

Design Review Report – Item 1

Local government:	City of Stirling	
Item no.:	Item 1 – DA22/0037 – 501 Alexander Drive Mirrabooka – DAP – Form 1 - 15 Showrooms, 2 Drive-Through Fast Food Outlets, Restaurant and Service Station	
Chairperson:	Emma Williamson	
Panel members:	Lisa Shine Tony Blackwell Michael Murphy Wayne Dufty	
Local government officers:	Giovanna Lumbaca Dean Williams Taylor Wilson	Coordinator Planning Senior Planning Officer Acting DRP Support Officer
Observers		
Date:	17 February 2022	Time: 2pm
Venue:	City of Stirling via Zoom	

Proponent/s

Jarrold Ross	Taylor Burrell Burnett (<i>Applicant</i>)
Brett Chivers	Hesperia
Stephen Shircore	Meyer Shircore
Shea Hatch	UDLA
Sam Laybutt	Cardno
Eloise Mitchell	Taylor Burrell Burnett
Owners	Atlas Bricks Pty Ltd

Observer/s

Briefings		
Development assessment overview	Dean Williams	Senior Planning Officer
Technical issues	Dean Williams	Senior Planning Officer
Design Review		
Proposed development	Item 1 – DA22/0037 – 501 Alexander Drive Mirrabooka – DAP – Form 1 - 15 Showrooms, 2 Drive-Through Fast Food Outlets, Restaurant and Service Station	
Property address	501 Alexander Drive Mirrabooka	
Background		
Proposal		
Applicant or applicant's representative address to the design review panel	Jarrold Ross Mark Meyer Brett Chivers	Taylor Burrell Burnett Meyer Shircore Hesperia

Key issues / recommendations	The Panel thank the Applicant for their presentation and note the potential for this development to contribute substantially to the future character of the area. The current proposal is not supported by the Panel who feel that it lacks a sufficient response to its location and has failed to take advantage of the natural attributes of the site. Further development should consider the interface with the street, the opportunity to create a safe environment for pedestrians and an opportunity for landscape to work with architecture to create an environment that contributes positively to the local area.
Chairperson signature	

Design quality evaluation Item 1 – DA22/0037 – 501 Alexander Drive Mirrabooka – DAP – Form 1 - 15 Showrooms, 2 Drive-Through Fast Food Outlets, Restaurant and Service Station DRP Meeting – Thursday 17 February 2022	
	<i>Design Principle satisfied</i>
	<i>Design Principle pending further attention</i>
	<i>Design Principle not satisfied</i>
Principle 1 Context and character	<i>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</i>
	1a. The Panel stated that they are comfortable with the development sitting between existing residential and commercial precincts. 1b. The Panel suggested the need to start to look at the development from a pedestrian point of view as the site plan is currently dominated by vehicles. 1c. The Panel commented on the importance of creative active facades generally and the importance of the corner specifically.
Principle 2 Landscape quality	<i>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.</i>
	2a. The Panel commented on the opportunity for shading through landscape. Although trees have been nominated for the carpark these are being planted into small wells that will inhibit growth and will most likely fail to provide shade. 2b. The Panel commented on the potential for the landscape to be used to break down the carpark and assist in mitigating the urban heart island effect from such vast expanses of bitumen. 2c. The Panel noted the potential for a green pedestrian access from the bus stop to the centre. 2d. The Panel commented on the importance of the retention of trees. Seeking this outcome should drive the site planning and not be a result of the space that is left over once the “business as usual” box and carpark planning has been done. 2e. The Panel commented on the need to increase the amenity of the development through landscape.
Principle 3 Built form and scale	<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>
	3a. The Panel questioned the potential for an improved streetscape interface, where the buildings are brought forward and carparking is also available at the rear. 3b. The Panel commented that at the moment this development looks like a typical homemakers centre and has not responded to the specifics of place or the potential to be unique in some way. Pursuing this would enable the design to consider articulation of the roof forms, a variation in heights, material articulation and elevational interest. 3c. The Panel does not support the relationship of the service station to the corner.
Principle 4 Functionality and build quality	<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>
	4a. The Panel commented that the separation of the loading zones and carpark is a positive. 4b. The Panel questioned whether there was enough access for bikes and trailer parking 4c. The Panel suggested looking at ways that people might use the homemakers centre for multiple retail experiences, not just going to a single store. In doing this the functionality of the “island” food tenancies is questioned as they are difficult to access and do not provide any usable space for people on foot.

Principle 5 Sustainability	<i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i>
	5a. The Panel commented on the fact there is only one EV charge and commented on the need to increase this number. 5b. The Panel commented on the opportunity to naturally ventilate the buildings. 5c. The Panel also suggested looking at the possibility of recycled asphalt rather than bitumen as there will be a large area. 5d. The Panel seeks clarification in relation to the use of PV cells.
Principle 6 Amenity	<i>Good design optimises internal and external amenity for occupants, visitors and neighbours providing environments that are comfortable, productive and healthy.</i>
	6a. The Panel suggested a hub be created for the community which will improve the amenity of the site. If this is located on the primary axis of the entry this will improve visual amenity as this view is currently to a loading zone. 6b. The Panel voiced their concerns in regard to accessibility pathways throughout the development. 6c. The Panel seeks clarification in relation to public toilets. 6d. The Panel seeks clarification in relation to weatherproofing and shading access from the bus stop to the tenancies.
Principle 7 Legibility	<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>
	7a. The Panel recommend looking at ways in which the architecture of the development can assist in legibility and shift the reliance on signage. 7b. The Panel commented as a result of the buildings being located a significant distance from the road there is a need to increase the size of the signage. 7c. The Panel recommended that the entry could be made more legible. The Panel commented on the signage to the takeaway is competing with the center signage.
Principle 8 Safety	<i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</i>
	8a. The Panel commented on the conflict with pedestrians at the roundabout and the need to prioritize pedestrians. 8b. The Panel commented on the lack of definition around pedestrians in the carpark. Landscape and hardscape can be used to create a safe, walkable environment for pedestrians.
Principle 9 Community	<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>
	9a. The Panel suggested creating an area that feels like an urban realm. 9b. The Panel commented on the impact to the broader community and being a good neighbour, ensuring the buildings address the street.
Principle 10 Aesthetics	<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>
	10a. The panel recommended that the east facing facades can be further developed. 10b. The Panel recommended looking at other ways to use a material pallet and make it unique, suggesting that a point of difference for the home maker centre could be in the use of materials as an exemplar 10c. The Panel noted that the current proposal is generic and lacks an adequate response to context and character.

Design Review progress**501 Alexander Drive Mirrabooka – 15 Showrooms, 2 Drive-Through Fast Food Outlets, Restaurant and Service Station****DRP Meeting – Thursday 17 February 2022**

	<i>Design Principle satisfied</i>		
	<i>Design Principle pending further attention</i>		
	<i>Design Principle not satisfied</i>		
	DR1 17/2/2022	DR2	DR3
Principle 1 - Context and character			
Principle 2 - Landscape quality			
Principle 3 - Built form and scale			
Principle 4 - Functionality and build quality			
Principle 5 - Sustainability			
Principle 6 - Amenity			
Principle 7 - Legibility			
Principle 8 - Safety			
Principle 9 - Community			
Principle 10 - Aesthetics			

Recommendations Summary**Item 1 – DA22/0037 – 501 Alexander Drive Mirrabooka**

DR1 – DRP Recommendations DRP Meeting – 17/2/2022	DR2 – Applicant Response DRP Meeting – 17/2/2022	DR2 DRP RecommendationsDRP Meeting –	DR2 – Applicant ResponseDRP Meeting –
1b. The Panel suggested the need to start to look at the development from a pedestrian point of view as the site plan is currently dominated by vehicles.	1a.		
2a. The Panel commented on the opportunity for shading through landscape. Although trees have been nominated for the carpark these are being planted into small wells that will inhibit growth and will most likely fail to provide shade. 2b. The Panel commented on the potential for the landscape to be used to break down the carpark and assist in mitigating the urban heat island effect from such vast expanses of bitumen. 2c. The Panel noted the potential for a green pedestrian access from the bus stop to the centre. 2d. The Panel commented on the importance of the retention of trees. Seeking this outcome should drive the site planning and not be a result of the space that is left over once the “business as usual” box and carpark planning has been done. 2e. The Panel commented on the need to increase the amenity of the development through landscape.			
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4b. The Panel questioned whether there was enough access for bikes and trailer parking 4c. The Panel suggested looking at ways that people might use the homemakers centre for multiple retail experiences, not just going to a single store. In doing this the functionality of the “island” food tenancies is questioned as they are difficult to access and do not provide any usable space for people on foot.			
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PROPOSED MALAGA HOMEMAKER CENTRE

LOCATION:LOT 820 ALEXANDER DRIVE, MIRRABOOKA

FOR:HESPERIA



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PROPOSED MALAGA HOMEMAKER CENTRE
LOCATION: LOT 820 ALEXANDER DRIVE, MIRRABOOKA
FOR: HESPERIA

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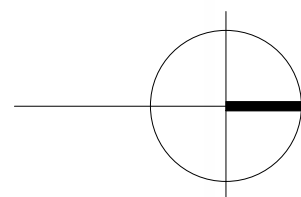


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 **PROPOSED DEVELOPMENT PLAN**
SCALE: 1:500

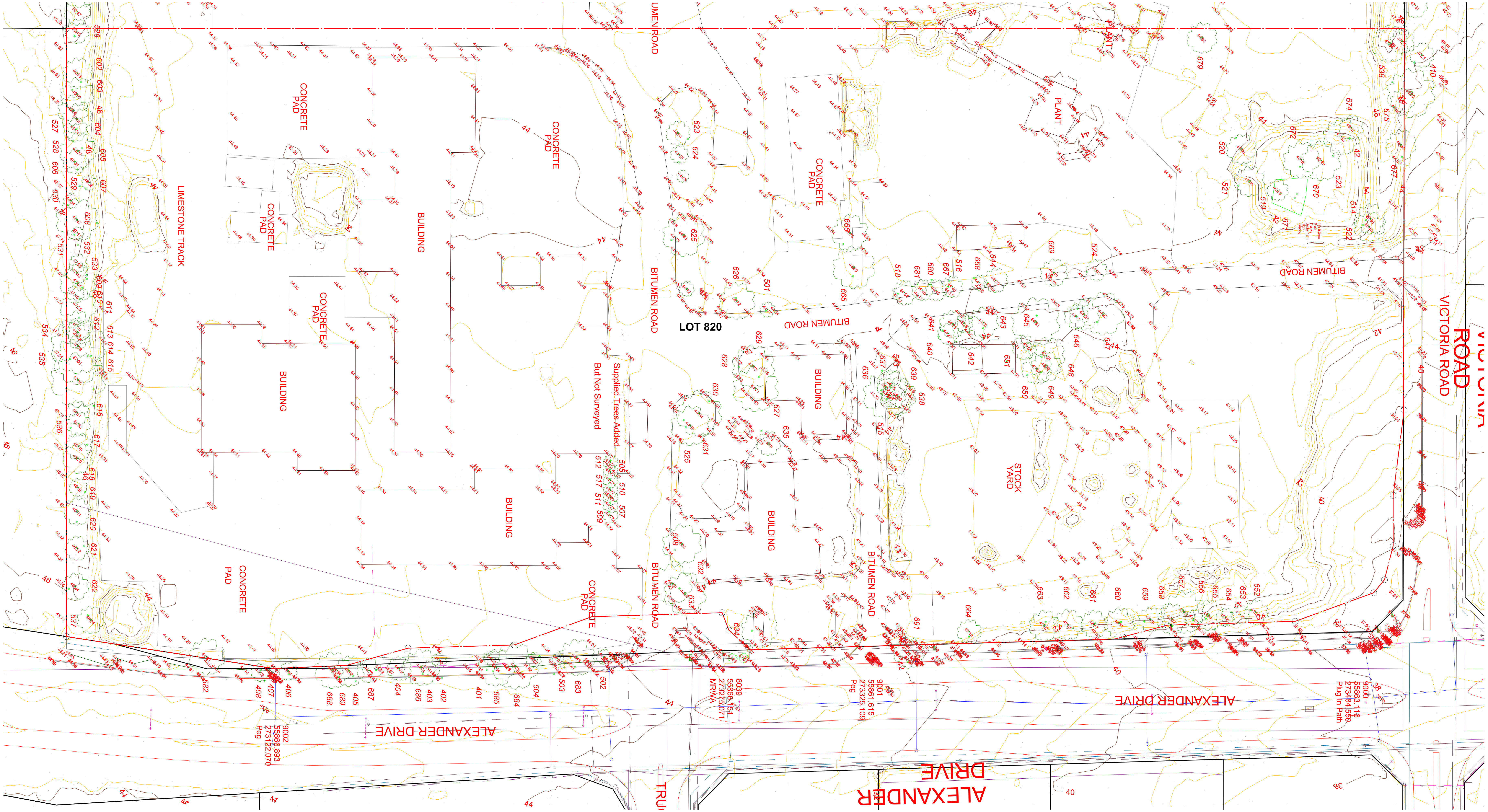
PROPOSED MALAGA HOMEMAKER CENTRE
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SITE SURVEY
SCALE: 1 : 500

LEGEND	
	GAS MAIN
	HIGH PRESSURE GAS MAIN
	DRAINAGE PIPE
	NBN CABLE
	NEXTGEN CABLE
	OPTUS CABLE
	SUPERLOOP CABLE
	TELSTRA CABLE
	WATER MAIN
	OVERHEAD POWER MAIN
	UNDERGROUND POWER MAIN - LOW VOLTAGE
	UNDERGROUND POWER MAIN - HIGH VOLTAGE
	VOLTAGE
	OVERHEAD POWER LINE - HIGH VOLTAGE
	STREET LIGHT CIRCUIT

NOTE: SHEET TO BE VIEWED IN COLOUR

PROPOSED MALAGA HOMEMAKER CENTRE
LOCATION: LOT 820 ALEXANDER DRIVE, MIRRABOOKA
FOR: HESPERIA

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As indicated @ B1



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SITE CRITERIA

1. Site Area
a. Road Widening
b. Soft Landscaping
c. Hard Landscaping

85,712m²
1,616m²
3,757m²
3,466m²

2. Floor Area (GFA)
a. Service Station
b. Showrooms
c. Warehouse
d. Fast Food
e. Cafe

265m²
27,292m²
8,010m²
506m²
130m²
36,203m² (42.24%)

3. Carparking
a. Cars Required
i. Service Station
ii. Showrooms
iii. Warehouse / BOH
iv. Fast Food
v. Cafe
b. Provided
i. Site
ii. Fuel Canopy
iii. Fast Food Drive Thru

1 per Service bay @ 0 bays
other use Shop 8'110m² @ 265m² 21
27,292m² @ 1/30m² 909
8,010m² @ 1/50m² 160
506m² @ 1/7m² 72
130m² @ 1/10m² 13
Total 1,175
1,149
9
20
1,178

Landscaping
A. Hard Landscaping
B. Soft Landscaping
C. Defined as vegetative landscaping.
Net Floor Area - NFA
A. Net Floor Area of a Tenancy on this plan is defined as the area between external or tenancy dividing walls.
B. This area is inclusive of toilets if the toilets are exclusive to the Tenancy.
Gross Floor Area - GFA
A. All Floor Areas on this plan are shown as GROSS FLOOR AREA. Unless otherwise noted as Net Floor Area.
B. Definition of Gross Floor Area is defined as:
i. GROSS FLOOR AREA OF TENANCY: Gross Floor Area of an individual Tenancy is defined as the area contained between the centre line of common tenancy walls and the outside edge of external walls.
ii. GROSS FLOOR AREA OF A BUILDING: Gross Floor Area of a Building is defined as the total area contained between the outside edge of external walls





WEST BOUNDARY RETAINING ELEVATION
SCALE: 1 : 500

NOTE: ALL RETAINING TO ENGINEER SPECIFICATION



PARKING LAYOUT PLAN
SCALE: 1 : 500

PROPOSED MALAGA HOMEMAKER CENTRE
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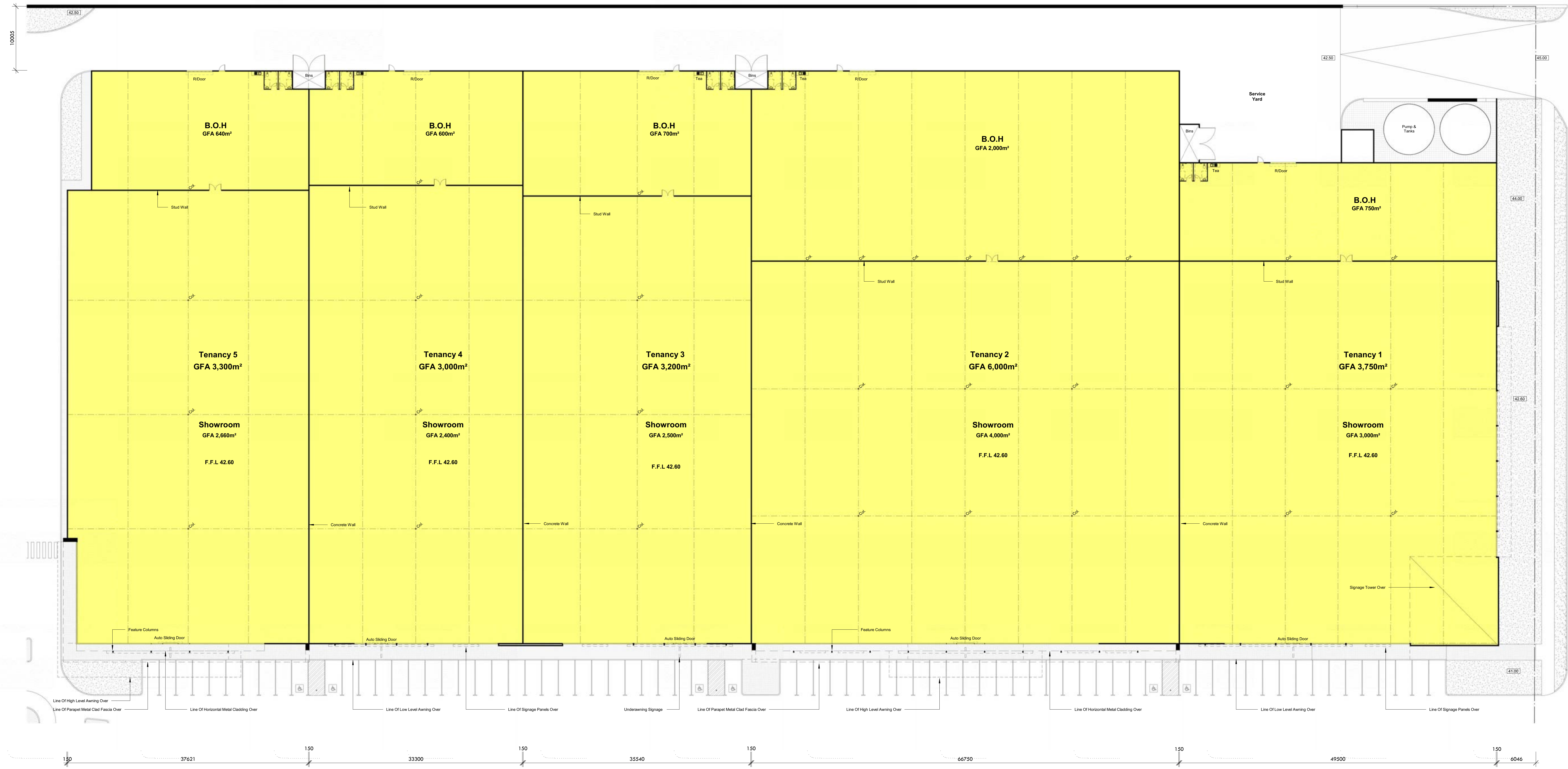
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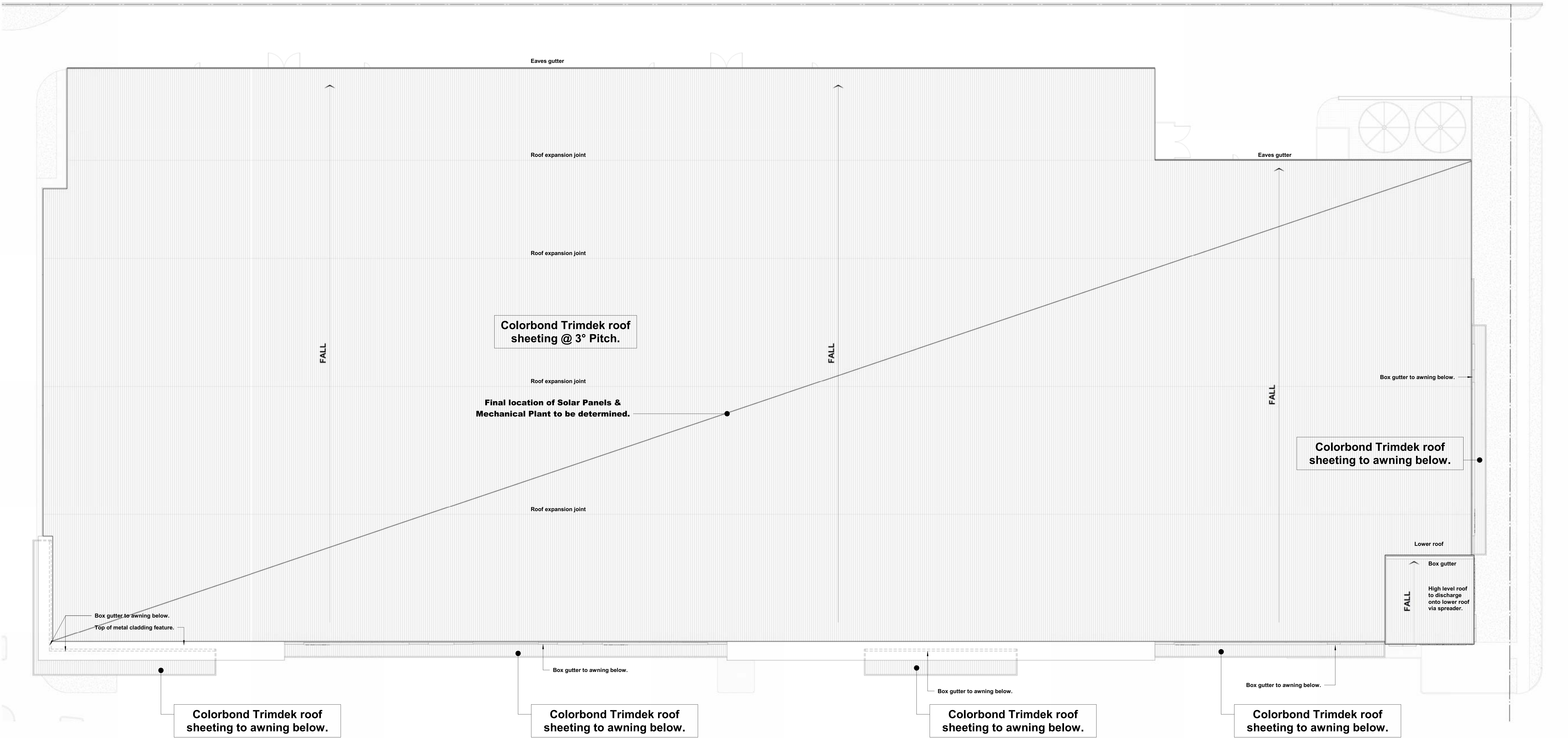
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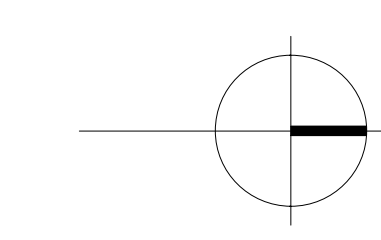
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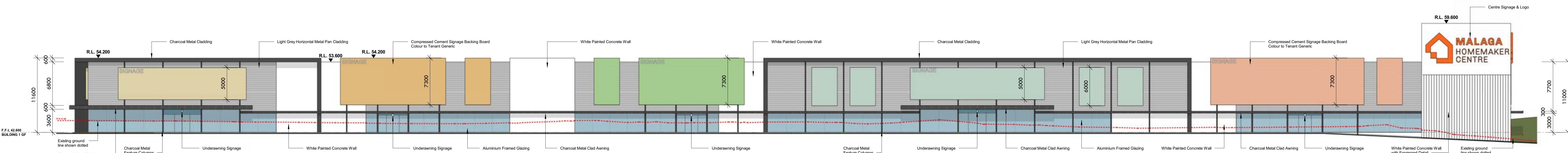


BUILDING 1 FLOOR PLAN
SCALE: 1 : 250

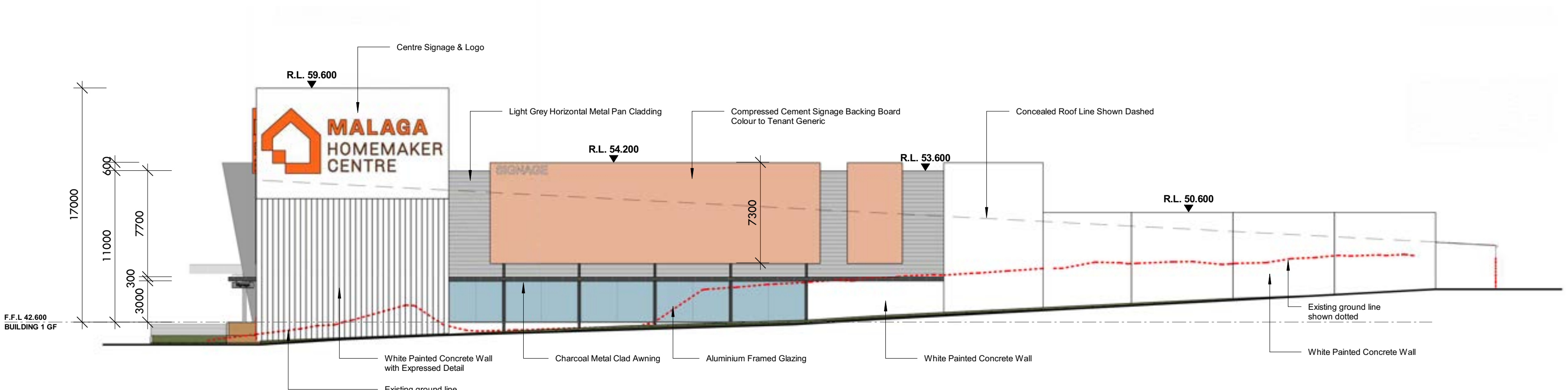


 **BUILDING 1 ROOF PLAN**
SCALE: 1 : 250

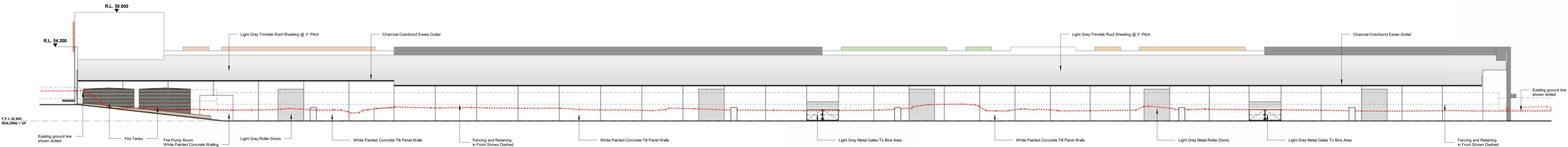
BUILDING 1



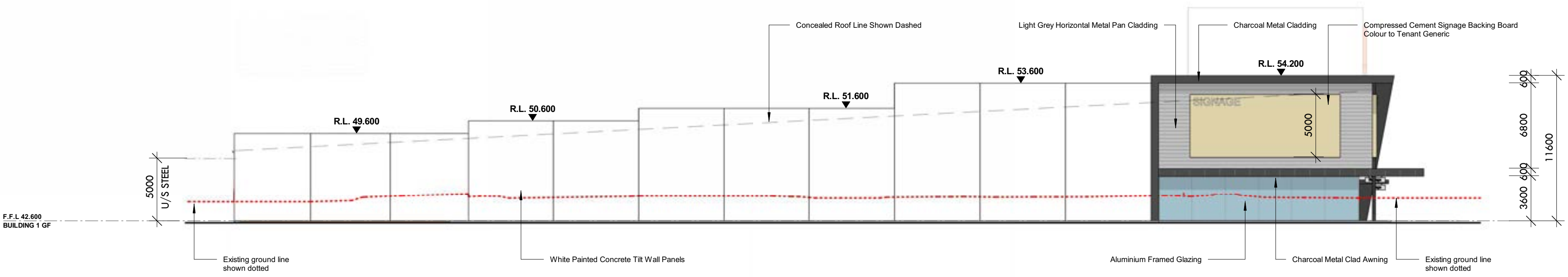
EAST ELEVATION (ALEXANDER DRIVE)
SCALE: 1 : 250



NORTH ELEVATION (VICTORIA ROAD)
SCALE: 1 : 250



WEST ELEVATION
SCALE: 1 : 250



SOUTH ELEVATION
SCALE: 1 : 250

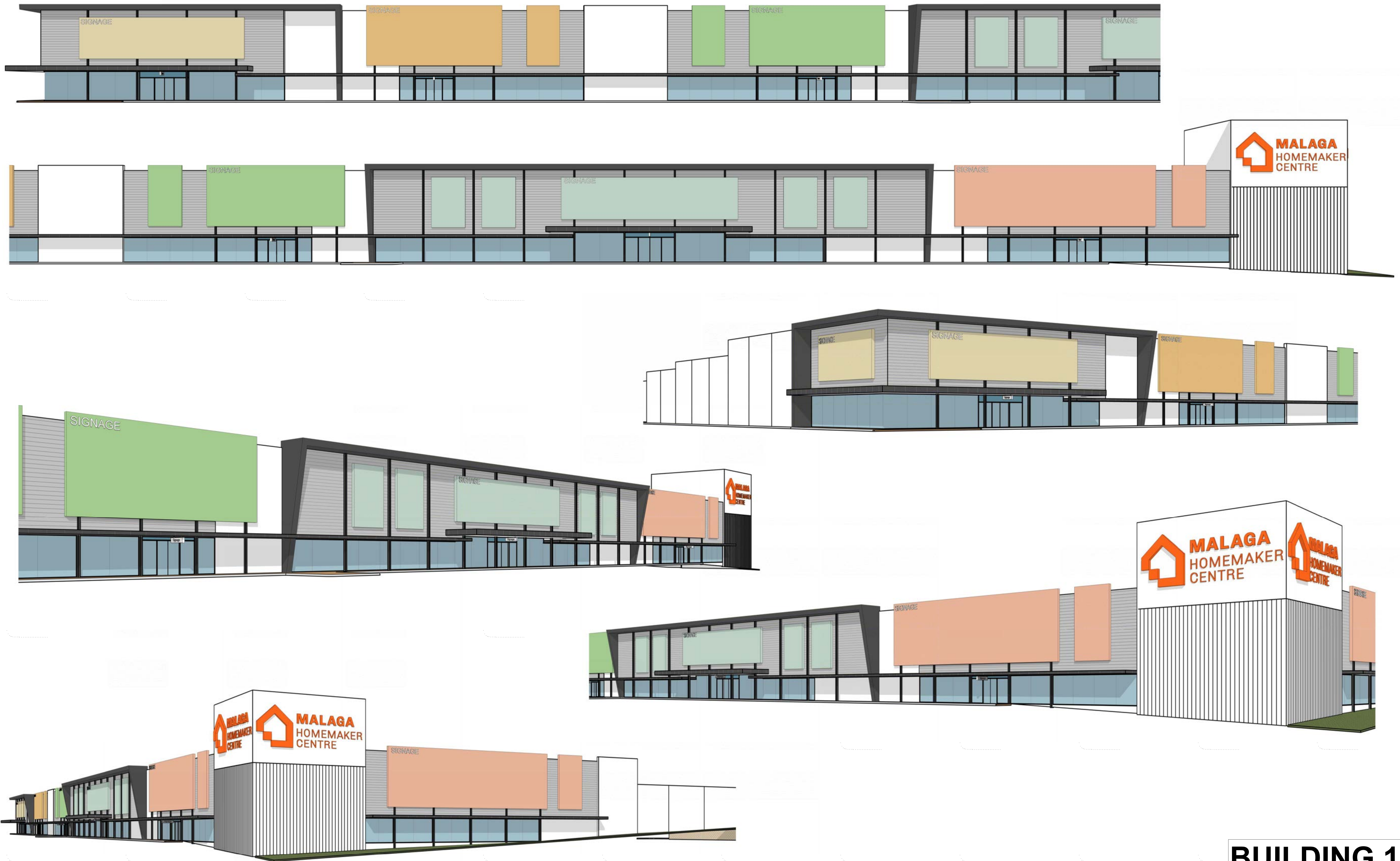
PROPOSED MALAGA HOMEMAKER CENTRE
LOCATION: LOT 820 ALEXANDER DRIVE, MIRRABOOKA
FOR: HESPERIA

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BUILDING 1



BUILDING 1

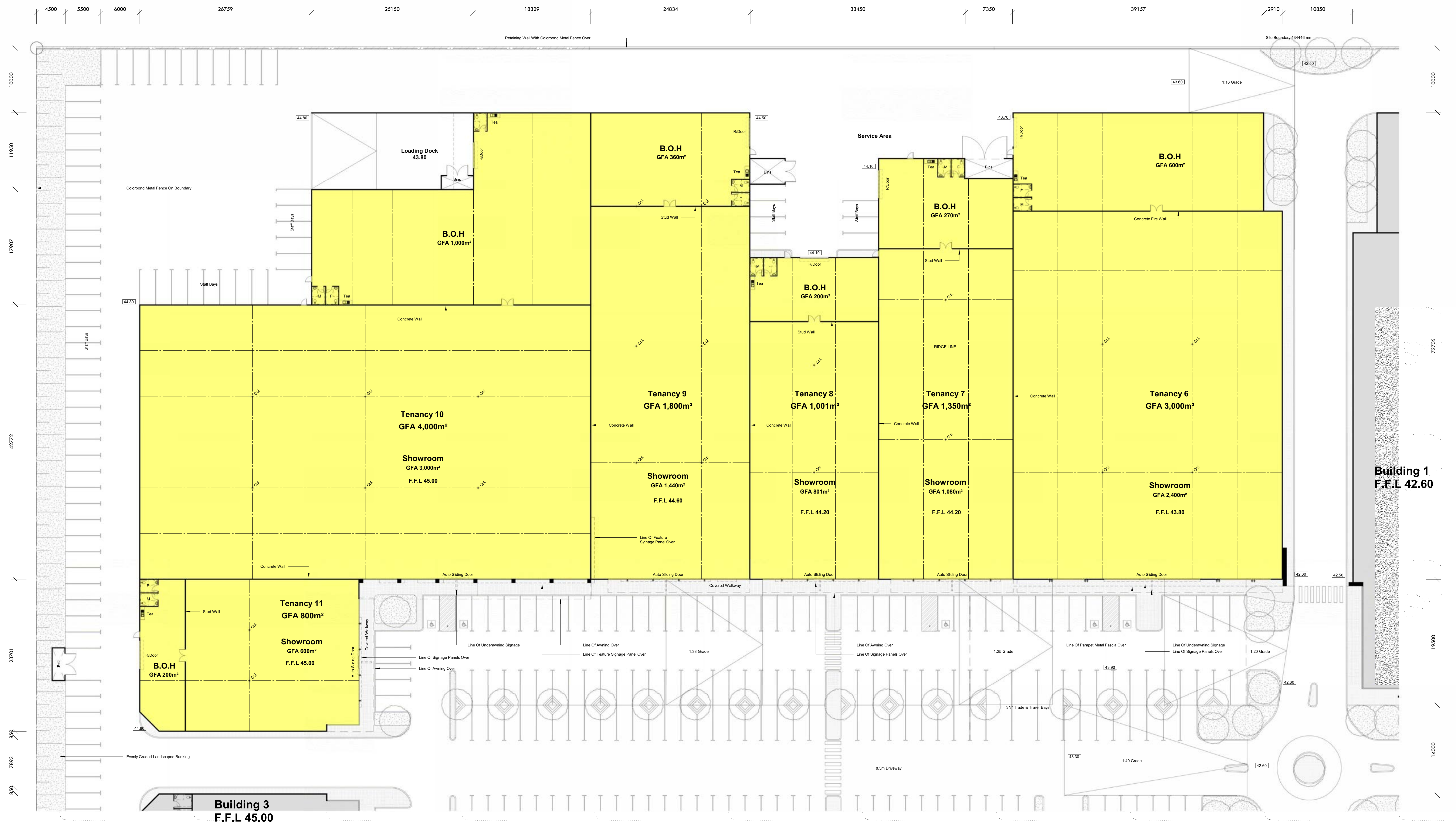
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BUILDING 2 FLOOR PLAN
SCALE 1: 250

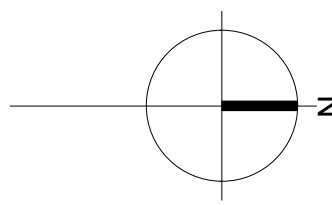
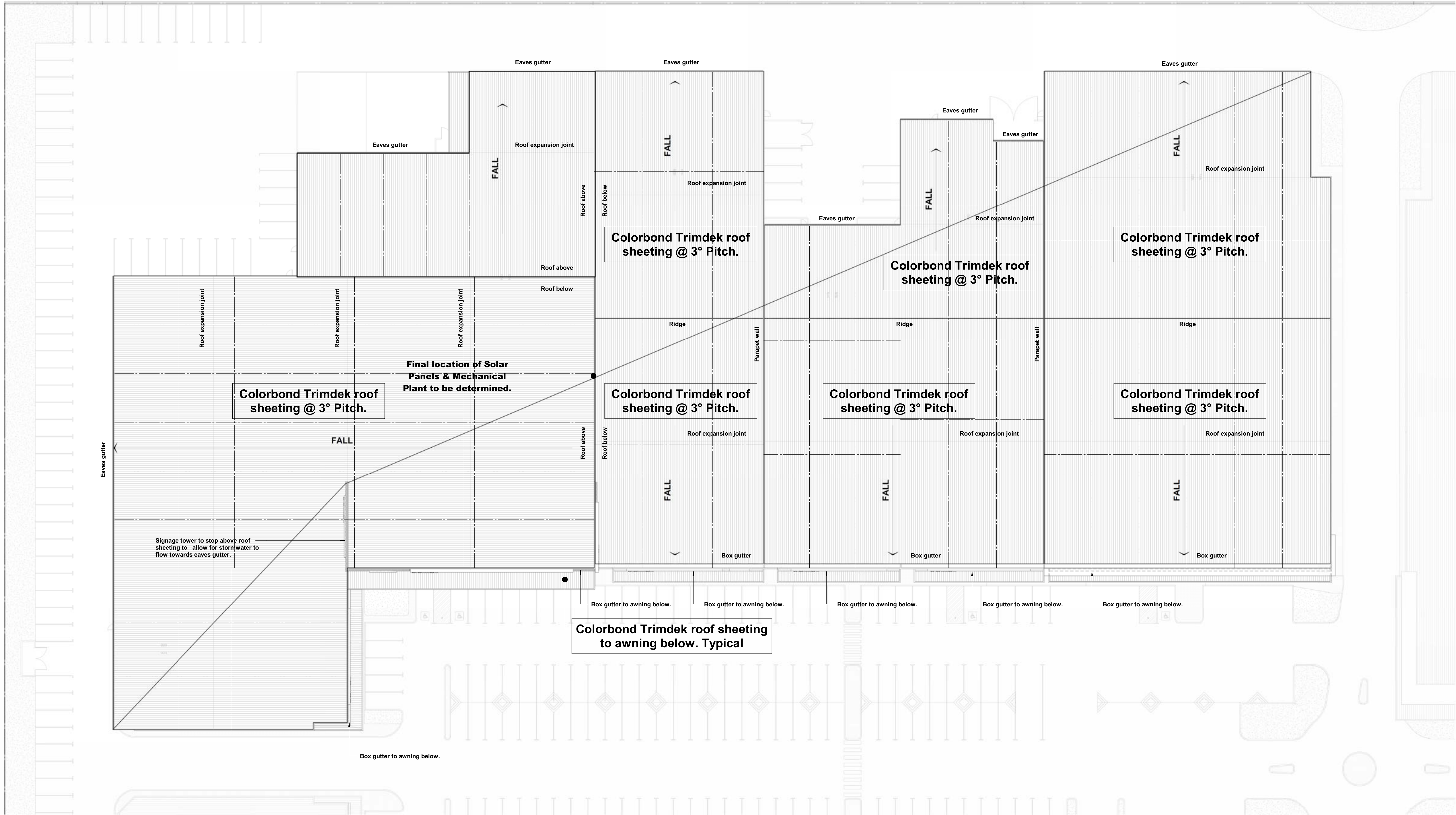
BUILDING 2

PROPOSED MALAGA HOMEMAKER CENTRE
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BUILDING 2 ROOF PLAN
SCALE: 1 : 250

BUILDING 2

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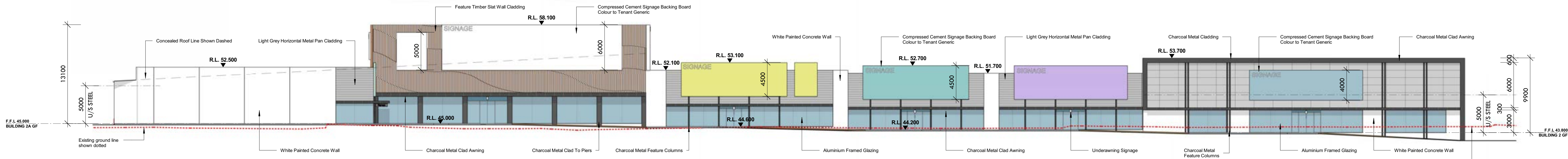
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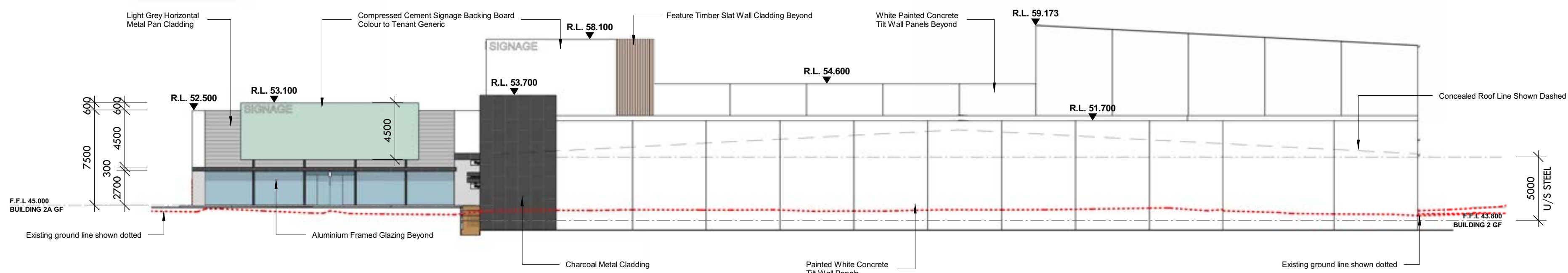


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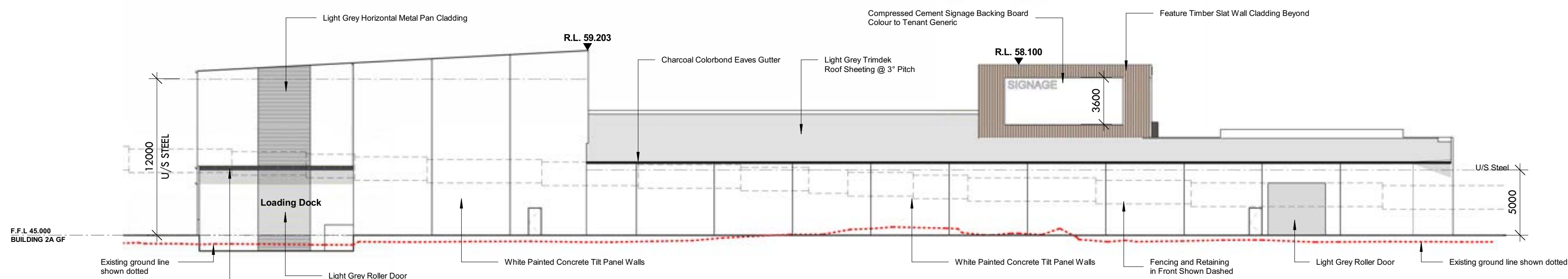




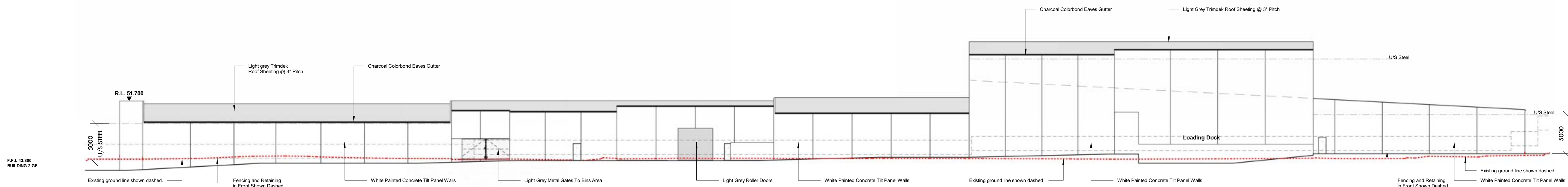
EAST ELEVATION (ALEXANDER DRIVE)
SCALE: 1 : 250



NORTH ELEVATION
SCALE: 1 : 250



SOUTH ELEVATION
SCALE: 1 : 250



WEST ELEVATION
SCALE: 1 : 250

BUILDING 2

PROPOSED MALAGA HOMEMAKER CENTRE
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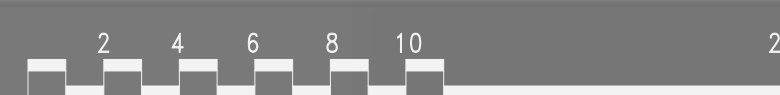
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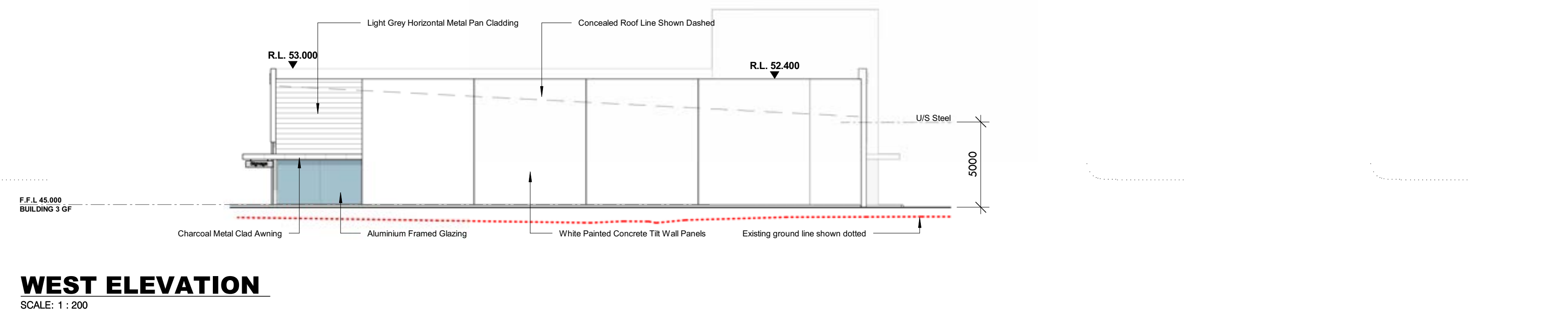
BUILDING 2

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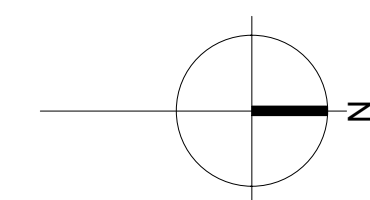
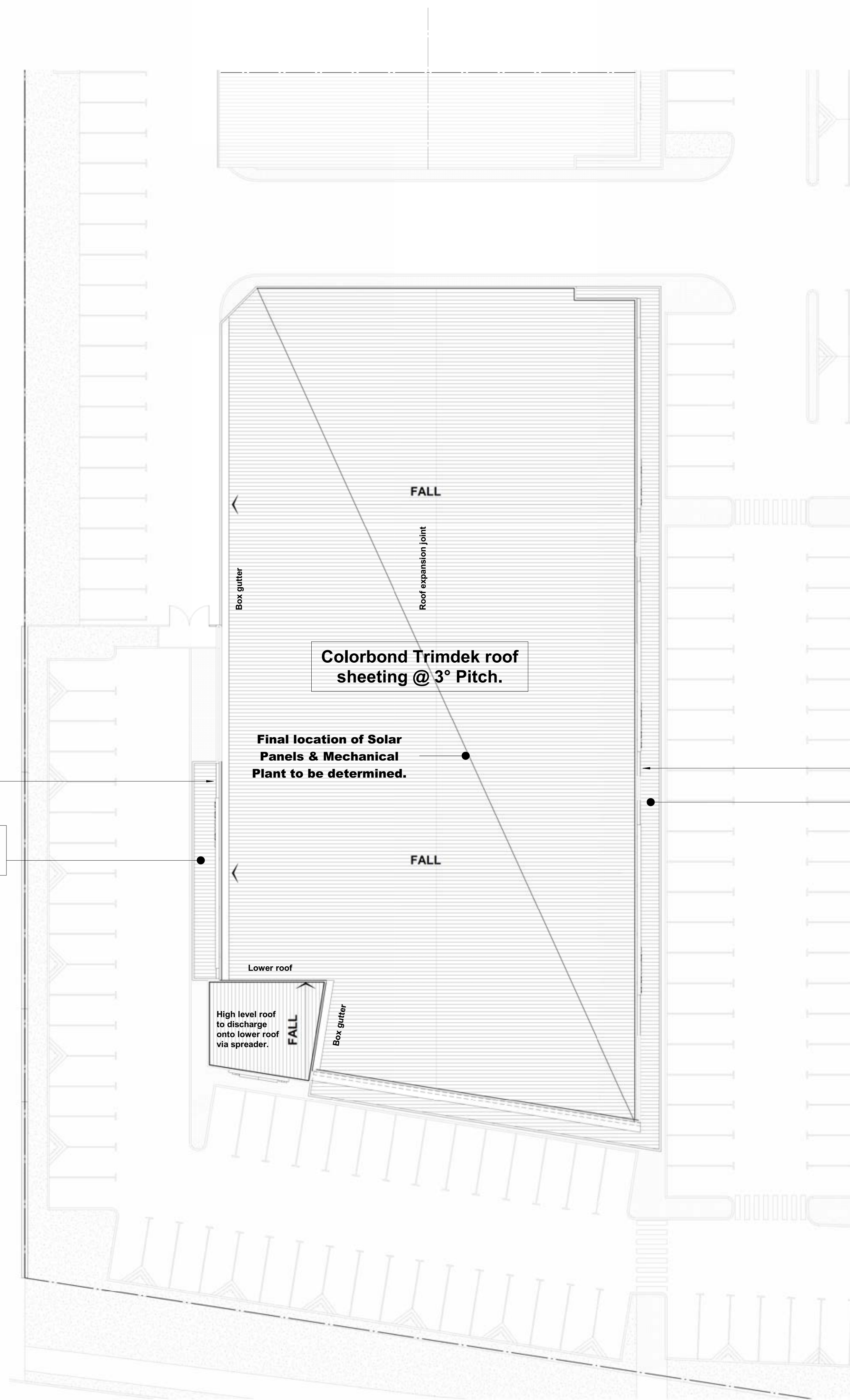
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BUILDING 3



BUILDING 3 ROOF PLAN
SCALE: 1:200

Box gutter to awning below.

Colorbond Trimdek roof sheeting to awning below.

Box gutter

Colorbond Trimdek roof sheeting @ 3° Pitch.

Final location of Solar Panels & Mechanical Plant to be determined.

Box gutter to awning below.

Colorbond Trimdek roof sheeting to awning below.

Lower roof

High level roof to discharge onto lower roof via spreader.

FALL

Box gutter

BUILDING 3

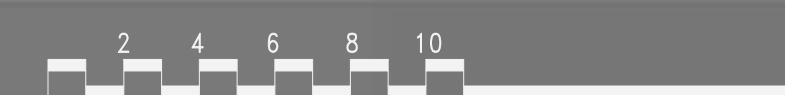
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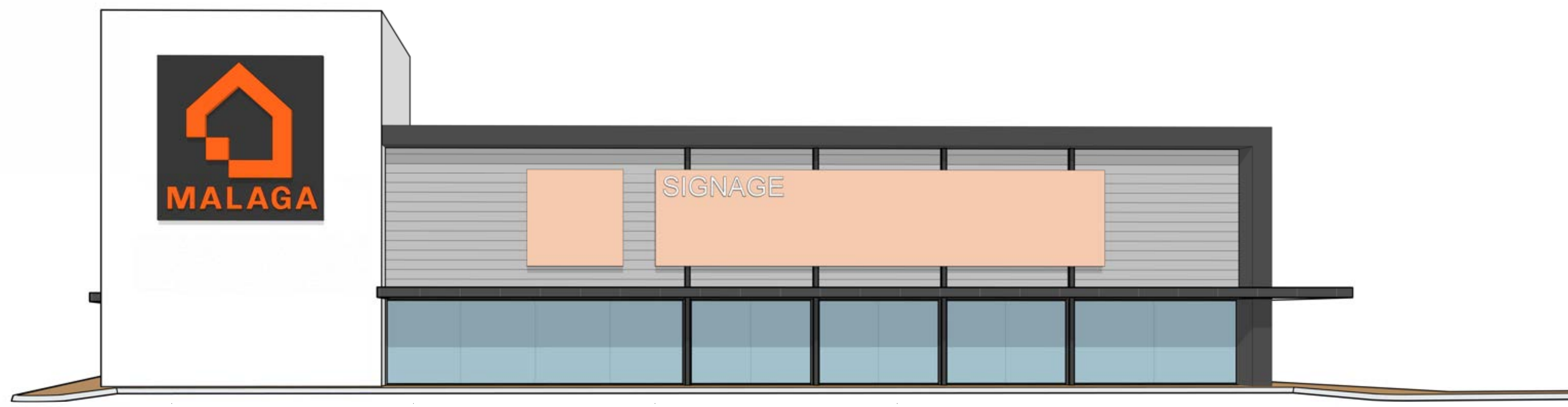
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BUILDING 3

PROPOSED MALAGA HOMEMAKER CENTRE
 LOCATION: LOT 820 ALEXANDER DRIVE, MIRRABOOKA
 FOR: HESPERIA

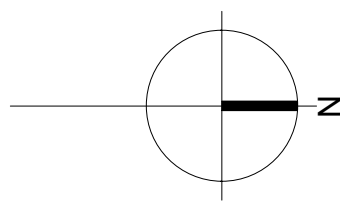
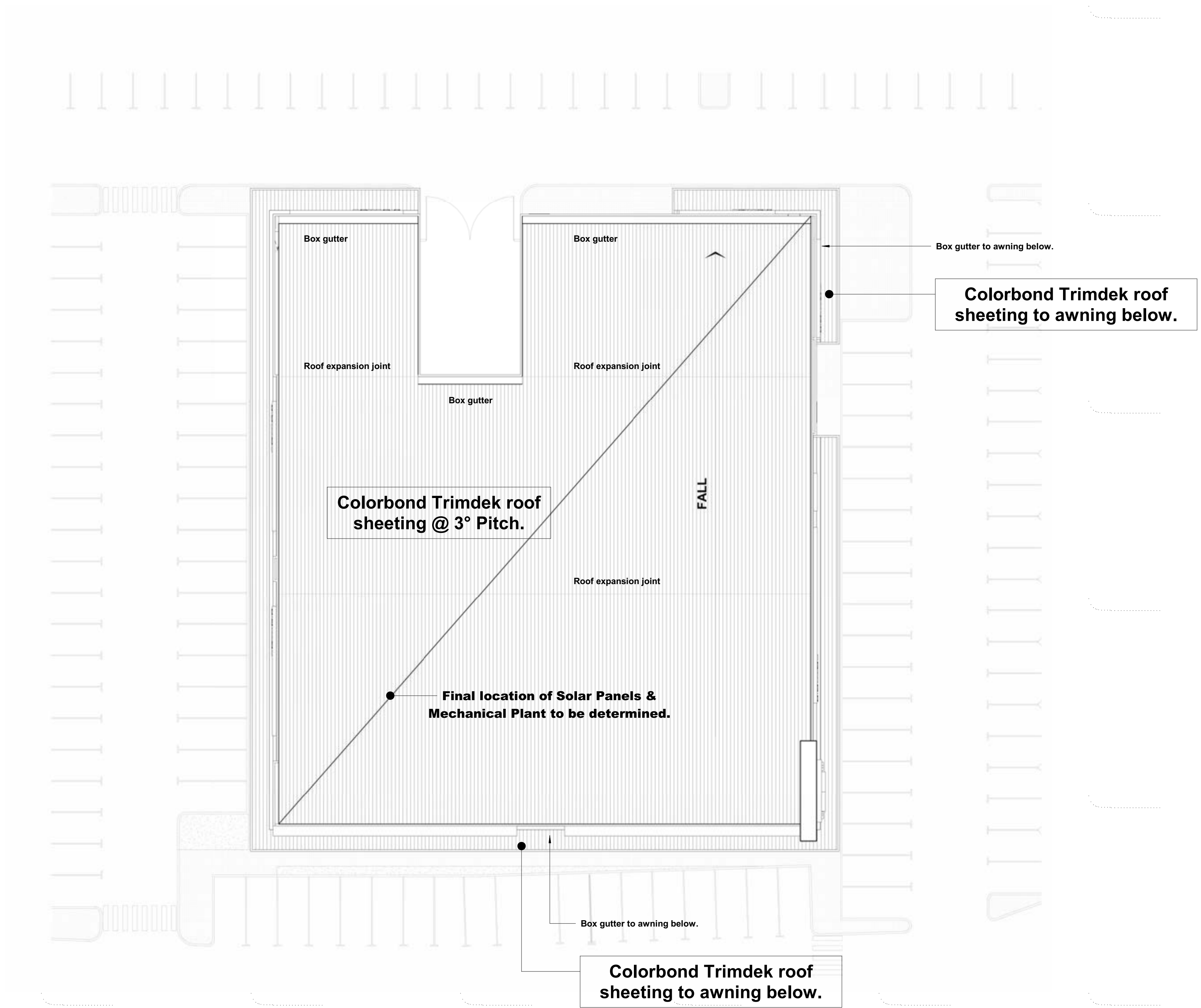
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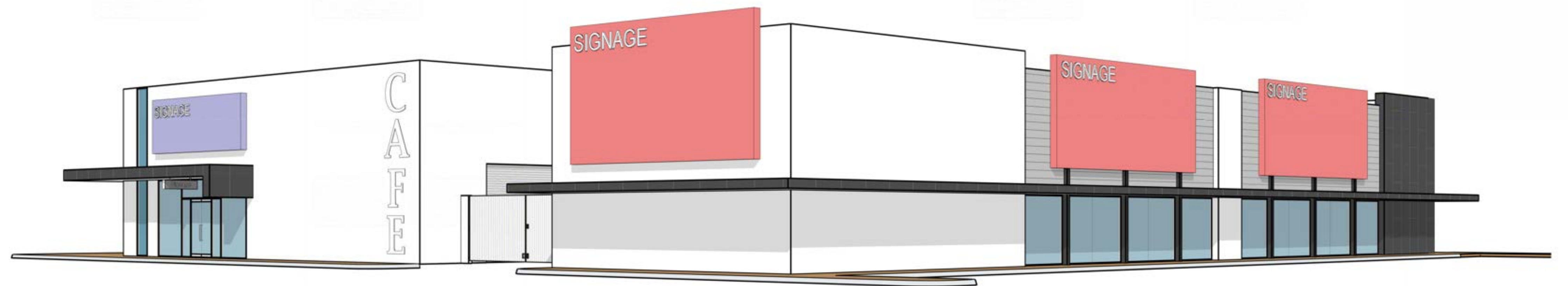
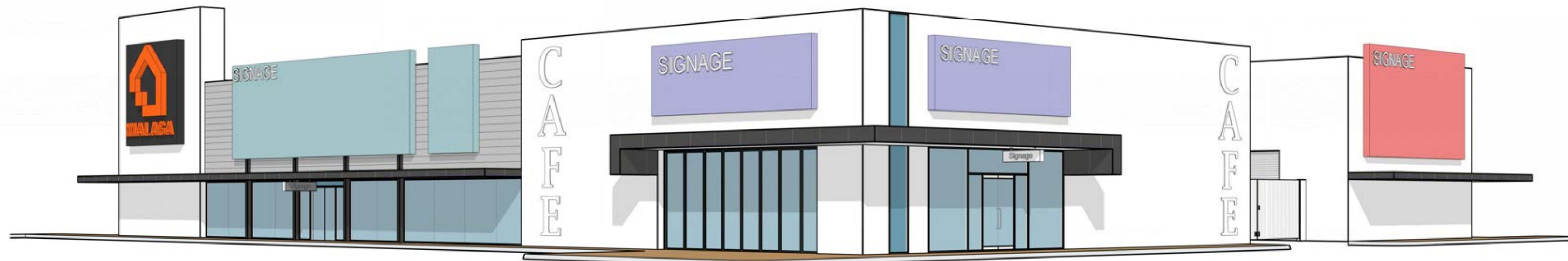
BUILDING 4 ROOF PLAN

SCALE: 1 : 200

PROPOSED MALAGA HOMEMAKER CENTRE
LOCATION: LOT 820 ALEXANDER DRIVE, MIRRABOOKA
FOR: HESPERIA

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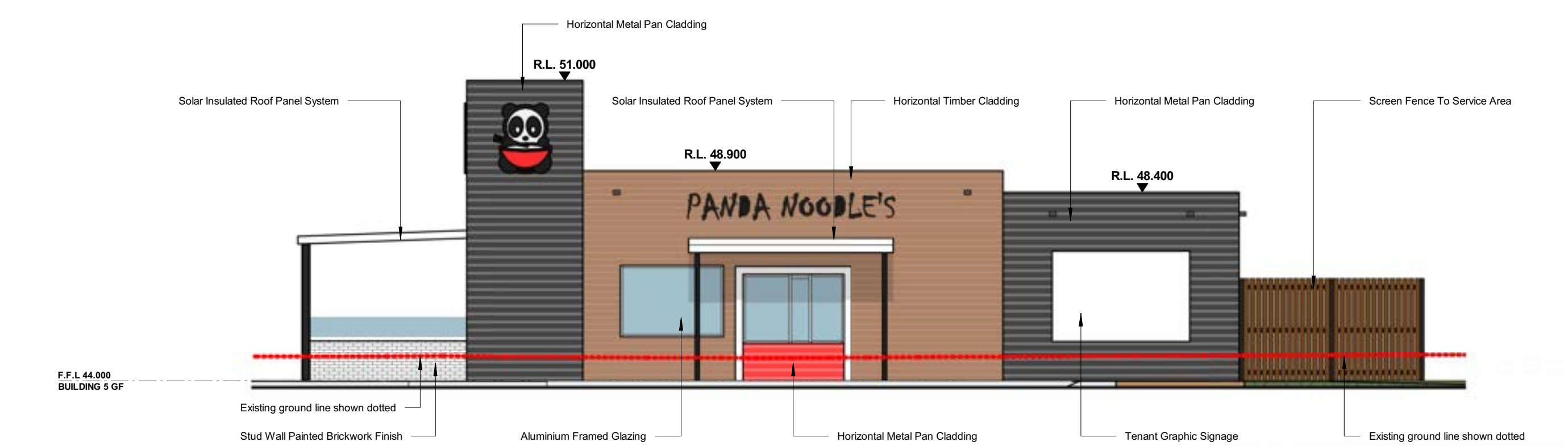
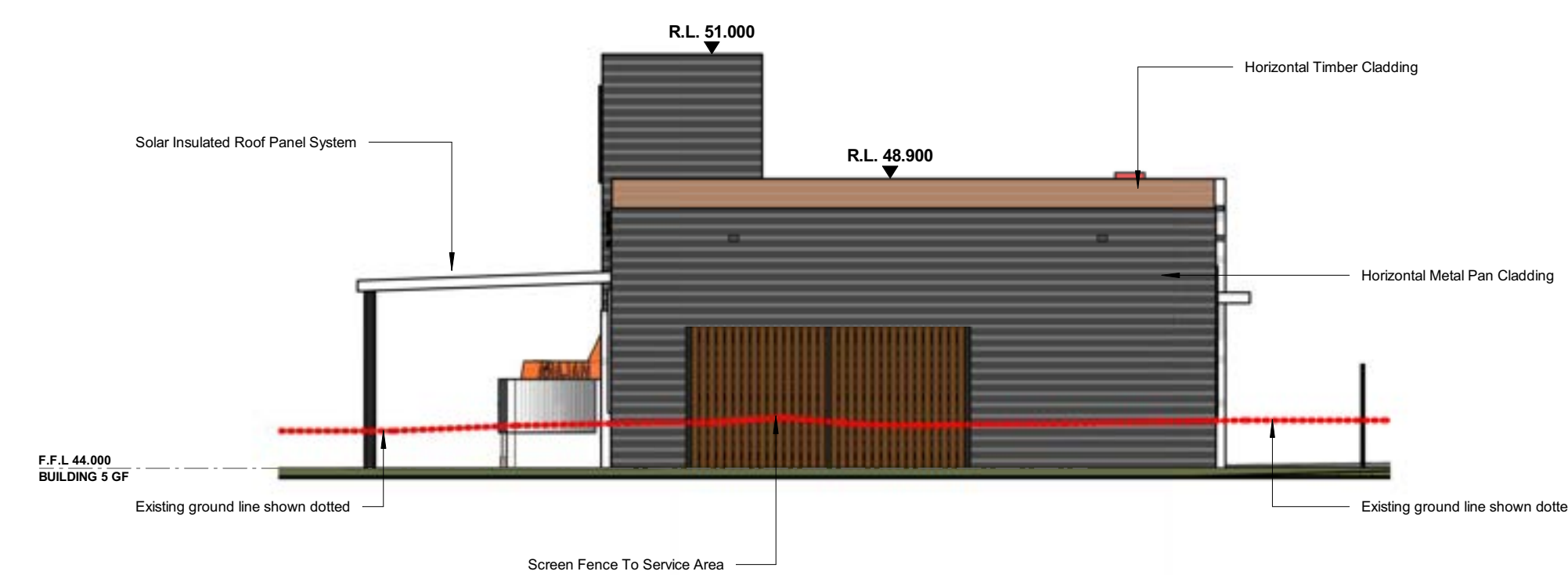
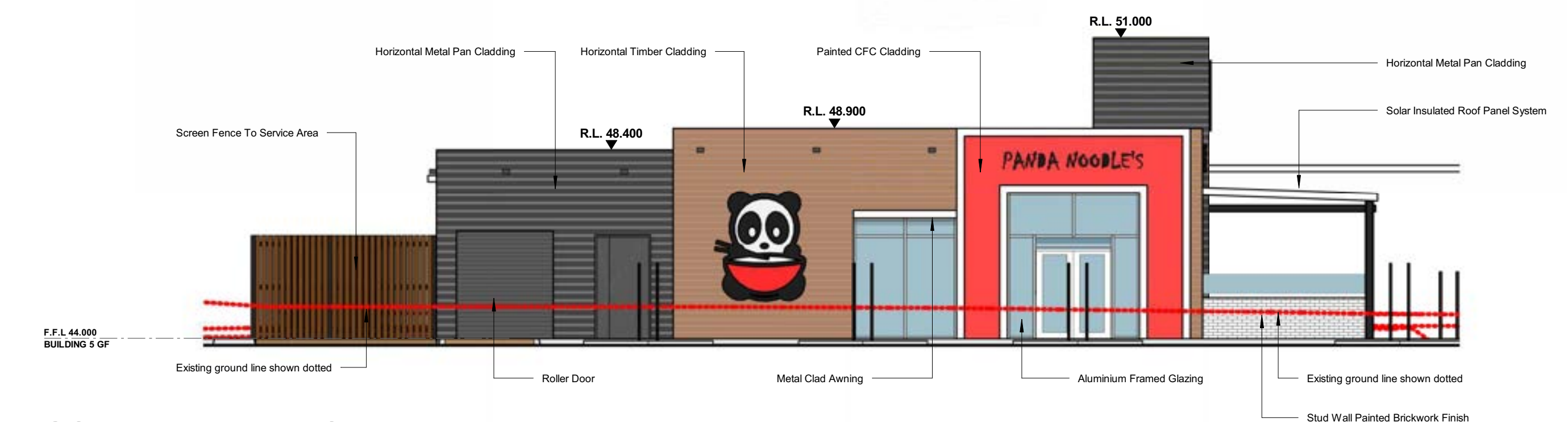
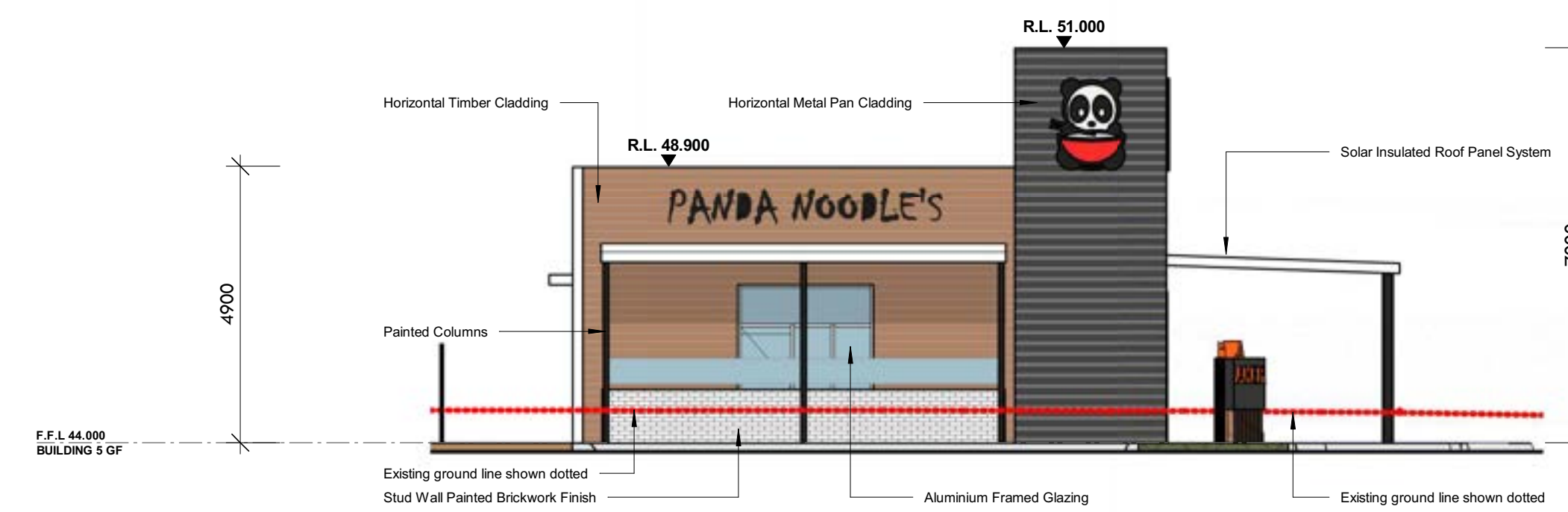
BUILDING 4

PROPOSED MALAGA HOMEMAKER CENTRE
 LOCATION: LOT 820 ALEXANDER DRIVE, MIRRABOOKA
 FOR: HESPERIA

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NOTE: COLOURS TO MATCH FAST FOOD TENANT
GENERIC COLOUR SCHEME

BUILDING 5

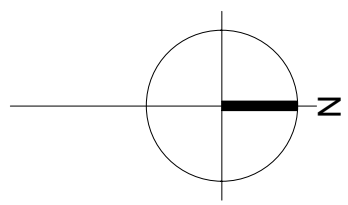
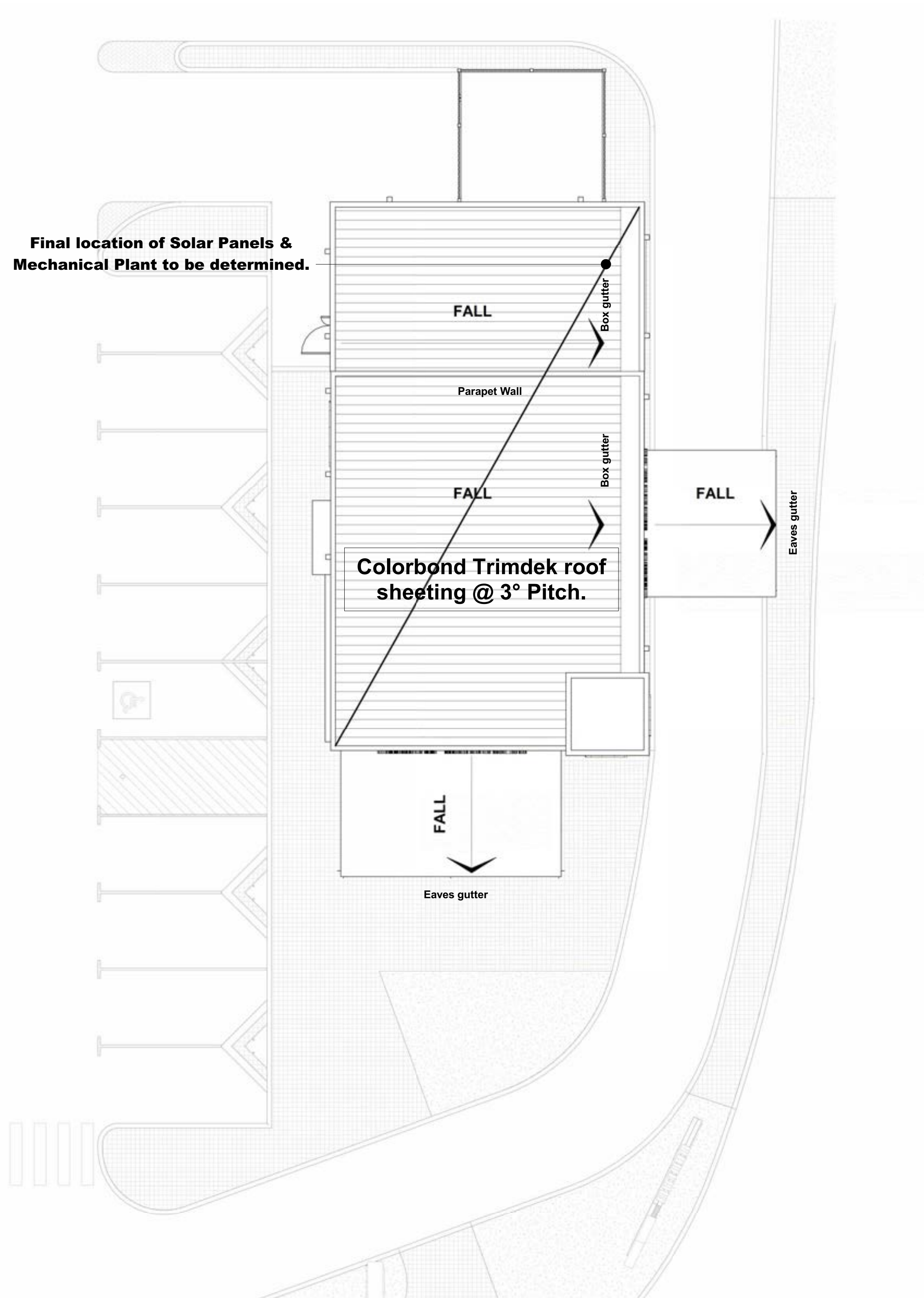
PROPOSED MALAGA HOMEMAKER CENTRE
LOCATION: LOT 820 ALEXANDER DRIVE, MIRRABOOKA
FOR: HESPERIA

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BUILDING 5 ROOF PLAN
SCALE: 1:100

BUILDING 5

PROPOSED MALAGA HOMEMAKER CENTRE
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FOR: HESPERIA

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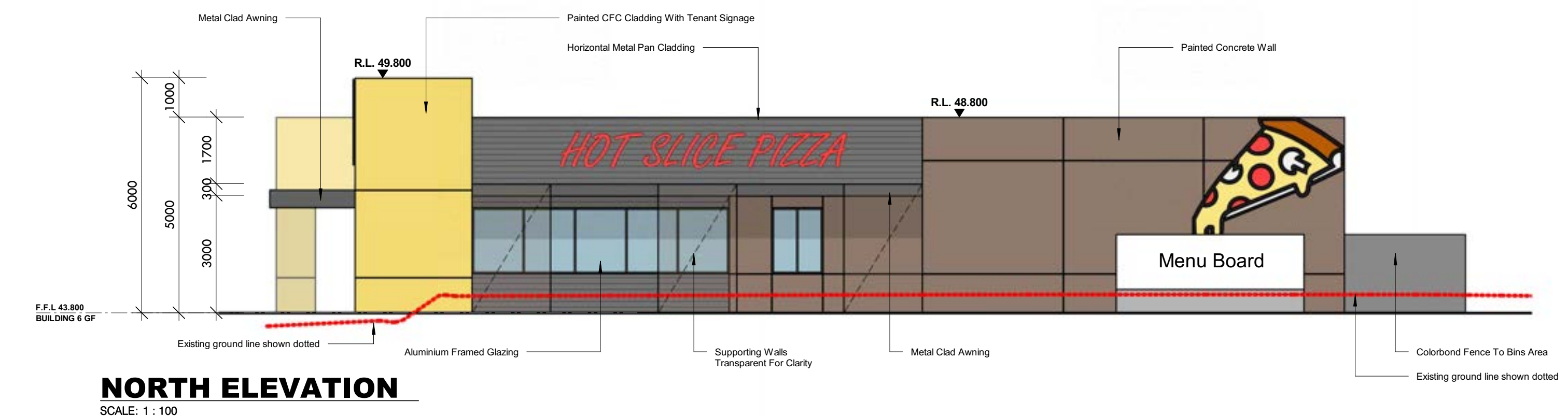
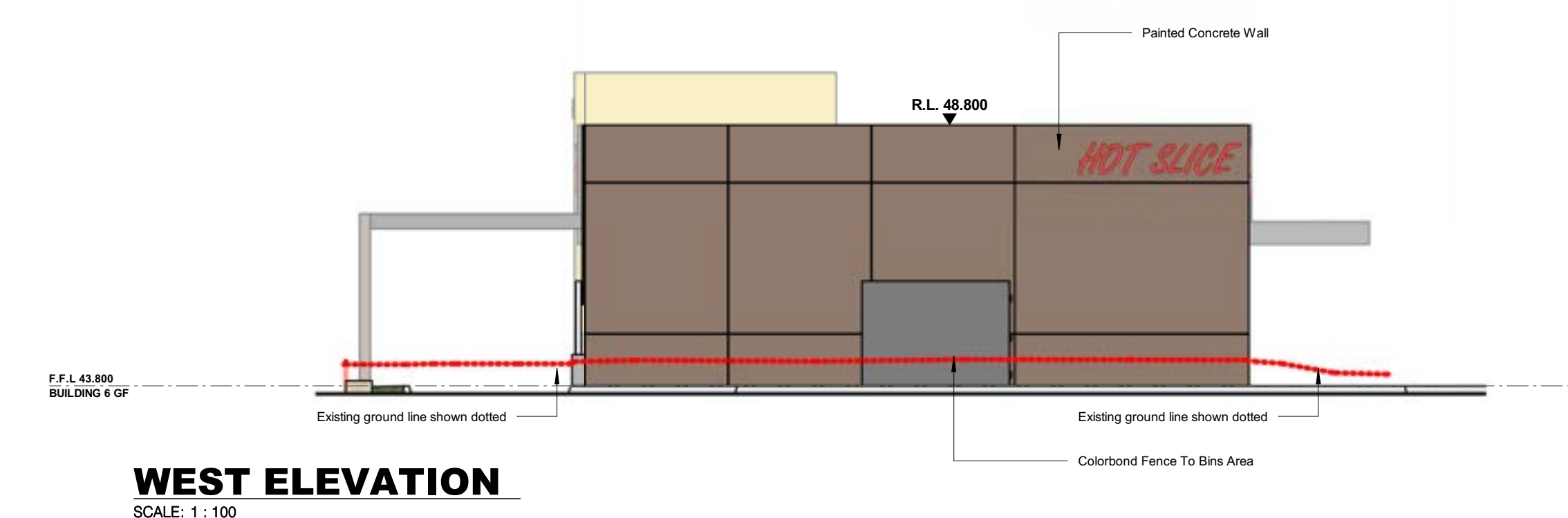
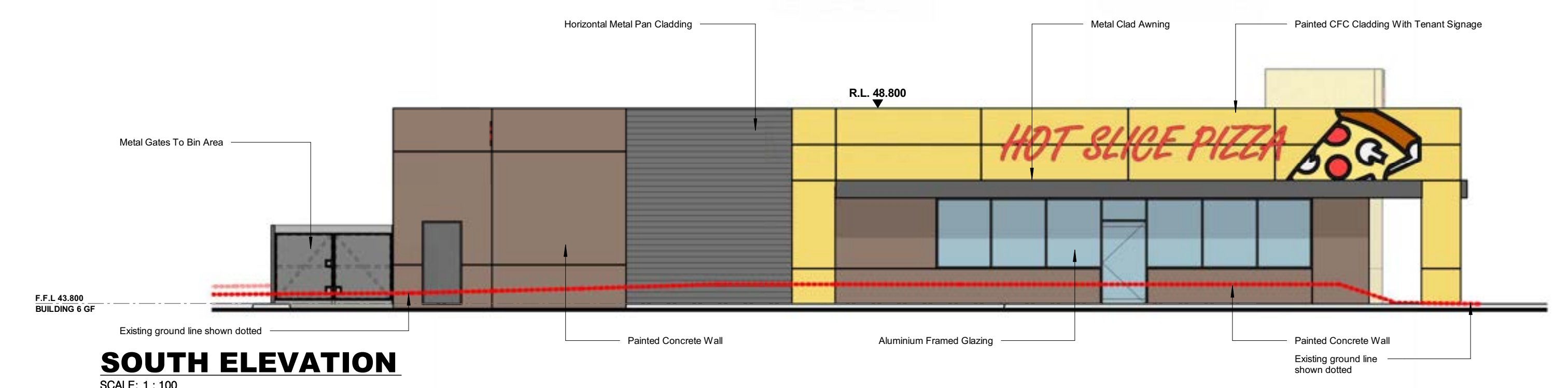
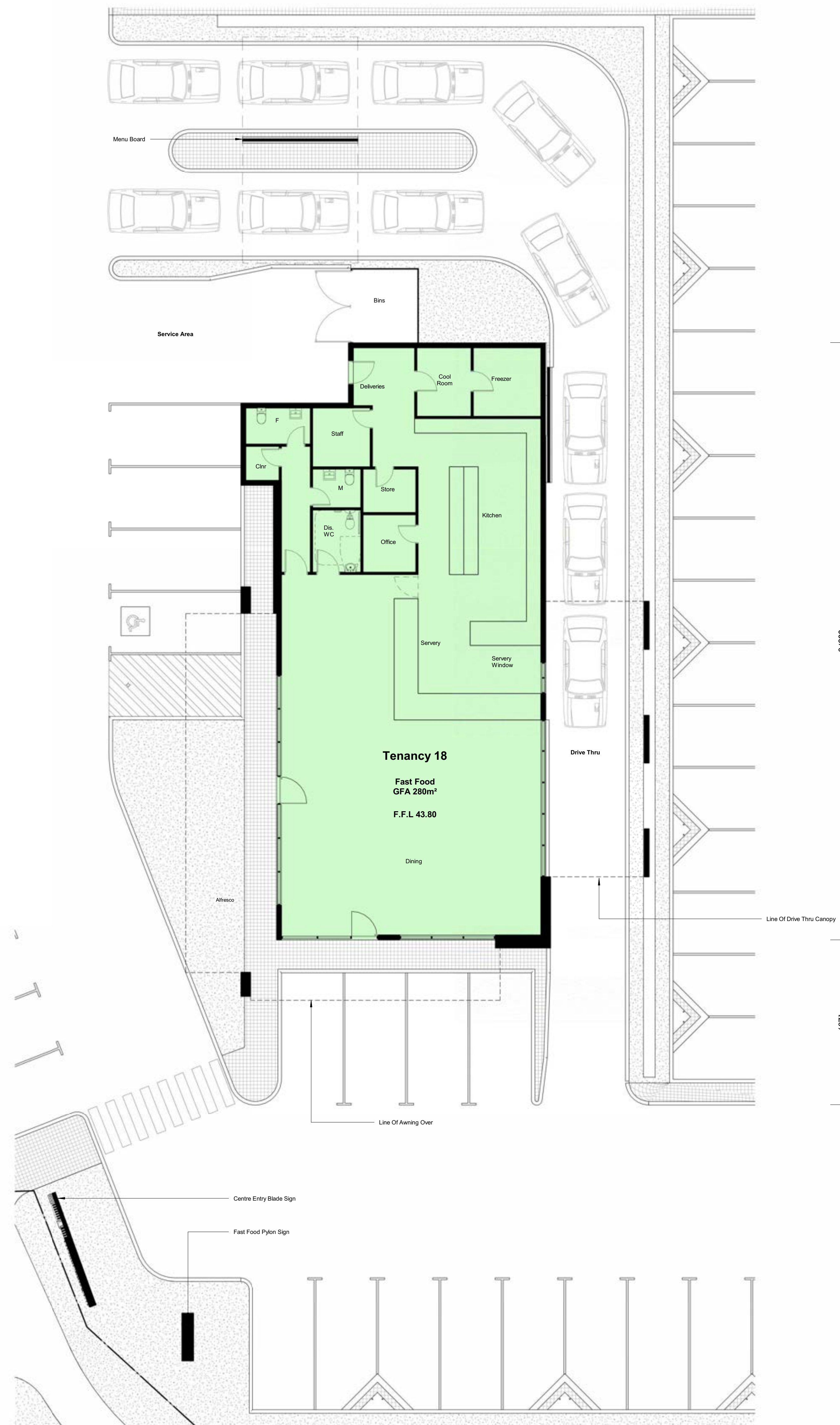
BUILDING 5

PROPOSED MALAGA HOMEMAKER CENTRE
 LOCATION: LOT 820 ALEXANDER DRIVE, MIRRABOOKA
 FOR: HESPERIA

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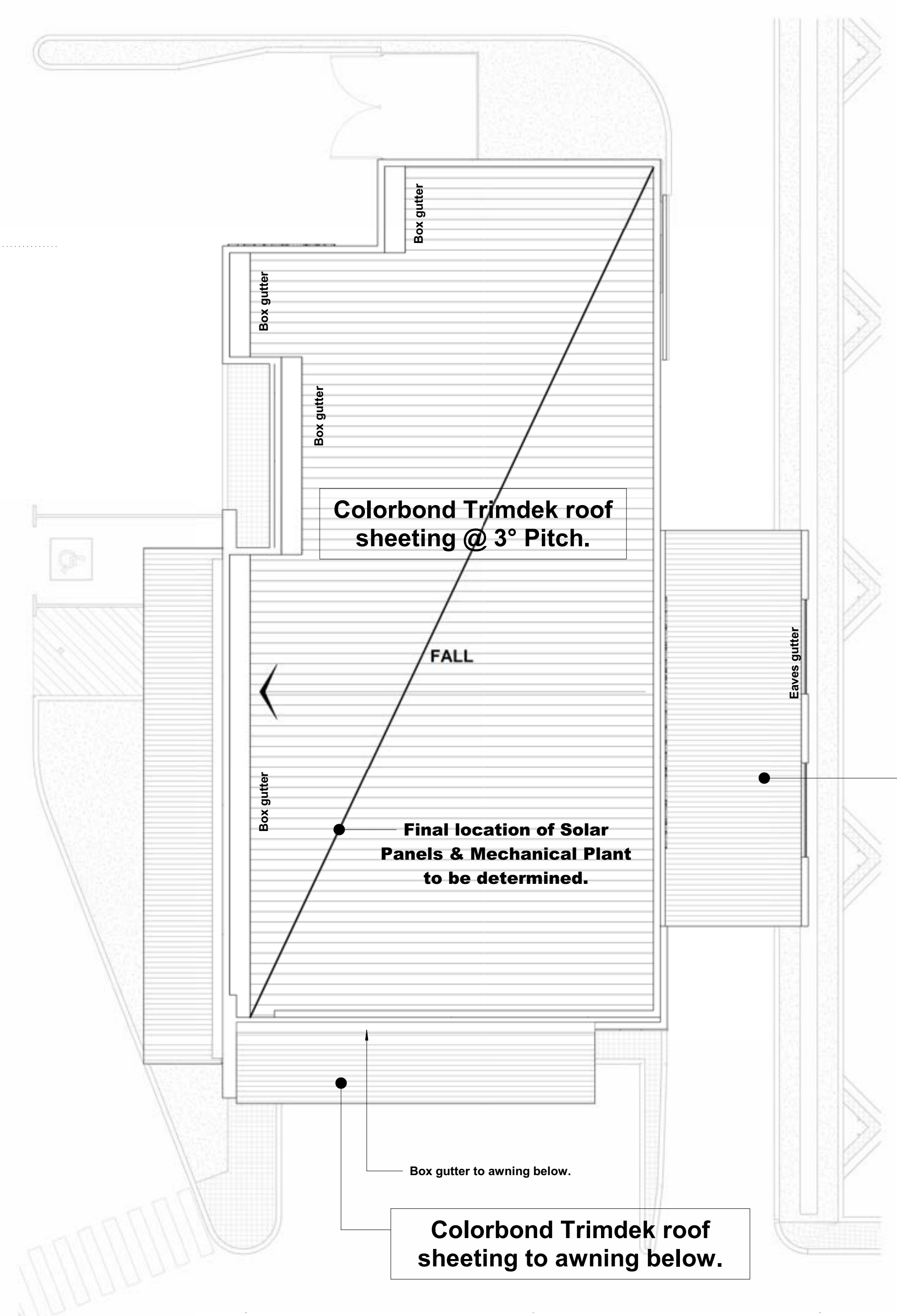
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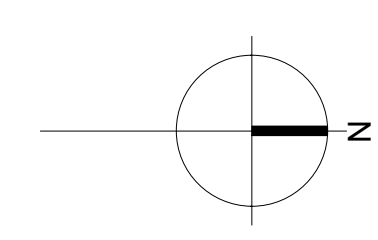


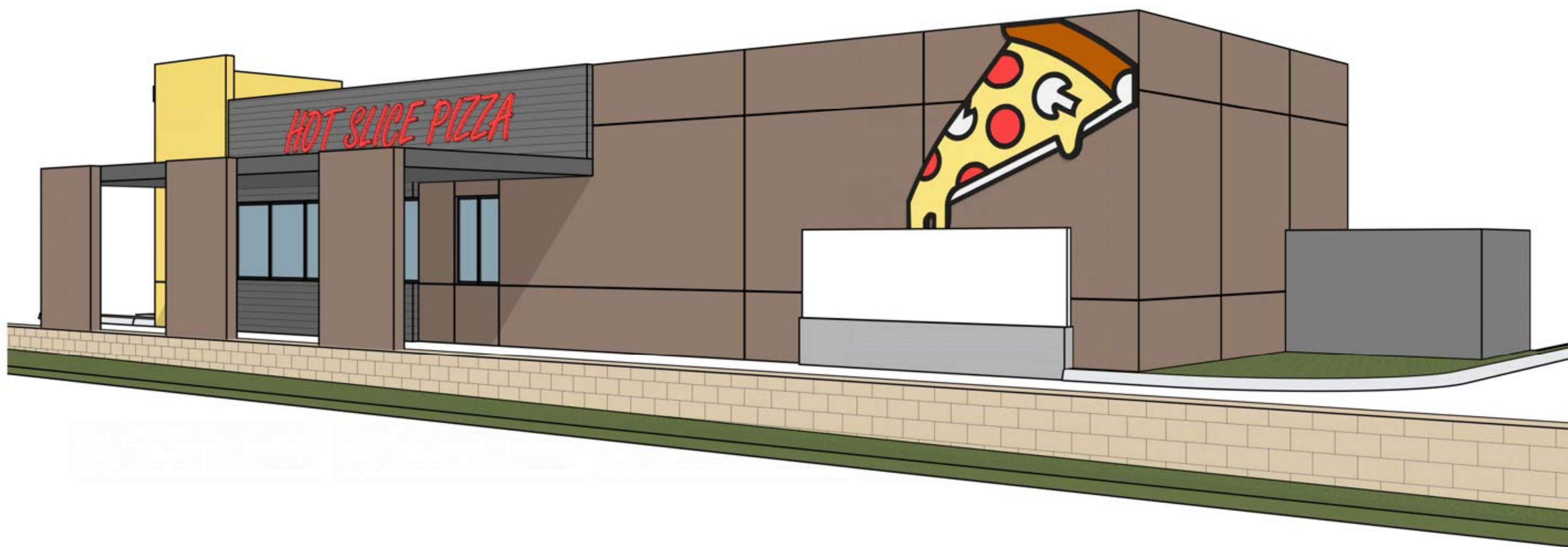
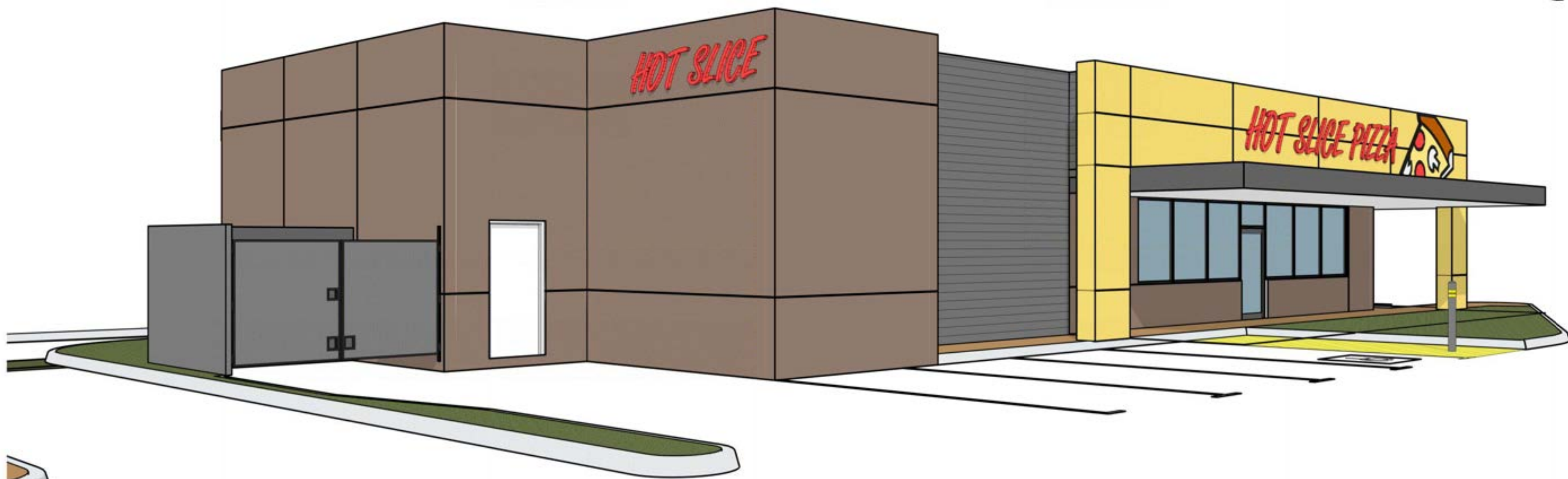
**NOTE: COLOURS TO MATCH FAST FOOD TENANT
GENERIC COLOUR SCHEME**

BUILDING 6

PROPOSED MALAGA HOMEMAKER CENTRE
LOCATION: LOT 820 ALEXANDER DRIVE, MIRRABOOKA
FOR: HESPERIA



 **BUILDING 6 ROOF PLAN**
SCALE: 1:100



BUILDING 6

PROPOSED MALAGA HOMEMAKER CENTRE
 LOCATION: LOT 820 ALEXANDER DRIVE, MIRRABOOKA
 FOR: HESPERIA

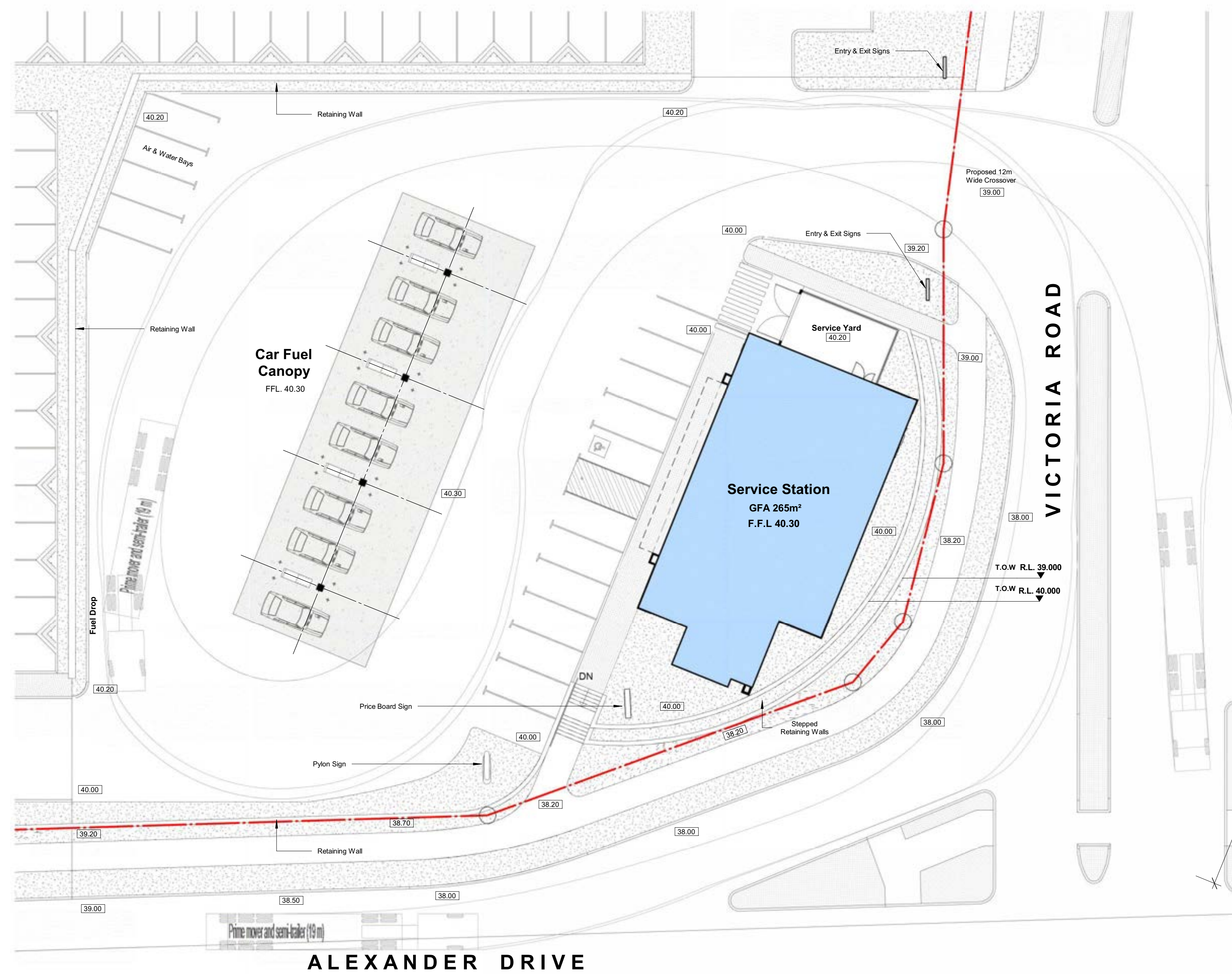
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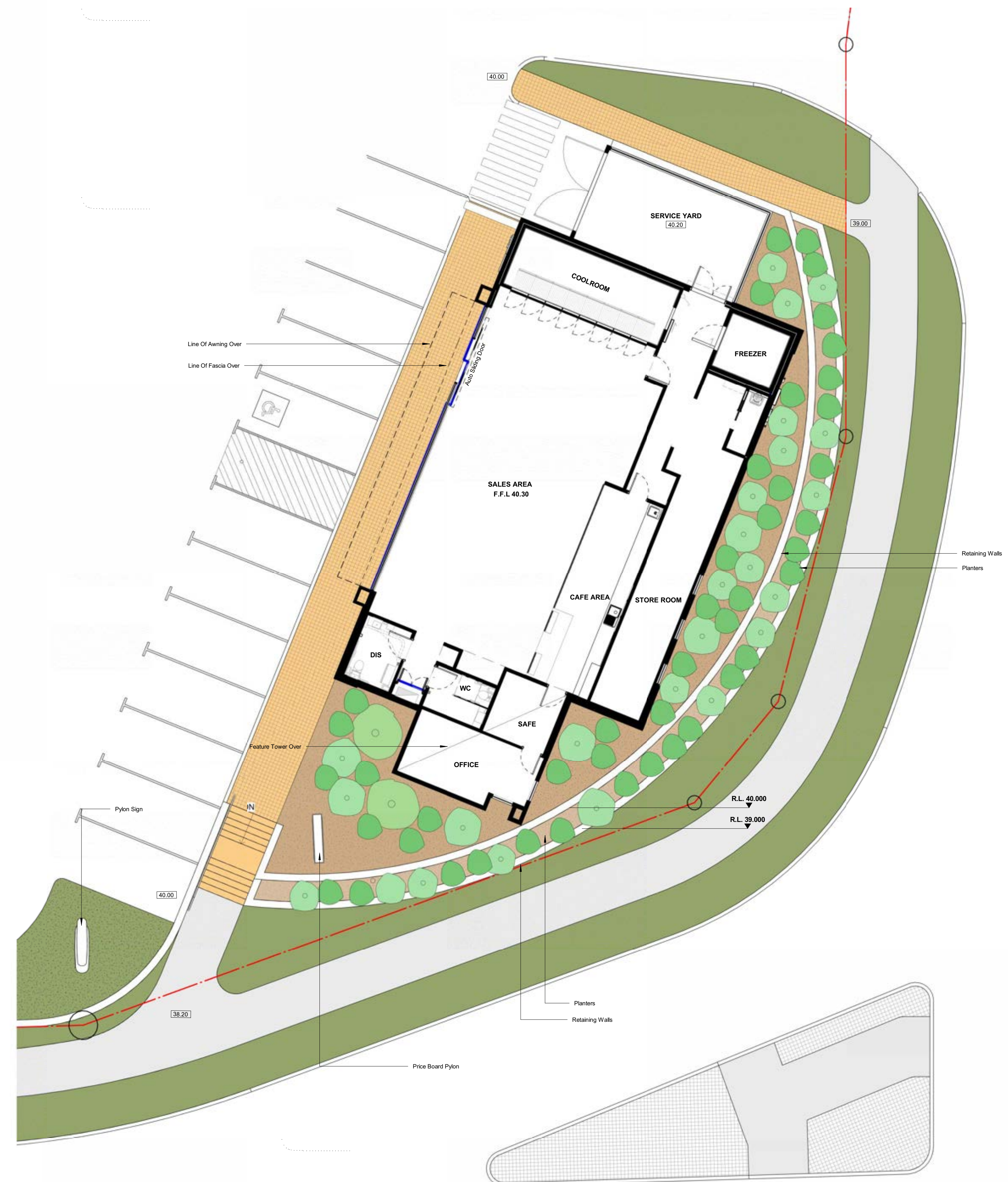
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ALEXANDER DRIVE

SERVICE STATION - SITE PLAN
SCALE: 1:200



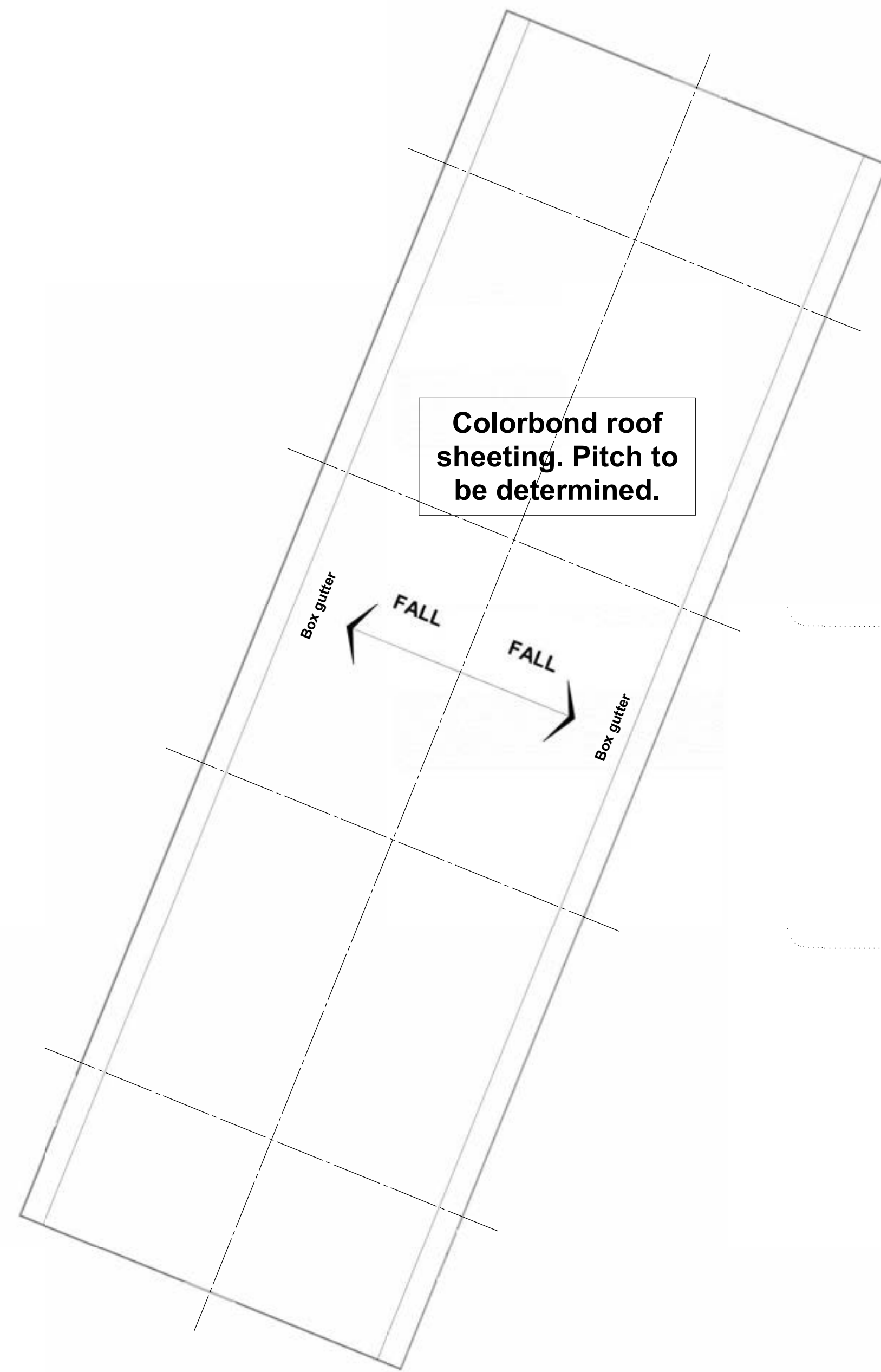
SERVICE STATION - FLOOR PLAN
SCALE: 1:100

BUILDING 7

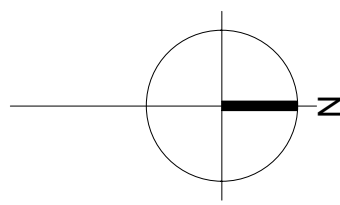
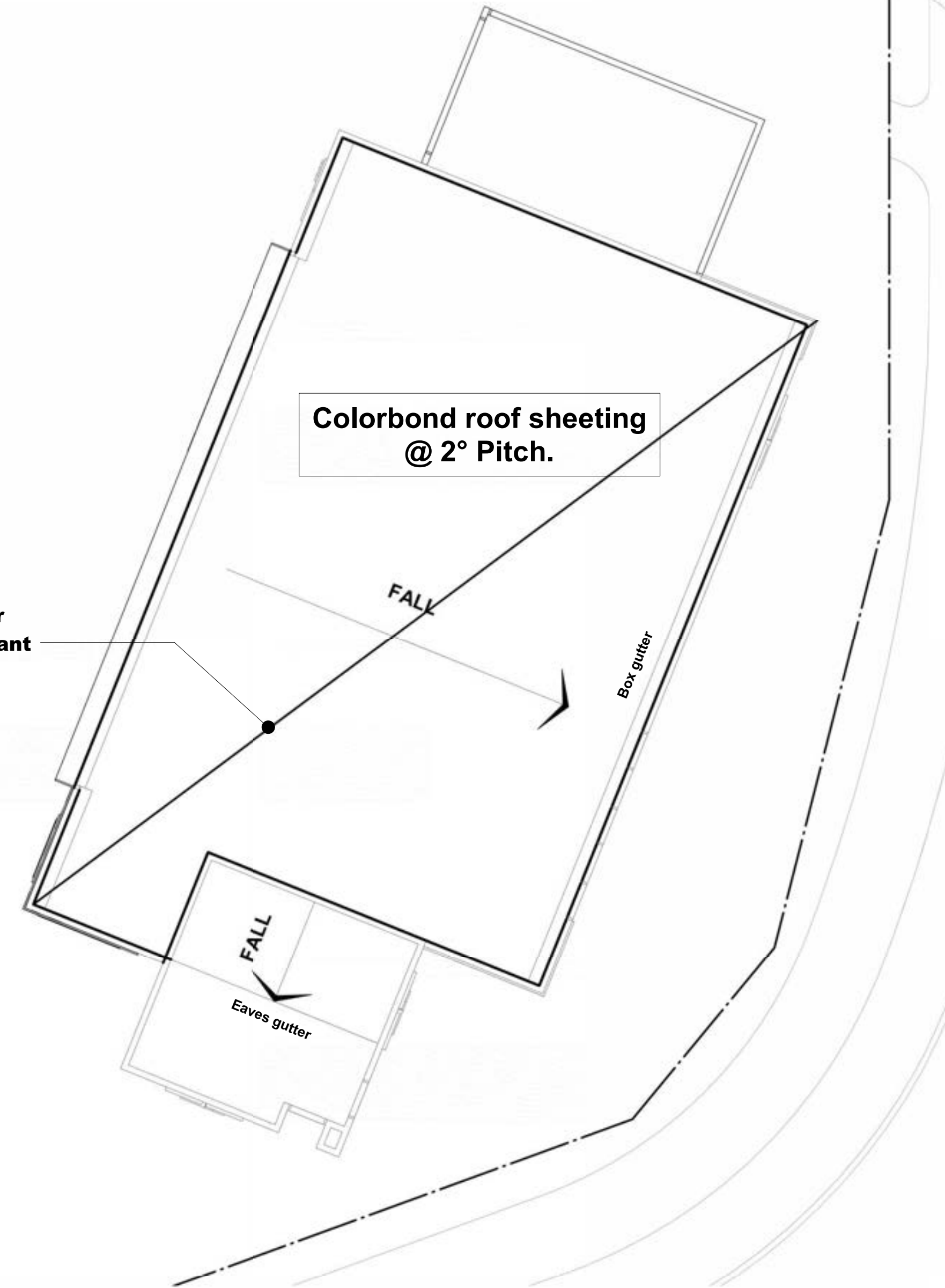
PROPOSED MALAGA HOMEMAKER CENTRE
LOCATION: LOT 820 ALEXANDER DRIVE, MIRRABOOKA
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Final location of Solar Panels & Mechanical Plant to be determined.



SERVICE STATION ROOF PLAN

SCALE: 1:100

BUILDING 7

PROPOSED MALAGA HOMEMAKER CENTRE
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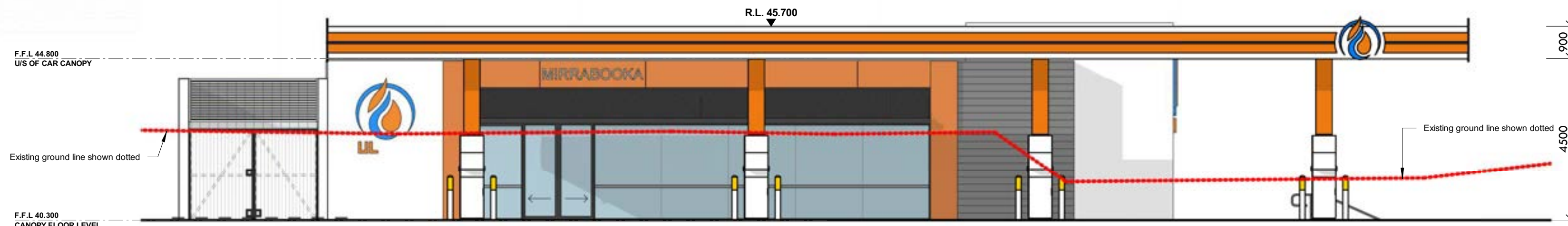
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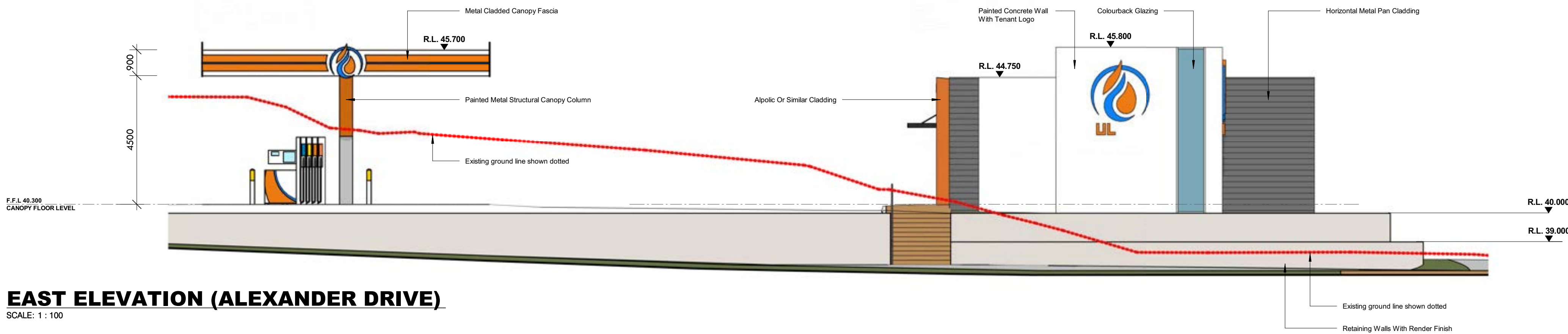
SOUTH ELEVATION

SCALE: 1 : 100



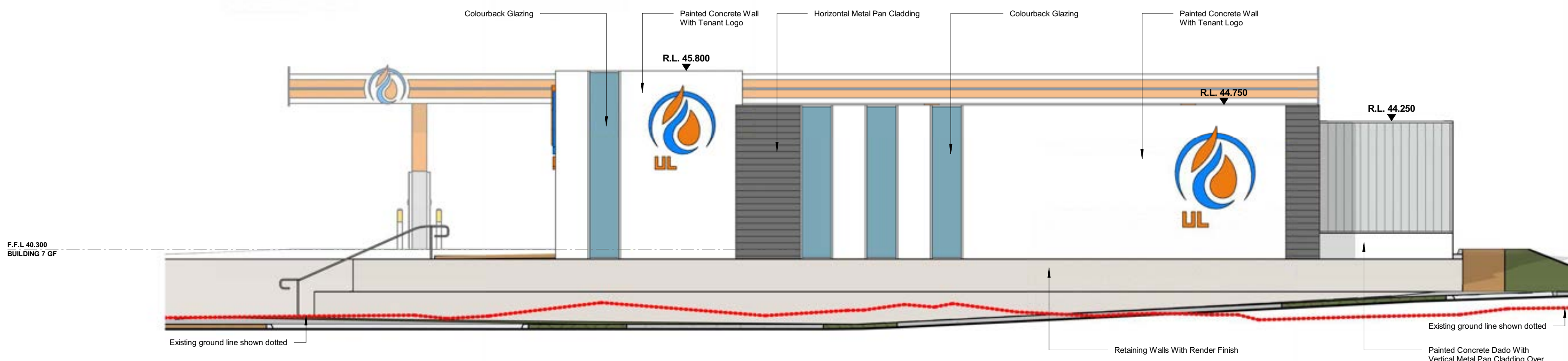
SOUTH ELEVATION WITH CANOPY

SCALE: 1 : 100



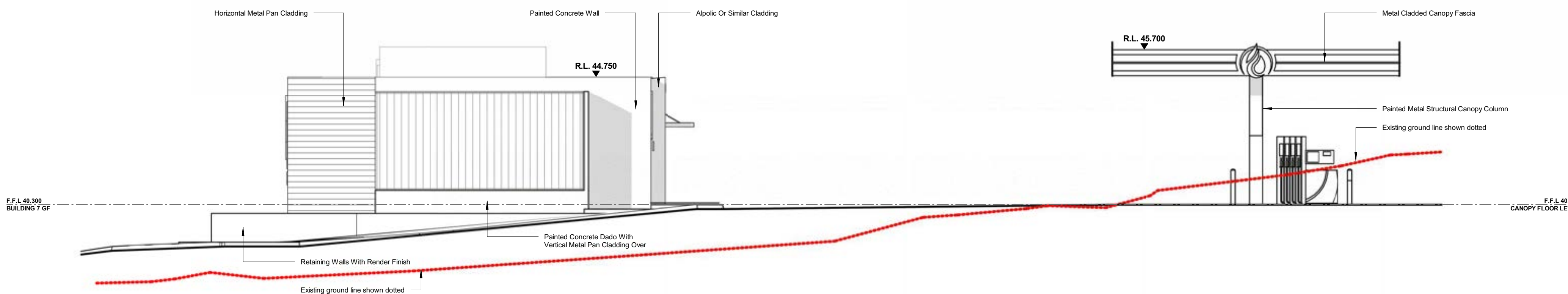
EAST ELEVATION (ALEXANDER DRIVE)

SCALE: 1 : 100



NORTH ELEVATION (VICTORIA ROAD)

SCALE: 1 : 100



WEST ELEVATION

SCALE: 1 : 100

**NOTE: COLOURS TO MATCH SERVICE STATION
TENANT GENERIC COLOUR SCHEME**

BUILDING 7

PROPOSED MALAGA HOMEMAKER CENTRE
LOCATION: LOT 820 ALEXANDER DRIVE, MIRRABOOKA
FOR: HESPERIA

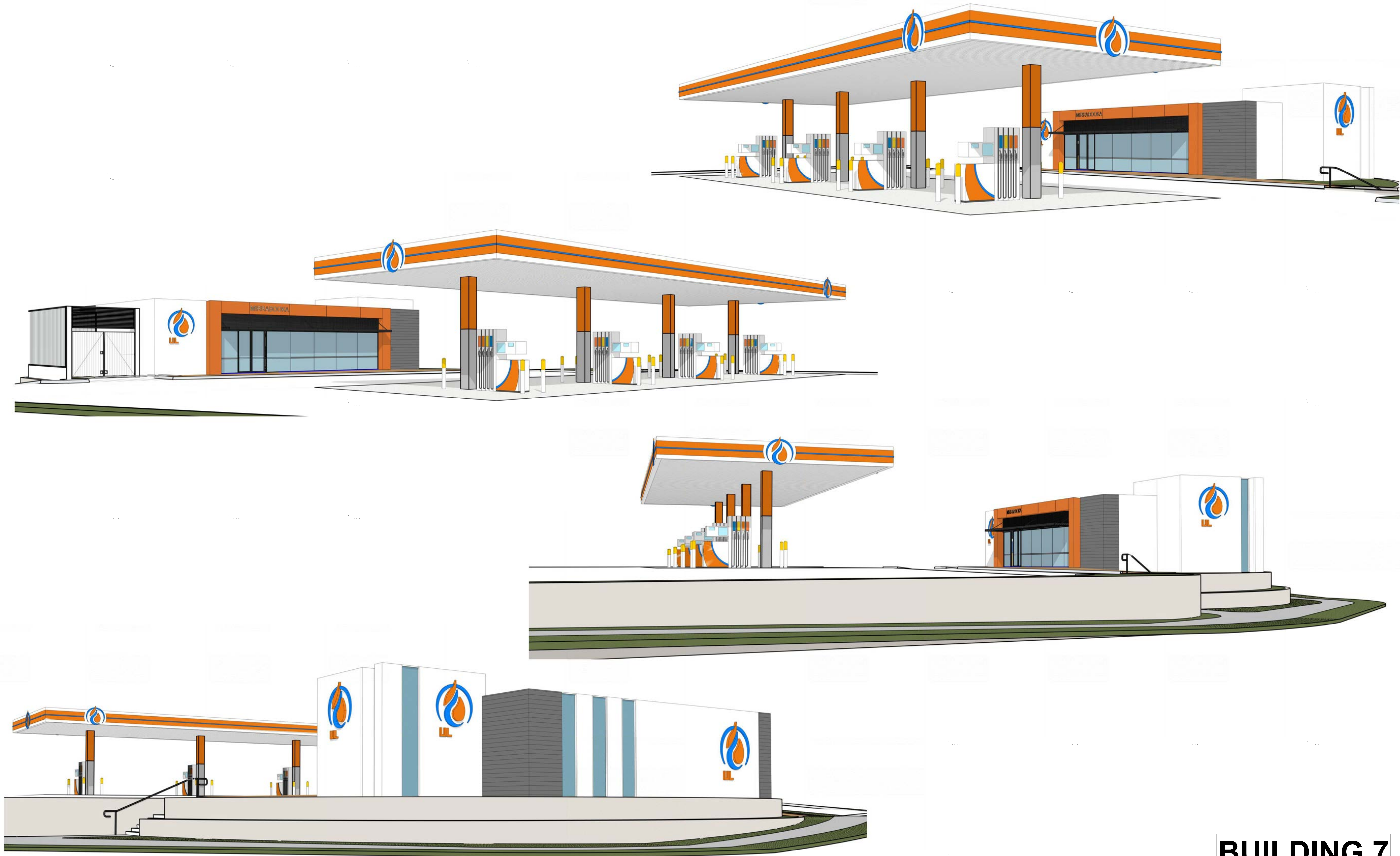
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BUILDING 7

PROPOSED MALAGA HOMEMAKER CENTRE
 LOCATION: LOT 820 ALEXANDER DRIVE, MIRRABOOKA
 FOR: HESPERIA

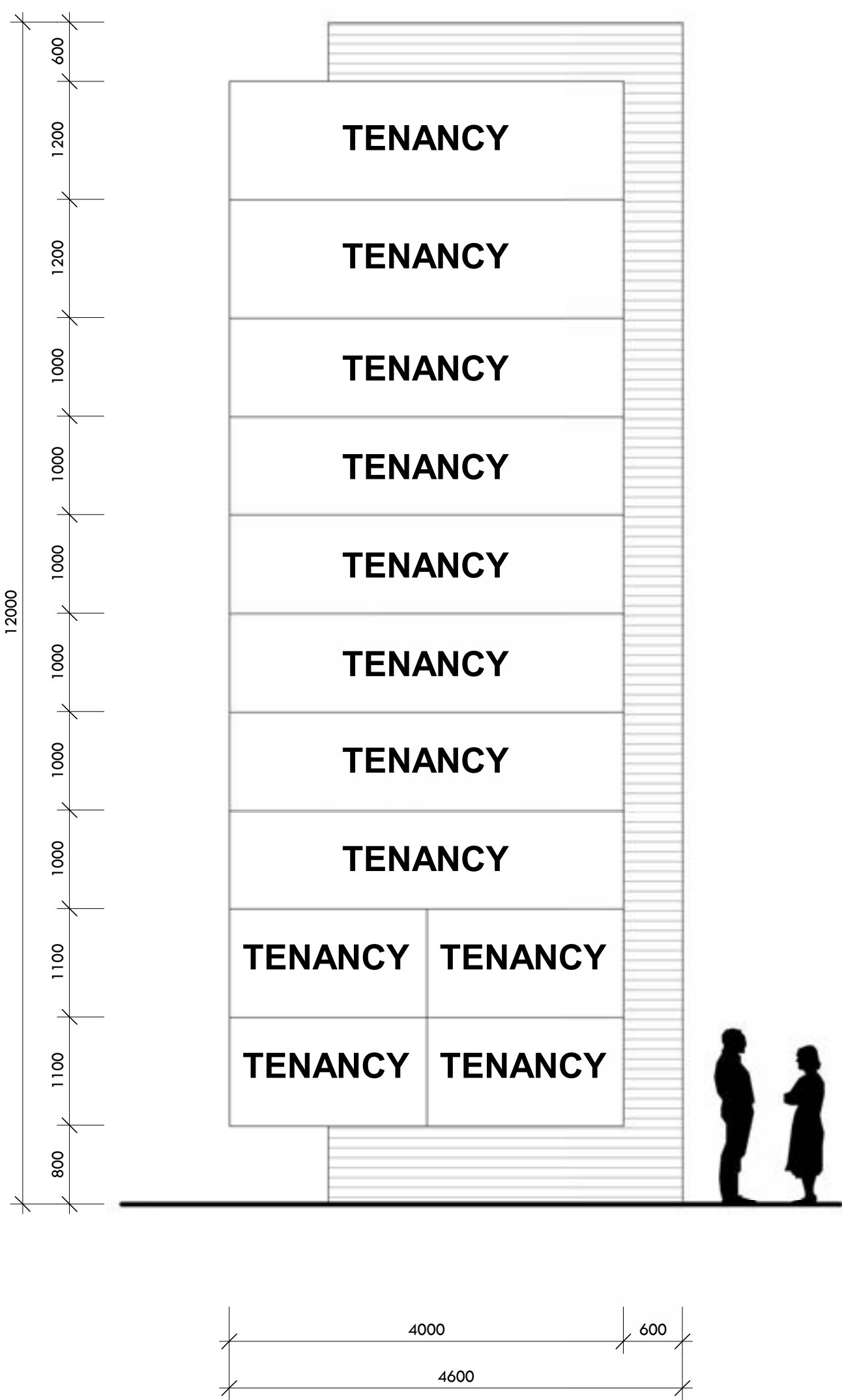
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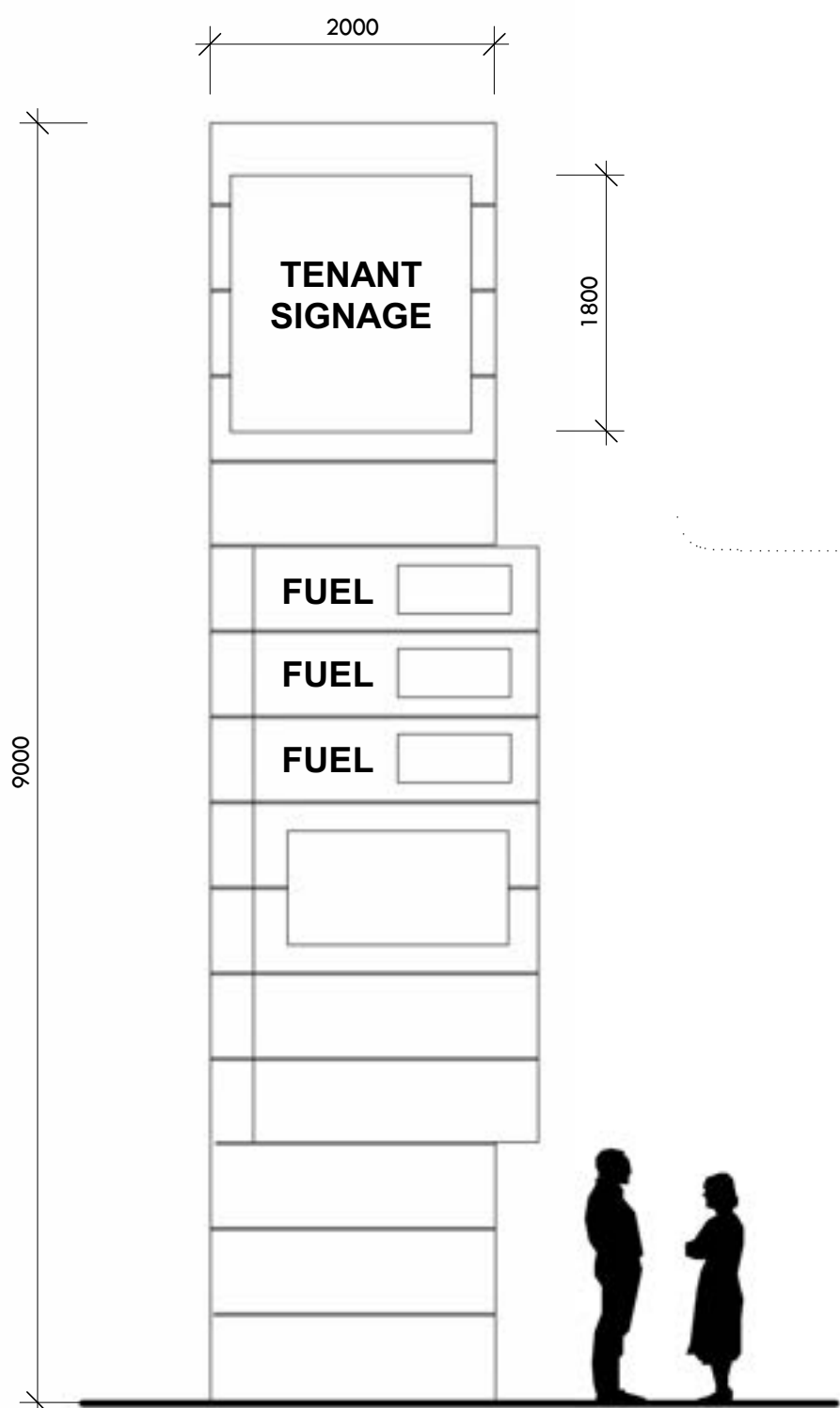
CENTRE SIGNAGE



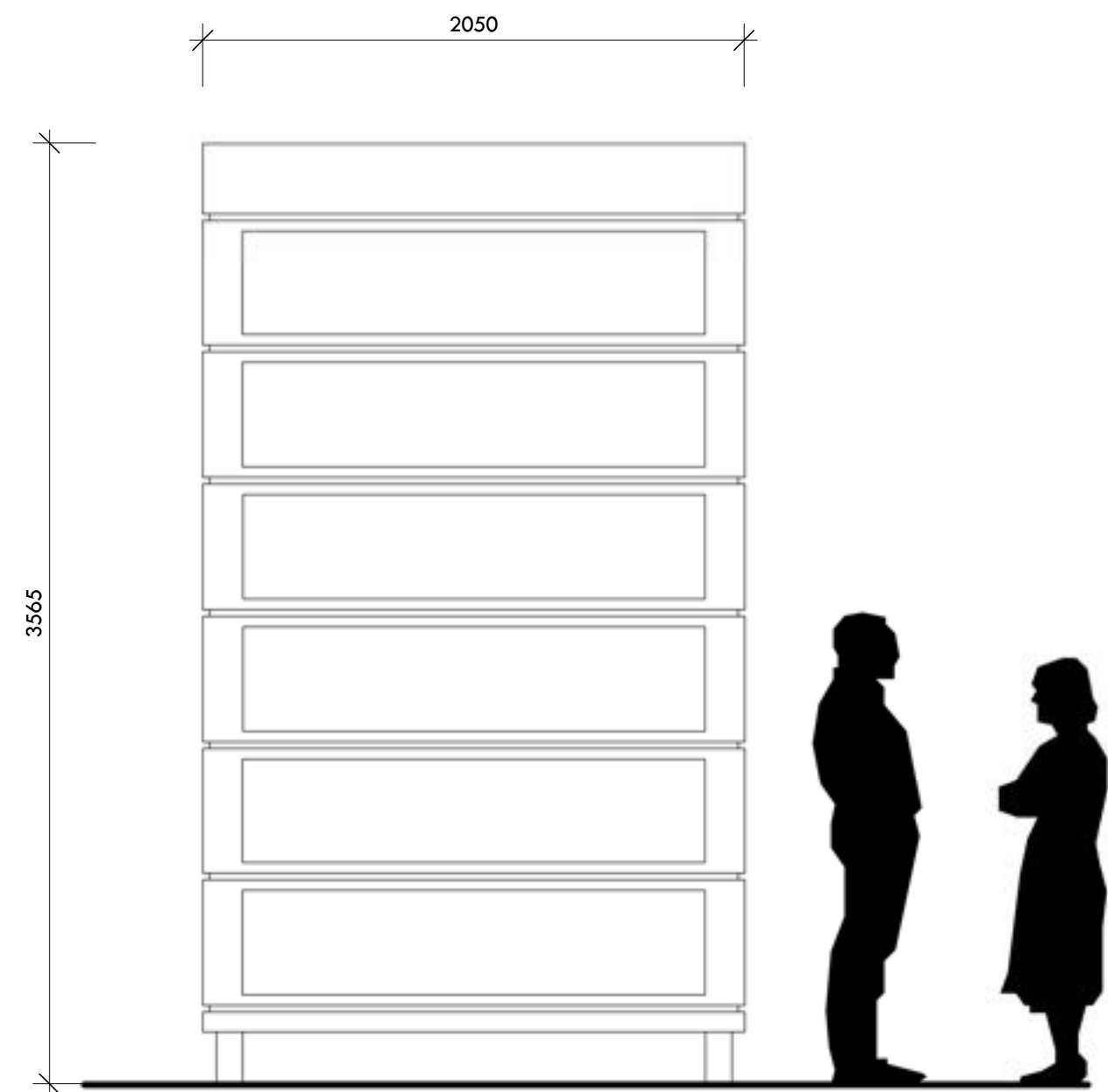
P **TYPICAL CENTRE PYLON SIGN**
SCALE: 1:50



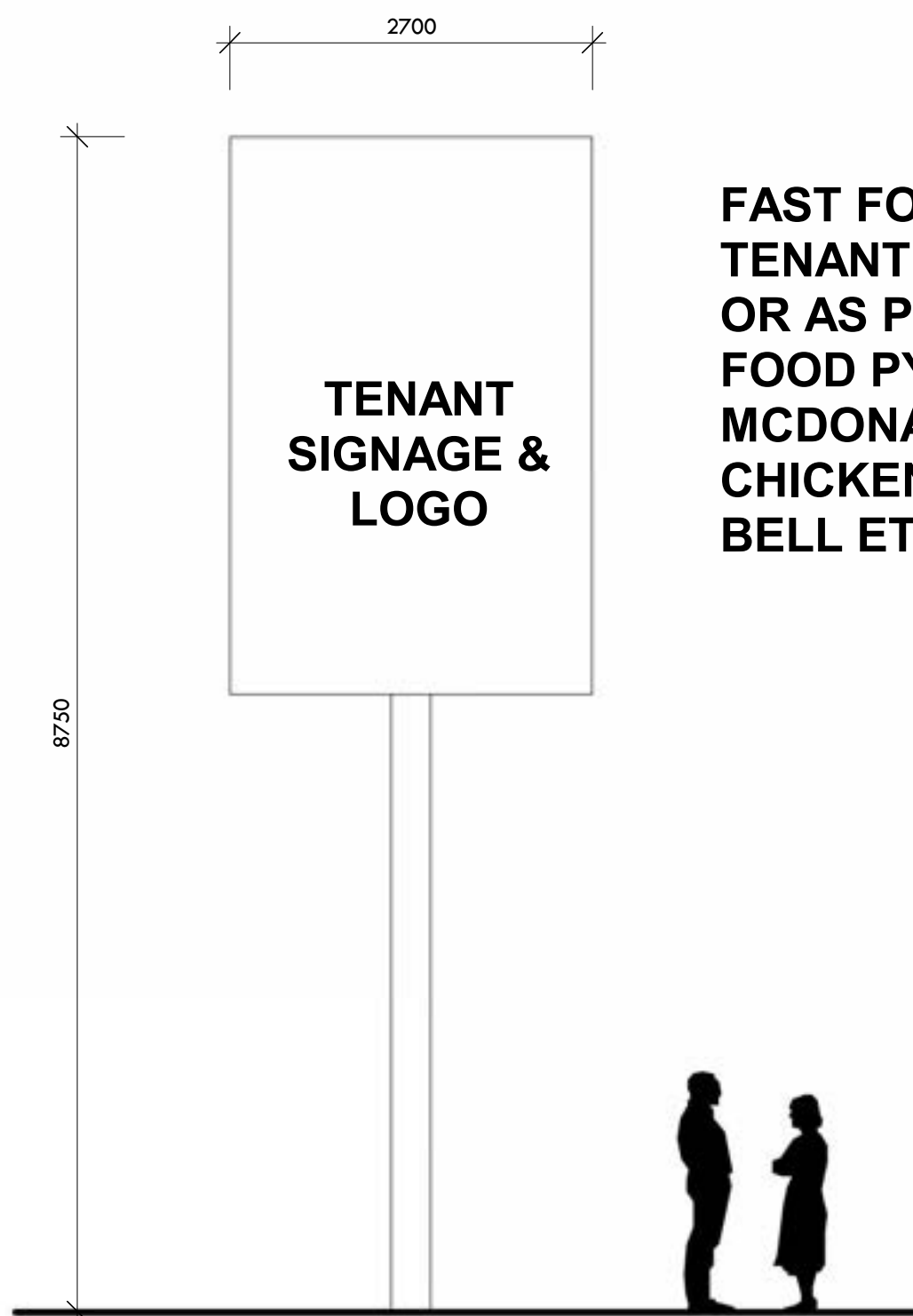
SIGNAGE LOCATION PLAN



C1 **SERVICE STATION PYLON SIGN**
SCALE: 1:50



C2 **SERVICE STATION PRICE BOARD SIGN**
SCALE: 1:25



F **FAST FOOD PYLON SIGN**

FAST FOOD SIGNAGE TO
TENANT DESIGN. SIMILAR
OR AS PER EXISTING FAST
FOOD PYLON SIGNS - HJ'S,
MCDONALDS, KFC,
CHICKEN TREAT, TACO
BELL ETC.



E **CENTRE ENTRY SIGNAGE**

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LOCATION: LOT 820 ALEXANDER DRIVE, MIRRABOOKA
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