

Design Element		Design Outcome
1.	Context and character Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.	The proposal reflects Kalamunda's unique character through the use of locally inspired materials, including face brick, laterite, timber, and render. These elements echo the surrounding built environment, particularly referencing the adjacent Kalamunda Uniting Church and its brick and pitched roof design. Varied facade treatments along Canning Road create a strong visual connection with the area while screening operational components like the drive-thru.
2.	Landscape quality Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.	The design integrates landscaping as a key element, enhancing the relationship between the built form and its surroundings. Retention of the two mature Marri trees, aged 100–120 years, preserves the site's natural character while providing shade, habitat, and aesthetic value. The landscaping plan includes 916m² of landscaped beds with native and low-maintenance species such as Kangaroo Paw and Callistemon 'Little John', enhancing biodiversity and reflecting the local bushland character. The corner public space, with native planting and shade, creates an inviting gathering area and provides an opportunity for public art installation, enriching the community experience. Additional elements, such as vertical greening via a custom arbour and high-quality verge planting along Canning and Heath Roads, soften the built form and strengthen the connection to the streetscape. This cohesive landscape design enhances visual quality, ecological sustainability, and community interaction, aligning with Kalamunda's unique character and the objectives of the KACP.
3.	Built form and scale Good design provides development with massing and height that is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.	The building's massing and height are designed in line with the local context, maintaining a human scale that ties into the local Kalamunda town centre. The varied facades and materiality along Canning Road further break down the massing, ensuring the structure sits within the existing streetscape while accommodating future urban character developments.
4.	Functionality and build quality Good design meets the needs of users efficiently and effectively, balancing functional requirements to deliver optimum benefit and performing well over the full lifecycle.	The proposed McDonald's restaurant and car wash deliver a functional and efficient response to the brief, balancing operational needs with site-specific challenges. The layout prioritises convenience, featuring a dual-lane drive-thru, strategically located parking, and a car wash with roller doors to reduce noise and enhance visual integration. A key element is the retention of two mature Marri trees, with the site layout carefully designed around their protection zones. This approach balances functionality with environmental sensitivity, ensuring the trees remain integral to the development. Durable, sustainable materials like Weathertex ensure longevity, while pedestrian pathways, shaded seating, and native landscaping create a safe, welcoming environment. This thoughtful design meets practical needs while enhancing the site's environmental and aesthetic qualities.
5.	Sustainability Good design optimises the sustainability of the built environment, delivering positive environmental, social, and economic outcomes.	The development incorporates a range of sustainable initiatives that minimise its environmental footprint while enhancing community and operational outcomes. Key measures include the use of recycled materials, such as recycled brick and Weathertex cladding with a better-than-net-zero carbon footprint.

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		Renewable energy is prioritised with a solar array system, a commitment to zero gas usage, and renewable energy supply from the grid. High-efficiency systems such as an advanced HVAC system, LED lighting, and a heat recovery hot water system further reduce energy consumption. A building management system monitors and controls energy and water use, optimising efficiency. Sustainability extends to landscaping, with significant native planting and the retention of two mature Marri trees to mitigate the heat island effect and enhance the site's ecological value. Additionally, recycled materials are incorporated into site features, including recycled wheel stops and 80% recycled components in the playland and soft fall areas.
6.	Amenity Good design optimises internal and external amenity for occupants, visitors, and neighbours, contributing to living and working environments that are comfortable and productive.	The proposed McDonald's restaurant and car wash provide much-needed amenities for the local context, offering convenience for residents and visitors alike. The corner public open space, featuring shaded seating and native landscaping, creates a welcoming and inclusive area for patrons to gather, relax, or interact. This space also serves as a focal point, enhancing the site's appeal and activation at the prominent Canning Road and Heath Road intersection. Careful attention has been paid to the facade treatments, ensuring the drive-thru and car wash operations are visually integrated and do not compromise the amenity of neighbouring properties. Noise mitigation is enhanced by roller doors on the car wash, while native landscaping provides an attractive buffer along boundaries.
7.	Legibility Good design results in buildings and places that are legible, with clear connections and memorable elements to help people find their way around.	The proposed McDonald's and car wash are designed with strong legibility, ensuring clear and intuitive access for both pedestrians and vehicles. Well-defined pathways guide pedestrians safely through the site, while a dual-lane drive-thru and designated car wash entry and exit points streamline vehicular movement. The car wash facility features prominent wall signs on two building interfaces, providing clear identification and wayfinding for users. Additionally, a 6-metre-high car wash pylon sign located adjacent to the western crossover on Heath Road enhances visibility and ensures the site is easily navigable for passing traffic. The corner public open space acts as a visual landmark, complemented by cohesive landscaping and branding elements. Illuminated signage throughout the site further aids visibility and recognition, ensuring the development integrates with its surroundings while maintaining brand identity.
8.	Safety Good design optimises safety and security, minimizing the risk of personal harm and supporting safe behaviour and use.	Safety is a fundamental aspect of the proposed development. Well-lit pedestrian pathways, clearly defined crossing points, and thoughtful landscaping design ensure visibility and avoid the creation of hidden spaces, contributing to a secure environment for users. The dual-lane drive-thru is strategically positioned to separate pedestrian and vehicular movements, reducing potential conflicts and ensuring smooth traffic flow. Clear signage and distinct pathways further enhance navigability and minimise risks for both vehicles and pedestrians.
9.	Community Good design responds to local community needs as well as the wider social context, providing buildings and spaces that support a diverse range of people and facilitate social interaction.	The proposed McDonald's restaurant and car wash cater to the local community by offering much-needed amenities in a convenient and accessible location. The inclusion of informal seating areas and the integration of public art at the prominent site corner create inviting spaces that encourage incidental social interaction, fostering a sense of community.

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		McDonald's delivers a consistent and high-quality customer experience, with features designed to accommodate a diverse range of users. The corner public space, native landscaping, and pedestrian-friendly design further enhance the site's appeal, making it a valuable addition to the Kalamunda town centre.
10.	Aesthetics Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.	The proposed McDonald's and car wash use a refined material palette, including face brick, timber, laterite stone, and perforated metal, to reflect Kalamunda's architectural character and complement nearby landmarks, such as the Kalamunda Uniting Church. Native landscaping, vertical greening on custom arbours, and soft landscaping beds along Canning and Heath Roads soften the built form and integrate it with the surrounding streetscape. The corner public open space serves as a vibrant focal point, enhanced by seating enclaves, native plantings, and opportunities for public art. Features like red asphalt pathways highlight pedestrian zones, while clear glazing and textured finishes add transparency and visual interest, ensuring the development is both inviting and contextually appropriate.