



PROPOSED LOCAL CENTRE
COMMERCIAL DEVELOPMENT
NO. 31 MAIDA VALE ROAD, MAIDA VALE

This report has been prepared by Urbanista Town Planning for the proposed development at No. 31 Maida Vale Road, Maida Vale.



Bianca Sandri | **Director**

Urbanista Town Planning | admin@urbanistaplanning.com.au |

231 Bulwer Street, Perth

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Document Revisions

Planning Report Revision 2A – Dated 11 January 2019

Planning Report Revision 2B – Dated 16 January 2019

Planning Report Revision 2C – Dated 19 February 2019

BACKGROUND

This report has been prepared for the City of Kalamunda for a proposed commercial shopping centre development at No. 31 (Lot 320) Maida Vale Road, Maida Vale. The report has been prepared in accordance with clause 7.2 of the City's Local Planning Policy P-DEV-60. The lot is 4,044sqm in area and a corner lot. The proposal includes the development of five shops, inclusive of an IGA Store, Liquor Store, pharmacy and two general shops. In addition to two first floors offices and associated car parking. The proposed car parking includes 76 car bays.

The report provides an assessment of the proposal in accordance with the City of Kalamunda's Local Planning Scheme No. 3 and with specific reference to the content of City of Kalamunda Local Planning Policy P-DEV 60 Design Advisory Committees. The proposed development is required to undergo a Design Advisory Committee (DAC) process in order to establish the requirements for development on the lot, and evaluate the proposed design, as the proposed development is not subject to any specific local planning provisions apart from car-parking requirements. The proposal underwent this process on the 4th of October 2018. The City notes that DACs will allow additional independent review of the design aspects of planning proposals and will add value to the successful delivery of developments within the City boundaries.

The lot is zoned "Urban Development", and "Neighbourhood Centre" within the Maida Vale Cell 6 Structure Plan.

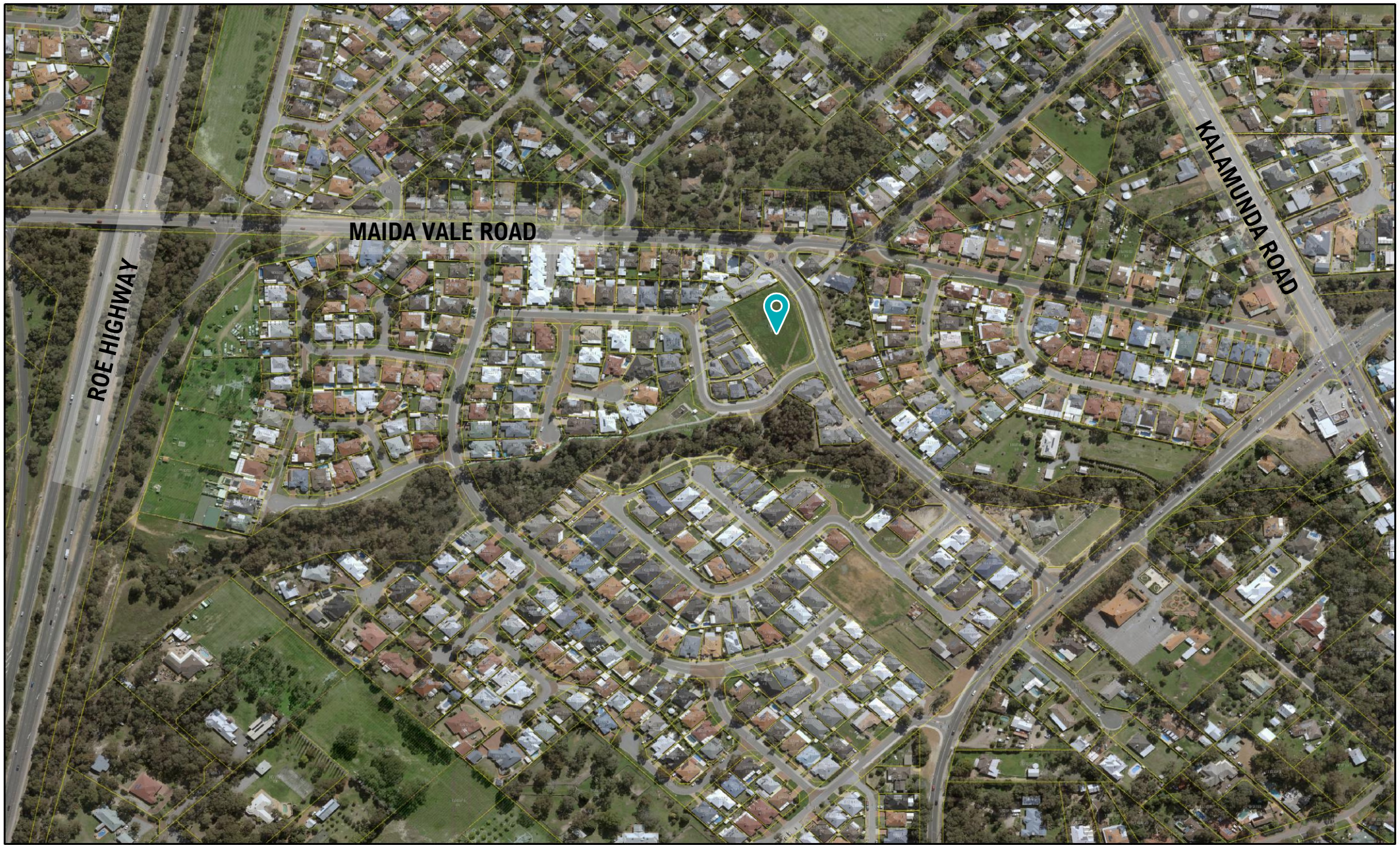
CONSULTANT'S REPORTS AND DOCUMENTATION

The following consultant's reports have been duly submitted with the planning application:

- Acoustic report prepared by ND Engineering;
- Bushfire Attack Level Certificate prepared by Fire Protection Association Australia;
- A colours and materials schedule;
- Landscaping plan;
- Certificate of title; and
- Development application checklist and form.

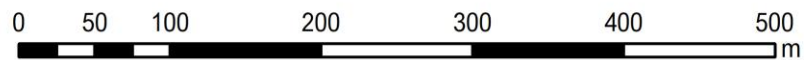
PROPERTY DESCRIPTION

The subject site is located at No. 31 (Lot 320) Maida Vale Road, Maida Vale. The subject site is rectangular, and has a total land area of 4,044sqm with frontage of 123.34m. The site currently is vacant. The lot was formerly citrus orchards which operated to the late 1990s. The surrounding land was sold and developed for suburban use in this period, and the subject lot was formed in 2004 with the realignment of Maida Vale Road from Priory Road which was the former access route to Kalamunda Road. The topography of the lot is generally consistent and flat and does not create any notable design considerations for the construction of the proposed development.



URBANISTA
TOWN PLANNING

AERIAL MAP



1:5,000 @ A4

31 MAIDA VALE ROAD
MAIDA VALE

Coordinate System: GCS WGS 1984
Datum: WGS 1984 Units: Degree



THE PROPOSAL

The subject development application is for the construction of a two-storey commercial development comprising of eight (8) commercial tenancies. This proposal includes a liquor store, an IGA supermarket, café, medical centre, pharmacy and offices. The design has undergone a review and been modified to provide a high standard development which will include 76 ground level open air car parking bays (inclusive of one ACROD and one delivery bay).

FLOOR BY FLOOR COMPOSITION

The design and amenities provided on each level are detailed as follows:

Ground Floor Plan

- 76 car bays.
- Unit 1 – IGA Liquor Store (shop) 123.47sqm
- Unit 2 – IGA store (small format) (shop) 136.96sqm
- Unit 3 – Tavern (tavern)
- Unit 4 – Café (restaurant)
- Unit 5 – Pharmacy (shop)
- Unit 6 – Medical Centre (medical centre)
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Level 1 Plan

- Unit 7 – Office (office)
- Unit 8 – Office (office)
- Unit 2 – staff room for IGA store

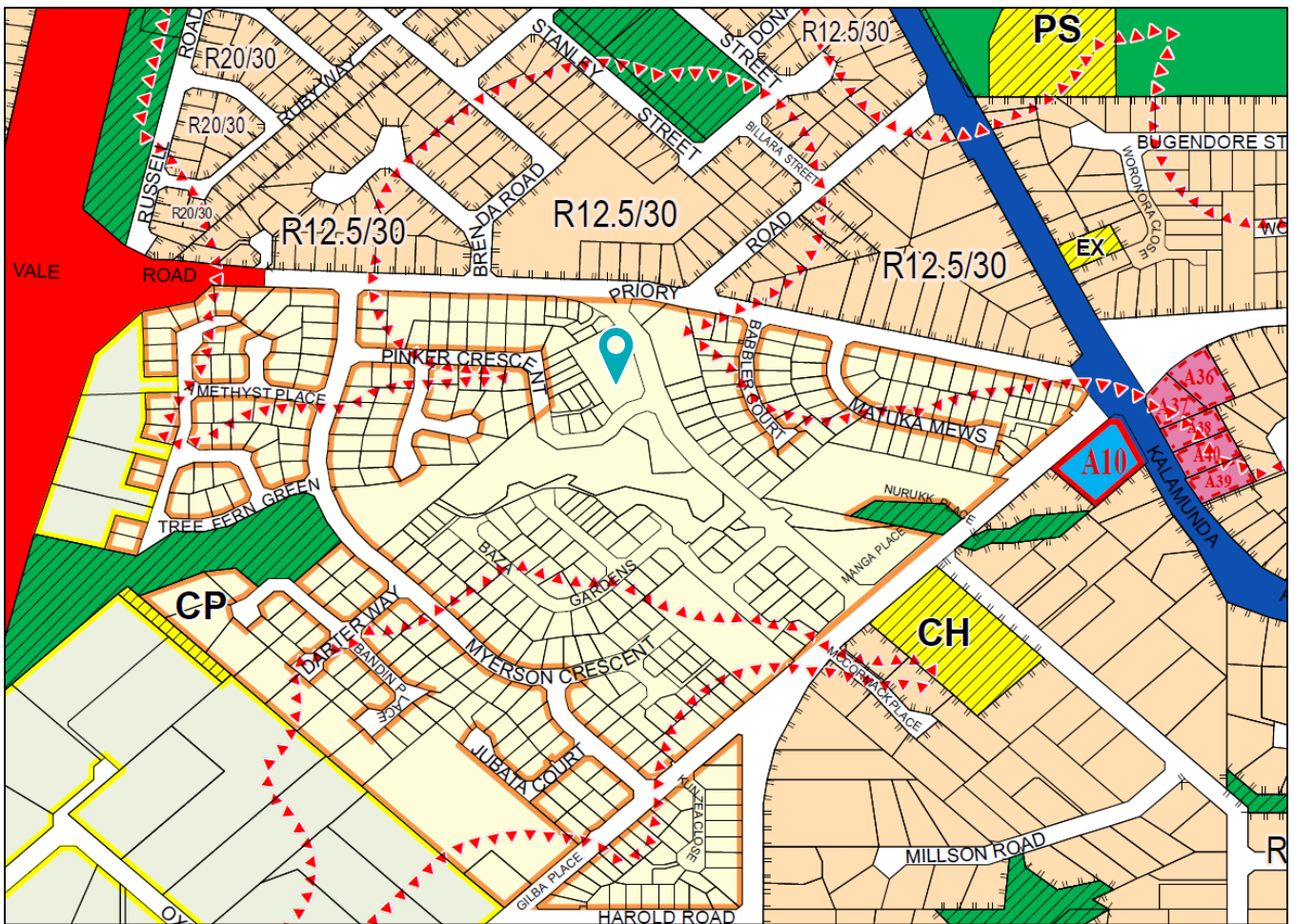


PLANNING FRAMEWORK

STATUTORY PLANNING FRAMEWORK

City of Kalamunda Local Planning Scheme No. 3

The City of Kalamunda Local Planning Scheme No. 3 (LPS No. 3) is a statutory Scheme that provides guidance for the development and use of land and buildings in the City. The lot is zoned “Urban Development” under LPS No.3 and also subject to a structure plan. The following figure shows the current Scheme Map.



City of Kalamunda Maida Vale Cell 6 Structure Plan

The development is subject to the City of Kalamunda Maida Vale Cell 6 Structure Plan. The site is zoned Neighbourhood Centre under this structure plan. The structure plan has been largely superseded and the Cell 6 structure plan map has no accompanying provisions, requirements, or guidance beyond that provided on the map.



Clause 67 Planning and Development (Local Planning Schemes) Regulations 2015 (W.A)

In considering an application for development approval the local government (or delegated decision-making authority / decision-maker) is to have due regard to the matters of the “deemed provisions” to the extent that, in the opinion of the local government, those matters are relevant to the development the subject of the application.

The development has been designed with reference to the deemed provisions of Clause 67 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (W.A.) and is considered to be of a high design standard, which is cognisant of both the local context, and emerging development character. The proposed development satisfies these deemed provisions. The site is not a place of recorded Indigenous Australian or European heritage, and further is not located in an area of flood risk, bush fire risk, or acid sulphate soils. The development has above average access to multimodal transport options (including bus routes 294, 296, and 298 within 100m of the lot) and incorporates design features to further encourage greater use of transport options aside from private vehicles.

Local Planning Policy P-DEV-60

The City’s Local Planning Policy P-DEV-60 guides the operation of Design Advisory Committees in the City. The City of Kalamunda Local Planning Policy P-DEV-60 identifies that the DAC shall take into account matters including, but not limited to:

- i. The provisions of the United Kingdom’s Centre for Architecture and the Built Environment’s (CABE) principles of good design;
- ii. The Draft WA Design Guidelines or any future WAPC derivatives of that document;
- iii. The relevant statutory planning and policy framework relating to the planning proposal;
- iv. The architectural quality of the design, including its relationship with adjoining or nearby developments;
- v. The impact of, and relationship with, a proposal on the streetscape on surrounding properties;
- vi. The impact of the proposal on the character of the area, including consideration of significant cultural and natural features and landmarks;
- vii. The extent to which the proposal addresses environmental sustainability principles;
- viii. The extent to which the proposal addresses crime prevention principles; and
- ix. Any heritage considerations.

DESIGN ADVISORY COMMITTEE

With reference to table 1 of the City of Kalamunda's LPS No. 3, the permissible land uses are not identified via either Table 1 (Land Use Table) or the associated structure plan, nor are the planning requirements. LPS No. 3 identifies that non-residential uses are at the discretion of the local government.

Given the zoning of the lot as both Urban Development and Neighbourhood Centre within the structure plan, and that the lot backs directly onto residential and proposes a non-residential use, the proposal is required to be sent and taken into account by the City's DAC.

The City's Local Planning Policy P-DEV-60 details and set-out the matters to be taken into account by the City's Design Advisory Committee. These considerations are to be assessed by the DAC in a pre-lodgement phase. A preliminary design underwent a Design Advisory Committee design review process on the 4th of October 2018. The following persons were in attendance:

- Chris Melsom — DAC Chair
- Ross Montgomery — DAC Member
- David Barr — DAC Member
- Jurg Hunziker — DAC Member
- Patrick Beale — Deputy DAC Member
- Andrew Fowler-Tutt — Manager Approval Services
- Regan Travers – Principal Statutory Planner
- Ivana Music — Senior Planning Officer
- Mike Bluntish — QDS

The following is an excerpt of the minutes of this meeting and provides details of the elements and feedback discussed and received. No specific comment on matters such as setbacks or permissible land uses were provided to the applicant.

DESIGN REVIEW ADVICE TABLE

DESIGN PRINCIPLES	DAC COMMENT	DESIGN COMMENT
a) Character	- The tilt panel construction represents a uniform approach to the commercial façade of the building with particular reference to the windows fronting Maida Vale Road. - The building form [sic] would benefit from the internal corridor being opened up and to allow for two separate buildings presenting to Maida Vale Road. - Inward focussed design.	- The building materials and colour palette have been modified accordingly. - The alfresco area has been widened and opened up to allow
b) Continuity and Enclosure	- Lack of openings and therefore street activation to Maida Vale Road. - Units 3 and 4 opening up into the corridor design is not ideal. - Corridor could be wider allowing for more natural light, landscaping and alfresco sitting areas. - Reconfiguration of ground and upper floor space to remove Unit 4 and allow alfresco areas.	- The corridor has been widened to improve access, visual appearance and wayfinding. - Unit 3 and 4 now better address Maida Vale Road and provide an improved “entry statement” for the development. - Landscaping introduced into alfresco area. - Unit 4 modified to be an alfresco area with seating.
c) Quality of the Public Realm	- Rationale for the orientation of the carpark area to the rear understood given the proximity of the abutting residential land uses. - More shade trees required for the parking area, particularly those bays fronting the rear of the building. - Landscaping to the rear boundary of the site needs to ensure appropriate transition to the adjoining residential land uses.	- Carpark orientation was at the request of the City of Kalamunda. - More shade trees provided.
d) Ease of Movement	- Internal corridor tends to enclose and confine the adjoining shop tenancies. Opportunity to open up additional tenancies to a redesigned corridor. - Lack of openings to Maida Vale Road and Pinker Crescent forces patrons to the rear of the site through the car park area.	- Alfresco area and tavern introduced to address corridor. - Corridor area widened and number of openings modified.
e) Legibility	Not discussed.	
f) Adaptability	Not discussed.	
g) Diversity	- The proposal will provide for range of specialty shops. - Opportunities for café or small bar with alfresco dining after hours.	

h) Response to site and context	• The bulk and scale of the proposal is consistent with that of a local centre. • Opportunities to have street activation by opening up buildings to Maida Vale Road and Pinker Crescent. • Building responds to adjoining residential properties by having parking areas to the rear of the site.	• Buildings opened up to address the street and improve the connection from the car park area to the road.
i) Overall Design quality and quality	• The design could be improved to better utilise upper floor space and alfresco areas for tenancies.	• Design modified accordingly.
j) Appropriateness of materials and finishes	• Tilt panel delivers a uniform design, need to consider widow locations, colours and materials to break up the façade of the building. • Unclear what feature cladding is proposed. Opportunities for use of natural stone finishes to the building to improve visual appearance.	• Materials and colour palette modified accordingly to break up the façade of the building. • Proposed feature cladding is natural stone, and includes some feature panels. Please see attached documentation.
k) Resource Efficiency	• Missed opportunities with lack of natural light, use of passive solar design with fully enclosed corridor area that doesn't better connect to the building. • Greater efficiency with the building design would reduce running costs associate with heating and cooling the building.	• Roofing reduced to improve access to natural sunlight into the corridor.
l) Public Art (where applicable)	• Not discussed.	
m) Advice regarding structure plan/local planning policy where applicable	• Not discussed.	
n) General comments	• The site presents a good opportunity for a commercial building which presents well to the street, has good street activation, alfresco areas and better use of the upper floor space.	

The following feedback and recommendations were also received.

DESIGN ASSESSMENT	DAC COMMENT
a) Design Strengths	- The site offers good design opportunities through: - Range of speciality shops, particularly café and small bar with the opportunity for alfresco areas within walking distance of surrounding residential areas. - Better utilisation of upper floor areas for additional tenancies.
b) How can the proposal be improved	- The design of the building could be improved by: - Pulling the building apart separated by the corridor to reduce the overall bulk of the building. - Open up the corridor to more activation through adjoining alfresco areas and shop access, more natural light and landscaping. - Remove unit 4 and create alfresco area for adjoining shop tenancy i.e. unit 3. - Provision of a lift for the upper floor tenancies. - Use of different colours and materials to break up the façade of the building. Opportunities for the feature cladding to include natural materials.
RECOMMENDATION	The applicant is requested to consider a redesign of the proposal having regard to the issues raised in point b) of the Design Assessment.

The development assessment is based on these recommendations, and feedback has been accordingly provided.

DEVELOPMENT ASSESSMENT

The following assessment in relation to the Design Advisory Committee feedback has been provided accordingly below:

Reference	Feedback	Design Response / Changes	Complies / Comment
DESIGN ADVISORY COMMITTEE 4 OCTOBER 2018	b) How the proposal can be improved.		
	1. Pulling the building apart separated by the corridor to reduce the overall bulk of the building.	Building has been more clearly delineated where the corridor is by removing the adjoining roof and reducing the area of unit 4, while making unit 4 address the street. The roof has been stepped back accordingly.	Satisfies feedback.
	2. Open up the corridor to more activation through adjoining alfresco areas and shop access, more natural light and landscaping.	Roof over corridor has been removed to allow more natural light. Corridor has been activated through use of active uses such as a café and tavern, replacing previous proposed uses of shop. Proposed uses are expected to be a welcome addition to the local area. Corridor has been widened for the café area which now addresses the street. Accessibility and wayfinding of the proposed development has been improved	Satisfies feedback.
	3. Remove unit 4 and create alfresco area for adjoining shop tenancy i.e. unit 3.	Unit 4 has been reduced in size and made into a café. Accessway for emergency egress is maintained through positioning of alfresco areas. An alfresco area has been created for the proposed tavern and the proposed café.	Satisfies feedback.
	4. Provision of a lift for the upper floor tenancies.	No lift proposed.	Building uses on upper floor is Class 5 with floor areas less than 200sqm. Limited trading and interface with the public is expected. Installation of lift not required. Installation of an elevator is not practicable, and would unduly increase cost for installation, engineering, and on-going maintenance, which would in-turn reduce affordability of offices and other tenancies and likelihood of vacancy. Not appropriate for the proposed scale of development nor the location of the

Reference	Feedback	Design Response / Changes	Complies / Comment
			proposed development. Remainder of buildings will be universal access compliant.
	5. Use of different colours and materials to break up the façade of the building. Opportunities for the feature cladding to include natural materials.	Design modified accordingly. Please refer to attached plans and documentation alongside comparative elevation 3D renders in the tables below. A more detailed materials schedule has also been provided. Features contrasting colours such as orange and grey alongside varied façade materials (including brick) and the provision of landscaping and greenery softens and adds visual interest to the proposed design.	Satisfies feedback.
Other Feedback	Landscaping	The number of trees and quality of proposed landscaping has been improved. Plantings are proposed to address the rear of the building (centre of lot).	Satisfies feedback.
	Use of building and activation of local centre	The proposed shop uses have been made into a tavern and café which will see a greater range of use of the whole development over a 24-hour period. The café use (morning to late afternoon) and tavern (late morning to night) provide suitable support and accompaniment to the anchor IGA liquor and IGA grocery store. While the office and medical centre / pharmacy uses are also complimentary and most suitable for the local area, reflecting a need for the local community.	Satisfies feedback.

[illegible][illegible]

Previous Design September 2018



Amended Design January 2019



CAR PARKING

The following assessment of car parking requirements for the proposed development has been provided accordingly in the table below.

Reference	Requirement	Proposed	Complies / Comment
LOCAL PLANNING SCHEME NO. 3 TABLE 3	Car Parking		
	Unit 1 Liquor Store SHOP 5 bays per 100sqm NLA	123.47sqm NLA 5 bays required	76 bays (inclusive of 1 ACROD bay and 1 delivery bay) Complies. With reference to clause 5.7.2 of the Shire of Kalamunda Local Planning Scheme No. 3 the City can at its discretion apply a lesser or greater requirement for parking than that specified by table 3.
	Unit 2 IGA Store (small format) SHOP 5 bays per 100sqm NLA	611.79sqm NLA (ground floor) + 136.96sqm (ground floor back of house) + 50sqm (first floor) =798.75 7 bays required	
	Unit 3 Tavern TAVERN 1 bay for every 5sqm of bar and public area	72.56sqm +18.86qm = 91.42sqm bar and public areas 18 bays required	
	Unit 4 Café RESTAURANT 1 bay for every 4 persons to be accommodated	16 persons 4 bays required	
	Unit 5 Pharmacy SHOP 5 bays per 100sqm NLA	170.27sqm NLA 5 bays	
	Unit 6 Medical Centre MEDICAL CENTRE 6 bays per practitioner and 1 per staff	up to 4 practitioners and 1 staff 25 bays required	

Reference	Requirement		Proposed	Complies / Comment
	Unit 7 Office OFFICE 4 bays per 110sqm of NLA	196.89sqm NLA 1 bay required		
	Unit 8 Office OFFICE 4 bays per 110sqm of NLA	196sqm NLA 1 bay required		
	TOTAL	66 bays total required	76 bays proposed.	

HOURS OF OPERATION

The proposed business hours of operation and uses are detailed below:

Tenancy	Hours	Anticipated number of concurrent staff (dependant on tenant)
Unit 1 – IGA Liquor Store (shop)	1000–2030	2
Unit 2 – IGA store (small format) (shop)	0700–2100	3
Unit 3 – Tavern (tavern)	1000–2100 Sunday–Thursday 1000–2230 Friday and Saturday Ability of the tavern to operate after 1700 is subject to subsequent approval for extend trading.	4
Unit 4 – Café (restaurant)	0800–1700	4
Unit 5 – Pharmacy (shop)	0800–1800	3
Unit 6 – Medical Centre (medical centre)	0800–1800	Up to 5
Unit 7 – Office (office)	0900–1700	4
Unit 8 – Office (office)	0900–1700	4

CONCLUSION

The proposed development has been duly considered in the sections above in accordance with the City’s local planning framework and the feedback from the Design Advisory Committee. The changes made to the design are shown to satisfy and respond to the feedback received, while the car parking variation otherwise will satisfy the practical and anticipated use of the medical centre, and the development as a whole. The City’s support for development approval is therefore welcomed.

The development is anticipated to be a welcome addition to the local area, transforming the activity and vibrancy of the local Maida Vale area. It is recommended that the City of Kalamunda approve the application subject to appropriate conditions.

