

Design Review Report – Item 1

Local government:	City of Stirling	
Item no.:	Item 1 – DA23/0802 – 92 Princess Road, Balga – Development Assessment Panel – Form 1 – Child Care Premise	
Chairperson:	Emma Williamson	
Panel members:	Anthony Duckworth Peter Damen Jackson Liew	
Local government officers:	Dean Williams Cameron Howell Karina Bowater Simone Palmer	Senior Planning Officer Senior Planning Officer Senior Planning Officer DRP Support Officer
Observers	Gareth Glanville David Jack	Senior Strategic Planning Officer – City Future Specialist Strategic Planner – City Future
Date:	3 August 2023	Time: 2pm
Venue:	City of Stirling – Challenger Room	

Proponent/s		
	Steven DePiazzi Mina Al-Bahadiri Ellysia Clemente	Urbanista Town Planning (<i>Applicant</i>) Meyer Shircore Architects Meyer Shircore Architects
	Owners	West Living Pty Ltd
Observer/s		

Briefings		
Development assessment overview	Karina Bowater	Senior Planning Officer
Technical issues	Karina Bowater	Senior Planning Officer
Design Review		
Proposed development	Item 1 – DA23/0802 – 92 Princess Road, Balga – Development Assessment Panel – Form 1 – Child Care Premise	
Property address	92 Princess Road, Balga	
Background		
Proposal		
Applicant or applicant's representative address to the design review panel	Mina Al-Bahadiri	Meyer Shircore Architects
Key issues / recommendations	The Panel thank the Applicant for their presentation. While the addition of a childcare centre in this location is supported the design response requires significant development to ensure that it is positively contributing to the	

	context. Importantly the building articulation and design much take into consideration the conditions of the site and the opportunities that the changes in level bring. Retaining should be incorporated into the design of the fences and street interface and building mass should respond to ensure visibility on this important corner site. Refer to attached Design Quality Evaluation Report.
Chairperson signature	

Design quality evaluation
Item 1 – DA23/0802 – 92 Princess Road, Balga – Development Assessment Panel – Form 1 -
Child Care Premises
DRP Meeting – Thursday 3 August 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 made comment the Applicants' response to the context and character requires further exploration, with consideration to both the current and future context. 1b. The Panel stated that the proposal feels disconnected from its context and the contribution it is making to the evolving context is not positive. 1b. The Panel emphasised the proximity of the proposal to the neighbourhood centre and the impactful nature of the corner site. An active contribution to the streetscape is essential. 1c. Comment was made the material and formal response to context in the form of bricks and the pitched roof is supported by the Panel.
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 do not support the removal of the large Jarrah tree on site and request an arborist report to establish the viability of the tree. The suburb of Balga has a critically low tree canopy (less than 6%) and every effort needs to be made to prevent further diminution. 2b. Comment was made by the Panel clarity around the calculations and usability of the outdoor spaces is required, noting that some of the west-facing areas appear too small to be practical. It is important to ensure outdoor spaces can be safely used by the occupants and the design of these areas should be integrated into the plans. 2c. The Panel commented on the opportunity and need to include additional trees on site. Increasing the extent of trees in the carpark is one obvious area for this. 2d. The Panel commented that the planting on the northern boundary will struggle as a result of the narrow area between the building and high fence. 2e. The Panel commented on the opportunity to further develop the design of the retaining wall within the play spaces to make this an interesting and dynamic element. 2f. It was suggested by the Panel to consider permeable paving in the carpark area. 2j. Comment was made by the Panel the external pathway on the northern edge of the building is narrow and it's purpose is unclear. The Panel queried the need for fencing here and whether the opportunity exists to landscape this area to the street.
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. Concern was expressed by the Panel around the dominance of the fencing and retaining which requires resolution. The Panel recommends the development of the fence to incorporate visual permeability and material articulation. 3b. The Panel stated that the retaining walls are a part of the design response and as such should be included on the drawings. More information and clarity around the retaining wall is required. 3c. The Applicant was encouraged to consider the importance of pedestrian connectivity on each street. This has not been addressed and the single

	pedestrian entry through the car park is not supported by the Panel. 3d. The Panel commented on the impact of the retaining wall and fence, which results in the building appearing small in scale. The Panel suggest further development to address this issue. The suggestion was made that breaking the roof form to reduce the bulk would allow creating an opportunity for the building to be strategic in the placement of greater scale and street presence. 3e. The Panel commented that the current built form and scale do not adequately respond to the constraints and opportunities of the site.
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 questioned the viability of the proposed valley gutter, noting that other options may be more robust in this location. 4b. The Panel expressed concern in relation to the size and location of the bin store. It was noted also a wash bay should be incorporated into the design. 4c. The Panel note the shortfall in parking and encourage the Applicant to look at the overflow, demonstrating how this can be accommodated and the amenity impact to the neighbourhood.
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 sustainability requires further thought and a commitment to sustainability strategies. 5b. It was suggested by the Panel there is opportunity for the materials to be considered. Recycled asphalt in the car park and recycled brick for the fence would be a good start and assist with sustainability. It was mentioned the coloured CFC used is not sustainable. 5c. The Panel requested further information and clarity in relation to the photo voltaic cells and stated it would be beneficial to be provided with the kw capacity. These should be integrated into the drawings. 5d. The Panel questioned the capacity for the design to truly offer natural ventilation to rooms as operable windows have not been incorporated into the design. 5e. It was stated by the Panel the location of the air conditioner condensers isn't demonstrated and should be integrated into the drawings. 5f. Comment was made there is opportunity for the roof form to respond to the orientation and increase the natural light penetration into the building through highlight windows.
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. Comment was made by the Panel the bike rack is small. 6b. The Panel does not support the cot rooms with no windows. Windows in these rooms is essential for natural ventilation and sleep patterns. 6c. It was suggested by the Panel further shading is required and should be demonstrated and included in the drawings in the outdoor space fronting east and west.
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 made comment the entrance into the facility is recessed within the building and not sufficiently legible. The Applicant was encouraged to think about the way in which the articulation of the built form and architectural language can be deployed to create a legible entry.

	7b. The Panel commented that the location of incorporation of signage has not been demonstrated. 7c. It was stated by the Panel as this is a corner lot the design should respond to this and create legibility in terms of building use and access. 7d. Comment was made legibility could be improved by integrating permeable fencing in place of a solid wall.
Principle 8 Safety	<i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</i>
	8a. It was suggested by the Panel there may be an opportunity to include drop off bays along Fletching Street in the design. This could have the potential to address the carpark shortfall and would need consultation with the City to ensure this was a solution that could be entertained. 8b. The Panel stated the entry pathway and carpark access are not safe. Further work is required to ensure this is addressed. 8c. There was concern expressed by the Panel around the safety of the play spaces as there is limited surveillance as some areas are tucked around corners and would make it impossible for careers to survey two areas simultaneously.
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 support the contribution a childcare centre would make to the community in this location. 9b. Comment was made by the Panel the street interface requires further thought and development. The Applicant was encouraged to look at how the retaining wall and boundary fence could activate the streetscape. The current approach is not supported. 9c. It was stated by the Panel the public art policy applies in this area and the Applicant was encouraged to demonstrate and integrate the public art into the design.
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 Applicant was encouraged to think about the impact of the shade structures and stated there is opportunity for increased material articulation. 10b. Comment was made by the Panel the design of the building is hard to appreciate as it is screened by the boundary fence. Resolution of this requires a consideration of scale and articulation to break the building bulk. 10c. The Panel suggested looking for visual references for design detail such as the suggested double columns.

Design Review progress

**Item 1 – DA23/0802 – 92 Princess Road, Balga – Development Assessment Panel – Form 1 -
Child Care Premises
DRP Meeting – Thursday 3 August 2023**

	<i>Design Principle satisfied</i>		
	<i>Design Principle pending further attention</i>		
	<i>Design Principle not satisfied</i>		
	DR1 3/8/2023	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 – DA23/0802 - 92 Princess Road, Balga

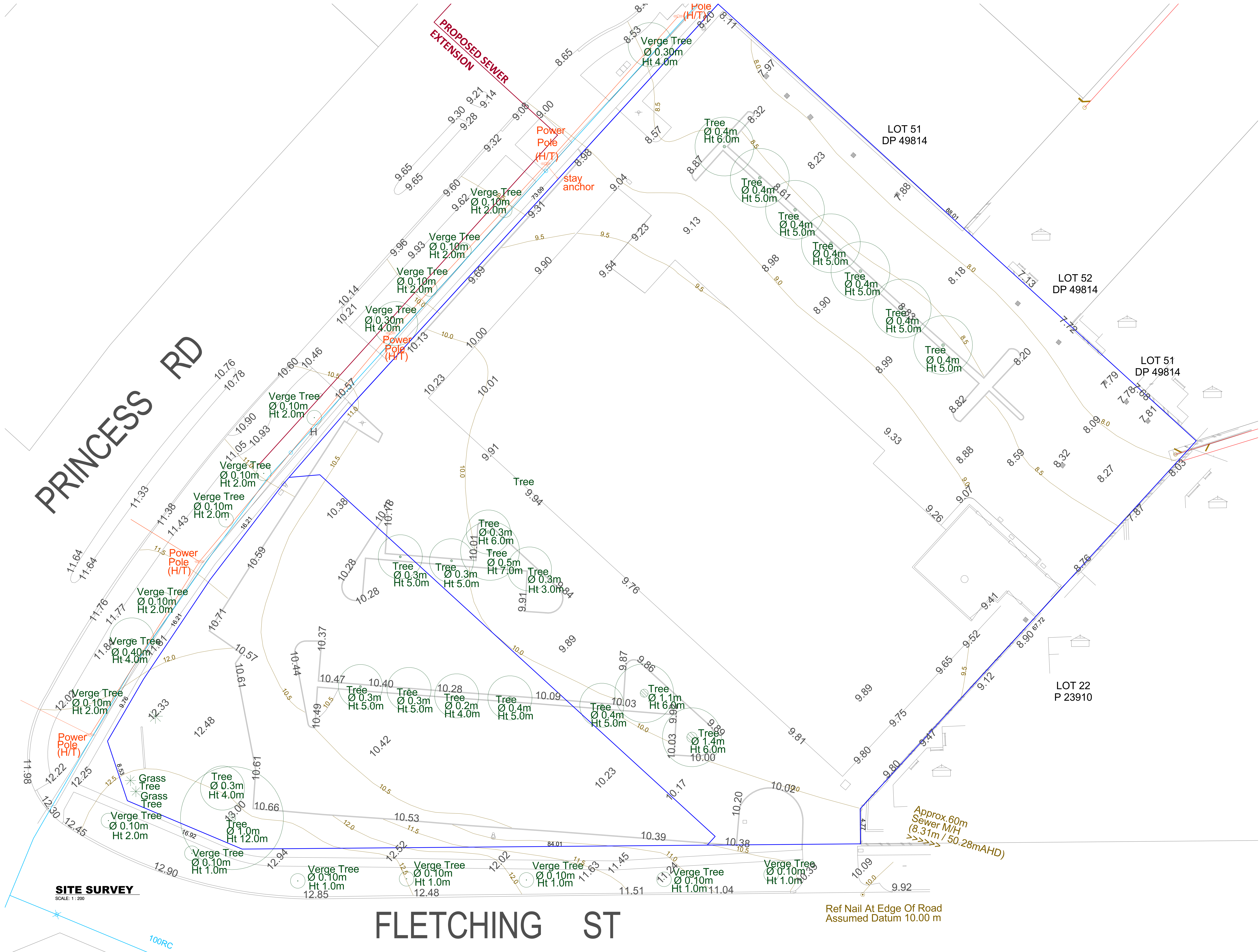
DR1 – DRP Recommendations DRP Meeting – 3/8/2023	DR2 – Applicant Response DRP Meeting – 3/8/2023	DR2 DRP Recommendations DRP Meeting –	DR2 – Applicant Response DRP Meeting –
1a. The Panel made comment the Applicants' response to the context and character requires further exploration, with consideration to both the current and future context. 1b. The Panel emphasised the proximity of the proposal to the neighbourhood centre and the impactful nature of the corner site. An active contribution to the streetscape is essential.	1a.		
2a. The Panel do not support the removal of the large Jarrah tree on site and request an arborist report to establish the viability of the tree. The suburb of Balga has a critically low tree canopy (less than 6%) and every effort needs to be made to prevent further diminution. 2b. Comment was made by the Panel clarity around the calculations and usability of the outdoor spaces is required, noting that some of the west-facing areas appear too small to be practical. It is important to ensure outdoor spaces can be safely used by the occupants and the design of these areas should be integrated into the plans. 2c. The Panel commented on the opportunity and need to include additional trees on site. Increasing the extent of trees in the carpark is one obvious area for this. 2e. The Panel commented on the opportunity to further develop the design of the retaining wall within the play spaces to make this an interesting and dynamic element. 2f. It was suggested by the Panel to			

2j.	consider permeable paving in the carpark area. Comment was made by the Panel the external pathway on the northern edge of the building is narrow and it's purpose is unclear. The Panel queried the need for fencing here and whether the opportunity exists to landscape this area to the street.			
3a.	Concern was expressed by the Panel around the dominance of the fencing and retaining which requires resolution. The Panel recommends the development of the fence to incorporate visual permeability and material articulation.			
3b.	The Panel stated that the retaining walls are a part of the design response and as such should be included on the drawings. More information and clarity around the retaining wall is required.			
3c.	The Applicant was encouraged to consider the importance of pedestrian connectivity on each street. This has not been addressed and the single pedestrian entry through the car park is not supported by the Panel.			
3d.	The Panel commented on the impact of the retaining wall and fence, which results in the building appearing small in scale. The Panel suggest further development to address this issue. The suggestion was made that breaking the roof form to reduce the bulk would allow creating an opportunity for the building to be strategic in the placement of greater scale and street presence.			
4b.	The Panel expressed concern in relation to the size and location of the bin store. It was noted also a wash bay should be incorporated			

4c.	into the design. The Panel note the shortfall in parking and encourage the Applicant to look at the overflow, demonstrating how this can be accommodated and the amenity impact to the neighbourhood.			
5a.	Comment was made by the Panel sustainability requires further thought and a commitment to sustainability strategies.			
5b.	It was suggested by the Panel there is opportunity for the materials to be considered. Recycled asphalt in the car park and recycled brick for the fence would be a good start and assist with sustainability. It was mentioned the coloured CFC used is not sustainable.			
5c.	The Panel requested further information and clarity in relation to the photo voltaic cells and stated it would be beneficial to be provided with the kw capacity. These should be integrated into the drawings.			
5e.	It was stated by the Panel the location of the air conditioner condensers isn't demonstrated and should be integrated into the drawings.			
5f.	Comment was made there is opportunity for the roof form to respond to the orientation and increase the natural light penetration into the building through highlight windows.			
6c.	It was suggested by the Panel further shading is required and should be demonstrated and included in the drawings in the outdoor space fronting east and west.			
7a.	The Panel made comment the entrance into the facility is recessed within the building and not sufficiently legible. The			

Applicant was encouraged to think about the way in which the articulation of the built form and architectural language can be deployed to create a legible entry. 7c. It was stated by the Panel as this is a corner lot the design should respond to this and create legibility in terms of building use and access. 7d. Comment was made legibility could be improved by integrating permeable fencing in place of a solid wall.			
8a. It was suggested by the Panel there may be an opportunity to include drop off bays along Fletching Street in the design. This could have the potential to address the carpark shortfall and would need consultation with the City to ensure this was a solution that could be entertained. 8b. The Panel stated the entry pathway and carpark access are not safe. Further work is required to ensure this is addressed.			
9b. Comment was made by the Panel the street interface requires further thought and development. The Applicant was encouraged to look at how the retaining wall and boundary fence could activate the streetscape. The current approach is not supported. 9c. It was stated by the Panel the public art policy applies in this area and the Applicant was encouraged to demonstrate and integrate the public art into the design.			
10a. The Applicant was encouraged to think about the impact of the shade structures and stated there is opportunity for increased material articulation. 10b. Comment was made by the Panel the design of the building is hard to appreciate as it is screened by			

the boundary fence. Resolution of this requires a consideration of scale and articulation to break the building bulk. 10c. The Panel suggested looking for visual references for design detail such as the suggested double columns.			
--	--	--	--



SITE SURVEY
SCALE: 1 : 200

FLETCHING ST

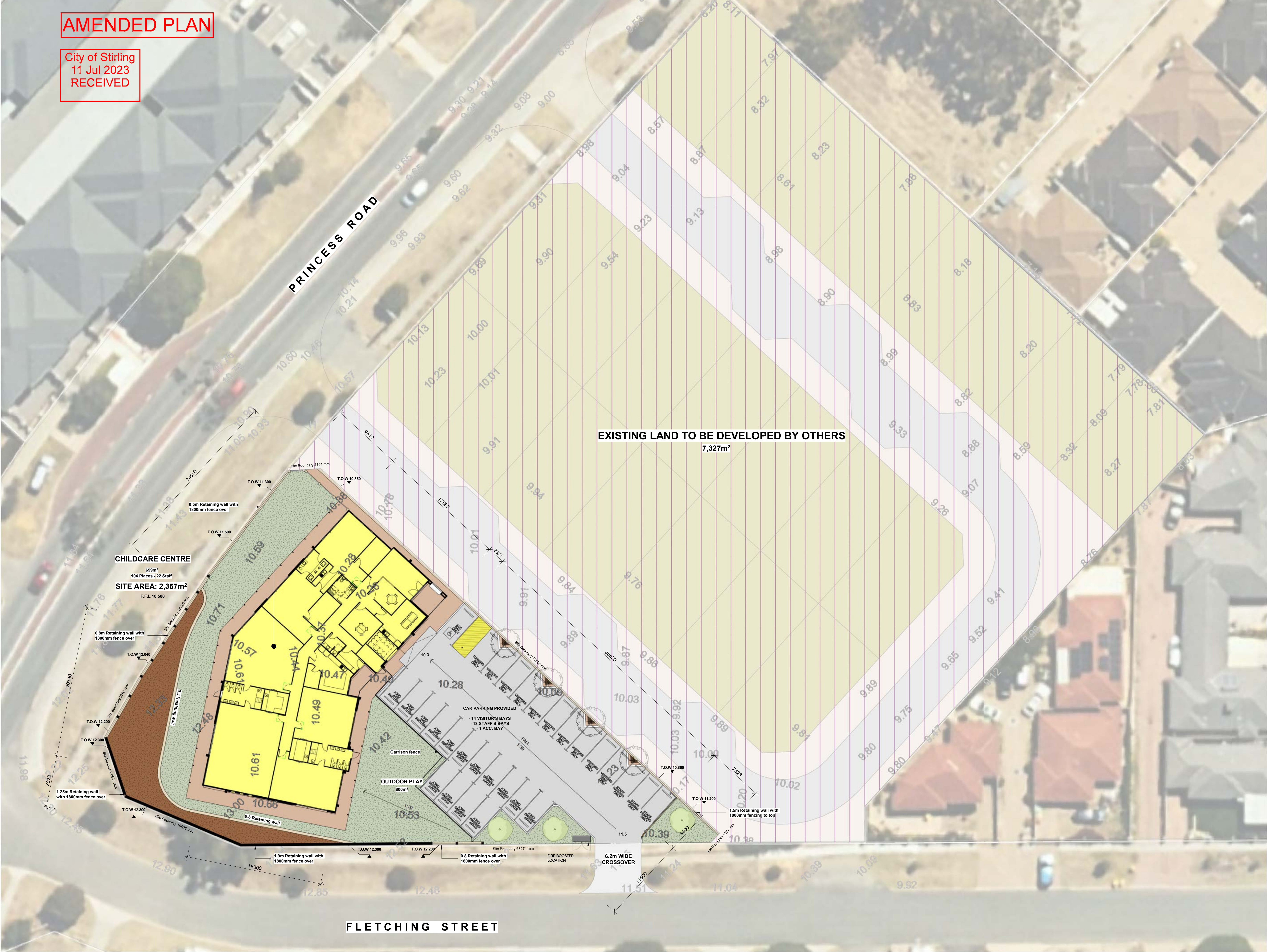
Ref Nail At Edge Of Road
Assumed Datum 10.00 m

Approx. 60m
Sewer M/H
(8.31m / 50.28mAHD)

PRELIMINARY

AMENDED PLAN

City of Stirling
11 Jul 2023
RECEIVED



City of Stirling
6 Jul 2023
RECEIVED

SUPERSEDED



FLOOR PLAN

PRELIMINARY



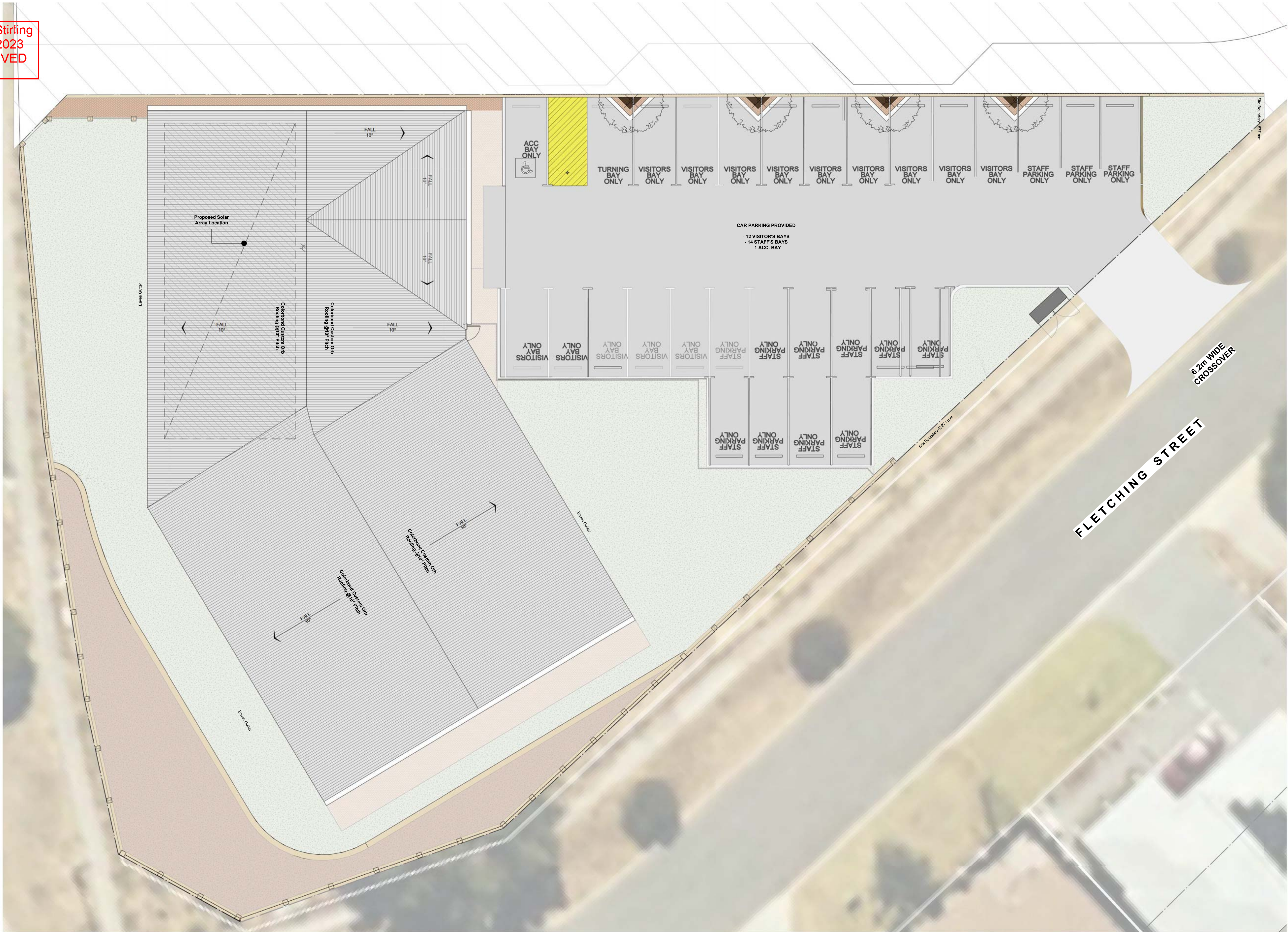
FLOOR PLAN
SCALE: 1:100

AMENDED PLAN

City of Stirling
11 Jul 2023
RECEIVED

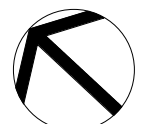
PRELIMINARY

City of Stirling
6 Jul 2023
RECEIVED



ROOF PLAN

PRELIMINARY



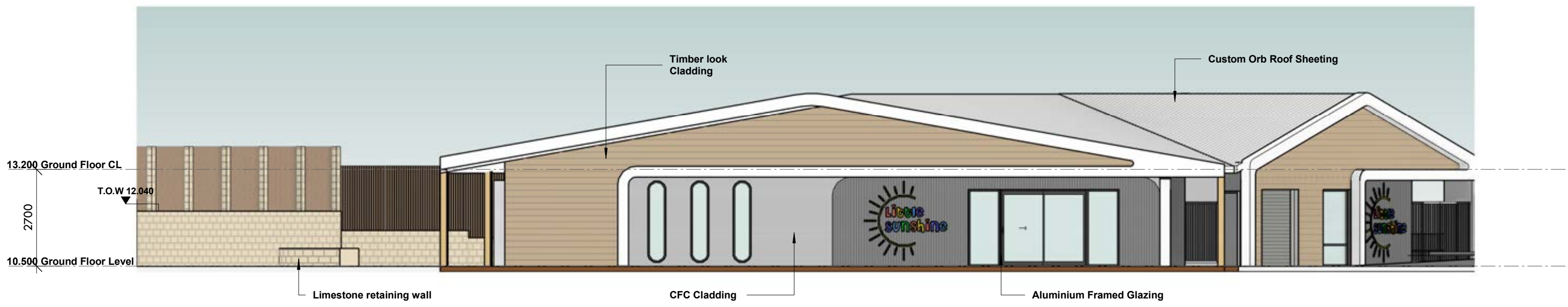
City of Stirling
6 Jul 2023
RECEIVED



North West Elevation



West Elevation



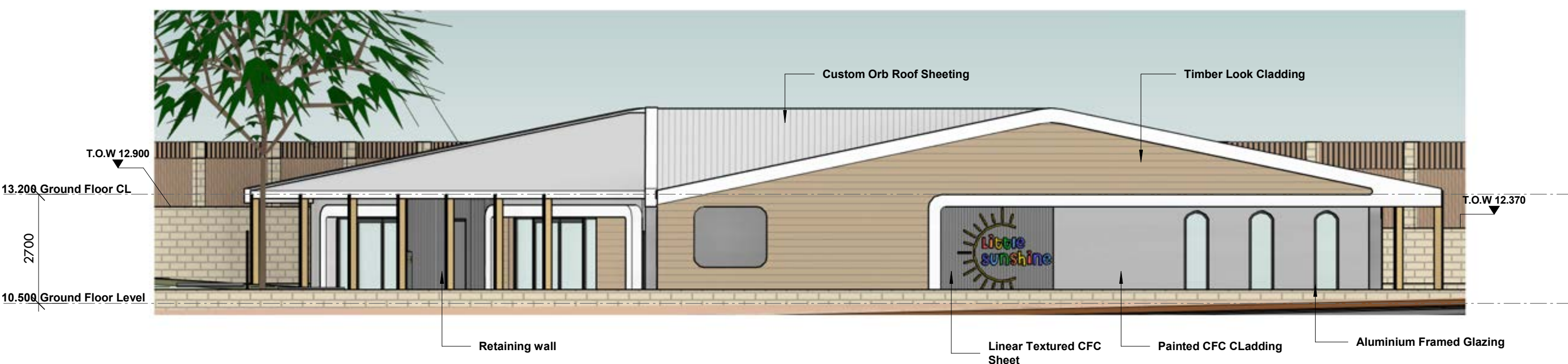
South Elevation



East Elevation



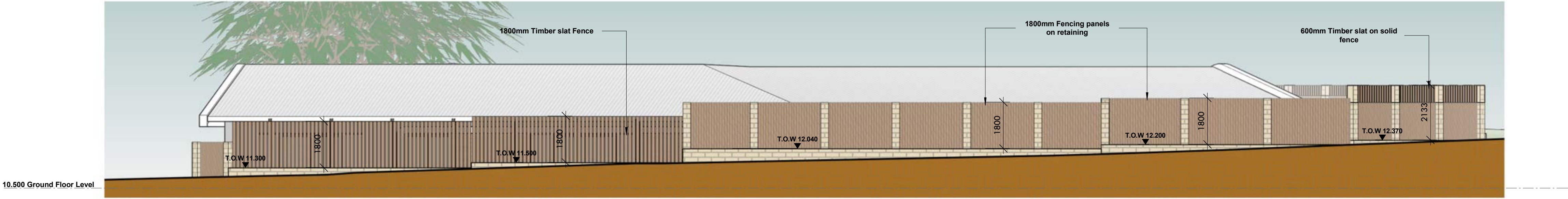
South East Elevation



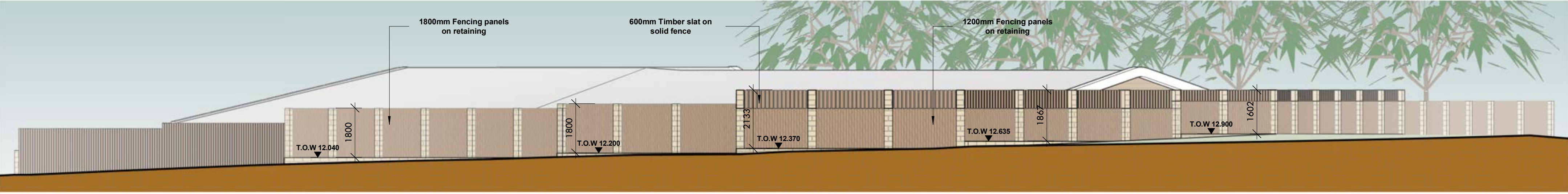
North East Elevation

PRELIMINARY

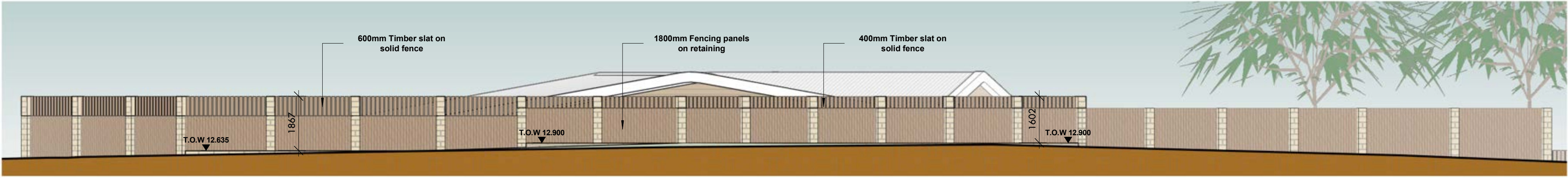
City of Stirling
6 Jul 2023
RECEIVED



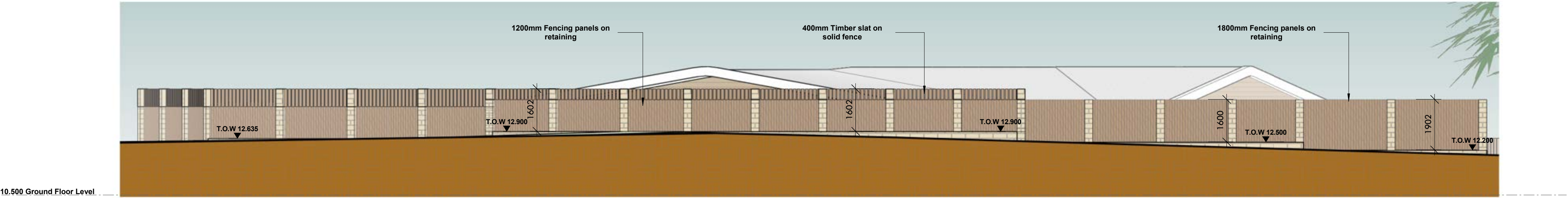
North West Fencing Elevation



West Fencing Elevation

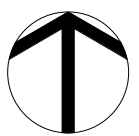


South West Fencing Elevation



South Fencing Elevation

PRELIMINARY





PLANT SCHEDULE				
TREES				
SYMBOL	PLANT NAME	SPACING	SIZE	QTS
Agf	Agonis flexuosa	AS SHOWN	90L	2
Cof	Corymbia ficifolia	AS SHOWN	90L	1
Eum	Eucalyptus macrocapra	AS SHOWN	90L	1
Euv	Eucalyptus vitrix	AS SHOWN	90L	6
Hal	Hakea laurina	AS SHOWN	90L	8
Ml	Melaleuca leucadendron	AS SHOWN	90L	7
BaGG	Bambusa Golden Goddess	AS SHOWN	5L	5

SHRUBS				
SYMBOL	PLANT NAME	SPACING	SIZE	QTS
Adc	Adenanthos cuneatus	AS SHOWN	140MM	31
Bad	Banksia ashbyi Dwarf	AS SHOWN	140MM	53
Cci	Casuarina Cousin It'	AS SHOWN	140MM	13
Bab	Banksia blechnifolia	AS SHOWN	140MM	6
Lof	Lavandula officinalis	AS SHOWN	140MM	43
Rof	Rosemary officinalis	AS SHOWN	140MM	36
Erg	Eremophila glabra	AS SHOWN	140MM	27
GrpS	Grevillea pressii Seaspray	AS SHOWN	140MM	53
GrLD	Grevillea rosmari LAMON DAZE	AS SHOWN	140MM	14
Sca	Scaevola aemula	AS SHOWN	140MM	27
Wef	Westringia fruticosa	AS SHOWN	140MM	37

GRASSES				
SYMBOL	PLANT NAME	SPACING	SIZE	QTS
Angf	Anigozanthus flavidus	AS SHOWN	140MM	78
Fin	Ficinia nodosa	AS SHOWN	140MM	13
Lim	Liriope muscari	AS SHOWN	140MM	11
Lol	Lomandra longifolia Nyalla	AS SHOWN	140MM	55

WORK IN PROGRESS (NOT FOR CONSTRUCTION)



e-mail: admin@childscapes.com.au

web: childscapes.com.au

PROJECT

CHILD CARE CENTRE

ADDRESS

92 PRINCESS ROAD, BALGA

DRAWING

LANDSCAPE PLANTING PLAN

DRAWING NO	SCALE	SHEET	REVISION
L-201	1:100	B1	2

ISSUE

ISSUED FOR FEEDBACK

DRAWN	DATE
SV	26/06/23

REVISIONS

No	DATE	DRAWN	DETAILS
1	22/06/23	SV	ISSUED FOR FEEDBACK
2	26/06/23	SV	ISSUED FOR REVIEW

0 1 2 5 10m

Scale 1:100 @ B1

DRAFT