

Design Review Report – Item 2

Local government:	City of Stirling	
Item no.:	PDA24/0013 – 279 Harborne Street, Glendalough – Pre Development Application – Child Care	
Acting Chairperson:	Philip Gresley	
Panel members:	Tony Blackwell (remotely) Lisa Shine Wayne Dufty	
Local government officers:	Peter Prendergast Dean Williams Karina Bowater Michael Italiano Simone Palmer	Service Lead Planning Coordinator Planning Senior Planning Officer Senior Planning Officer DRP Support Officer
Observers	Anthony Petrovski	Planning Officer
Date:	28 March 2024	Time: 3pm
Venue:	City of Stirling – Challenger Room	

Proponent/s		
	Emily Woods Danielle Davison Ashleigh Maple Claudia Datilo Shane Bell	Davison Advisory Service (<i>Applicant</i>) Davison Advisory Service Rowe Group Germano Designs Germano Designs
	Owners	Mallica Pty Ltd

Observer/s

Briefings		
Development assessment overview	Michael Italiano	Senior Planning Officer
Technical issues	Michael Italiano	Senior Planning Officer
Design Review		
Proposed development	Item 2- PDA24/0013 – 279 Harborne Street, Glendalough – Pre Development Application – Child Care	
Property address	279 Harborne Street, Glendalough	
Background		
Proposal		
Applicant or applicant's representative address to the design review panel	Danielle Davison	Davison Advisory Service

Key issues / recommendations	The Panel thanks the Applicant for engaging with the Design Review process at this early stage. The proposal was seen to have some good qualities including site planning which brings the building to the streetscape, separate vehicular and pedestrian entries, a single crossover, a pedestrian connection to the adjacent shopping centre and activity spaces which have access to light. The Panel recommends that Landscape be further considered, especially how to replace the tree canopy of existing trees which are all being proposed for removal. This significant loss of tree canopy will negatively impact the community. Other areas for improvement suggested by the panel include a stronger commitment to sustainability initiatives, the general legibility and form of the entry, safety in the carpark including moving the bin store and the development of a more place sensitive aesthetic. The Panel recommends a second review. Refer to attached Design Quality Evaluation Report.
Chairperson signature	

Design quality evaluation
Item 2- PDA24/0013 – 279 Harborne Street, Glendalough – Pre Development Application – Child Care
DRP Meeting – Thursday 28 March 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>
	P	1a. The location of an early learning centre in close proximity to the adjacent shopping centre, with a physical pedestrian connection, is supported. 1b. Further dialogue was requested by the Panel around the existing and future character of the surrounding area and how this impacts the design. The proposal does not currently speak to its location or use. 1c. It was noted that the removal of all trees to the site will be a significant negative effect on the local context and remove what is currently a minor oasis to a very harsh and barren environment. 1d. It was noted the illustrations don't accurately represent the current context. The Applicant is strongly encouraged to demonstrate what is happening on the neighbouring sites to further understand the context of the location. 1e. Please provide plans with north up the page wherever possible.
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 Panel understand the client's due diligence around removal of the existing trees and is reluctantly supportive of this requirement on safety grounds. 2b. The Panel stressed it is critical in this harsh environment that all efforts should be made to protect tree canopy. Where this is not possible, efforts should be made to replace and enhance the tree canopy being removed. Whilst noting that the applicant is providing extra trees, it is recommended that they provide a strategy on how canopy replacement is being accomplished including timeframes for full recovery of existing tree canopy and species selection to shorten timeframes for mature growth. 2c. The Panel has concerns about the delivery of appropriate landscaping which is such a key component of an Early Learning Centre. The Applicant advised that the owner will be designing their own play spaces (presumably including landscaping) post approval but have provided Landscape plans to demonstrate how they might be achieved to satisfy the requirements of the City. The Panel suggested that the selection of plant species is very important to the outcome of the landscape quality and there was concern expressed around the species being changed / decided at a later stage. The Panel encouraged the client to explore landscape further asking them to address this design principle with more rigor. 2d. It is desirable to see shade structures and play equipment included on the plans as they can have a significant impact on Landscape and Aesthetics. 2e. The Panel commented there is an opportunity to plant additional trees in the car park and create some tree canopy by planting larger trees. The tree in the carpark currently is exposed and very small and offers inadequate shading. 2f. It was stated by the Panel that permeable paving should be considered. 2g. The Panel noted the addition of the street trees is supported and is a positive outcome. 2h. The paving edge around the building would benefit from being better integrated into the landscape design generally, rather than a simple hard edge. Using section drawings will help to design and describe the quality of these spaces. 2i. The Applicant is strongly encouraged to use the services of a Landscape Architect for the finalisation of the Landscape Design.

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 Panel expressed general support for the scale of the building and also the arrangement of the building on the site due to the north facing activity spaces and their access to light. 3b. The Panel supports the carpark located to the side of the building, which faces the street and includes a single crossover. 3c. The Panel expressed concern around the columns on the southern carpark side which land at the edge of the carpark vehicle aisle. This creates some visual discomfort and safety issues. 3d. There were also concerns about the general quality and legibility of the entry area. The Panel believes that a reconsideration of this area is recommended which might tie together the quality of the fence at the entry, the column elements, the connection to the pedestrian movement system, and an opportunity to integrate some space for community interaction. 3e. The inclusion of a separate pedestrian entry off the footpath is supported. 3f. The Panel supported the skillion roof to the north, but recommends shading studies be undertaken to inform how to adequately shade west and east elevations. 3g. The Panel recommends that the bin store be relocated to provide a safer car park interface with the street.
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. Comment was made that the fence around the entry is mean and is not welcoming and creates a barrier. Create more generosity of space here and perhaps utilise face brickwork as an element to tie in with aesthetically with the building. 4b. The Panel expressed concern around the acoustics from Harborne Street and how this noise from heavy traffic may affect the children. An acoustics report would be beneficial to provide an understanding and clarity. 4c. Comment was made around the number of locked gates included in the proposal. It was suggested this many gates may not be required.
Principle 5 Sustainability		<i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i>
	N	5a. The Panel was generally disappointed with the lack of commitment to providing any valuable sustainability outcomes. The Applicant was encouraged to explore sustainability initiatives and make a commitment to appropriately address this design principle. 5b. The Applicant was encouraged by the Panel to explore better passive solar design. Some moves have been made to enable possible winter sunlight into spaces and achieve cross ventilation, but additional work can be done to mitigate summer heat gain and to introduce light into internal dark spaces in the centre of the plan. An operable skylight could be integrated to bring light into the corridor. 5c. It was suggested there could be ideas around sustainability education and introducing it into the architecture and landscape.
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. It was noted by the Panel all outdoor spaces have access to northern light and a connection to outdoor spaces which is a positive outcome and supported by the Panel. 6b. The Panel expressed concern around the complex not including bike racks or sufficient space for prams around the entry. These should be included in the

		design to improve amenity. 6c. Comment was made by the Panel fencing design in general could be improved to provide a good balance between transparency, material character, acoustic control, road grime management and attractiveness. 6d. It was mentioned by the Panel there is scope for the architecture to provide additional shade, which is currently lacking. 6e. The Panel expressed concern around the staff room having no outlook and no option to sit outside. This is poor amenity for staff. 6f. Comment was made by the Panel there is opportunity for one of the cot rooms to have an openable window to purge overnight and enable natural light penetration. 6g. It was mentioned by the Panel internal spaces including the corridor having limited light penetration and could benefit from skylights or highlight windows between roof planes.
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. Comment was made by the Panel the entry area is not well defined and only identifiable from the carpark. The entry would benefit from being emphasized from the street. 7b. There were comments from the Panel around the entry from the adjacent site. There could be an opportunity to relocate the walkway and disabled bay to match up with the main entry. It was suggested a crossing point could be integrated and one option was by adding a change in the paving.
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. It was suggested by the Panel the bin store should be relocated to the rear of the development out of sight. The bin store is not supported at the front of the complex and is a sight line and safety concern. It was recommended the rubbish collection time could be managed. 8b. The permeability of the fence could pose a safety concern and the Panel urged the Applicant to continue to manage this. 8c. It was recommended to think about the angles of the column facia detail as these could pose a safety issue with people hitting their heads. 8d. The Panel expressed concern about the provision of shade being diminished by the loss of tree canopy.
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. Comment was made by the Panel there is opportunity to introduce more amenity for the community between the entry and the street including seating and a place to gather and sit. 9b. The Panel support the coffee and breakfast bar for parents and commented it is a great idea although there could be opportunity to open this up and introduce some natural light. 9c. The location of an early learning centre in close proximity to the adjacent shopping centre, with a physical pedestrian connection, is supported. 9d. The Panel encouraged the applicant to consider public art to be included in the proposal.
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 Panel suggested that some playfulness could be introduced to the design. The

		current proposal does not create a distinct sense of place for its use or location. Care should be taken to find a visual balance between a residential facility and a commercial facility. 10b. The Panel commented the metal fence detracts from the aesthetics. It is important to determine how the design of the fence may contribute to and how it relates back and supports the building elevation. The updated renders which show a masonry / metal fence are heading in the right direction but could benefit from additional design work. 10c. The Panel expressed concerns around future proposed shade structures which can, without appropriate consideration, significantly diminish the aesthetic appeal of a proposal. 10d. The Panel appreciate the communication around the face brickwork and support the client expanding the amount of this material by extending its use into the front fence. 10e. There were concerns raised around the detailing and realism of the proposed clad column / fascia element. The Panel recommends considering architectural details and the impact they will have on appearance.
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Design Review progress Item 2- PDA24/0013 – 279 Harborne Street, Glendalough – Pre Development Application – Child Care DRP Meeting – Thursday 28 March 2024				
S	<i>Design Principle satisfied</i>			
P	<i>Design Principle pending further attention</i>			
N	<i>Design Principle not satisfied</i>			
	DR1 28/3/24			
Principle 1 - Context and character	P			
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			

DR1 – DRP Recommendations DRP Meeting – 28/3/2024	DR2 – Applicant Response DRP Meeting – 28/3/2024	DR2 - DRP Recommendations DRP Meeting –	DR2 – Applicant Response DRP Meeting –
1b. Further dialogue was requested by the Panel around the existing and future character of the surrounding area and how this impacts the design. The proposal does not currently speak to its location or use. 1d. It was noted the illustrations don't accurately represent the current context. The Applicant is strongly encouraged to demonstrate what is happening on the neighbouring sites to further understand the context of the location. 1e. Please provide plans with north up the page wherever possible.			
2b. The Panel stressed it is critical in this harsh environment that all efforts should be made to protect tree canopy. Where this is not possible, efforts should be made to replace and enhance the tree canopy being removed. Whilst noting that the applicant is providing extra trees, it is recommended that they provide a strategy on how canopy replacement is being accomplished including timeframes for full recovery of existing tree canopy and species selection to shorten timeframes for mature growth. 2c. The Panel has concerns about the delivery of appropriate landscaping which is such a key component of an Early Learning Centre. The Applicant advised that the owner will be designing their own play spaces (presumably including landscaping) post approval but have provided Landscape plans to demonstrate how they might be achieved to satisfy the requirements of the City.			

The Panel suggested that the selection of plant species is very important to the outcome of the landscape quality and there was concern expressed around the species being changed / decided at a later stage. The Panel encouraged the client to explore landscape further asking them to address this design principle with more rigor. 2d. It is desirable to see shade structures and play equipment included on the plans as they can have a significant impact on Landscape and Aesthetics. 2e. The Panel commented there is an opportunity to plant additional trees in the car park and create some tree canopy by planting larger trees. The tree in the carpark currently is exposed and very small and offers inadequate shading. 2f. It was stated by the Panel that permeable paving should be considered. 2h. The paving edge around the building would benefit from being better integrated into the landscape design generally, rather than a simple hard edge. Using section drawings will help to design and describe the quality of these spaces. 2i. The Applicant is strongly encouraged to use the services of a Landscape Architect for the finalisation of the Landscape Design.			
3d. There were also concerns about the general quality and legibility of the entry area. The Panel believes that a reconsideration of this area is recommended which might tie together the quality of the fence at the entry, the column elements, the connection to the pedestrian movement system, and an			

3f. opportunity to integrate some space for community interaction. The Panel supported the skillion roof to the north, but recommends shading studies be undertaken to inform how to adequately shade west and east elevations. 3g. The Panel recommends that the bin store be relocated to provide a safer car park interface with the street.			
4a. Comment was made that the fence around the entry is mean and is not welcoming and creates a barrier. Create more generosity of space here and perhaps utilise face brickwork as an element to tie in with aesthetically with the building. 4b. The Panel expressed concern around the acoustics from Harborne Street and how this noise from heavy traffic may affect the children. An acoustics report would be beneficial to provide an understanding and clarity. 4c. Comment was made around the number of locked gates included in the proposal. It was suggested this many gates may not be required.			
5a. The Panel was generally disappointed with the lack of commitment to providing any valuable sustainability outcomes. The Applicant was encouraged to explore sustainability initiatives and make a commitment to appropriately address this design principle. 5b. The Applicant was encouraged by the Panel to explore better passive solar design. Some moves have been made to enable possible winter sunlight into spaces and achieve cross ventilation, but			

5c.	additional work can be done to mitigate summer heat gain and to introduce light into internal dark spaces in the centre of the plan. An operable skylight could be integrated to bring light into the corridor. It was suggested there could be ideas around sustainability education and introducing it into the architecture and landscape.			
6b.	The Panel expressed concern around the complex not including bike racks or sufficient space for prams around the entry. These should be included in the design to improve amenity.			
6c.	Comment was made by the Panel fencing design in general could be improved to provide a good balance between transparency, material character, acoustic control, road grime management and attractiveness.			
6d.	It was mentioned by the Panel there is scope for the architecture to provide additional shade, which is currently lacking.			
6f.	Comment was made by the Panel there is opportunity for one of the cot rooms to have an openable window to purge overnight and enable natural light penetration.			
6g.	It was mentioned by the Panel internal spaces including the corridor having limited light penetration and could benefit from skylights or highlight windows between roof planes.			
7a.	Comment was made by the Panel the entry area is not well defined and only identifiable from the carpark. The entry would benefit from being emphasized from the street.			
7b.	There were comments from the Panel around the entry from the			

adjacent site. There could be an opportunity to relocate the walkway and disabled bay to match up with the main entry. It was suggested a crossing point could be integrated and one option was by adding a change in the paving.			
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Mallica Pty Ltd
Address:279-283 Harborne Street Glendalough
Childcare Centre
Job Number: 23105

Drawing No	Description
01	Cover Page
02	3D
03	Existing Site Survey
04	Site Plan
05	Overall Site Plan
06	Context Plan
07	Ground Floor
08	Roof Plan
09	Elevations





Revision	Description	Date
5.00	ORP	07.03.24
4.00	Changes	07.03.24
3.00	Concept	21.02.24
2.00	Concept	02.02.24
1.00	Concept	13.01.24

Project North:

Client
Mallica Pty Ltd

Project Name
Childcare Centre

Project Address
279-283 Harborne Street Glendalough

Drawing Title:
3D

Scale:	Sheet Size:
	A1

Project No:	Revision Number:
23105	5.00

Drawing No.:
02 of 09

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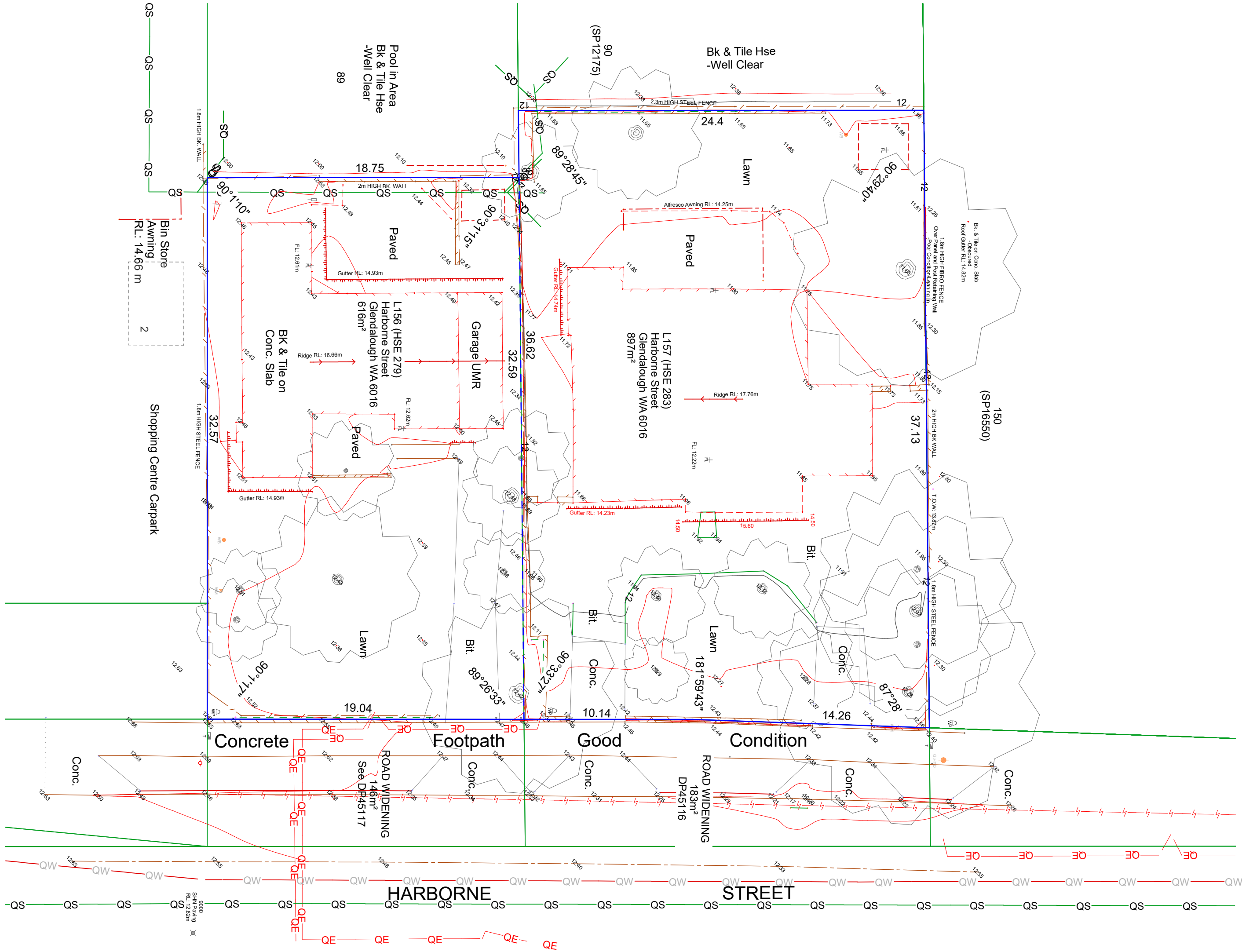
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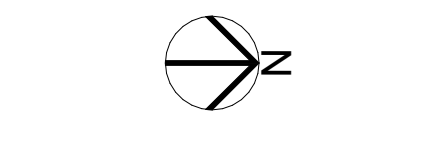
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Revision	Description	Date
1.00	Concept	07.03.24
2.00	Concept	27.02.24
3.00	Concept	21.02.24
4.00	Concept	02.02.24
5.00	Concept	31.01.24



Client
Mallica Pty Ltd

Project Name
Childcare Centre

Project Address
279-283 Harborne Street Glendalough

Drawing Title
Existing Site Survey

Scale:	Sheet Size:
Project No:	Revision Number:
23105	5.00

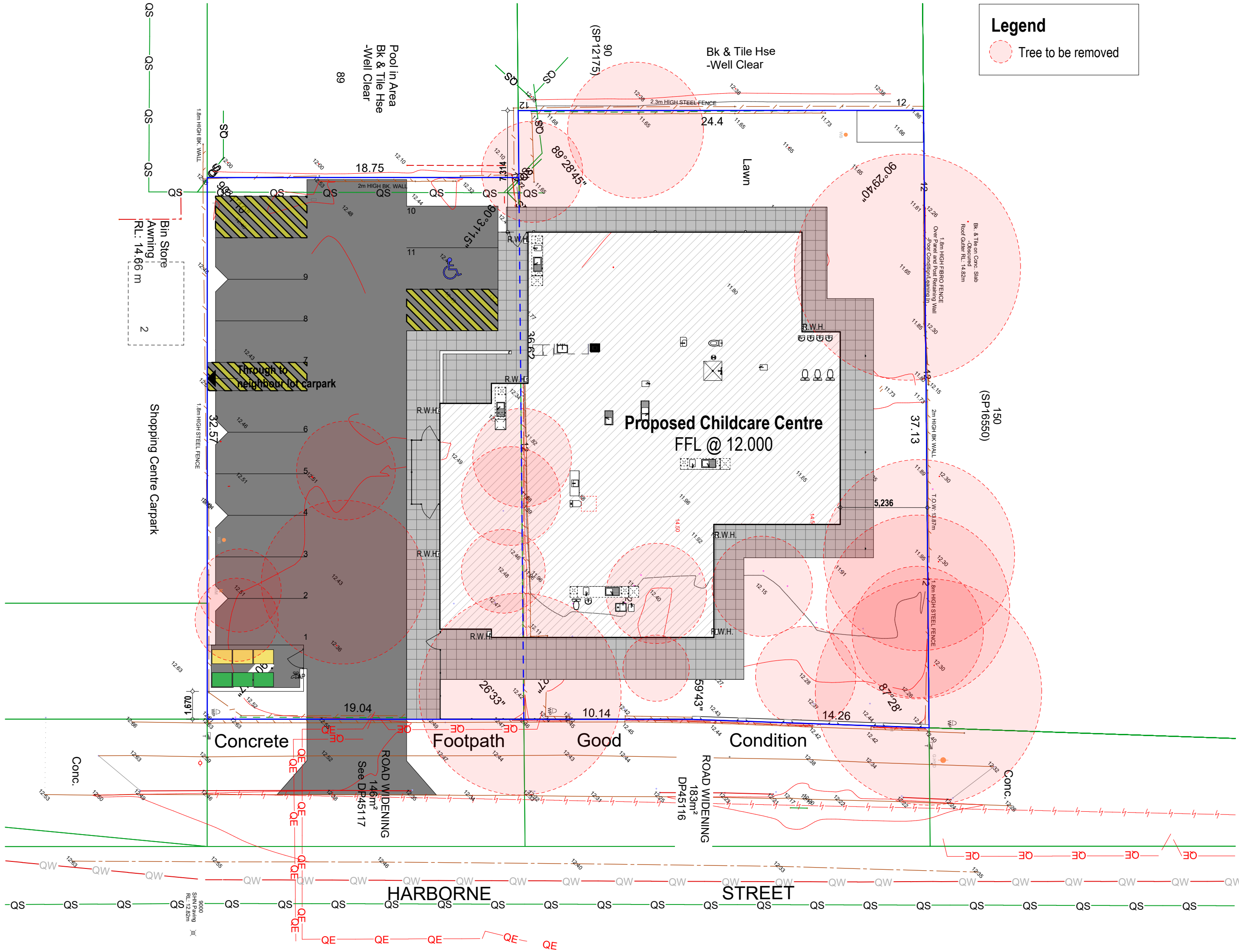
Drawing No.:
03 of 09

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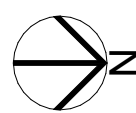
Zone	Area	Perim
Store	7.54	11.760
Bin Store	16.15	17.160
Verandah	56.83	128.944
Childcare	468.55	96.950
	588.67 m ²	254.824 mm

Zoning:	R60
Policies:	Local Centre
Heritage:	NA
Builtform:	No
BAL:	No
Acoustic:	TBC
Sewer:	Street
Power:	Above Ground
Coastal:	NA
Water:	RHS
Wind Rating:	TBC

5.00	Concept	07.03.24
4.00	Changes	27.02.24
3.00	Concept	21.02.24
2.00	Concept	02.02.24
1.00	Concept	31.01.24

Revision	Description	Date
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Project North:



Client
Mallica Pty Ltd

Project Name
Childcare Centre

Project Address
279-283 Harborne Street Glendalough

Drawing Title:
Site Plan

Scale:	Sheet Size:
	A1

Project No:	Revision Number:
23105	5.00

Drawing No.:

04 of 09



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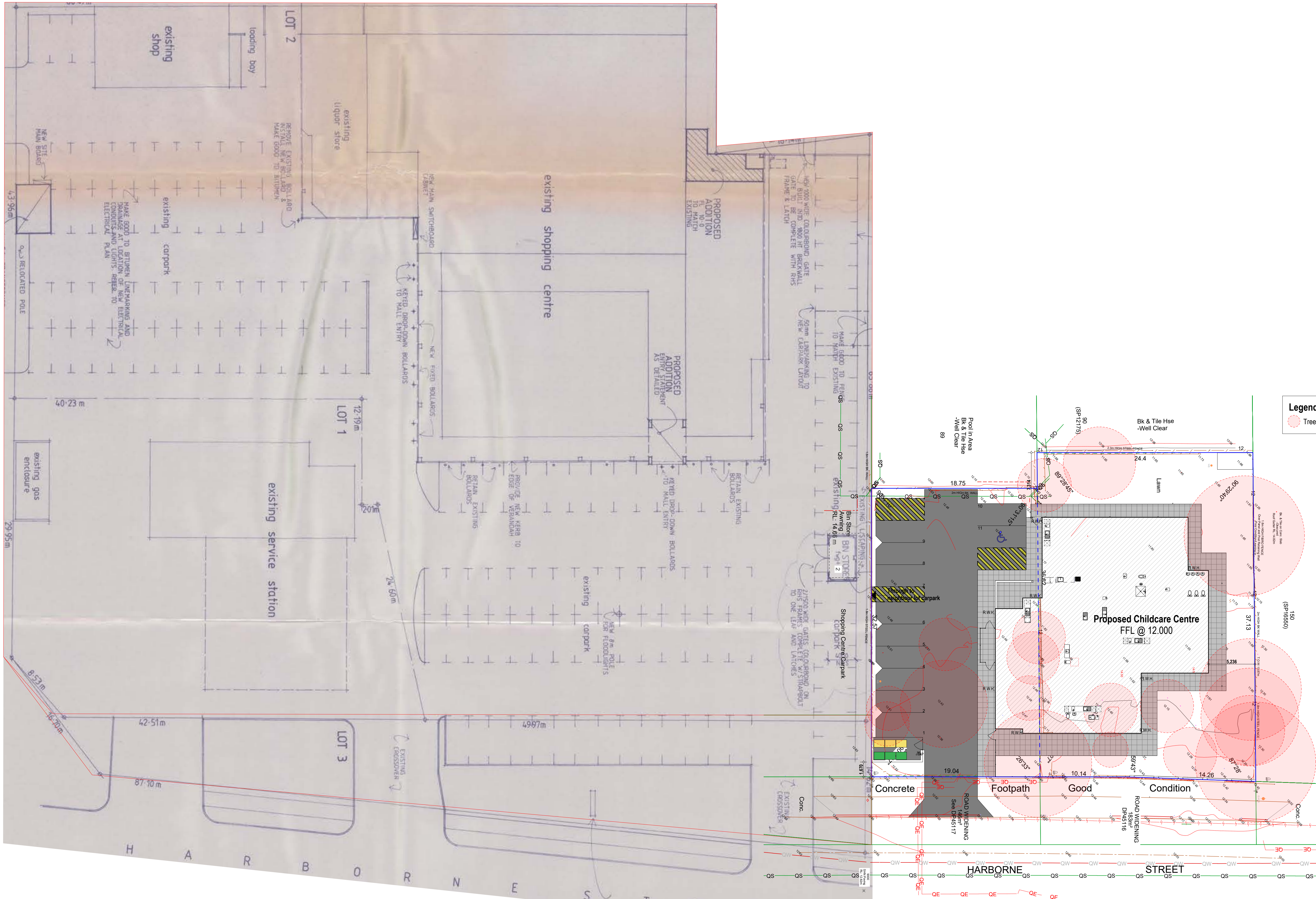
Rev	Initial Issue	Description	Drawn	Date	Checked
A	Initial Issue				

Surveyor: SMEH Survey Date: 01/02/2024 PrevalCad-SCDB



Lots 156 and 157 (HES 279 & 283) Harborne Street - Glendalough WA 6016 Detail Feature Survey
CLIENT: Davison Advisory Services
The contents of this plan are correct and complete as at the date of the release. All consultants and surveyors warrant to effect the data shown within the boundaries of this plan or survey by consulting the relevant Maps Data.
106148-DE-001-A

SCALE 200 @ A3
The boundaries shown on this plan were not re-established as part of this survey, therefore this plan does not guarantee their accuracy. Existing easements, encumbrances or interest are not depicted and a title search is recommended to obtain this information. Re-establishment of the boundaries is recommended for any proposed works on or near existing boundaries.



Revision	Description	Date
5.00	DDP	07.03.24
4.00	Changes	27.02.24
3.00	Concept	21.02.24
2.00	Concept	02.02.24
1.00	Concept	31.01.24

Project North:

Client: Mallica Pty Ltd
Project Name: Childcare Centre
Project Address: 279-283 Harborne Street Glendalough
Drawing Title: Overall Site Plan
Scale: Sheet Size: A1
Project No: 23105 Revision Number: 5.00
Drawing No.: 05 of 09

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Commercial: Glendalough Village on Harborne Street



Apartments: 291 Harborne Street



Commercial: 23 Rawlins Street

Revision	Description	Date
5.00	DDP	07.03.24
4.00	Changes	27.02.24
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2.00	Concept	02.02.24
1.00	Concept	31.01.24

Project North:

Client: Mallica Pty Ltd

Project Name: Childcare Centre

Project Address: 279-283 Harborne Street Glendalough

Drawing Title: Context Plan

Scale:	Sheet Size:
23105	A1

Project No:	Revision Number:
23105	5.00

Drawing No.: 06 of 09

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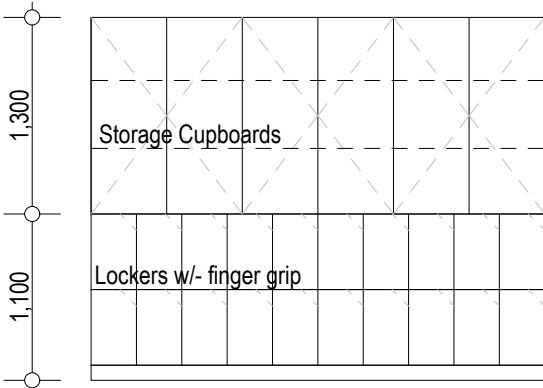
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Child / Room Calculations

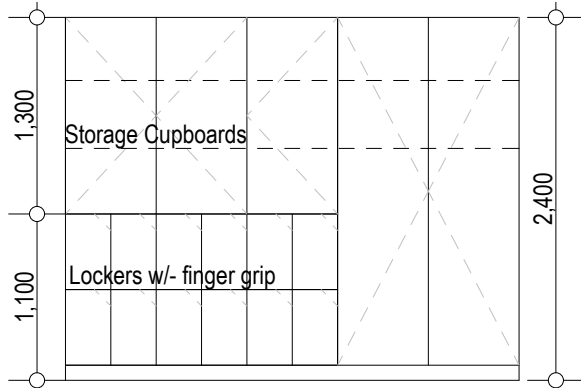
Room	Age (Yrs)	Quant.	Size	Staff Req
Activity 1	0-1	12	40.92m ²	3
Activity 2	1-2	12	40.71m ²	3
Activity 3	2-3	20	65.79m ²	4
Activity 4	3+	28	91.79m ²	3

Total Internal = 72 239.21m²
(Min 3.25m² per child)

Total External Play Area = 72 506.52m²
(Min 7m² per child)



Typical Locker Setup 1



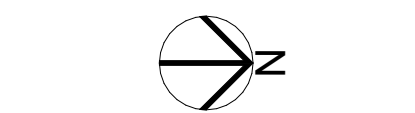
Typical Locker Setup 2

Zone	Area	Perim
Store	7.54	11.760
Bin Store	16.15	17.160
Verandah	65.80	128.944
Childcare	468.55	96.960
	588.87 m ²	254,824 mm

Zoning:	R60
Police:	Local Centre
Heritage:	NA
Buathfr:	No
BAL:	No
Acoustic:	TBC
Sewer:	Street
Power:	Above Ground
Coastal:	NA
Water:	RHS
Wind Rating:	TBC

5.00	07.03.24
4.00	27.02.24
3.00	21.02.24
2.00	02.02.24
1.00	31.01.24

Revision	Description	Date
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Client
Mallica Pty Ltd

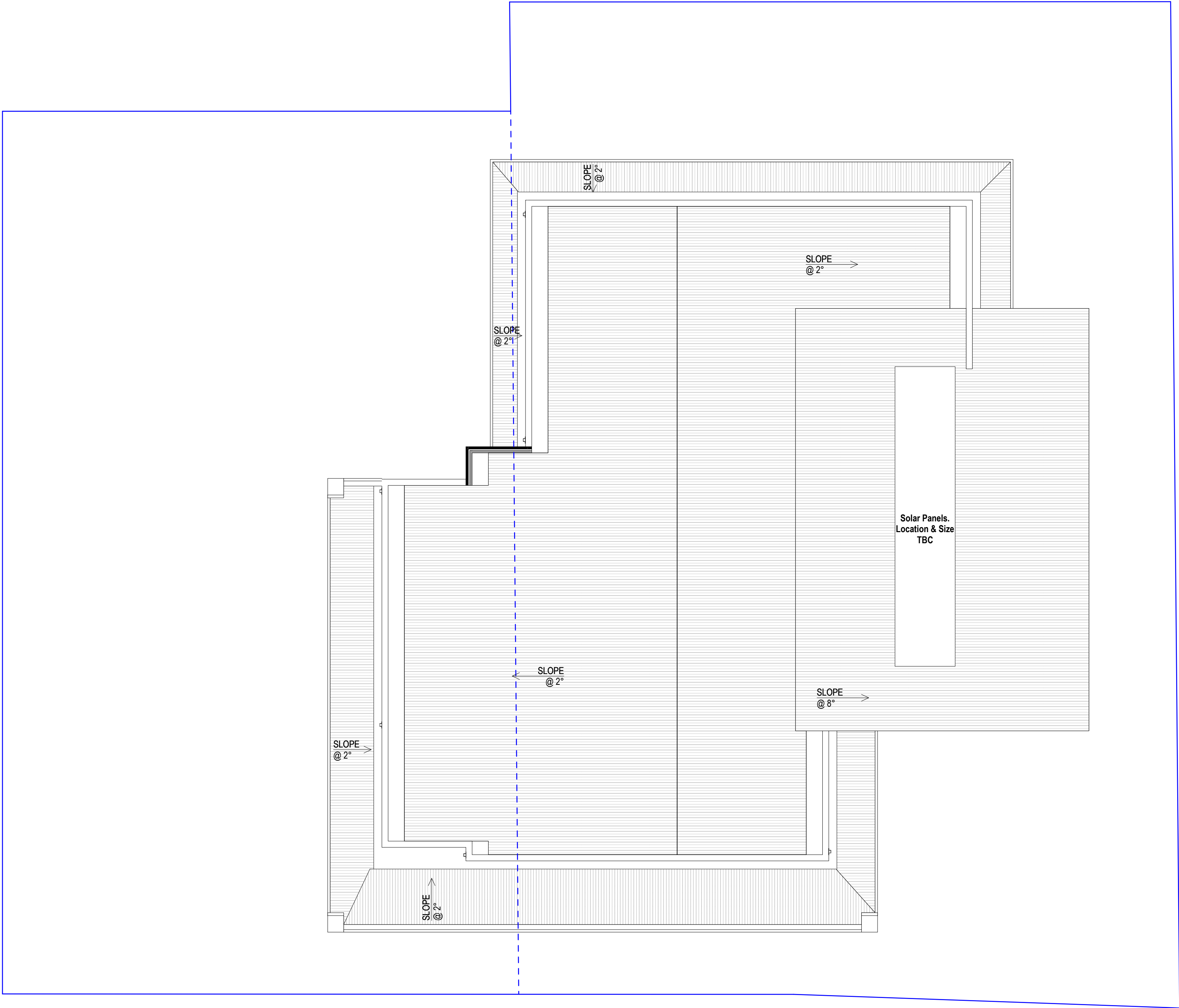
Project Name
Childcare Centre

Project Address
279-283 Harborne Street Glendalough

Drawing Title:
Ground Floor

Scale:	Sheet Size:
Project No: 23105	Revision Number: 5.00

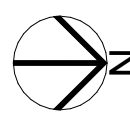
Drawing No.:
07 of 09



5.00	000°	07.03.24
4.00	Changes	27.02.24
3.00	Concept	21.02.24
2.00	Concept	02.02.24
1.00	Concept	31.01.24

Revision	Description	Date
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Project North:



Client
Mallica Pty Ltd

Project Name
Childcare Centre

Project Address
279-283 Harborne Street Glendalough

Drawing Title:
Roof Plan

Scale: Sheet Size: A1

Project No: 23105 Revision Number: 5.00

Drawing No.: 08 of 09

Material & Colour Schedule



Window Frames
"Jason Window
Charcoal Lustre"



Acrylic Render
Dulux "Mt Aspiring"



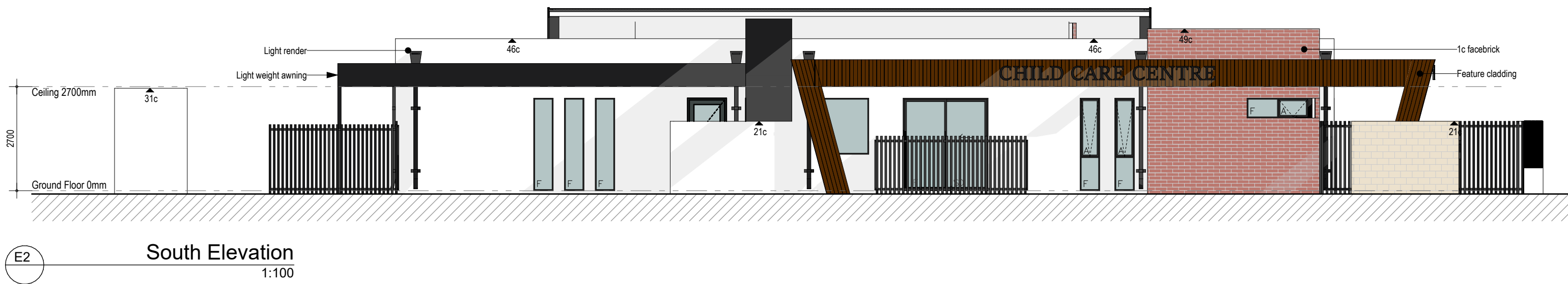
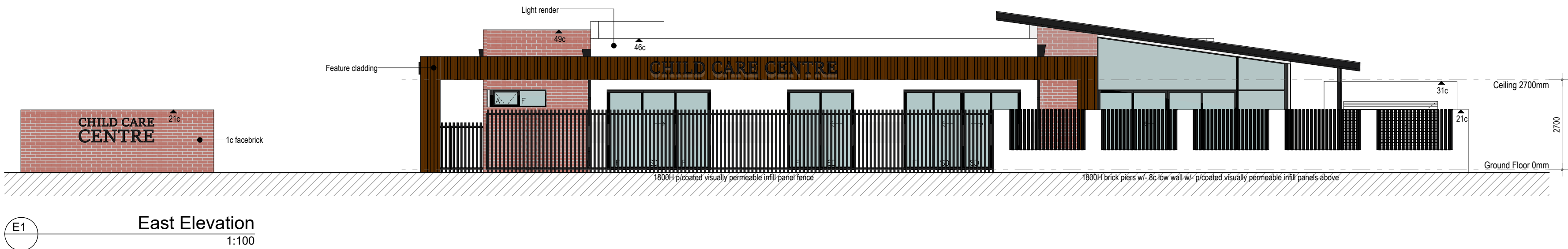
Facebrick
Midland Brick Recycled Bricks



Vertical Cladding
"Axon Cladding"

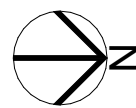


Powdercoated Fencing



Revision	Description	Date
5.100	Design	07.10.24
4.100	Changes	27.02.24
3.100	Concept	21.02.24
2.100	Concept	02.02.24
1.100	Concept	31.01.24

Project North:



Client
Mallica Pty Ltd

Project Name
Childcare Centre

Project Address
279-283 Harborne Street Glendalough

Drawing Title:
Elevations

Scale:
1:100

Sheet Size:
A1

Project No:
23105

Revision Number:
5.00

Drawing No.:
09 of 09



GERMANDO
DESIGNS

Unit: 3/1 Mulgill Road, Malaga WA 6000
(08) 9248 8392 germanodesigns.com.au

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HARBORNE STREET CHILDCARE CENTRE

DEVELOPMENT APPLICATION

LANDSCAPE DESIGN

ISSUE FOR REVIEW
REV C
12.03.2024

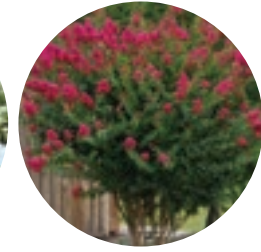
SK-01 Landscape Concept Plan & Planting Palette

INSPIRATION IMAGES



- 1 Medium and tall shrub planting mix eg. *Leucophyto brownii*, *Westringia fruticosa* provide soft edge along the car park.
- 2 Small deciduous trees *Lagerstroemia 'Natchez'* and *Lagerstroemia 'Tuscarora'* (90 Litre) that provide vibrant colours throughout seasons and the visual amenity.
- 3 Native hedge planting *Adenanthos sericea* or *Grevillea 'Honey Gem'* to provide screening and soften boundary.
- 4 Proposed mix of native groundcovers and low shrubs, eg. *Conostylis candidans* , *Myoporum parvifolium*, *Grevillea 'Gingin Gem'*, *Lomandra 'Lime Wave'*
- 5 Proposed small native tree *Corymbia eximia 'Nana'* (45 Litre) on verge.
- 6 Exposed aggregate finish.

PRELIMINARY TREE SELECTION (Nominated Sizes 45L/90L)



Lagerstroemia 'Tuscarora'
7m High x 5m Wide
Full Sun

GROUND COVER AND LOW SHRUB (Nominated Sizes 140mm @3/m²)



Lomandra 'Lime Wave'

MEDIUM AND TALL SHRUB (Nominated Sizes 140mm @2/m² or otherwise nominated)



Westringia fruticosa
'Aussie Box'

LANDSCAPE CALCULATIONS

<u>Total Site Area</u>	1512m ²
Planting Area (Deep Soil Area)	201m ² (13.3%)
Permeable Area (incl. mulch, sand & rubber softfall)	102m ² (6.7%)
Proposed Tree	7nos. (90L), 4nos. (45L)
<u>Verge</u>	
Planting Area	87m ²
Proposed Tree	3 nos. (45L)