

Design Review Report – Item 1

Local government:	City of Stirling	
Item no.:	Item 1 – DA23/0596 – 250 McDonald Street & 35 Wanneroo Road, Joondanna – Development Assessment Panel – Form 1 - Child Care Premises	
Chairperson:	Philip Gresley	
Panel members:	Peter Ciemitis Scott Lang David Karotkin	
Local government officers:	Tracey Baglin Simone Palmer	Acting Senior Planning Officer DRP Support Officer
Observers	David Jack	Specialist Strategic Planner – City Future
Date:	6 July 2023	Time: 2 pm
Venue:	City of Stirling – Challenger Room	

Proponent/s		
	Carlo Famiano Joe Germano	CF Town Planning & Development (<i>Applicant</i>) Germano Designs
	Owners	492 Stirling Hwy Pty Ltd (future)
Observer/s		

Briefings		
Development assessment overview	Tracey Baglin	Acting Senior Planning Officer
Technical issues	Tracey Baglin	Acting Senior Planning Officer
Design Review		
Proposed development	Item 1 – DA23/0596 – 250 McDonald Street & 35 Wanneroo Road, Joondanna – Development Assessment Panel – Form 1 - Child Care Premises	
Property address	250 McDonald Street & 35 Wanneroo Road, Joondanna	
Background		
Proposal		
Applicant or applicant's representative address to the design review panel	Carlo Famiano Joe Germano	CF Town Planning & Development Germano Designs Pty Ltd
Key issues / recommendations	The Panel thank the Applicant for their presentation. The Panel support the developing site strategy that seeks to take advantage of the natural ground level to reduce the visual impact of parking. The Applicant is encouraged to further develop the design to	

	address and activate Wanneroo Road, giving consideration to the important impact this building will have on the broader context. This can be achieved through a hierarchy of building entries, articulation of the built form and a close examination of the impact on the southern neighbour. Refer to attached Design Quality Evaluation Report.
Chairperson signature	

Design quality evaluation Item 1 – DA23/0596 – 250 McDonald Street and 35 Wanneroo Road, Joondanna – Development Assessment Panel - Child Care Premises DRP Meeting – Thursday 6 July 2023	
	<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 reiterated the DRP1 comment that the proposal does not activate Wanneroo Road in the manner intended by the policy. 1b. The Panel again suggested a reconsideration of the design to activate the building frontage and entry to Wanneroo Road. A number of suggestions were reiterated by the Panel including adding a secondary and legible entry way, bringing the upper level to a similar setback as the carpark below, and creating additional amenity around the new entry for users of the building. 1c. It was reiterated by the Panel that the design is on a public transport route and the current design still requires public transit users to walk through a circuitous (or the likely unsafe) route directly through the active carpark. 1d. Site section drawings which extend well beyond the site boundary lines are critical to explain and understand how the development is interfacing with its southern neighbour and to Wanneroo Rd. These should be used as a design tool and provided for Panel review. 1e. The use of public art as an activation device for the Wanneroo Rd. elevation is not sufficient.
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 was disappointed with the progress to the landscape design for the proposal. 2b. A request was made by the Panel to further explore deep soil opportunities. It was recommended to exploit this and make landscape a part of the shading strategy for the play spaces where possible. 2c. The Panel reiterated the importance of retaining existing trees in and around the site. There has been no compelling argument provided for their removal or any opportunities explored for transplanting. 2d. A site feature survey would be beneficial to view trees on adjoining properties, especially those with root balls extending onto the development site whose survival could be threatened. Mitigation measures should then be sought. 2e. Planting out the verge is a noble intention but the Panel suggests an improvement is adopting a more sophisticated patchwork approach with native planting and suggests looking to precedents to achieve a better design outcome. Also provide clarity around who is expected to maintain this verge planting. 2f. The natural turf is a good outcome and was supported although it was recommended by the Panel not to use small areas of natural turf. 2g. Comment was made by the Panel the location bike track could be problematic as it is in close proximity to the bamboo. A suggestion was made to offset the bike track from the fence to obtain safer separation. 2h. The Applicant was encouraged to interrogate how the stairs land onto Orchid Street to ensure the plant root balls are protected. 2i. Comment was made by the Panel additional shade is strongly encouraged, including the staff courtyard. 2j. The Panel queries whether there is significant enough depth in soil for the planting on structure.

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. It was noted by the Panel some additional section drawings were shown during the presentation which the Panel had not reviewed prior to the meeting although they felt comfortable with the time allowed to review these sections during the meeting. 3b. The Panel believes some of the unresolved issues are a direct result of the undercroft parking. There is opportunity for the Applicant to explore opportunities to reconfigure and lower the RL's by reconfiguring parking, extending the driveway ramp, and extending the carpark to the west. This would reduce the height of the proposal and create a better interface to both Orchid and Wanneroo Roads. 3c. Comment was made by the Panel the design approach is still problematic in relation to Wanneroo Road as the interface is not sufficiently activated. The applicant was prompted to explore options to incorporate a direct entry from Wanneroo Road which currently presents as a large blank wall despite the inclusion of the decorative elements. See Principle 1 3d. The Panel supported the air conditioning condensers relocation to the roof but has concerns about how they will be screened from public view and not negatively impact the aesthetics of the proposal. These should be shown on roof plan and elevations and sections. 3e. The Panel commented it would be beneficial to obtain a better understanding of the impacts of the setbacks to the southern neighbours and sections were requested to include the adjoining properties. 3f. It was recommended by the Panel shade structures should be fully integrated into the drawings.
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. Comment was made the front entry has improved however the functionality of the ramp was questioned by the Panel as this is narrow and will be difficult to navigate with strollers. 4b. Access into activity room 1 and activity room 2 was questioned by the Panel. The doorway does not seem adequate for prams to enter and exit easily. 4c. The Panel commented the functionality of the current building entry when considered from the point of view of a public transport user has not improved and requires further work. 4d. Comment was made the timber elements are a strong feature and the Panel would like clarification on how they are detailed. It was suggested to create a strong human experience and be mindful of what they look like. There was some concern around how hot they will become in summer. 4e. The Panel asked a question around whether the driveway access meets the required standards. 4f. The Panel commented there could be opportunity to bring additional northern light into the southern portion of the building and have a 'pop up' roof element to the reception area which would enable greater light penetration.
Principle 5 Sustainability	<i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i>
	5a. Comment was made by the Panel the photo voltaic cells and battery system is positive and are supported however it would be valuable to know how many kWh are being provided. 5b. The Panel requested more information on water management including the on-site strategy for water minimalization. 5c. There was some concern expressed around the penetration of light into some of the middle spaces, specifically rooms 3 and 4. 5d. The Panel welcomed the diagram showing solar access.

	5e. More information around sustainability generally would be welcomed and there is opportunity for sustainability concepts to be used as an educational tool.
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 questioned the external space allocated for activity centre five. It was noted by the Panel the children that are most active and require the most outdoor space currently have the smallest area. There is opportunity to reconsider the outdoor space allocated to the north and extend the built form towards Wanneroo Rd. The Applicant made comment they will reorientate this and it will be resolved. 6b. The Panel noted the bin compound has been improved and is supported.
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. Comment was made by the Panel there continues to be a need to reconsider the hierarchy of the entries to Orchid Road. There is opportunity to apply further thought and development to reduce the confusion around the entry points and develop a hierarchy between the entries. 7b. The Panel encouraged the Applicant to have a visually prominent entrance off Wanneroo Road. It is imperative this entry is safe and legible and should be developed to create an appropriate environment.
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 appreciate the changes to the arrival point of the lift which takes you up to the middle of the building and the relocation of the reception. 8b. Comment was made by the Panel the accessway in the carpark could pose a safety issue.
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 noted the lunch area is supported and is a good outcome. 9b. The Panel commented that the screening elements on the western side are still challenged and the two sets of steps is not helpful from a way finding point of view. The options are currently either up narrow steps or a narrow ramp with a landing at grade with the entry. The alternative is to open up this space and have a more generous opening to the street and create a better sense of community. 9c. The Panel recommends the engagement of the landscape architect to assist with the access, interface, entries, and levels to Orchid Road.
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 noted there has been an improvement in the aesthetics of the proposal. 10b. The Panel encouraged the Applicant to integrate any proposed shade structures into the drawing package and warned that these elements (especially shade sails) can significantly impact the aesthetic outcomes of a proposal. 10c. Comment was made by the Panel there could be opportunity to further enhance the feature faux timber elements to incorporate shading devices and/or landscaping. 10d. Comment was made around the accessway to the carpark which requires further design work to enhance the aesthetics.

Design Review progress

Item 1 – DA23/0596 – 250 McDonald Street and 35 Wanneroo Road, Joondanna – Development Assessment Panel - Child Care Premises
DRP Meeting – Thursday 16 February 2023

	<i>Design Principle satisfied</i>		
	<i>Design Principle pending further attention</i>		
	<i>Design Principle not satisfied</i>		
	DR1 16/2/2023	DR2 6/7/2023	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 – DA23/0596 and PDA23/0002 – 250 McDonald Street and 35 Wanneroo Road, Joondanna**

DR1 – DRP Recommendations DRP Meeting – 16/2/2023	DR2 – Applicant Response DRP Meeting – 16/2/2023	DR2 DRP Recommendations DRP Meeting – 6/7/2023	DR2 – Applicant Response DRP Meeting – 6/7/2023
1a. The Panel commented the project skirts three streets and further thought should be given to recognising the role of each street within the broader context. 1c. The Panel suggested a reconsideration of the design to activate the building frontage and entry to Wanneroo Road.	1. A contextual plan was updated and the schedule of submissions/ materials updated. The façade of the building along the land's Wanneroo Road frontage was revised to include public artwork, introduce more design feature and articulation.	1b. The Panel again suggested a reconsideration of the design to activate the building frontage and entry to Wanneroo Road. A number of suggestions were reiterated by the Panel including adding a secondary and legible entry way, bringing the upper level to a similar setback as the carpark below, and creating additional amenity around the new entry for users of the building. 1d. Site section drawings which extend well beyond the site boundary lines are critical to explain and understand how the development is interfacing with its southern neighbour and to Wanneroo Rd. These should be used as a design tool and provided for Panel review.	
2a. It was recommended by the Panel to consider ways landscape can assist with the interface of the proposal with the southern neighbour. 2c. Comment was made by the Panel to further explore deep soil opportunities. It was recommended to exploit this and make landscape a part of the shading strategy for the play spaces where possible. 2f. It was recommended by the Panel to utilise soft landscape to blur the boundary between the play areas, diminishing the visual impact of the fencing in this location. 2g. It was suggested by the Panel there is opportunity on the southern boundary for further	2. Retention of one existing tree on the subject land and the introduction of additional mature trees to increase the extent of landscaping and canopy coverage. Reconfigure of the play layout and amendments to the landscaping plan. Additional landscaping was included along the southern side of the building to provide a buffer between the child care premises and the adjoining residential properties.	2b. A request was made by the Panel to further explore deep soil opportunities. It was recommended to exploit this and make landscape a part of the shading strategy for the play spaces where possible. 2c. The Panel reiterated the importance of retaining existing trees in and around the site. There has been no compelling argument provided for their removal or any opportunities explored for transplanting. 2d. A site feature survey would be beneficial to view trees on adjoining properties, especially those with root balls extending onto the development site whose survival could be threatened.	

landscaping to be included through an exploration of the building and fencing locations. 2h. The Panel commented on the importance of the existing trees in and around the site. Consideration should be given to opportunities for transplanting of the larger trees in particular the Jacaranda and Frangipani. 2i. It was noted by the Panel the trees in the verge area should not be included in the landscape calculations.		Mitigation measures should then be sought. 2e. Planting out the verge is a noble intention but the Panel suggests an improvement is adopting a more sophisticated patchwork approach with native planting and suggests looking to precedents to achieve a better design outcome. Also provide clarity around who is expected to maintain this verge planting. 2f. The natural turf is a good outcome and was supported although it was recommended by the Panel not to use small areas of natural turf. 2g. Comment was made by the Panel the location bike track could be problematic as it is in close proximity to the bamboo. A suggestion was made to offset the bike track from the fence to obtain safer separation. 2h. The Applicant was encouraged to interrogate how the stairs land onto Orchid Street to ensure the plant root balls are protected. 2i. Comment was made by the Panel additional shade is strongly encouraged, including the staff courtyard.	
3a. Comment was made by the Panel it was beneficial to see the alternate site approach that was explored, noting that further exploration may be needed to address concerns in relation to the interface with Wanneroo Road. 3b. The Panel suggested the Applicant explores ways in which each of the three streets can be improved through the considered approach to the combined impacts of built form and fencing. 3d. The Panel requested sections through the site to better understand the interface with the	3. Cross section of the development. Reconfiguration of the Orchid street frontage to remove the services area (ie relocation of bin store and air con compounds) and expose the staff/parent meeting areas to allow for greater connectivity with the street. Reconfiguration of the undercroft car parking area to allow for improved circulation, additional parking and relocation of EV charging stations.	3b. The Panel believes some of the unresolved issues are a direct result of the under-croft parking. There is opportunity for the Applicant to explore opportunities to reconfigure and lower the RL's by reconfiguring parking, extending the driveway ramp, and extending the carpark to the west. This would reduce the height of the proposal and create a better interface to both Orchid and Wanneroo Roads. 3c. Comment was made by the Panel the design approach is still problematic in relation to	

street and the changing levels. 3e. Comment was made by the Panel it would be beneficial to gain a better understanding of the impact the height will have to the neighbours. 3f. The Panel commented the built form could respond more to the landscape. 3h. The Panel commented that further exploration of the carpark, and whether it was viable to extend this under the building, could increase opportunities for landscaping and improve the interface with McDonald Street.		Wanneroo Road as the interface is not sufficiently activated. The applicant was prompted to explore options to incorporate a direct entry from Wanneroo Road which currently presents as a large blank wall despite the inclusion of the decorative elements. See Principle 1 3e. The Panel commented it would be beneficial to obtain a better understanding of the impacts of the setbacks to the southern neighbours and sections were requested to include the adjoining properties. 3f. It was recommended by the Panel shade structures should be fully integrated into the drawings.	
4b. The Panel suggested the seat could be further refined and could invite interaction between parents.	A pedestrian link was included to allow movement between the undercroft entry to the child care premises to Wanneroo Road to allow for direct access to the public transport network along Wanneroo Road.	4d. Comment was made the timber elements are a strong feature and the Panel would like clarification on how they are detailed. It was suggested to create a strong human experience and be mindful of what they look like. There was some concern around how hot they will become in summer. 4f. The Panel commented there could be opportunity to bring additional northern light into the southern portion of the building and have a 'pop up' roof element to the reception area which would enable greater light penetration.	
5c. It was mentioned a better understand of water and drainage could be achieved by including an irrigation and drainage strategy. 5d. It was suggested by the Panel there is an opportunity for high level windows to improve ventilation and natural light and the design should not rely on open doors. A demonstration of cross ventilation would be beneficial. 5e. Comment was made by the Panel	5. Provide greater details of solar access to the building and demonstrate natural ventilation for the building. Inclusion of larger shade sail structures to the upper floor play area.	5b. The Panel requested more information on water management including the on-site strategy for water minimalization. 5e. More information around sustainability generally would be welcomed and there is opportunity for sustainability concepts to be used as an educational tool.	

5f. a solar analysis would be beneficial. The Panel commented this principle could be pushed further and there is opportunity for sustainability concepts to be used as an educational tool.			
6b. It was noted by the Panel the children that are most active and require the most outdoor space currently have the smallest space. Clarification of this is sought.	6.	6a. The Panel questioned the external space allocated for activity centre five. It was noted by the Panel the children that are most active and require the most outdoor space currently have the smallest area. There is opportunity to reconsider the outdoor space allocated to the north and extend the built form towards Wanneroo Rd. The Applicant made comment they will reorientate this and it will be resolved.	
7a. Comment was made by the Panel there is a need to activate Wanneroo Road and the proposal currently does not have a valid entry point. 7b. The Panel encouraged the Applicant to have the main entry off Wanneroo Road and make Wanneroo Road the main entry with Orchid Street taking a secondary role. 7c. Comment was made by the Panel to apply further thought around legibility, giving a hierarchy to entries. 7d. Comment was made by the Panel it would be beneficial to gain a better understanding of where signage will be located. 7e. The Panel stated further development is required in relation to the truncated front fence.	7. Improve the defined entry point along Orchid Street.	7a. Comment was made by the Panel there continues to be a need to reconsider the hierarchy of the entries to Orchid Road. There is opportunity to apply further thought and development to reduce the confusion around the entry points and develop a hierarchy between the entries. 7b. The Panel encouraged the Applicant to have a visually prominent entrance off Wanneroo Road. It is imperative this entry is safe and legible and should be developed to create an appropriate environment.	
8a. The arrival point of the lift which takes you up to the middle of the building was questioned and further information was requested on the process when you arrive	8. Re-design the entry foyer area and location of stairs/lift form the undercroft level.		

inside to ensure each person entering the building is accounted for.			
9a. The Panel commented it was great to see consideration of ways this can interface with the street. Terracing of the landscape elements requires further development and is encouraged. 9b. Comment was made by the Panel there is opportunity to improve the entry to create a communal space by further developing the area that currently nominated a bench seat.		9b. The Panel commented that the screening elements on the western side are still challenged and the two sets of steps is not helpful from a way finding point of view. The options are currently either up narrow steps or a narrow ramp with a landing at grade with the entry. The alternative is to open up this space and have a more generous opening to the street and create a better sense of community. 9c. The Panel recommends the engagement of the landscape architect to assist with the access, interface, entries, and levels to Orchid Road.	
10a. The Applicant was encouraged by the Panel to continue to work on the composition of the project. 10b. The Panel commented the fencing is big part of the design and encouraged the Applicant to work to minimise this or to develop a more sophisticated design. 10c. The Panel encouraged the Applicant to look at ways to have some fun and integrate the shade structures into the design. 10d. Comment was made there is opportunity to improve the Wanneroo Road elevation through articulation.	10. Alterations to the fencing along the street frontages to allow for greater visually permeable panels.	10b. The Panel encouraged the Applicant to integrate any proposed shade structures into the drawing package and warned that these elements (especially shade sails) can significantly impact the aesthetic outcomes of a proposal. 10c. Comment was made by the Panel there could be opportunity to further enhance the feature faux timber elements to incorporate shading devices and/or landscaping. 10d. Comment was made around the accessway to the carpark which requires further design work to enhance the aesthetics.	

Pagjon

Address:250 McDonald St Joondanna

Childcare Centre

Job Number: 22087



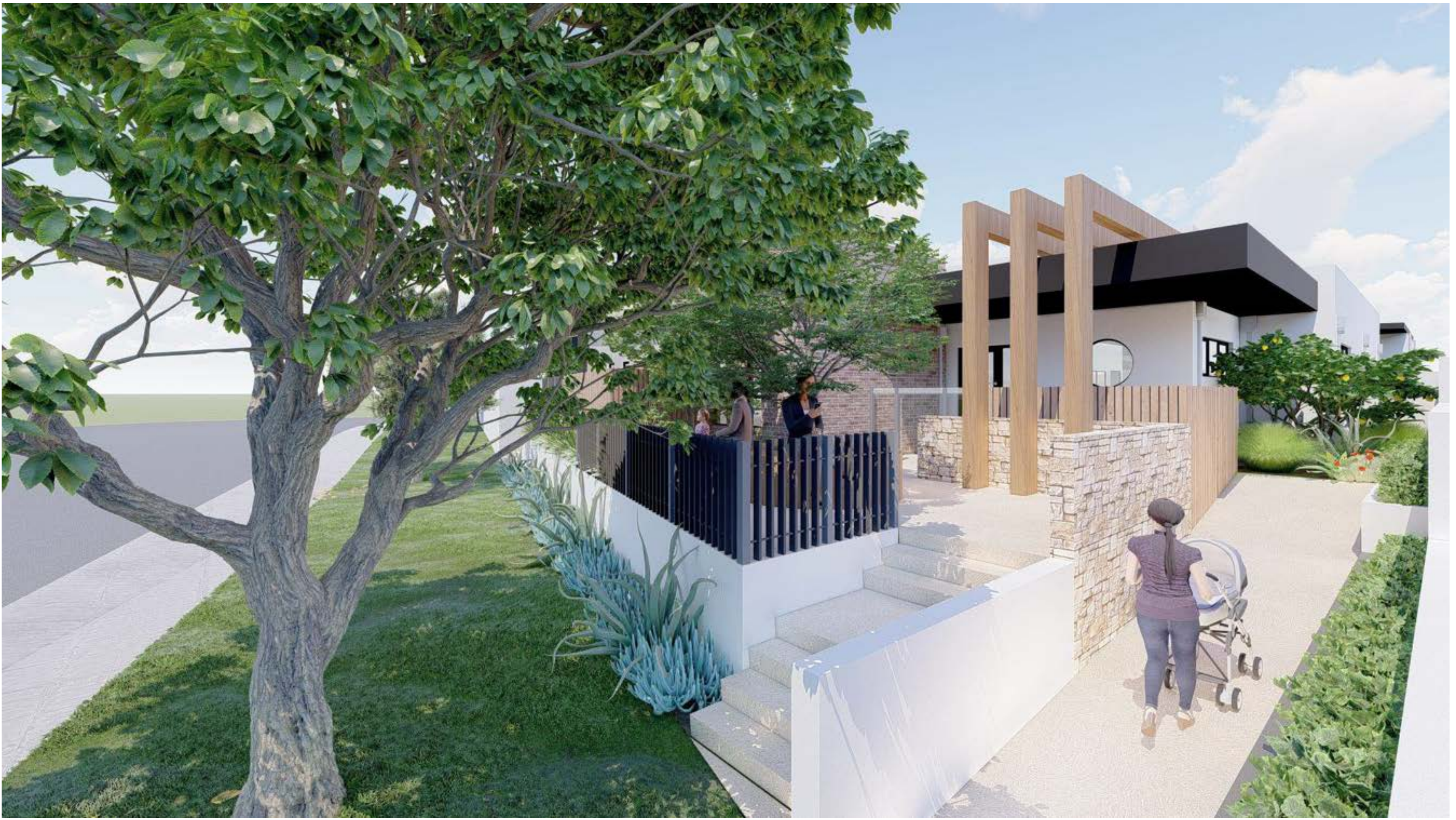
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Drawing Index

PD01	Cover Sheet
PD02	3D
PD03	3D
PD04	3D
PD05	Existing Site Survey
PD06	GF Site Plan
PD07	UC Site Plan
PD08	Context Plan
PD09	Ground Floor Plan
PD10	Undercroft Plan
PD11	Breeze Path Plan
PD12	Solar Access Plan
PD13	Roof Plan
PD14	Elevations
PD15	Section
PD16	Original Design vs Current



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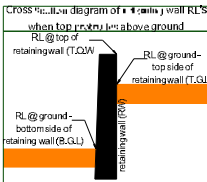
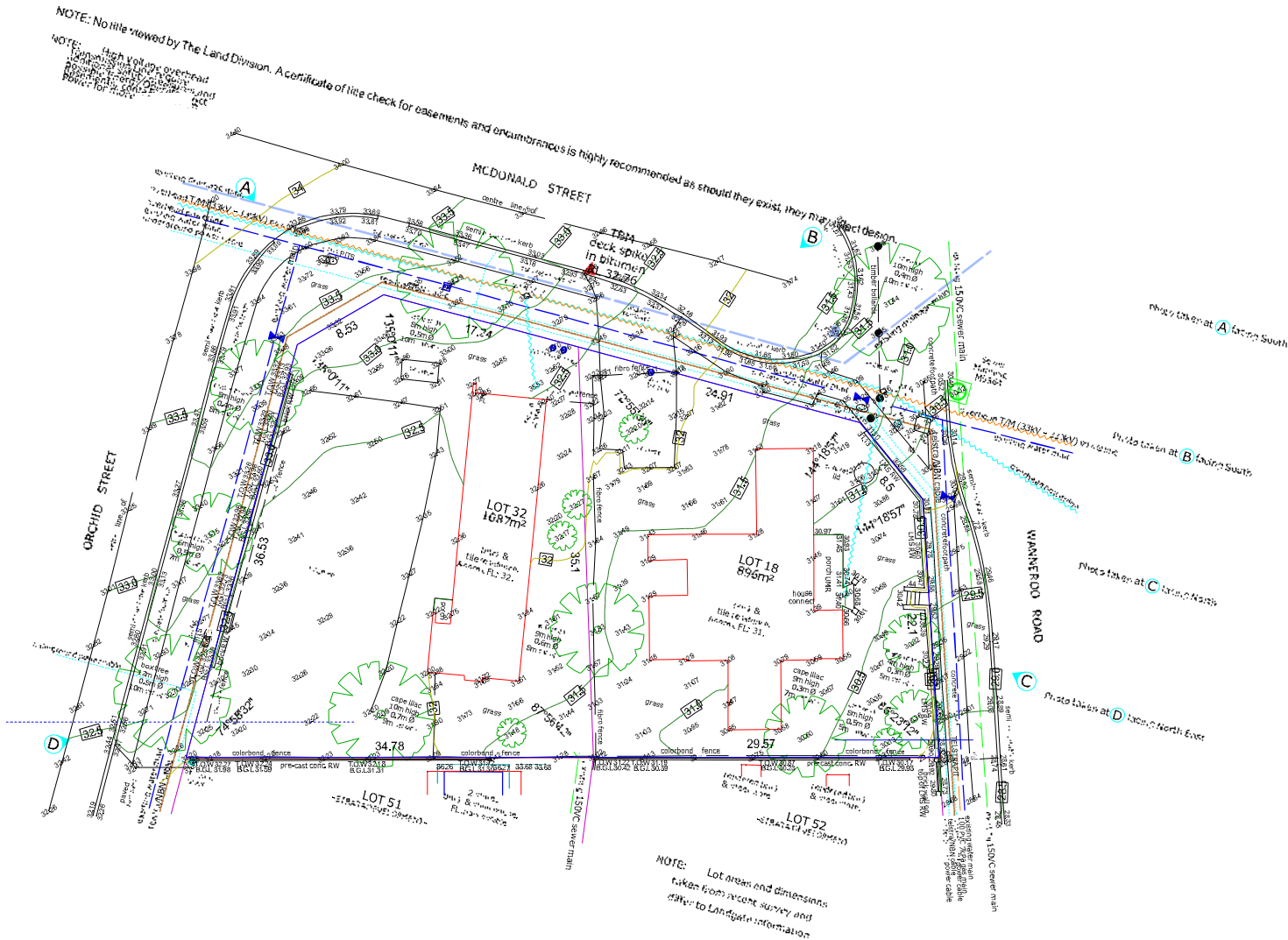
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LEGEND	
	TBM - RL 32.76m
	Gutter Line
	Overhead 33kV-11kV Line
	Overhead 11kV-0.75kV Line
	Underground Power Cable
	Gas Main
	Drainage Main
	Water Main
	Sewer Main
	Underground Telephony/NBN
	Cable
	Gully
	Fire Hydrant
	Stop Valve
	Water Meter
	Sewer Manhole
	House Foundation
	Furnace Dome
	Terra Pole
	Telstra Pit
	Bollard
	Tree
	Peg/Hum Survey Mark



TBM deck set in bitumen equals RL 32.76 AHD Based on SSM - LAW 133A RL 21.138 AHD (Landscape General Section) Contractor to check datum before setting levels	Notes: Fence lines are related to fence lines only. No connection made to boundaries. REPEG RECOMMENDED and area of survey to be confirmed on site by contractor	Client: Pagon Pty Ltd Survey Date: 07 December 2022 Scale: 1:200@A2
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FEATURE AND CONTOUR SURVEY OF LOTS 32 & 18 ON PLAN 6162	
250 McDonald Street, Joondanna 35 Wanneroo Road, Joondanna C/T Vol: 1291 Fol: 269 Vol: 1291 Fol: 268 our ref: 22-8890	

Rev	Date	Description	Surv	Drawn
0	09/12/2022	Feature Survey Drafted	TF	TF

Feature Survey by	
THE LAND DIVISION PLANNING & DEVELOPMENT & ENGINEERING PO Box 2444, Malaga, WA 6090 phone: 08 9209 3232 www.landdivision.com.au	

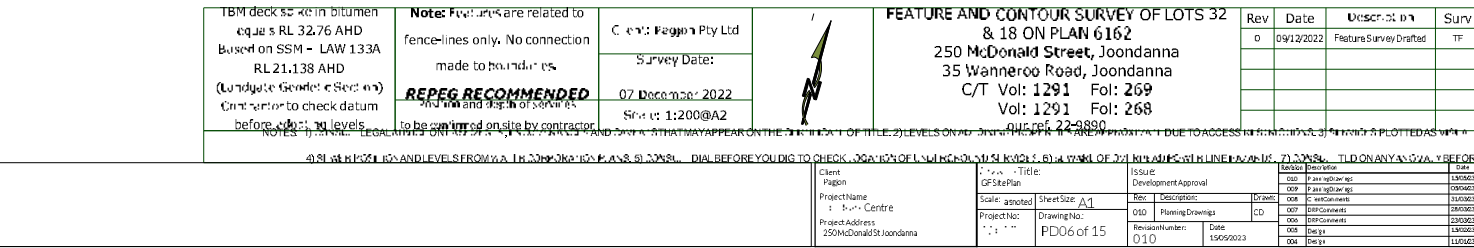
SCALE 1:200



NOTES: 1) ALL LEGAL LIMITS ON THIS PLAN ARE SHOWN AND MUST BE STRICLY ADHERED TO. 2) ALL LEVELS ARE IN AHD UNLESS OTHERWISE STATED. 3) ALL LEVELS ARE TO THE TOP OF THE WALL UNLESS OTHERWISE STATED. 4) ALL LEVELS ARE TO THE TOP OF THE WALL UNLESS OTHERWISE STATED. 5) ALL LEVELS ARE TO THE TOP OF THE WALL UNLESS OTHERWISE STATED. 6) ALL LEVELS ARE TO THE TOP OF THE WALL UNLESS OTHERWISE STATED. 7) ALL LEVELS ARE TO THE TOP OF THE WALL UNLESS OTHERWISE STATED. 8) ALL LEVELS ARE TO THE TOP OF THE WALL UNLESS OTHERWISE STATED. 9) ALL LEVELS ARE TO THE TOP OF THE WALL UNLESS OTHERWISE STATED. 10) ALL LEVELS ARE TO THE TOP OF THE WALL UNLESS OTHERWISE STATED.	
Client: Pagon Project Name: 1: 1-1 Centre Project Address: 250 McDonald St Joondanna	Issue: Development Approval Scale: as noted Sheet Size: A1 Project No: PD05 of 15
Revision: 010 Date: 15/09/2023	Revision: 010 Date: 15/09/2023



SCALE 1:200



Cross section diagram of a retaining wall
when top of wall is above ground

RL @ top of retaining wall (T.G.W.)

RL @ ground - top side of retaining wall (T.G.L.)

retaining wall (G.W.)

RL @ ground - bottomside of retaining wall (B.G.L.)

Feature Survey by

THE LAND DIVISION
PLANNING & CONSERVATION DIVISION

PO Box 2444,
Malaga, WA 6090
phone: 08 9209 3232
www.landdivision.com.au

GERMARD
CONCRETE

Child/Room Calculations

Room	Age(Yrs)	Quant.	Size
Activity 1	0-2	12	32.00m ²
Activity 2	0-2	18	66.89m ²
Activity 3	2-3	15	66.16m ²
Activity 4	2-3	20	67.72m ²
Activity 5	3+	30	98.20m ²
Piazza	NA		41.11m ²

Total Internal = 385.48m²
(Min 3.25m² per child)

Total External Play Area = 758.10m²
(Min 7m² per child)

Parking Calculations

Activity 1	0-2	12	3 staff
Activity 2	0-2	18	5 staff
Activity 3	2-3	15	3 staff
Activity 4	2-3	20	4 staff
Activity 5	3+	30	3 staff
TOTAL STAFF			18 staff

City ofirling parking policy - 1 per staff member, 1 per 7 kids

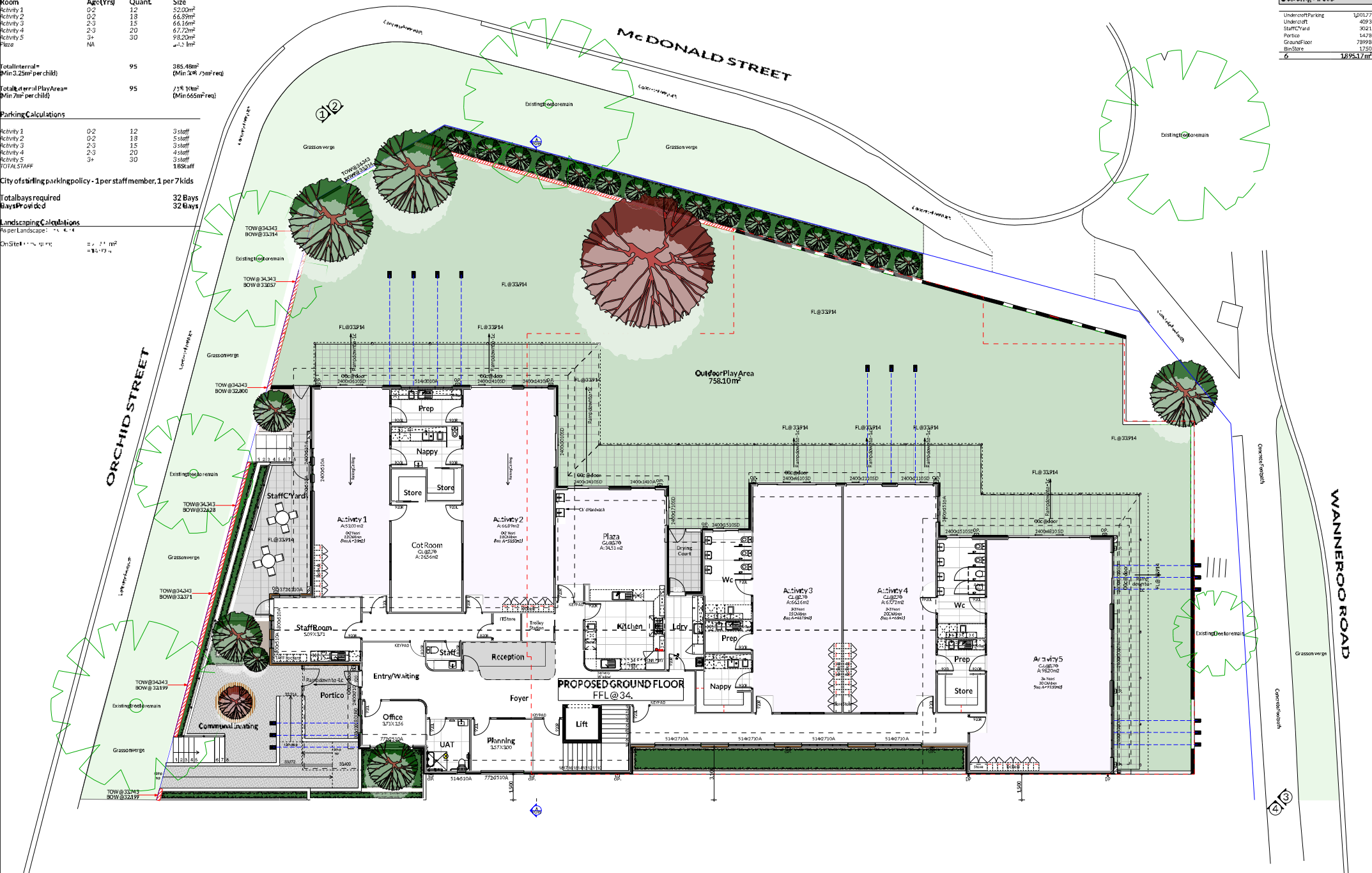
Total bays required = 32 Bays

Landscaping Calculations

As per Landscape: 1:100
On Site: 1:100

Building Areas

Undercroft Parking	1,011.77
Undercroft	409.3
Staff/Child	302.1
Portico	147.9
Ground Floor	7,899.8
Roof Area	1,750
Total	18,951.7m²



SCALE 1:100



Client Pagon	Project Name 1 - 5 - Centre	Project Address 250 McDonald St, Irlannda	Issue Development Approval	Revision 010	Date 15/05/2023	Section Description Data	Revision 010	Date 15/05/2023
			Revision 010		Date 15/05/2023	Revision 010		Date 15/05/2023
			Revision 010		Date 15/05/2023	Revision 010		Date 15/05/2023
			Revision 010		Date 15/05/2023	Revision 010		Date 15/05/2023
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			Revision 010		Date 15/05/2023	Revision 010		Date 15/05/2023

GERMANO
DESIGNS

Unit 3/1 Mulgoa Road, Mulgoa NSW 2880
Phone: 02 9248 8372
Email: info@germano.com.au

Child/ Room Calculations

Room	Age(Yrs)	Quant.	Size
Activity 1	0-2	12	52.00m ²
Activity 2	0-2	18	66.09m ²
Activity 3	2-3	15	66.16m ²
Activity 4	2-3	20	67.72m ²
Activity 5	3+	30	98.20m ²
Play	NA		414.4m ²

Total Internal = 385.48m²
(Min 3.25m² per child)

95

Total External Play Area = 71% 11m²
(Min 665m² req)

95

Parking Calculations

Activity 1	0-2	12	3 staff
Activity 2	0-2	18	5 staff
Activity 3	2-3	15	3 staff
Activity 4	2-3	20	4 staff
Activity 5	3+	30	3 staff
TOTAL STAFF			189 staff

City of Stirling parking policy - 1 per staff member, 1 per 7 kids

Total bays required
Bays Provided

32 Bays
32 Bays

Landscaping Calculations

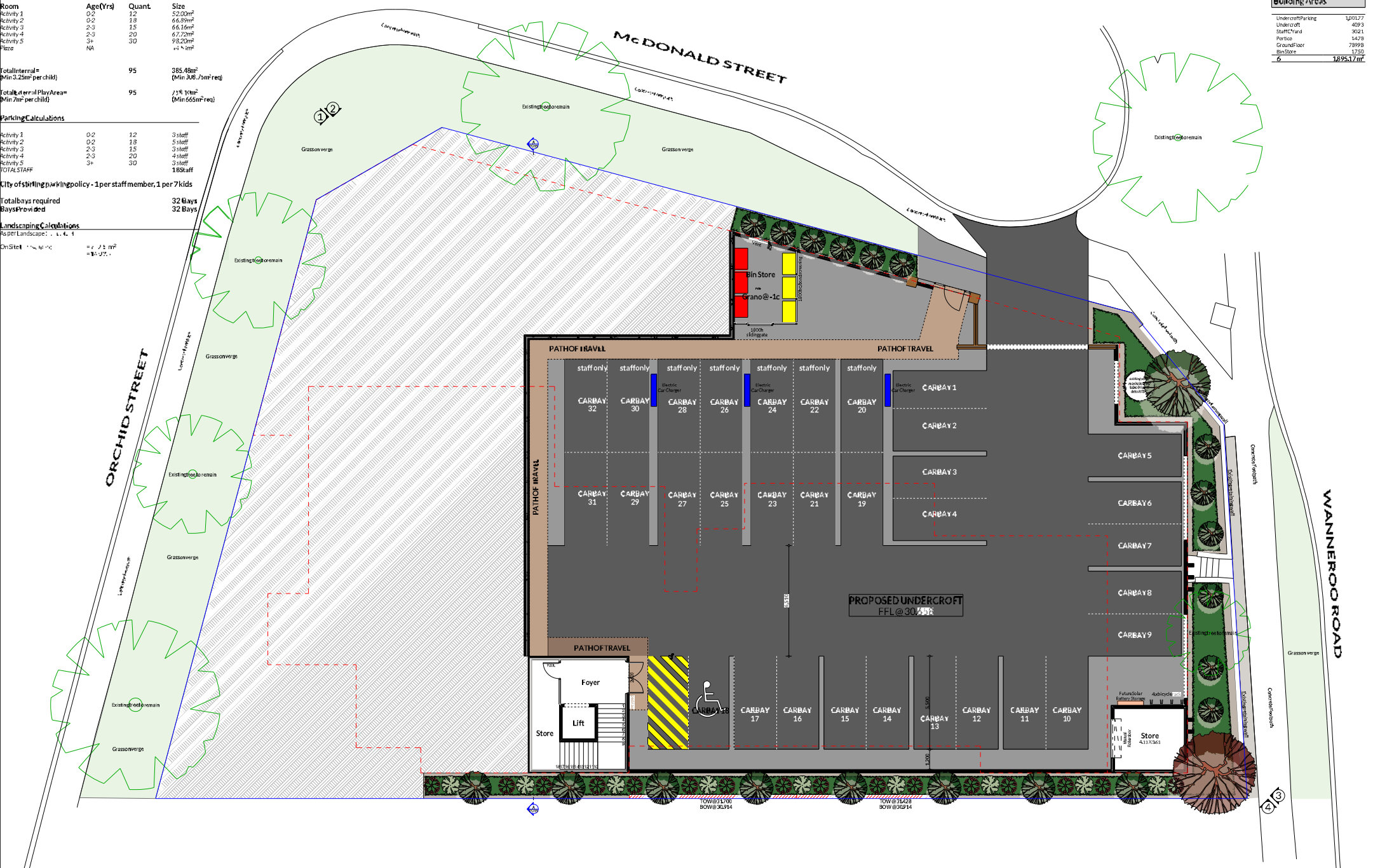
As per Landscaper: 1:1:1

On Site 1:1:1 = 1:1:1

On Site 1:1:1 = 1:1:1

Building Areas

Undercroft Parking	1,011.77
Undercroft	409.3
Staff Office	302.1
Porch	147.9
Ground Floor	789.98
Bin Store	17.50
Total	1895.17m²



SCALE 1:100



Client Pagon	Project Name 1:1:1 Centre	Project Address 250 McDonald St, Iona, WA	Issue Development Approval	Revision 010	Date 15/05/2023	Section Description Date	Section Description Date
						001 Plan (1:100)	15/05/23
						002 Plan (1:100)	15/05/23
						003 Section (1:100)	15/05/23
						004 Section (1:100)	15/05/23
						005 Section (1:100)	15/05/23
						006 Section (1:100)	15/05/23
						007 Section (1:100)	15/05/23
						008 Section (1:100)	15/05/23
						009 Section (1:100)	15/05/23
						010 Section (1:100)	15/05/23

GERMANO
DESIGNS

Project Address
250 McDonald St, Iona, WA

Material & Colour Schedule



Acrylic Render
Dulux "Mt Aspiring"



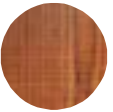
Acrylic Render
Dulux "Champignon"



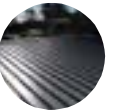
Concrete
Dulux Acrasheid "Ash Rock"



Miland Brick
"Recycled Bricks"



Timber Cladding
"Mortlock Timber"



Colorbond Roof
"Night Sky"



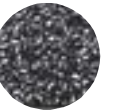
Window Frames
"Marble Black Satin"



Awning
Dulux "Night Sky"



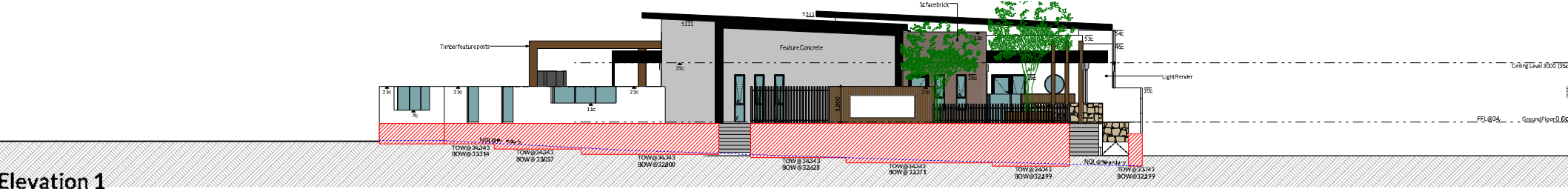
P/Coated Fence



Laser Cut Screening

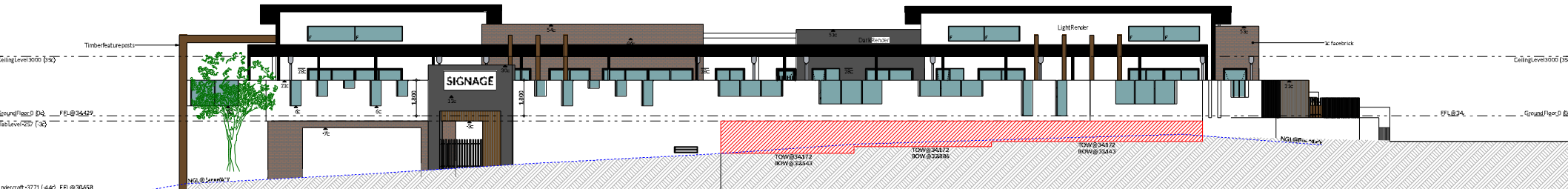
Elevation 1

Scale 1:100



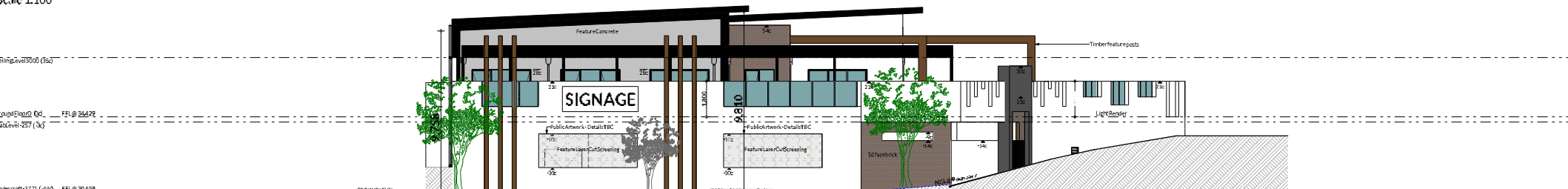
Elevation 2

Scale 1:100



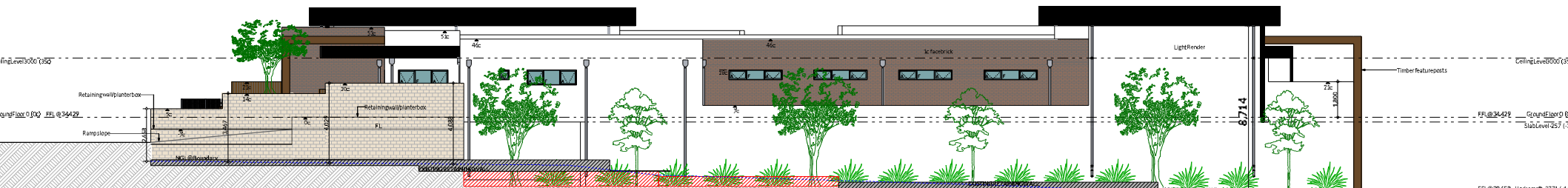
Elevation 3

Scale 1:100



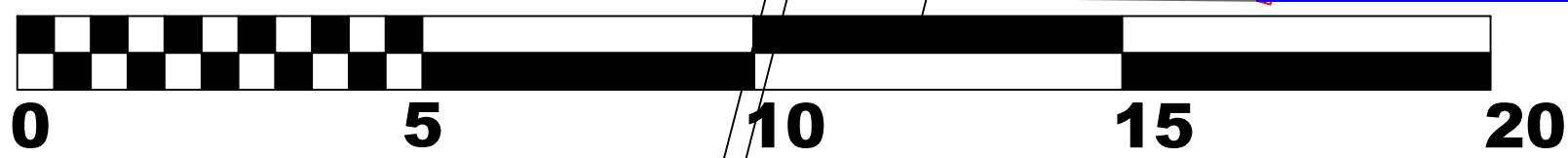
Elevation 4

Scale 1:100



Client Pagon	Project Name 1 - 1 - 1 - Centre	Project Address 250 McDonald St, Iona, NSW	Issue Development Approval	Revision 010	Date 15/05/2023	Section Elevations	Drawings PD14 of 15	Scale as noted	Sheet Size A1	Revision 010	Date 15/05/2023	Section Elevations	Drawings PD14 of 15	Scale as noted	Sheet Size A1
Project Name 1 - 1 - 1 - Centre	Project Address 250 McDonald St, Iona, NSW	Issue Development Approval	Revision 010	Date 15/05/2023	Section Elevations	Drawings PD14 of 15	Scale as noted	Sheet Size A1	Revision 010	Date 15/05/2023	Section Elevations	Drawings PD14 of 15	Scale as noted	Sheet Size A1	Revision 010
Project Name 1 - 1 - 1 - Centre	Project Address 250 McDonald St, Iona, NSW	Issue Development Approval	Revision 010	Date 15/05/2023	Section Elevations	Drawings PD14 of 15	Scale as noted	Sheet Size A1	Revision 010	Date 15/05/2023	Section Elevations	Drawings PD14 of 15	Scale as noted	Sheet Size A1	Revision 010

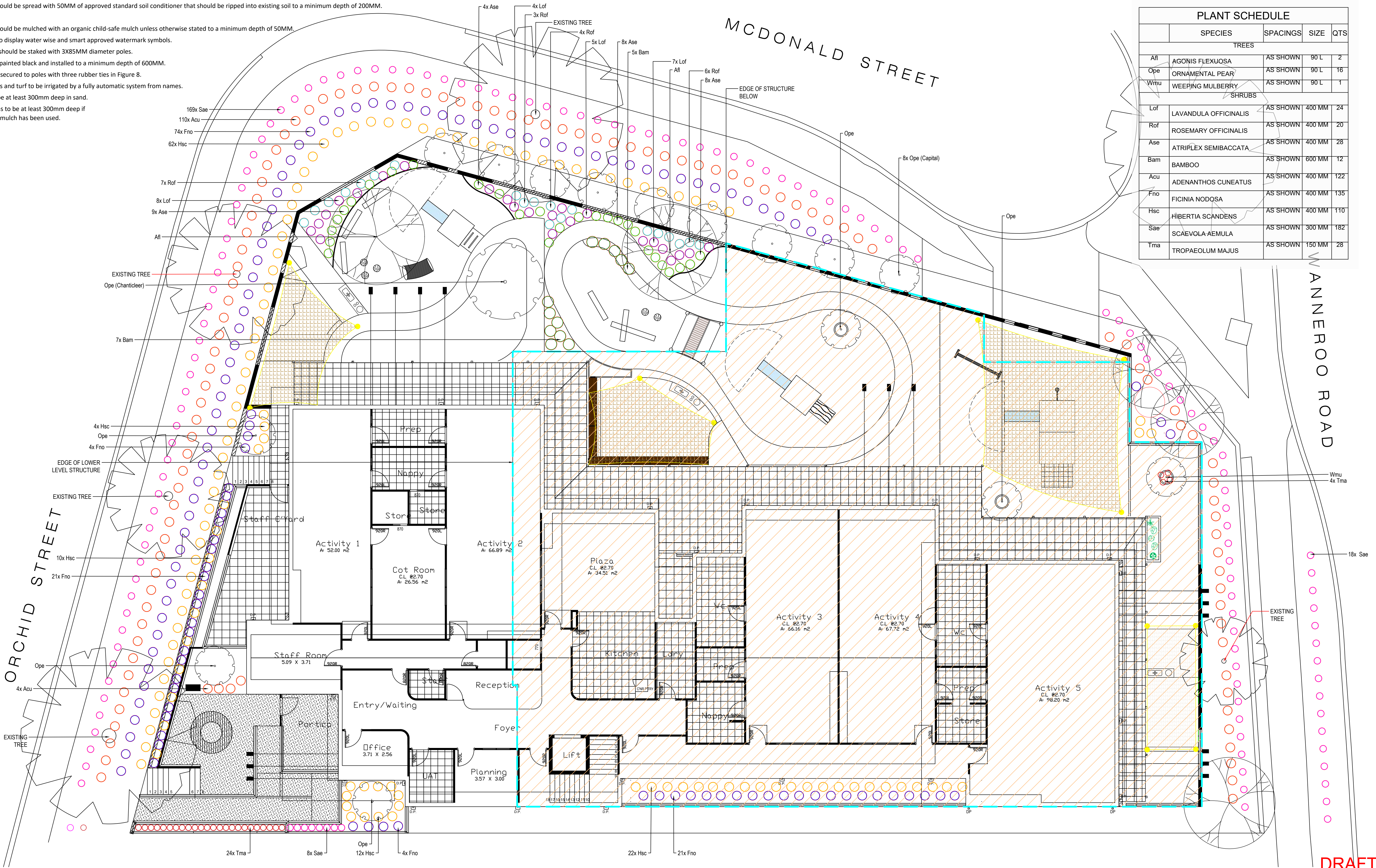




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PROJECT MCDONALD ST.		DRAWING OVERALL CONCEPT PLAN				ISSUE ISSUED FOR FEEDBACK			REVISIONS																								
									NO	DATE	DRAWN	DETAILS																					
									0	13/01/23	NK	CONCEPT- ISSUED FOR FEEDBACK																					
CLIENT -		DRAWING NO L-01				SCALE 1:100				SHEET A1				REVISION 5				DRAWN NK				DATE 18/05/23								1	14/01/23	NK	CONCEPT- ISSUED FOR FEEDBACK
																														2	15/01/23	NK	CONCEPT- ISSUED FOR FEEDBACK
																														3	28/03/23	NK	CONCEPT- ISSUED FOR FEEDBACK
																														4	29/03/23	NK	CONCEPT- ISSUED FOR FEEDBACK
																														5	18/05/23	NK	CONCEPT- ISSUED FOR FEEDBACK

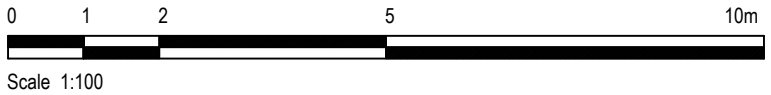
NOTES:
Existing soil in planting areas should be treated with a soil wetting agent.
Planted areas should be spread with 50MM of approved standard soil conditioner that should be ripped into existing soil to a minimum depth of 200MM.
Planting:
Planted areas should be mulched with an organic child-safe mulch unless otherwise stated to a minimum depth of 50MM.
Mulch product to display water wise and smart approved watermark symbols.
Advanced trays should be staked with 3X85MM diameter poles.
Posts should be painted black and installed to a minimum depth of 600MM.
Trees should be secured to poles with three rubber ties in Figure 8.
All planting areas and turf to be irrigated by a fully automatic system from names.
All sand pits to be at least 300mm deep in sand.
All fall zone areas to be at least 300mm deep if certified softfall mulch has been used.



PLANT SCHEDULE				
	SPECIES	SPACINGS	SIZE	QTS
TREES				
Afl	AGONIS FLEXUOSA	AS SHOWN	90 L	2
Ope	ORNAMENTAL PEAR	AS SHOWN	90 L	16
Wmu	WEeping MULBERRY	AS SHOWN	90 L	1
SHRUBS				
Lof	LAVANDULA OFFICINALIS	AS SHOWN	400 MM	24
Rof	ROSEMARY OFFICINALIS	AS SHOWN	400 MM	20
Ase	ATRIPLEX SEMIBACCATA	AS SHOWN	400 MM	28
Bam	BAMBOO	AS SHOWN	600 MM	12
Acu	ADENANTHOS CUNEATUS	AS SHOWN	400 MM	122
Fno	FICINIA NODOSA	AS SHOWN	400 MM	135
Hsc	HIBERTIA SCANDENS	AS SHOWN	400 MM	110
Sae	SCAEVOLA AEMULA	AS SHOWN	300 MM	182
Tma	TROPAEOLUM MAJUS	AS SHOWN	150 MM	28

All measurements and levels for built works are for garden design purposes only and are therefore subject to change.
All measurements and levels should be authorised by an approved builder, structural engineer and local council before commencement.

WORK IN PROGRESS (NOT FOR CONSTRUCTION)



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PROJECT
CHILD CARE CENTRE
McDonald St, JOONDANNA

DRAWING
OVERALL PLANTING PLAN

ISSUE
ISSUED FOR DA

REVISIONS			
No	DATE	DRAWN	DETAILS
1	14/01/23	NK	CONCEPT- ISSUED FOR FEEDBACK
2	31/05/23	NK	CONCEPT- ISSUED FOR FEEDBACK
3	01/06/23	SV	CONCEPT- ISSUED FOR DA

DRAWING NO	SCALE	SHEET	REVISION	DRAWN	DATE
L-02	1:100	A1	2	SV	01/06/23