

Design Review Report – Item 2

Local government:	City of Stirling	
Item no.:	Item 2 – DA24/1468 – 312 Selby Street North, Osborne Park – Development Application – Commercial – Medical Centre, Childcare and Warehouse Tenancies	
Chairperson:	Philip Gresley	
Panel members:	David Karotkin Scott Lang Peter Ciemitis	
Local government officers:	Dean Williams Adam Stillitano Simone Palmer	Coordinator Planning Senior Planning Officer DRP Support Officer
Observers	Priere Compuesto	Work Experience Planning
Date:	19 December 2024	Time: 3pm
Venue:	City of Stirling – Challenger Room	

Proponent/s

Alan Stewart	Lateral Planning (<i>Applicant</i>)
Patrick Sims	In Situ Landscape
Ben Waters	Waters Architects
Mikayla James	Waters Architects - Graduate
Owners	BFC Property 1 Pty Ltd

Observer/s

Briefings		
Development assessment overview	Adam Stillitano	Senior Planning Officer
Technical issues	Adam Stillitano	Senior Planning Officer
Design Review		
Proposed development	Item 2 – DA24/1468 – 312 Selby Street North, Osborne Park – Development Application – Commercial – Medical Centre, Childcare and Warehouse Tenancies	
Property address	312 Selby Street North, Osborne Park	
Background		
Proposal		
Applicant or applicant's representative address to the design review panel	Alan Stewart Patrick Sims	Lateral Planning In Situ Landscape

Key issues / recommendations	This was the first review of the proposed mixed-use development. The Panel assessed the proposal within the context of the Herdsman Glendalough Structure Plan, the Draft Local Planning Scheme No. 4, and other relevant policies, acknowledging the transitional nature of the site. The review adopted a strategy that balanced the immediate requirements of the project with its evolving urban framework while considering the site's potential long-term role within its context. The development was recognized as generally well-considered in its architectural approach, with a scale and form appropriate for its presentation to the street. However, the warehouse component was noted as overdeveloped, compromising landscaping opportunities, functionality for users, and pedestrian safety. While the proposed zero side and rear setbacks are supported, this should be complimented by a more generous, pedestrian-focused central landscaped area with improved connections and enhanced amenity. Concerns were also raised regarding the insufficient integration of sustainability measures. The Panel emphasized the importance of meeting (the well underprovided) landscaping requirements, activating key areas such as the childcare terrace, resolving functionality concerns, and improving amenity to achieve a more cohesive and user-friendly design. A second review is recommended to evaluate progress on the outlined feedback. Refer to attached Design Quality Evaluation Report.
Chairperson signature	

Design quality evaluation Item 2 – DA24/1468– 312 Selby Street North, Osborne Park - Pre Development Application – Commercial – Medical Centre, Childcare and Warehouse Tenancies DRP Meeting – Thursday 19 December 2024		
	S	<i>Design Principle satisfied</i>
	P	<i>Design Principle pending further attention</i>
	N	<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>
	S	1a. This design principle is satisfied. The proposal appropriately acknowledges its transitional context. However, it should continue to account for the site's evolving urban framework by improving connections to the surrounding streetscape and character.
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>
	N	2a. The 10% deep soil zone requirement is currently unmet and should either be addressed or justified with a robust rationale. The Panel acknowledges that meeting the proposed setbacks could achieve compliance with the deep soil requirement. However, the Panel supports the current setback strategy and recommends enhancing the proposed alternative approach by enhancing and expanding the internal accessway with improved landscaping to deliver greater overall amenity. 2b. Front setbacks and landscaped buffers have created good opportunities for planting, but the approach to landscaping across the site could be more cohesive. 2c. Retaining the existing Eucalypt tree in the southwest corner would enhance the site's biodiversity and create a meaningful focal point. Relocating the central pocket park near this area is recommended to improve amenity, functionality, landscaping, legibility, and safety of the proposal. 2d. The Panel stated the permeable paving is supported and a good outcome. 2e. The productive gardens are supported. 2f. Generally, species selected are supported, however trees with appropriate canopy cover should be selected instead of Olive trees. 2g. The childcare terrace is disconnected and limited in functionality. Sightlines, outlook, and breeze amenity should be reconsidered, with an exploration of ways to better engage with the street. 2h. Playscapes require more shade and improved amenity. Artificial turf is not supported. 2i. The ground level internal courtyards to the childcare and commercial buildings should be a focus for design improvements to ensure they are useable and bring amenity to users.
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>
	P	3a. The scale and form of the building are generally supported and appropriately proportioned in their presentation to the street. 3b. The warehouse component appears overdeveloped, creating an imbalance between urban landscape and architecture, vehicle and pedestrian safety, landscaped areas, amenity, and overall functionality. Whilst the Panel supports the current side and rear setback strategy it recommends enhancing the alternative approach by expanding and improving the internal accessway with additional landscaping to deliver greater overall amenity.

		3c. The Panel supports the overhanging elements on the warehouses, as they provide articulation and visual interest to the central circulation space while offering shade and additional amenity for users. 3d. The childcare terrace feels disconnected and limited in functionality. Sightlines, outlook, and breeze amenity should be reconsidered, with a focus on engaging more effectively with the street to further enhance the built form and overall proposal.
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>
	P	4a. There is an opportunity to enhance the central spine as a pedestrian-focused space, incorporating open spaces and placemaking cues. 4b. Additional clarity is sought for vehicle deliveries and movements for warehouse units, particularly deliveries and how they can be conducted without interrupting functionality for other tenants and users. 4c. Services such as booster cabinets and pumps and tanks should be indicated in the design. The location of services can have serious impact on the project and avoiding placement near the streetscape to maintain visual amenity should be demonstrated. 4d. The entry foyer strategy for the childcare centre / allied health centre would benefit from additional spatial generosity and additional separation. 4e. Additional space around lifts in the childcare to better accommodate prams and peak usage times would improve functionality. 4f. Parking configurations do not comply with requirements for sleeving. The car park should be reconfigured to improve functionality and street appeal. 4g. The proposed pocket park should be moved / integrated into the childcare entry, creating a safer and more functional entry / social gathering area. 4h. Acknowledging the lack of tenants to guide the design, layoff areas for emergency vehicles might be considered.
Principle 5 Sustainability		<i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i>
	N	5a. This design principle has not been demonstrated. 5b. The Applicant was strongly encouraged by the Panel to explore sustainability initiatives and make a commitment to this design principle, which is essential to achieve a successful outcome. As a starting point, opportunities for renewable energy, such as solar photovoltaic cells, and water-saving initiatives should be explored. 5c. Large unshaded windows create thermal challenges. This is particularly evident in west and east facing glazing where vertical fins or shading devices should be implemented to mitigate summer morning and afternoon heat gain.
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>
	P	6a. The Panel stated the ground floor waiting area is almost secondary to the gesture of the upper level void. The waiting area feels constrained and additional space should be allocated to this area. 6b. The Panel suggested (strongly) to relocate the pocket park to be adjacent to the childcare tenancy to enhance activation and usability. 6c. Windows should be integrated into the cot rooms to allow them to purge overnight and enable natural light penetration. 6d. The childcare play areas require further demonstration to show how they meet functional and experiential needs. 6e. The Panel also believes the childcare terrace lacks interest and engagement and recommended the design team explore visual and physical connectivity to the

		street for improved activation. 6f. The long service corridor servicing the childcare centre would benefit from additional natural light.
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>
	P	7a. The shared lobby between the commercial and childcare areas creates confusion. Clear separation of entryways is recommended. 7b. Legibility of childcare car parking requires improvement to ensure intuitive access and wayfinding.
Principle 8 Safety		<i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</i>
	N	8a. Vehicle conflicts are a concern, particularly with shared movements for childcare drop-off and warehouse logistics. It was suggested further interrogation is required to achieve a safe outcome. Clear separation of pedestrian and vehicular movements is essential, especially to protect children from accessing internal roads. 8b. The provided mezzanine windows to warehouse units offer good passive surveillance. 8c. Further information around traffic management including deliveries was requested by the Panel. It is not currently understood how this is being managed and no evidence provided on how trucks will pull into the warehouse and back out. This should be demonstrated and clarity provided.
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>
	P	9a. The Panel noted that relocating the pocket park adjacent to the childcare tenancy presents a valuable opportunity to create a community-focused space that fosters social interaction. Positioning it near the entry, with the addition of seating and shading, would enhance its functionality as a welcoming area for gathering and relaxation.
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>
	P	10a. The overall façade composition is well-modulated and visually appealing. 10b. Public art should be incorporated to add vibrancy and align with the mixed-use nature of the development. 10c. Playful design elements for the childcare could enhance its identity and create a sense of place. 10d. Shading is needed for a number of openings, especially for large west-facing windows to ensure they are usable without relying on internal blinds or permanent window coverings.

Design Review progress

Item 2 – DA24/1468– 312 Selby Street North, Osborne Park - Pre Development Application – Commercial – Medical Centre, Childcare and Warehouse Tenancies
DRP Meeting – Thursday 19 December 2024

S	<i>Design Principle satisfied</i>		
P	<i>Design Principle pending further attention</i>		
N	<i>Design Principle not satisfied</i>		
	DR1 19/12/2024	DR2	DR3
Principle 1 - Context and character	S		
Principle 2 - Landscape quality	N		
Principle 3 - Built form and scale	P		
Principle 4 - Functionality and build quality	P		
Principle 5 - Sustainability	N		
Principle 6 - Amenity	P		
Principle 7 - Legibility	P		
Principle 8 - Safety	N		
Principle 9 - Community	P		
Principle 10 - Aesthetics	P		

Recommendations Summary
Item 2 – DA24/1468– 312 Selby Street North, Osborne

DR1 – DRP Recommendations DRP Meeting – 19/12/2024	DR2 – Applicant Response DRP Meeting – 19/12/2024	DR2 DRP Recommendations DRP Meeting –	DR2 – Applicant Response DRP Meeting –
1a. This design principle is satisfied. The proposal appropriately acknowledges its transitional context. However, it should continue to account for the site's evolving urban framework by improving connections to the surrounding streetscape and character.			
2a. The 10% deep soil zone requirement is currently unmet and should either be addressed or justified with a robust rationale. The Panel acknowledges that meeting the proposed setbacks could achieve compliance with the deep soil requirement. However, the Panel supports the current setback strategy and recommends enhancing the proposed alternative approach by enhancing and expanding the internal accessway with improved landscaping to deliver greater overall amenity. 2b. Front setbacks and landscaped buffers have created good opportunities for planting, but the approach to landscaping across the site could be more cohesive. 2c. Retaining the existing Eucalypt tree in the southwest corner would enhance the site's biodiversity and create a meaningful focal point. Relocating the central pocket park near this area is recommended to improve amenity, functionality, landscaping, legibility, and safety of the proposal.			

2f. Generally, species selected are supported, however trees with appropriate canopy cover should be selected instead of Olive trees. 2g. The childcare terrace is disconnected and limited in functionality. Sightlines, outlook, and breeze amenity should be reconsidered, with an exploration of ways to better engage with the street. 2h. Playscapes require more shade and improved amenity. Artificial turf is not supported. 2i. The ground level internal courtyards to the childcare and commercial buildings should be a focus for design improvements to ensure they are useable and bring amenity to users.			
3b. The warehouse component appears overdeveloped, creating an imbalance between urban landscape and architecture, vehicle and pedestrian safety, landscaped areas, amenity, and overall functionality. Whilst the Panel supports the current side and rear setback strategy it recommends enhancing the alternative approach by expanding and improving the internal accessway with additional landscaping to deliver greater overall amenity. 3d. The childcare terrace feels disconnected and limited in functionality. Sightlines, outlook, and breeze amenity should be reconsidered, with a focus on engaging more effectively with the street to further enhance the built form and overall proposal.			
4a. There is an opportunity to enhance			

the central spine as a pedestrian-focused space, incorporating open spaces and placemaking cues. 4b. Additional clarity is sought for vehicle deliveries and movements for warehouse units, particularly deliveries and how they can be conducted without interrupting functionality for other tenants and users. 4c. Services such as booster cabinets and pumps and tanks should be indicated in the design. The location of services can have serious impact on the project and avoiding placement near the streetscape to maintain visual amenity should be demonstrated. 4d. The entry foyer strategy for the childcare centre / allied health centre would benefit from additional spatial generosity and additional separation. 4e. Additional space around lifts in the childcare to better accommodate prams and peak usage times would improve functionality. 4f. Parking configurations do not comply with requirements for sleeving. The car park should be reconfigured to improve functionality and street appeal. 4g. The proposed pocket park should be moved / integrated into the childcare entry, creating a safer and more functional entry / social gathering area. 4h. Acknowledging the lack of tenants to guide the design, layoff areas for emergency vehicles might be considered.			
5b. The Applicant was strongly encouraged by the Panel to			

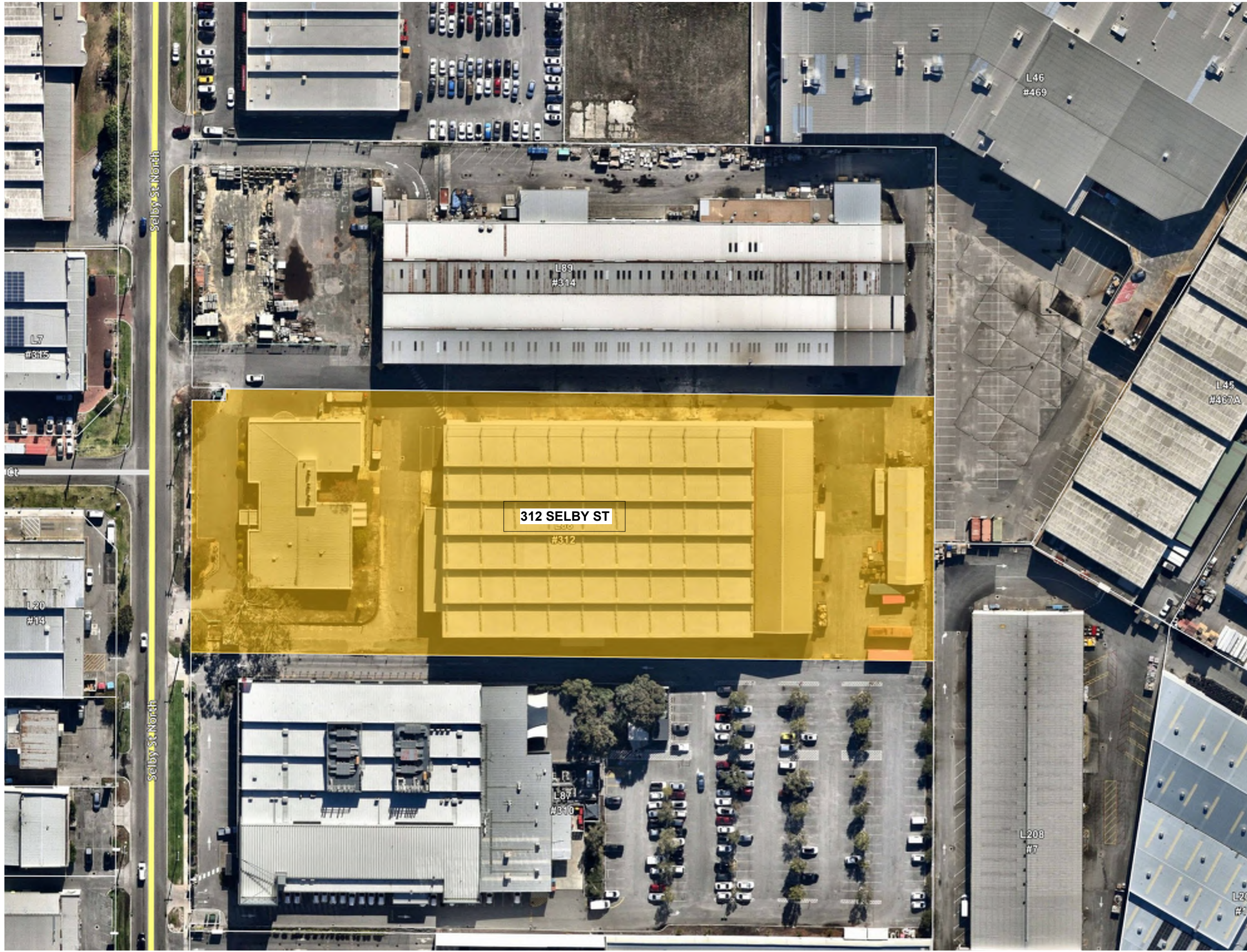
explore sustainability initiatives and make a commitment to this design principle, which is essential to achieve a successful outcome. As a starting point, opportunities for renewable energy, such as solar photovoltaic cells, and water-saving initiatives should be explored. 5c. Large unshaded windows create thermal challenges. This is particularly evident in west and east facing glazing where vertical fins or shading devices should be implemented to mitigate summer morning and afternoon heat gain.			
6a. The Panel stated the ground floor waiting area is almost secondary to the gesture of the upper level void. The waiting area feels constrained and additional space should be allocated to this area. 6b. The Panel suggested (strongly) to relocate the pocket park to be adjacent to the childcare tenancy to enhance activation and usability. 6c. Windows should be integrated into the cot rooms to allow them to purge overnight and enable natural light penetration. 6d. The childcare play areas require further demonstration to show how they meet functional and experiential needs. 6e. The Panel also believes the childcare terrace lacks interest and engagement and recommended the design team explore visual and physical connectivity to the street for improved activation. 6f. The long service corridor servicing the childcare centre would benefit from additional natural light.			

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7b. Legibility of childcare car parking requires improvement to ensure intuitive access and wayfinding.			
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10b. Public art should be incorporated to add vibrancy and align with the mixed-use nature of the			

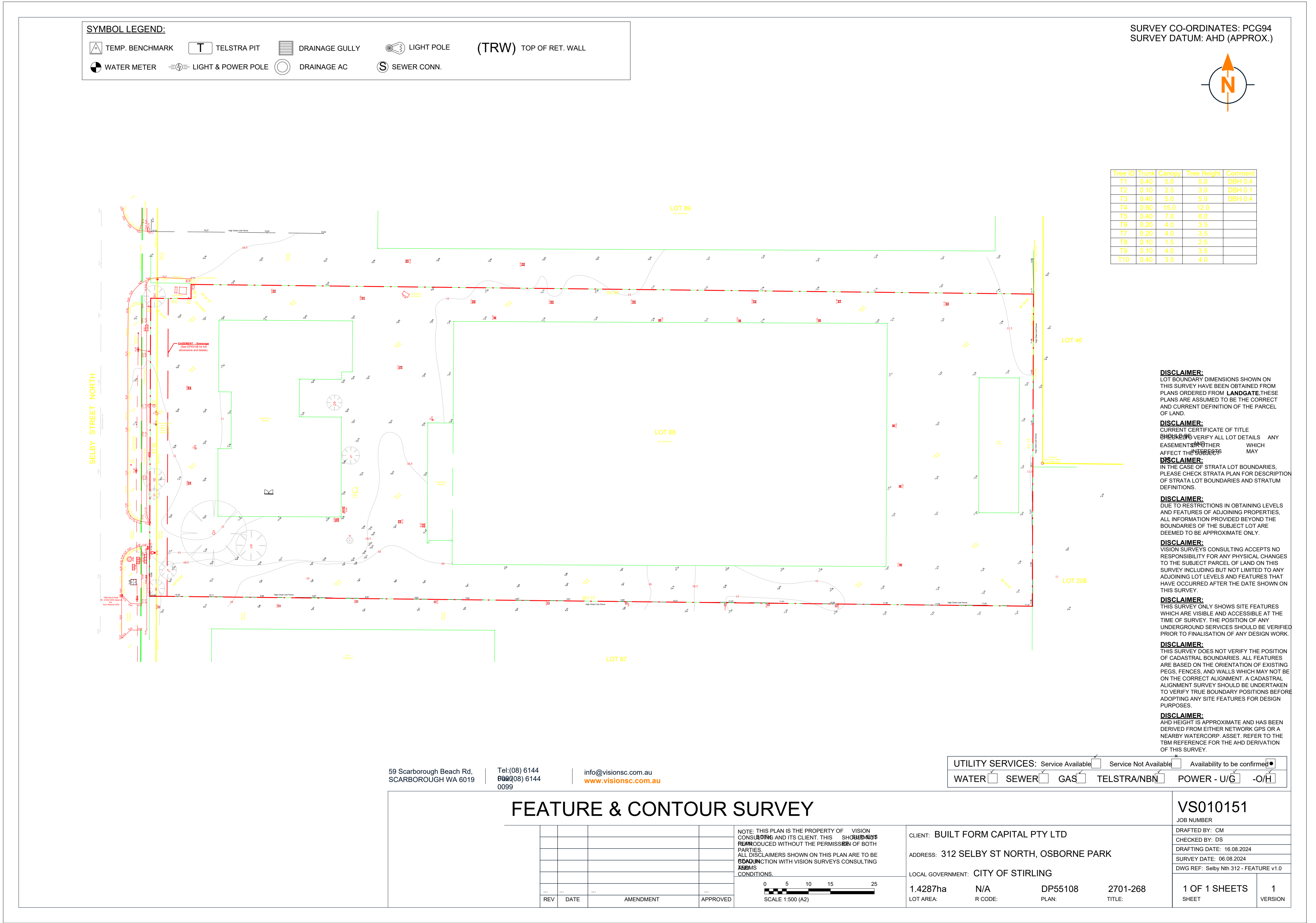
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LOCATION PLAN
1 : 5000

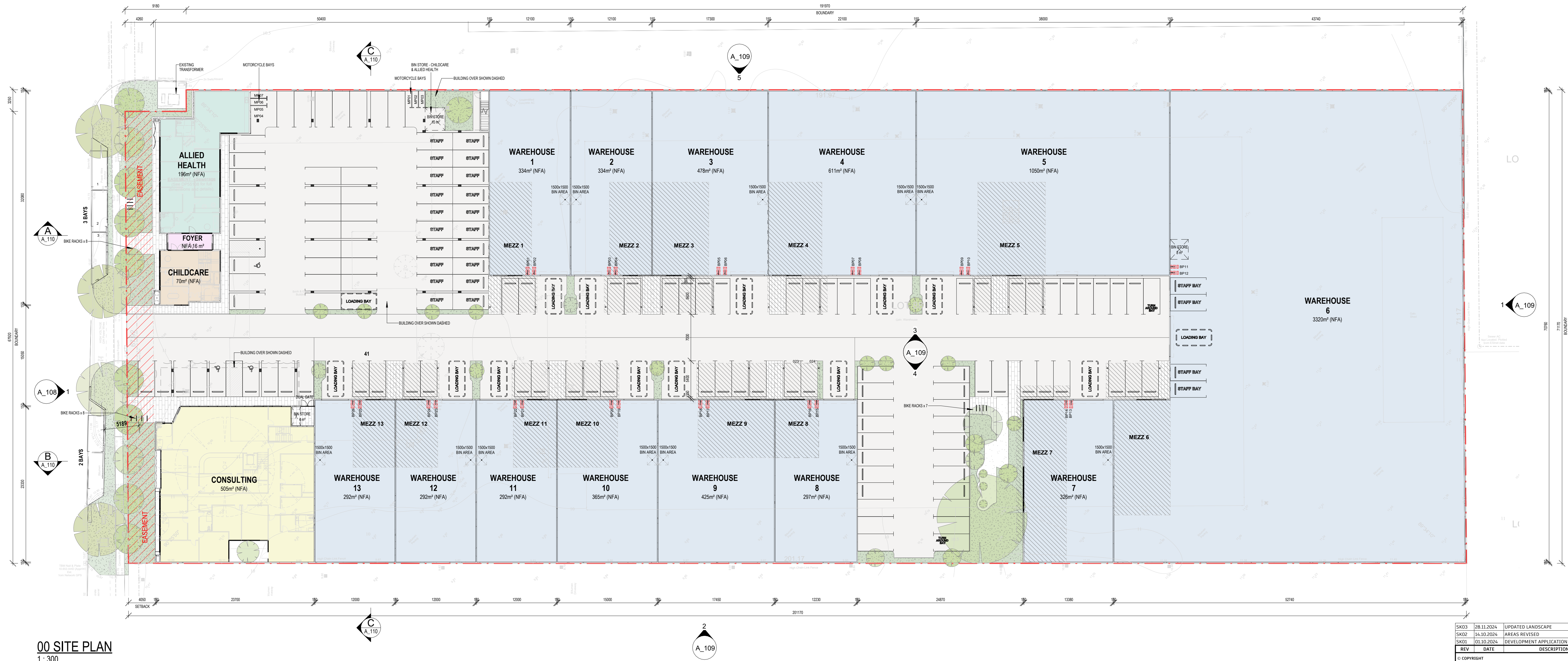


CONTEXT PLAN
1 : 1000



DEVELOPMENT SUMMARY		
1. Site Area		
14287 m ²		
2a. Floor Areas GFA		
a. Allied Health	207 m ²	
b. Childcare	876 m ²	
c. Consulting	1223 m ²	
d. Warehouse Ground	8560 m ²	
e. Warehouse Mezzanines	1879 m ²	
f. Childcare Foyer	17 m ²	
Total	12761 m ²	
3a. Floor Areas (External) GFA		
b. Childcare Outdoor	743 m ²	
4. Parking		
a. Car Parking		
i. Acrod Bays (P)	3	
ii. Site Parking (P)	105	
iii. Childcare Staff Bays (P)	20	
iv. Warehouse Staff Bays (P)	4	
v. Street Parking (SP)	5	
	137	
b. Loading Bays		
i. Warehouse Loading Bays	14	
	14	
c. Motorbike Bays		
i. Motorbike Bays (MP)	7	
	7	
d. Bicycle Parking		
i. Warehouse Racks (BP)	26	
ii. External Bicycle Rack x 2	24	
	50	
2b. Floor Areas NFA		
a. Allied Health	196 m ²	
b. Childcare	850 m ²	
c. Consulting	1123 m ²	
d. Warehouse Ground	8415 m ²	
e. Warehouse Mezzanines	1799 m ²	
f. Childcare Foyer	16 m ²	
Total:	12400 m ²	
3b. Floor Areas (External) NFA		
Childcare Outdoor	659 m ²	

LANDSCAPE AREA:		
1. Site Area		
a. Lot 88 Site Area		14287m ²
2. Landscaping		
a. Landscape on Site (Ground):		564m ²
b. Landscape on Site (Level 1):		250m ²
Total Landscape Area on Site:		5.7% /814m ²
c. Upgrade Verge Landscaping:		
		146m2
Total Landscape Area		6.7% /960m ²

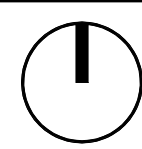


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CLIENT:
BUILTFORM
CAPITAL

PROPOSED COMMERCIAL DEVELOPMENT

312 SELBY STREET NORTH, OSBOURNE PARK



SK03	28.11.2024	UPDATED LANDSCAPE
SK02	14.10.2024	AREAS REVISED
SK01	01.10.2024	DEVELOPMENT APPLICATION
REV	DATE	DESCRIPTION
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ISSUED FOR DEVELOPMENT APPLICATION		
SHEET NAME: SITE PLAN / GROUND FLOOR		
DRAWING No:	A_102	
PROJECT No:	2401	
Drawn: AM	Date: SEP 2024	REV No:
Checked: BW	Scale: AS SHOWN	SK03

DEVELOPMENT SUMMARY		
1. Site Area		
14287 m²		
2a. Floor Areas GFA		
a. Allied Health	207 m²	
b. Childcare	876 m²	
c. Consulting	1223 m²	
d. Warehouse Ground	8560 m²	
e. Warehouse Mezzanines	1879 m²	
f. Childcare Foyer	17 m²	
Total	12761 m²	
3a. Floor Areas (External) GFA		
b. Childcare Outdoor	743 m²	
4. Parking		
a. Car Parking		
i. Acrod Bays (P)	3	
ii. Site Parking (P)	105	
iii. Childcare Staff Bays (P)	20	
iv. Warehouse Staff Bays (P)	4	
v. Street Parking (SP)	5	
	137	
b. Loading Bays		
i. Warehouse Loading Bays	14	
	14	
c. Motorbike Bays		
i. Motorbike Bays (MP)	7	
	7	
d. Bicycle Parking		
i. Warehouse Racks (BP)	26	
ii. External Bicycle Rack x 2	24	
	50	
2b. Floor Areas NFA		
a. Allied Health	196 m²	
b. Childcare	850 m²	
c. Consulting	1123 m²	
d. Warehouse Ground	8415 m²	
e. Warehouse Mezzanines	1799 m²	
f. Childcare Foyer	16 m²	
Total:	12400 m²	
3b. Floor Areas (External) NFA		
Childcare Outdoor	659 m²	



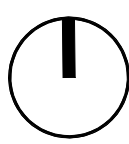
10 LEVEL 1
1: 300



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PROPOSED COMMERCIAL DEVELOPMENT
312 SELBY STREET NORTH, OSBOURNE PARK



SK03	28.11.2024	UPDATED LANDSCAPE
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SK01	01.10.2024	DEVELOPMENT APPLICATION
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ISSUED FOR DEVELOPEMENT APPLICATION		
SHEET NAME: LEVEL 1 FLOOR PLAN		
DRAWING No:	A_103	
PROJECT No:	2401	
Drawn: MJ	Date: SEP 2024	REV No:
Checked: BW	Scale: AS SHOWN	SK03

ROOF PLAN
1 : 300



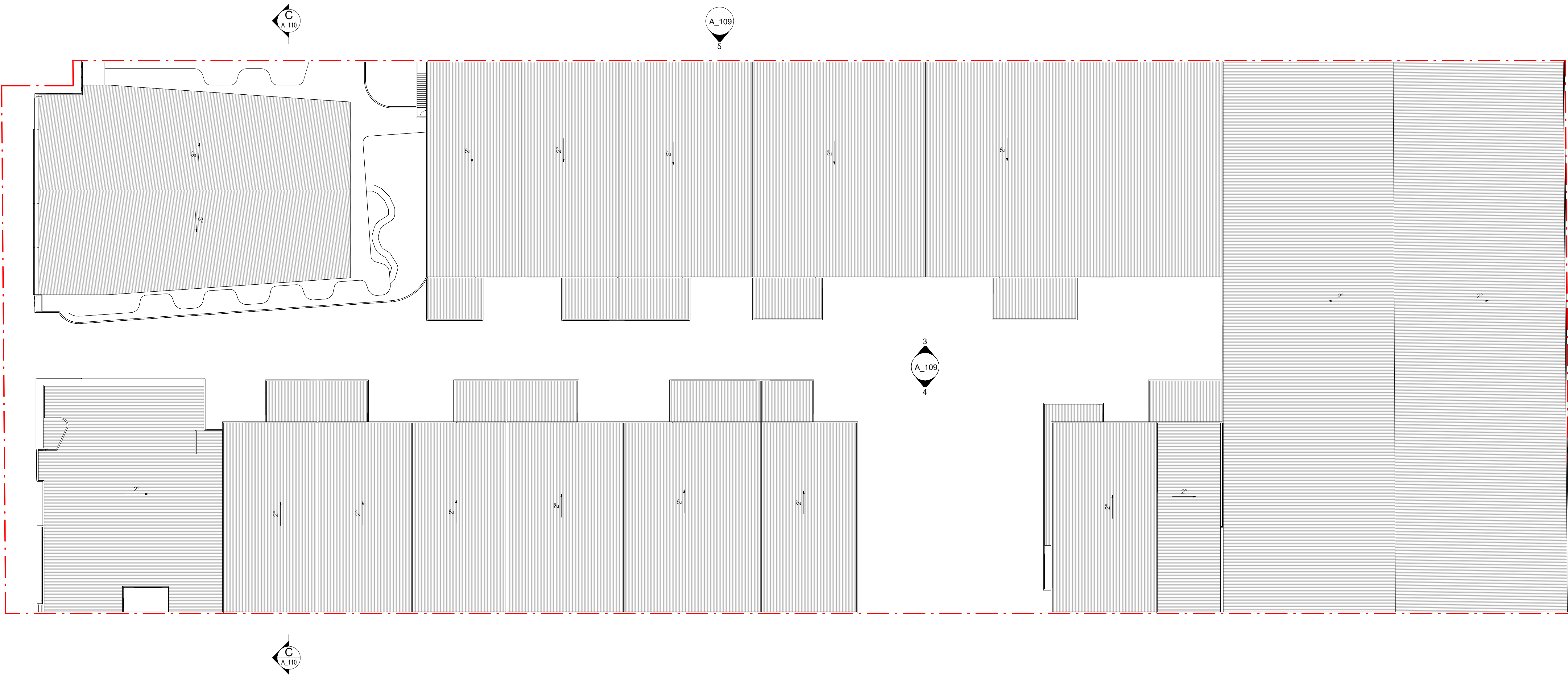
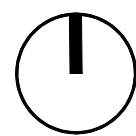
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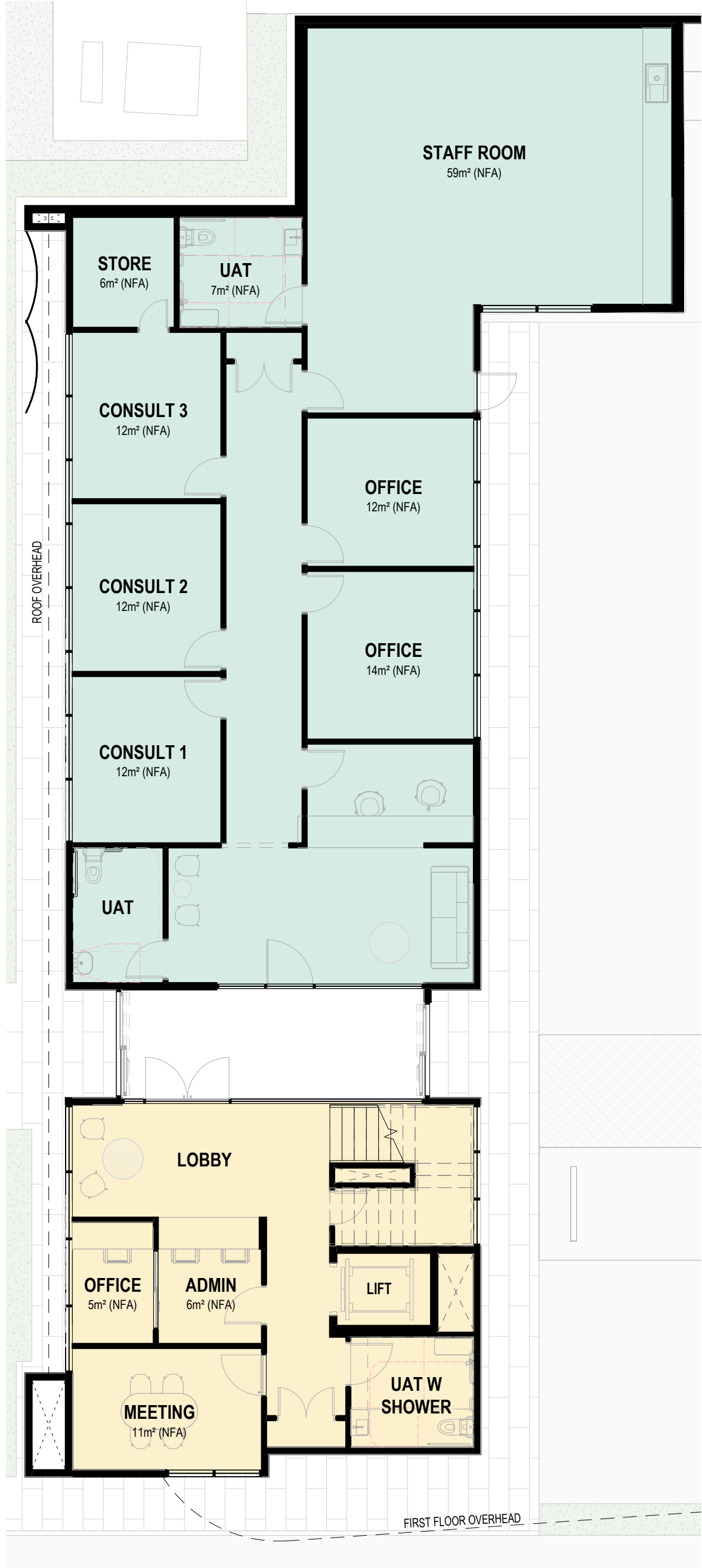
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PROPOSED COMMERCIAL DEVELOPMENT

312 SELBY STREET NORTH, OSBOURNE PARK



SK03	28.11.2024	UPDATED LANDSCAPE
SK02	14.10.2024	AREAS REVISED
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ISSUED FOR DEVELOPEMENT APPLICATION		
SHEET NAME: ROOF PLAN		
DRAWING No:		A_104
PROJECT No:		2401
Drawn:	MJ	Date: SEP 2024
Checked:	BW	Scale: AS SHOWN
REV No:		SK03



1
A_108
CHILDRE & ALLIED HEALTH GROUND
FLOOR PLAN
1 : 100



2
A_108
CHILDRE FIRST FLOOR PLAN
1 : 100



1 CONSULTING GROUND FLOOR PLAN
A_108 1:100



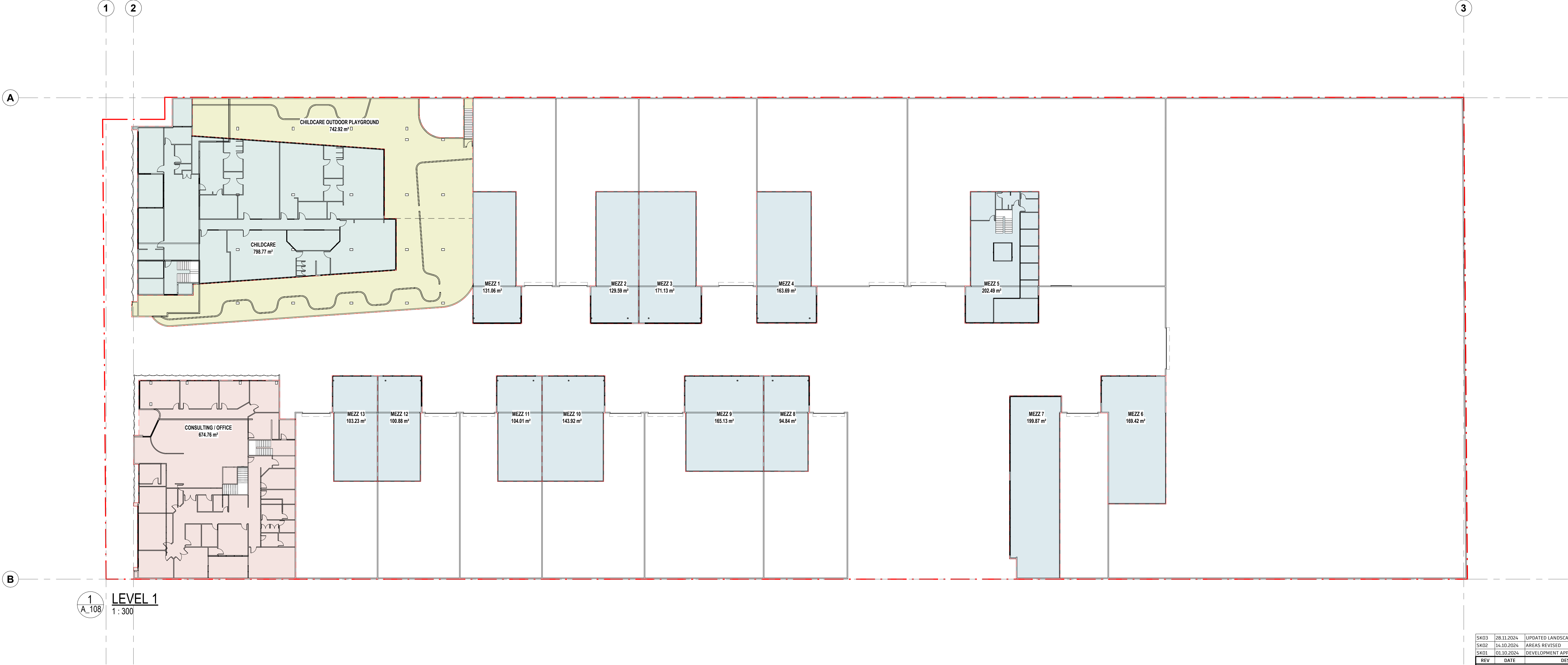
2 CONSULTING FIRST FLOOR PLAN
A_108 1:100

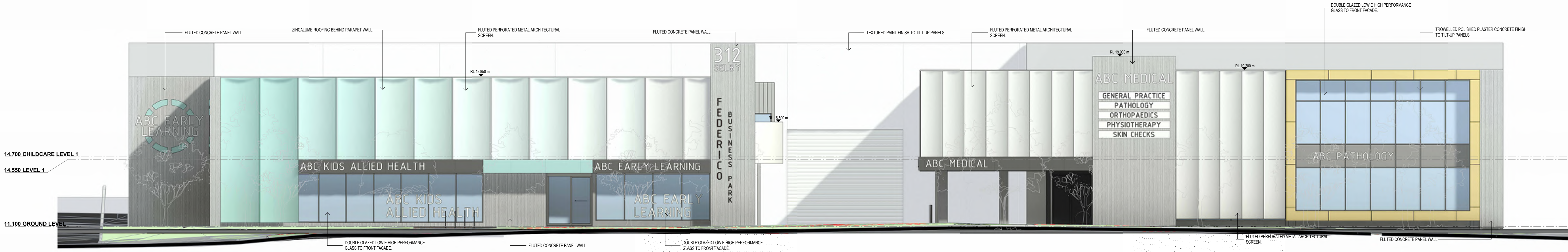
DEVELOPMENT SUMMARY		
1. Site Area		
14287 m²		
2a. Floor Areas GFA		
a. Allied Health	207 m²	
b. Childcare	876 m²	
c. Consulting	1223 m²	
d. Warehouse Ground	8560 m²	
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f. Childcare Foyer	17 m²	
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3a. Floor Areas (External) GFA		
b. Childcare Outdoor	743 m²	
4. Parking		
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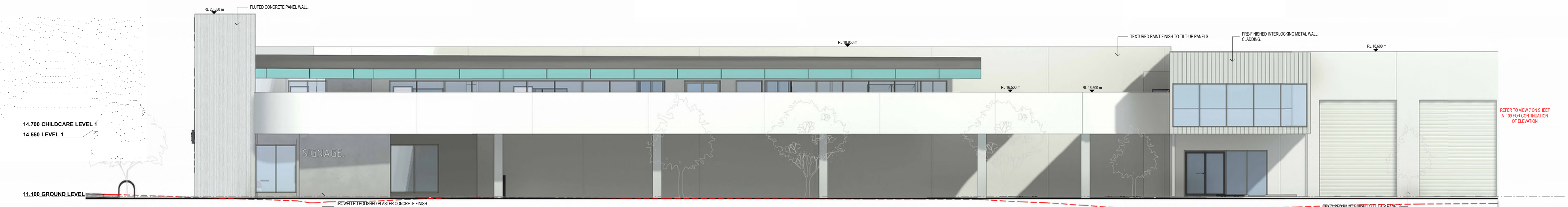
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d. Bicycle Parking				
i. Warehouse Racks (BP)	26			
ii. External Bicycle Rack x 2	24			
	50			

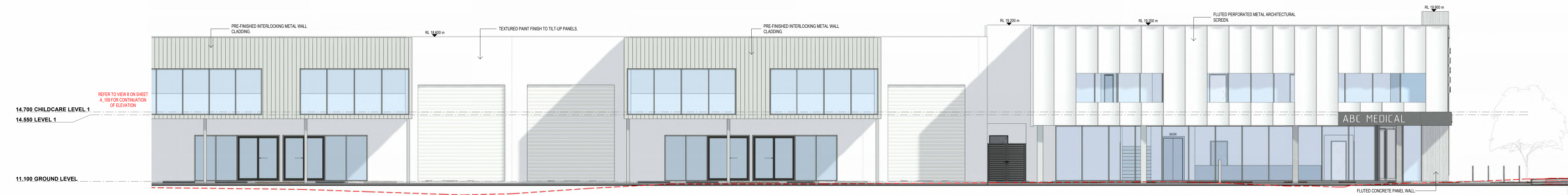




1 SELBY STREET ELEVATION (WEST)
1 : 100



2 INTERNAL ELEVATION (SOUTH)
1 : 100



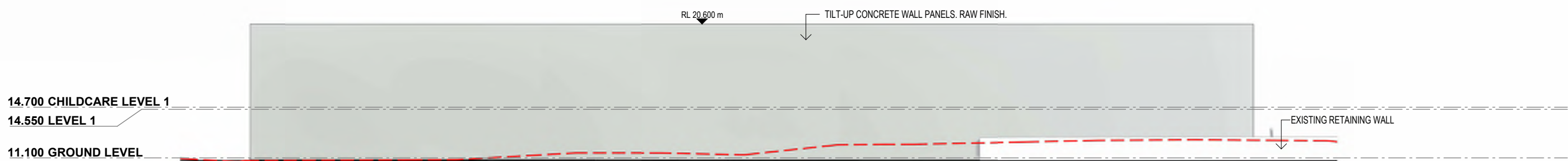
3 INTERNAL ELEVATION (NORTH)
1 : 100



5 NORTH ELEVATION
A2.01 1:300



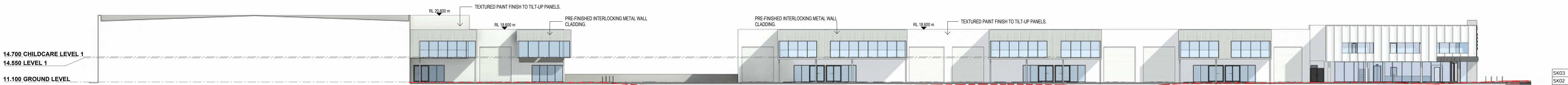
2 SOUTH ELEVATION
A2.01 1:300



1 EAST ELEVATION
A2.01 1:300



3 INTERNAL ELEVATION (SOUTH)
A2.01 1:300



4 INTERNAL ELEVATION (NORTH)
A2.01 1:300



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PROPOSED COMMERCIAL DEVELOPMENT

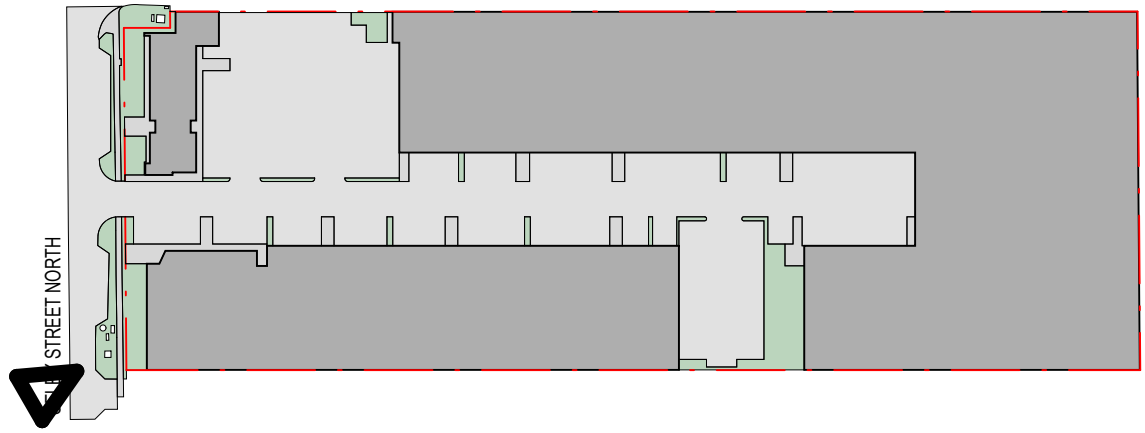
312 SELBY STREET NORTH, OSBOURNE PARK

SK03	28.11.2024	UPDATED LANDSCAPE
SK02	14.10.2024	AREAS REVISED
SK01	01.10.2024	DEVELOPMENT APPLICATION
REV	DATE	DESCRIPTION
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ISSUED FOR DEVELOPEMENT APPLICATION		
SHEET NAME: ELEVATIONS		
DRAWING No:		A_109
PROJECT No:		2401
Drawn: MJ	Date: SEP 2024	REV No:
Checked: BW	Scale: AS SHOWN	SK03

SHEET NUMBER	SHEET NAME	CURRENT REV
A_100	COVER SHEET	SK03
A_100.1	LOCATION PLAN	SK03
A_100.2	FEATURE SURVEY	SK03
A_102	SITE PLAN - GROUND FLOOR	SK03
A_103	LEVEL 1 FLOOR PLAN	SK03
A_104	ROOF PLAN	SK03
A_106	CHILDCARE LAYOUT	SK03
A_107	CONSULTING LAYOUT	SK03
A_108	ELEVATIONS	SK03
A_109	ELEVATIONS	SK03
A_110	SECTIONS	SK02
A_111	PERSPECTIVES	SK03
A_112	PERSPECTIVES	SK03
A_113	PERSPECTIVES	SK03
A_114	PERSPECTIVES	SK03
A_115	PERSPECTIVES	SK03
A_200	AREA PLAN - GROUND FLOOR	SK03
A_201	AREA PLAN - LEVEL 1	SK03



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SHEET NAME: COVER SHEET		
DRAWING No:		A_100
PROJECT No:		2401
Drawn: MJ	Date: SEP 2024	REV No:
Checked: BW	Scale: AS SHOWN	SK03

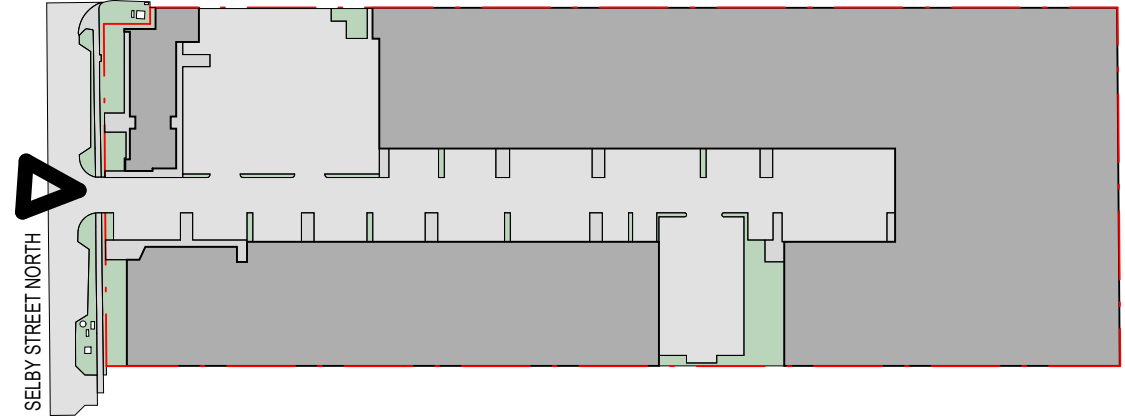


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312 SELBY STREET NORTH, OSBOURNE PARK

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SHEET NAME: PERSPECTIVES		
DRAWING No:		A_111
PROJECT No:		2401
Drawn: HN	Date: SEP 2024	REV No:
Checked: BW	Scale: AS SHOWN	SK03



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312 SELBY STREET NORTH, OSBOURNE PARK

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DRAWING No:		A_112
PROJECT No:		2401
Drawn: HN	Date: SEP 2024	REV No:
Checked: BW	Scale: AS SHOWN	SK03

