

Design Review Report – Item 1

Local government:	City of Stirling	
Item no.:	Item 1 – DA22/1242 – 104, 106A and 106B Main Street, Osborne Park - Development Assessment Panel – Form 1 – Child Care premise	
Chairperson:	Emma Williamson	
Panel members:	Anthony Duckworth Peter Ciemitis Lisa Shine	
Local government officers:	James Fletcher Dean Williams Michael Italiano Simone Palmer	Acting Coordinator Planning Senior Planning Officer Acting Senior Planning Officer DRP Support Officer
Observers	Andrew Karagoglou Casey Hill	Planning Officer Planning Officer
Date:	10 November 2022	Time: 2pm
Venue:	City of Stirling – Challenger Room	

Proponent/s		
	Ben Carter	Pinnacle Planning (<i>Applicant</i>)
	Greg Paterson	Paterson Architects
	John Bui	Paterson Architects
	Julian Croudace	Propagule
	Owners	Botchette Pty Ltd

Observer/s

Briefings		
Development assessment overview	Michael Italiano	Acting Senior Planning Officer
Technical issues	Michael Italiano	Acting Senior Planning Officer
Design Review		
Proposed development	Item 1 – DA22/1242 – 104, 106A and 106B Main Street, Osborne Park - Development Assessment Panel – Form 1 – Child Care premise	
Property address	104, 106A and 106B Main Street, Osborne Park	
Background		
Proposal		
Applicant or applicant's representative address to the design review panel	Ben Carter Julian Croudace Greg Paterson	Pinnacle Planning Propagule Paterson Architects
Key issues / recommendations	The Panel thank the Applicant for their presentation and look forward to seeing this project as it develops.	

	Important to the next review will be a considered response to the comments of DRP1 with drawings and diagrams that illustrate changes to the scheme. While the scale of the development is supported the Panel feel that significant work needs to be undertaken to ensure a contextually appropriate design that provides good amenity, natural light and ventilation to the facilities being provided. Landscape and sustainability sit at the core of the success of the scheme and should be addressed in full. Refer to attached Design Quality Evaluation Report.
Chairperson signature	

Design quality evaluation Item 1 – DA22/1242 – 104, 106A and 106B Main Street, Osborne Park - Development Assessment Panel – Form 1 – Child Care premise DRP Meeting – Thursday 10 November 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 it would be beneficial to see an urban design study and a context analysis undertaken by the Applicant to understand their reading of the current and future context of the surrounding area. 1b. The Panel commented that there is an opportunity to undertake an analysis of the area that will assist in understanding the fine grain of the area, the materiality and the opportunity of interface at street level.
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. Then Panel commented that there is insufficient detail in relation to the landscape intention. These elements form a core part of the Design Review process and cannot be held over to detailed design. 2b. The Panel urged the Applicant to enter into a dialogue with the city to ensure the verge trees can be planted as proposed. These are considered important to the interface of the building within the context. 2c. It was recommended by the Panel information around the garden beds on the upper levels could be included into the design and shown on the drawings. 2d. The Panel emphasized the need for further information in relation to the landscaping throughout this development, including the provision of play spaces and shading to play areas. 2e. It would be beneficial for the Panel to see the intent of the landscape play experience and its interconnection with the broader design. There is opportunity for play spaces to be inviting and attractive. 2f. Comment was made by the Panel the truncation of the footpath is not required and the footpath could be maintained on a rectangular alignment and create an opportunity for further landscaping.
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 support the scale of the development and the way that it addresses the corner site location. Comment was made that there is considerable opportunity to further develop the bulk of the built form to maximise and improve amenity for children. 3b. Comment was made by the Panel there is opportunity to relocate the oculus closer to the building to allow more light into the play spaces and activity rooms that will struggle to get any meaningful natural light or ventilation with the current proposal. 3c. It was suggested by the Panel the configuration of the bathrooms on the lower level could be altered to minimize the negative impact they are having on surveillance and natural light penetration. 3d. The Panel commented on the need to consider ways in which the porosity of the ground floor interface with the street can be improved through a considered and nuanced response. The current interface with Main Street is not considered adequate in terms of visual amenity and activation.

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 expressed concern around the location of the accessible bay being at the rear of the carpark. 4b. It was mentioned by the Panel the staff parking could be further away and parent drop off could be closer to the entry point. The Panel commented on the opportunities to consider the reallocation of tandem parking to assist in the redistribution of deep soil areas for the benefit of many rather than the few. 4c. The Panel question the functionality of the waste management with consideration to vehicles needing to enter and exit the facility in forward gear.
Principle 5 Sustainability	<i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i>
	5a. It was stated by the Panel the sustainability principle has not been adequately addressed and requires further thought and development. 5b. The Applicant was encouraged by the Panel to explore options and make a commitment to sustainability initiatives and provide further information in the way of a sustainability strategy. 5c. The Panel commented on the inability for natural light and ventilation to penetrate the ground floor playroom and recommended reviewing this playroom. 5d. The Panel questioned why the upper-level outdoor areas are fully roofed. The guidance around this is 30% direct sunlight. This could be tested and amended. 5e. Comment was made by the Panel light in all rooms is questionable and recommended demonstrating the natural light penetration into the rooms. 5f. There is opportunity for further thought and development in relation to cross ventilation throughout the design.
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. There was concern expressed by the Panel around the lack of nappy changing facilities. 6b. The Panel questioned the amenity of the cot room which has no windows for light or ventilation. Babies will be waking up in darkness. 6c. Comment was made by the Panel they look forward to seeing how the simulated outdoor areas develop and stated there could be opportunity for additional tree cut outs.
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 commented that the legibility of the front door could be more prominent to the footpath and improve activation to the street. 7b. The Panel stated there is no information on signage noted on the drawings and request more information in this regard.
Principle 8 Safety	<i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</i>
	8a. There was concern expressed by the Panel in relation to the safety of the carpark with vehicles coming in and out. The Panel question the ability of vehicles to turn around if the carpark is full. 8b. The Panel commented on the absence of a clear pedestrian path that would enable users to safely access the childcare entry without having to walk through the carpark.

	8c. The Panel commented there is opportunity to look for separation between vehicles and 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 Applicant was encouraged to think about the edge conditions on the ground floor façade in relation to the pedestrian experience. The Panel do not support the proposed blank façade and suggest consideration be given to reportioning the windows thus enabling the sightline to be higher and not into the floor area. This would enable a safe and respectful interaction with pedestrians without compromising the security of the children.
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 commented there is opportunity for further development in the Applicants' approach to screening and stated the square motive feels heavy handed. 10b. It was suggested by the Panel it would be beneficial to connect the project materiality and detailing to the findings of the context and character study. 10c. Comment was made by the Panel there is opportunity for more tactility around the ground floor materiality.

Design Review progress Item 1 – DA22/1242 – 104, 106A and 106B Main Street, Osborne Park - Development Assessment Panel – Form 1 – Child Care premise DRP Meeting – Thursday 10 November 2022			
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	DR1 10/11/2022	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 – DA22/1242 – 104, 106A and 106B Main Street, Osborne Park

DR1 – DRP Recommendations DRP Meeting – 10/11/2022	DR2 – Applicant Response DRP Meeting – 10/11/2022	DR2 DRP Recommendations DRP Meeting –	DR2 – Applicant Response DRP Meeting –
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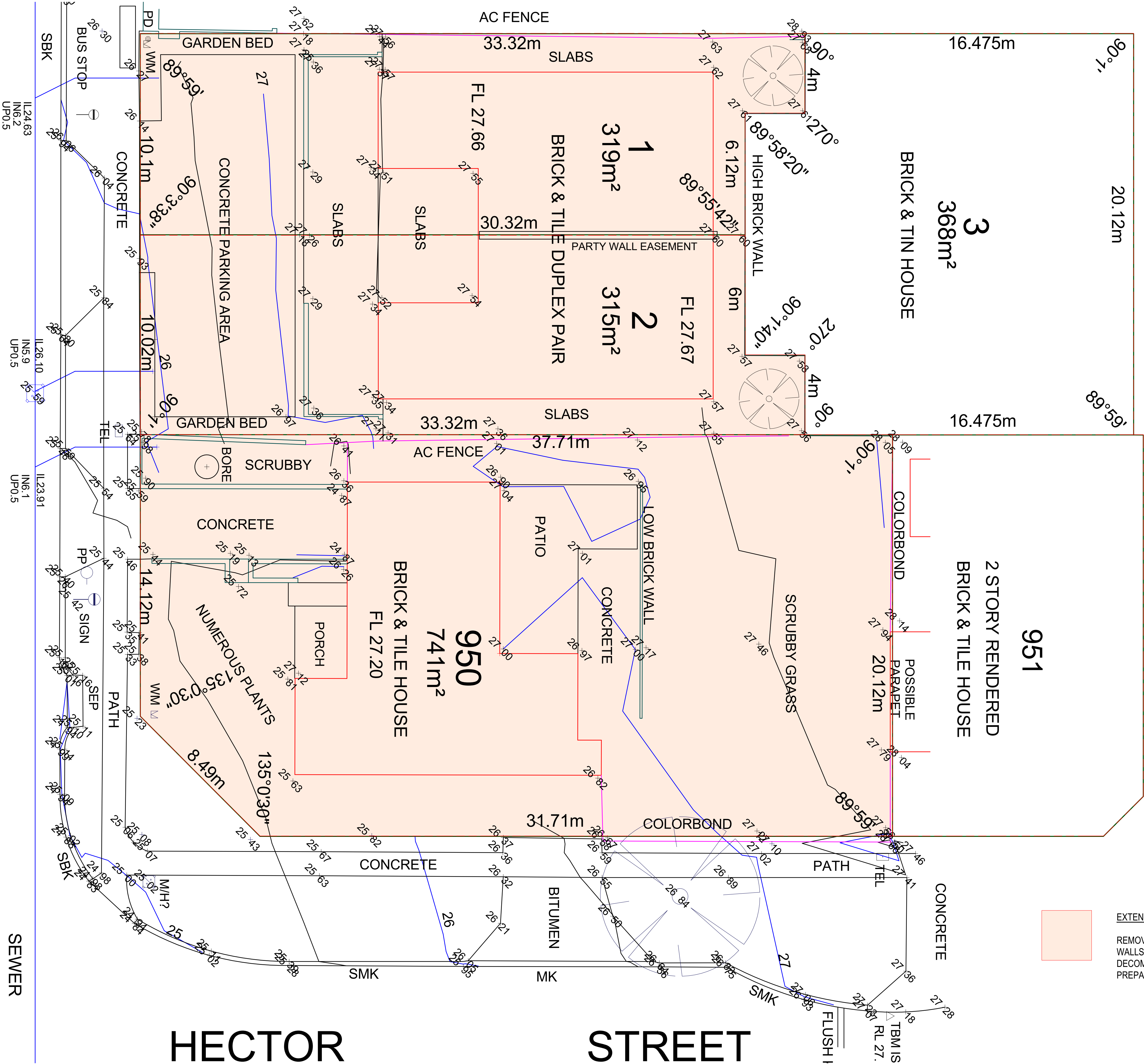
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GARNER LANE

MAIN STREET

HECTOR STREET

HECTOR STREET



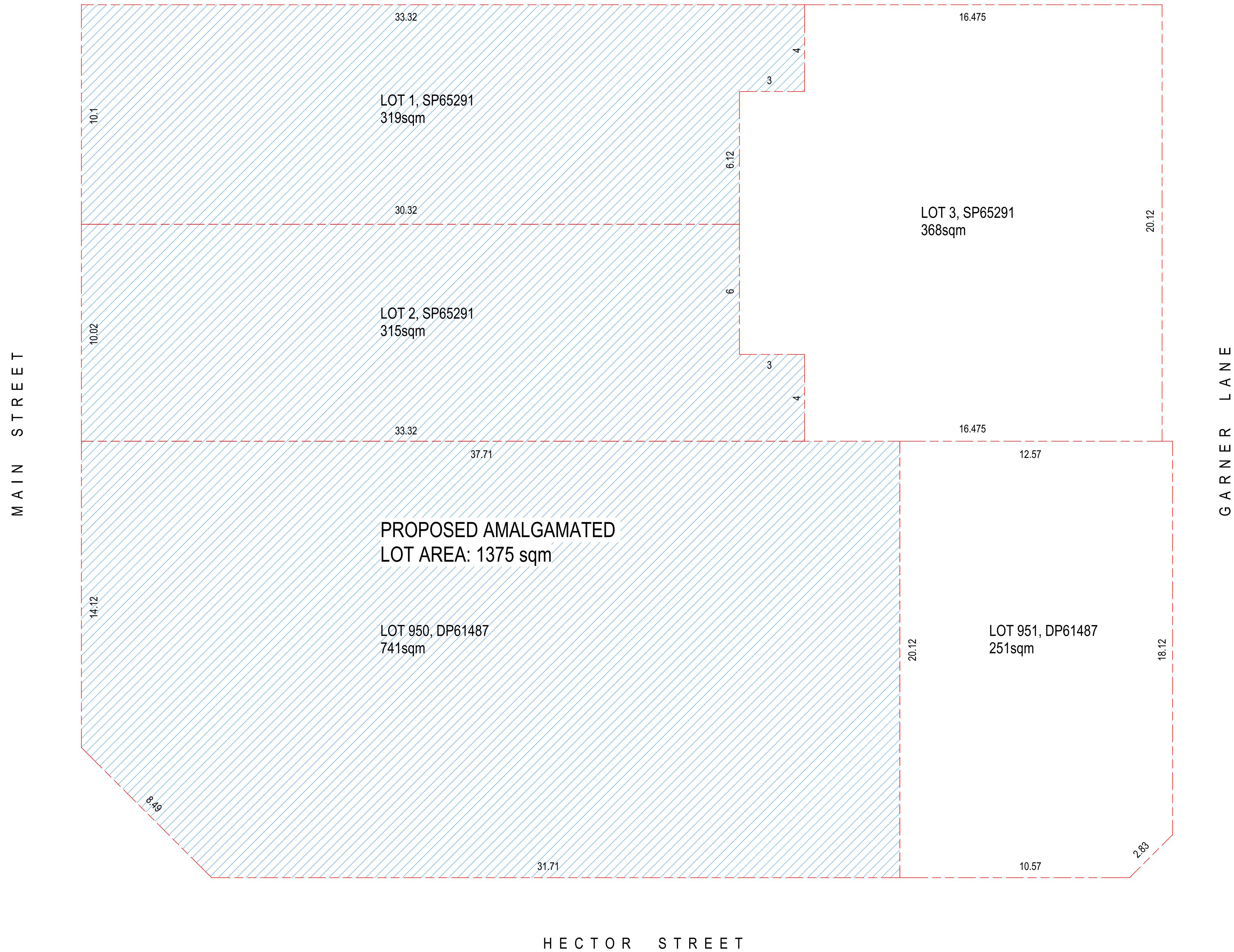
COUNTOUR AND FEATURE SURVEY

TOTAL SURVEY SOLUTIONS PTY LTD
10 GARROW COURT
KINGSLEY WA 6026
0411 588 277
LEOTTS@TPG.COM.AU

EXTENT OF DEMOLITION

REMOVAL OF ALL EXISTING BUILDINGS, STRUCTURES,
WALLS, SLABS, PAVEMENT, LANDSCAPING AND TREES.
DECOMMISSION AND CAP ALL EXISTING SERVICES.
PREPARE SITE FOR NEW BUILDING PAD.



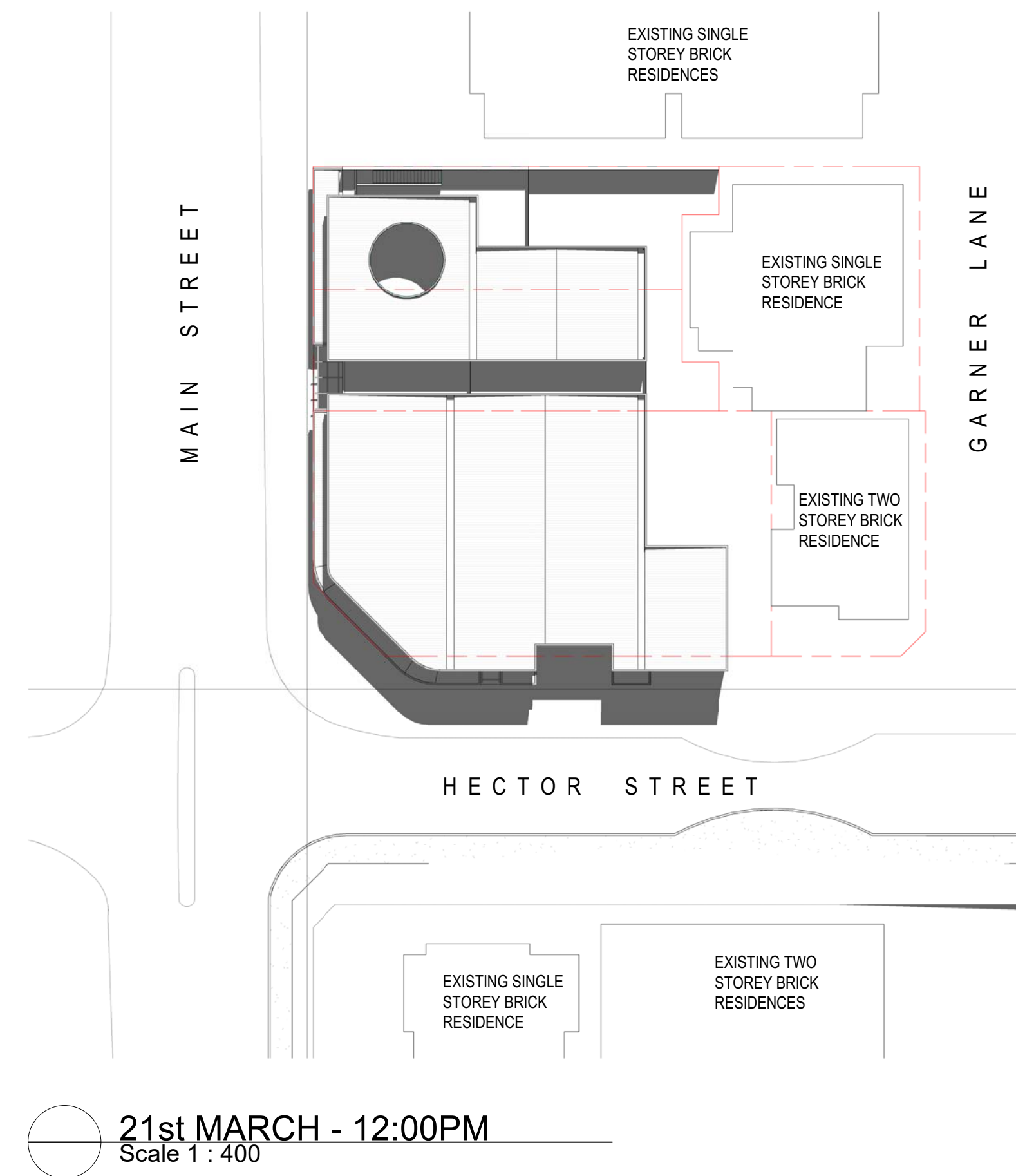
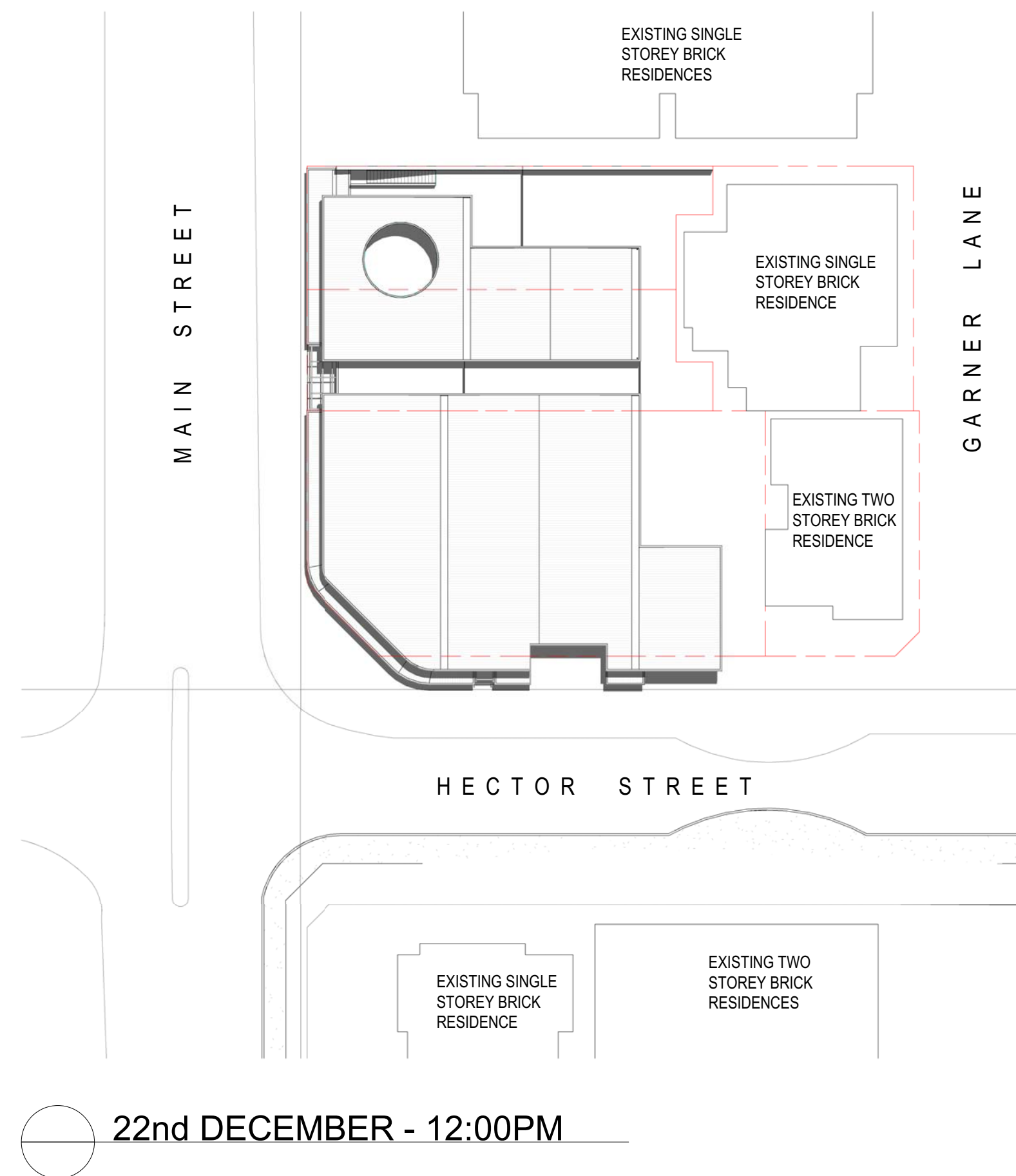
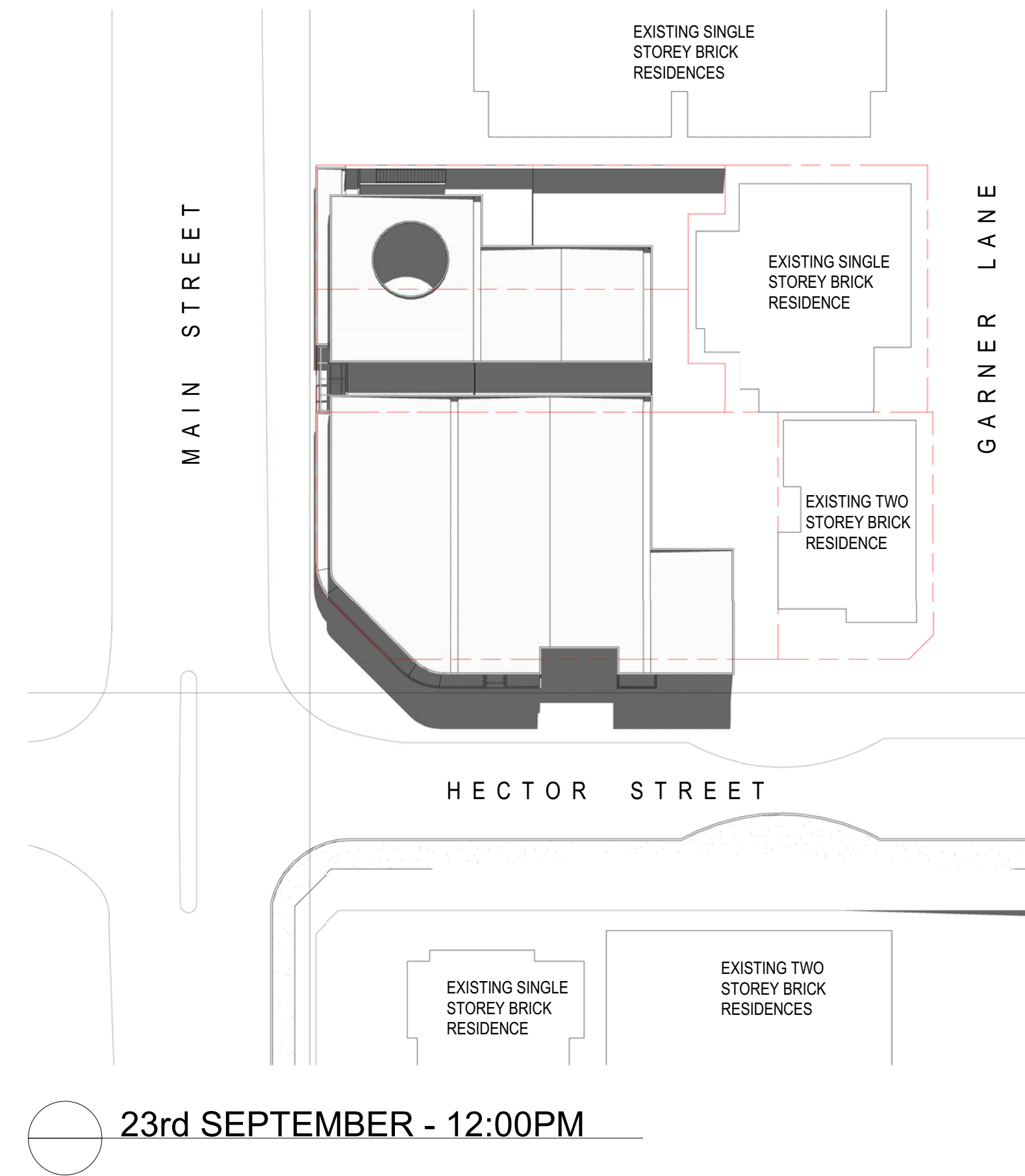
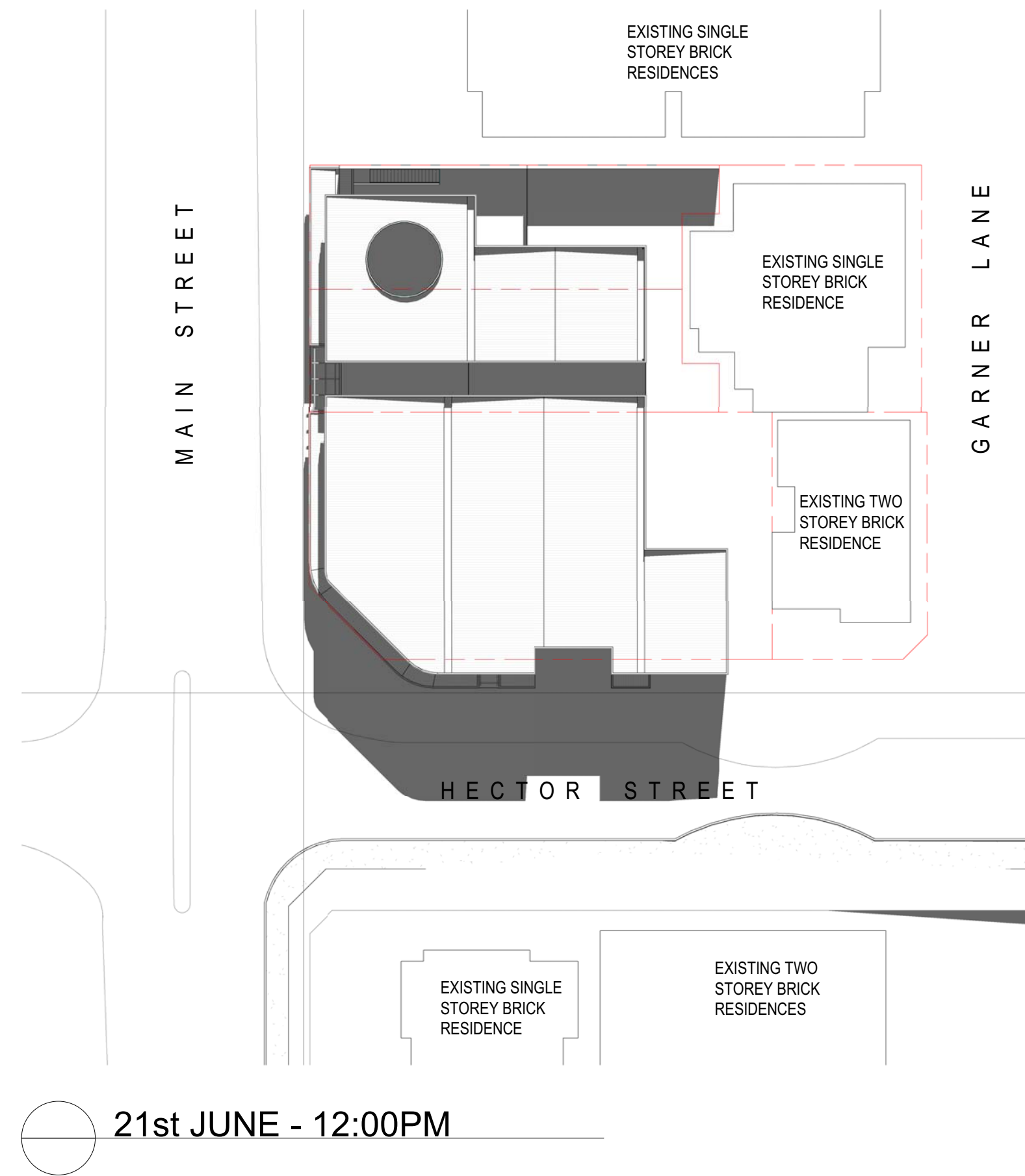


LEGEND: AMALGAMATION PLAN

PROPOSED AMALGAMATION
OF EXISTING LOTS

1 AMALGAMATION PLAN
Scale 1 : 100





NOTES:

- STREET WIDENING MAIN STREET**
2.5 METERS (CEDED TO COUNCIL AS PER HERDSMAN GLENDALOUGH LOCAL DEVELOPMENT PLAN).
- CANOPY TO STREET**
CANOPY TO STREET PROVIDED TO EXTENT SHOWN
- SETBACKS**
NIL TO MAIN & HECTOR FOR COMMERCIAL
- PLOT RATIO - COMMERCIAL**
STREET CHARACTER 6:
PERMISSIBLE PLOT RATIO: 2.5 MAX
PLOT RATIO : 3437.5 SQM
1006 SQM (0.73)
- PARKING**
1.25 BAYS/100SQM MIN. AS PER HERDSMAN GLENDALOUGH STRUCTURE PLAN & AMENDMENT 114.
SITE AREA: 1375 SQM
CAR BAYS REQUIRED 17
CAR BAYS ON SITE 18
- BIKES:**
BIKE BAYS 1/400 SQM OF GFA.
BIKE BAYS PROVIDED: 3 BIKE BAYS
- BINS:**
MIN WIDTH 3.5 MT, MIN AREA 10SQM
AREA PROVIDED: 10 SQM

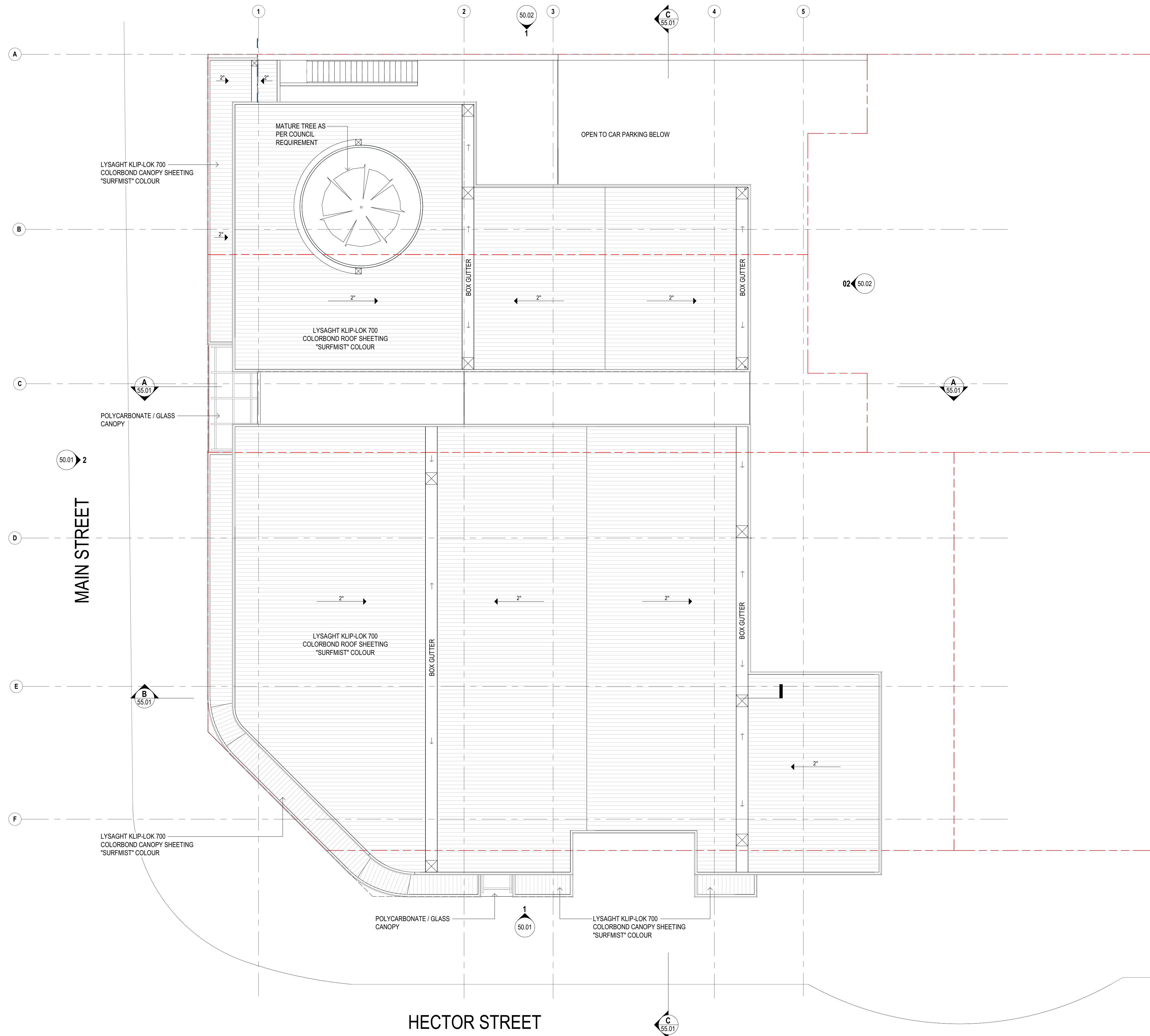
LEGEND: SITE PLAN

 EXTENT OF UPPER FLOOR





PATERSON
ARCHITECTS

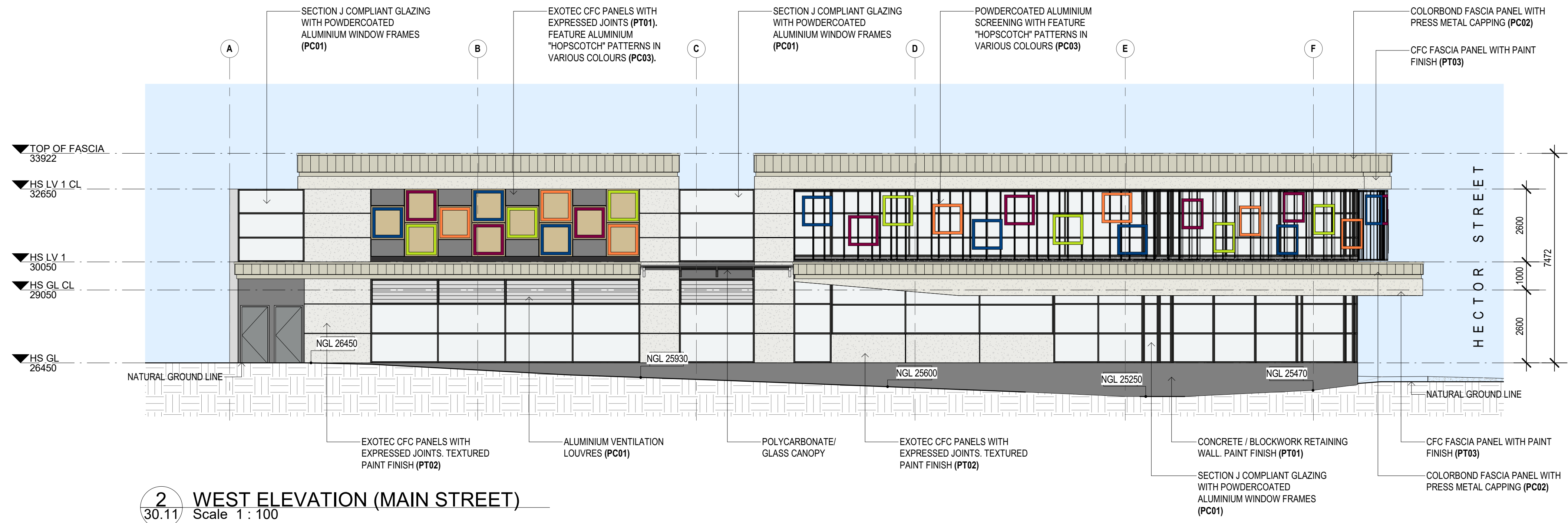
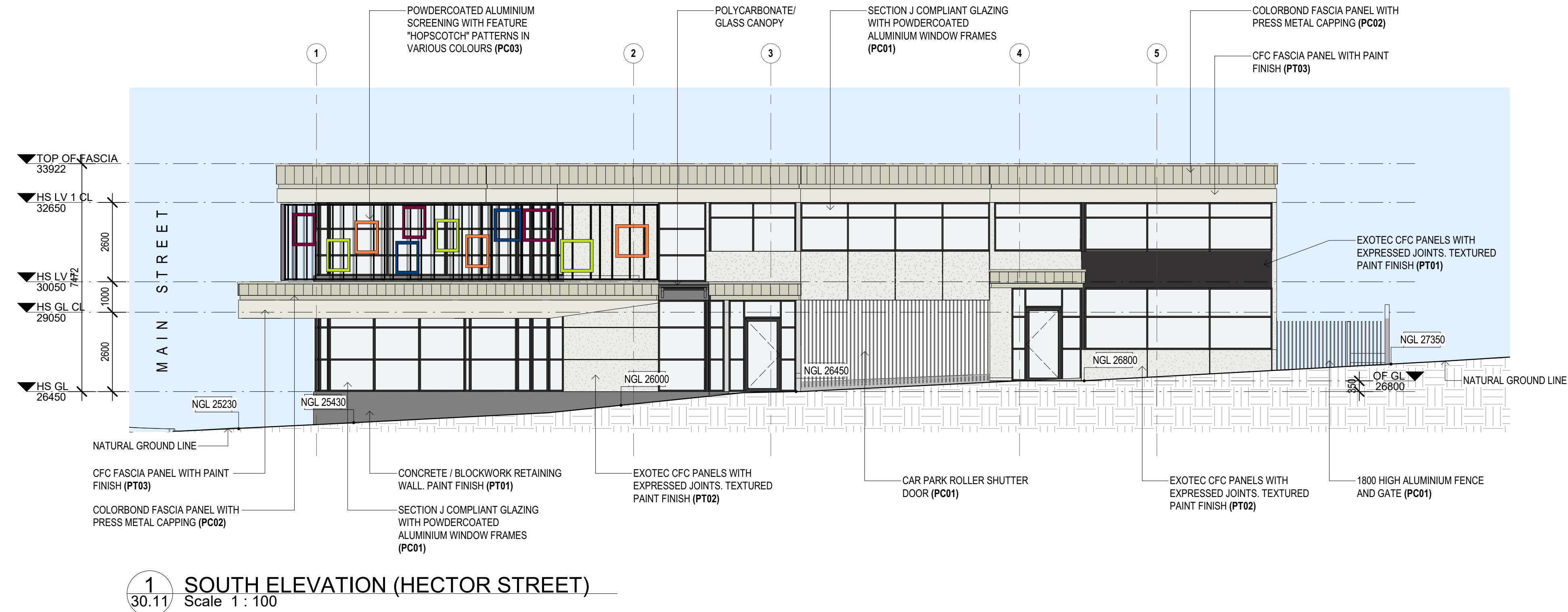




1 GROUND FLOOR PLAN
50.01 Scale 1 : 100

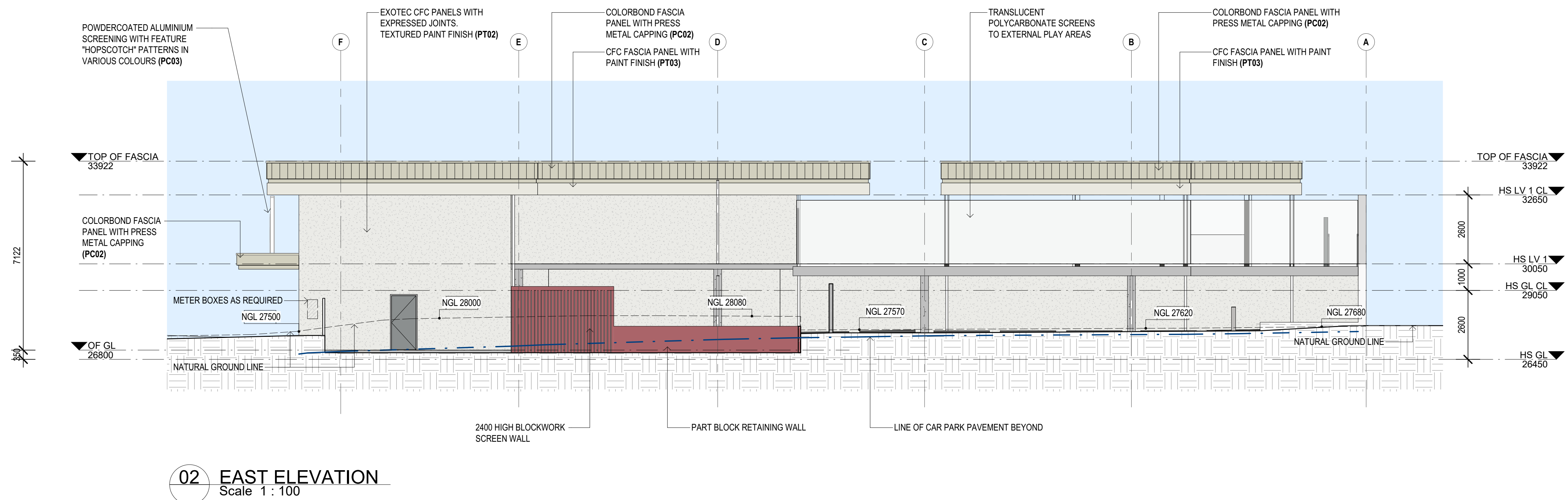
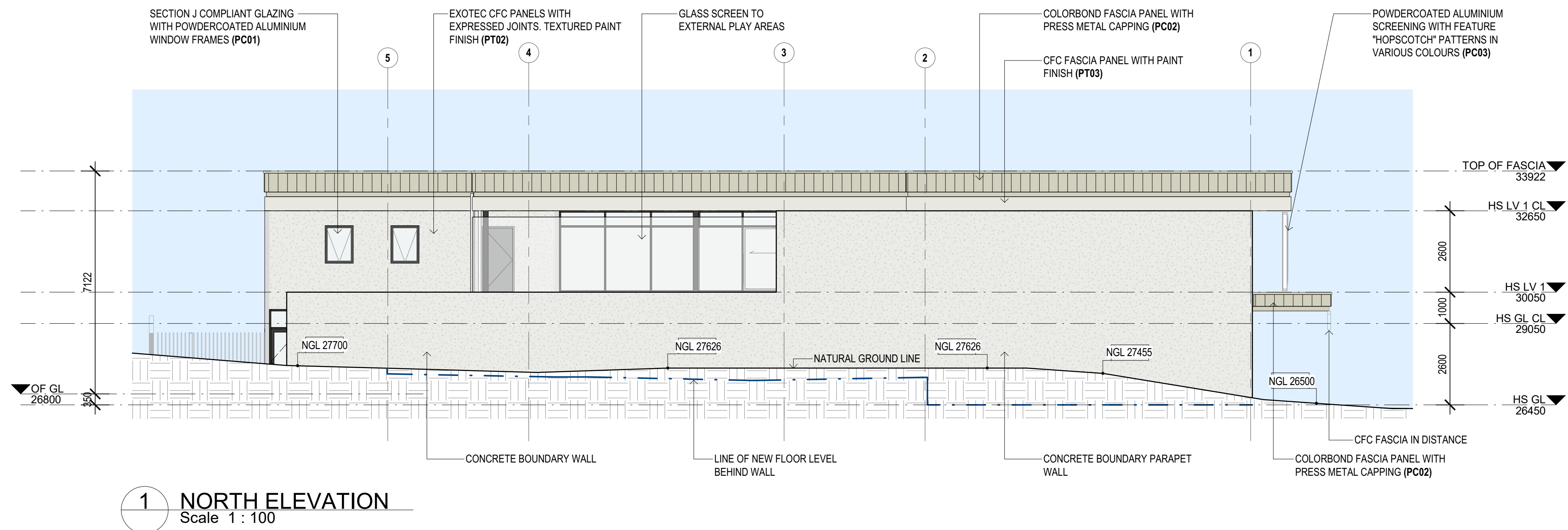
FINISHES SCHEDULE

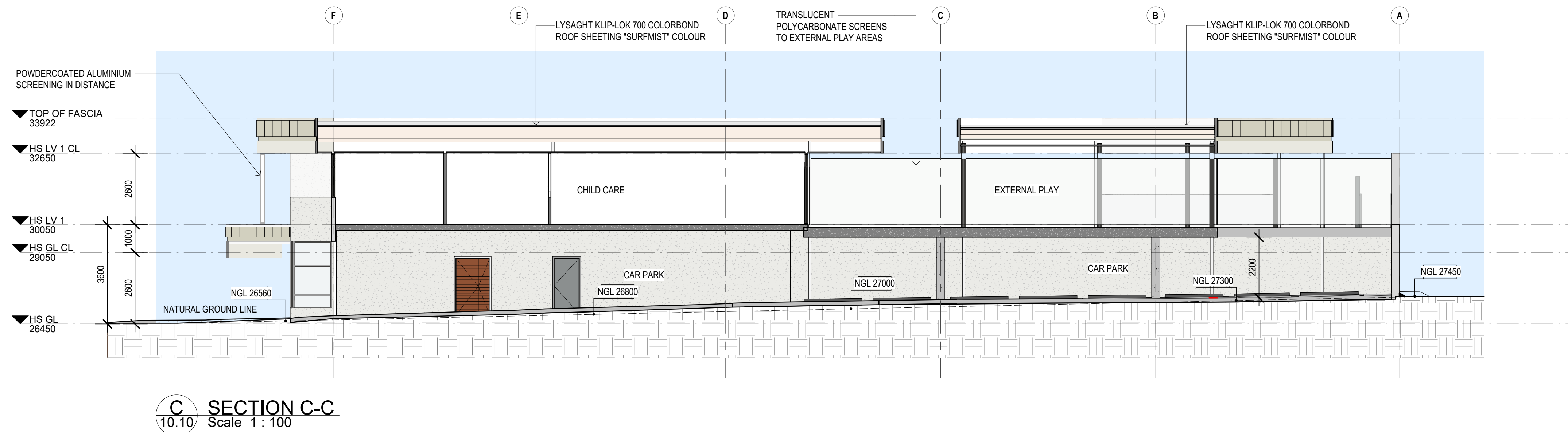
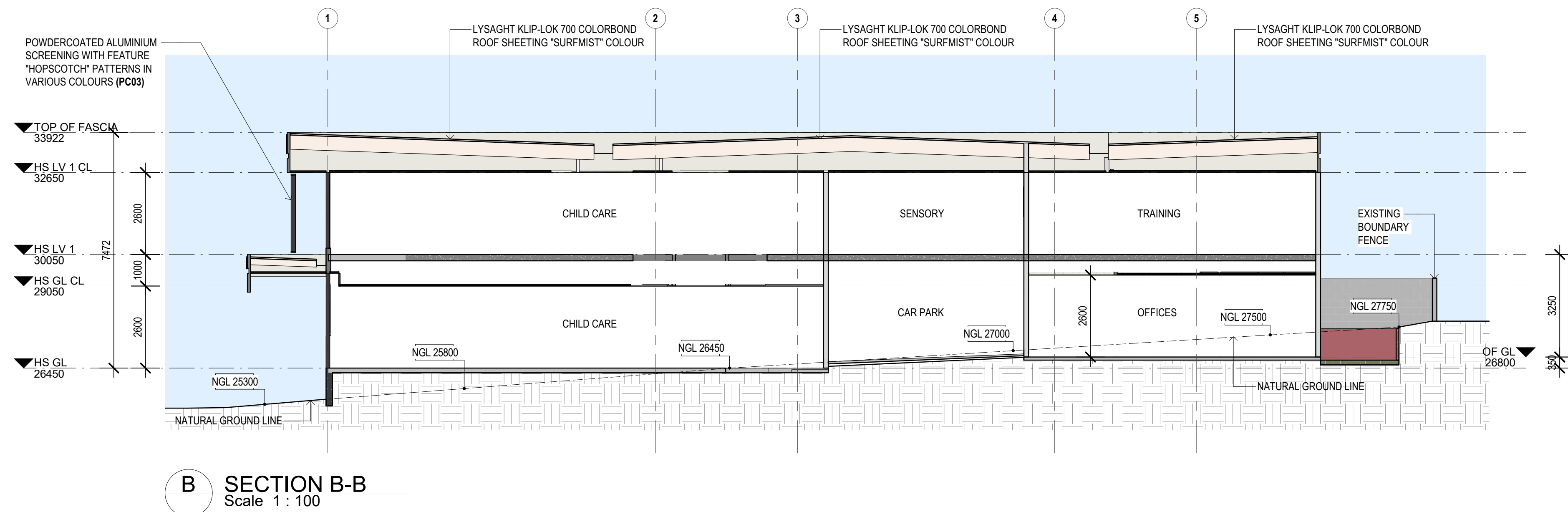
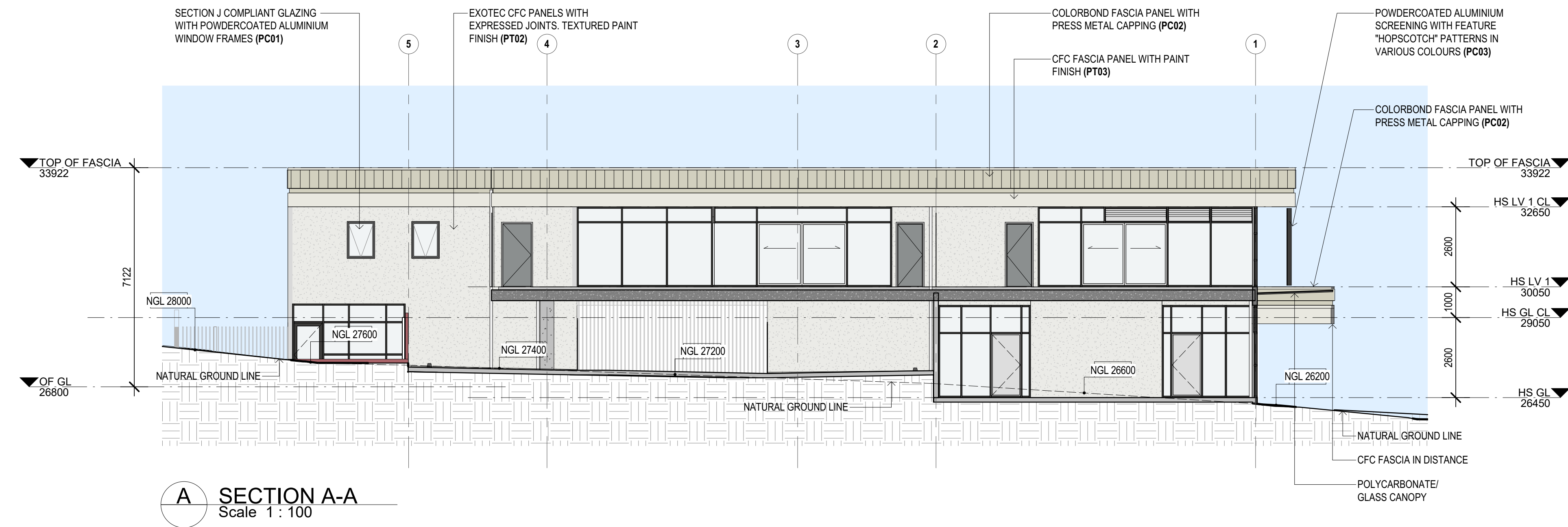
PT01	PAINTED CONCRETE DULUX "BLACK CAVIAR"
PT02	PAINTED EXOTEC CFC PANEL DULUX ACTRATLEX "CASPER WHITE"
PT03	PAINTED CFC PANEL DULUX "VIVID WHITE"
PC01	POWDERCOATED ALUMINIUM DULUX POWDERCOAT "MONUMENT"
PC02	LYSAGHT LONGLINE 305 COLORBOND SHEETING "SURFMIST" COLOUR
PC03	POWDERCOATED ALUMINIUM DULUX POWDERCOAT, BRIGHT RANGE
GL01	GLAZING

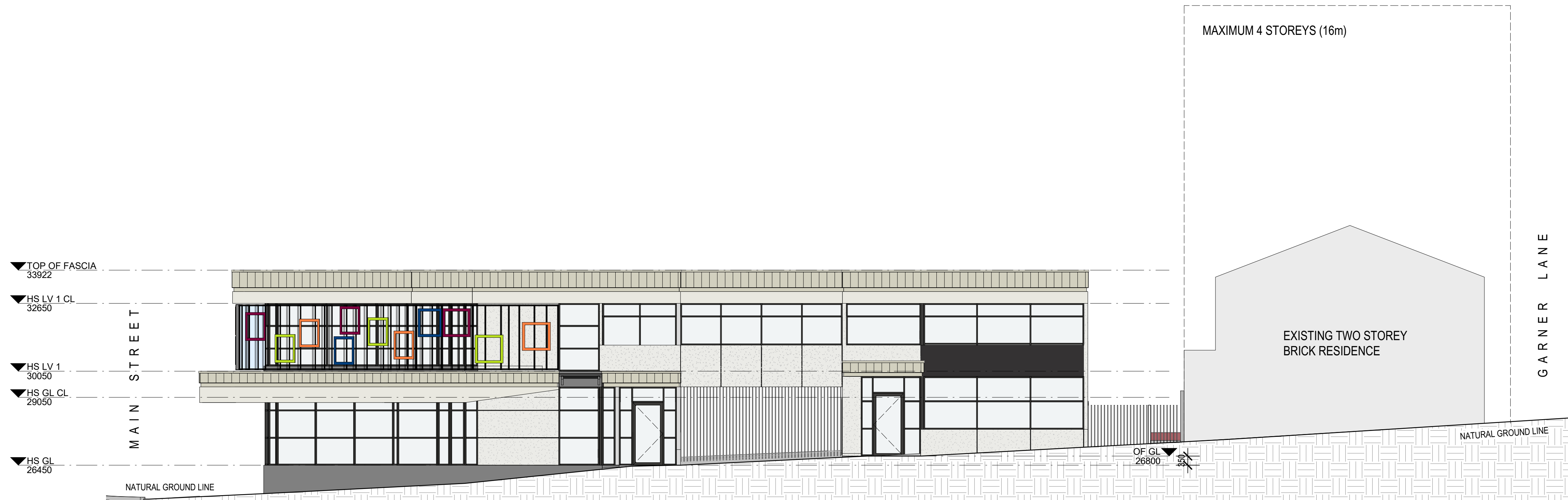


FINISHES SCHEDULE

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1 STREETScape PROFILE (HECTOR STREET)
Scale 1 : 100

STREET CHARACTER TYPE 6, BUILDINGS UP TO 4 STOREYS
AS PER HERDSMAN GLENDALOUGH LOCAL DEVELOPMENT PLAN



2 STREETScape PROFILE (MAIN STREET)
Scale 1 : 100

STREET CHARACTER TYPE 6, BUILDINGS UP TO 4 STOREYS
AS PER HERDSMAN GLENDALOUGH LOCAL DEVELOPMENT PLAN



VIEW FROM MAIN STREET





VIEW FROM HECTOR STREET

