

Design Review Report – Item 2

Local government:	City of Stirling	
Item no.:	Item 2 – PDA23/0002 – 250 McDonald Street & 35 Wanneroo Road, Joondanna – Pre Development Application – Child Care Premises	
Chairperson:	Emma Williamson	
Panel members:	Philip Gresley Peter Ciemitis Lisa Shine Scott Lang	
Local government officers:	Dean Williams Adrian Di Nella Simone Palmer	Acting Coordinator Planning Senior Planning Officer DRP Support Officer
Observers	James Fletcher Shaun Wheatland Allan Birech	Acting Coordinator Planning Planning Officer Planning Officer
Date:	16 February 2023	Time: 3pm
Venue:	City of Stirling – Challenger Room	

Proponent/s		
	Carlo Famiano Joe Germano Karl Paganin Stephen Johnston	CF Town Planning & Development (<i>Applicant</i>) Germano Designs Owners Owners
	Owners	492 Stirling Hwy Pty Ltd and Pagon Pty Ltd (future)
Observer/s		

Briefings		
Development assessment overview	Adrian Di Nella	Senior Planning Officer
Technical issues	Adrian Di Nella	Senior Planning Officer
Design Review		
Proposed development	Item 2 – PDA23/0002 – 250 McDonald Street & 35 Wanneroo Road, Joondanna – Pre Development Application – Child Care Premises	
Property address	250 McDonald Street & 35 Wanneroo Road, Joondanna	
Background		
Proposal		
Applicant or applicant's representative address to the design review panel	Carlo Famiano Joe Germano	CF Town Planning & Development Germano Designs

Key issues / recommendations	The Panel thank the Applicant for their presentation and the opportunity to review the project at a pre-lodgement stage. The Panel support the developing site strategy that seeks to take advantage of the natural ground level to reduce the visual impact of parking. The Applicant is encouraged to further develop the design to address and activate Wanneroo Road, giving consideration to the important impact this building will have on the broader context. This can be achieved through a hierarchy of building entries, articulation of the built form and a close examination of the impact and extent of perimeter fencing. Refer to attached Design Quality Evaluation Report.
Chairperson signature	

Design quality evaluation Item 2 – PDA23/0002 – 250 McDonald Street and 35 Wanneroo Road, Joondanna – Pre Development Application – Child Care Premises DRP Meeting – Thursday 16 February 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 commented the project skirts three streets and further thought should be given to recognising the role of each street within the broader context. 1b. The Panel commented that the proposal does not activate Wanneroo Road in the manner intended by the policy. 1c. The Panel suggested a reconsideration of the design to activate the building frontage and entry to Wanneroo Road. 1d. Comment was made by the Panel it should be noted the design is on a public transport route. The current proposal requires users to walk around the building to enter the premises.
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. It was recommended by the Panel to consider ways landscape can assist with the interface of the proposal with the southern neighbour. 2b. The Panel commended the Applicant on engaging the services of a landscape consultant at an early stage. 2c. Comment was made by the Panel to further explore deep soil opportunities. It was recommended to exploit this and make landscape a part of the shading strategy for the play spaces where possible. 2d. It was noted the Panel do not support astro turf. 2e. The Panel mentioned it is beneficial to see the early stages of the playground design. 2f. It was recommended by the Panel to utilise soft landscape to blur the boundary between the play areas, diminishing the visual impact of the fencing in this location. 2g. It was suggested by the Panel there is opportunity on the southern boundary for further landscaping to be included through an exploration of the building and fencing locations. 2h. The Panel commented on the importance of the existing trees in and around the site. Consideration should be given to opportunities for transplanting of the larger trees in particular the Jacaranda and Frangipani. 2i. It was noted by the Panel the trees in the verge area should not be included in the landscape calculations.
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. Comment was made by the Panel it was beneficial to see the alternate site approach that was explored, noting that further exploration may be needed to address concerns in relation to the interface with Wanneroo Road. 3b. The Panel suggested the Applicant explores ways in which each of the three streets can be improved through the considered approach to the combined impacts of built form and fencing. 3c. There was a concern expressed around the role of the fence and walls which diminish the built form.

	3d. The Panel requested sections through the site to better understand the interface with the street and the changing levels. 3e. Comment was made by the Panel it would be beneficial to gain a better understanding of the impact the height will have to the neighbours. 3f. The Panel commented the built form could respond more to the landscape. 3g. The Panel questioned the service area being in a primary location. 3h. The Panel commented that further exploration of the carpark, and whether it was viable to extend this under the building, could increase opportunities for landscaping and improve the interface with McDonald 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>
	4a. The Panel question the functionality of the current building entry when considered from the point of view of a public transport user. 4b. The Panel suggested the seat could be further refined and could invite interaction between parents. 4c. It was mentioned by the Panel pram access to rooms 1 and 2 could be improved.
Principle 5 Sustainability	<i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i>
	5a. The EV charger location was questioned by the Panel as they are located in the drop off zone and not where staff parking is proposed. 5b. Comment was made by the Panel the solar voltaic cells are a positive and are supported. 5c. It was mentioned a better understand of water and drainage could be achieved by including an irrigation and drainage strategy. 5d. It was suggested by the Panel there is an opportunity for high level windows to improve ventilation and natural light and the design should not rely on open doors. A demonstration of cross ventilation would be beneficial. 5e. Comment was made by the Panel a solar analysis would be beneficial. 5f. The Panel commented this principle could be pushed further and there is opportunity for sustainability concepts to be used as an educational tool.
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. The Panel question the location of the bin compound, noting that this will reduce the amenity of the entry experience. 6b. It was noted by the Panel the children that are most active and require the most outdoor space currently have the smallest space. Clarification of this is sought.
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. Comment was made by the Panel there is a need to activate Wanneroo Road and the proposal currently does not have a valid entry point. 7b. The Panel encouraged the Applicant to have the main entry off Wanneroo Road and make Wanneroo Road the main entry with Orchid Street taking a secondary role. 7c. Comment was made by the Panel to apply further thought around legibility, giving a hierarchy to entries. 7d. Comment was made by the Panel it would be beneficial to gain a better understanding of where signage will be located. 7e. The Panel stated further development is required in relation to the truncated front

	fence.
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 arrival point of the lift which takes you up to the middle of the building was questioned and further information was requested on the process when you arrive inside to ensure each person entering the building is accounted for.
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 commented it was great to see consideration of ways this can interface with the street. Terracing of the landscape elements requires further development and is encouraged. 9b. Comment was made by the Panel there is opportunity to improve the entry to create a communal space by further developing the area that currently nominated a bench seat.
Principle 10 Aesthetics	<i>Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.</i>
	10a. The Applicant was encouraged by the Panel to continue to work on the composition of the project. 10b. The Panel commented the fencing is big part of the design and encouraged the Applicant to work to minimise this or to develop a more sophisticated design. 10c. The Panel encouraged the Applicant to look at ways to have some fun and integrate the shade structures into the design. 10d. Comment was made there is opportunity to improve the Wanneroo Road elevation through articulation.

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	DR1 16/2/2023	DR2	DR3
Principle 1 - Context and character			
Principle 2 - Landscape quality			
Principle 3 - Built form and scale			
Principle 4 - Functionality and build quality			
Principle 5 - Sustainability			
Principle 6 - Amenity			
Principle 7 - Legibility			
Principle 8 - Safety			
Principle 9 - Community			
Principle 10 - Aesthetics			

Recommendations Summary**Item 2 – PDA23/0002 – 250 McDonald Street and 35 Wanneroo Road, Joondanna**

DR1 – DRP Recommendations DRP Meeting – 16/2/2023	DR2 – Applicant Response DRP Meeting – 16/2/2023	DR2 DRP Recommendations DRP Meeting – 24/11/2022	DR2 – Applicant Response DRP Meeting – 24/11/2022
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Pagjon

Address:250 McDonald St Joondanna

Childcare Centre

Job Number: 22087

Drawing Index	
PD01	Cover Sheet
PD02	3D
PD03	3D
PD04	Existing Site Survey
PD05	GF Site Plan
PD06	UC Site Plan
PD07	Context Plan
PD08	Ground Floor Plan
PD09	Undercroft Plan
PD10	Roof Plan
PD11	Elevations
PD12	Original Design vs Current



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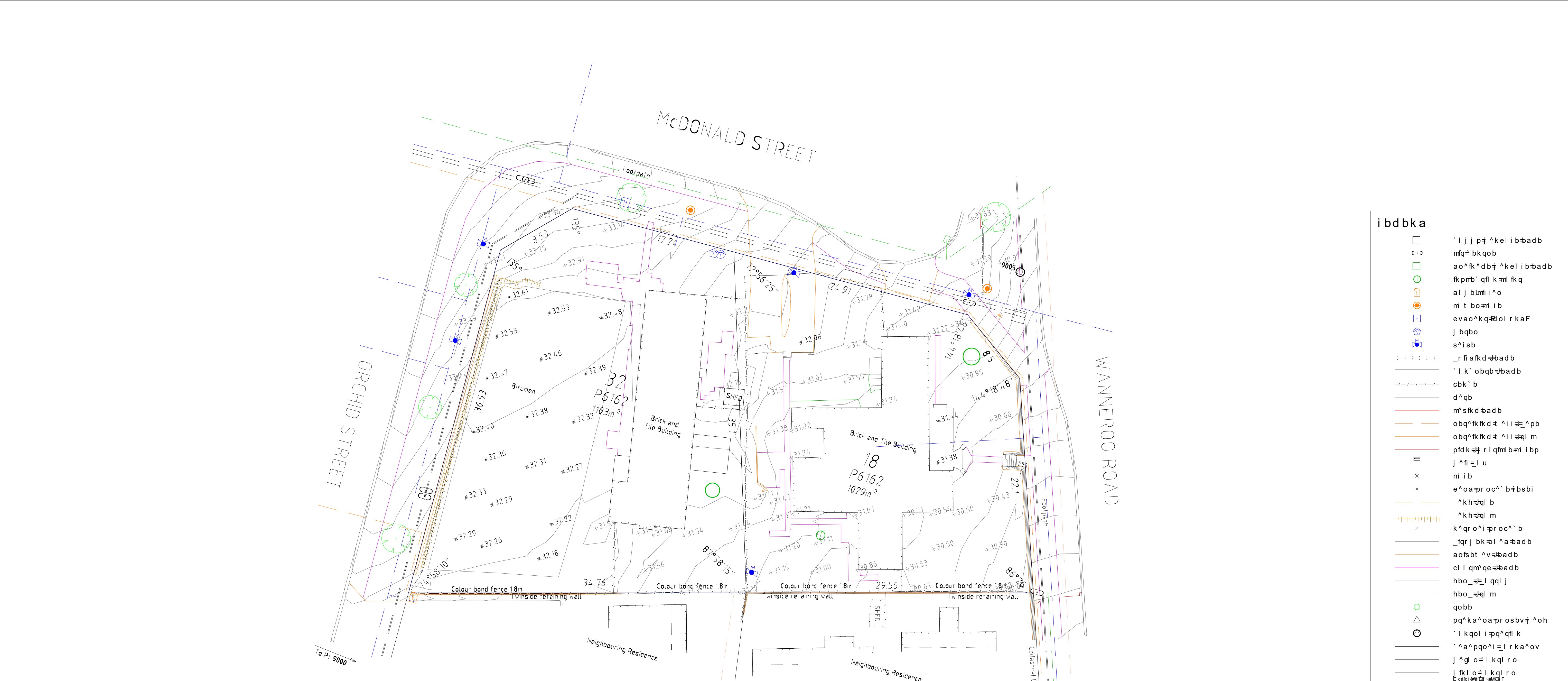


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Legend:

- Property boundary
- Footpath
- Colour band fence 18m
- Twinside retaining wall
- Neighbouring Residence
- Brick and Tile Building
- Shed
- Survey points and elevations

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Pt No	Easting	Northing	R.L.	Description
1007	52,538.789	268,506.884	32.226	D/SPK IN BIT
9000	52,628.533	268,495.902	26.794	SPK 0.15D
9004	52,539.827	268,570.013	34.433	D/SPK IN BIT
9005	52,604.345	268,561.912	30.691	DRILL HOLE IN PATH

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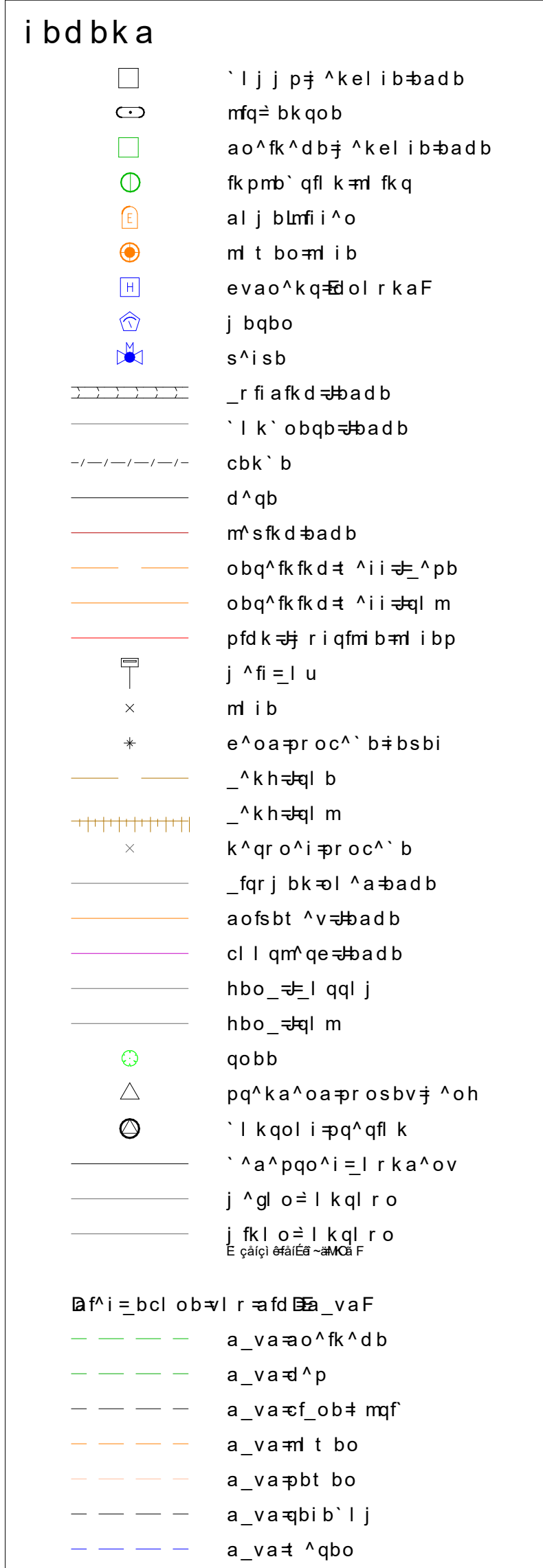
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CONTOUR & FEATURE SURVEY

Lots 18 & 32 on P6162
McDONALD STREET
JOONDANNA

Job No 635993 Item No 001 Plan No 001 Rev 00
Sheet 1 of 1



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Rev.	Date	Description	Surveyor	Drawn	Approved

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Client: G & S INDUSTRIES

Surveyed By: HC Survey Date: 02/10/2019

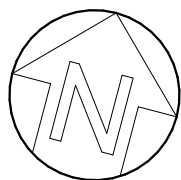
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Approved By: LJG

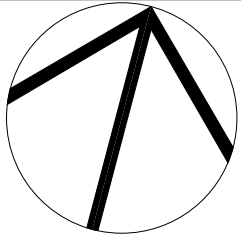
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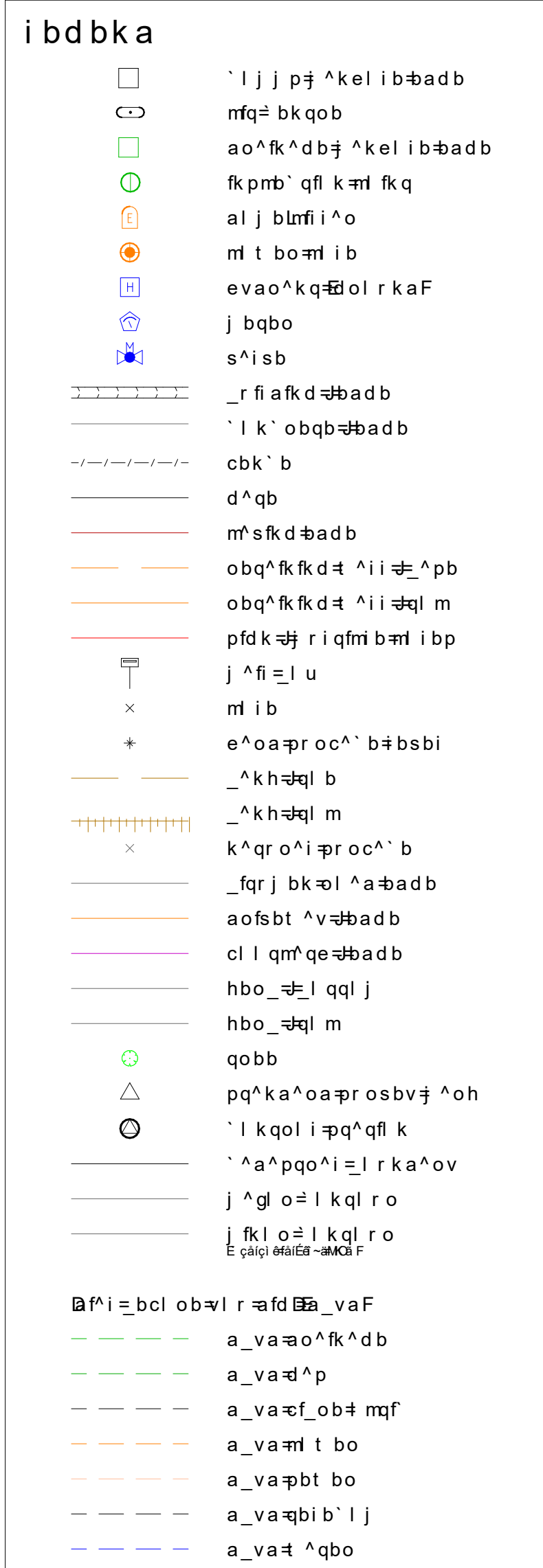


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Client: Pajon Project Name Childcare Centre Project Address 250 McDonald St, Joondanna	Drawing Title: GF Site Plan		Issue: Concept Design		<table><tr><th>Revision</th><th>Description</th><th>Date</th></tr><tr><td>004</td><td>Design</td><td>11/01/23</td></tr><tr><td>003</td><td>Design</td><td>01/12/22</td></tr><tr><td>002</td><td>Concept Design Undercroft option</td><td>15/11/22</td></tr><tr><td>001</td><td>Concept Design</td><td>09/11/22</td></tr></table>		Revision	Description	Date	004	Design	11/01/23	003	Design	01/12/22	002	Concept Design Undercroft option	15/11/22	001	Concept Design	09/11/22	 Unit: 3/1 Mulguri Road, Malaga WA 6090 (08) 9248 8392 www.germanodesigns.com.au ©COPYRIGHT This plan shall remain the sole property of GERMANO DESIGNS and must not be reproduced or otherwise displayed or copied without permission in writing of the company.	
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CONTOUR & FEATURE SURVEY

Lots 18 & 32 on P6162
McDONALD STREET
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Job No 635993 Item No 001 Plan No 001 Rev 00
Sheet 1 of 1



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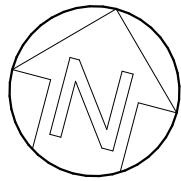
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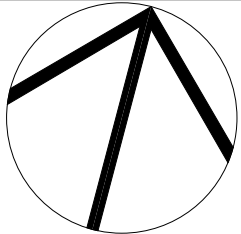
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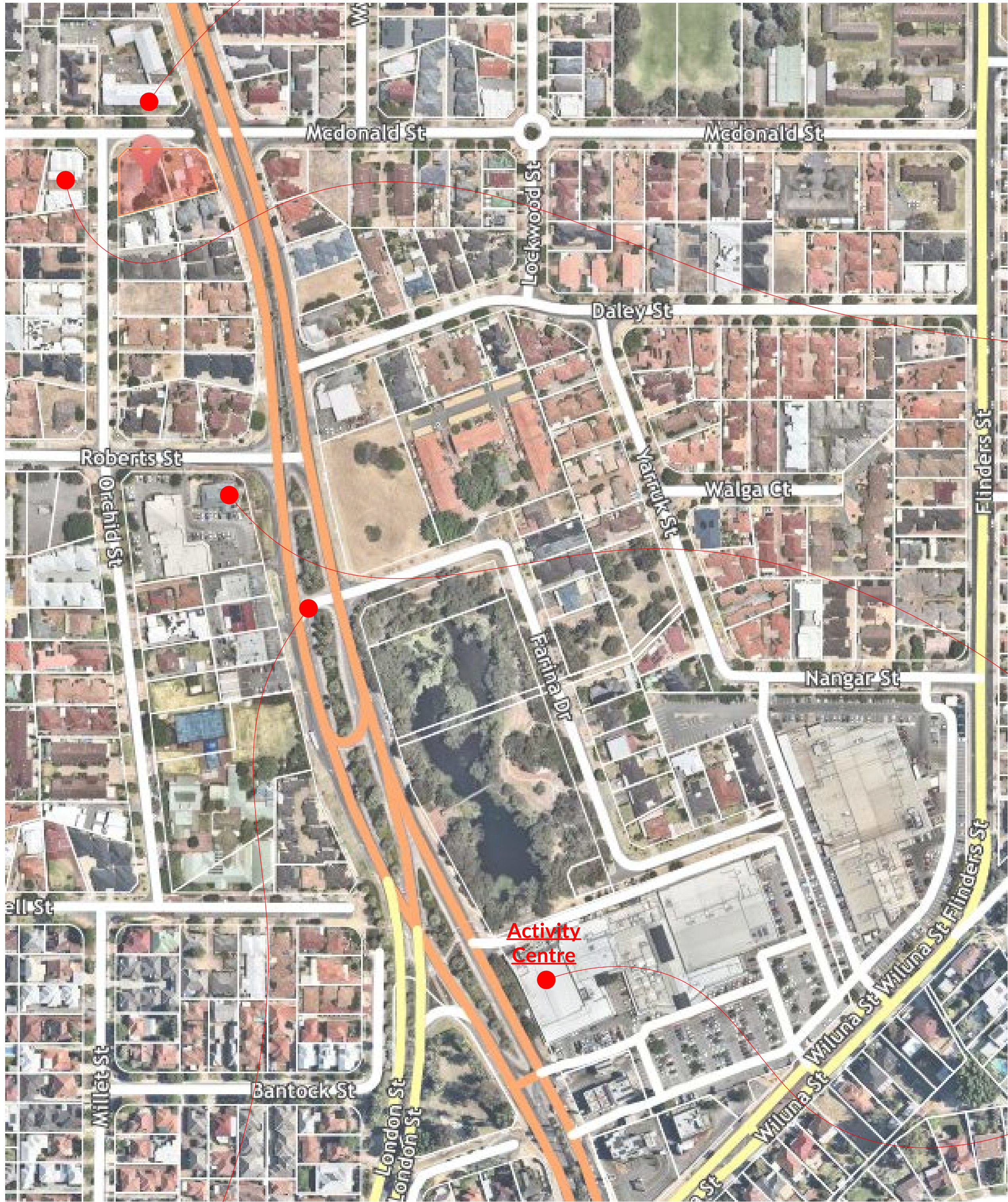
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Multi Development - McDonald St



Multi Development - Orchid St



Commercial Development - Cnr Wanneroo Rd & Roberts St



Activity Centre - Cnr Wanneroo Rd & Wiluna St

Wanneroo Road: High frequency bus route

Client Pagion Project Name Childcare Centre Project Address 250 McDonald St Joondanna	Drawing Title: Context Plan		Issue: Concept Design		Revision		Description	Date		
	Scale: as noted	Sheet Size: A1	Rev:	Description:	Drawn:	004	Design	11/01/23		
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Child / Room Calculations

Room	Age (Yrs)	Quant.	Size
Activity 1	0-2	12	40.39m ²
Activity 2	0-2	16	54.98m ²
Activity 3	2-3	15	49.33m ²
Activity 4	2-3	20	64.85m ²
Activity 5	3+	30	96.82m ²
Plaza	NA		34.78m ²

Total Internal = 93 371.15m²
(Min 3.25m² per child)

Total External Play Area = 93 829.97m²
(Min 7m² per child)

Parking Calculations

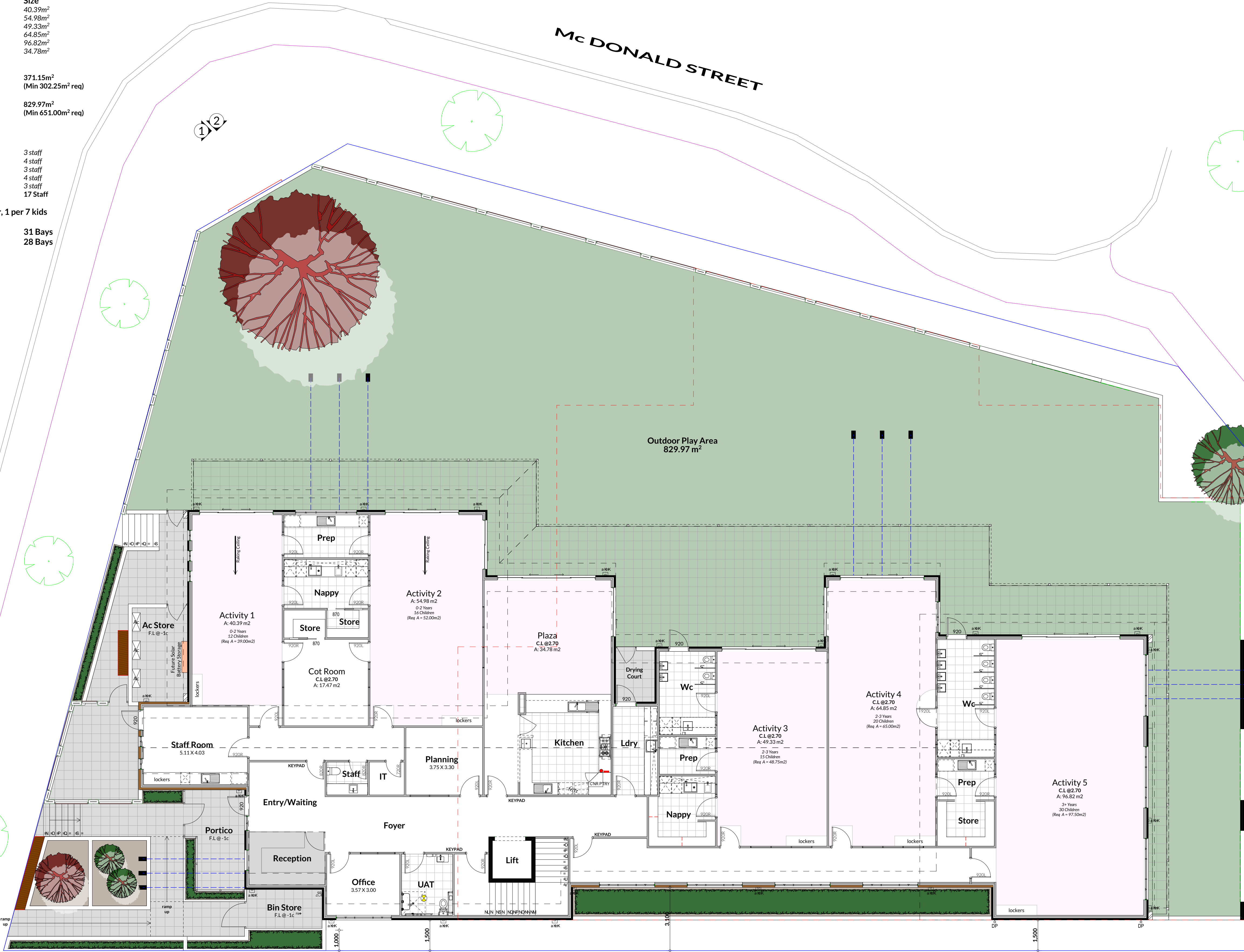
Activity 1	0-2	12	3 staff
Activity 2	0-2	16	4 staff
Activity 3	2-3	15	3 staff
Activity 4	2-3	20	4 staff
Activity 5	3+	30	3 staff
TOTAL STAFF			17 Staff

City of Stirling parking policy - 1 per staff member, 1 per 7 kids

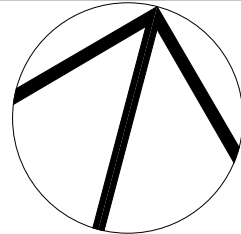
Total bays required 31 Bays
Bays Provided 28 Bays
(bicycle parking and end of trips provided for 10% variation)

Building Areas

Undercroft Parking	890.88
Undercroft	71.62
Portico	16.44
Ground Floor	734.81
Bin Store	7.69
Ac Store	14.01
6	1,735.45 m ²



SCALE 1:100



Client
Pagon
Project Name
Childcare Centre
Project Address
250 McDonald St Joondanna

Drawing Title:
Ground Floor Plan
Scale: as noted
Sheet Size: A1
Project No:
22087
Drawing No:
PD08 of 12

Issue:
Concept Design
Rev. Description:
004 Design
Revision Number:
004
Date:
11/01/2023

Revision	Description	Date
004	Design	11/01/23
003	Design	01/12/22
002	Concept Design Undercroft option	15/11/22
001	Concept Design	09/11/22

Unit: 3/1 Mulgill Road, Malaga WA 6090
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Child / Room Calculations

Room	Age (Yrs)	Quant.	Size
Activity 1	0-2	12	40.39m ²
Activity 2	0-2	16	54.98m ²
Activity 3	2-3	15	49.33m ²
Activity 4	2-3	20	64.85m ²
Activity 5	3+	30	96.82m ²
Plaza	NA		34.78m ²

Total Internal = 93 371.15m²
(Min 3.25m² per child)

Total External Play Area = 93 829.97m²
(Min 7m² per child)

Parking Calculations

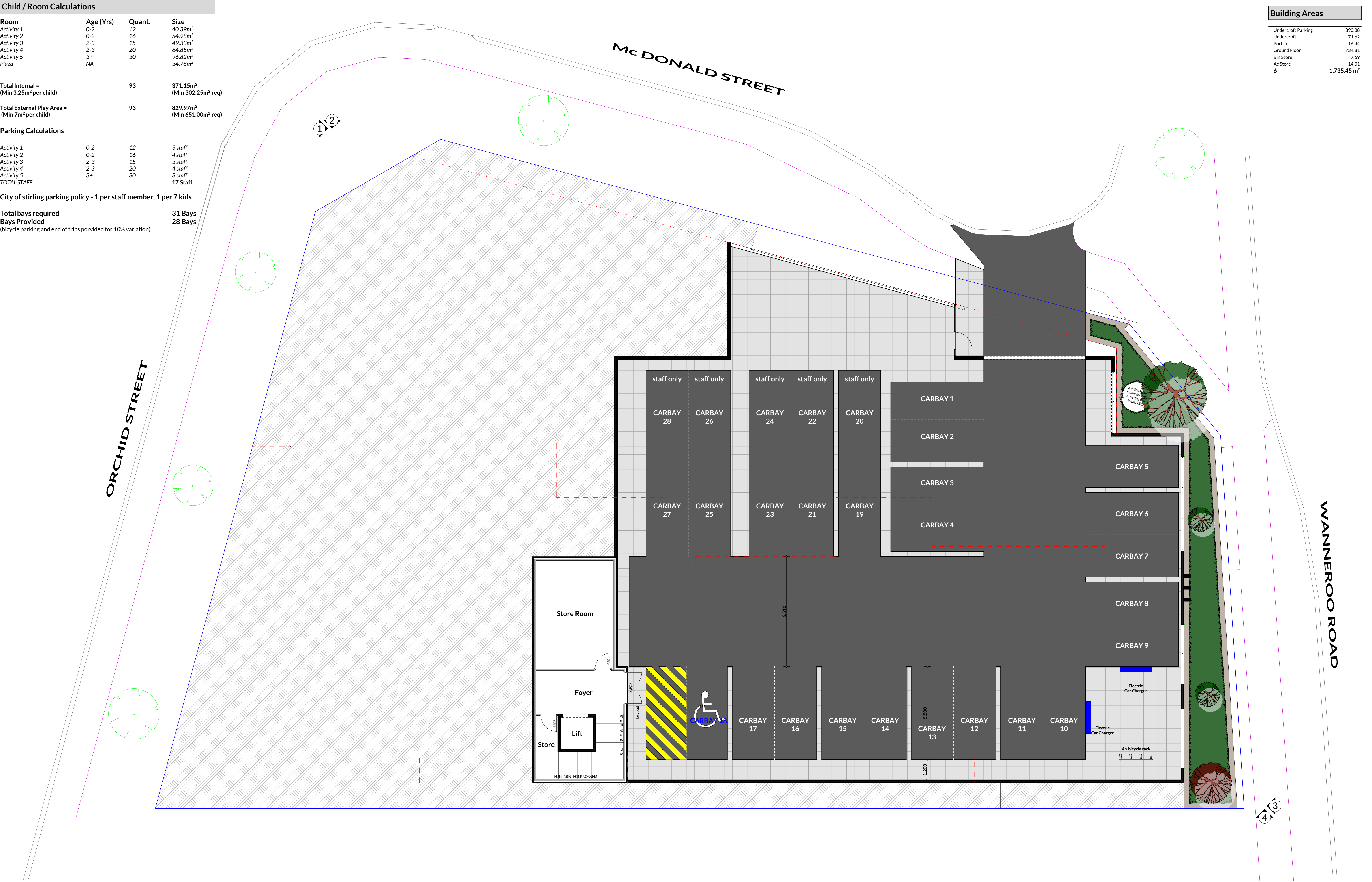
Activity 1	0-2	12	3 staff
Activity 2	0-2	16	4 staff
Activity 3	2-3	15	3 staff
Activity 4	2-3	20	4 staff
Activity 5	3+	30	3 staff
TOTAL STAFF			17 Staff

City of stirling parking policy - 1 per staff member, 1 per 7 kids

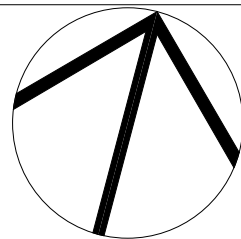
Total bays required 31 Bays
Bays Provided 28 Bays
(bicycle parking and end of trips provided for 10% variation)

Building Areas

Undercroft Parking	890.88
Undercroft	71.62
Portico	16.44
Ground Floor	734.81
Bin Store	7.69
Ac Store	14.01
6	1,735.45 m ²



SCALE 1:100



Client
Pagion
Project Name
Childcare Centre
Project Address
250 McDonald St Joondanna

Drawing Title:
Undercroft Plan
Scale: as noted
Sheet Size: A1
Project No:
22087
Drawing No:
PD09 of 12

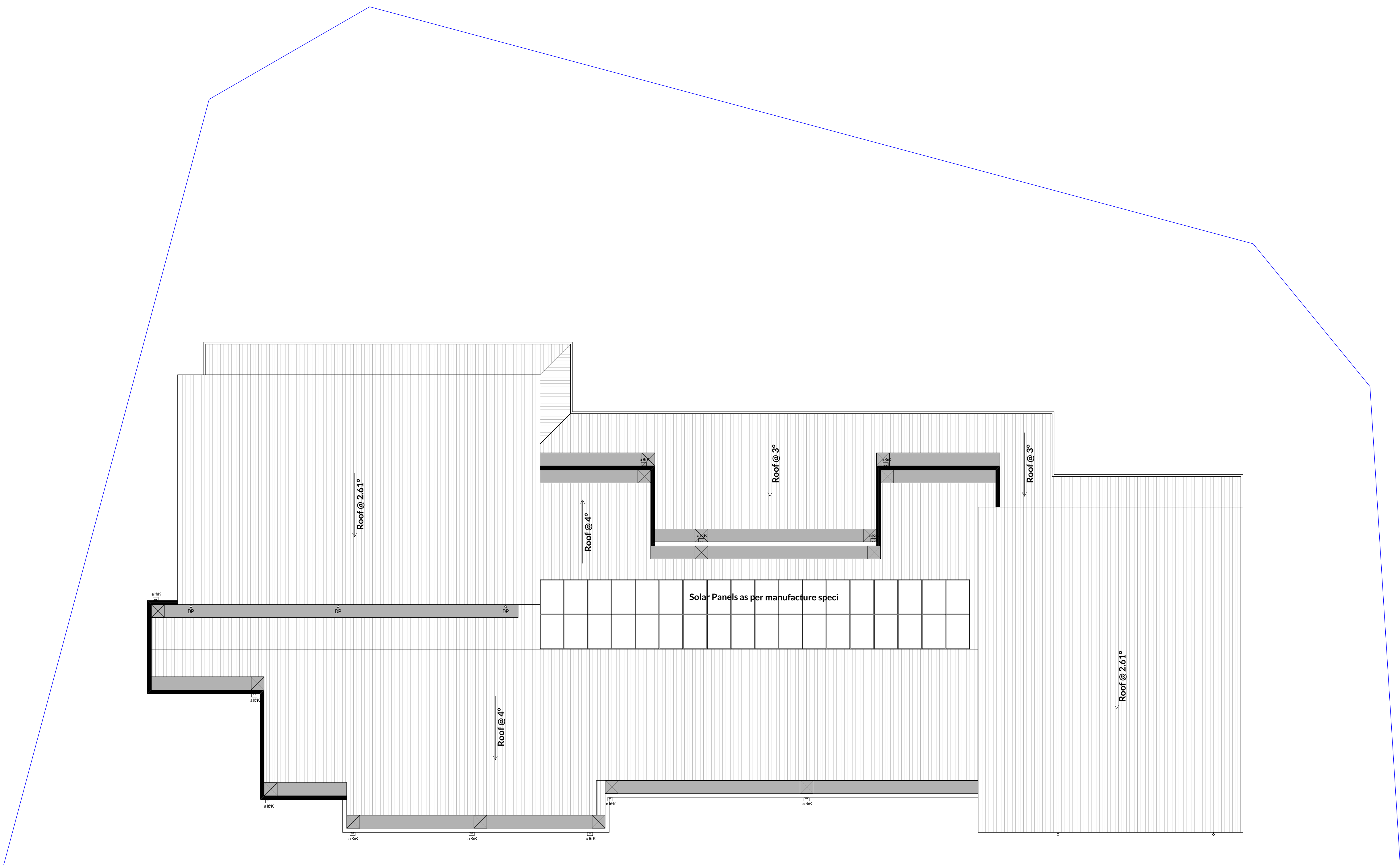
Issue:
Concept Design
Rev: 004
Description: Design
Drawn: CD
Revision Number: 004
Date: 11/01/2023

Revision	Description	Date
004	Design	11/01/23
003	Design	01/12/22
002	Concept Design Undercroft option	15/11/22
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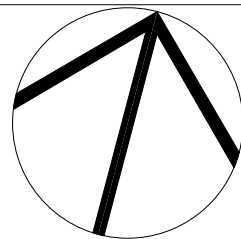
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SCALE 1:100



Client
Pagion

Project Name
Childcare Centre

Project Address
250 McDonald St Joondanna

Drawing Title:
Roof Plan

Scale: as noted

Project No:
22087

Sheet Size:
A1

Drawing No:
PD10 of 12

Issue:
Concept Design

Rev: 004

Revision Number:
004

Description:
Design

Drawn:
CD

Date:
11/01/2023

Revision	Description	Date
004	Design	11/01/23
003	Design	01/12/22
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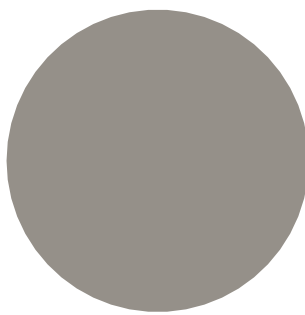
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Material & Colour Schedule



Acrylic Render
Dulux "Mt Aspiring"



Acrylic Render
Dulux "Champignon"



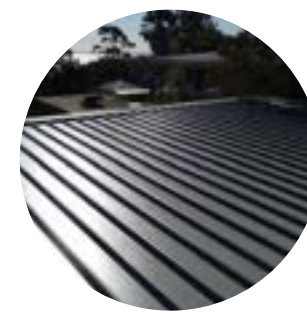
Concrete
Dulux Acrasheild "Ash Rock"



Miland Brick
"Recycled Bricks"



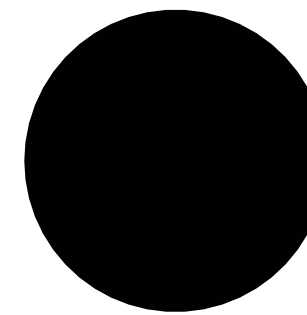
Timber Cladding
"Mortlock Timber"



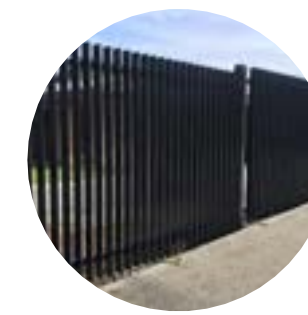
Colorbond Roof
"Night Sky"



Window Frames
"Marble Black Satin"



Awning
Dulux "Night Sky"



P/Coated Fence

Elevation 1

Scale 1:100



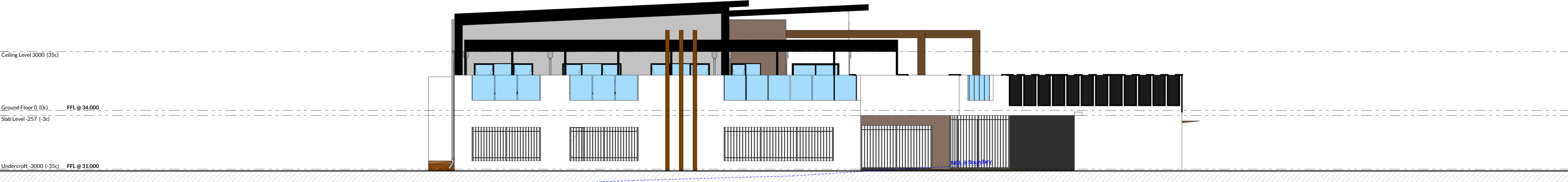
Elevation 2

Scale 1:100



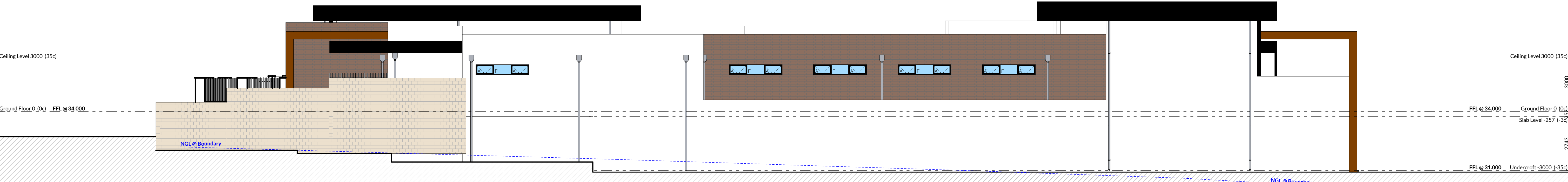
Elevation 3

Scale 1:100

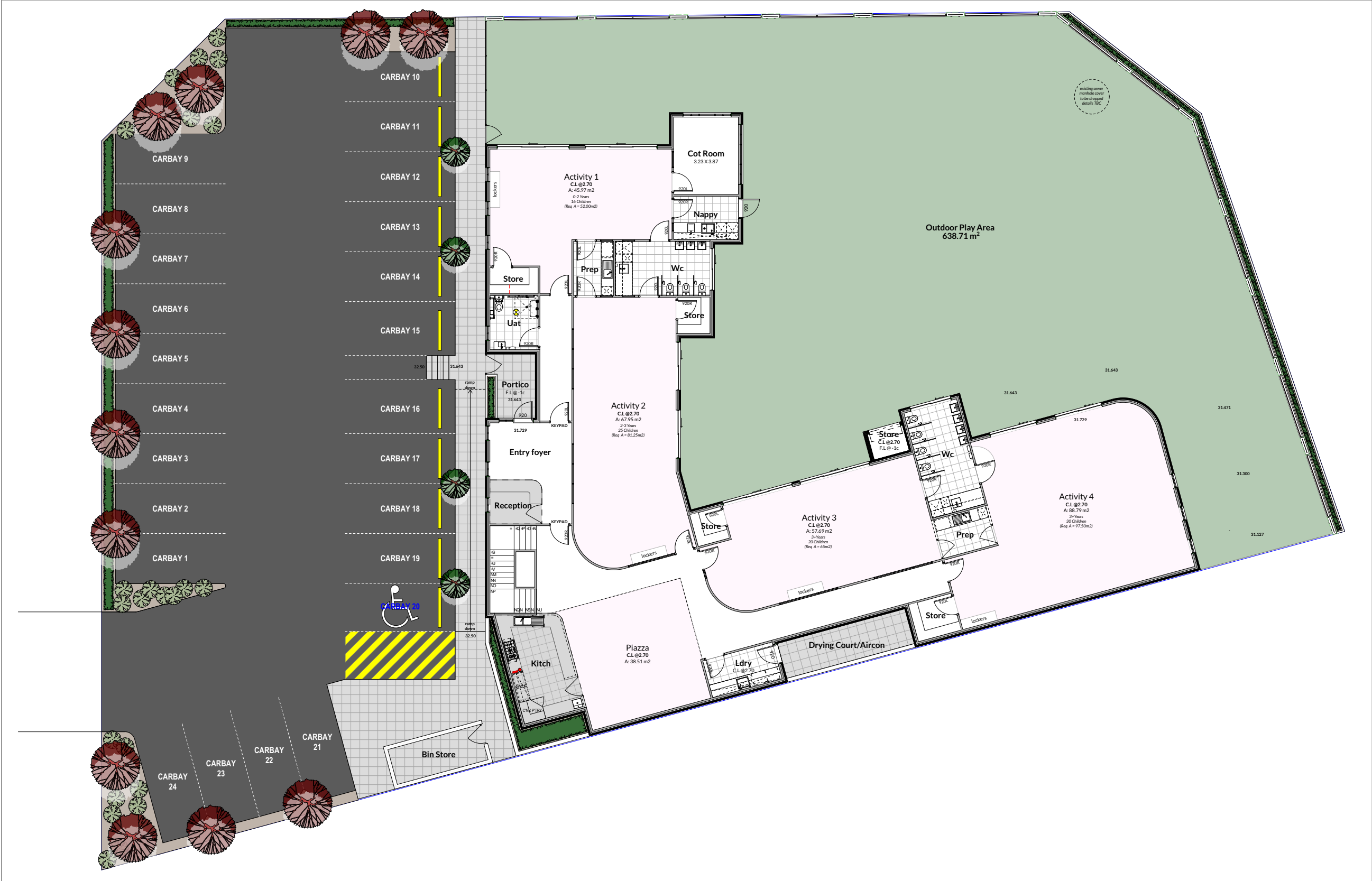


Elevation 4

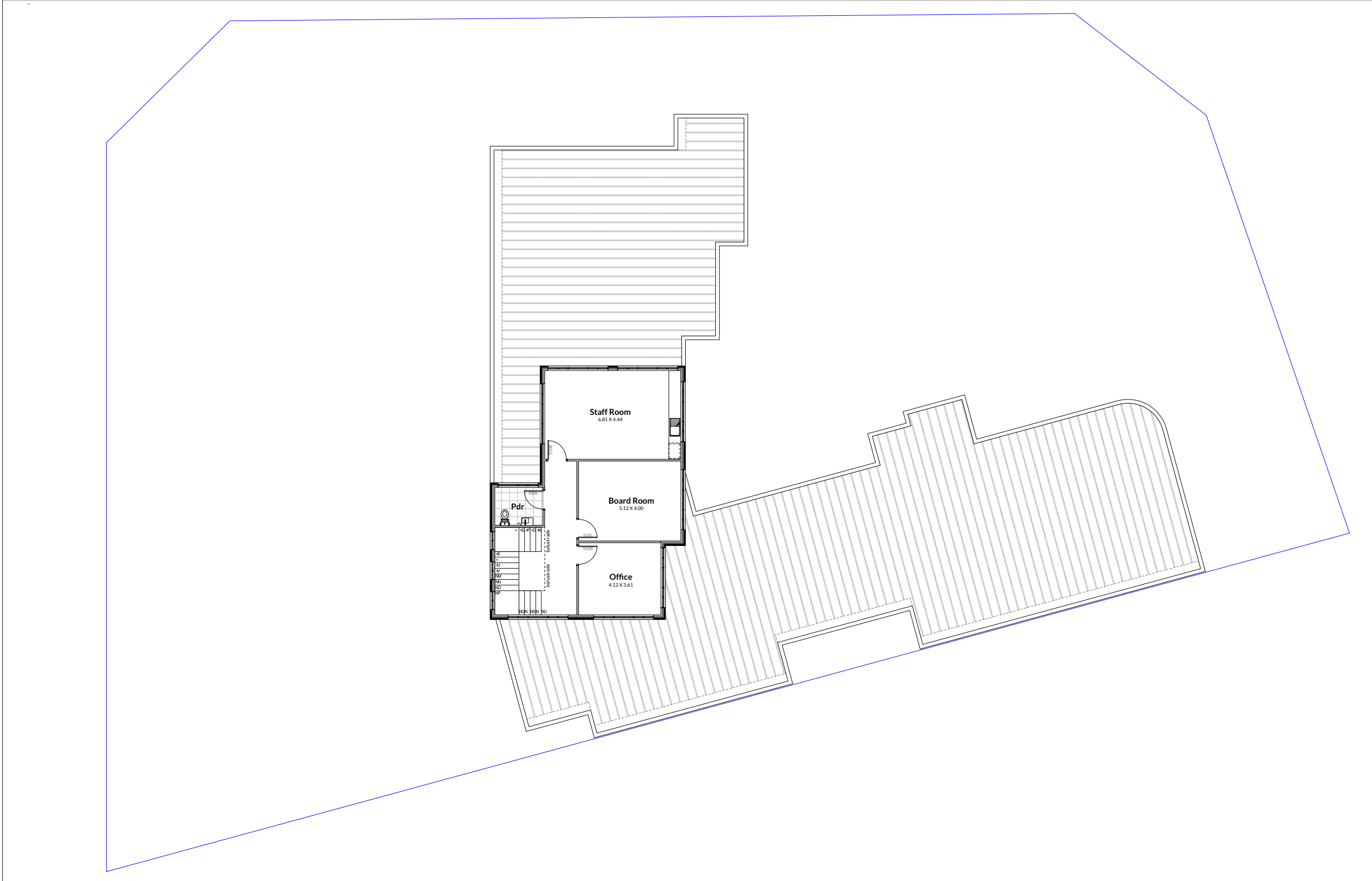
Scale 1:100



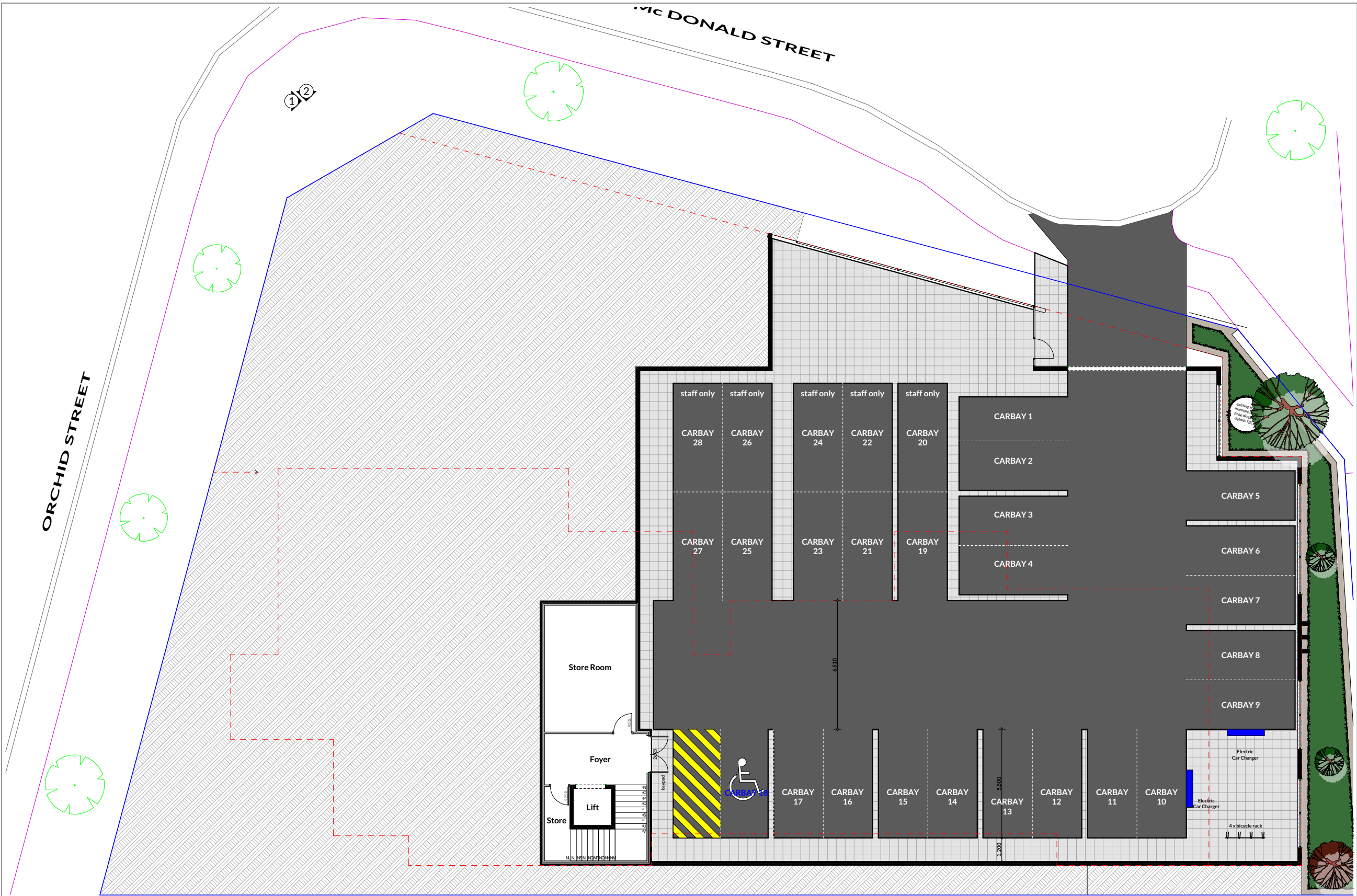
Client Pagion Project Name Childcare Centre Project Address 250 McDonald St Joondanna	Drawing Title: Elevations		Issue: Concept Design		Revision		Date 11/01/23	GERMANO DESIGNS Unit: 3/1 Mulgill Road, Malaga WA 6090 (08) 9248 8392 www.germanodesigns.com.au ©COPYRIGHT This plan shall remain the sole property of GERMANO DESIGN and must not be given, lent, copied or otherwise reproduced without permission in writing of the company.
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	Project No:	Drawing No:	004	Design		002		
	22087	PD11 of 12	Revision Number:	004		001		
			Date:	11/01/2023				



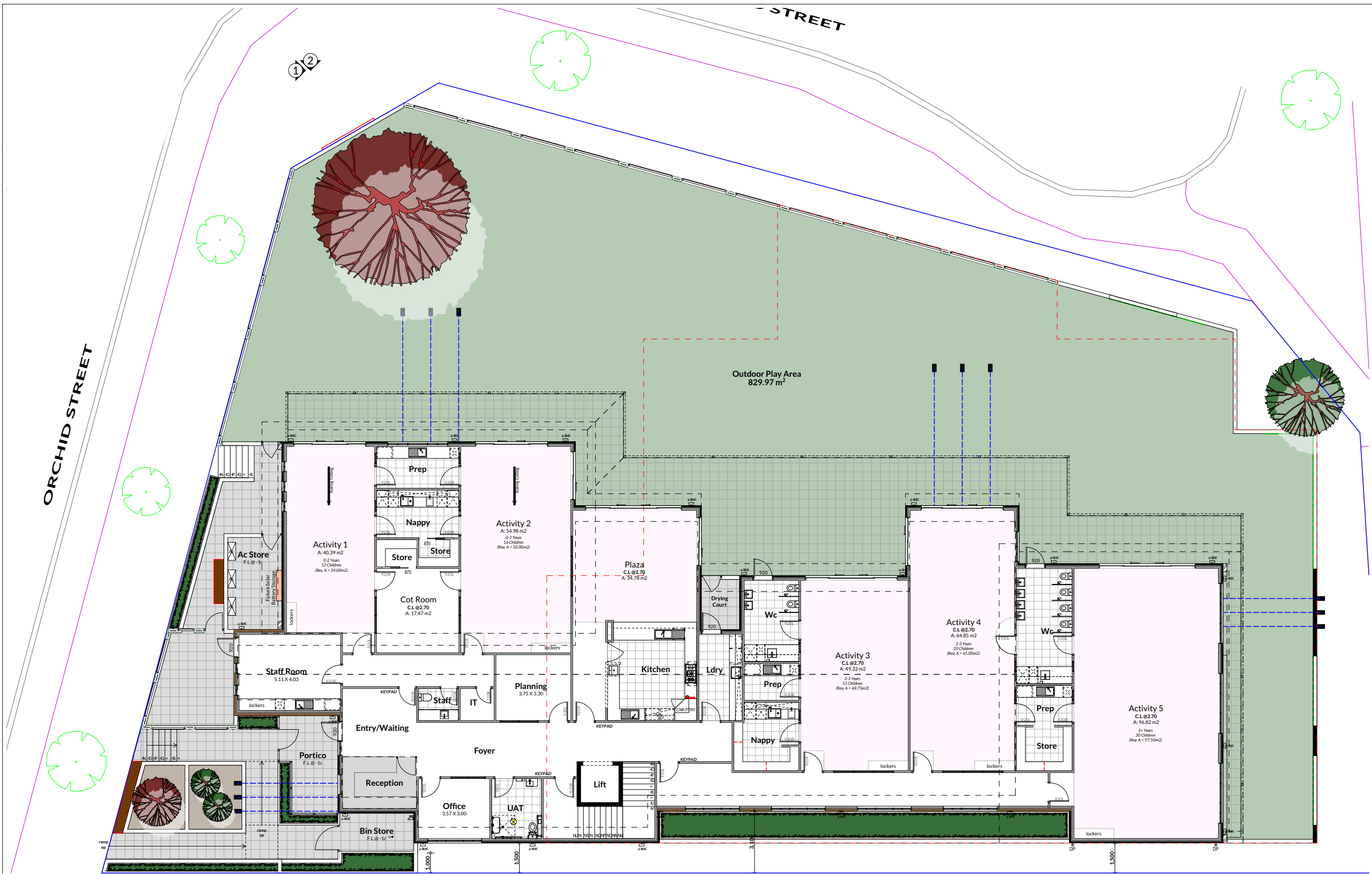
Original Design - Ground Floor
1:2



Original Design - First Floor
1:2



New Design - Undercroft Floor
1:200



New Design - Ground Floor
1:200

Client Pagion Project Name Childcare Centre Project Address 250 McDonald St Joondanna	Drawing Title: Original Design vs Current		Issue: Concept Design		Revision		Description		Date		GERMANO DESIGNS Unit: 3/1 Mulgill Road, Malaga WA 6090 (08) 9248 8392 www.germanodesigns.com.au ©COPYRIGHT This plan shall remain the sole property of GERMANO DESIGNS and must not be given, lent, reproduced, altered or used without permission in writing of the company.	
	Scale: as noted	Sheet Size: A1	Rev: Description:	Drawn: CD	004	Design		11/01/23				
					003	Design		10/12/22				
					002	Concept Design Undercroft option		15/11/22				
					001	Concept Design		09/11/22				
Project No: 22087	Drawing No: PD12 of 12	Revision Number: 004	Date: 11/01/2023									



TUNNEL



DECK



SAND KITCHEN



BALANCE LOGS



CLIMBING NET



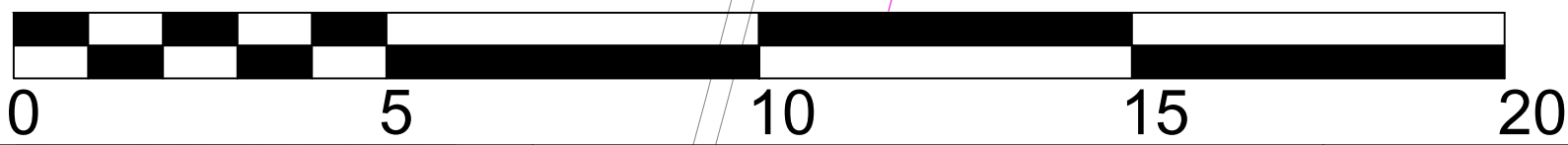
PLANTER



FIRE POLE



FORT WITH SLIDE



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

PROJECT
MCDONALD ST.

CLIENT
-

DRAWING
OVERALL CONCEPT PLAN

DRAWING NO
L-01

SCALE
1:100

SHEET
A1

REVISION
2

ISSUE
FOR DEVELOPMENT APPROVAL

DRAWN
NK

DATE
15/01/23

REVISIONS

No	DATE	DRAWN	DETAILS
0	13/01/23	NK	CONCEPT- ISSUED FOR FEEDBACK
1	14/01/23	NK	CONCEPT- ISSUED FOR FEEDBACK
2	15/01/23	NK	CONCEPT- ISSUED FOR FEEDBACK

