

Design Review Report – Item 2

Local government:	City of Stirling	
Item no.:	Item 2 – PDA23/0105 – 73 Wanneroo Road, Tuart Hill – Pre Development Application – Child Care Premise	
Chairperson:	Philip Gresley	
Panel members:	Jackson Liew Lisa Shine Tony Blackwell	
Local government officers:	Dean Williams Shaun Wheatland Adrian Di Nella Simone Palmer Kelly Douglas	Coordinator Planning Senior Strategic Planning Officer Planning Officer DRP Support Officer Client Liaison Officer
Observers	David Jack	Acting Manager City Future
Date:	23 November 2023	Time: 3pm
Venue:	City of Stirling – Challenger Room	

Proponent/s		
	Alan Stewart Nicole Cavanagh	Lateral Planning (<i>Applicant</i>) Plan E Landscape Architects
	Owners	Della Cape Pty Ltd
Observer/s		

Briefings		
Development assessment overview	Shaun Wheatland	Senior Strategic Planning Officer
Technical issues	Shaun Wheatland	Senior Strategic Planning Officer
Design Review		
Proposed development	Item 2 – PDA23/0105 – 73 Wanneroo Road, Tuart Hill – Pre Development Application – Child Care Premise	
Property address	73 Wanneroo Road, Tuart Hill	
Background		
Proposal		
Applicant or applicant's representative address to the design review panel	Alan Stewart Nicole Cavanagh	Lateral Planning Plan E Landscape Architects
Key issues / recommendations	The Applicant is thanked for engaging with the DRP at an early stage. Whilst the site may provide an excellent location for an early learning centre, the design of the proposal is currently fundamentally flawed and requires a redesign.	

	The proposal creates basement-like covered external spaces for children's play areas, has limited access to natural light and ventilation to a number of key internal spaces for children and staff, and does not adequately address the context of this significant corner location. The Panel does not support the proposal and another review is required. Refer to attached Design Quality Evaluation Report.
Chairperson signature	

Design quality evaluation Item 2 – PDA23/0105– 73 Wanneroo Road, Tuart Hill – Pre Development Application – Child Care Premise DRP Meeting – Thursday 23 November 2023		
	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>
	N	1a. The Panel advises the proponent to provide a more comprehensive contextual analysis of the site including a <i>Site Design Response</i> diagram. This should include detailed commentary and diagramming around the unique qualities of the site and what the opportunities can be inspired by the local built form character and adjacent properties. 1b. A detailed <i>opportunities and constraints</i> analysis should be provided. 1c. The topography of the site should be further investigated, particularly in relation to the adjacent existing building. It was suggested by the Panel to provide a series of cross section drawings which would assist to gain a better understanding of the proposal. These are useful as a design tool for the applicant to further understand the implications of design decisions. 1d. Future road widening should be shown on drawings including likely kerb and footpath locations. This will provide clarity to the Panel and the applicant to determine how the building can better respond to the corner location. This includes showing understanding footpath widths, awning depths and continuity, and the deployment of design devices to further enhance the street level activation of the proposal. 1e. The opportunity for increasing height on the corner should be explored in the re-planning of the facility. There is opportunity for a smaller footprint and a higher building which might better address the aspirations for the area and assist (alongside the analysis suggested in 1d) to deliver a supportable outcome. 1f. The Panel commented the Cape Street elevation is starting to build character and respond to the street. 1g. The Panel made comment the location and configuration of carparking is generally supported however there are detailed questions around column locations and accessibility. 1h. There is an opportunity to better address the part of the proposal on the north east corner of the site which directly addresses the entry space of the existing adjacent property. 1i. The Panel stated there is opportunity to improve the materiality of the proposal. development to facilitate a better design response. 1j. The Applicant was encouraged to explore ways for the child care centre to better interact with the street. The Panel expressed concern around children's activity spaces being suggested for "activated uses" as it is likely these will be screened from public view by curtains or other devices. 1k. Comment was made on how the building turns the corner and the lack of awning being problematic. The Applicant should meet the required widths wherever possible or create better design outcomes when it cannot conform including demonstrations of where and why it does not conform.
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 applicant is commended for providing landscape plans at this early design stage. 2b. The Panel advised that most of the landscaping is sheltered and shaded which

		is not supported. Additionally, much of the southern landscaping is hidden and unusable. It was stated the only one meaningful section of landscape is outside the entry. 2c. Whilst there is planting on deck the provision for soil volume is inadequate. The Panel suggested Volume 2 of Residential Design Codes could be followed as it provides good guidance on sustainable planting. 2d. It was mentioned by the Panel the northern orientation of the northern portion of the landscape on the upper level could be supported in principle, however, the Applicant was encouraged to investigate the implications of future development and the difference of scale of the neighbouring property will have in relation to overshadowing. 2e. The Panel stated the use of artificial turf is not supported. 2f. It was stated by the Panel cross sections would be beneficial and would provide the Panel with a better understanding of the development. 2g. The Panel recommended including shade structures in the drawings at an early stage to gain an understanding of how these fit into the proposal.
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>
	N	3a. The Panel stated the corner treatments are important and further thought and development is required. See comments under Principle 1 3b. The Panel showed concern around the lack of understanding of how the building interacts with the next-door property. It was stated by the Panel cross sections would be beneficial and would provide a better understanding. 3c. Comment was made by the Panel the proposal is overdeveloped and the Applicant was urged to consider the opportunity for a smaller footprint and an additional level to the Wanneroo Road frontage. 3d. The Panel does not support the built form and scale in its current form. The design response is currently fundamentally flawed and requires a redesign. The proposal creates basement-like covered external spaces for children's play areas, has limited access to natural light and ventilation to a number of key internal spaces for children and staff, and does not adequately address the context of this significant corner location.
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>
	N	4a. The Panel commented the approach to the basement is not acceptable. It was suggested to relocate the activity rooms to the upper level to provide more exposure to light and ventilation. The Applicant was encouraged to provide space for real landscape to allow light and air into the building and then place the activity rooms adjacent to these areas. It was recommended to determine the hierarchy of the rooms and locate accordingly. 4b. The Panel expressed concern around the car parking dimensions. 4c. Although supportive of the carparking strategy, comment was made by the Panel the reduction in carparking requires justification by the Applicant.
Principle 5 Sustainability		<i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i>
		5a. This design principle was not discussed. 5b. The Applicant was encouraged to explore sustainability initiatives and make a commitment to appropriately addressing this design principle.

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>
	N	6a. The Panel mentioned the landscape has contributed to the entry experience but unfortunately is disconnected to the activity rooms. Concern was expressed around the babies having no access to natural light and denying toddlers an outdoor experience with no access to landscape or sun. 6b. An amenity consideration would be the visual from the deck level looking towards the existing roof line. This could pose noise issues.
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. This design principle was not discussed. 7b. The Panel commented that the current entry on Cape Street has good legibility, but further work and detailed information is required for the overall proposal.
Principle 8 Safety		<i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</i>
		8a. This design principle was not discussed.
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>
	N	9a. The Panel advise the childcare use is a good location however further work is required to demonstrate what is being offered back to the community through an improved design response. 9b. Better activation, potentially through integrated alternative uses (such as a retail outlet) to Wanneroo Road could be considered.
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 aesthetics of the proposal are developing but require significant work to deliver a cohesive design idea across the entire proposal. This includes the consideration of how the proposal can wrap around the corner more successfully. This includes better consideration of the road widening, awning provision, and public realm integration across significant level changes. 10b. The Panel notes that curved glass may not be cost effective and if faceted it will not be supported by the Panel. 10c. The Panel suggested that the southern façade held some promise with regard to materiality and articulation. The opportunity to use brickwork selectively and carefully in other locations could help refine a more cohesive response.

Design Review progress**Item 2 – PDA23/0105– 73 Wanneroo Road, Tuart Hill – Pre Development Application – Child Care Premise****DRP Meeting – Thursday 23 November 2023**

S	<i>Design Principle satisfied</i>		
P	<i>Design Principle pending further attention</i>		
N	<i>Design Principle not satisfied</i>		
	DR1 17/8/2023	DR2	DR3
Principle 1 - Context and character	N		
Principle 2 - Landscape quality	N		
Principle 3 - Built form and scale	N		
Principle 4 - Functionality and build quality	N		
Principle 5 - Sustainability			
Principle 6 - Amenity	N		
Principle 7 - Legibility			
Principle 8 - Safety			
Principle 9 - Community	N		
Principle 10 - Aesthetics	P		

Recommendations Summary
Item 2 – PDA23/0105– 73 Wanneroo Road, Tuart Hill

DR1 – DRP Recommendations DRP Meeting – 23/11/2023	DR2 – Applicant Response DRP Meeting – 23/11/2023	DR2 DRP Recommendations DRP Meeting –	DR2 – Applicant Response DRP Meeting –
1a. The Panel advises the proponent to provide a more comprehensive contextual analysis of the site including a <i>Site Design Response</i> diagram. This should include detailed commentary and diagramming around the unique qualities of the site and what the opportunities can be inspired by the local built form character and adjacent properties. 1b. A detailed <i>opportunities and constraints</i> analysis should be provided. 1c. The topography of the site should be further investigated, particularly in relation to the adjacent existing building. It was suggested by the Panel to provide a series of cross section drawings which would assist to gain a better understanding of the proposal. These are useful as a design tool for the applicant to further understand the implications of design decisions. 1d. Future road widening should be shown on drawings including likely kerb and footpath locations. This will provide clarity to the Panel and the applicant to determine how the building can better respond to the corner location. This includes showing understanding footpath widths, awning depths and continuity, and the deployment of design			

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3c. Comment was made by the Panel the proposal is overdeveloped and the Applicant was urged to consider the opportunity for a smaller footprint and an additional level to the Wanneroo Road frontage.			
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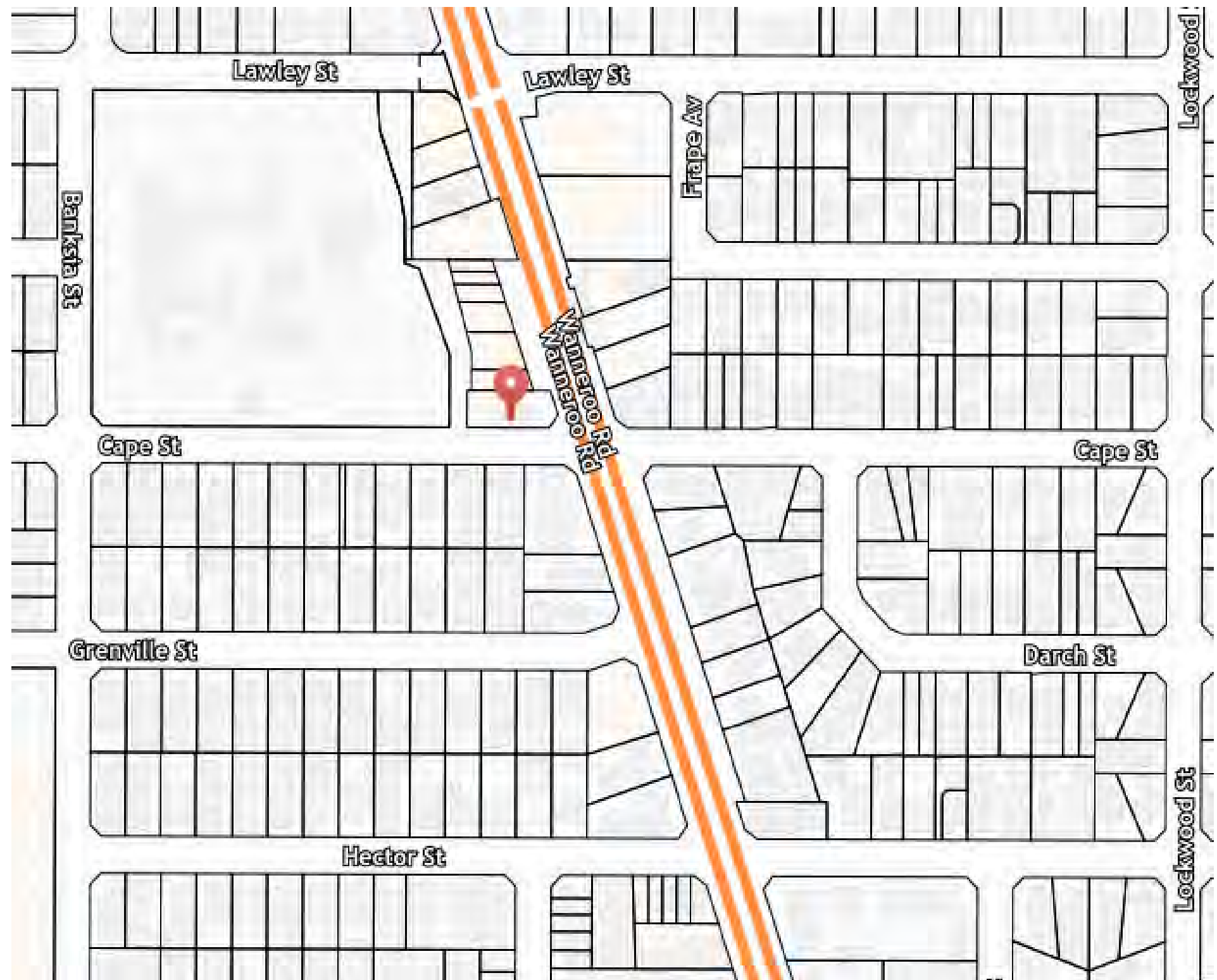
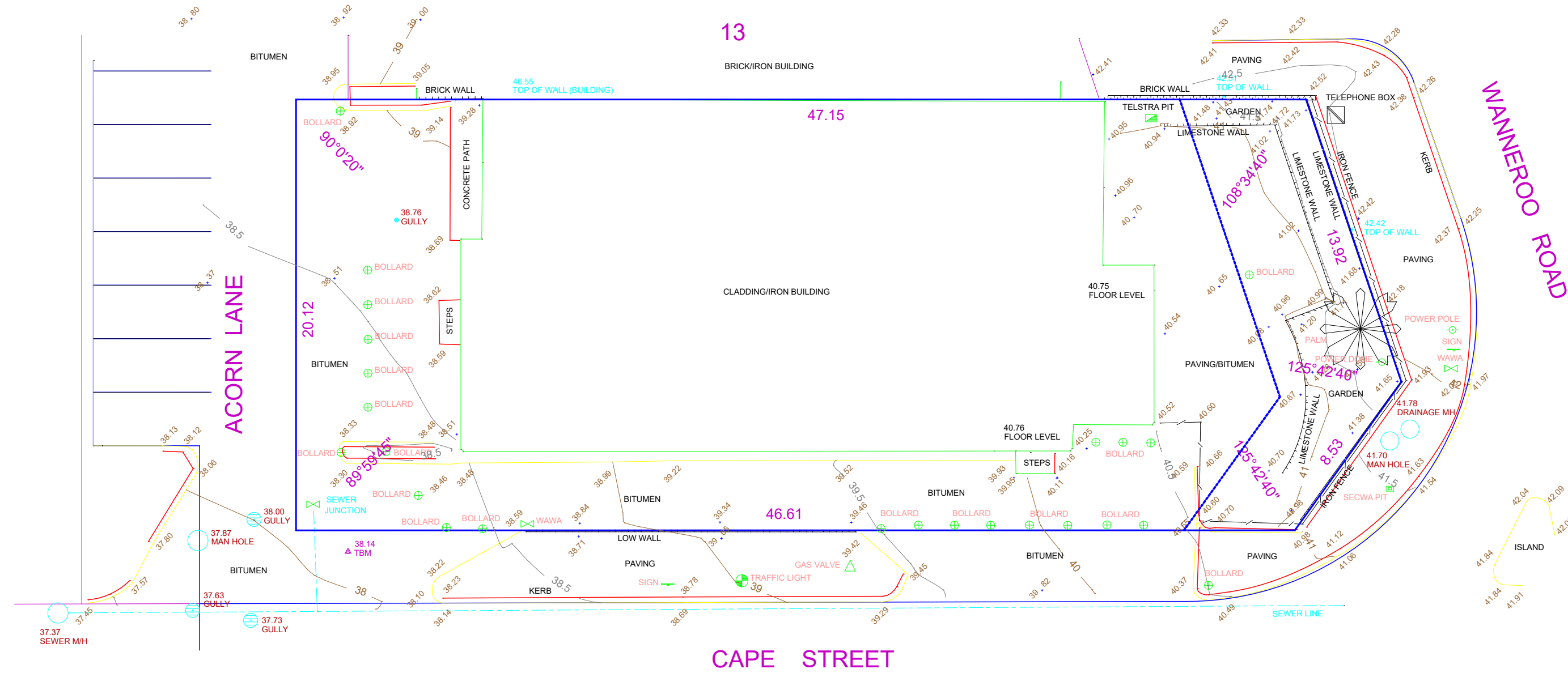
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10a. The aesthetics of the proposal are developing but require significant work to deliver a cohesive design idea across the entire proposal. This includes the consideration of how the proposal can wrap around the corner more successfully. This includes better consideration of the road widening, awning provision, and public realm integration across significant level changes. 10c. The Panel suggested that the southern façade held some promise with regard to materiality and articulation. The opportunity to use brickwork selectively and carefully in other locations could help refine a more cohesive response.			

Macri Builders
Address:73 Wanneroo Road TUART HILL
Childcare Centre
Job Number: 23039

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009	Planner Comments	26.10.23
008	DRP Comments	09.10.23
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006	Markups	07.09.23
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004	Markups	11.08.23
003	DRP	13.07.23
002	Concept Design	04.07.23
001	Concept Design	27.06.23

Revision Description Date

Project North:



Client
Macri Builders

Project Name
Childcare Centre

Project Address
73 Wanneroo Road TUART HILL

Drawing Title:
Existing Site Survey

Scale:	Sheet Size:
1:200	A1
Project No:	Revision Number:
23039	9.00

Drawing No.:

03 of 14

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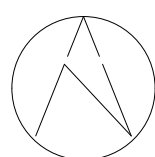
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ROSS McLOUGHLIN
CONSULTING SURVEYOR
JOONDALUP, UNIT 1 - 9 MERCER LANE
LANCELIN, 4 SALVAIRE CRESCENT
MOBILE 0419 255 999
EMAIL rossmac@inet.net.au

LOT 11 (No.73) WANNEROO ROAD - TUART HILL

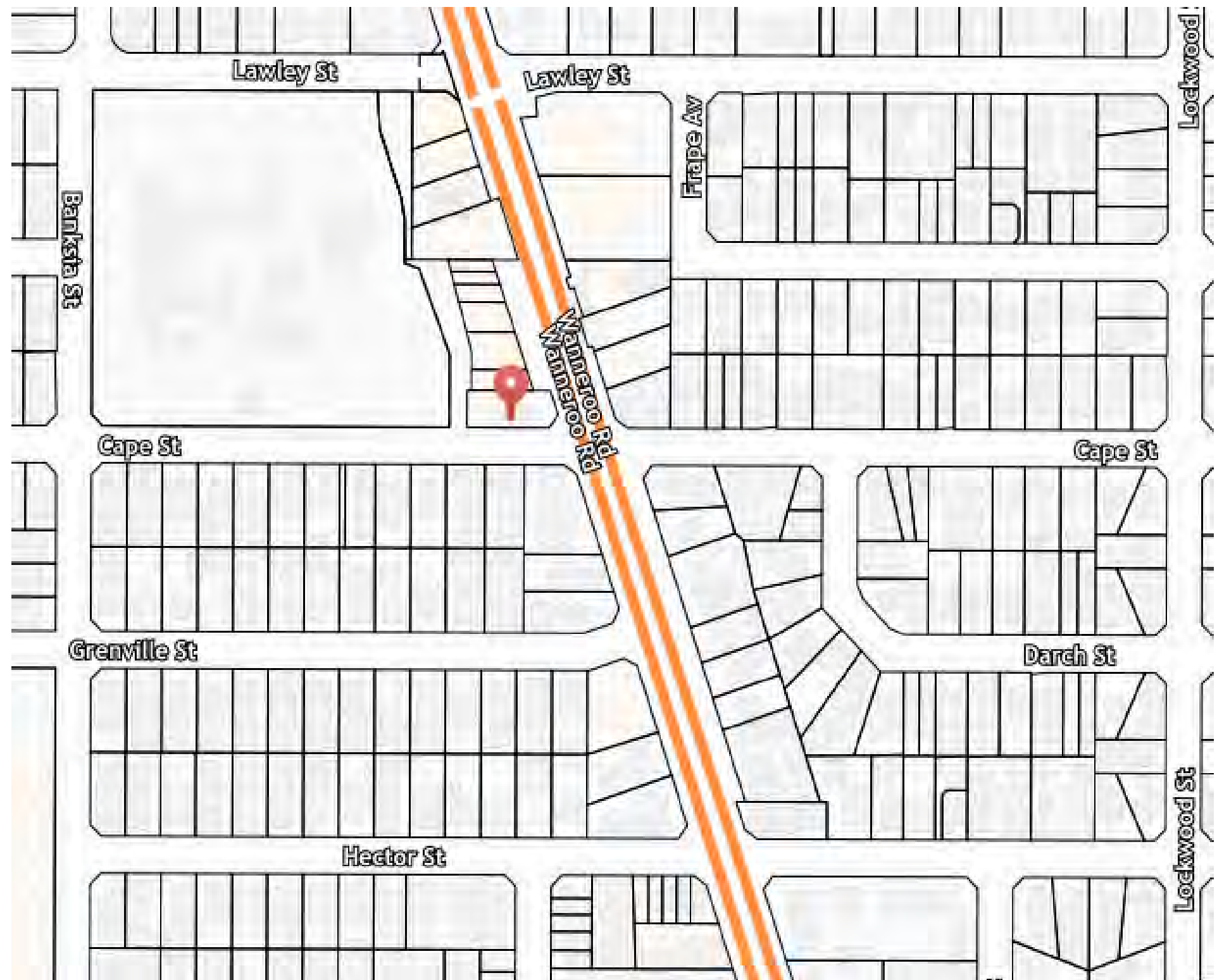
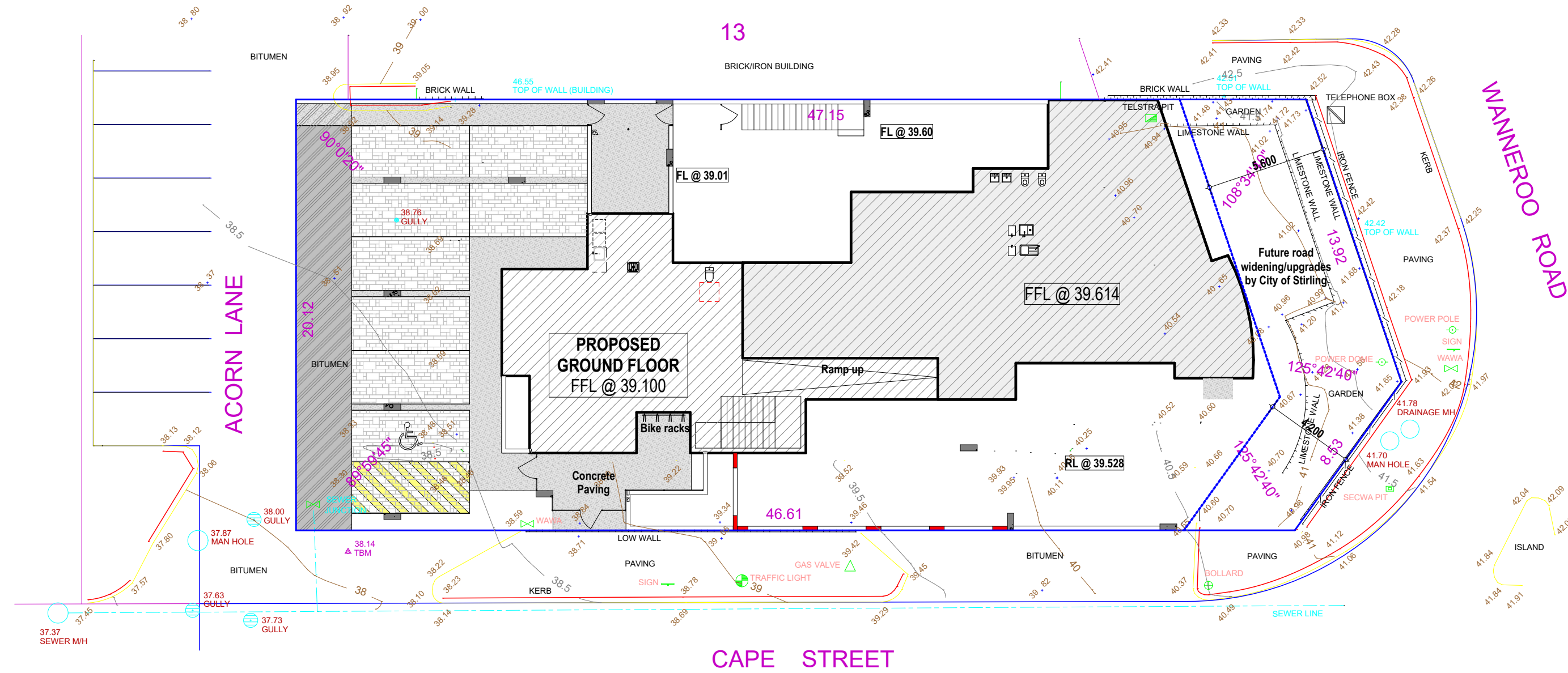
SITE PLAN

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DATUM:	AHD (APPROX. SEWER MH LID)	AREA:	991m ²	SDR FILE:	WN7

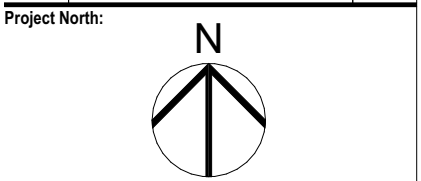


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009	Planner Comments	26.10.23
008	DRP Comments	09.10.23
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Client
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Project Name
Childcare Centre

Project Address
73 Wanneroo Road TUART HILL

Drawing Title:
GF Site Plan

Scale:	Sheet Size:
1:200	A1
Project No:	Revision Number:
23039	9.00

Drawing No.:
04 of 14

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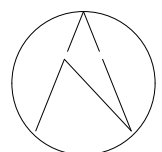
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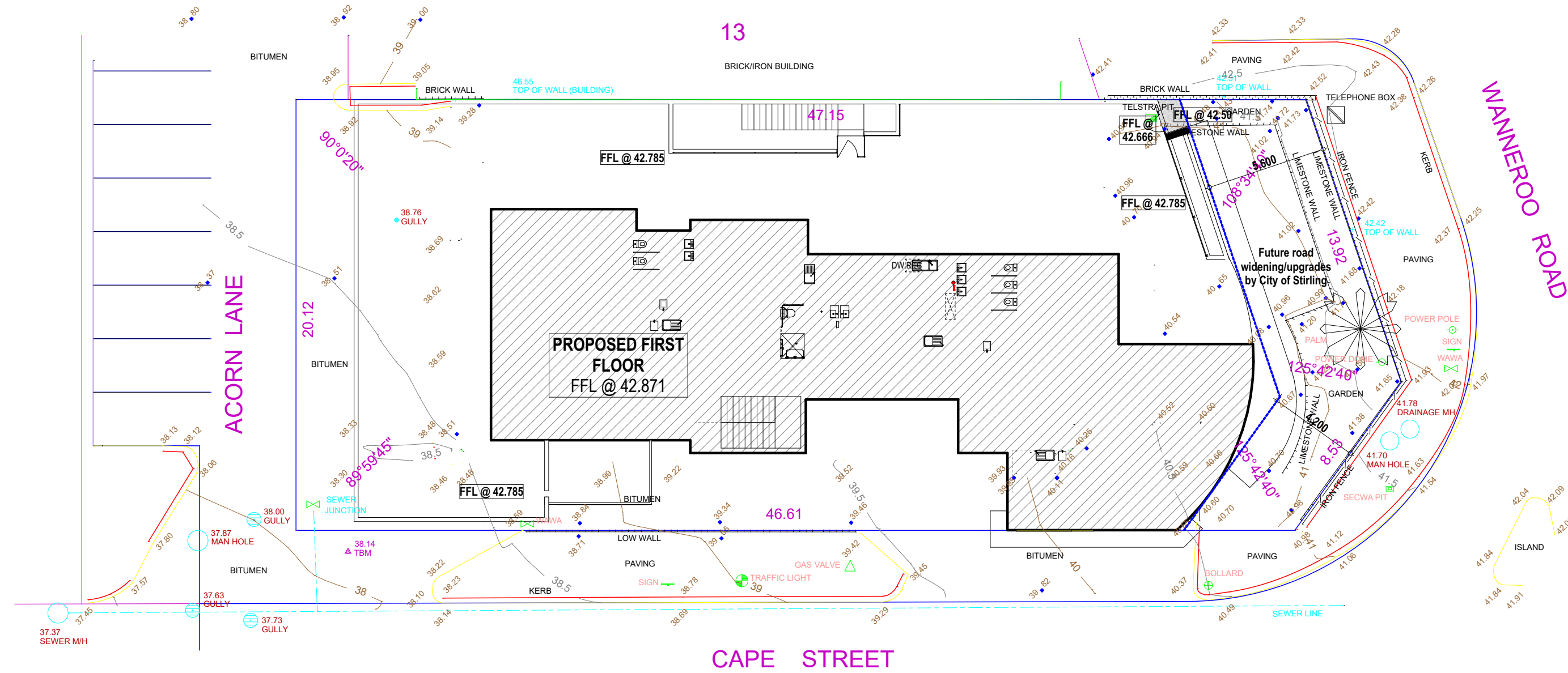
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CONSULTING SURVEYOR
JOONDALUP, UNIT 1 - 9 MERCER LANE
LANCELIN, 4 SALVAIRE CRESCENT
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EMAIL rossmac@inet.net.au

LOT 11 (No.73) WANNEROO ROAD - TUART HILL			
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		SDR FILE:	WN7



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004	Markups	31.08.23
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001	Concept Design	27.06.23

Revision Description Date

Project North:



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Macri Builders

Project Name
Childcare Centre

Project Address
73 Wanneroo Road TUART HILL

Drawing Title:
FF Site Plan

Scale:
1:200

Sheet Size:
A1

Project No:
23039

Revision Number:
9.00

Drawing No.:

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LOT 11 (No. 73) WANNEROO ROAD - TUART HILL

SITE PLAN

SCALE: 1:200 @ A3 SIZE

LOCAL AUTHORITY: CITY OF STIRLING

SURVEYOR: RAM

DATE: 28.11.2022

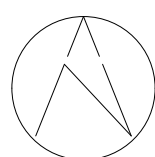
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DRAWN: RAM

DATUM: AHD (APPROX. SEWER MH LID)

AREA: 991m²

SDR FILE: WN7



SCALE 1:200 @ A3

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Commercial Developments on Wanneroo Road



Tuart Hill Primary School



Child Care Centre on Cape St

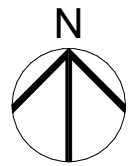
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001	Concept Design	27.06.23

Revision

Description

Date

Project North:



Client
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Project Name
Childcare Centre

Project Address
73 Wanneroo Road TUART HILL

Drawing Title:
Context Plan

Scale: Sheet Size: A1

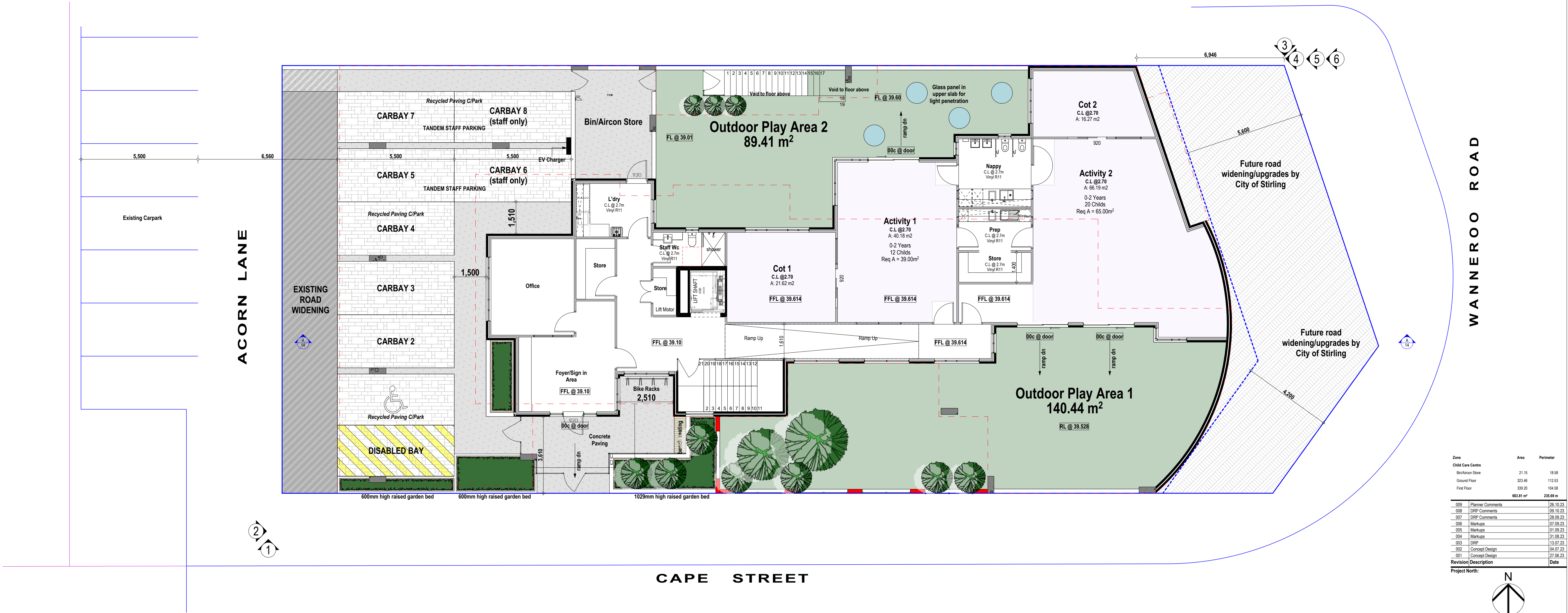
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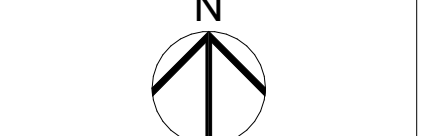
Room	Age (Yrs)	Quant.	Size	Staff Req
Activity 1	0-2	12	40.18m ²	3
Activity 2	2-3	20	66.19m ²	4
Activity 3	3-5	20	65.39m ²	2
Activity 4	3-5	26	97.55m ²	3
Total Internal = (Min 3.25m ² per child)		78	269.31m ² (Min 253.50m ² req)	12
Total External Play Area = (Min 7m ² per child)		78	556.68m ² (Min 546m ² req)	



Zone	Area	Perimeter
Child Care Centre		
Bin/Aircon Store	21.15	18.58
Ground Floor	323.46	113.51
First Floor	339.20	124.58
	662.61 m ²	238.09 m

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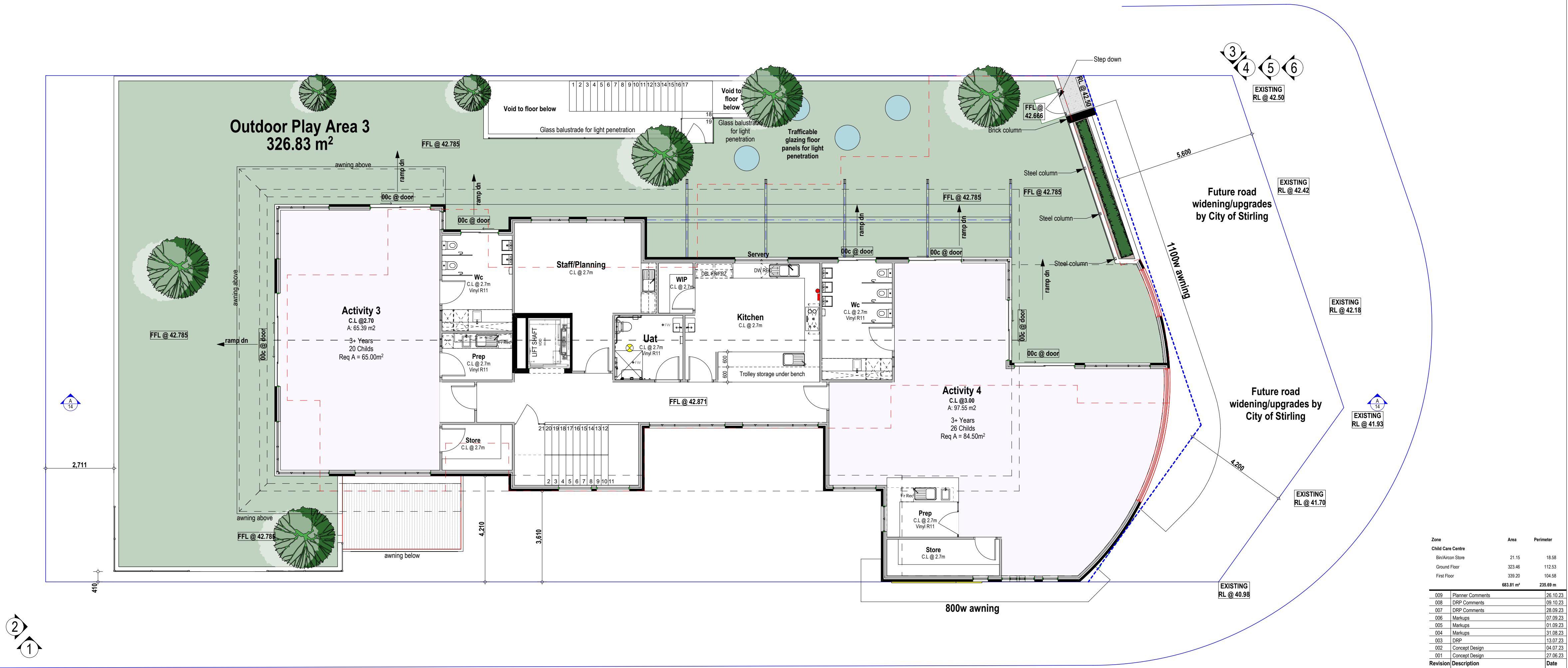
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Ground Floor Plan

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Project No:
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Drawing No.:
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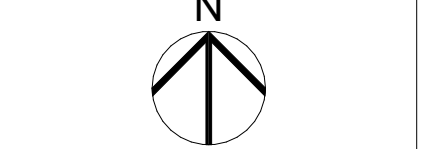
Room	Age (Yrs)	Quant.	Size	Staff Req
Activity 1	0-2	12	40.18m ²	3
Activity 2	2-3	20	66.19m ²	4
Activity 3	3-5	20	65.39m ²	2
Activity 4	3-5	26	97.55m ²	3
Total Internal = (Min 3.25m ² per child)		78	269.31m ² (Min 253.50m ² req)	12
Total External Play Area = (Min 7m ² per child)		78	556.68m ² (Min 546m ² req)	



Zone	Area	Perimeter
Child Care Centre		
Exterior Store	21.15	18.58
Ground Floor	303.46	113.51
First Floor	309.20	104.58
	612.61 m²	218.09 m

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008	DRP Comments	06.10.23
007	DRP Comments	28.09.23
006	Markups	07.09.23
005	Markups	01.09.23
004	Markups	21.08.23
003	DRP	13.07.23
002	Concept Design	04.07.23
001	Concept Design	27.06.23
Revision	Description	Date

Project North:



Client
Macri Builders

Project Name
Childcare Centre

Project Address
73 Wanneroo Road TUART HILL

Drawing Title:
First Floor Plan

Scale:
1:100

Project No:
23039

Sheet Size:
A1

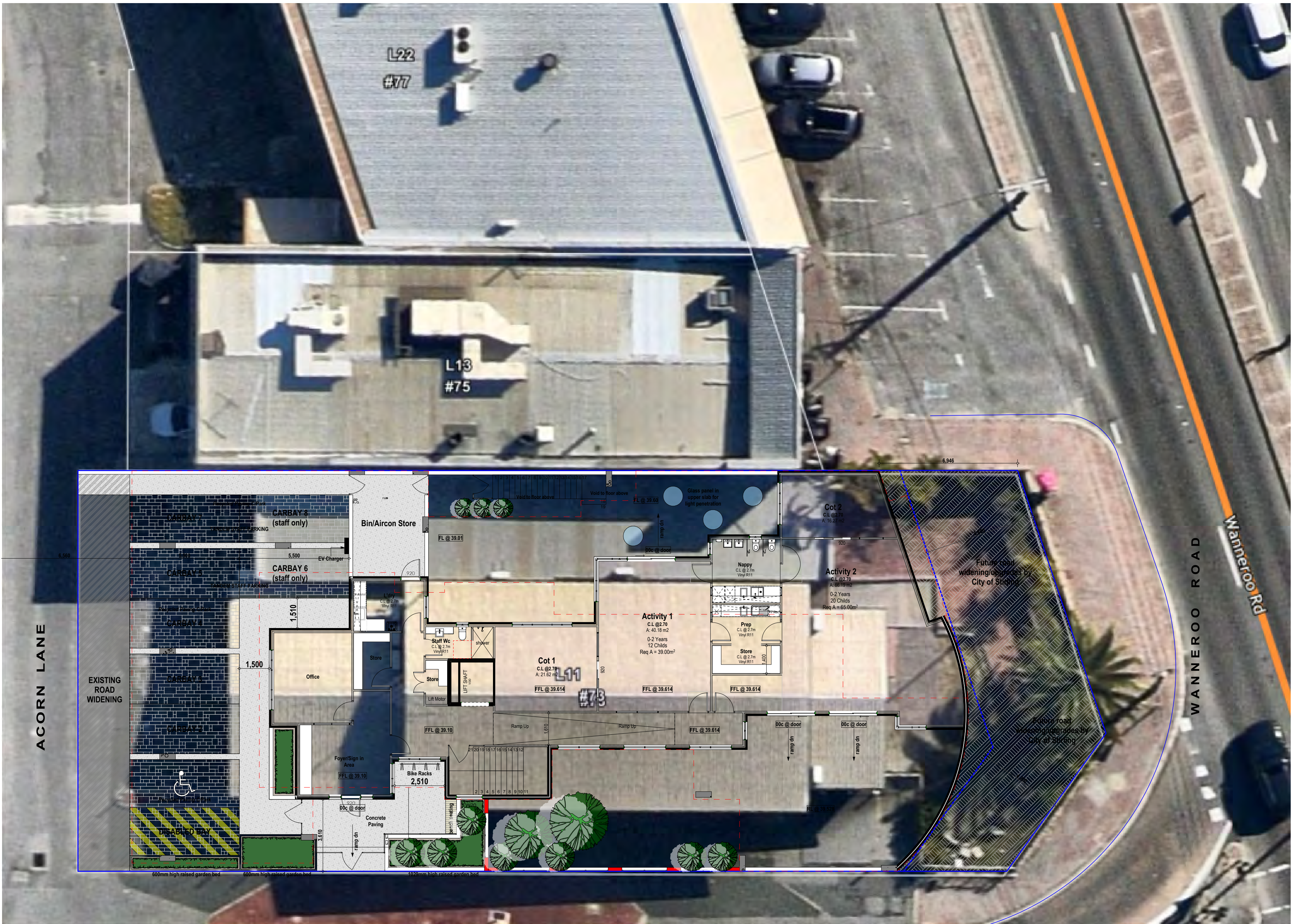
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M: 0457 727 766

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004	Markups	31.08.23
003	DRP	13.07.23
002	Concept Design	04.07.23
001	Concept Design	27.06.23
Revision/Description		Date

Project North:

Client: Macri Builders

Project Name: Childcare Centre

Project Address: 73 Wanneroo Road TUART HILL

Drawing Title: Aerial Plans

Scale:	Sheet Size:
	A1

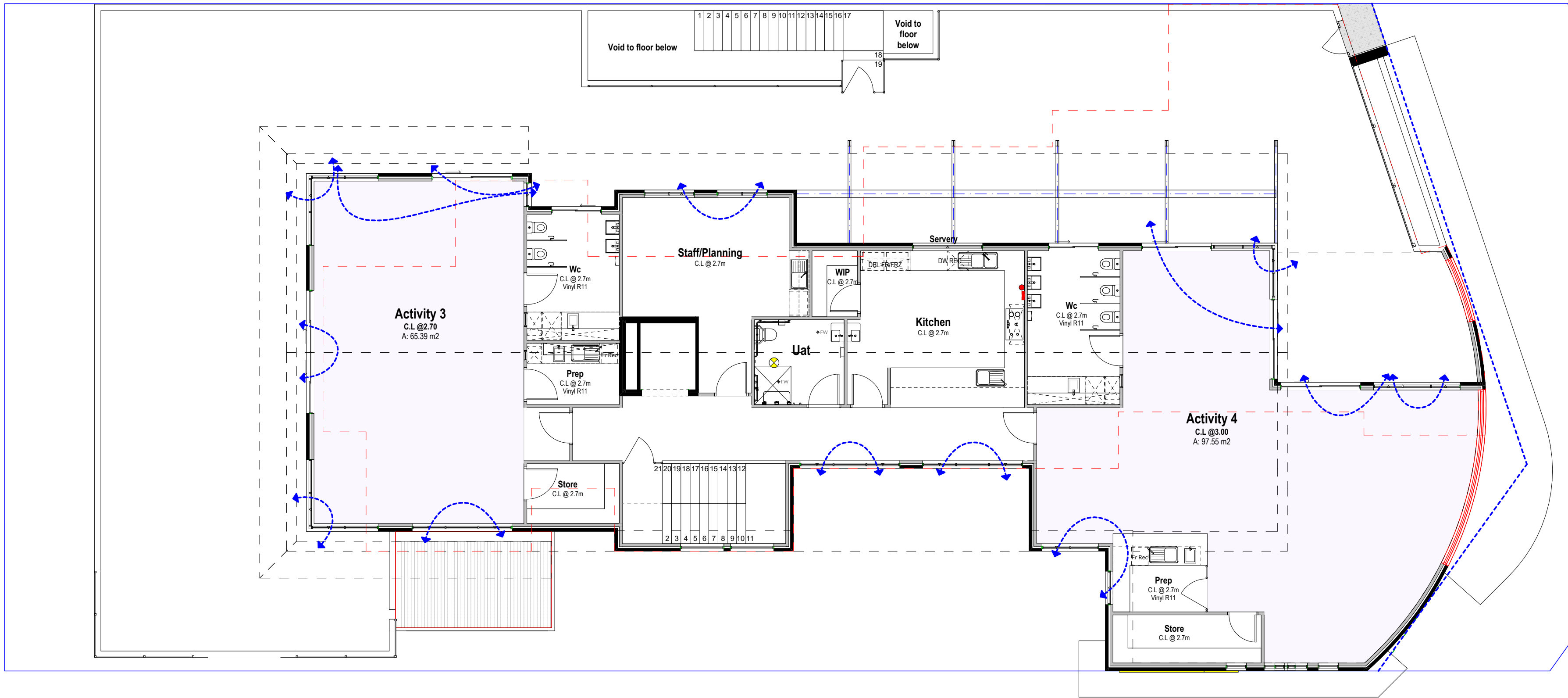
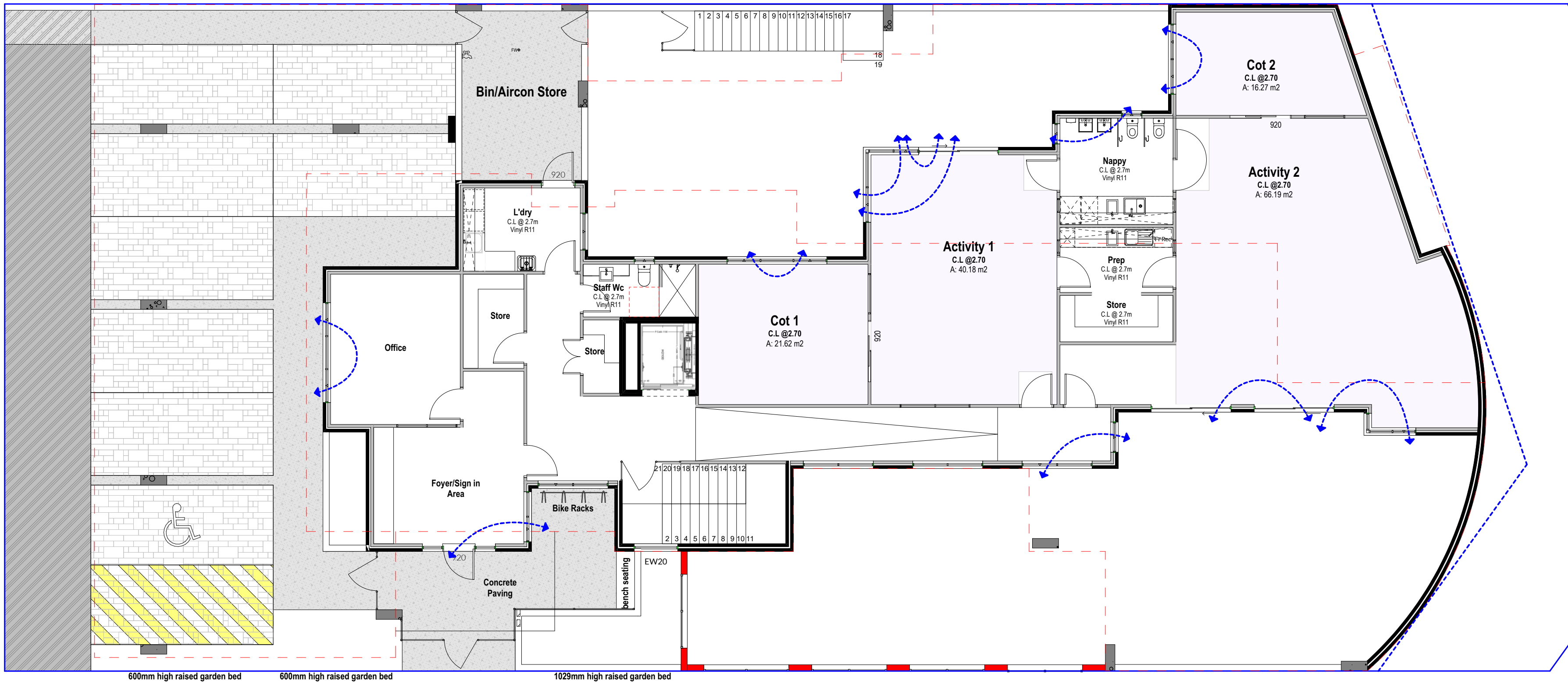
Project No:	Revision Number:
23039	9.00

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M: 0407 723 766

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Revision	Description	Date

Project North:



Client
Macri Builders

Project Name
Childcare Centre

Project Address
73 Wanneroo Road TUART HILL

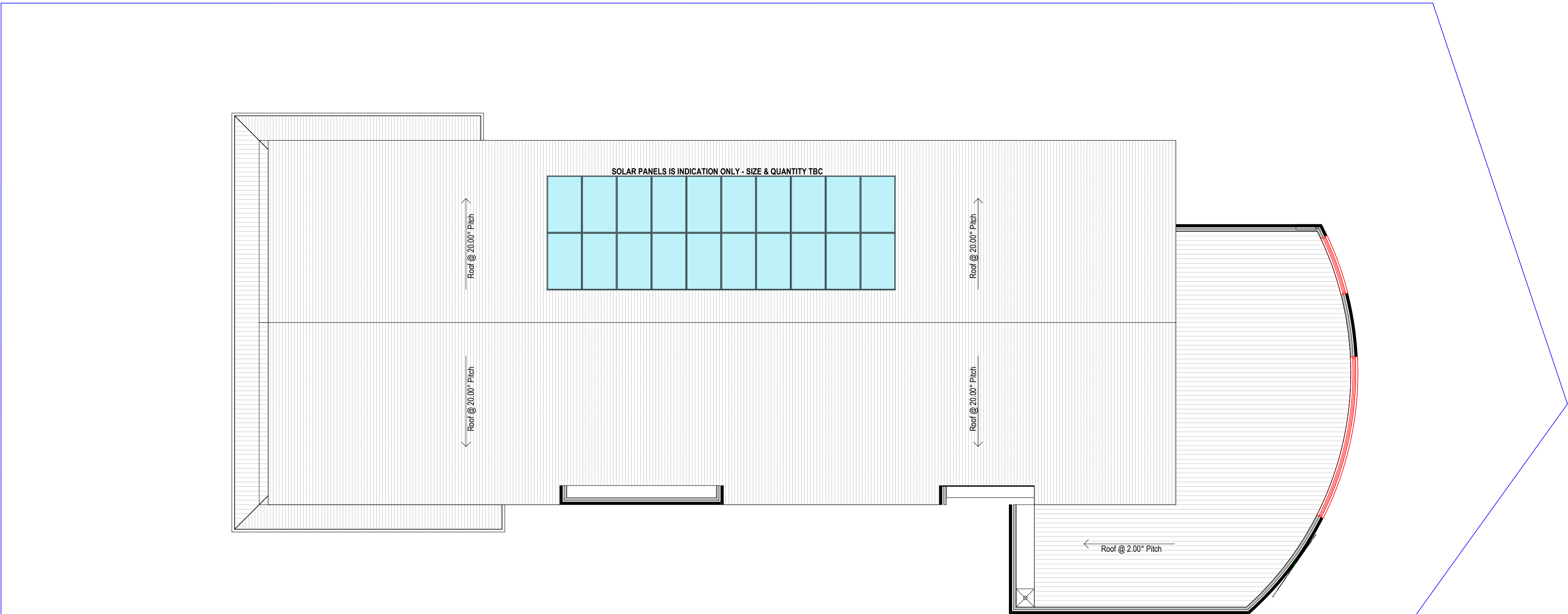
Drawing Title:
Breeze Path Plan

Scale:	Sheet Size:
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Project No:	Revision Number:
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Revision	Description	Date
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Project North:



Client
Macri Builders

Project Name
Childcare Centre

Project Address
73 Wanneroo Road TUART HILL

Drawing Title:
Roof Plan

Scale: 1:100	Sheet Size: A1
Project No: 23039	Revision Number: 9.00

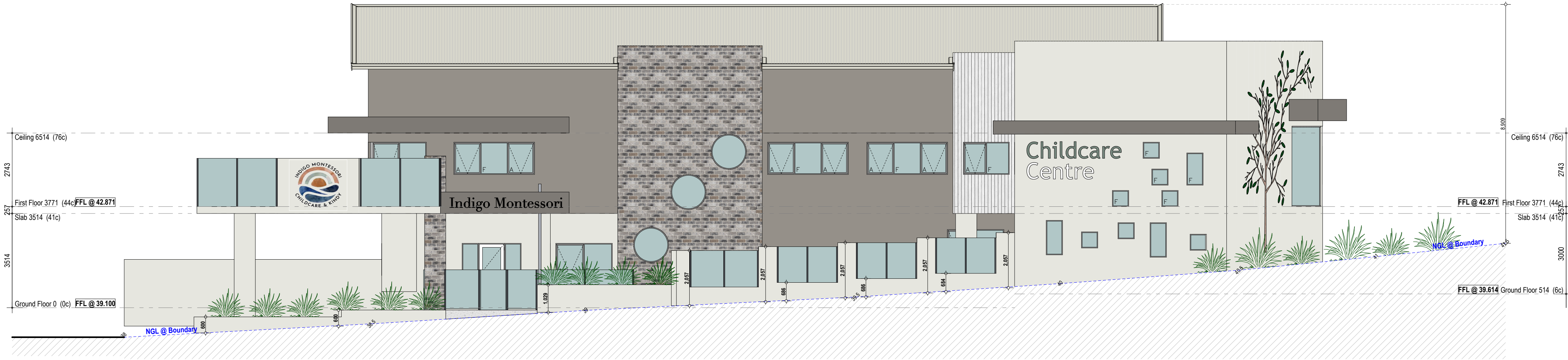
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1 - South Elevation
Scale 1:100



2 - West Elevation
Scale 1:100



3 - North Elevation
Scale 1:100



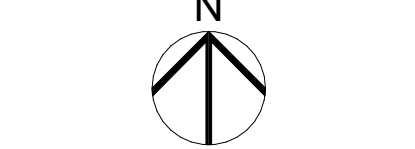
4- East Elevation
Scale 1:100

Material / Colour Finishes Schedule

Location	Description	Example
Roof	Colorbond Sheeting "Surfmist"	
Gutters & Fascia	Colorbond "Sufmist"	
Window & Door Frames	Silver Lustre	
External Brickwork	Austral Brick San Selmo Smoked "Opaque Slate" w/- white mortar joints	
Main Render	Acrylic Render Dulux "Snowy Mountain"	
Feature Render	Acrylic Render Dulux "Champignon" 1/2 Strength	
Awning	Dulux "Caps" 1/4 Strength	

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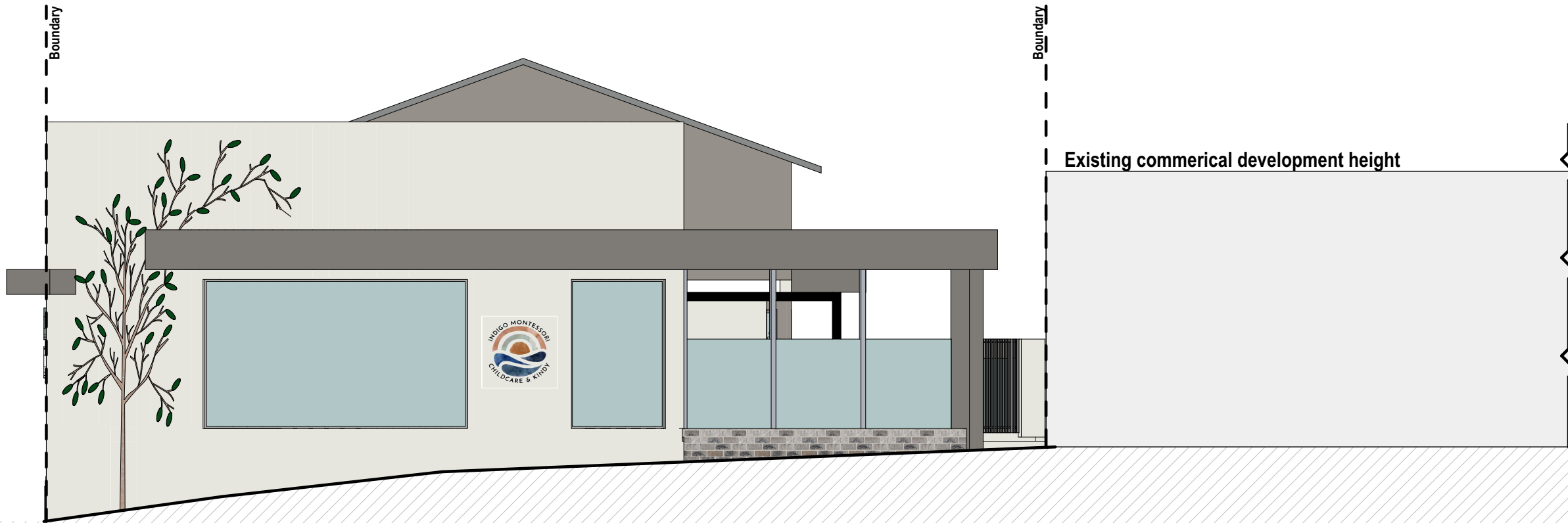
Project Name
Childcare Centre

Project Address
73 Wanneroo Road TUART HILL

Drawing Title:
Elevations

Scale: 1:100	Sheet Size: A1
Project No: 23039	Revision Number: 9.00

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Elevation 6 - Indicative Existing Streetscape Wanneroo Road

Scale 1:100



Elevation 6 - Indicative Future Streetscape Wanneroo Road

Scale 1:100

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RevisionDescriptionDate

Project North:



Client
Macri Builders

Project Name
Childcare Centre

Project Address
73 Wanneroo Road TUART HILL

Drawing Title:
Elevations

Scale:
1:100

Sheet Size:
A1

Project No:
23039

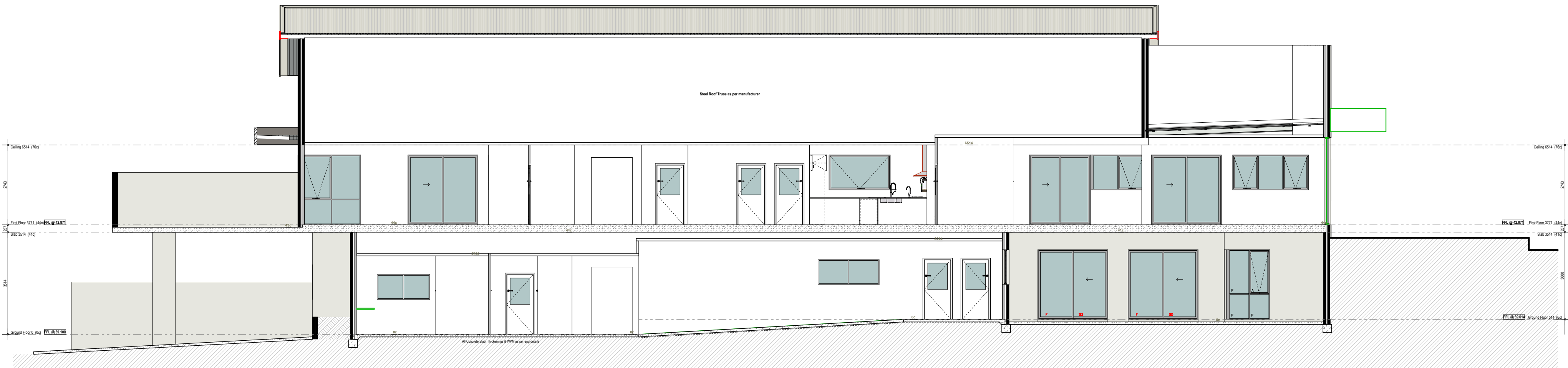
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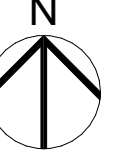


Section A
Scale 1:100

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Project North:



Client
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Project Name
Childcare Centre

Project Address
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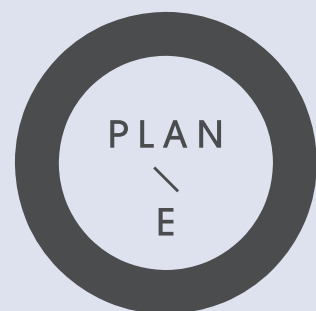
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Section

Scale: 1:100	Sheet Size: A1
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73 WANNEROO ROAD CHILDCARE CENTRE

LANDSCAPE CONCEPT PLANS
OCTOBER 2023



GROUND FLOOR LANDSCAPE



LEGEND

- 1 RAISED PLANTER WITH FEATURE SHADE TOLERANT PLANTING
- 2 FEATURE UNIT PAVING TO ENTRY PATHWAYS
- 3 BENCH SEAT BUILT IN TO RAISED PLANTER
- 4 COLOURED CONCRETE TO DOORWAYS
- 5 COLOURED CONCRETE BIKE TRACK WITH COBBLESTONE; CRAZY PAVING & PEBBLE INLAY
- 6 BIKE TRACK TURNAROUND CIRCLE WITH FEATURE TREE TO CENTRE
- 7 TIMBER DECK WITH STEPS TO ALLOW FOR LEVEL CHANGE - DECK TO PROVIDE FLEXIBLE USE I.E. STAGE; PLAY PANELS
- 8 LARGE SANDPITS WITH ROCK EDGING AND BEACH ENTRY
NATURE PLAY AREA WITH MULCH SOFTFALL; TIMBER CUBBY; LOGS & STEPPERS
- 9 OPEN TURF AREA FOR FLEXIBLE PLAY
- 10 RAISED VEGGIE PLANTERS/ KITCHEN GARDEN
- 11 MULCH ONLY AREA WITH PLANTING, FEATURE ROCKS, PLAY PANEL ITEMS
- 12 PLANTING AREA WITH STEPPERS, FEATURE ROCKS, LOGS AND SELECTED TREES
- 13 GARDEN BED WITH SMALL SCREENING TREES TO VOID
- 14 SMALL CUBBY/ TEE-PEES
- 15 MUD PLAY KITCHEN TO SANDPIT
- 16 SMALL PLAY STRUCTURE - I.E. TRAIN SUITED TO TODDLER AGE GROUP
- 17 SHOP COUNTER/ PLAY ITEM
- 18 OPEN NATURE PLAY AREA WITH LOG EDGING; BURMESE BRIDGE; LOW BALANCE ITEMS



FIRST FLOOR LANDSCAPE

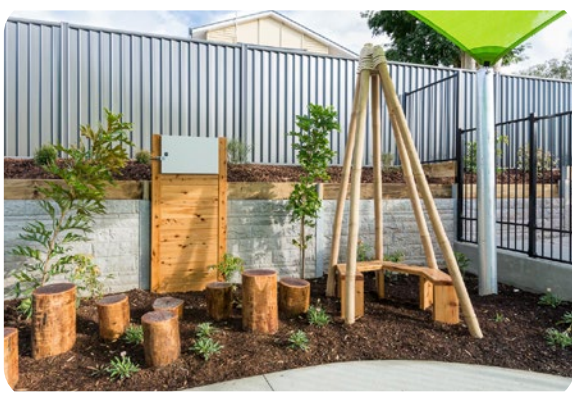


LEGEND

- 1 TIMBER LOOK TILES TO VERANDA
- 2 ARTIFICIAL TURF FOR FLEXIBLE USE (COOL YARN VARIETY WITH COOL INFILL)
- 3 RAISED COMPOSITE TIMBER DECK ADJACENT TO SANDPIT
- 4 RAISED SANDPIT WITH COMPOSITE TIMBER EDGE
- 5 RAISED SANDPIT WITH COMPOSITE TIMBER EDGE - STEP ACCESS & FEATURE MOSS ROCK BOULDERS
- 6 RAISED MULCH AREA WITH LOG EDGING AND NATURE PLAY ITEMS (MIN 100MM DEPTH)
- 7 PROPOSED BIKE TRACK WITH TACTILE PAVING (I.E STONE-SET)
- 8 NATURE PLAY ITEMS AND STEPPING STONES IN ARTIFICIAL TURF
- 9 PROPOSED RUBBER SOFTFALL WITH FEATURE PLAY STRUCTURE & NATURE PLAY ITEMS
- 10 POWDER-COATED ALUMINUM AND COMPOSITE TIMBER CLAD PLANTERS (1M HIGH) WITH FEATURE NATIVE PLANTING
- 11 SMALL - MEDIUM FEATURE TREES
- 12 PROPOSED FRUIT TREES
- 13 GLASS PANEL IN UPPER SLAB FOR LIGHT PENETRATION



CONCEPT IMAGERY



PLANTING PALETTE

TREES



HYMENOSPORUM FLAVUM



EUCALYPTUS TODTIANA



EUCALYPTUS FORRESTIANA 'FUCHSIA GUM'



MAGNOLIA GRANDIFLORA 'TEDDY BEAR'



BANKSIA MENZIESII DWARF



LAGERSTROEMIA NATCHEZ 'SIOUX'



CERCIS CANADENSIS



CITRUS x MEYERI - MEYER LEMON



CITRUS x LATIFOLIA -TAHITIAN LIME



CUPANIOPSIS ANACARDIOIDES



PLANTING



DIANELLA LITTLE JESS



DIANELLA BREEZE



PLECTRANTHUS MONA LAVENDER



LIRIOPE JUST RIGHT



NANDINA DOMESTICA FLIRT



NEPHROLEPIS POM POM



SANSEVIERIA BLACK SWORD



LOMANDRA VERDAY



CONOSTYLIS CANDICANS



HELICHRYSUM ITALICUM



LAVANDULA SILVER PRINCESS



LAVANDULA GHOSTLY PRINCESS



ROSMARINUS OFFICINALIS 'PROSTRATUS'



SALVIA ELEGANS



STACHYS BYZANTINA



CASURINA GLAUCA COUSIN IT



CHRYSANTHEMUM SNOWLAND



LAURUS NOBILIS



PATERSONIA OCCIDENTALIS



VIOLA HEDERACEA



OTHONNA RUBY NECKLACE



DICHONDRA SILVER FALLS



MELISSA OFFICINALIS

