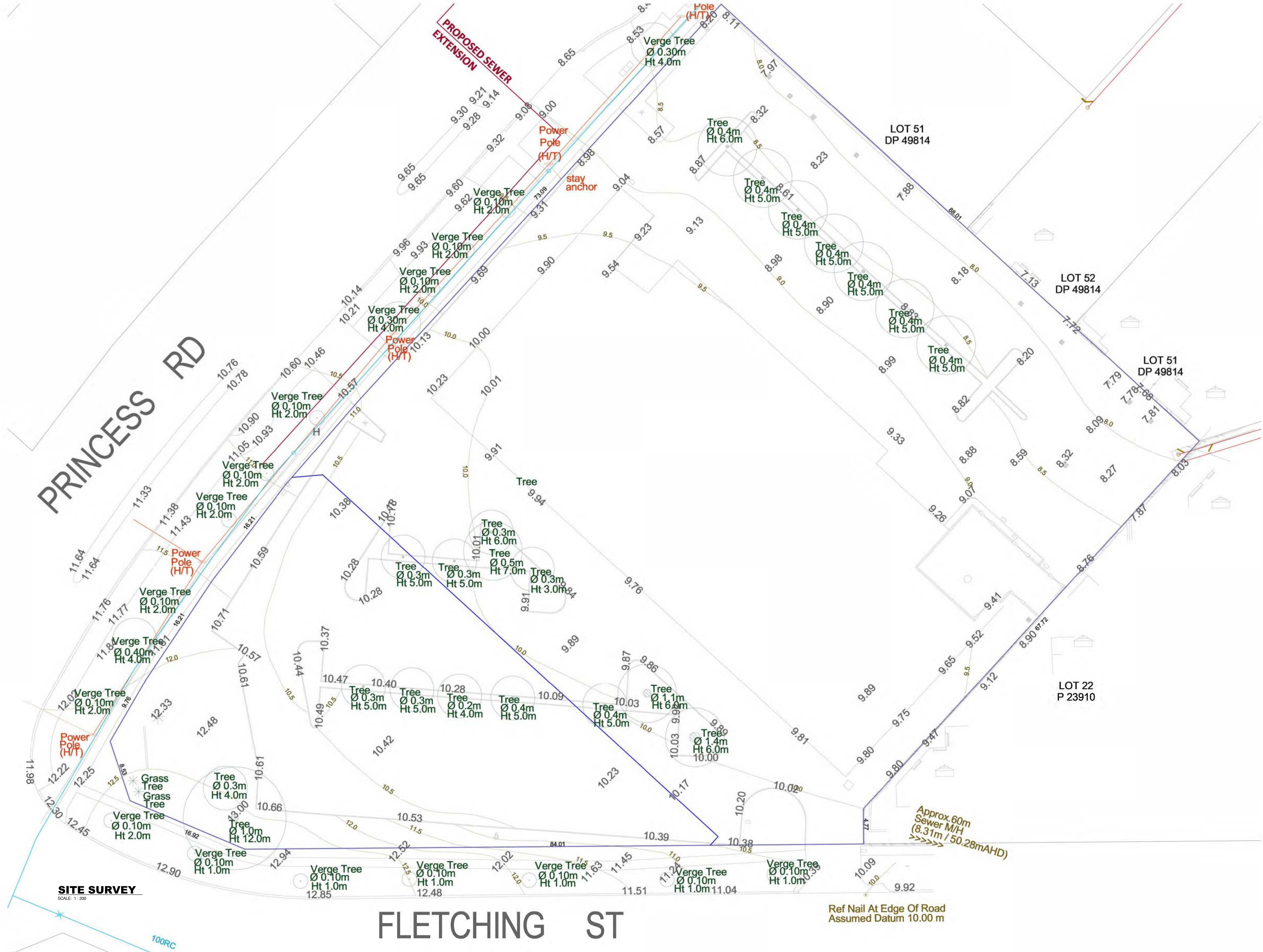
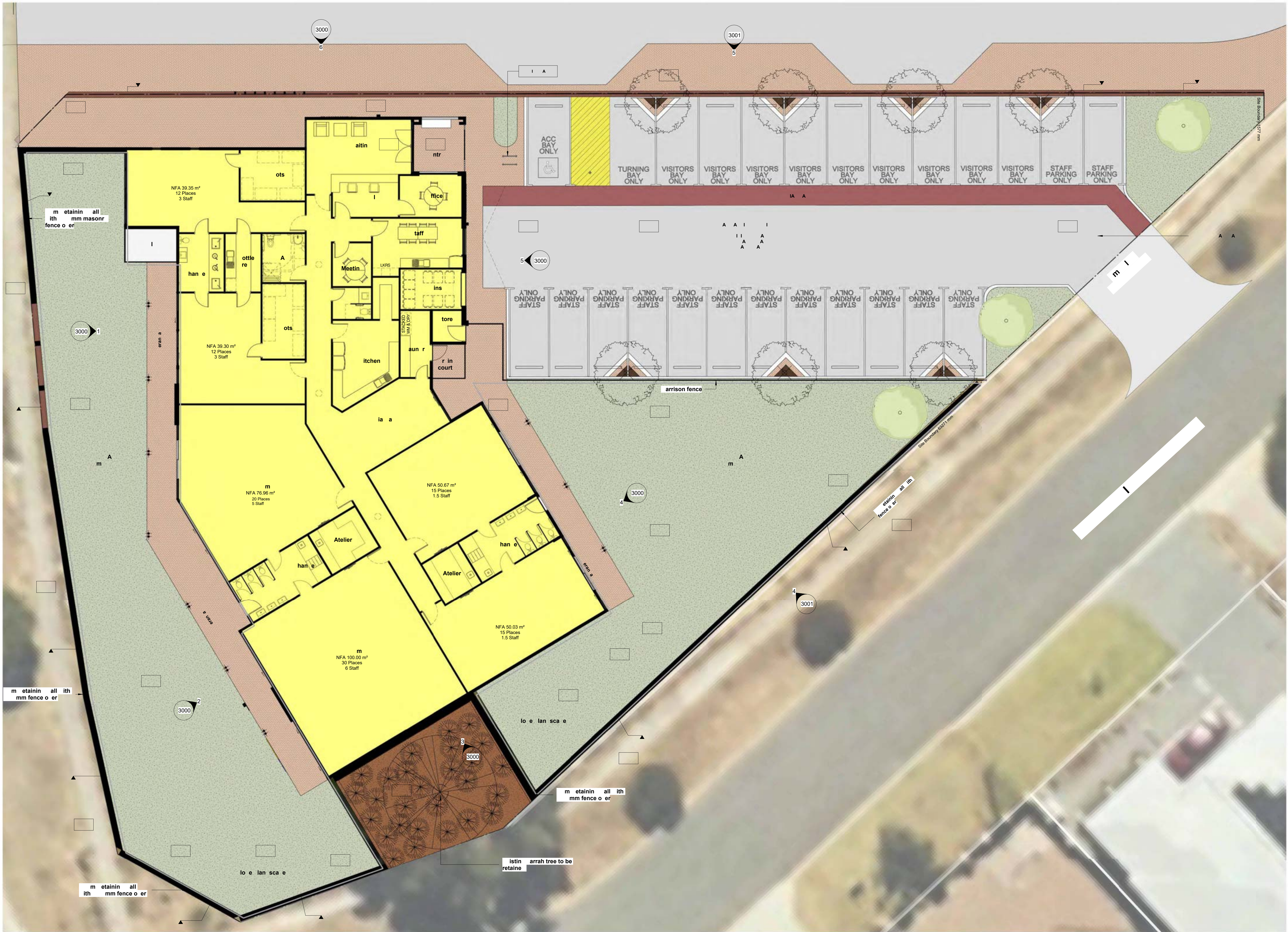


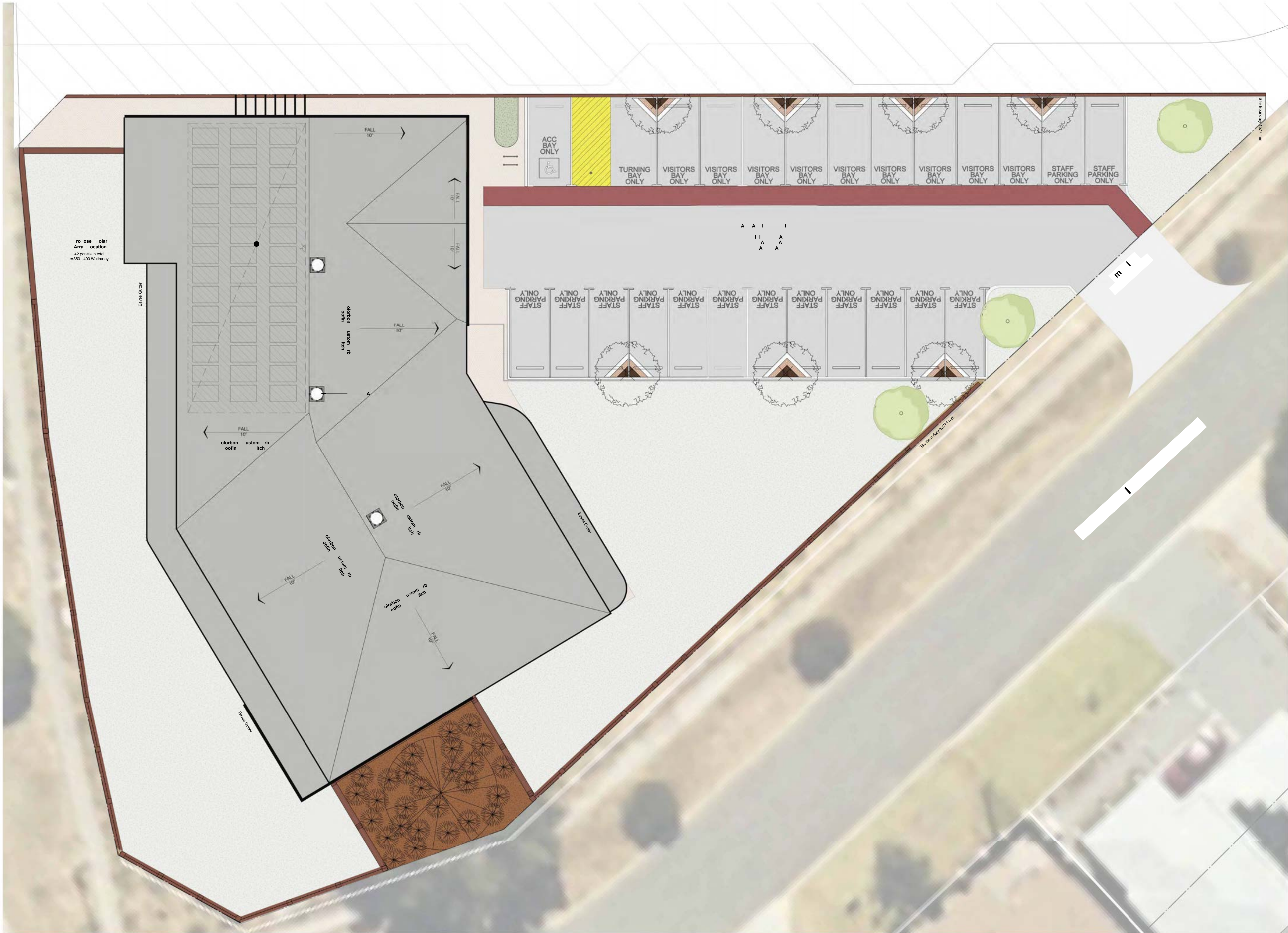


PRELIMINARY



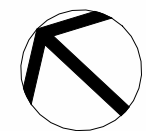
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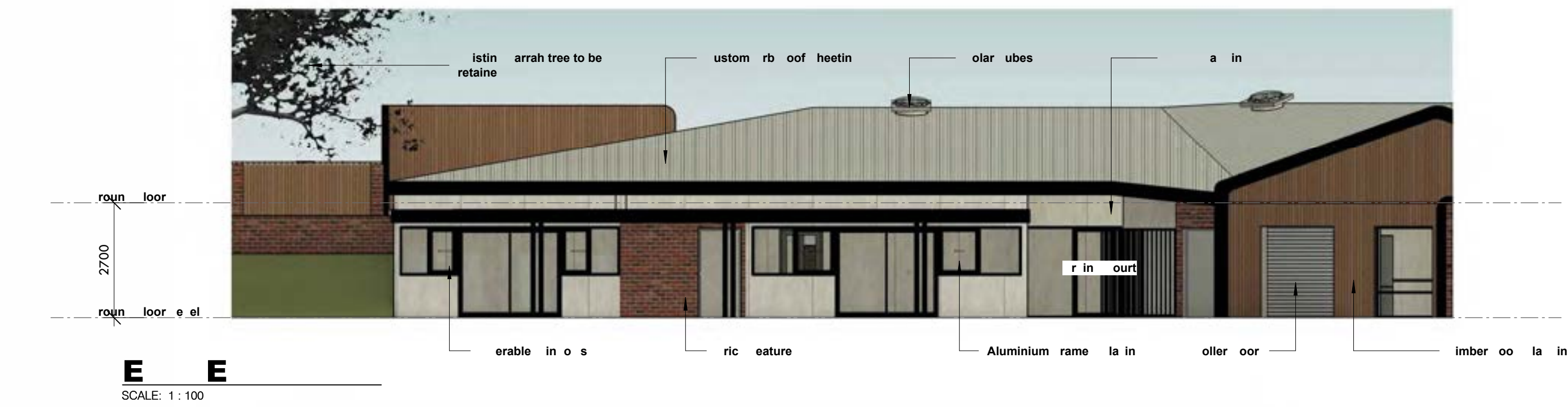
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PRELIMINARY





PRELIMINARY



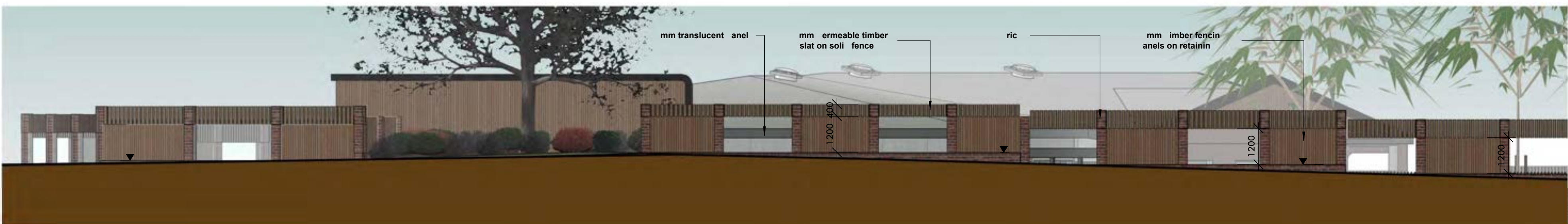
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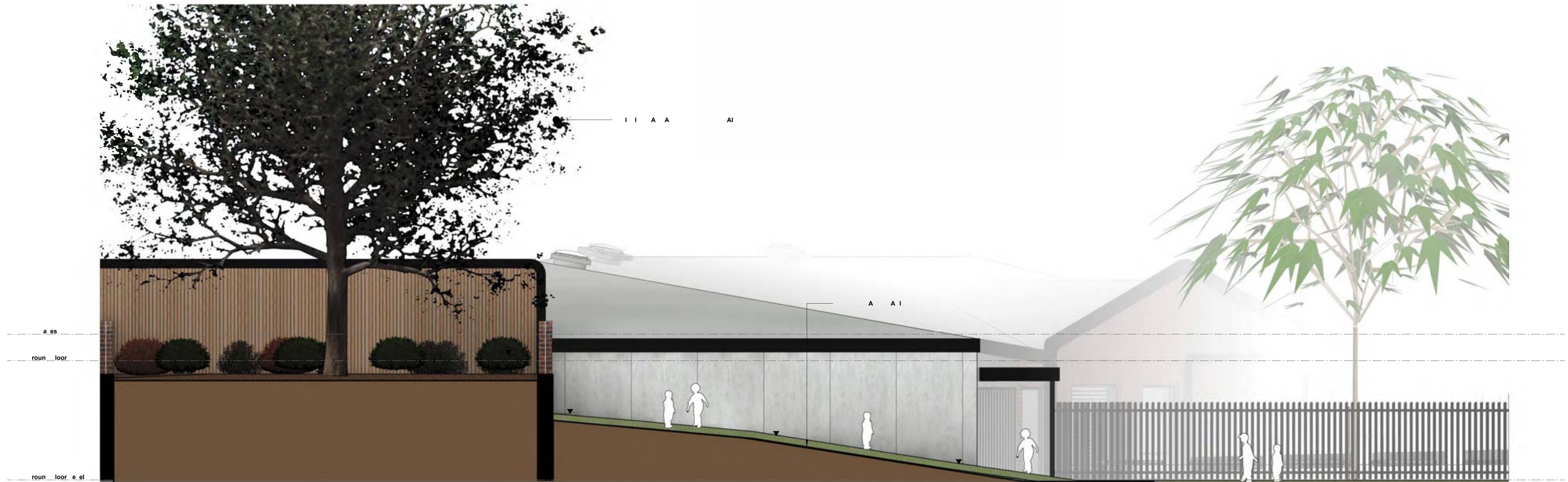
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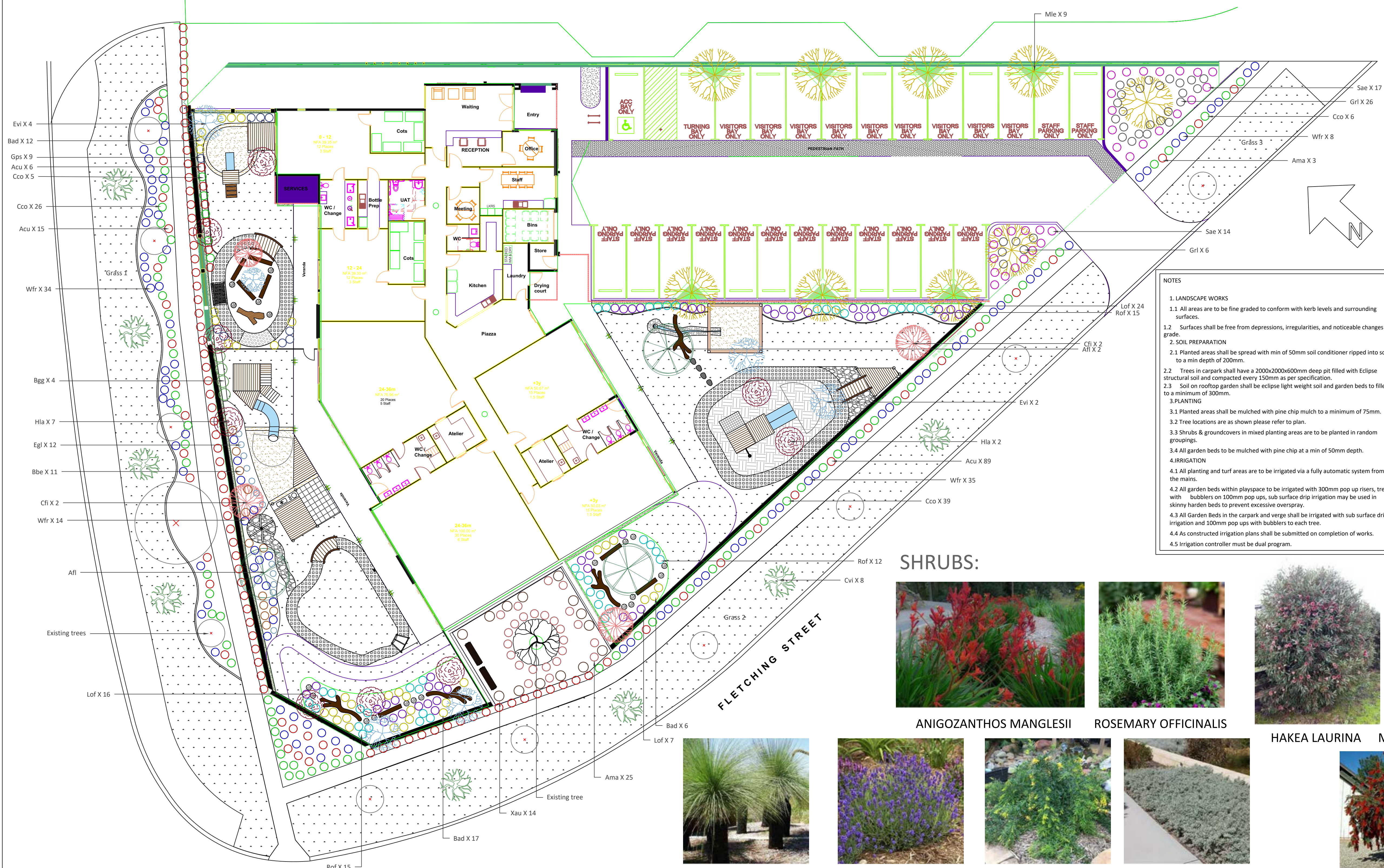


PRELIMINARY





	P.O. Box 774 e-mail: admin@childscapes.com.au web: childscapes.com.au	PROJECT	DRAWING				ISSUE			REVISIONS				
		BALGA	OVERALL CONCEPT PLAN				ISSUED FOR FEEDBACK			No	DATE	DRAWN	DETAILS	
			CLIENT -	DRAWING NO L-01	SCALE 1:125	SHEET A1	REVISION 2	DRAWN NK	DATE 12/10/23		0	10/10/23	NK	CONCEPT- ISSUED FOR FEEDBACK
											1	11/10/23	NK	CONCEPT- ISSUED FOR FEEDBACK
											2	12/10/23	NK	CONCEPT- ISSUED FOR FEEDBACK



NOTES

1. LANDSCAPE WORKS
1.1 All areas are to be fine graded to conform with kerb levels and surrounding surfaces.
1.2 Surfaces shall be free from depressions, irregularities, and noticeable changes in grade.

2. SOIL PREPARATION
2.1 Planted areas shall be spread with min of 50mm soil conditioner ripped into soil to a min depth of 200mm.
2.2 Trees in carpark shall have a 2000x2000x600mm deep pit filled with Eclipse structural soil and compacted every 150mm as per specification.
2.3 Soil on rooftop garden shall be eclipse light weight soil and garden beds to be filled to a minimum of 300mm.

3. PLANTING
3.1 Planted areas shall be mulched with pine chip mulch to a minimum of 75mm.
3.2 Tree locations are as shown please refer to plan.
3.3 Shrubs & groundcovers in mixed planting areas are to be planted in random groupings.
3.4 All garden beds to be mulched with pine chip at a min of 50mm depth.

4. IRRIGATION
4.1 All planting and turf areas are to be irrigated via a fully automatic system from the mains.
4.2 All garden beds within playspace to be irrigated with 300mm pop up risers, trees with bubblers on 100mm pop ups, sub surface drip irrigation may be used in skinny harden beds to prevent excessive overspray.
4.3 All Garden Beds in the carpark and verge shall be irrigated with sub surface drip irrigation and 100mm pop ups with bubblers to each tree.
4.4 As constructed irrigation plans shall be submitted on completion of works.
4.5 Irrigation controller must be dual program.

SHRUBS:



ANIGOZANTHOS MANGLESII ROSEMARY OFFICINALIS HAKEA LAURINA MELALEUCEA LEUCADENDRA AGONIS FLEXUOSA CALLISTEMON VIMINALIS CORYMBIA FICINIFOLIA



WRESTRINGIA FRUTICOSA GREVILLEA PREISSI SEASPRAY CASUARINA 'COUSIN IT' BANKSIA BLECHNIFOLIA BANKSIA ASHBYI DWARF ADENANTHOS CUNEATUS SCAEVOLA AEMULA EUCALYPTUS VICTIX BAMBUSA GOLDEN GODDESS

PLANT SCHEDULE				
	SPECIES	SPACINGS	SIZE	QTS
TREES				
Afi	AGONIS FLEXUOSA	AS SHOWN	90 L	3
Cfi	CORYMBIA FICIFOLIA	AS SHOWN	90 L	4
Hla	HAKEA LAURINA	AS SHOWN	90 L	9
Mle	MELALEUCA LEUCADENDRON	AS SHOWN	90 L	9
Evi	EUCALYPTUS VICTRIX	AS SHOWN	90 L	7
Bgg	BAMBUSA GOLDEN GODDESS	AS SHOWN	5 L	4
Cvi	CALLISTEMON VIMINALIS	AS SHOWN	90 L	8
SHRUBS				
Acu	ADENANTHOS CUNEATUS	AS SHOWN	140 MM	113
Bbe	BANKSIA BLECHNIFOLIA	AS SHOWN	140 MM	11
Bad	BANKSIA ASHBYI DWARF	AS SHOWN	140 MM	35
Cco	CASUARINA 'COUSIN IT'	AS SHOWN	140 MM	76
Lof	LAVANDULA OFFICINALIS	AS SHOWN	140 MM	47
Rof	ROSEMARY OFFICINALIS	AS SHOWN	140 MM	42
Gps	GREVILLEA PREISSII SEASPRAY	AS SHOWN	140 MM	9
Grl	GREVILLEA ROSEM LEMON DAZE	AS SHOWN	140 MM	32
Sae	SCAEVOLA AEMULA	AS SHOWN	140 MM	31
Wfr	WESTRINGIA FRUTICOSA	AS SHOWN	140 MM	91
Egl	EREMOPHILA GLABRA	AS SHOWN	140 MM	12
Xau	XANTHORRHOEA AUSTRALIS	AS SHOWN	140 MM	14
Ama	ANIGOZANTHOS MANGLESII	AS SHOWN	140 MM	25
GRASS				
SIR WALTER BUFFALO		232m ² +301m ² +50m ²	583m ²	

TREES:



HAKEA LAURINA MELALEUCEA LEUCADENDRA AGONIS FLEXUOSA CALLISTEMON VIMINALIS



P.O. Box 774
e-mail: admin@childscapes.com.au
web: childscapes.com.au

PROJECT

BALGA

CLIENT

-

DRAWING

PLANTING PLAN

DRAWING NO	SCALE	SHEET	REVISION
L-02	1:150	A1	2

ISSUE

ISSUED FOR FEEDBACK

DRAWN	DATE
NK	12/10/23

REVISIONS

No	DATE	DRAWN	DETAILS
0	10/10/23	NK	PLANTING- ISSUED FOR FEEDBACK
1	11/10/23	NK	PLANTING- ISSUED FOR FEEDBACK
2	12/10/23	NK	PLANTING- ISSUED FOR FEEDBACK

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 Karina Bowater Simone Palmer Kelly Douglas	Acting Coordinator Planning Senior Planning Officer DRP Support Officer Client Liaison Officer
Observers		
Date:	2 November 2023	Time: 2pm
Venue:	City of Stirling – Challenger Room	

Proponent/s		
	Steven DePiazzi Mark Baker	Urbanista Town Planning (<i>Applicant</i>) 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	Mark Baker	Meyer Shircore Architects
Key issues / recommendations	The Panel thank the Applicant for the presentation and the refinements to the design following DRP1. While improvements have been made there are still key areas that need to be addressed for Panel support of the proposal. 1. The retention of the Jarrah tree is supported. Further resolution of the	

	area that is now outside the fence line of the childcare centre, but within the lot boundary, requires clarification in terms of resolution and maintenance. 2. The Western Elevation of proposal is not considered to be sufficiently shaded. 3. The roof form needs simplification, to break the bulk and distinguish itself from a resident language. 4. The legibility of the pedestrian entry from Princess Road needs refinement. 5. Information in relation to material specification and detail is requested for the fencing and retaining. 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 2 November 2023 and 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 discussed the importance of the proximity of the proposal to the neighbourhood centre, the opportunity to link with this and the impactful nature of the corner site. 1b. The Panel reiterated comments from DRP1 in relation to the importance of an active streetscape to the developing context. To this extent the resolution of the fencing and an increase in the legibility of the pedestrian entry from Princess Road are considered critical. Consideration should also be given to pedestrian access from the north east as this will link with the future residential development. 1c. The Panel encouraged the Applicant to provide a view that demonstrates the proposal in the future context, communicating the impact of proposed road and future residential to the north.
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 support the retention of the large Jarrah tree on site. The Panel recognize the challenge that this creates due to the changes in levels across the site. The Panel understand the approach by the Applicant to fence around the tree, making this area publicly accessible and expressed concern in relation to the potential for this to become neglected. The Panel request further clarification in relation to the maintenance, amenity and safety of this area. 2b. The Panel commented on the opportunity and need to include additional trees on the site. Increasing the extent of trees in the carpark is one obvious area where the landscape can be used to enhance the proposal and reduce the urban heat island effect. Additionally, trees could be incorporated into the play spaces, creating meaningful shade for children. 2c. The Panel commented on the need for an integrated landscape and architecture response to shade across the scheme noting that the “tin roof” nominated over the sandpit was not considered a good quality outcome. Elements within the landscape spaces, particularly shade structures require architectural resolution. 2d. Comment was made by the Panel the northern connection of the pedestrian access path to the footpath on Princess Road requires resolution and integration as the current landscape proposal prevents this connection.
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 reiterated the comment from DRP1 in relation to the bulk of the building that results from the current roof form. The roof is considered overly complex, with the form relying too heavily on a residential typology. The Panel suggest a simplification of this to strengthen the language and incorporate additional shading to the western elevation. The Panel commented on the success of the gable end and encourage the applicant to use this to drive a more simplified form that has the characteristics of a pavilion rather than an oversized dwelling. 3b. The Panel maintain their concern that the topography of the site limits the legibility of the building from the street. As a result of the site levels proposed, and the natural ground level, the building becomes lower at the corner of Fletcher and Princess, at a point where the massing would benefit from an increase in height. A break in a

	simplified roof form at the point where the plan cranks could offer an opportunity to increase in height in the southern portion of the building. This would benefit the scale of the building and its corner address. Additionally, it would provide an opportunity for light to internal spaces through clearstory windows. 3c. The Panel commented on the opportunity of the refinement of the roof form to increase shade on the western elevation and create a singular form that captures all of the building elements through an exploration of the pavilion and verandah typology. 3d. The Panel commented on the importance of the legibility of the pedestrian entry and the need for the building language to respond to this. In recognizing the challenges of the site levels and future development of the neighbouring site the northern entry point is supported. 3e. The Panel note that the presentation supplied and reviewed prior to DRP2 differs from the presentation presented by the Applicant. Importantly, the northern pedestrian entry is not noted on the plan (the door access is missing), and the fencing is indicated to have large translucent panels rather than the palisade fencing discussed. 3f. The Panel support the direct pedestrian access from Princess Road and commented on the need for further development of this, ensuring the scale of the opening is maximised. 3g. The Panel support the Applicant presentation that incorporates palisade fencing throughout the development. The Panel do not support translucent panels and do not consider this to meet the standard of good design.
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. This design principle is supported by the Panel. 4b. The Panel noted the shortfall in parking commenting that support for this is a matter for the City's planning department. A parking management plan may assist in this negotiation. 4c. The Panel recognise the functional requirements of the drying court and emphasised the need to ensure that the resolution of the screening is of a high standard, noting this is located in an area that is highly visible internally and externally. 4d. The Panel commented on the importance of high quality materials and support the use of face brick to the retaining wall and fence as indicated. The specification of this material, and the colour and texture noted are important to the palette being proposed. 4e. The Panel request confirmation of the materials specified.
Principle 5 Sustainability	<i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i>
	5a. The panel note the improvement in the approach to sustainability for the design through the incorporation of recycled asphalt to the carpark areas and the use of recycled brick as noted on the drawings. 5b. The Panel request confirmation that openable windows or flyscreen doors have been incorporated into the design to ensure natural ventilation is possible to all rooms. 5c. The Panel maintain concern in relation to the extent of shading to the western elevation. The comment was made that this can be addressed through a simplified and integrated approach to the roof and verandah of the pavilion typology.

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. This design principle is supported by the Panel. 6b. Comment was made by the Panel the relocation of the cot rooms for natural light and ventilation is an improvement. 6c. The Panel emphasised the importance of an integrated landscape response to providing real amenity to outdoor areas for users and the positive amenity impacts to the neighborhood.
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 maintains some concern in relation to the legibility of the entry points for both vehicles and pedestrians. Landscaping and signage can work together to enhance legibility of this points of entry. 7b. The Panel questioned the location of the signage on the southwest truncated corner. It would be beneficial to understand this further. The Panel request clarification of this. 7c. The Panel note that the signage that is nominated on the building is obscured in part by the fencing. This reinforces the concern that the scale of the building and the failure to respond to the opportunities of the site levels at the corner negatively impacts the legibility. 7d. The Panel support the nominated location of the public artwork as a means of enhancing the legibility of the pedestrian entry.
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 expressed concern in relation to CPTED issues that may result from the fencing surrounding the retained Jarrah tree and a lack of passive surveillance of the area. Confirmation of the resolution of the design and management of the area is requested. 8b. The Panel commented on the need for a management plan to ensure safety of the carpark area noting the incorporation of a dedicated pedestrian access pathway as part of the hardscape design in the carpark is an improvement.
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 this design principle. 9b. The location of the public art is a positive and is supported by the Panel.
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 stated that simplification of the roof is necessary to support the aesthetics of the project. 10b. The Panel note the extent of fencing and the significant impact this will have on the aesthetics of the proposal as it interfaces with the context. As the information in relation to the fencing differed between the presentation supplied for review and what was presented on the day confirmation of the fencing detail and material is requested. The Panel support the Applicant description of palisade fencing and the use of timber and request confirmation of the detail of this. 10c. The Panel question the need for the architectural feature proposed at the southern end of the building if a simplified roof form and gable end are pursued. 10d. The Panel note the successful combination of form and materials depicted in sheet 13 of the supplied presentation and encourage the Applicant to further develop this approach.

Design Review progress**Item 1 – DA23/0802 – 92 Princess Road, Balga – Development Assessment Panel – Form 1 -
Child Care Premises****DRP Meeting – Thursday 2 November and 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 2/11/2023	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 – DA23/0802 - 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 – 2/11/2023	DR2 – Applicant Response DRP Meeting – 2/11/2023
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.	1. Recent developments in close proximity considered, particularly with regard to fencing. New developments consist of grouped dwellings generally with expanses of hipped roofs. Consideration given to the nature of Childcare Facilities reflecting general vernacular of nearby dwellings with additional cues being a commercial development	1b. The Panel reiterated comments from DRP1 in relation to the importance of an active streetscape to the developing context. To this extent the resolution of the fencing and an increase in the legibility of the pedestrian entry from Princess Road are considered critical. Consideration should also be given to pedestrian access from the north east as this will link with the future residential development. 1c. The Panel encouraged the Applicant to provide a view that demonstrates the proposal in the future context, communicating the impact of proposed road and future residential to the north.	
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	2a. Jarrah tree retained with significant area remaining undisturbed for root ball, which an arborist is to advise on this. 2b. Outdoor spaces have been designed, refer to Landscape Design, with approx. 40m2 area additional area provided. 2c. Additional trees included. 2d. Slopes areas have been incorporated to create dynamic play spaces. 2e. Recycled asphalt paving is proposed. Soak wells will permeate stormwater equally effectively as permeable paving. 2f. A pedestrian accessway has been provided along the northern façade with additional	2a. The Panel support the retention of the large Jarrah tree on site. The Panel recognize the challenge that this creates due to the changes in levels across the site. The Panel understand the approach by the Applicant to fence around the tree, making this area publicly accessible and expressed concern in relation to the potential for this to become neglected. The Panel request further clarification in relation to the maintenance, amenity and safety of this area. 2b. The Panel commented on the opportunity and need to include additional trees on the site. Increasing the extent of trees in	

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 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.	entrance door included.	the carpark is one obvious area where the landscape can be used to enhance the proposal and reduce the urban heat island effect. Additionally, trees could be incorporated into the play spaces, creating meaningful shade for children. 2c. The Panel commented on the need for an integrated landscape and architecture response to shade across the scheme noting that the "tin roof" nominated over the sandpit was not considered a good quality outcome. Elements within the landscape spaces, particularly shade structures require architectural resolution.	
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	3a. Fencing has been reviewed for visual permeability and materials. Recycled brick piers, retaining walls, timber solid fencing and palisade fencing have been included. Solid fencing and wall required by Acoustic consultant. 3b. In addition, the height of the fencing has been reviewed by an acoustic consultant and we reduced the fencing height which increased permeability, however areas required solid panels. The fencing reflects new and recent styles in close proximity. The roof form has been adjusted to afford more prominence to the building at the south western corner. 3c. Pedestrian connectivity has been revised by adding a pedestrian path to the main entry from the West.	3a. The Panel reiterated the comment from DRP1 in relation to the bulk of the building that results from the current roof form. The roof is considered overly complex, with the form relying too heavily on a residential typology. The Panel suggest a simplification of this to strengthen the language and incorporate additional shading to the western elevation. The Panel commented on the success of the gable end and encourage the applicant to use this to drive a more simplified form that has the characteristics of a pavilion rather than an oversized dwelling. 3b. The Panel maintain their concern that the topography of the site limits the legibility of the building from the street. As a result of the site levels proposed, and the natural ground level, the building	

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.		becomes lower at the corner of Fletcher and Princess, at a point where the massing would benefit from an increase in height. A break in a simplified roof form at the point where the plan cranks could offer an opportunity to increase in height in the southern portion of the building. This would benefit the scale of the building and its corner address. Additionally, it would provide an opportunity for light to internal spaces through clearstory windows. 3c. The Panel commented on the opportunity of the refinement of the roof form to increase shade on the western elevation and create a singular form that captures all of the building elements through an exploration of the pavilion and verandah typology.	
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.	4a. A waste management consultant has been engaged and the Bin Store is appropriate in size and will meet the needs of the facility. An Industrial floor waste is mandatory, as is a wash down area. 4b. Parking shortfall is a Planning matter to be negotiated with the City. We note that drop offs and pick ups occur over a 2-3 hour time period, with street parking available. 4c. Minor changes have been made in the internal layout with a Piazza added. 4d. All cot rooms are placed where they can receive natural light and ventilation.	4c. The Panel recognise the functional requirements of the drying court and emphasised the need to ensure that the resolution of the screening is of a high standard, noting this is located in an area that is highly visible internally and externally.	

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.	5. Sustainability Strategy based on 3 principles: - Carbon Footprint Lower the carbon footprint with reduced energy and water consumption, reduced waste to landfill and improved transport options. - Ecology and emissions Minimise the impact of the development on the local ecology and surrounding environment. - Social Sustainability Improved outcomes for the Local Community and users of the facility. 5b. Recycled brick and recycled asphalt incorporated into the design as recommended. 5c. Confirmation of a 10kW solar array (42 x 250 watt = 10.5kW) proposed. 5d. Air conditioning condensers located in vented space (services) 5e. Roof form adjusted, with solar tubes added.	5c. The Panel maintain concern in relation to the extent of shading to the western elevation. The comment was made that this can be addressed through a simplified and integrated approach to the roof and verandah of the pavilion typology.	
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.	6. The proposed landscape design allows for adequate shading structures in the play areas, in addition to extensive verandahs. 6b. A Piazza has been added to the internal activity space and dining area.	6a. This design principle is supported by the Panel.	
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	7. We have incorporated a steel framed element at the front entry for legibility. We have also included this along the north elevation to define pedestrian access. There are effectively 3 corners	7a. The Panel maintains some concern in relation to the legibility of the entry points for both vehicles and pedestrians. Landscaping and signage can work together to enhance legibility of this points of entry.	

7c. architectural language can be deployed to create a legible entry. 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.	on this lot. The proposal screens parking from the main street, while addressing the future street to the north with entries at both ends.		
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.	8. A CPTED audit is carried out on all design proposals. With this project, pedestrian access was identified as a potential issue, albeit very minor due to the significant distance from the Primary and High Schools (850m and 1.3km respectively). This means that only parents with young children and living close by are likely to walk to the facility. 8b. We have also included a pedestrian entry to the north west to allow for access on Princess Road.	8a. The Panel expressed concern in relation to CPTED issues that may result from the fencing surrounding the retained Jarrah tree and a lack of passive surveillance of the area. Confirmation of the resolution of the design and management of the area is requested.	
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.	9b. Retaining walls and fencing have been reviewed and redesigned to create an improved interface. 9c. Public Art is proposed to be located on the north-west fence, a prominent corner of Princess Road.	9a. The Panel support this design principle.	
10a. The Applicant was encouraged to think about the impact of the shade structures and stated there is opportunity for increased material articulation.	10. SW corner amended, northern elevation and entry adjusted. Recycled brick and darker fascias added. Shade Structures can be seen	10a. The Panel stated that simplification of the roof is necessary to support the aesthetics of the project. 10b. The Panel note the extent of	

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.	on the landscaping plan as part of the playscape. The boundary fence has been adjusted to be more permeable.	fencing and the significant impact this will have on the aesthetics of the proposal as it interfaces with the context. As the information in relation to the fencing differed between the presentation supplied for review and what was presented on the day confirmation of the fencing detail and material is requested. The Panel support the Applicant description of palisade fencing and the use of timber and request confirmation of the detail of this. 10c. The Panel question the need for the architectural feature proposed at the southern end of the building if a simplified roof form and gable end are pursued. 10d. The Panel note the successful combination of form and materials depicted in sheet 13 of the supplied presentation and encourage the Applicant to further develop this approach.	
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