</p> <ul style="list-style-type: none"> • Notable Scheme provisions applicable to Industrial zones include: <ul style="list-style-type: none"> ○ Clause 5.15.5 (Materials), part B - "Cladding of the remainder of the building shall not be Zinacalume unless approved by the local government." ○ Clause 5.15.6 (Loading/Unloading Bays) – "A paved area for loading and unloading being not less than 3.5 metres in width by 7 metres with a minimum height clearance of 3.5 metres is required unless in the opinion of the local government, the interests of amenity and orderly and proper planning do not warrant the provision of such an area." ○ Clause 5.15.8 (Landscaping) – "Trees shall be provided in car parking areas where an area of 12 or more car parking bays are to be provided to allow for shade."
Reference Documentation	Appendix H Proposed Plans Appendix I Design Guidelines



DAC 3 – Design Review Report and Recommendations

Item 3.1 PRE-LODGMET: Place of Worship and an Accommodation Building¹ at Lot 50 (170) Sultana Road West, High Wycombe

Matrix Key		Supported
		Pending further attention
		Not supported
		Not considered / discussed
Design Principal	DAC 1	DAC Comment – July 2019
Character		- Further information required, however notwithstanding the the divine principles of Vastu Shastra, the building and site design shall accord with the City Design Guidelines, respect context of the land and place and be sympathetic to the surrounding Bush Forever site.
Quality of the public realm		- Not discussed.
Ease of movement		- Wayfinding throughout the site should be improved. For instance, pedestrian oriented car-parking area and improved and more legible connectivity from the rear Deity entry to the north-west façade and between the accommodation and the temple.
Legibility		- As above can be through better orientation or on ground surfaces.
Adaptability		- Not discussed.



Diversity		<ul style="list-style-type: none"> - The proposed development provides a diversity of spaces for a range of community uses within the remit of its principal function.
Response to site and context		<ul style="list-style-type: none"> - Acknowledge the religious orientation considerations (Vastu Shastra Design) however, further information is required to ensure the development is responsible to site and context. - Development will need to retain as many mature trees as possible. To be sympathetic to the adjoining Bush Forever site to the north; to maintain the vegetation screen to Roe Highway and for ecological benefits (shade and cooling).
Overall Design quality		<ul style="list-style-type: none"> - Further information required on the colour/materials palette. It is expected that the colour/materials palette will accord with the Design Guidelines. - Windows and doors should be commensurate to the scale of the building. - The use of vegetation (existing and proposed) will soften the bulk and scale of the structure. - Acknowledge the design brief to balance Vastu Design with the Australian landscape. - The toilet block is forward of the Place of Worship and will be visible from Sultana Road West. The design of this structure will need to be sympathetic and integrated with the Place of Worship. Further information required elevations and texturing of surfaces, colour s and materials palette for the toilet facilities.
Appropriateness of materials and finishes		<ul style="list-style-type: none"> - A detailed texturing, colour/material palette would address the need to redress the bulky shape and form of the proposal.
Resource Efficiency		<ul style="list-style-type: none"> - Notes that non-mechanical ventilation would be preferred and cross-ventilation principles adopted.



Public Art		- Not discussed.
Advice re structure plan/local planning policy where applicable		- The site plan needs to reflect the current structure plan and the location of Potential Road 2B.
Recommendations/General comments		<p>The DAC in addition to the above responses makes the following recommendations and requests for further information to facilitate any subsequent consideration:</p> <ol style="list-style-type: none"> 1. The DAC will reconsider the proposed development at the lodgement of a development application and looks forward to seeing how the DAC comments have been referenced in submitted design. 2. The proposed development should materially reflect the expectations outlined in the Structure Plan and associated Design Guidelines. 3. A detailed texture, colours and materials pallet is to be provided which is expected to accord with the Design Guidelines and provide a design, which blends Vastu Shastra principles with CABE and city principles to present a design which offers scenic appeal, functional merit, materiality and detailing which reflects the culture and yet is sympathetic to the nature of the adjoining Bush Forever. 4. Scale and building bulk: <ol style="list-style-type: none"> a. Windows and doors should be re-proportioned to be commensurate to the scale of the building and the break down the sheer expanse of wall-blocks. b. Any development proposed within a 30-metre setback line is to be residential in scale (wall height of no greater than 6 metres). 5. A Tree Retention and Planting Plan to address landscape and ecological design principles. 6. Improvement to internal layouts and improved experience for the community of users and passers-by.



DAC 3 – Design Review Report and Recommendations

Item 4.1 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

Matrix Key		Supported
		Pending further attention
		Not supported
		Not considered / discussed
Design Principal	DAC 1	DAC Comment – July 2019
Character		- Landscaping plan required to demonstrate improvements to landscaping treatments to all street frontages, particularly Edinburgh Road.
Quality of the public realm		- The eastern alfresco area should be increased in width, to reinforce the pedestrian thoroughfare aisle to create a pedestrian 'streetscape' as such.
Ease of movement		- The car parking area should be pedestrian-friendly in terms of legible thoroughfare adjacent to the main entrance (refer to the Edinburgh Road Concept Plan for guidance).
Legibility		- As above.
Adaptability		- Acknowledges project is a mild refurbishment rather than redevelopment - however focus on quality is important.



Diversity		<ul style="list-style-type: none"> - Universal access needs to be better considered, particularly on the proposed eastern alfresco area and line-of-sight through the centre. - Parent facilities to be incorporated into the universal toilet.
Response to site and context		<ul style="list-style-type: none"> - Acknowledge the site is existing and the application seeks to “beautify” the site.
Overall Design quality		<ul style="list-style-type: none"> - Discussed tot he extent indicated above.
Appropriateness of materials and finishes		<ul style="list-style-type: none"> - Selection of new materials - seek to keep simple.
Resource Efficiency		<ul style="list-style-type: none"> - Opportunities for increased access to sunlight need to be explored. For instance, skylights within the internal mall areas.
Public Art		<ul style="list-style-type: none"> - Not discussed.
Advice re structure plan/local planning policy where applicable		<ul style="list-style-type: none"> - The proposal should give due regard to the Edinburgh Road Concept Plan.



Recommendations/General comments		<p>The DAC makes the following recommendations:</p> <ol style="list-style-type: none"> 1. Increase access to sunlight in the internal thoroughfare through the use of sky lights. 2. The eastern alfresco area should be increased in size, which will allow the existing pedestrian aisle to remain. The DAC acknowledges that the alfresco area may need to extend into the car parking area and bays re-oriented. 3. The site should provide for universal access. For instance the eastern alfresco area, as currently proposed is not wheelchair accessible. 4. Open up view lines at the south-eastern entrance (onto Edinburgh Road) to provide view lines and passive surveillance to achieve CPTED. 5. The provision of parent facilities. 6. The provision of bicycle parking and end of trip facilities.
---	--	---



DAC 3 – Design Review Report and Recommendations		
Item 5.1 PRE-LODGMET: Warehouse & incidental Office at Lot 56 Courtney Place, Wattle Grove		
Matrix Key		Supported
		Pending further attention
		Not supported
		Not considered / discussed
Design Principal	DAC 1	DAC Comment – July 2019
Character		- Site configuration and geometry poses orientation challenges.
Quality of the public realm		- Not discussed.
Ease of movement		- Pedestrian connectivity could be improved throughout the site for workers and customers.
Legibility		- Cubic format of development needs resolution to entrances, outlook from lunch areas and walkable connections.
Adaptability		- The development is considered to be designed to ensure legibility and adaptability of tenancies in the future.
Diversity		- The development is consider to be designed to ensure diversity but speculative prospect needs to make the building format customisable yet lock in good design elements.



Response to site and context		- The north-eastern façade, whilst technically a side boundary, is exposed to Courtney Place and Logistics Boulevard. Whilst the DAC acknowledges this boundary to be a side boundary, it's recommended the façade be appropriately treated in accordance with Clause 2.3.1 of the Design Guidelines.
Overall Design quality		- The bin store is to be incorporated into the external façade design of the warehouse.
Appropriateness of materials and finishes		- Refer to site and context comments.
Resource Efficiency		- End of trip facilities and bicycle parking shall be provided.
Public Art		- Not applicable.
Advice re structure plan/local planning policy where applicable		- Any subsequent development application shall demonstrate full compliance with the Design Guidelines.
Recommendations/General comments		<p>The DAC makes the following recommendations:</p> <ol style="list-style-type: none"> 1. It is acknowledged that the main car parking area cannot be improved by shade trees for operational reasons. However, the DAC recommends that the required ratio of trees is still provided for throughout the site, forward of the building alignment i.e. between the building and the street. Trees are to be planted at a rate of 1 per 4 car parking spaces. 2. The front car parking area must provide shade trees at a rate of 1 per 4 car parking spaces, with no more than 6 adjoining car bays without the area being punctuated by a tree. 3. Meaningful landscaping is to be provide adjacent to the lunchroom. 4. Broader pedestrian connectivity and manoeuvrability into and across the site. 5. Signage envelopes on the facades are to be provided (geometry of signage at a minimum) with any subsequent lodgement. 6. The north-eastern façade shall be appropriately treated in accordance with Clause 2.3.1 of the Design Guidelines with potential to include an element or feature design into an otherwise utilitarian building.