

Design statement

To:	City of Kalamunda	From:	Planning Solutions
Attention:		Job No:	8246
Copy to:	Design Review Panel	Date:	23 August 2024
Subject:	State Planning Policy 7.0 – Design of the Built Environment Assessment against the 10 design principles		

State Planning Policy 7.0 – Design of the Built Environment establishes a set of ten 'Design Principles', providing a consistent framework to guide the design, review and decision-making process for planning proposals. Refer to the following assessment against the ten design principles.

Table 3: Assessment against Schedule 1 – Design Principles of SPP 7.0

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 development delivers a warehouse development that aligns with the industrial designation of the Hatch Court industrial precinct, whilst respecting and integrating with the existing residential landscape to the south of Stirling Crescent. The specific design responses are detailed further against the remaining principles.
2.	Landscape quality Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.	Landscaping is concentrated along the road reserve and within the front setback providing an appropriate landscaped interface to the residential housing south of Stirling Crescent. Tree planting around the carparking areas provide shade to parked cars. Tree plantings are intended to replicate and replace the existing tree plantings along the street boundary once they grow to full height. Existing exotic plantings will be replaced with native trees and plants.
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 office building has been located along the southern elevation of the warehouse providing a transition in height and building bulk. Total height and bulk are all compliant with building envelope allowed by the local planning framework.
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 development provides clearly segregated functional spaces, with a covered delivery area between two warehouses, visitor parking between the office and the street, and staff amenities
5.	Sustainability Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.	The development incorporates standard construction materials designed for the lifecycle of the development. Landscaping areas form part of the ATU system providing onsite wastewater management, whilst tree plantings will mature delivering greater shade and amenity over time.
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.	This warehouse development includes a covered delivery area between the two warehouses providing a good working environment. Staff amenities are provided adjoining the office building, positioned adjoining a landscaping area and shade tree plantings. Visitor amenity has been optimised by the provision of both shade structures
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 primary safety consideration has been in the segregation between visitor parking areas and the circulation of delivery vehicles.

Design Element		Design Outcome
8.	Safety Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.	The potential for conflict between small vehicles and pedestrians and heavy vehicle traffic has been minimised by the proposed vehicle circulation paths.
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.	N/A – The development does not respond to any immediate, local needs, but it delivers additional industrial capacity to the local employment market and shifts the subject site to a higher and better use.
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.	All street facing elevations have been treated with a range of colours, materials and articulations consistent with contemporary expectations for a modern industrial development.