

KINGSWAY CITY SHOPPING CENTRE

SHORT STAY

10 DESIGN PRINCIPLES

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10 DESIGN PRINCIPALS

SPP 7.0 DESIGN PRINCIPLES	DESIGN REPOSE	DRP RECOMMENDATIONS	DESIGN REPOSE
1. Context & character Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.	<ul style="list-style-type: none"> Detailed Site and Context Analysis to ensure the proposed development acknowledges the existing and future context. 	<p>Consider ways in which the project might emerge from a generic presentation to one which <u>incorporates design elements that respond to context</u>. This might be assisted by integrating the landscape design with the architectural drawings. It may include <u>further detail design work around the ground floor shop fronts</u> and alfresco areas which could <u>incorporate unique materials</u> and detailing referencing context.</p> <p>The Panel strongly recommend that the Proponent maintain an access point from the east car park in lieu of back of house service areas as presented in the review.</p>	<ul style="list-style-type: none"> Datum lines of existing awning. human scale materials to ground floor that are more tactile and textured relating to the existing entry points of the centre Drawing from elements of the existing centre and incorporating a subtle curve to the floor plans
	<ul style="list-style-type: none"> Connecting to the wider community through landscape, referencing from Lake Goollalal 		<ul style="list-style-type: none"> Further refinement of main entry pedestrian and car drop off points to the Western façade. Eastern car park and loading zone secured to residents and employees only. Security cameras and CCT monitored by centre management
	<ul style="list-style-type: none"> Connection to the existing activated frontage along the Western facade of the existing shopping centre. 	<p>Consider making the eastern footpath wider and more generous.</p>	<ul style="list-style-type: none"> Eastern footpath 2m wide and 1.35m wide.
	<ul style="list-style-type: none"> Architectural form of the alfresco Pods and ground floor treatment contextually relating to the iconic Kingsway Shopping Centre entrance. 		
2. Landscape quality Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.	<ul style="list-style-type: none"> Addressing sense of place - local plant palettes, materials and landscape forms referencing the wetlands 	<p>Consider maximising tree canopy within the east car park to provide shade amenity and to provide an enhanced visual outlook from the east facing units.</p>	<ul style="list-style-type: none"> Tree canopies allowed for to the East Car park
	<ul style="list-style-type: none"> Increased tree canopy - providing habitat for fauna, shade, rainwater catchment, micro-climate benefits as well as improved apartment outlook and privacy 	<p>Coordinate and combine the landscape plans with the architectural plans.</p>	<ul style="list-style-type: none"> Landscape Plans and Architectural drawings have been co-ordinated
	<ul style="list-style-type: none"> Activated spaces, with varied under cover alfresco dining experiences 		
	<ul style="list-style-type: none"> High quality materials 		
3. built form and scale 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.	<ul style="list-style-type: none"> The existing centre has an average of 4.6m single storey wall with a future structure plan with no height limit to the site and a 3 storey height limit within 20m of the Northern boundary. 	<p>Justification for height is contingent on an exemplary outcome in all design principles.</p>	<ul style="list-style-type: none"> noted
	<ul style="list-style-type: none"> Overall building height aligns with anticipated urban growth, promoting efficient land use and setting a precedent for future development while integrating into the existing built form on site. 		
	<ul style="list-style-type: none"> Building mass has been broken up to reduce perceived bulk. 		
	<ul style="list-style-type: none"> Ground floor interface matches the scale of the existing buildings, ensuring a human scaled environment that enhances the pedestrian experience and integrates the surrounding streetscape. 		

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4. Functionality and build quality 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.	<ul style="list-style-type: none"> Connecting existing pedestrian pathways to the new activated walkway, promoting walkability and enhancing street-level activity. This integration fosters community interaction and supports local business by encouraging foot traffic. 	None	
	<ul style="list-style-type: none"> Dedicated dropoff zone to the front of the lobby enhancing convenience and accessibility for the residents. 		
	<ul style="list-style-type: none"> Design incorporates essential functions including waste management, loading zones, linen drop of and delivery areas, ensuring efficient operations and minimizing disruptions to patrons. 		
5. Sustainability Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.	<ul style="list-style-type: none"> The architecture incorporates horizontal slab projections and vertical blades, enhancing aesthetic unity while promoting passive solar design to improve energy efficiency and indoor comfort. 	<p>Consider a more ambitious Green Star Rating equivalency such as 5 Star and/or consider a certified pathway.</p>	<ul style="list-style-type: none"> Refer to Sustainability report
	<ul style="list-style-type: none"> The use of high quality, durable materials reducing construction waste and ensuring long-term durability, minimising maintenance costs. 	<p>Given the building will be owned and operated by the developer, consider committing to ESD initiatives that reduce ongoing operational costs in relation to energy. This might include high performing solar PVs more than 30 kWp. Undertake a cost/benefit exercise to establish the most efficient provision of energy.</p>	<ul style="list-style-type: none"> Refer to Sustainability report
	<ul style="list-style-type: none"> Maximising solar PV area to the roof 	<p>Consider durable and low maintenance materials including façade materials that will require less maintenance over their lifecycle. This might include pre-finished precast concrete in lieu of painted finishes which will require more maintenance costs over time.</p>	<ul style="list-style-type: none"> Considering a Pre-fabricated, pre finished light weight material. DA includes external finishes palette
6. Amenity Good design provides successful places that offer a variety of uses and activities while optimising internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.	<ul style="list-style-type: none"> Prioritising pedestrian connectivity by enhancing walkway, creating opportunities for frontage and activation fostering a vibrant streetscape. 	<p>Develop the façade glazing to incorporate mid and high-level operable windows to mitigate the absence of cross ventilation potential.</p>	<ul style="list-style-type: none"> Operable windows incorporated within the façade.
	<ul style="list-style-type: none"> Utilising verge space, outdoor alfresco seating areas incorporated, enhancing streetscape ambience. 	<p>Consider the inclusion of Juliette balconies in some or all the units to allow for enhanced access to natural light, ventilation, view and vista.</p>	<ul style="list-style-type: none"> Operable windows incorporated to enhance natural ventilation.
	<ul style="list-style-type: none"> re-orientation of the adjacent carpark to create an additional green buffer for the alfresco dining area. 	<p>Consider operable roof lights to the top floor units to facilitate cross ventilation.</p>	<ul style="list-style-type: none"> Maximising rooftop for solar PV cells and other services.
	<ul style="list-style-type: none"> Short stay apartments feature a range of communal amenities, including a communal gym and l'dry, bookable meeting rooms, conference rooms and a business lounge. 	<p>Consider introducing openings at the end of one of both corridors to allow for access to natural light, ventilation, view and vista.</p>	<ul style="list-style-type: none"> Natural ventilation and light access to lobby foyer on every floor plate.
	<ul style="list-style-type: none"> Natural light is maximised on all typical plates to each lobby area to enhance the overall experience to residents and visitors. 	<p>Consider design strategies to mitigate the poor view and outlook for units located to the south and overlooking the waste and service yard.</p>	<ul style="list-style-type: none"> Upstand to lower levels to control view to loading zone
	<ul style="list-style-type: none"> Development offers a range of different unit typologies to cater to diverse visitors with the flexibility to be used as a twin key apartment. ensuring that guests with varying needs and preferences can find accommodation suited to their requirements 	<p>Consider roof top communal amenity.</p>	<ul style="list-style-type: none"> Maximising rooftop for solar PV cells and other services.
		<p>Consider enclosing the waste collection area to minimise the impacts to the view of occupants in the south eastern corner.</p>	<ul style="list-style-type: none"> Upstand to lower levels to control view to loading zone

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7. Legibility Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.	<ul style="list-style-type: none"> The building features a visually prominent and easily identifiable corner, enhancing visual activation and creating a focal point that contributes to the vibrancy of the streetscape. 	The Panel strongly recommend that the Proponent maintain an access point from the east car park in lieu of back of house service areas as presented in the review.	<ul style="list-style-type: none"> Eastern car park and loading zone secured to residents and employees only. Security cameras and CCT monitored by centre management
	<ul style="list-style-type: none"> The entrance is easily recognisable and accesble, with clear signage and architectural features that guide visitors and residents to the main lobby, ensuring a welcoming and intuitive arrival experience. 	Consider making the eastern footpath wider and more generous.	<ul style="list-style-type: none"> Eastern footpath 2m wide and 1.35m wide.
8. Safety Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.	<ul style="list-style-type: none"> Increased passive surveillance of surrounding car parks from the apartments above, enhancing safety and security by improving visibility. 	Ensure the south alleyway is made safe either through preventing access and or by glazing the south wall of Tenancy F.	<ul style="list-style-type: none"> Southern Alleyway locked gate and only accessed by employees Security cameras and CCT monitored by centre management
	<ul style="list-style-type: none"> Increased street activation, through active ground floor uses and outdoor seating areas creating a populated environment. 	Maintain dual aspect tenancies at ground floor.	<ul style="list-style-type: none"> Eastern car park and loading zone secured to residents and employees only. Security cameras and CCT monitored by centre management
	<ul style="list-style-type: none"> Secure access to loading/serviced areas as well as secured carpark with locked gates and security surveillance. 		
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.	<ul style="list-style-type: none"> Fostering a sense of community through shared amenities and gathering spaces, encouraging social interaction and connection among residents. 	None	
	<ul style="list-style-type: none"> Thoughtfully designed green spaces enhance environmental outcomes by reducing urban heat island effects, and improving air quality. 		
	<ul style="list-style-type: none"> The development promotes healthy engagement with the outdoors by creating connections to surrounding residential precincts and amenities, encouraging residents to explore and enjoy nature. 		
	<ul style="list-style-type: none"> Materials and plants are carefully selected to create a sense of place, reflecting the local context and culture, and enhancing the aesthetic appeal and identity of the development. 		
	<ul style="list-style-type: none"> Integrated seating throughout the site provides opportunities for relaxation and socializing, encouraging residents and visitors to linger and enjoy the outdoor environment. 		

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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.	<ul style="list-style-type: none"> Passive Solar Design: The architectural façade incorporates passive solar design elements, such as shading devices and strategic window placement, to enhance energy efficiency while providing visual interest and dynamic light play. 	Consider ways in which the project might emerge from a generic presentation to one which incorporates design elements that respond to context.	<ul style="list-style-type: none"> Datum lines of existing awning.
	<ul style="list-style-type: none"> Robust Materiality: The use of durable, high-quality materials ensures the building's longevity and minimizes maintenance costs, contributing to an attractive and sustainable design that stands the test of time. 	This might be assisted by integrating the landscape design with the architectural drawings. It may include further <u>detail design work around the ground floor shop fronts and alfresco areas</u> which could incorporate a <u>lighter wall and unique materials</u> and detailing referencing context.	<ul style="list-style-type: none"> human scale materials to ground floor that are more tactile and textured relating to the existing entry points of the centre
	<ul style="list-style-type: none"> Human-Scale Materiality: At the ground floor, human-scale materials create a welcoming, pedestrian-friendly experience, engaging the senses and encouraging interaction with the building. 	Consider the inclusion of Juliette balconies in some or all the units to allow for further detail in the facade expression and to mitigate or reduce the overall appearance of a commercial building.	<ul style="list-style-type: none"> vertical elements have been rationalised
	<ul style="list-style-type: none"> Functional Architecture: The design thoughtfully includes features such as buffers between the building and roads, enhancing both the aesthetic appeal and functionality by reducing noise and creating more pleasant outdoor spaces. 	Consider additional light weight seeing or shade elements to soften the form and create more of a domestic presentation in the façade. It is not the intention of the Panel that this initiative be extensive. The Panel believe that a softening of the faced presentation can be achieved with a limited or small number of additional details.	<ul style="list-style-type: none"> external light weight shading has been explored, due to maintenance issues, the decision is to not include them. Glazing specifications have been reviewed and will comply with sustainability outcomes
	<ul style="list-style-type: none"> Coordinated Awning: An awning is integrated at the same datum as the existing shopping center, providing a cohesive visual connection and ensuring continuous weather protection for pedestrians. 		
	<ul style="list-style-type: none"> Ground Floor Activation: The ground floor design includes active frontages with retail and community spaces, fostering connection and engagement with the public, and contributing to a lively, vibrant streetscape. 		

1. CONTEXT AND CHARACTER





LONG TERM MASTER PLAN

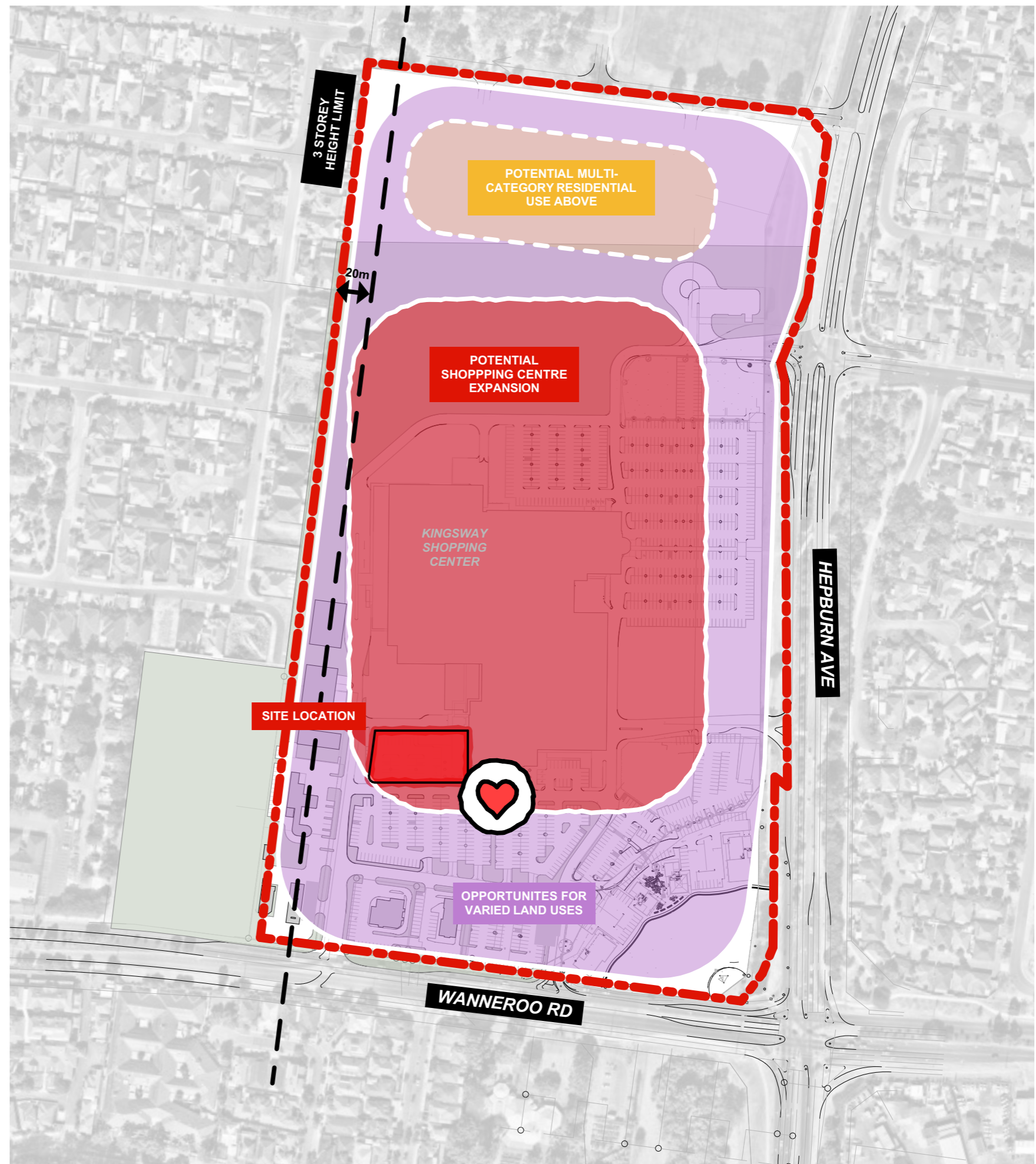
SITE LOCATION

- SHOPPING CENTRE IS THE KEY ACTIVITY NODE IN PERTHS NORTHERN CORRIDOR
- NO ACCOMMODATION OPPORTUNITIES BETWEEN INNALOO AND JOONDALUP
- PROPOSED DEVELOPMENT PROVIDES ACCOMMODATION SERVICE FOR THE NORTHERN/EASTERN CORRIDORS



KEY

	SITE LOCATION
	VARIED USE
	MULTI-CATEGORY RESIDENTIAL
	POTENTIAL SHOPPING CENTRE EXTENTION



APPROVED STRUCTURE PLAN

- STRUCTURE PLAN NO. 59 - NOVEMBER 2010
- SCHEME AMENDMENT NO. 172 -MAY 2023

THE VISION AND LONG-TERM OBJECTIVE FOR KINGSWAY CITY IS FOR ITS TRANSFORMATION FROM A SUBURBAN SHOPPING CENTRE INTO A FULLY INTEGRATED, MIXED-USE ACTIVITY CENTRE

KEY DESIGN PRINCIPLES

- CREATING AN EXTERNALISED 'MAIN STREET' ENVIRONMENT
- ESTABLISHING A STREET NETWORK WHICH ENCOURAGES PEDESTRIAN MOVEMENT AND IMPROVES PEDESTRIAN AND VEHICLE ACCESS
- CREATING A TOWN SQUARE TO PROVIDE A SENSE OF PLACE AND CENTRALITY TO THE CENTRE
- IDENTIFYING A SERIES OF DISCRETE SITES FOR MIXED USE DEVELOPMENT
- PROVIDING OPPORTUNITIES FOR RESIDENTIAL APARTMENT DEVELOPMENT ABOVE COMMERCIAL USES AND IN LOCATIONS THAT CAPITALISE ON AVAILABLE VIEWS
- ALLOWING MEDIUM-RISE RESIDENTIAL DEVELOPMENT TO FACILITATE MORE AFFORDABLE HOUSING
- MAKING MORE EFFICIENT USE OF VALUABLE URBAN LAND THAT IS WELL-LOCATED IN RELATION TO PUBLIC TRANSPORT
- EXPANDING THE RETAIL CORE TO FACILITATE A COMPETITIVE RANGE OF RETAIL USES
- ESTABLISHING A CLEARLY IDENTIFIABLE FORM OF BUILDING FRONTS AND BUILDING BACKS
- USE OF THE INTERNAL STREETS FOR HIGHLY EFFICIENT AND RECIPROCAL ON-STREET PARKING
- ESTABLISH A PLAN THAT ALLOWS FOR THE LOGICAL STAGING OF DEVELOPMENT.

Kingsway City Indicative Development Plan

Shrapnel Urban Planning
Mackay Urbandesign
July 2010

- 1 Town square
- 2 Main street
- 3 Mixed use development/civic facility
- 4 Bus stop locations
- 5 Retail core and existing shopping centre
- 6 Car park deck above retail mall extension
- 7 Mixed use frame to retail core
- 8 Eastern residential precinct
- 9 Bridge to upper parking deck
- 10 Park
- 11 Park/Stormwater management area
- 12 Landscape interface to existing residents
- 13 Relocation of existing road access
- 14 Improved intersection (subject to MRWA)
- 15 Improved Hepburn Ave intersection
- 16 Extension of Bellerive Boulevard

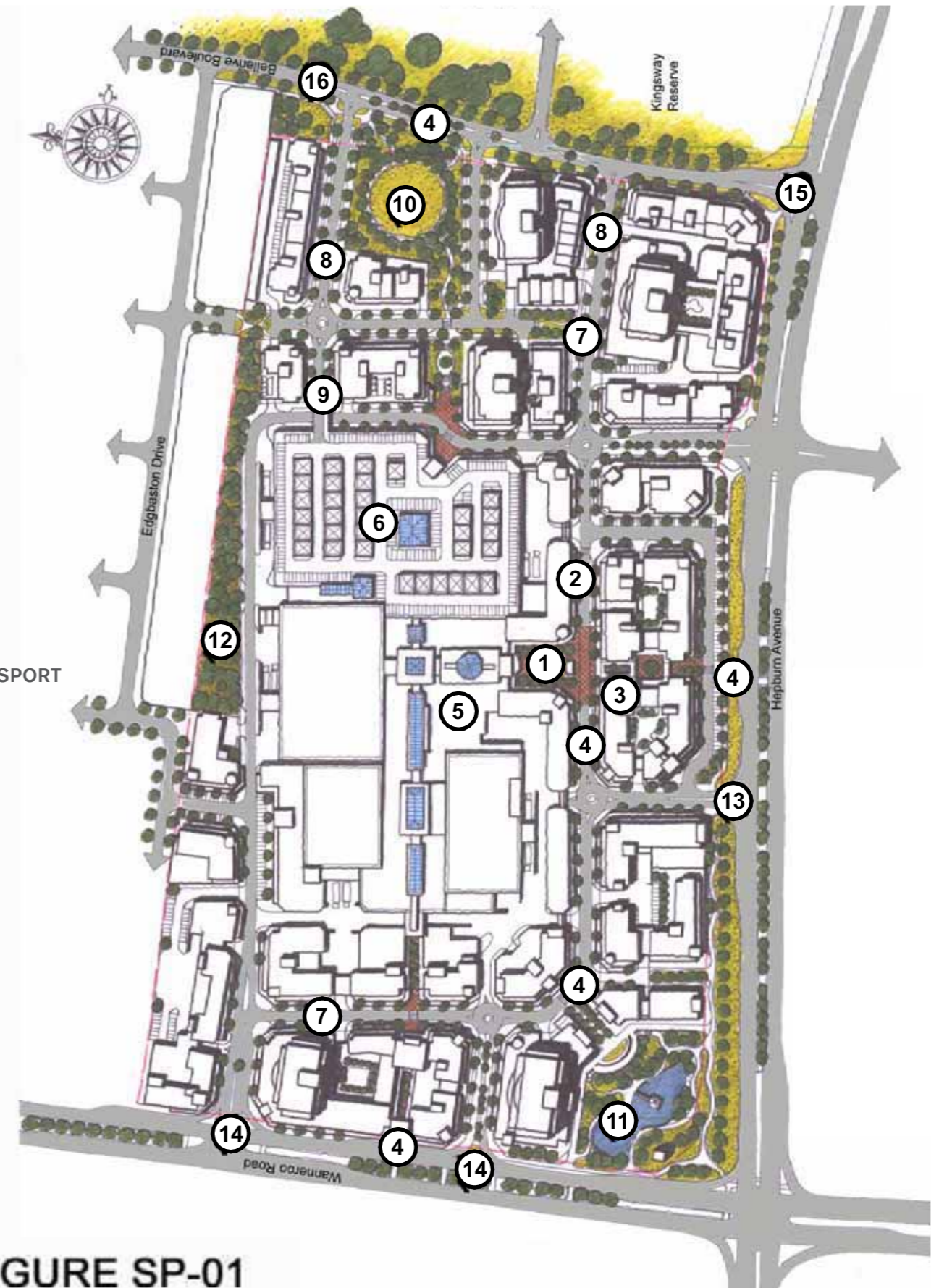


FIGURE SP-01



MACRO SITE ANALYSIS

MOSTLY RESIDENTIAL SUBURBAN SURROUNDING
WITH R-CODES ZONING OF R25 & R40



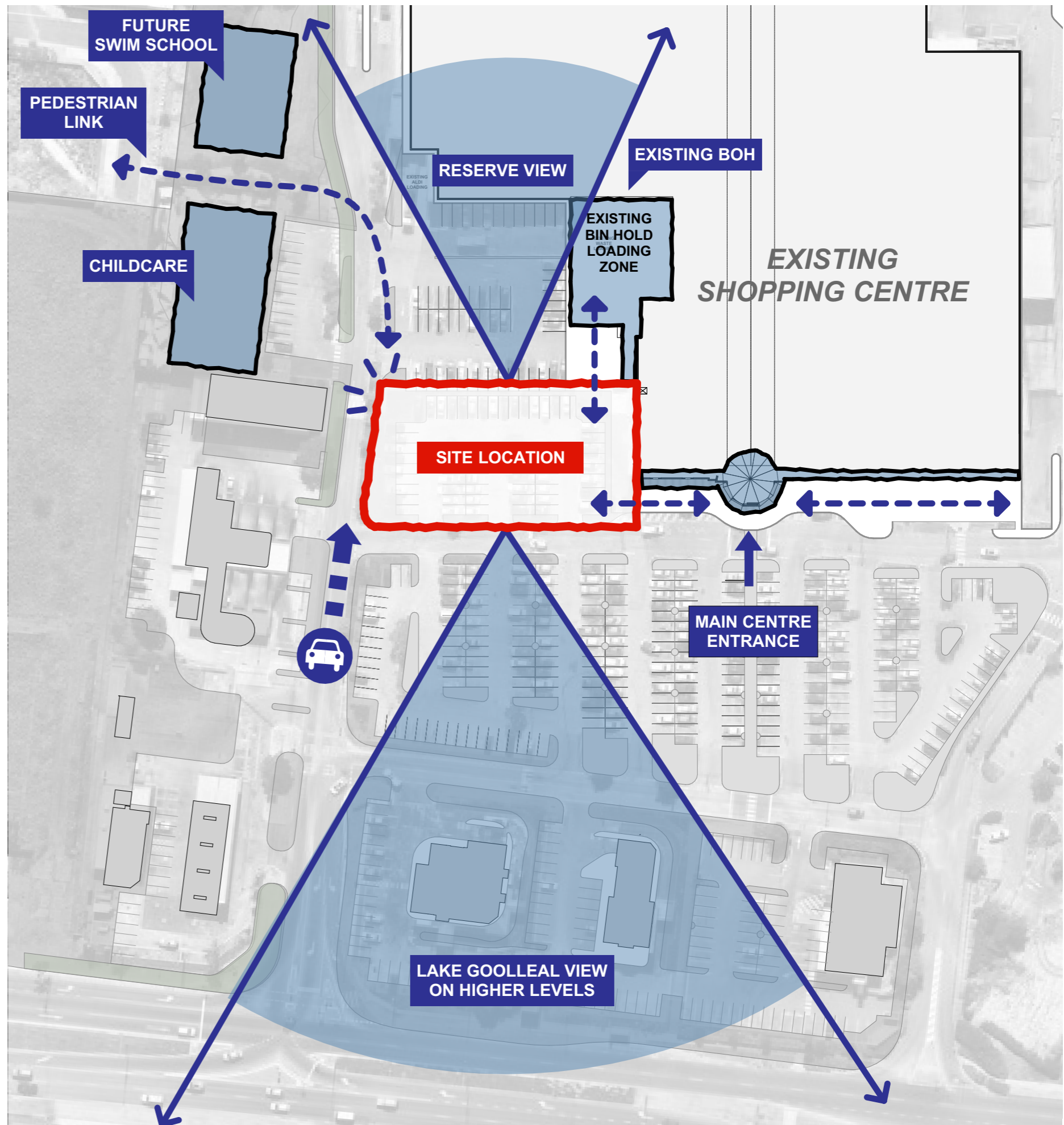
KEY

	SITE LOCATION
	INDUSTRIAL
	MAIN ROAD
	RETIREMENT VILLAGE
	SPORTING COMPLEX
	LAKE
	PARK



OPPORTUNITIES

- VIEWS OF THE LAKE AND THE RESERVE
- PEDESTRIAN CONNECTION FROM EXISTING RESIDENTIAL HOMES TO THE SITE LOCATION
- VISUAL CONNECTION FROM VEHICULAR ENTRY
- COMBINED LOADING TO THE CENTRE
- LEVERAGE ON FOOT TRAFFIC FROM EDUCATIONAL FACILITIES NEAR BY AND THE SHOPPING CENTRE



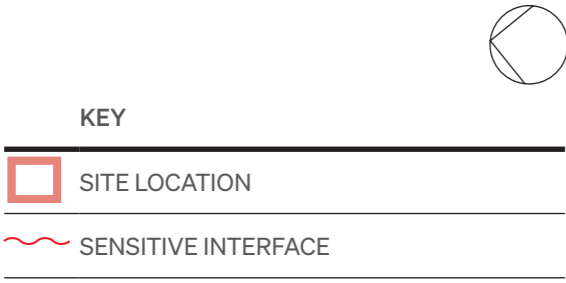
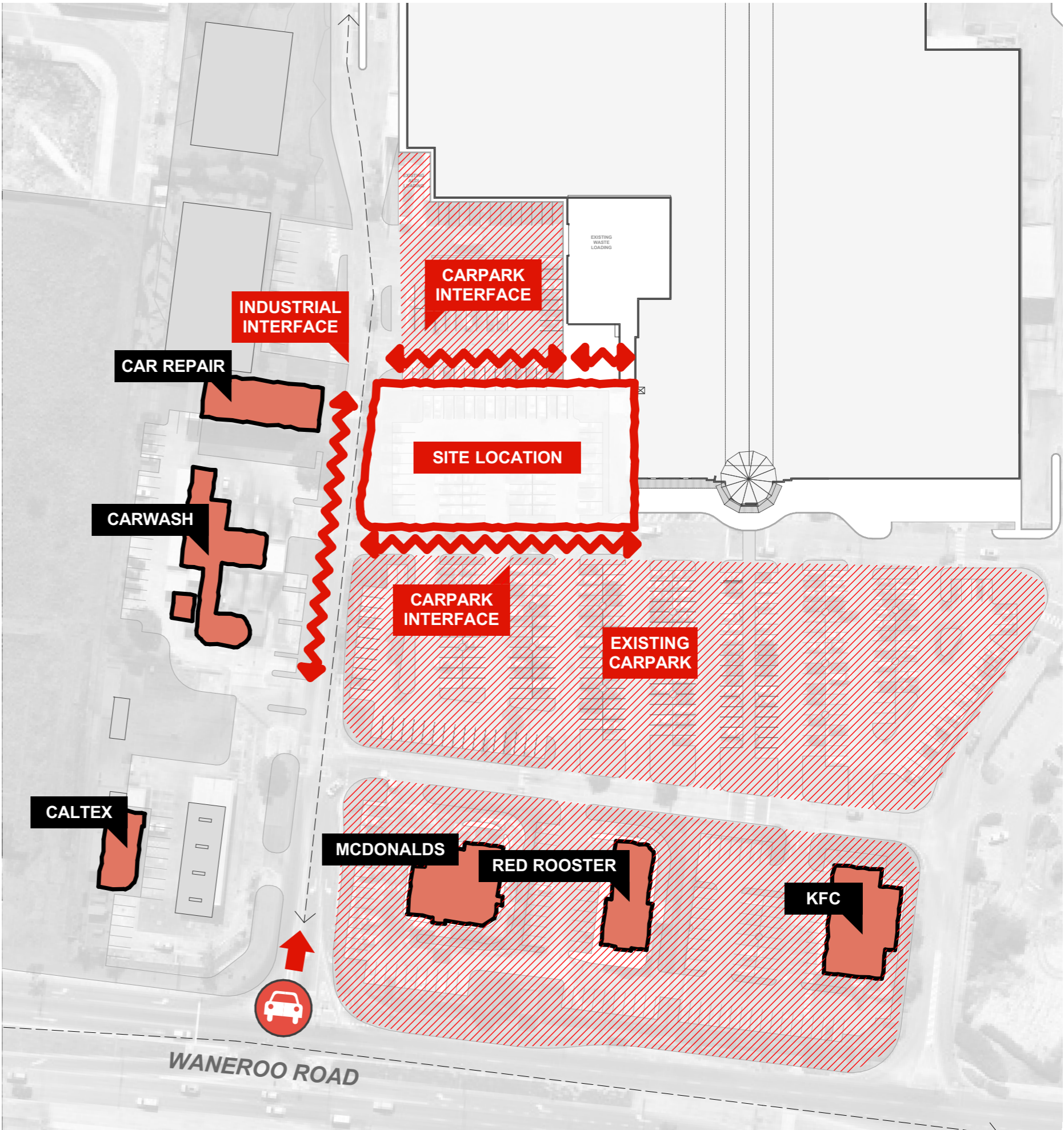
KEY

- SITE LOCATION
- - CONNECTION

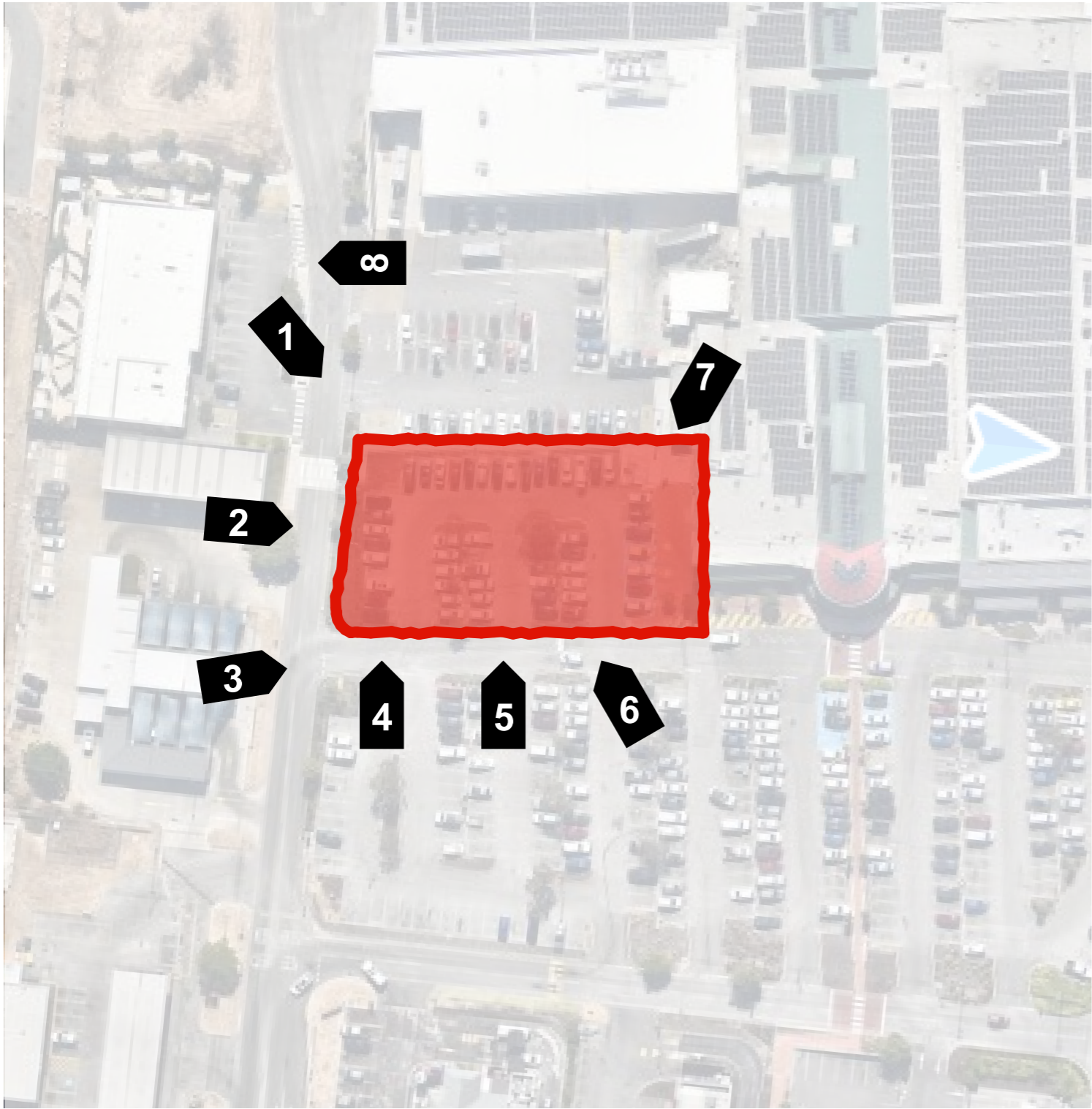


CONSTRAINTS

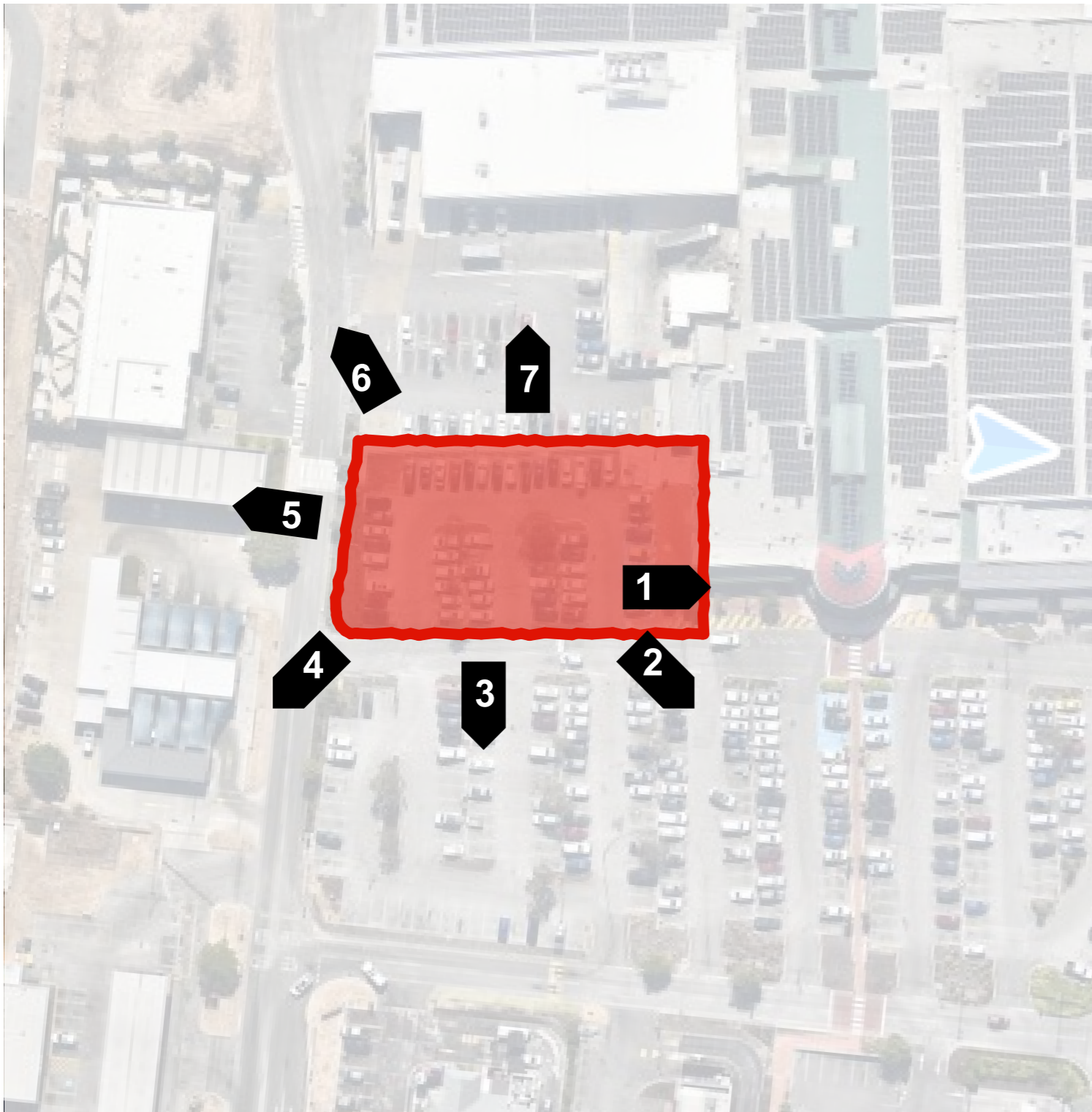
- INDUSTRIAL INTERFACE
- CAR PARKING TO BOTH EASTERN AND WESTERN FACADES



SITE PHOTOS



SITE PHOTOS



1 VIEW FROM GROUND FLOOR



2 VIEW FROM LEVEL 06



3 VIEW FROM LEVEL 03



3 VIEW FROM LEVEL 06



4 VIEW FROM LEVEL 03



5 VIEW FROM LEVEL 03



6 VIEW FROM LEVEL 06



7 VIEW FROM LEVEL 03



CONTEXT AND CHARACTER

