

Design Review Report – Item 1

Local government:	City of Stirling	
Item no.:	Item 1 – DA24/0665– 279 & 283 Harborne Street, Glendalough – Development Assessment Panel – Form 1 – Child Care Centre	
Acting Chairperson:	Philip Gresley	
Panel members:	Tony Blackwell Lisa Shine Wayne Dufty	
Local government officers:	Karina Bowater Casey Hill Simone Palmer	Acting Coordinator Planning Acting Senior Planning Officer DRP Support Officer
Observers	Shaun Wheatland	Senior Planning Officer
Date:	6 June 2024	Time: 2pm
Venue:	City of Stirling – Challenger Room	

Proponent/s

Ashleigh Maple Danielle Davison Claudia Dattilo	Rowe Group (<i>Applicant</i>) Davison Advisory Service Germano Designs
Owners	Mallica Pty Ltd

Observer/s

Briefings

Development assessment overview	Casey Hill	Acting Senior Planning Officer
Technical issues	Casey Hill	Acting Senior Planning Officer

Design Review

Proposed development	Item 1 – DA24/0665– 279 & 283 Harborne Street, Glendalough – Development Assessment Panel – Form 1 – Child Care Centre	
Property address	279 & 283 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 applicant is thanked for the significant and successful amendments to the proposal in response to the Panel's comments at DRP1. There remain opportunities for improvements and in summary the Panel	

	recommends. • Refining the built form, colour, materiality and aesthetics to better respond to the local context, promote a sense of playfulness, and further refine legibility. • Bolster and enhance the sustainability strategy • Demonstrate how the proposed landscape, including play spaces, will contribute to the successful operational use on the site whilst as quickly as possible replacing the significant loss of existing tree canopy proposed. Another review of this proposal is recommended. Refer to attached Design Quality Evaluation Report.
Chairperson signature	

Design quality evaluation
Item 1- DA24/0665 – 279 & 283 Harborne Street, Glendalough – Development Assessment Panel –
Child Care Centre
DRP Meeting – Thursday 6 June 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. As requested by the Panel in the previous DRP meeting, further dialogue around the existing and future character of the surrounding area and how this impacts the design would be beneficial. The proposal does not currently speak to its location or use. 1c. The Applicant was urged to connect back to their research around the context of the area, especially with relation to materiality and refine the aesthetics accordingly. There is a significant amount of salmon brick in the area which might be a good place to start a design dialogue.
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 was supportive of the extra planting of trees in the carpark and stated this is a positive outcome. 2b. The Panel reiterated it is critical in this harsh environment that all efforts should be made to protect the tree canopy. Clarification was provided by the Panel around the previous comments in relation to the tree canopy. The Panel clarified the planting of large trees was not reflective of bag size when planted but the canopy coverage they can achieve. It was suggested a Tuart tree is a good example and could be planted on the northeast corner with supportive trees planted around it. 2c. Comment was made by the Panel providing no street trees is a serious retrograde step. The Panel encouraged the Applicant to continue with discussions with the City and for the City to play a more proactive role in demonstrating to the community the opportunities for planting verge landscaping and trees. 2d. The Applicant was urged to reassess the tree species selection. Although it is encouraged to use native shrubs it was pointed out the Grevillia is a high allergy tree so may not be the best outcome is areas children can touch them. Similarly, the Gleditsia tree included in the selection has nasty thorns and grows seeds. 2e. Comment was made by the Panel it is essential and important to provide a landscape plan for the play areas as they can have a significant impact on the function of the Landscape, and Aesthetics. 2f. It was noted play equipment requires fall zones around each piece of equipment and some of the fall zones are overlapping the paving which may cause the play areas to not comply with Australian standards which prompted the Panel to question if the landscape will be successful. 2g. As stated in the last review, the Panel still 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 encouraged the Applicant to create a brief of the DRP comments around the landscape design and what would constitute a good outcome and present it to the operator as a recommendation and continue to refine it continuously. 2h. Clarification is required around the calculations on the landscape drawings. It was noted the paving has been increased even though deep soil has also increased

		which does not appear to be correct. 2i. The Panel stated it is not clear what surface is under the trees and clarification is required. 2j. It was suggested by the Panel some proposed trees could be planted sooner than construction to allow the trees 1 to 1.5 years to become established whilst building is taking place. A commitment should be made to replace the loss of existing trees as soon as possible. 2k. The Panel noted the opportunity to provide canopy coverage over the EV car charging area. 2l. The Panel stated shade sails are not supported. The wider verandahs are now usable which is a good outcome although the addition of extra shade sails is not supported as it affects the aesthetics and access to daylight into the building. The Applicant was urged to rethink this, and it was suggested there may be enough shade value in 5 years to remove the shade sails in the future. 2m. It was suggested the landscape architect should consider the paving skirt as there is currently no integration between the landscape and paving.
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 support the removal of the columns on the southern carpark side which land at the edge of the carpark vehicle aisle. 3b. Comment was made by the Panel the raised roof provides visual interest from the street which is a good outcome. 3c. The Panel suggested changing the gate in the bin store to solid and not permeable. 3d. There may also be opportunity to reduce the bin store further which would be beneficial and allow the garden to wrap around the corner. The bins could be accessed by taking them out and reordering them providing a level of circulation. The Applicant was urged to interrogate this further. 3e. Comment was made by the Panel the main entry shown in the previous design had some practical issues although it did frame the entrance. The current entrance way feels institutional. The thickness of the fascia could add to this. There is opportunity to redesign the formal response in this area better frame the entry. 3f. It may be beneficial in the future when showing elevations to include a version with the fence and one without the fence to better show the actual building elevations. 3g. It was noted by the Panel the sun angles in the sections are incorrect. Further clarification and interrogation is required. 3h. The highlight windows to the skillion roof element should be reconsidered to better balance the need for light / sun access, especially to the east and west. 3i. The formal design response is currently a combination of many different ideas and the Panel suggested that a more harmonious and simplified approach might be beneficial. This might include re-considering the varied (and sometimes quite deep) canopies including detailing, and the better integration of the overly prominent cot room at the entranceway to the building. 3j. Colour plays an important part of the formal response, and a more cohesive colour palette is suggested to enhance the built form. The Panel suggested anchoring a palette around a single colour. These should be selected to work successfully with naturally finished materials, which are always preferred.
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>
	S	4a. This design principle is supported by the Panel. 4b. The Applicant advised an acoustic report has been undertaken and it shows the noise levels are acceptable and will not affect the children. This has been submitted as part of the DA package.

Principle 5 Sustainability		<i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i>
	P	5a. The Panel acknowledged the focus and commitments made to sustainability but believe this principle could be further explored and pushed further. 5b. The Panel support the operable windows which will promote cross ventilation and will make a significant improvement. 5c. The operable skylight integrated to bring light into the corridor is supported by the Panel. 5d. It was suggested by the Panel water saving initiatives could be interrogated and included in the design. 5e. The Panel commented it would be beneficial to have clarity on the lifecycle of the material selections included in the proposal. 5f. It was recommended by the Panel the black roof is not supported due to heat gain. A lighter colour roof would be the preferred outcome. 5g. It was suggested there could be ideas around sustainability education and introducing it into the architecture and landscape. 5h. It was noted by the Panel increased photovoltaic cells on the roof is supported although the skillion roof is facing south not north which will cause the cells to be less efficient. 5i. It was suggested by the Panel the vertical windows under the skillion roofs could have operable windows.
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>
	S	6a. This design principle is satisfied. 6b. The Panel acknowledged the commitment to include bike racks and sufficient space for prams around the entry and expressed their support for this outcome. 6c. The outlook from the staff room is an improvement and benefits staff amenity. It was suggested the clothesline and bench seat could be swapped in the courtyard to the staff room to provide a better connection to the seat and landscaping and improve the outlook where the walls are permeable. 6d. Comment was made by the Panel the addition of an openable window to the cot room is a good outcome to allow the room to purge overnight and enable natural light penetration.
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 accessway through the shopping centre carpark is working well and supported. 7b. Comment was made by the Panel that although there has been some reconfiguration around the entry area to improve amenity, legibility from the main street entry area has not improved. The entry is narrow and restrained which is working against the design and affects legibility. There is opportunity to introduce more amenity and provide better signalling of the entry in this location.
Principle 8 Safety		<i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</i>
	S	8a. This design principle is supported by the Panel. 8b. The relocation and reduction in size of the bin store is supported by the Panel.
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>

	S	9a. This design principle is satisfied. 9b. Comment was made by the Panel amenity has been improved between the entry and the street.
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 were generally supportive of the introduction of the pastel theme and appreciate this is a nice change from strong bold colours. However a more cohesive colour palette is suggested to enhance the built form. The Panel suggested the anchoring a palette around a single more dominant colour. These should be selected to work successfully with naturally finished materials, which are always preferred. A response to salmon coloured brick would be an appropriate design consideration given the context of the area. 10b. The Panel suggested still more playfulness could be introduced to the design. The current proposal still does not create a distinct sense of place for its use or location. It was mentioned there is opportunity to think about the canopy soffits and how there could be painted design elements that wrap from paving to walls up into these. This might include the proposed paving markings (toned down) to the pedestrian accessway which would in conjunction with the pastel branding create a good sense of fun whilst integrating functional elements. 10c. The Panel expressed concerns around the proposed shade structures which can, without appropriate consideration, significantly diminish the aesthetic appeal of a proposal. 10d. In relation to the front fencing, it was noted by the Panel that it would be an improvement to further break down the long fence which is repetitive and allow a different streetscape and make the fence less of a dominant item. 10e. The formal design response is currently a combination of many different ideas and the Panel suggested that a more harmonious and simplified approach might be beneficial. This might include re-considering the (sometimes quite deep) differing canopy detailing, which is quite commercial, and the better integration of the rather prominent (or as one panel member mentioned “gun turret like”) cot room at the entranceway to the building.

Design Review progress Item 2- DA24/0665 and PDA24/0013 – 279 Harborne Street, Glendalough – Pre Development Application – Child Care DRP Meeting – Thursday 6 June 2024 and 28 March 2024				
S	Design Principle satisfied			
P	Design Principle pending further attention			
N	Design Principle not satisfied			
	DR1 28/3/24	DR 2 - 6/6/24		
Principle 1 - Context and character	P	P		
Principle 2 - Landscape quality	N	N		
Principle 3 - Built form and scale	P	P		
Principle 4 - Functionality and build quality	P	S		
Principle 5 - Sustainability	N	P		
Principle 6 - Amenity	P	S		
Principle 7 - Legibility	P	P		
Principle 8 - Safety	N	S		
Principle 9 - Community	P	S		
Principle 10 - Aesthetics	P	P		

DR1 – DRP Recommendations DRP Meeting – 28/3/2024	DR2 – Applicant Response DRP Meeting – 28/3/2024	DR2 - DRP Recommendations DRP Meeting – 6/6/2024	DR2 – Applicant Response DRP Meeting – 6/6/2024
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.	1b. Further site imagery has been provided to identify the context of the site and surrounds. 1d. Further site imagery has been provided to identify the context of the site and surrounds. Additional wayfinding, crosswalk, and structure added to highlight connectivity of the site to its surrounds. 1e. All plans submitted with the Application include a north point.	1b. As requested by the Panel in the previous DRP meeting, further dialogue around the existing and future character of the surrounding area and how this impacts the design would be beneficial. The proposal does not currently speak to its location or use. 1c. The Applicant was urged to connect back to their research around the context of the area, especially with relation to materiality and refine the aesthetics accordingly. There is a significant amount of salmon brick in the area which might be a good place to start a design dialogue.	
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	2b. The landscape plans have been amended to accommodate two large tree varieties planted within the outdoor play area, providing a total of six large trees. The two tree varieties, Tristaniopsis 'Luscious' and Gleditsia 'Shademaster' grow to 7-12m high and 5m wide and 15m high and 10m wide, respectively. The Gleditsia 'Shademaster' is a fast-growing tree, with both trees to be provided at 90L pot sizes. This will create an expected canopy of greater than 50m² at maturity. The larger trees will be planted alongside two smaller tree species, being Lagerstroemia 'Natchez' and Lagerstroemia 'Tuscarora', both of which reach 7m in height and 5m wide at maturity. The combination of large and medium tree species and low-level planting will ensure the existing canopy to be removed will be replaced with an improved	2b. The Panel reiterated it is critical in this harsh environment that all efforts should be made to protect the tree canopy. Clarification was provided by the Panel around the previous comments in relation to the tree canopy. The Panel clarified the planting of large trees was not reflective of bag size when planted but the canopy coverage they can achieve. It was suggested a Tuart tree is a good example and could be planted on the northeast corner with supportive trees planted around it. 2c. Comment was made by the Panel providing no street trees is a serious retrograde step. The Panel encouraged the Applicant to continue with discussions with the City and for the City to play a more proactive role in demonstrating to the community	

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.	landscaped environment, utilising a fast-growing species, which provide an attractive setting to the Child Care Premises. 2c. The landscape plans have been amended to include detail on species, quantity and pot sizes and the locations provided on the plans, demonstrating the space around the building can accommodate large tree planting and lower-level planting suitable to a child care environment. The plant species selected for the outdoor play area include a mix of large and medium trees, including fast growing species. Further, it is common for development approval to include a condition requiring a detailed landscape plan to be provided for approval, prior to be installed. 2d. The development plans and landscape plans have been updated to show details of shade sails within the outdoor play area to the west and east of the building. 2e. The Landscape Plan now shows where trees are to be provided, including additional trees within the car parking area. 2f. This was explored through the design process and is not suitable for ongoing maintenance (high traffic) and can be a trip hazard. 2h. Additional paving has been added under the awning and detail of the material has been shown on the plans. 2i. A qualified Landscape Architect has been used to prepare the Landscape Plan accompanying this Application.	the opportunities for planting verge landscaping and trees. 2d. The Applicant was urged to reassess the tree species selection. Although it is encouraged to use native shrubs it was pointed out the Grevillia is a high allergy tree so may not be the best outcome is areas children can touch them. Similarly, the Gleditsia tree included in the selection has nasty thorns and grows seeds. 2e. Comment was made by the Panel it is essential and important to provide a landscape plan for the play areas as they can have a significant impact on the function of the Landscape, and Aesthetics. 2g. As stated in the last review, the Panel still 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 encouraged the Applicant to create a brief of the DRP comments around the landscape design and what would constitute a good outcome and present it to the operator as a recommendation and continue to refine it continuously. 2j. It was suggested by the Panel some proposed trees could be planted sooner than construction	
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		to allow the trees 1 to 1.5 years to become established whilst building is taking place. A commitment should be made to replace the loss of existing trees as soon as possible. 2k. The Panel noted the opportunity to provide canopy coverage over the EV car charging area. 2l. The Panel stated shade sails are not supported. The wider verandahs are now usable which is a good outcome although the addition of extra shade sails is a not supported as it affects the aesthetics and access to daylight into the building. The Applicant was urged to rethink this, and it was suggested there may be enough shade value in 5 years to remove the shade sails in the future. 2m. It was suggested the landscape architect should consider the paving skirt as there is currently no integration between the landscape and paving.	
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. 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	3d. The entrance has been reconfigured considering pram/bike storage, communal gathering, and general legibility. 3f. Additional shade structures have been included on the revised development plans, increasing the ability to shade the east and west elevations of the building, adding to the existing verandahs. 3g. The City's planning framework specifically advises that a bin store should not be located against a residential boundary. In doing what has been suggested, it will push it to within 10m of a neighbour's living room. The bin setback to the bin store has been increased by 0.75m	3c. The Panel suggested changing the gate in the bin store to solid and not permeable. 3d. There may also be opportunity to reduce the bin store further which would be beneficial and allow the garden to wrap around the corner. The bins could be accessed by taking them out and reordering them providing a level of circulation. The Applicant was urged to interrogate this further. 3e. Comment was made by the Panel the main entry shown in the previous design had some practical issues although it did frame the entrance. The current entrance way feels institutional.	

bin store be relocated to provide a safer car park interface with the street.	to ensure sightlines for vehicles exiting the site can be maintained.	The thickness of the fascia could add to this. There is opportunity to redesign the formal response in this area better frame the entry. 3f. It may be beneficial in the future when showing elevations to include a version with the fence and one without the fence to better show the actual building elevations. 3g. It was noted by the Panel the sun angles in the sections are incorrect. Further clarification and interrogation is required. 3h. The highlight windows to the skillion roof element should be reconsidered to better balance the need for light / sun access, especially to the east and west. 3i. The formal design response is currently a combination of many different ideas and the Panel suggested that a more harmonious and simplified approach might be beneficial. This might include re-considering the varied (and sometimes quite deep) canopies including detailing, and the better integration of the overly prominent cot room at the entranceway to the building. 3j. Colour plays an important part of the formal response, and a more cohesive colour palette is suggested to enhance the built form. The Panel suggested anchoring the palette around a single colour. These should be selected to work successfully with naturally finished materials, which are always preferred.	
4a. Comment was made that the fence around the entry is mean	4a. The development plans have been updated to improve the entry to	4a. This design principle is supported by the Panel.	

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.	include landscaping, a larger area for pram parking and a more open and inviting entry space. 4b. An acoustic consultant has been engaged and has addressed noise from street traffic and identified this as not being a concern. Refer to Attachment 7 – Transport Noise Management Plan. 4c. Internal access control restrictions have been reassessed with the tenant for operational requirements. Minor changes have been made, which include removing the gates adjacent to the car parking bays toward the rear of the building and replacing this with landscaping.	4b. The Applicant advised an acoustic report has been undertaken and it shows the noise levels are acceptable and will not affect the children. This has been submitted as part of the DA package.	
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.	5a. Solar panels are being used to reduce the buildings' reliance on external energy. Substantial roof overhands and verandahs to all facades will help reduce heat loads into the building, whilst also providing safe play spaces for the children. Through numerous deep soil areas to support tree canopies, and the tenants' aspirations of planting 7-10 medium to large trees, the landscaping of the development site will provide additional shading whilst contributing to the wellbeing of the occupants. Setbacks within the building design will maximise natural light access and ventilation to the development, whilst contributing to both internal and external privacy. 5b. An amended roof design now allows for openable sky lights. The entrance has had an additional ceiling detail with high level window to add additional light. 5c. The educational curriculum is not relevant to the consideration of the	5d. It was suggested by the Panel water saving initiatives could be interrogated and included in the design. 5e. The Panel commented it would be beneficial to have clarity on the lifecycle of the material selections included in the proposal. 5f. It was recommended by the Panel the black roof is not supported due to heat gain. A lighter colour roof would be the preferred outcome. 5g. It was suggested there could be ideas around sustainability education and introducing it into the architecture and landscape. 5i. It was suggested by the Panel the vertical windows under the skillion roofs could have operable windows.	

	development application and built form and landscaping outcome.		
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.	6b. Bike racks and pram parking have been included on the plans. 6c. Perforated sheeting has been included. 6d. Deeper verandahs and alfresco areas have been added (significantly) and indicative shade structure locations shown on the development plans. 6f. Cot rooms now have openable windows. 6g. Skylights and high level windows have been added.	6a. This design principle is satisfied.	
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.	7a. Amended plans have been prepared to ensure connectivity is now well defined. 7b. Amended plans have been prepared to ensure connectivity is now well defined.	7b. Comment was made by the Panel that although there has been some reconfiguration around the entry area to improve amenity, legibility from the main street entry area has not improved. The entry is narrow and restrained which is working against the design and affects legibility. There is opportunity to introduce more amenity and provide better signalling of the entry in this location.	

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 fascia detail as these could pose a safety issue with people hitting their heads.	8a. The City's planning framework specifically advises that a bin store should not be located against a residential boundary. In doing what has been suggested, it will push it to within 10m of a neighbour's living room. Bin store has been pulled back by 0.75m. 8b. The front fencing has been modified to accommodate a perforated metal sheet above a 1.2m brick wall. 8c. Columns have been removed.	8a. This design principle is supported by the Panel.	
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.	9a. The plans have been amended to include a communal gathering area to the front entrance. 9b. The plans have been amended to include increased accessibility to natural light through skylights and high- level windows. 9c. The connection to the shopping centre has been enhanced with a feature entry. 9d. Kinder Park signage and more decorative elements have been included in amended plans for a more 'artistic' feel	9a. This design principle is satisfied.	
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	10a. Kinder Park signage and more decorative elements have been included in amended plan for a more 'artistic' feel. 10b. Amended plans have been provided to provide a mesh like product for the front fence. This is required to be somewhat open for	10a. The Panel were generally supportive of the introduction of the pastel theme and appreciate this is a nice change from strong bold colours. However a more cohesive colour palette is suggested to enhance the built form. The Panel suggested the	

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. 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.	ventilation/natural air flow and breeze, while also being secure and providing separation from the street and footpath. 10e. The facade of the building has been improved.	anchoring a palette around a single more dominant colour. These should be selected to work successfully with naturally finished materials, which are always preferred. A response to salmon coloured brick would be an appropriate design consideration given the context of the area. 10b. The Panel suggested still more playfulness could be introduced to the design. The current proposal still does not create a distinct sense of place for its use or location. It was mentioned there is opportunity to think about the canopy soffits and how there could be painted design elements that wrap from paving to walls up into these. This might include the proposed paving markings (toned down) to the pedestrian accessway which would in conjunction with the pastel branding create a good sense of fun whilst integrating functional elements. 10d. In relation to the front fencing, it was noted by the Panel that it would be an improvement to further break down the long fence which is repetitive and allow a different streetscape and make the fence less of a dominant item. 10e. The formal design response is currently a combination of many different ideas and the Panel suggested that a more harmonious and simplified approach might be beneficial. This might include re-considering the (sometimes quite deep) differing canopy detailing, which	
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		is quite commercial, and the better integration of the rather prominent (or as one panel member mentioned “gun turret like”) cot room at the entranceway to the building.	
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Mallica Pty Ltd

Address:4 Jon Sanders Dr, 279 & 283 Harborne St, Glendalough

Childcare Centre

Job Number: 23105

Drawing No	Description
01	Cover Page
02	3D
03	3D
04	Existing Site Survey
05	Site Plan
06	Overall Site Plan
07	Context Plan
08	Aerial
09	Ground Floor
10	Breeze Path Plan
11	Roof Plan
12	Elevations
13	Sections/Solar Study





RHS Street View



Entry



Entry from neighbouring lot car park



Entry

Revision	Description	Date
6.00	DRP Comments	07.05.24
5.00	DRP	07.03.24
4.00	Changes	07.02.24
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: 4 Jon Sanders Dr, 279 & 283 Harborne St, Glendalough
Drawing Title: 3D
Scale: 1:7.69
Project No: 23105
Revision Number: 6.00
Drawing No.: 02 of 13

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LHS Aerial View



RHS Aerial View

6.00	DRP Comments	07.05.24
5.00	DRP	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
Project North:		

Client
Mallica Pty Ltd

Project Name
Childcare Centre

Project Address
4 Jon Sanders Dr, 279 & 283 Harborne
St, Glendalough

Drawing Title:
3D

Scale: 1:7.69	Sheet Size: A1
Project No: 23105	Revision Number: 6.00

Drawing No.:
03 of 13

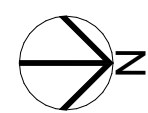
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This note is an integral part of this plan

This survey has been completed to CLASS 2 Accuracy
Horizontal Accuracy $\pm 20\text{mm}$
Vertical Accuracy $\pm 20\text{mm}$
This note is an integral part of this plan

Project North:

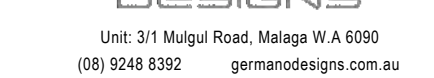
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Project No:	Revision Number:
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Project No.	Revision Number.
23105	6.00

Drawing No.: _____

04 of 13



Surveyor:- SMEH
Survey Date 22/01/2024
Precal/Cad:- SCDB

ISO 9001 - ISO 14001 - ISO 45001
Global Work.com.au®



CLIENT: Davison Advisory Services	The contents of this plan are current and correct as of the date stated within the revision panel. All consultants and persons wishing to utilize this data should satisfy themselves of this plans currency by contacting the M&M&N Hagan Group.
---	---



MCMULLEN NOLAN GROUP
Level 1, 2 Sabre Crescent
Jandakot, W.A. 6164
PO Box 3526, Success
W.A. 6964, Australia
Tel: (08) 6436 1599
Fax: (08) 6436 1500
info@mngsurvey.com.au
www.mngsurvey.com.au
ABN 90 000 363 311
Offices in Perth | Melbourne | Kimberley South West WA

Project No.	TREVOR VEEN	Datum	PCG2020/4
106148-DE-001-A			
Job Number	Type	Plan Number	Revision

SCALB:200 @ A3
 0 1 2 3 4 5 6 7 8 9 10
 ALL DISTANCES ARE IN METRES
 For a true to scale reproduction of this plan, plot it A3 with the Paging Scaling set to None.

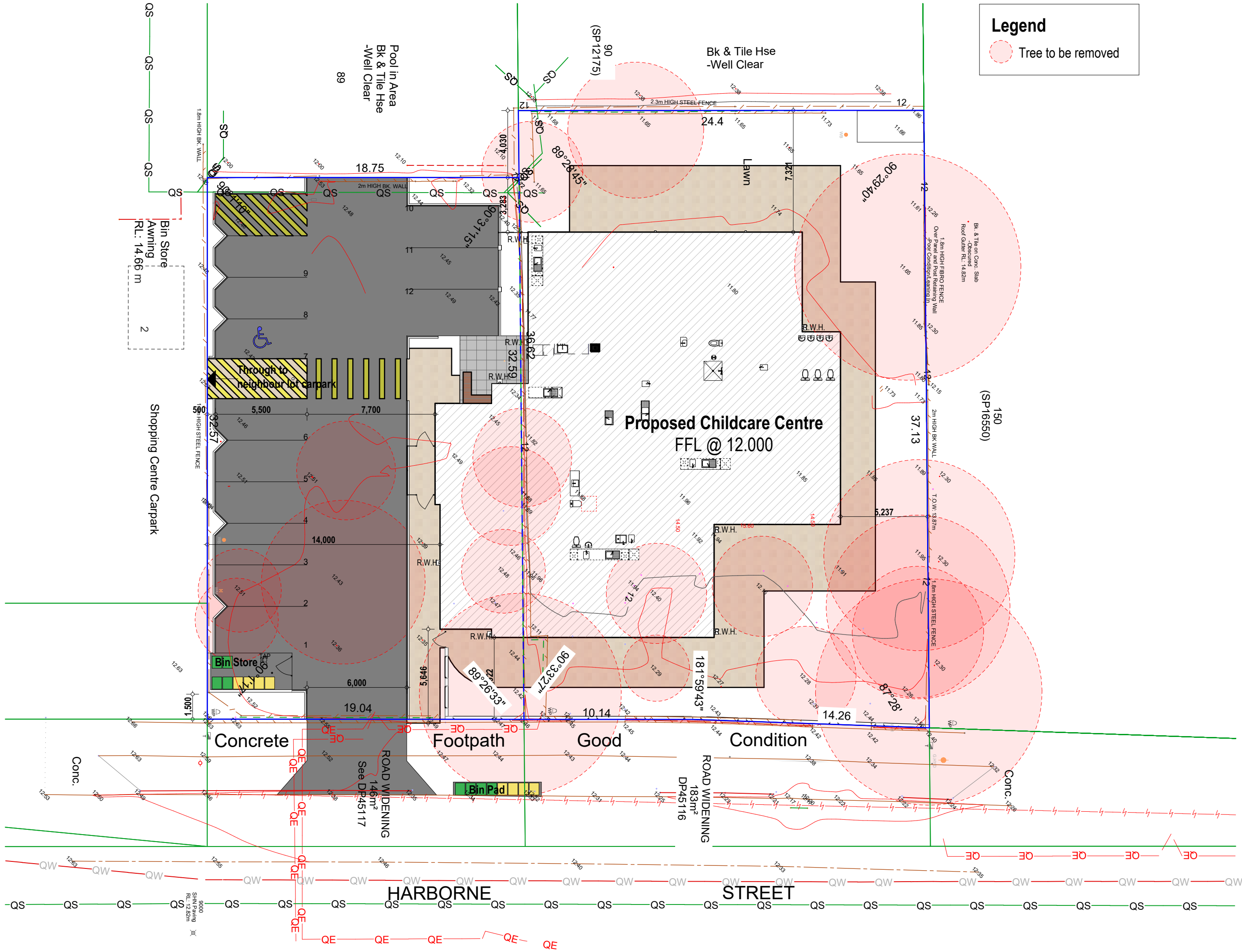
Existing boundaries have been extracted from Landgate's Spatial Cadastral Database, which is only a model of the cadastre. The depicted boundary locations are a graphical representation only and as they have not been re-established by survey. MNG does not guarantee the position unless stated otherwise. Re-establishment of lot boundaries by a Licensed Surveyor is recommended for any works on or about a boundary. This note is an integral part of this plan.

Surface features and levels have been surveyed to meet the requested scope of works accuracy. The surface may be contoured to depict topography or defined only by spot heights. For clarity on hard copy some level information is not shown, refer to 3D digital file.

Above ground indicators (markers) of underground services are located where visible. Third parties utilising this information should confirm the capture accuracies meet requirements prior to use. This note is an integral part of this plan.

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Horizontal Accuracy $\pm 20\text{mm}$
Vertical Accuracy $\pm 20\text{mm}$
This note is an integral part of this plan



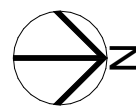
Zone	Area	Perim
Store	7.54	11.760
Bin Store	12.01	14.900
Childcare	470.40	97.960
	489.95 m ²	124.229 m

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

6.00	DRP Comments	07.05.24
5.00	DRP	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
4 Jon Sanders Dr, 279 & 283 Harborne St, Glendalough
Drawing Title
Site Plan

Scale:	Sheet Size:
	A1

Project No:	Revision Number:
23105	6.00

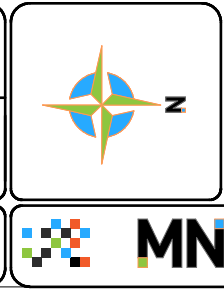
Drawing No.:
05 of 13



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Rev	Initial Issue	Description	Drawn	Date	Checked
A	Initial Issue				

Surveyor: SMEH Survey Date: 01/02/2024 Pre-Cad: SCDDB



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 true to the best of our knowledge and belief as at the date of issue. All consultants and surveyors are to be held responsible for the accuracy of the information contained in this plan. No liability is accepted for any loss or damage arising from the use of this plan.
MODULEN NOLAN GROUP Level 1, 1/11 Spring Street Perth, WA 6000 Tel: (08) 9439 1000 Fax: (08) 9439 1000 www.modulen.com.au Email: info@modulen.com.au
Project No: 106148-DE-001-A Drawing No: 05 of 13

Total development application area

Balance Site
(Shopping Centre)
No Redevelopment Currently Proposed

Subject Site
Proposed Redevelopment

Legend

Tree to be removed

Revision	Description	Date
6.00	DRP Comments	07.05.24
5.00	DRP	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
4 Jon Sanders Dr, 279 & 283 Harborne St, Glendalough
Drawing Title
Overall Site Plan

Scale:	Sheet Size:	A1
Project No:	Revision Number:	6.00
23105		
Drawing No.:		

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Commercial: Glendalough Village on Harborne Street

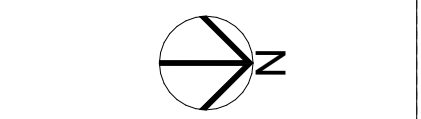


Apartments: 291 Harborne Street



Commercial: 23 Rawlins Street

Revision	Description	Date
6.00	DRP Comments	07.05.24
5.00	DRP	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



Client
Mallica Pty Ltd
Project Name
Childcare Centre
Project Address
4 Jon Sanders Dr, 279 & 283 Harborne
St, Glendalough
Drawing Title
Context Plan

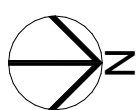
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Project No:	Revision Number:	6.00
Drawing No.:		

07 of 13



Revision	Description	Date
6.00	DRP Comments	07.05.24
5.00	DRP	07.03.24
4.00	Changes	17.02.24
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
4 Jon Sanders Dr, 279 & 283 Harborne St, Glendalough
Drawing Title:
Aerial

Scale:	Sheet Size:	A1
Project No:	Revision Number:	6.00

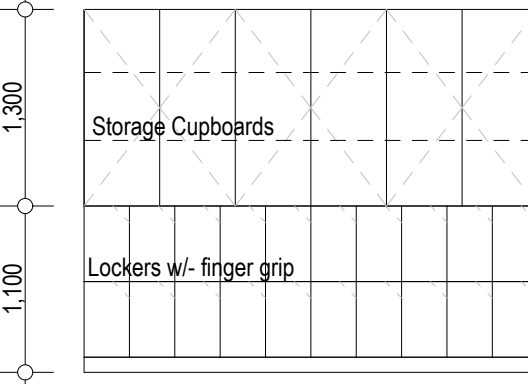
Drawing No.:
08 of 13

Child / Room Calculations

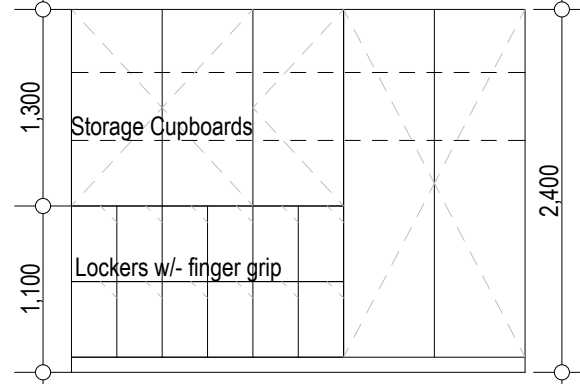
Room	Age (Yrs)	Quant.	Size	Staff Req
Activity 1	0-1	12	40.23m ²	3
Activity 2	1-2	12	40.71m ²	3
Activity 3	2-3	20	65.64m ²	4
Activity 4	3+	28	91.72m ²	3

Total Internal = 72 238.30m²
(Min 3.25m² per child)

Total External Play Area = 72 505.07m²
(Min 7m² per child)



Typical Locker Setup 1



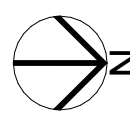
Typical Locker Setup 2

Zone	Area	Perim
Store	7.54	11.760
Bin Store	12.01	14.900
Childcare	489.65 m ²	124,229 mm

Zoning:	RSB
Police:	Local Centre
Heritage:	NA
Builtfire:	No
BAL:	No
Adaptive:	TBC
Sewer:	Street
Power:	Above Ground
Coastal:	NA
Water:	RHS
Wind Rating:	TBC

Revision	Description	Date
6.00	DRP Comments	07.05.24
5.00	DRP	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
4 Jon Sanders Dr, 279 & 283 Harborne
St. Glendalough

Drawing Title:
Ground Floor

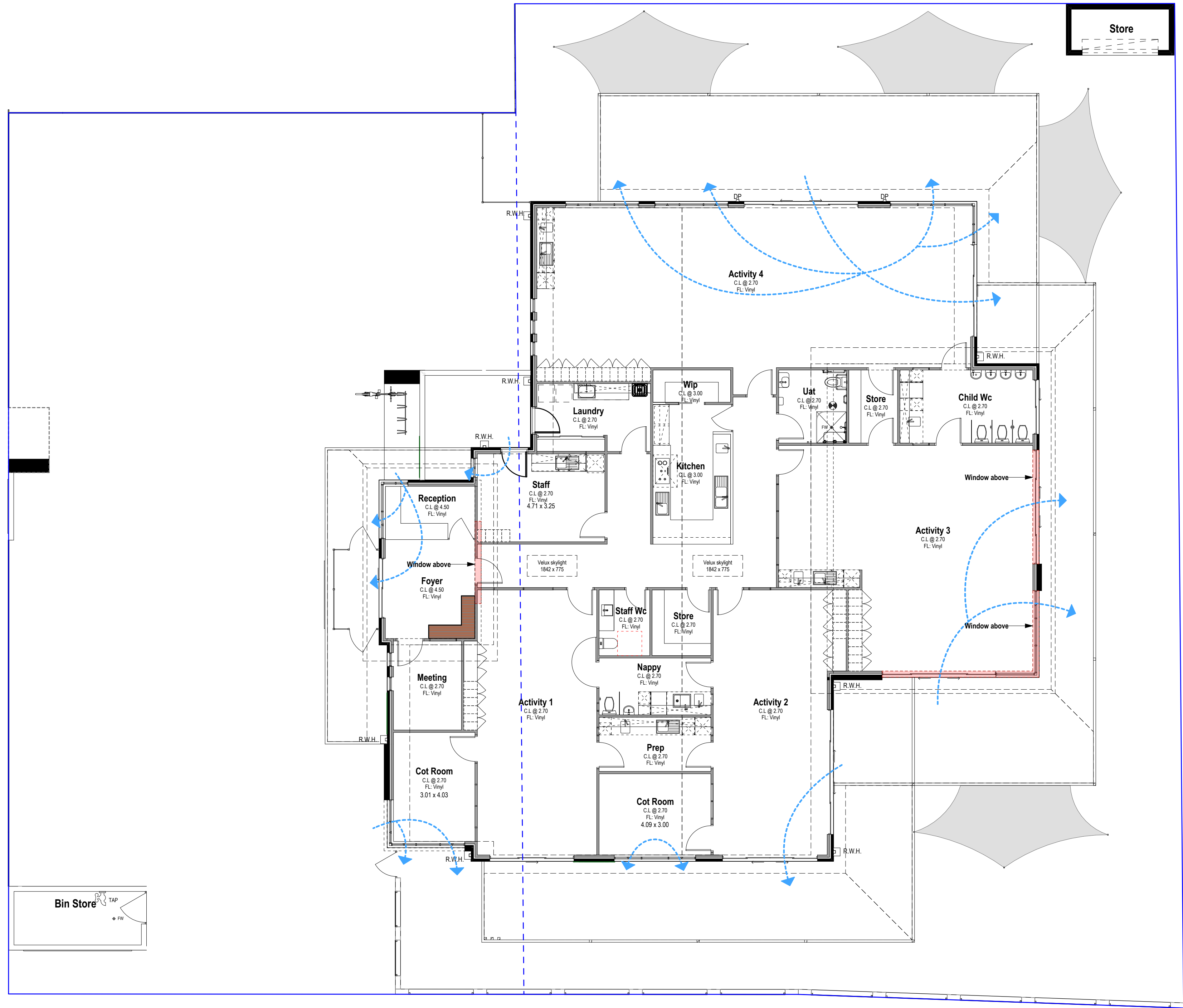
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1:100	A1
Project No:	Revision Number:
23105	6.00

Drawing No.:

09 of 13

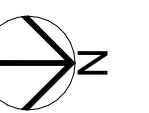


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6.00	DRP Comments	07.05.24
5.00	DRP	07.03.24
4.00	Changes	27.02.24
3.00	Concept	21.02.24
2.00	Concept	02.02.24
1.00	Concept	31.01.24

Project North:



Client
Mallica Pty Ltd
Project Name
Childcare Centre
Project Address
4 Jon Sanders Dr, 279 & 283 Harborne
St, Glendalough
Drawing Title:

Breeze Path Plan

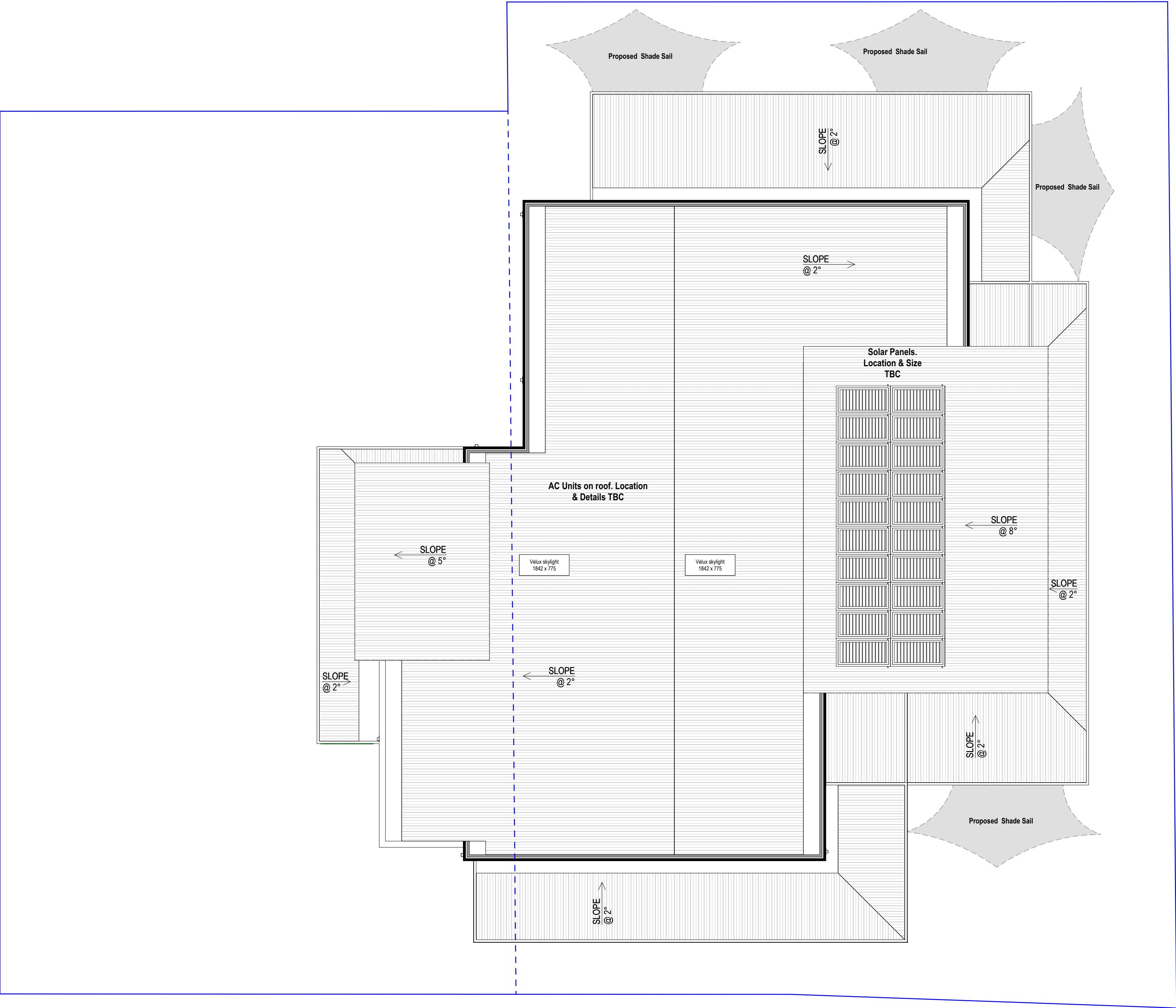
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Project No: 23105 Revision Number: 6.00

Drawing No.: 10 of 13

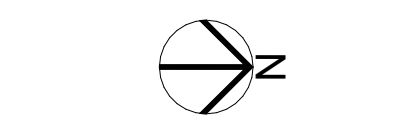
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4.00	Changes	27.02.24
3.00	Concept	21.02.24
2.00	Concept	02.02.24
1.00	Concept	31.01.24

Revision	Description	Date
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Client
Mallica Pty Ltd
Project Name
Childcare Centre
Project Address
4 Jon Sanders Dr, 279 & 283 Harborne
St, Glendalough

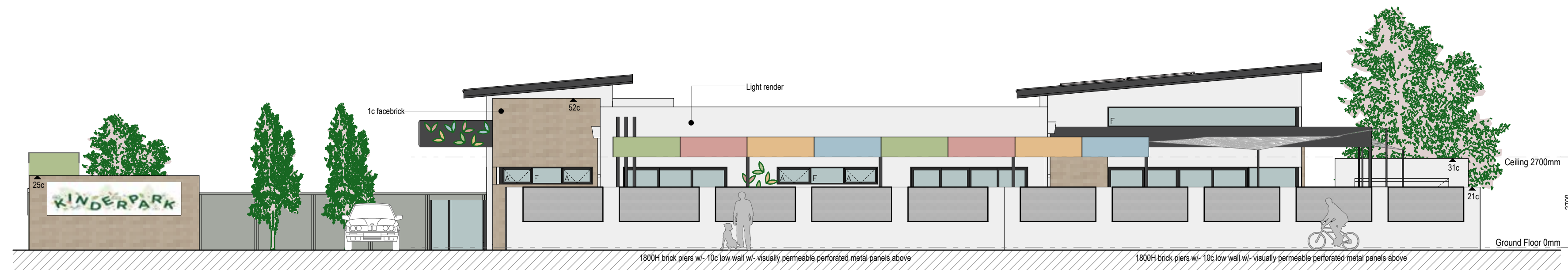
Drawing Title:
Roof Plan

Scale:	Sheet Size:
	A1

Project No:	Revision Number:
23105	6.00

Drawing No.:
11 of 13

Material & Colour Schedule



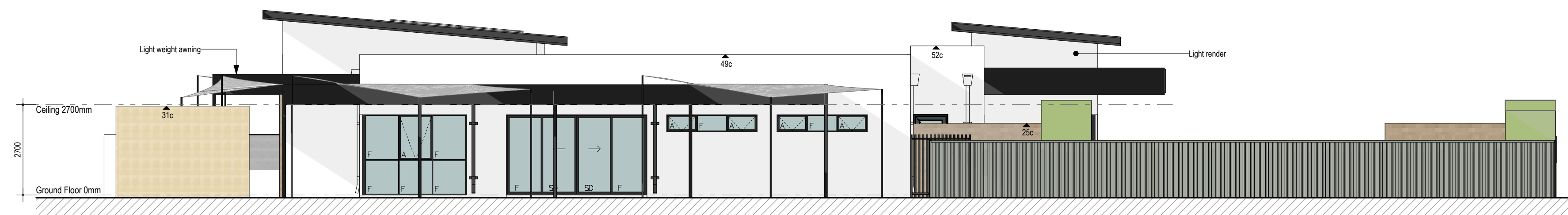
East Elevation
1:100



E2 South Elevation - Carpark View 1:100



E6 South Elevation - Neighbour Lot Carpark 1:100



E3 West Elevation 1:100

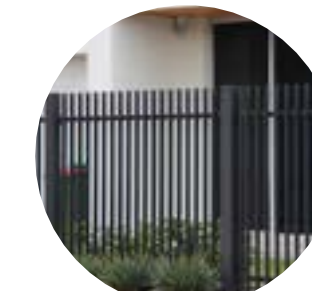


North Elevation
1:100



Window Frames
"Jason Window
Charcoal Lustre"

**Acrylic Render
Dulux "Mt Aspiring"**



Powdercoated Gate



Facebrick
Midland Brick



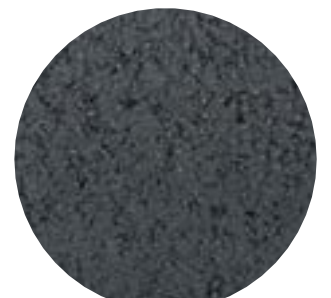
Perforated Screen



Liquid Limestone Path



**Alucobond panels
on awning**



Bitumen Driveway

6.00	DRP Comments	07.05.24
5.00	DRP	07.03.24
4.00	Charges	27.02.24
3.00	Concept	21.02.24
2.00	Concept	02.02.24
1.00	Concept	31.01.24

Revision	Description
Project North:	



Client
Mallica Pty Ltd

Project Name
Childcare Centre

Project Address
4 Jon Sanders Dr, 279 & 283 Harborne
St, Glendalough

Drawing Title:
Elevations

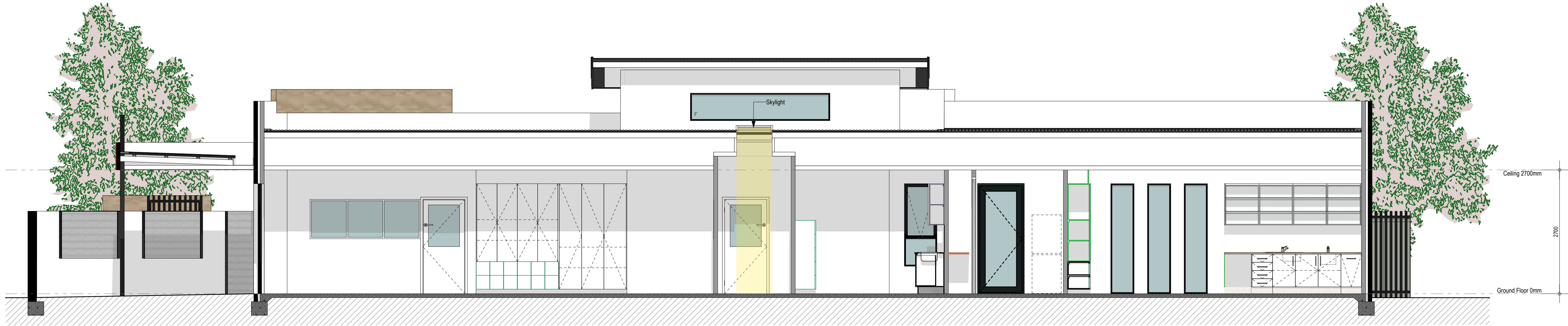
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Project No: 23105	Revision Number: 6.00

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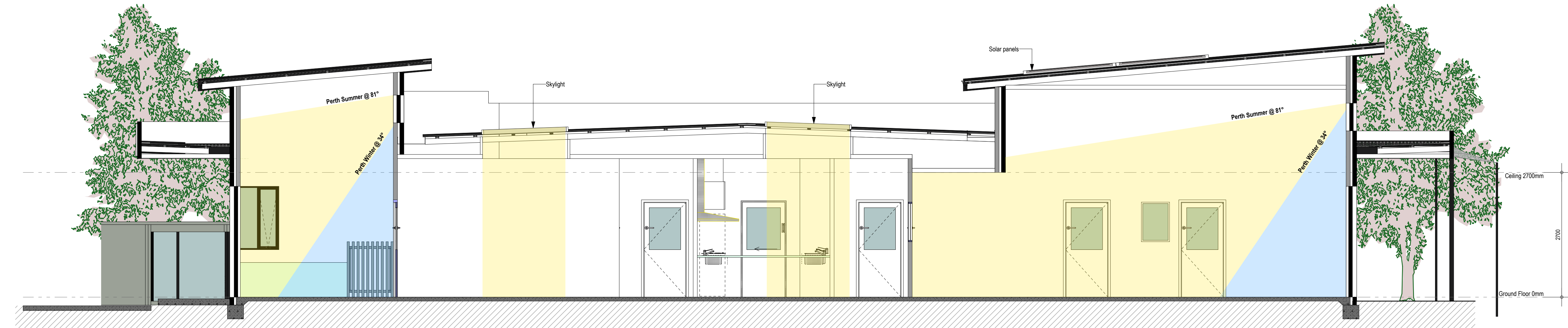


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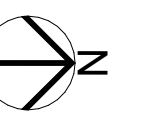
A-A Section
1:50



B-B Section
1:50

Revision	Description	Date
6.00	DRP Comments	07.05.24
5.00	DRP	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
4 Jon Sanders Dr, 279 & 283 Harborne
St, Glendalough
Drawing Title:

Sections/Solar Study

Scale: Sheet Size: A1

Project No: 23105 Revision Number: 6.00

Drawing No.: 13 of 13

LANDSCAPE CONCEPT PLAN

INSPIRATION IMAGES



LANDSCAPE DESIGN INTENT

- 1 Medium shrub planting mix e.g. *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 candicans*, *Myoporum parvifolium*, *Grevillea 'Gingin Gem'*, *Lomandra 'Lime Wave'*
- 5 Proposed trees *Tristaniopsis 'Luscious'* (90 Litre).
- 6 Exposed aggregate finish.
- 7 Proposed shade trees *Gleditsia 'Shademaster'* or *Tristaniopsis 'Luscious'* to the external play area.

PRELIMINARY TREE SELECTION (Nominated Size 90L)

Lagerstroemia 'Natchez' 7m High x 5m Wide Full Sun	Lagerstroemia 'Tuscarora' 7m High x 5m Wide Full Sun	Tristaniopsis 'Luscious' 7-12m High x 5m Wide Full Sun	Gleditsia 'Shademaster' 15m high x 10m wide Full Sun

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

Conostylis candicans	Myoporum parvifolium	Grevillea 'Gingin Gem'	Lomandra 'Lime Wave'

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

Adenanthos sericea @1/2m²	Grevillea 'Honey Gem' @1/2m²	Leucophyta brownii	Westringia fruticosa 'Aussie Box'

LANDSCAPE CALCULATIONS

Total Site Area	1512m²
Planting Area (Deep Soil Area)	336m² (22%)
Proposed Tree	12nos. (90L)
Verge	
Planting Area	87m²