

22 October 2024

Shire of Capel
31 Forrest Road
CAPEL WA 6271

Our Ref: 2976

DESIGN REVIEW PANEL – DESIGN QUALITY STATEMENT
LOT 9053 PORTOBELLO ROAD, DALYELLUP

ALDI Stores engaged Nielsen Architects to redesign and deliver the proposed ALDI Store on the subject site.

For over ten years, Nielsen Architects have worked extensively with ALDI Stores in the delivery of new stores (both freehold and leasehold), generic store designs, retrofits, and national design guidelines.

In collaboration with Nielsen Architects and their experienced consultant team, ALDI Stores, have worked through a number of configurations for this site and as a result the design outcome is provided in this proposal for your consideration.

In support of the DRP presentation, please see the below design quality statement detailing how the proposal seeks to address the design principles of State Policy 7.0 *Design of the Built Environment*.

1. Context and character

The proposed ALDI store is situated within the Dalyellup District Centre on the corner of Portobello Road and Grafton Lane. The site is zoned *District Centre* under the provisions of the Local Planning Scheme No. 8 (LPS).

With existing commercial, retail, and community facilities nearby as well as a close connection to both the town center and future recreational and commercial developments, the subject site is well-located to serve the surrounding area.

Portobello Road is a community high street, and street activation is a key design objective. With large expanses of glazing, the building is hard to the street and has an extended canopy system to capitalize on and activate the street. The extended canopy system will contribute towards a continuous awning along Portobello Road.

Grafton Lane is designed to be activated at the corner, while high level windows break up the façade.

The proposed ALDI store will complement and coexist with existing retail precincts at Dalyellup, cementing this location as a retail town centre where the public can meet, experience and enjoy their retail shopping journey.

Through the potential for shared parking facilities and laneway/aisle connections, future commercial and public spaces on the remaining vacant land are well considered and encouraged.

2. Landscape quality

To create a connection with the natural environment and to provide a sense of local amenity, significant landscape treatments have been proposed within the car park and surrounding areas. As a result, the proposed development recognizes the responsibility to provide a connection to the natural environment.

A landscape design has been prepared by *Plan-E Landscaping*.

The proposal achieves approximately 10% of soft landscaped area on-site.

Carefully considered plants species will result in a low maintenance outcome for the client while providing a high level interface with the adjacent residential zone.

3. Built form and scale

Considering the built form and scale of neighbouring retail and single storey residential dwellings, the proposal responds appropriately with its overall height and design.

ALDI's size will enable extensive landscaping treatment and sufficient parking facilities, a loading dock area, and appropriate building setbacks.

A forecourt canopy, large expanses of glazing and twin pole signage embellish the primary building facade fronting Portobello Road, which gives the building prominence. In this way, we can create a development that is consistent with the area's built form and scale, while acting as a destination place.

The proposed building is a single storey structure similar to the neighbouring retail. As the subject site is located in a commercial/retail area, this scale is entirely appropriate.

By positioning the back of the building against Grafton Lane, the proposed building provides a significant buffer between the parking area and loading dock area and residential dwellings located at the rear of the property.

4. Functionality and build quality

Developed in response to the needs of the retail operator, ALDI Stores, the proposed project is designed to meet their individual requirements. ALDI's store design adheres to a national retail footprint as well as a loading dock arrangement that is unique to ALDI.

The proposed ALDI provides a functional workplace for staff through the provision of a staff room and amenity areas, as well as a large uninterrupted retail floor area to enable customers to enjoy their shopping experience and provides the client with a flexible retail space.

Every aspect of the site has been designed to ensure the day-to-day operations of the store are as efficient and practical as possible. The dedicated loading dock is located in a practical location, concealed from view, in order to minimize customer interaction and to allow deliveries to enter and exit the site both safely, and efficiently.

5. Sustainability

To minimise the reliance on conventional heating and cooling methods, the building proposes the use of environmentally sustainable design and building materials as a means of maximizing the efficiency of the building.

In addition to a large canopy over the north-east side of the site, sun shading devices above windows will provide shade while allowing full access to the sun throughout the day.

The site is proposed to be equipped with a 100 kW PV solar system that extends over the entire roof area. Electricity generated by this system will reduce reliance on conventional grid sourced energy.

Using a CO2 Transcritical refrigeration system and chiller doors, the ALDI Store will utilize market-leading energy-efficient refrigeration.

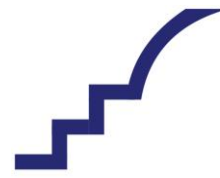
In accordance with ALDI's generic waste management procedures, a waste stream separation process will be completed on site for recyclables, landfill waste, and organic waste. In addition, third-party foodbank services will be used as a means of collecting useable food waste.

As part of the project, there will be EV charging stations, bike racks, and public transportation options within a short distance of the development, which will reduce car dependency.

According to the landscaping plan, native species have been used in the landscaping areas to minimise water usage and enhance visual amenity.

6. Amenity

This proposal is designed in such a way as to provide a high standard of amenity to all users of the site, accommodating the needs of staff, visitors, and neighbours alike.



In order to ensure a comfortable outcome for the public, inside and outside of the building, expansive canopy overhangs and shading devices provide protection from the elements at all times.

With large expanses of protected glazing across the shopfront and hi-level windows around the retail area, customers and staff are connected to the environment while also benefiting from natural light.

7. Legibility

Taking into consideration the area's existing retail experience the design seeks to enhance the amenity and activity within it.

There is a large open forecourt located at the corner of the building, which clearly defines the store's entrance and exit.

A prominent twin pole sign above the forecourt area of the store will help to identify the store and will also serve as a wayfinding guide for customers visiting the store.

We have designed the development in a way that allows a full glass shopfront to Portobello Road.

There is a very clear and easy-to-use interface for users and customers of the development.

8. Safety

As a result of the nature of this proposal, there will be a high level of activity throughout the day and into the evenings, which will reduce the possibility of antisocial behaviour on the site and surrounding areas.

The loading dock design has been developed in collaboration with our traffic engineers and ALDI's own logistical team (and service vehicle fleet drivers), and it aims to separate pedestrian movements and the general circulation of the carpark from the loading dock.

A key difference between ALDI and other retailers is that ALDI uses its own fleet of trucks and drivers to deliver goods directly to its stores from its distribution centre. As a result, multiple deliveries from third parties are eliminated, resulting in enhanced safety.

To ensure additional safety in the dock, carparks and forecourt areas, CCTV surveillance systems will be installed.

A combination of lighting and CCTV systems will also be installed along the rear of the building to provide security for users of Grafton Lane and Portobello Road.

9. Community

The proposed ALDI supermarket is anticipated to serve shoppers from the surrounding community and provide shoppers with a variety of choices when choosing a supermarket.

There will be perimeter paths, internal pedestrian connections, along with direct access to the forecourt from the verge, all of which will make the pedestrian experience on this site even more enjoyable, especially for those visiting the site by foot as well as those visiting the larger retail centre.

The proposal engages the community with its streetscape by providing an active and occupied frontage that is alive and vibrant, providing a sense of safety and security to the public areas and providing a sense of community.

10. Aesthetics

There has been significant effort put into the design of the structure to ensure that it is contextually appropriate and responds to the character of the area in which it is situated.

By the form and size of the building, a balance is achieved between maximising the amount of development and creating an enhanced streetscape and a visually pleasing development.

The connection to both Portobello Road and neighbouring retail centre have been carefully considered in order to achieve a seamless transition from one to the other. As the public enters and exits the site, soft landscaping has been used to greet them.

In general, it is anticipated that the proposed development will make a positive contribution to the visual amenity of the retail centre.

Should you require any further information or clarification in relation to this matter, please feel free to contact me via email trent@nielsenarchitects.com.au or phone 0433 180 737.

Yours faithfully,

Trent Burns
Nielsen Architects Pty Ltd