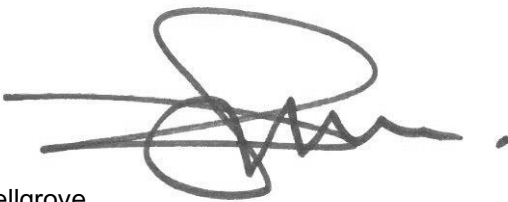


# Design Review Panel Notes

Meeting Date: Wednesday 7 September 2022  
Meeting Time: 9.30 pm  
Venue: City of Melville Swan Room

<b>Design Review Report</b>		
Subject	<b>532 Canning Highway Attadale – Design Review 01</b>	
Date	7 September 2022	
Time	10:15am	
Location	City of Melville	
Design Reviewers	Name Dominic Snellgrove Damien Pericles Fred Chaney	Chair Panel Member Panel Member
Proponent	Architect Planning Consultant	Meyer Shircore Planning Solutions
Project Team		
Planning Authority	City of Melville	
Stakeholders		
Declarations	None	
<b>Briefings</b>		
Relevant Authorities Project Team	Mark Scarfone Tom Geddes	The City of Melville provided a brief introduction to the panel prior to the proponent team entering the room. The proponent presentation commenced approximately 10.20 am and was based on the ten design principles in State Planning Policy 7.0 Design of the Built Environment.
<b>Design Review Report endorsement</b>		
Reviewer's signature	 (Name) Dominic Snellgrove	

Introductory Comments	
Design quality evaluation	
	Supported
	Pending further attention
	Not yet supported
	Yet to be addressed
<b>Strengths of the Proposal</b>	<ul style="list-style-type: none"> <li>The proponent business is one that has been operating on this site and within this community since 1961 demonstrating a long history of active occupation and participation in the locale.</li> <li>The proposal seeks to introduce a showroom facility that will successfully sleeve the proposed workshop with an active and engaged space providing the opportunity for measured enhancement to the streetscape.</li> <li>A built form and scale consistent with existing structures on-site.</li> <li>The proposal provides for an enhanced functional operation with accompanying improvements in staff, customer and visitor amenity.</li> <li>An acoustic report produced that demonstrates compliance with requirements for mitigating any noise emanating from the workshop.</li> <li>An investment in delivering perimeter boundary space for additional soft landscape as a frame for the development.</li> <li>Safe and legible pedestrian circulation through the car park is well considered.</li> </ul>
<b>Principle 1 Context and character</b>	<i>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</i>
	<p>a) The Local Planning Scheme No. 6 (LPS No.6) does not contemplate a future context where the public domain and streetscape edge is dominated by un-sleeved car parking. The site is zoned Centre C4 under LPS No. 6, with the expectation that streets will be pedestrian friendly and edged with active and engaged street fronts that provide activity and passive surveillance.</p> <p>b) A car showroom by its very nature has a business operating model that runs counter to many best practice urban design initiatives including the prevalence of exposed car parking adjacent to the public realm and a desire to minimise mature tree planting in support of visual permeability through the site and to the product.</p> <p>c) The proposal, including the new showroom, remains detached from the adjoining public domain and foot path and is viewed through a car park and driveway.</p>
<b>Recommendations</b>	<b>1. For a car showroom and associated uses to fit within a local centre and to respond to the LPS No.6 it would need to address the street, public domain and footpath directly with a built form edge that brings activity and surveillance to the pedestrian experience.</b>
<b>Principle 2 Landscape quality</b>	<i>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.</i>
	<p>a) A landscape professional has not been appointed.</p> <p>b) A detailed and generous landscape concept has not been prepared.</p>
<b>Recommendations</b>	<p><b>1. Given the challenges of situating an operating car showroom and workshop in a local neighbourhood under the LPS No.6 the importance of landscape in mitigating the more problematic impacts becomes elevated.</b></p> <p><b>2. Consider appointing a landscape professional to develop a coherent and impressive landscape design narrative.</b></p>

	<p>3. This may include greater emphasis on mature tree planting and the adjacent boundaries where they will form a buffer with adjoining owners and not obstruct sightlines into the showroom.</p> <p>4. Consider a hard and soft landscape proposal for the entry road and parking in front of the new showroom. This space could function as an entry plaza. It could include varied paving in lieu of asphalt to cue the entry forecourt as a pedestrian zone through which cars move rather than the other way around.</p> <p>5. It may include soft landscape and seating.</p> <p>6. Develop a landscape narrative that might include rainwater capture and re-use, permeable paving and structural soils where trees are being established.</p> <p>7. Consider a landscape narrative that can become a benchmark for a car showroom. In this way it can become something the City and community can engage with in a more positive manner.</p>
Principle 3 <b>Built form and scale</b>	<i>Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.</i>
	<p>a) The proposed built form and scale is considered appropriate within this context in relation to height and scale.</p> <p>b) However please see commentary under Principle 1 Context and character.</p>
<b>Recommendations</b>	<b>1. None.</b>
Principle 4 <b>Functionality and build quality</b>	<i>Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.</i>
	<p>a) The planning is generally functional in the arrangement of space and access.</p> <p>b) However, the material submitted is limited in scope and does not include information about the location and allocation of plant equipment and how it will be accommodated and screened from the public domain.</p>
<b>Recommendations</b>	<b>1. Provide a roof plan and illustrate the location of HVAC services and screening as well as the means of accessing equipment for servicing.</b>
Principle 5 <b>Sustainability</b>	<i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i>
	<p>a. An ESD professional has not yet been appointed.</p> <p>b. A detailed ESD concept and narrative has not been prepared.</p>
<b>Recommendations</b>	<p><b>1. Consider appointing an ESD professional to produce a pathway report to achieving and exceed NCC compliance and describing how the project will deliver exemplary ESD outcomes.</b></p> <p><b>2. It is understood that the operation will have an ambitious solar PV array but this into described in the submission.</b></p> <p><b>3. Consider an ESD narrative, including landscape initiatives already described and EV chargers., that can become a benchmark for a showroom and workshop project and therefore become something the City and community can engage with and understand in a more positive manner.</b></p>
Principle 6 <b>Amenity</b>	<i>Good design optimises internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.</i>
	<p>a) The proposal provides for an enhanced functional operation with accompanying improvements in staff, customer and visitor amenity.</p>
<b>Recommendations</b>	<b>1. See commentary under Principle 2 Landscape quality.</b>
Principle 7 <b>Legibility</b>	<i>Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.</i>
	<p>a. The proposal incorporates legible and clear access for vehicles and</p>

	<p>pedestrians.</p> <p>b. However, the entry forecourt in front of the new showroom is a vehicle dominated threshold.</p>
<b>Recommendations</b>	<b>1. See Item 4 under Principle 2 Landscape quality.</b>
Principle 8 <b>Safety</b>	<i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</i>
	<p>a. The proposal incorporates large areas to the northeast of the workshop accessible to the public out of hours that do not benefit from any passive surveillance.</p>
<b>Recommendations</b>	<b>1. Describe how all areas around the workshop will be made safe, including out of hours.</b>
Principle 9 <b>Community</b>	<i>Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.</i>
	<p>a) This area of Melville constitutes a local and neighbourhood centre with the expectation that streets will be pedestrian friendly and edged with active and engaged street fronts that provide activity and passive surveillance.</p> <p>b) Whilst it is appreciated that the proponent business is one that has been operating on this site and within this community since 1961, the way in which the project addresses its public domain is not one that is consistent with community expectations.</p>
<b>Recommendations</b>	<b>1. In mitigation of this, consider developing a detailed landscape design and ESD narrative that seeks to deliver an exemplary outcome and one which the community can appreciate.</b>
Principle 10 <b>Aesthetics</b>	<i>Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.</i>
	<p>a) The information submitted for review is preliminary in nature.</p> <p>b) Little or no information has been submitted in relation to materials, textures, colours and landscape.</p>
<b>Recommendations</b>	<b>1. The Panel look forward to receiving more detail.</b>

## Concluding Remarks

The Panel are unable to support the proposal in its current form.

Further information is requested in relation to Landscape, Sustainability and Aesthetics.

The Panel note, that within the constraints of a car showroom and workshop typology, there may be the potential to amplify the design response to the Landscape design and the ESD narrative in part mitigation of other aspects of the proposal. An exemplary landscape and ESD proposal are invited.

## Design Review progress

	<i>Supported</i>		
	<i>Pending further attention</i>		
	<i>Not yet supported</i>		
	<i>Yet to be addressed</i>		
	<i>DR1</i>	<i>DR2</i>	<i>DR3</i>
<b>Principle 1 - Context and character</b>			
<b>Principle 2 - Landscape quality</b>			
<b>Principle 3 - Built form and scale</b>			
<b>Principle 4 - Functionality and build quality</b>			
<b>Principle 5 - Sustainability</b>			
<b>Principle 6 - Amenity</b>			
<b>Principle 7 - Legibility</b>			
<b>Principle 8 - Safety</b>			
<b>Principle 9 - Community</b>			
<b>Principle 10 - Aesthetics</b>			