

Design Review Report – Item 1


Local government:	City of Stirling	
Item no.:	Item 1 – PDA24/0072 – 73 Wanneroo Road, Tuart Hill - Pre Development Application – Childcare Centre	
Chairperson:	Philip Gresley	
Panel members:	Tony Blackwell Jackson Liew Lisa Shine	
Local government officers:	Dean Williams Karina Bowater Simone Palmer	Coordinator Planning Senior Planning Officer DRP Support Officer
Observers	Meron Nega	Planning Officer
Date:	5 December 2024	Time: 2pm
Venue:	City of Stirling – Challenger Room	

Proponent/s

Alan Stewart Nicole Cavanagh Frank Macri	Lateral Planning (<i>Applicant</i>) Plan E (remotely) Macri Builders
Owners	Della Cape Pty Ltd

Observer/s

Briefings		
Development assessment overview	Karina Bowater	Senior Planning Officer
Technical issues	Karina Bowater	Senior Planning Officer
Design Review		
Proposed development	Item 1 – PDA24/0072 – 73 Wanneroo Road, Tuart Hill - Pre Development Application – Childcare Centre	
Property address	73 Wanneroo Road, Tuart Hill	
Background		
Proposal		
Applicant or applicant's representative address to the design review panel	Alan Stewart Nicole Cavanagh	Lateral Planning Plan E (remotely)
Key issues / recommendations	The Panel commended the progress made since DRP1, particularly in integrating the proposal into its context and enhancing its contribution to the streetscape. The front setback and its integration into the public realm are positive, but there is an untapped opportunity to transform this space into a more meaningful urban landscape. Rather than a traditional "front garden," this area could be reimaged as a usable interface for the community and	

	<p>development, incorporating paving, seating, and shade elements to encourage interaction and activate the streetscape.</p> <p>A key issue identified is the need to provide additional light to external spaces. Reconfiguring voids, particularly in the middle-level play areas, could enhance access to light and improve functionality for users. The façade shows improvement, but further refinement is needed to simplify materiality, better integrate brickwork, and align the building's character with its civic purpose.</p> <p>While sustainability measures are progressing, shading for the eastern and western elevations and revised Solar Reflectance Index values for materials should be prioritized to improve thermal performance. The Panel also encourages clearer detailing of planters and landscaping on structure, as well as playful elements to create a more welcoming environment for children. The Panel looks forward to reviewing further progress at DRP3.</p> <p>Refer to attached Design Quality Evaluation Report.</p>
Chairperson signature	

Design quality evaluation Item 1 – PDA24/0072– 73 Wanneroo Road, Tuart Hill – Pre Development Application – Child Care Premise DRP Meeting – Thursday 5 December 2024		
	S	<i>Design Principle satisfied</i>
	P	<i>Design Principle pending further attention</i>
	N	<i>Design Principle not satisfied</i>
Principle 1 Context and character		<i>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</i>
	P	<p>1a. The Panel appreciates the consideration of context and the steps taken to integrate the proposal into its surroundings, particularly through the well-placed front setback and its integration into the public realm. These elements contribute positively to the streetscape.</p> <p>1b. The front landscaped setback offers an untapped opportunity to become a more meaningful urban space that better acknowledges its location at a harsh, vehicular-dominated corner. Rather than a traditional "garden," this area could be developed as a usable interface for both the community and the development. Seating, shading, and flexible-use spaces would enhance this interface and create a more active relationship with the site's context.</p> <p>1c. The proposed green feature element at the corner is considered superfluous and does not adequately contribute to site identity. A more architectural corner treatment should be explored to strengthen the site's presence and interface with the public realm.</p> <p>1d. Further refinement is encouraged at the ground plane and main entry canopy to create a finer grain of detail and a more pedestrian-friendly experience.</p> <p>1e. The façade design, while showing some significant improvement, requires refinement to ensure the use of brick is more cohesive and balanced, contributing to a stronger integration with the surrounding context and enhancing the building's character as a civic and community-focused presence.</p>
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>
	P	<p>2a. The Panel supports the proposal's generous deep soil zones, which provide a strong foundation for quality landscaping.</p> <p>2b. The Panel commented that the overall landscape design is well-placed to contribute to the streetscape and benefit the wider community, though further refinement is needed to maximize its potential.</p> <p>2c. The Panel noted that sections currently do not provide sufficient information to show how external spaces are working. Further detail is required to demonstrate how landscaping integrates with the overall design.</p> <p>2d. It was recommended that the front setback buffer be developed further to provide a more urban feel. Incorporating paving, seating, and even shade elements could create a stronger sense of community and support public interaction. Opportunities also exist to reclaim some of this space to create a outlook and interactivity for staff use, and connect to the first-floor activity room through a decking system. This would enhance activation and provide a more dynamic interface with the street. The necessity of the maintenance access located in the front garden was also questioned. The existing Canary Island Date Palm should be retained and celebrated as a valuable asset. Additional trees could be integrated around it to enhance the landscape and provide shade.</p> <p>2e. The detailing of planters needs further interrogation, particularly regarding their height, to ensure they function effectively.</p> <p>2f. Further clarity is required on how landscaping is supported on structure. Detailed sections showing the construction and feasibility of landscaping elements would strengthen confidence in the design approach.</p>

		<p>2g. The Panel suggested that some of the brickwork elements from the façade could be introduced into the landscape to provide material continuity and reinforce the architectural character.</p> <p>2h. The species list should be reviewed as Magnolia Grandiflora and Cercis Canadensis are on the shot-hole borer list. Replacing them with alternative species that are more resilient is recommended.</p> <p>2i. Artificial turf is considered acceptable in this scheme due to its shaded location, which significantly reduces toxic gases and minimizes heat gain. However, an overshadowing diagram should be provided to demonstrate this and ongoing management and maintenance of this surface should be considered.</p> <p>2j. The ground level tree to the west of the entry way may be somewhat constrained. This would benefit from additional consideration and could be better integrated to enhance the entry way and streetscape.</p>
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>
	S	<p>3a. The Panel supports the built form and scale, noting it fits well within its current and future context. The massing strikes a balance between ambition and sensitivity to the surrounding area.</p>
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	<p>4a. The Panel supports the reduced car parking provision, provided it is justified with supporting evidence.</p> <p>4b. Finished floor levels (FFLs) should be included in plans for clarity.</p> <p>4c. Reconsidering the stairwell's placement and orientation is recommended to improve circulation and light penetration into internal spaces.</p> <p>4d. More detailed information on landscaping on structures is needed to confirm feasibility, including soil depths and planting heights.</p> <p>4e. Cot rooms and activity spaces require enhanced light penetration. Creating a longer and more generous northern boundary landscaped skylight, plus enlarging decking voids would create brighter, more comfortable environments.</p>
Principle 5 Sustainability		<i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i>
	P	<p>5a. The presentation of a sustainability report is a positive outcome.</p> <p>5b. The Panel encourages stronger sustainability measures, including revising Solar Reflectance Index (SRI) values for roofing and paving to achieve figures above 6.5. This will improve thermal performance and reduce heat gain.</p> <p>5c. Measures to increase winter morning light penetration should be prioritized to reduce reliance on artificial lighting and improve energy efficiency. However, the Panel expressed some concerns around the lack of shading to the east and west elevations for summer heat gain. There is an opportunity to introduce shading elements to improve thermal performance.</p>
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	<p>6a. The Panel commended the use of voids in the landscape and entry area, noting that this design strategy creates an open and connected environment, reducing the sense of enclosure. The voids provide opportunities for children to engage with natural elements, which is strongly supported. However, there is an opportunity to explore better access to light through additional voids and configuration of the external play space on the middle level.</p>

		<p>6b. The inclusion of generous staff spaces is commended. However, better connections to the staff courtyard or the front setback landscaping through adjustment of levels would enhance usability.</p> <p>6c. The Panel suggested incorporating visual connections to the school grounds by integrating features such as small viewing windows or 'peep holes.' This would allow children to look out at the trees and school, fostering a sense of connection with the surrounding environment.</p>
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>
	S	<p>7a. The Panel supports the proposal's overall legibility, noting clear and well-organised elements.</p> <p>7b. It was suggested the front entry could be made more prominent and inviting to strengthen the sense of arrival. Revisions to fencing are encouraged to align better with the project's welcoming intent.</p>
Principle 8 Safety		<i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</i>
	P	<p>8a. The Applicant was encouraged to consider fencing off the carpark to create a safe environment after hours.</p> <p>8b. The laneway plan was questioned by the Panel in relation to security and surveillance. The question was asked if there is going to be a gate incorporated in this location to improve security.</p>
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	<p>9a. The Panel supports the childcare use in this location, as it meets a clear community need.</p> <p>9b. The integration of community-focused landscaping, such as seating or gathering spaces, should be prioritized. Landscaping should transcend the "front garden" aesthetic to create spaces that encourage urban interaction.</p> <p>9c. Public art could be introduced to enhance the site's community value and engagement.</p>
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	<p>10a. While the façade successfully demonstrates movement and transparency, it is overly busy and lacks cohesion. The design team is encouraged to simplify material use and refine the composition of architectural elements.</p> <p>10b. The brick stair tower, while visually prominent, could be reimagined to reduce its dominance. Articulation could provide relief, where fire regulations allow.</p> <p>10c. The parapet roofline is heavy and could be reimagined as a pitched or skillion roof to improve aesthetics and provide additional northern glazing.</p> <p>10d. The Panel commented there is opportunity to better work signage into the scheme with more thought around how the branding will be integrated.</p> <p>10e. The Panel expressed some concerns around the lack of shading to the east and west elevations for summer heat gain. There is an opportunity to introduce shading elements to further enhance the elevations, especially on the Wanneroo Road elevation.</p> <p>10f. The proposed green feature element at the corner is considered superfluous and does not adequately contribute to site identity. A more architectural corner treatment should be explored to strengthen the site's presence and interface with the public realm.</p> <p>10g. There is opportunity to carefully integrate playful design elements in the southern elevation to create a more welcoming environment for children.</p>

Design Review progress**Item 1 – PDA23/0105– 73 Wanneroo Road, Tuart Hill – Pre Development Application – Child Care Premise****DRP Meeting – Thursday 5 December 2024 and 23 November 2023**

S	<i>Design Principle satisfied</i>		
P	<i>Design Principle pending further attention</i>		
N	<i>Design Principle not satisfied</i>		
	DR1 17/8/2023	DR2 5/12/2024	DR3
Principle 1 - Context and character	N	P	
Principle 2 - Landscape quality	N	P	
Principle 3 - Built form and scale	N	S	
Principle 4 - Functionality and build quality	N	P	
Principle 5 - Sustainability		P	
Principle 6 - Amenity	N	P	
Principle 7 - Legibility		S	
Principle 8 - Safety		P	
Principle 9 - Community	N	P	
Principle 10 - Aesthetics	P	P	

Recommendations Summary
Item 2 – PDA24/0072 and PDA23/0105– 73 Wanneroo Road, Tuart Hill

DR1 – DRP Recommendations DRP Meeting – 23/11/2023	DR2 – Applicant Response DRP Meeting – 23/11/2023	DR2 DRP Recommendations DRP Meeting – 5/12/2024	DR2 – Applicant Response DRP Meeting – 5/12/2024
<p>1a. The Panel advises the proponent to provide a more comprehensive contextual analysis of the site including a <i>Site Design Response</i> diagram. This should include detailed commentary and diagramming around the unique qualities of the site and what the opportunities can be inspired by the local built form character and adjacent properties.</p> <p>1b. A detailed <i>opportunities and constraints</i> analysis should be provided.</p> <p>1c. The topography of the site should be further investigated, particularly in relation to the adjacent existing building. It was suggested by the Panel to provide a series of cross section drawings which would assist to gain a better understanding of the proposal. These are useful as a design tool for the applicant to further understand the implications of design decisions.</p> <p>1d. Future road widening should be shown on drawings including likely kerb and footpath locations. This will provide clarity to the Panel and the applicant to determine how the building can better respond to the corner location. This includes showing understanding footpath widths, awning depths and continuity, and the deployment of design</p>		<p>1b. The front landscaped setback offers an untapped opportunity to become a more meaningful urban space that better acknowledges its location at a harsh, vehicular-dominated corner. Rather than a traditional "garden," this area could be developed as a usable interface for both the community and the development. Seating, shading, and flexible-use spaces would enhance this interface and create a more active relationship with the site's context.</p> <p>1c. The proposed green feature element at the corner is considered superfluous and does not adequately contribute to site identity. A more architectural corner treatment should be explored to strengthen the site's presence and interface with the public realm.</p> <p>1d. Further refinement is encouraged at the ground plane and main entry canopy to create a finer grain of detail and a more pedestrian-friendly experience.</p> <p>1e. The façade design, while showing some significant improvement, requires refinement to ensure the use of brick is more cohesive and balanced, contributing to a stronger integration with the surrounding context and enhancing the building's character as a civic and community-focused presence.</p>	

<p>devices to further enhance the street level activation of the proposal.</p> <p>1e. The opportunity for increasing height on the corner should be explored in the re-planning of the facility. There is opportunity for a smaller footprint and a higher building which might better address the aspirations for the area and assist (alongside the analysis suggested in 1d) to deliver a supportable outcome.</p> <p>1h. There is an opportunity to better address the part of the proposal on the north east corner of the site which directly addresses the entry space of the existing adjacent property.</p> <p>1i. The Panel stated there is opportunity to improve the materiality of the proposal. development to facilitate a better design response.</p> <p>1j. The Applicant was encouraged to explore ways for the child care centre to better interact with the street. The Panel expressed concern around children's activity spaces being suggested for "activated uses" as it is likely these will be screened from public view by curtains or other devices.</p> <p>1k. Comment was made on how the building turns the corner and the lack of awning being problematic. The Applicant should meet the required widths wherever possible or create better design outcomes when it cannot conform including</p>			
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demonstrations of where and why it does not conform.			
<p>2c. Whilst there is planting on deck the provision for soil volume is inadequate. The Panel suggested Volume 2 of Residential Design Codes could be followed as it provides good guidance on sustainable planting.</p> <p>2d. It was mentioned by the Panel the northern orientation of the northern portion of the landscape on the upper level could be supported in principle, however, the Applicant was encouraged to investigate the implications of future development and the difference of scale of the neighbouring property will have in relation to overshadowing.</p> <p>2f. It was stated by the Panel cross sections would be beneficial and would provide the Panel with a better understanding of the development.</p> <p>2g. The Panel recommended including shade structures in the drawings at an early stage to a gain an understanding of how these fit into the proposal</p>		<p>2b. The Panel commented that the overall landscape design is well-placed to contribute to the streetscape and benefit the wider community, though further refinement is needed to maximise its potential.</p> <p>2c. The Panel noted that sections currently do not provide sufficient information to show how external spaces are working. Further detail is required to demonstrate how landscaping integrates with the overall design.</p> <p>2d. It was recommended that the front setback buffer be developed further to provide a more urban feel. Incorporating paving, seating, and even shade elements could create a stronger sense of community and support public interaction. Opportunities also exist to reclaim some of this space to create an outlook and interactivity for staff use, and connect to the first-floor activity room through a decking system. This would enhance activation and provide a more dynamic interface with the street. The necessity of the maintenance access located in the front garden was also questioned. The existing Canary Island Date Palm should be retained and celebrated as a valuable asset. Additional trees could be integrated around it to enhance the landscape and provide shade.</p> <p>2e. The detailing of planters needs further interrogation, particularly regarding their height, to ensure they function effectively.</p>	

		<p>2f. Further clarity is required on how landscaping is supported on structure. Detailed sections showing the construction and feasibility of landscaping elements would strengthen confidence in the design approach.</p> <p>2g. The Panel suggested that some of the brickwork elements from the façade could be introduced into the landscape to provide material continuity and reinforce the architectural character.</p> <p>2h. The species list should be reviewed as Magnolia Grandiflora and Cercis Canadensis are on the shot-hole borer list. Replacing them with alternative species that are more resilient is recommended.</p> <p>2i. Artificial turf is considered acceptable in this scheme due to its shaded location, which significantly reduces toxic gases and minimizes heat gain. However, an overshadowing diagram should be provided to demonstrate this and ongoing management and maintenance of this surface should be considered.</p> <p>2j. The ground level tree to the west of the entry way may be somewhat constrained. This would benefit from additional consideration and could be better integrated to enhance the entry way and streetscape.</p>	
3a. The Panel stated the corner treatments are important and further thought and development is required. See comments under Principle 1			

<p>3b. The Panel showed concern around the lack of understanding of how the building interacts with the next-door property. It was stated by the Panel cross sections would be beneficial and would provide a better understanding.</p> <p>3c. Comment was made by the Panel the proposal is overdeveloped and the Applicant was urged to consider the opportunity for a smaller footprint and an additional level to the Wanneroo Road frontage.</p>			
<p>4a. The Panel commented the approach to the basement is not acceptable. It was suggested to relocate the activity rooms to the upper level to provide more exposure to light and ventilation. The Applicant was encouraged to provide space for real landscape to allow light and air into the building and then place the activity rooms adjacent to these areas. It was recommended to determine the hierarchy of the rooms and locate accordingly.</p> <p>4c. Although supportive of the carparking strategy, comment was made by the Panel the reduction in carparking requires justification by the Applicant.</p>		<p>4b. Finished floor levels (FFLs) should be included in plans for clarity.</p> <p>4c. Reconsidering the stairwell's placement and orientation is recommended to improve circulation and light penetration into internal spaces.</p> <p>4d. More detailed information on landscaping on structures is needed to confirm feasibility, including soil depths and planting heights.</p> <p>4e. Cot rooms and activity spaces require enhanced light penetration. Creating a longer and more generous northern boundary landscaped skylight, plus enlarging decking voids would create brighter, more comfortable environments.</p>	
<p>5b. The Applicant was encouraged to explore sustainability initiatives and make a commitment to appropriately addressing this design principle.</p>		<p>5b. The Panel encourages stronger sustainability measures, including revising Solar Reflectance Index (SRI) values for roofing and paving to achieve figures above 6.5. This will improve thermal performance and reduce heat gain.</p> <p>5c. Measures to increase winter morning light penetration should be prioritized to reduce reliance</p>	

		<p>on artificial lighting and improve energy efficiency. However, the Panel expressed some concerns around the lack of shading to the east and west elevations for summer heat gain. There is an opportunity to introduce shading elements to improve thermal performance.</p>	
		<p>6a. The Panel commended the use of voids in the landscape and entry area, noting that this design strategy creates an open and connected environment, reducing the sense of enclosure. The voids provide opportunities for children to engage with natural elements, which is strongly supported. However, there is an opportunity to explore better access to light through additional voids and configuration of the external play space on the middle level.</p> <p>6b. The inclusion of generous staff spaces is commended. However, better connections to the staff courtyard or the front setback landscaping through adjustment of levels would enhance usability.</p> <p>6c. The Panel suggested incorporating visual connections to the school grounds by integrating features such as small viewing windows or 'peep holes.' This would allow children to look out at the trees and school, fostering a sense of connection with the surrounding environment.</p>	
		<p>7b. It was suggested the front entry could be made more prominent and inviting to strengthen the sense of arrival. Revisions to fencing are encouraged to align better with the project's welcoming intent.</p>	

		<p>8a. The Applicant was encouraged to consider fencing off the carpark to create a safe environment after hours.</p> <p>8b. The laneway plan was questioned by the Panel in relation to security and surveillance. The question was asked if there is going to be a gate incorporated in this location to improve security.</p>	
<p>9a. The Panel advise the childcare use is a good location however further work is required to demonstrate what is being offered back to the community through an improved design response.</p> <p>9b. Better activation, potentially through integrated alternative uses (such as a retail outlet) to Wanneroo Road could be considered.</p>		<p>9b. The integration of community-focused landscaping, such as seating or gathering spaces, should be prioritized. Landscaping should transcend the "front garden" aesthetic to create spaces that encourage urban interaction.</p> <p>9c. Public art could be introduced to enhance the site's community value and engagement.</p>	
<p>10a. The aesthetics of the proposal are developing but require significant work to deliver a cohesive design idea across the entire proposal. This includes the consideration of how the proposal can wrap around the corner more successfully. This includes better consideration of the road widening, awning provision, and public realm integration across significant level changes.</p> <p>10c. The Panel suggested that the southern façade held some promise with regard to materiality and articulation. The opportunity to use brickwork selectively and carefully in other locations could help refine a more cohesive response.</p>		<p>10a. While the façade successfully demonstrates movement and transparency, it is overly busy and lacks cohesion. The design team is encouraged to simplify material use and refine the composition of architectural elements.</p> <p>10b. The brick stair tower, while visually prominent, could be reimagined to reduce its dominance. Articulation could provide relief, where fire regulations allow.</p> <p>10c. The parapet roofline is heavy and could be reimagined as a pitched or skillion roof to improve aesthetics and provide additional northern glazing.</p> <p>10d. The Panel commented there is opportunity to better work signage into the scheme with</p>	

		<p>more thought around how the branding will be integrated.</p> <p>10e. The Panel expressed some concerns around the lack of shading to the east and west elevations for summer heat gain. There is an opportunity to introduce shading elements to further enhance the elevations, especially on the Wanneroo Road elevation.</p> <p>10f. The proposed green feature element at the corner is considered superfluous and does not adequately contribute to site identity. A more architectural corner treatment should be explored to strengthen the site's presence and interface with the public realm.</p> <p>10g. There is opportunity to carefully integrate playful design elements in the southern elevation to create a more welcoming environment for children.</p>	
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Macri Builders
Address:Lot 11 (#73) Wanneroo Road TUART HILL
Childcare Centre
Job Number: 23039

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





Revision	Description	Date
8.00	Changes	13.11.24
7.00	Changes	03.10.24
6.00	Changes	03.09.24
5.00	Concept	27.08.24
4.00	Concept	26.08.24
3.00	Concept	04.07.24
2.00	Concept	04.07.24
1.00	Concept	20.06.24

Project North: 

Client: Macri Builders

Project Name: Childcare Centre

Project Address: Lot 11 (#73) Wanneroo Road TUART HILL

Drawing Title: 3D

Scale:	Sheet Size:
1:3.33	A1

Project No:	Revision Number:
23039	8.00

Drawing No.: 02 of 09

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Site Plan
1:200

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Room	Age (Yrs)	Quant.	Size	Staff Req
Activity 1	0-2	12	43.45m ²	3
Activity 2	0-2	12	45.47m ²	3
Activity 3	2-3	20	66.07m ²	4
Activity 4	2-3	15	49.89m ²	3
Activity 5	2-3	15	49.09m ²	3
Activity 6	3-5	20	66.07m ²	2
Total Internal = (Min 3.25m ² per child)		94	320.04m ²	18 + 2 (Min 305.50m ² req)
Total External Play Area = (Min 7m ² per child)		94	688.13m ²	(Min 658.00m ² req)



Zone	Area	Perim
0. Undercroft		
Building	133.78	75,378.6
	133.78 m ²	75,378.6 mm
1. Ground Floor		
Foyer	73.79	40,760.0
Activities	296.99	99,398.3
	370.78 m ²	140,158.3 mm
2. First Floor		
Foyer	49.49	29,960.0
Act 1-5	96.55	43,798.3
Act 4 & 5	136.86	49,760.0
	282.90 m ²	123,518.3 mm
	787.46 m ²	339,655.2 mm

Site Calculations	
Site Area:	991m ²
Building Footprint:	#Buld Footprint
Site Coverage:	#Site Coverage
Allowable Site Coverage:	Insert
Zoning:	R40
Policies:	Strling
Heritage:	NA
Bushfire:	NA
BAL:	NA
Acoustic:	TBC
Sewer:	Rear
Power:	Side
Coastal:	NA
Water:	TBC
Wind Rating:	TBC

6.00	Changes	13.11.24
7.00	Changes	03.10.24
8.00	Changes	03.09.24
9.00	Concept	27.08.24
4.00	Concept	08.08.24
3.00	Concept	04.07.24
2.00	Concept	04.07.24
1.00	Concept	03.06.24

Revision	Description	Date
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Project North:	
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Client
Macri Builders

Project Name
Childcare Centre

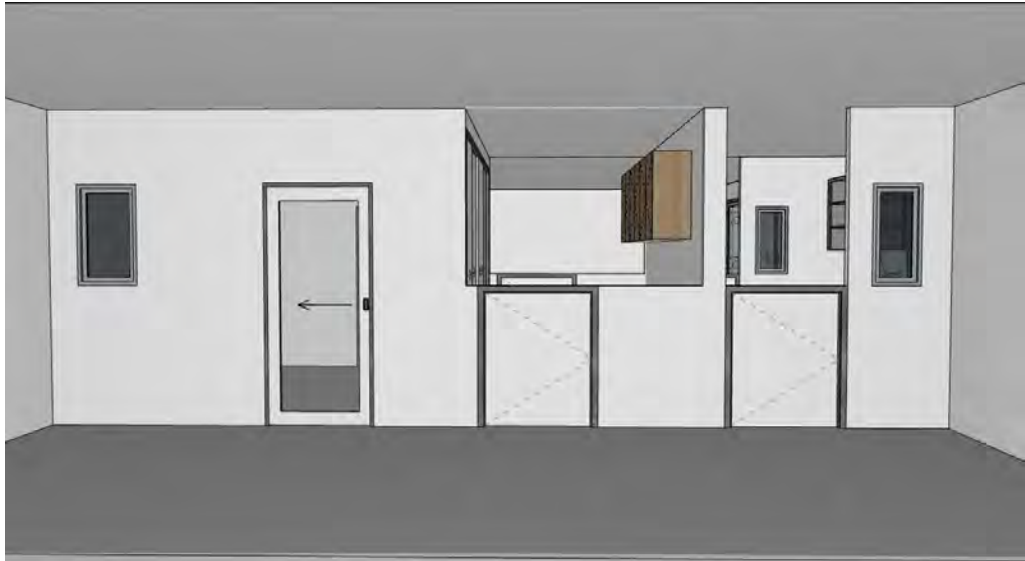
Project Address
Lot 11 (#73) Wanneroo Road TUART HILL

Drawing Title:
Undercroft

Scale:	Sheet Size:
1:100, 1:63.29	A1
Project No:	Revision Number:
23039	8.00

Drawing No.:
04 of 09

Room	Age (Yrs)	Quant.	Size	Staff Req
Activity 1	0-2	12	43.45m ²	3
Activity 2	0-2	12	45.47m ²	3
Activity 3	2-3	20	66.07m ²	4
Activity 4	2-3	15	49.89m ²	3
Activity 5	2-3	15	49.09m ²	3
Activity 6	3-5	20	66.07m ²	2
Total Internal = (Min 3.25m ² per child)		94	320.04m ²	18 + 2 (Min 305.50m ² req)
Total External Play Area = (Min 7m ² per child)		94	688.13m ²	(Min 658.00m ² req)



View from Activity 1 through to Prep & Activity 2



Zone	Area	Perim
0. Undercroft	133.78	75,378.6
Building	133.78 m ²	75,378.6 mm
1. Ground Floor		
Foyer	73.79	40,760.0
Activities	296.99	99,396.3
	370.78 m ²	140,158.3 mm
2. First Floor		
Foyer	49.49	29,960.0
Act 5	96.55	43,796.3
Act 4 & 5	136.86	49,760.0
	282.90 m ²	123,518.3 mm
	787.46 m ²	339,655.2 mm

Site Calculations	
Site Area:	991m ²
Building Footprint:	#Bld Footprint
Site Coverage:	#Site Coverage
Allowable Site Coverage:	Insert
Zoning:	R40
Policies:	Strling
Heritage:	NA
Bushfire:	NA
BAL:	NA
Acoustic:	TBC
Sewer:	Rear
Power:	Side
Coastal:	NA
Water:	TBC
Wind Rating:	TBC

1:10	Changes	13.11.24
7:00	Changes	03.10.24
6:00	Changes	03.09.24
5:00	Concept	27.08.24
4:00	Concept	05.08.24
3:00	Concept	04.07.24
2:00	Concept	04.07.24
1:00	Concept	03.06.24

Revision	Description	Date
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Project North:	
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Client
Macri Builders

Project Name
Childcare Centre

Project Address
Lot 11 (#73) Wanneroo Road TUART HILL

Drawing Title:
Ground Floor

Scale:
1:100

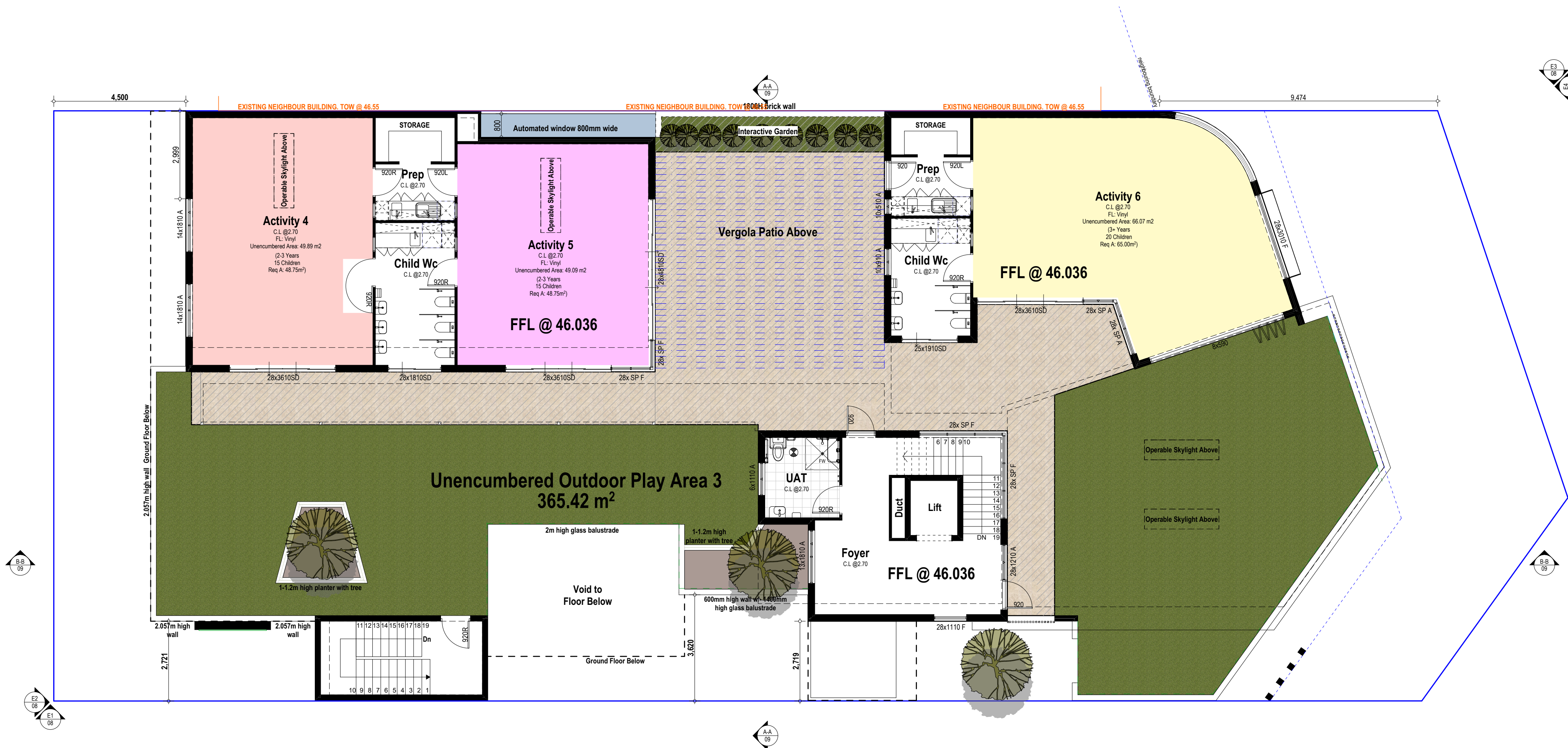
Project No:
23039

Sheet Size:
A1

Revision Number:
8.00

Drawing No.:
05 of 09

Room	Age (Yrs)	Quant.	Size	Staff Req
Activity 1	0-2	12	43.45m ²	3
Activity 2	0-2	12	45.47m ²	3
Activity 3	2-3	20	66.07m ²	4
Activity 4	2-3	15	49.89m ²	3
Activity 5	2-3	15	49.09m ²	3
Activity 6	3-5	20	66.07m ²	2
Total Internal = (Min 3.25m ² per child)		94	320.04m ²	18 + 2 (Min 305.50m ² req)
Total External Play Area = (Min 7m ² per child)		94	688.13m ²	(Min 658.00m ² req)



Zone	Area	Perim
0. Undercroft		
Building	133.78	75,379.6
	133.78 m²	75,379.6 mm
1. Ground Floor		
Foyer	73.79	40,760.0
Activities	296.99	99,396.3
	370.78 m²	140,158.3 mm
2. First Floor		
Foyer	49.49	29,960.0
Act 6	96.55	43,796.3
Act 4 & 5	136.86	49,760.0
	282.90 m²	123,518.3 mm
	787.46 m²	339,655.2 mm

Site Calculations	
Site Area:	991m²
Building Footprint:	#Building Footprint
Site Coverage:	#Site Coverage
Allowable Site Coverage:	Insert
Zoning:	R40
Policies:	Striking
Heritage:	NA
Bushfire:	NA
BAL:	NA
Acoustic:	TBC
Sewer:	Rear
Power:	Side
Coastal:	NA
Water:	TBC
Wind Rating:	TBC

6.00	Changes	13.11.24
7.00	Changes	03.10.24
8.00	Changes	03.09.24
9.00	Concept	27.08.24
4.00	Concept	05.08.24
3.00	Concept	04.07.24
2.00	Concept	04.07.24
1.00	Concept	01.06.24

Revision	Description	Date
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Project North:	
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Client
Macri Builders

Project Name
Childcare Centre

Project Address
Lot 11 (#73) Wanneroo Road TUART HILL

Drawing Title:
First Floor

Scale:	Sheet Size:	
1:100,	1:63.29	A1
Project No:	Revision Number:	
23039	8.00	

Drawing No.:
06 of 09



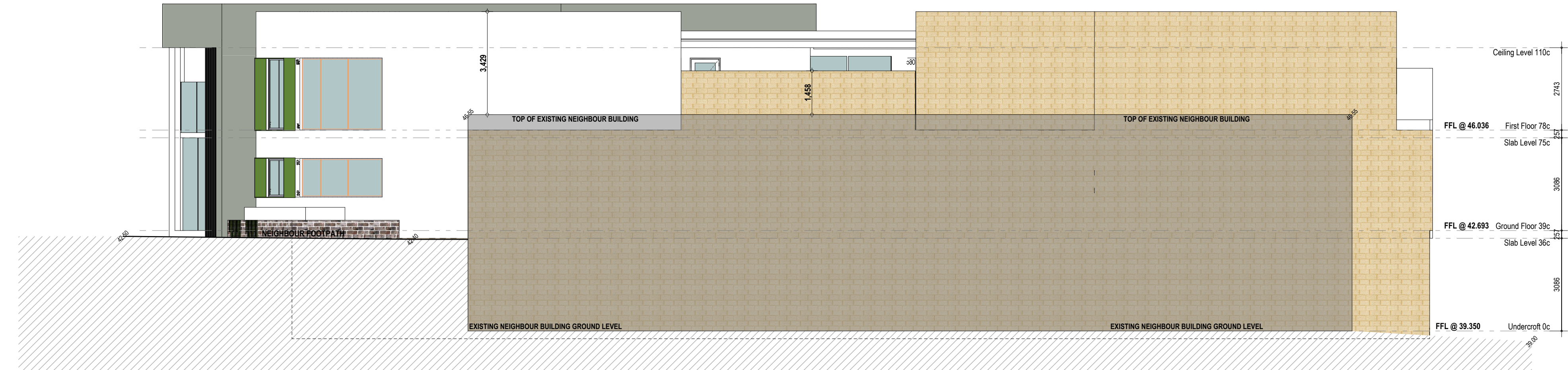
E1 South Elevation
1:100



E2 West Elevation
1:100



E4 East Elevation
1:100



E3 North Elevation
1:100

Material / Colour Finishes Schedule

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

Revision	Description	Date
8.00	Changes	13.11.24
7.00	Changes	05.10.24
6.00	Changes	03.09.24
5.00	Concept	27.08.24
4.00	Concept	05.08.24
3.00	Concept	04.07.24
2.00	Concept	04.07.24
1.00	Concept	03.06.24

Project North:



Client
Macri Builders

Project Name
Childcare Centre

Project Address
Lot 11 (#73) Wanneroo Road TUART HILL

Drawing Title:
Elevations

Scale:
1:100

Sheet Size:
A1

Project No:
23039

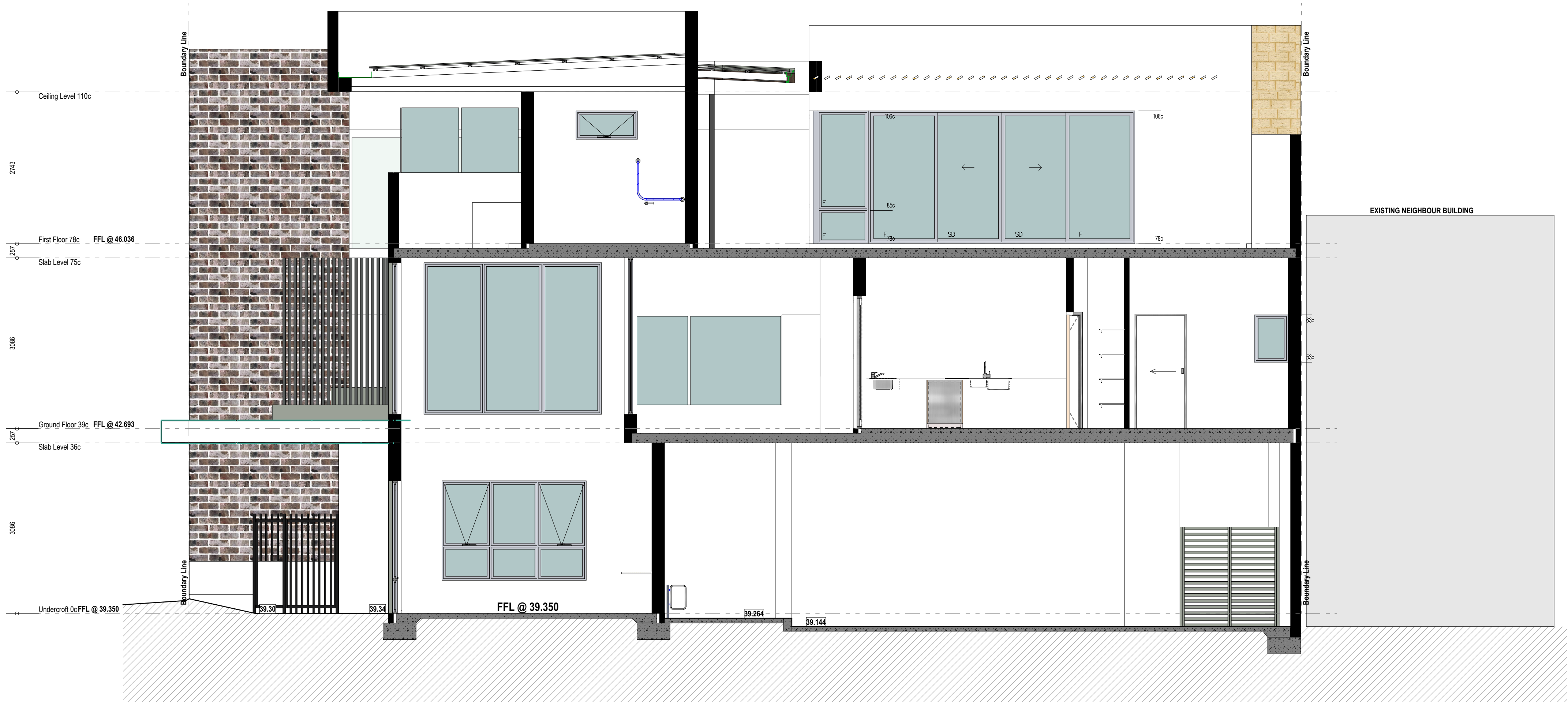
Revision Number:
8.00

Drawing No.:
08 of 09



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A-A
Section
1:50



B-B
Section
1:100

Revision	Description	Date
8.00	Changes	13.11.24
7.00	Changes	03.10.24
6.00	Changes	03.09.24
5.00	Concept	27.08.24
4.00	Concept	03.08.24
3.00	Concept	04.07.24
2.00	Concept	04.07.24
1.00	Concept	03.06.24



Client
Macri Builders

Project Name
Childcare Centre

Project Address
Lot 11 (#73) Wanneroo Road TUART HILL

Drawing Title:
Sections

Scale: 1:50, 1:100 A1

Project No: 23039 Revision Number: 8.00

Drawing No.: 09 of 09

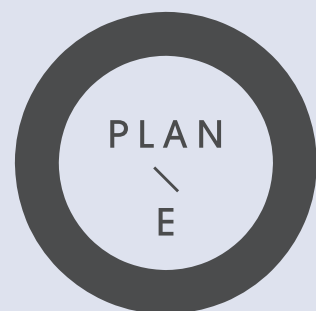
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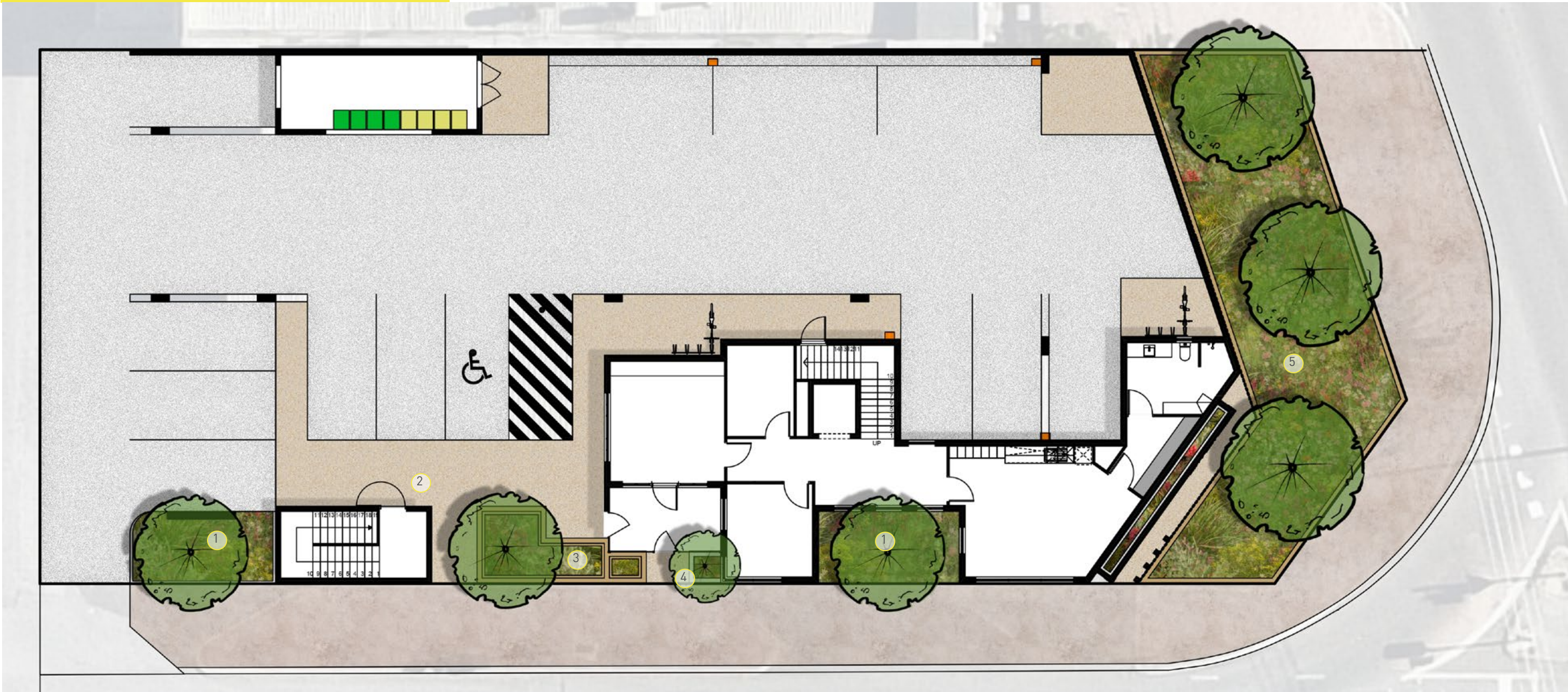
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73 WANNEROO ROAD CHILDCARE CENTRE

LANDSCAPE CONCEPT PLANS
NOVEMBER 2024



UNDERCROFT LANDSCAPE



LEGEND

- 1 IN GROUND PLANTING WITH SMALL - MEDIUM NATIVE TREE
- 2 EXPOSED AGGREGATE PAVEMENT
- 3 RAISED PLANTERS WITH SHADE TOLERANT PLANTING AND SMALL FEATURE TREE
- 4 RAISED PLANTERS WITH SHADE TOLERANT PLANTING AND FEATURE SHRUB
- 5 FEATURE NATIVE PLANTING BUFFER TO WANNEROO RD WITH MEDIUM NATIVE TREES

73 WANNEROO ROAD CHILDCARE CENTRE LANDSCAPE CONCEPT

NOVEMBER 2024

JOB NO. 2314501
1:200 @ A3

C1.102
0 2 4 6 10m
REV C

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LANDSCAPE ARCHITECTS
LEVEL 1 278 RAILWAY PARADE WEST LEEDERVILLE 6007
T: (08) 9388 9566 E: mail@plane.com.au

GROUND FLOOR LANDSCAPE



LEGEND

- 1 FEATURE UNIT PAVING TO VERANDAHS
- 2 PROPOSED BIKE TRACK WITH LINEMARKING
- 3 SENSORY TACTILE INLAYS TO BIKE TRACK (FLAGSTONE PAVEMENT; COBBLESTONE; PEBBLE INLAY)
- 4 PROPOSED TIMBER BRIDGE TO BIKE TRACK
- 5 SYNTHETIC TURF SOFTFALL FOR FLEXIBLE USE - FOR USE IN UNDERCOVER AREAS ONLY WITH COOL YARN VARIETY
- 6 SYNTHETIC TURF MOUND FOR CRAWLING
- 7 RUBBER SOFTFALL AREA FOR PLAY EQUIPMENT
- 8 RAISED SANDPIT MIN 300MM HIGH WITH RAMP ACCESS FOR BABIES
- 9 RAISED SANDPIT MIN 300MM HIGH WITH STEP ACCESS
- 10 RAISED MULCH PLAY AREA MIN 450MM HIGH WITH 30% PLANTING AND NATURE PLAY ITEMS
- 11 PLAY PANELS TO BE FIXED TO WALLS
- 12 1000MM MIN HIGH PLANTER WITH SMALL FEATURE TREE AND SENSORY PLANTING

73 WANNEROO ROAD CHILDCARE CENTRE LANDSCAPE CONCEPT

NOVEMBER 2024

JOB NO. 2314501
1:200 @ A3

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LEVEL ONE LANDSCAPE



LEGEND

- 1

FEATURE UNIT PAVING TO VERANDAHS
- 2

PROPOSED BIKE TRACK WITH LINEMARKING
- 3

SENSORY TACTILE INLAYS TO BIKE TRACK (FLAGSTONE PAVEMENT; COBBLESTONE; PEBBLE INLAY)
- 4

PROPOSED TIMBER BRIDGE TO BIKE TRACK
- 5

SYNTHETIC TURF SOFTFALL FOR FLEXIBLE USE - WITH COOL YARN VARIETY
- 6

RUBBER SOFTFALL AREA FOR PLAY EQUIPMENT
- 7

RAISED SANDPIT MIN 300MM HIGH WITH STAIR ACCESS
- 8

RAISED SANDPIT MIN 300MM HIGH WITH FEATURE BOULDERS AND MUD KITCHEN
- 9

RAISED MULCH PLAY AREA MIN 450MM HIGH WITH 30% PLANTING AND NATURE PLAY ITEMS
- 10

1000MM MIN HIGH PLANTER WITH SMALL FEATURE TREE AND SENSORY PLANTING
- 11

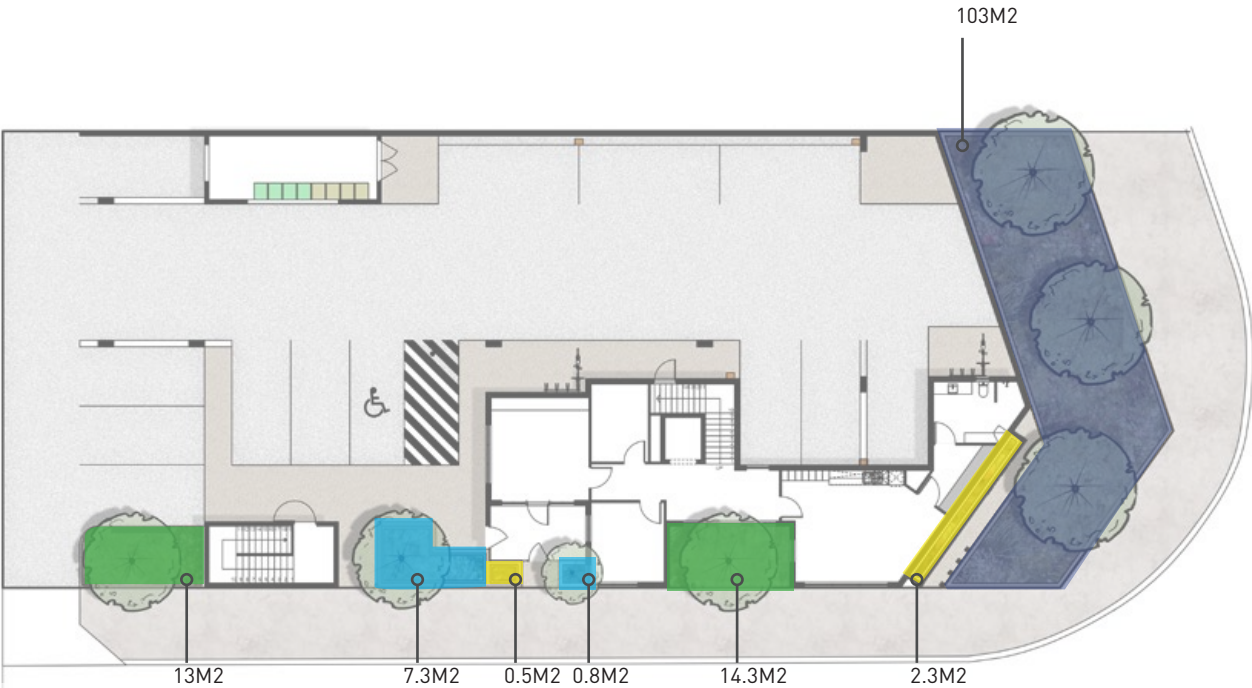
RAISED PLANTER WITH CLIMBING PLANTS TO PERGOLA



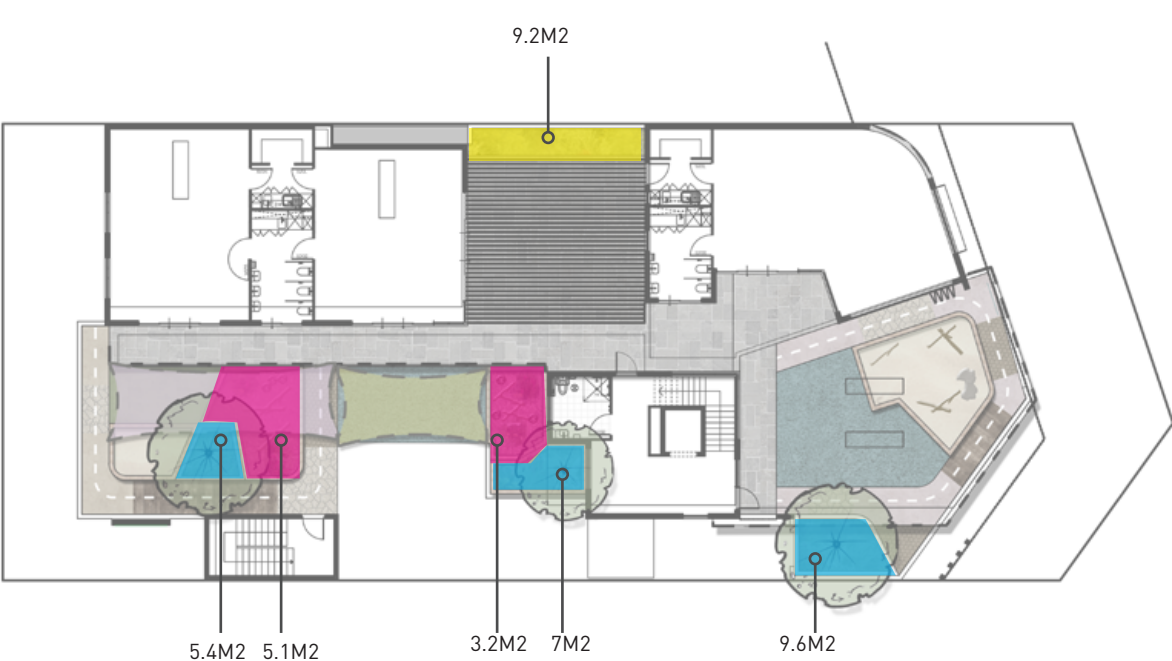
CONCEPT IMAGERY



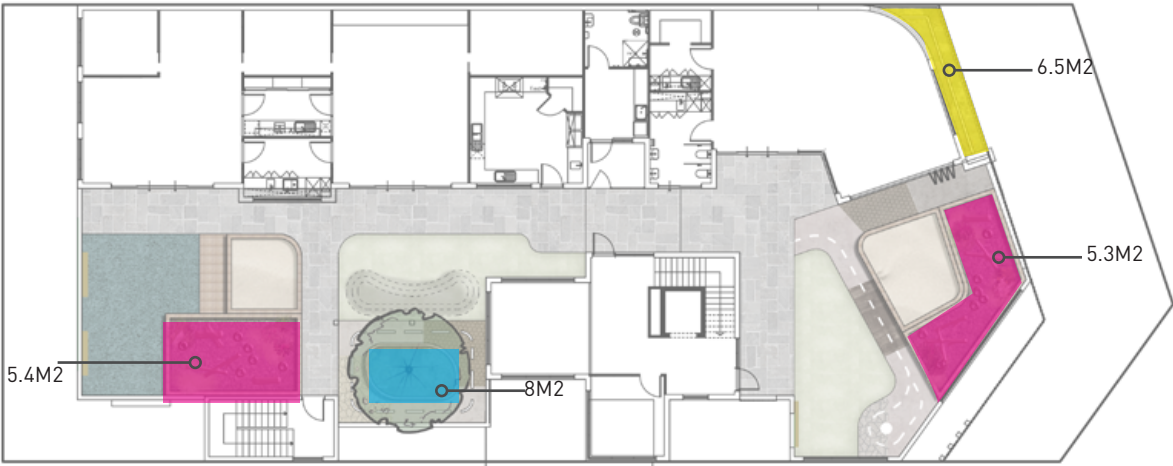
DEEP SOIL



UNDERCROFT PLANTING



LEVEL 1 PLANTING



GROUND FLOOR PLANTING

LEGEND

<div></div>	IN GROUND PLANTING	27.3 M2
<div></div>	RAISED PLANTER 1000-1200MM HIGH	38.6 M2
<div></div>	RAISED PLANTER 600MM HIGH	18.5 M2
<div></div>	PLANTING TO RAISED MULCH AREA 450MM HIGH - 30% OF MULCH AREA TO BE PLANTED	19 M2
<div></div>	IN GROUND PLANTING OUTSIDE OF SITE BOUNDARY	103 M2



PLANTING PALETTE

TREES



HYMENOSPORUM FLAVUM



EUCALYPTUS TODTIANA



EUCALYPTUS FORRESTIANA 'FUCHSIA GUM'



MAGNOLIA GRANDIFLORA 'TEDDY BEAR'



BANKSIA MENZIESII DWARF



LAGERSTROEMIA NATCHEZ 'SIOUX'



CERCIS CANADENSIS



CITRUS x MEYERI - MEYER LEMON



CITRUS x LATIFOLIA -TAHITIAN LIME



CUPANIOPSIS ANACARDIOIDES



PLANTING



DIANELLA LITTLE JESS



DIANELLA BREEZE



PLECTRANTHUS MONA LAVENDER



LIRIOPE JUST RIGHT



NANDINA DOMESTICA FLIRT



NEPHROLEPIS POM POM



SANSEVIERIA BLACK SWORD



LOMANDRA VERDAY



CONOSTYLIS CANDICANS



HELICHRYSUM ITALICUM



LAVANDULA SILVER PRINCESS



LAVANDULA GHOSTLY PRINCESS



ROSMARINUS OFFICINALIS 'PROSTRATUS'



SALVIA ELEGANS



STACHYS BYZANTINA



CASURINA GLAUCA COUSIN IT



CHRYSANTHEMUM SNOWLAND



LAURUS NOBILIS



PATERSONIA OCCIDENTALIS



VIOLA HEDERACEA



OTHONNA RUBY NECKLACE



DICHONDRA SILVER FALLS



MELISSA OFFICINALIS





EMERGEN

SUSTAINABILITY DESIGN COMMITMENTS

PROPOSED CHILDCARE CENTRE

Lot 11 (#73) Wanneroo Road Tuart Hill

PREPARED BY

NYONIKA OBERAI

Project: 131124

Published date.

18/11/2024



DOCUMENT HISTORY AND REVISION DETAILS

DATE	DOCUMENT	COMPLETED BY	APPROVED BY	REVISION NO.
18/11/2024	Architectural Plans	Nyonika Oberai	Glenn Underwood	1

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SOURCES OF INFORMATION

DRAWING NO.	DRAWING TITLE	REVISION NO.
23039	Architectural Drawings	Design Approval

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1.1	SUSTAINABILITY COMMITMENTS	5





1 STATE PLANNING POLICY SUMMARY

EMERGEN (a division of CADDIS GROUP), in collaboration with the design team (Lateral Planning) has developed a sustainable design strategy for the proposed Childcare Centre, aligning with *State Planning Policy 7.0*, which focuses on the Design of the Built Environment - specifically, Principle 5: Sustainability.

This report serves the vital purpose of bolstering the development application by articulating the sustainability principles and commitments for the project site. We acknowledge the significance of State Planning Policy 7.0 in promoting sustainability within the built environment. Good design, as outlined in the policy, is not only about aesthetics but also optimises the sustainability of our built surroundings, yielding positive outcomes on environmental, social, and economic fronts.

Our approach to sustainable landscape and urban design adheres closely to the established water-sensitive urban design principles, ensuring minimal adverse impacts on existing natural features and ecological processes while promoting green infrastructure at all scales of the project. Furthermore, our strategy for sustainable built environments embraces passive environmental design measures tailored to local climate and site conditions. This includes careful consideration of optimal orientation, shading, building envelope, and natural ventilation, ultimately reducing reliance on energy-intensive heating and cooling technologies. This, in turn, results in reduced energy consumption, decreased resource usage, and lowered operating costs throughout the project's lifecycle.





1.1 SUSTAINABILITY COMMITMENTS

The design team will utilise a structured approach to a sustainable outcome for the design and construction of the development including the following Sustainable Commitments.

Table 1: Sustainability Commitments

DESCRIPTION	GOAL	SUSTAINABILITY COMMITMENTS
CLEAR AIR	Improve indoor environment quality and health and wellbeing of occupants.	Outdoor air provided to primary areas at a rate at least 50% greater than minimum in AS 1668.2:2012. <i>(TBC based on mechanical consultant).</i>
LIGHT QUALITY		Above 40% of the regularly occupied areas have high level of daylight (above 160 Lux).
EXPOSURE TO TOXINS		The building's paints adhesives, sealants, and carpets/vinyl are low in TVOC or non-toxic. The building's engineered wood products are low in TVOC or non-toxic. Occupants are not exposed to banned or highly toxic materials in the building.
HEAT RESILIENCE	Reduce impacts of long-term performance.	Light Roof Colour (SRI below 0.50)
ENERGY USE	Reduce emissions and water use.	A minimum of 30% offset in operational energy usage; Low energy fixtures and fittings
SOLAR ANALYSIS		Adequate daytime sunlight with effective shading to prevent overheating
RENEWABLE ENERGY		Solar PV Panels
WATER USE		High WELS Ratings (these equal to above 30% reduction in potable water); Water retention swales (design has provision)
LIGHTING USE		20% reduction in lighting power when compared to NCC DTS.
RECYCLE MATERIALS	Recyclable materials	Project integrates recyclable materials, including recycled asphalt paving.
MOVEMENT AND PLACE	Low carbon options.	Provision for minimum 1 x EV Charging Bays Bike racks (including visitors racks) provided
DESIGN FOR INCLUSION	Social health.	Disability Access and inclusive design. End of trip facilities

