

## Design Review Report – Item 1

Local government:	City of Stirling	
Item no.:	Item 1 – DA21/1210 – 373 Wanneroo Road, Balcatta – Development Assessment Panel – Form 1 – Child Care Premises	
Chairperson:	Emma Williamson	
Panel members:	Tony Blackwell (via Teams) Lisa Shine Michael Murphy Stephen Carrick	
Local government officers:	Giovanna Lumbaca Cameron Howell Michael Italiano Simone Palmer	Coordinator Planning Senior Planning Officer Planning Officer DRP Support Officer
Observers		
Date:	21 July 2022	Time: 2pm
Venue:	City of Stirling – Challenger Room	

### Proponent/s


Alan Stewart Frank Macri Nicole Cavanagh	Lateral Planning ( <i>Applicant</i> ) Macri Builders Plan E
<b>Owners</b>	Skinner Property Holdings Pty Ltd
Observer/s	

### Briefings

Development assessment overview	Cameron Howell	Senior Planning Officer
Technical issues	Cameron Howell	Senior Planning Officer

### Design Review

Proposed development	Item 1 – DA21/1210 – 373 Wanneroo Road, Balcatta – Development Assessment Panel – Form 1 – Child Care Premises	
Property address	373 Wanneroo Road, Balcatta	
Background		
Proposal		
Applicant or applicant's representative address to the design review panel	Alan Stewart	Lateral Planning
Key issues / recommendations	The Panel do not support the current proposal as it fails to address its context as an important corner site. The building form needs to be significantly improved to create a strong, articulated edge that responds to	

	<p>issues of orientation and safety as well as the character of the place.</p> <p>The material palette of the proposal, along with the articulation of the facades is lacking and the Panel do not believe this will be a positive contribution to this developing location.</p> <p>Refer to attached Design Quality Evaluation Report.</p>
Chairperson signature	

<b>Design quality evaluation</b> <b>Item 1 – DA21/1210 – 373 Wanneroo Road Balcatta – DAP – Form 1 – Childcare Premises</b> <b>DRP Meeting – Thursday 21 July 2022</b>	
	<i>Design Principle satisfied</i>
	<i>Design Principle pending further attention</i>
	<i>Design Principle not satisfied</i>
<b>Principle 1</b> <b>Context and character</b>	<i>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</i>
	<p>1a. The Panel commented on the significance of the corner site and the need to strengthen the building to respond to this. The current building form does not adequately respond to the corner context and is not supported.</p> <p>1b. The Panel emphasized the need for the design to respond to its context and to look for characteristics of the local area. This has not been adequately addressed.</p> <p>1c. The Panel recommended the Applicant apply further thought and interrogation in relation to the context and character of the development, including what the future context of the area might be.</p> <p>1d. The Panel does not support and expressed concern in relation to the use of the red brick as this is not considered to be a response to the context.</p> <p>1e. The Panel strongly encouraged the Applicant to look at the area and take cues from the immediate vicinity.</p>
<b>Principle 2</b> <b>Landscape quality</b>	<i>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.</i>
	<p>2a. The Panel commended the Applicant on the addition of a landscape architect and stated this has contributed positively to the design.</p> <p>2b. The Panel noted that space in the car park for the trees remains compromised.</p> <p>2c. The Panel requested clarification via drawings in relation to the installation technique used for the synthetic turf that the Applicant claim alleviates most of the heat.</p> <p>2d. The Panel noted the heavy reliance on the upper deck for landscaping. Concern was expressed around the size of the planter boxes and pots for the nominated tree species.</p> <p>2e. It was mentioned by the Panel the site planning is problematic which causes issues in relation to the landscaping of the ground level.</p> <p>2f. The Panel commented that the experience of the carpark, as the primary entry experience for many, could be improved by improvements to the hardscape to indicate the shared nature of the space.</p>
<b>Principle 3</b> <b>Built form and scale</b>	<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 stated they do not support the built form and massing of the building as it fails to adequately address the corner.</p> <p>3b. It was stated by the Panel there is a lack of shading and suggested the addition of shading devices to the windows. These elements will have a significant impact on the bulk of the building as well as the aesthetics. A further review of the building would be required to assess the impact of these on the design.</p>
<b>Principle 4</b> <b>Functionality and build quality</b>	<i>Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.</i>
	<p>4a. The Panel commented on the covered walkway on the upper floor suggesting it may be beneficial to consider simplifying this in the area outside Activity Room</p>

	<p>4 to deepen and become a sheltered play area.</p> <p>4b. The Panel stated functionality has improved overall.</p>
<b>Principle 5 Sustainability</b>	<p><i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i></p>
	<p>5a. The Applicant was encouraged to move from generic opportunities to incorporate sustainability and make a strong and ambitious commitments to this design principle.</p> <p>5b. The Panel requested a copy of the sustainability report which was provided after the meeting. The Panel commented following this reading that the document lacks commitment and talks about targets rather than commitments.</p> <p>5c. There was concern shown by the Panel around the lack of shading to openings. This will have a significant impact on the comfort and energy consumption of many spaces.</p> <p>5d. The Panel support the inclusion of openable windows and operable skylights for cross ventilation.</p> <p>5e. Comment was made by the Panel that photovoltaic cells are shown as indicative only on the roof and further clarity is requested in addition to a commitment that these form part of the proposal.</p> <p>5f. A solar analysis report, indicating solar access and shading, was requested by the Panel.</p>
<b>Principle 6 Amenity</b>	<p><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. There has been an improvement with the amenity of this proposal, and it is now supported by the Panel.</p>
<b>Principle 7 Legibility</b>	<p><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>
	<p>7a. The Panel stated it is good to have the signage close to the entry.</p> <p>7b. It was mentioned by the Panel the legibility of the entry feels compressed. There could be an opportunity to improve the arrival experience.</p>
<b>Principle 8 Safety</b>	<p><i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</i></p>
	<p>8a. The Panel commented that the implementation of crash barriers on the corner should be considered and integrated into the design at this stage. The craft room is located at the corner and the Panel expressed concern in relation to the safety of children in this space if an accident was to occur.</p>
<b>Principle 9 Community</b>	<p><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. This design principle is supported by the Panel.</p>
<b>Principle 10 Aesthetics</b>	<p><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. The Panel expressed support for the reduced setbacks as they reinforce the street edge.</p> <p>10b. The Panel do not support the current language of the building stating that it is generic in nature and does not read as a childcare center.</p> <p>10b. Comment was made by the Panel the minimal material palette; lack of shading elements and lack of articulation generally have resulted in a bland building.</p>

- 10d. The Panel stated it is important to think about the building users and create an environment that has tactility and suggested working towards creating an environment that is inviting. This can be achieved through a carefully considered material palette as well as the composition of the form.
- 10e. The Panel noted the applicants move to minimize the view of the under slab services from the street and support this. The primary arrival experience of many will be via the carpark and the applicant is encouraged to consider ways in which these services could be further minimized either through paint or a soffit.
- 10f. The Panel expressed their concern in relation to the use of glass balustrading, noting that this may not be functional in terms of cleaning as well as failing to provide filtered views into and out of the facility. Alternative materials such as perforated, painted steel should be explored.

### Design Review progress

#### Item 1 – DA21/1210 – 373 Wanneroo Road Balcatta – DAP – Form 1 – Childcare Premises DRP Meeting – Thursday 21 July 2022

	<i>Design Principle satisfied</i>		
	<i>Design Principle pending further attention</i>		
	<i>Design Principle not satisfied</i>		
	<b>DR1 5/8/2022</b>	<b>DR2 3/3/2022</b>	<b>DR3 21/7/2022</b>
Principle 1 - <b>Context and character</b>			
Principle 2 - <b>Landscape quality</b>			
Principle 3 - <b>Built form and scale</b>			
Principle 4 - <b>Functionality and build quality</b>			
Principle 5 - <b>Sustainability</b>			
Principle 6 - <b>Amenity</b>			
Principle 7 - <b>Legibility</b>			
Principle 8 - <b>Safety</b>			
Principle 9 - <b>Community</b>			
Principle 10 - <b>Aesthetics</b>			

<b>Recommendations Summary</b>				
<b>Item 2 – DA21/1210 – 373 Wanneroo Road Balcatta</b>				
<b>DR1 – DRP Recommendations DRP Meeting – 5/8/2021</b>	<b>DR1 – Applicant Response DRP Meeting – 5/8/2021</b>	<b>DR2 DRP Recommendations DRP Meeting – 3/3/2022</b>	<b>DR2 – Applicant Response DRP Meeting – 3/3/2022</b>	<b>DR3 – DRP Recommendations DRP Meeting – 21/7/2022</b>
<p>1b. Comment was made by the Panel that observing the future intended character of the local area is important.</p> <p>1c. Comment was made when developing the design, the materiality should be considered and in addition what the context can contribute to the project.</p> <p>1d. The Panel stated there is insufficient analysis on the context and requests further analysis at the next meeting.</p> <p>1e. The Panel suggested looking more closely at the context of the surrounding streets and incorporating this into the design.</p> <p>1f. The Panel noted the building location is close to the nil-boundary setback stipulated in the Activity Centre planning scheme,</p>	<p>1.</p> <ul style="list-style-type: none"> <li>• Painted rendered masonry walls.</li> <li>• Pitched tile roof</li> <li>• Pitched aluminium roof</li> <li>• Feature brick</li> <li>• Gable roof</li> </ul>	<p>1a. The Panel commented they appreciate the effort to provide the existing context and character analysis and seek clarification in regard to the ways in which this relates to the design.</p> <p>1b. The Panel requested further thought around the future context of the area.</p>	<p>1 The building utilises a combination of painted masonry and face brick walls, consistent with the prevailing building materials in the locality.</p> <p>The future context of the area is likely to see existing one to two storey buildings replaced with medium density housing of two to three storeys, stepping up to six storey mixed use development within the Northlands District Centre. The proposed building height represents an appropriate transition of scale between the existing scale of development in the area and the opportunity for taller buildings in the District Centre.</p> <p>The Child Care Centre is orientated toward Amelia Street with a reduced setback to both street frontages and a high level of façade articulation and fenestration to enhance the streetscape and emphasise the site's corner location.</p>	<p>1c. The Panel recommended the Applicant apply further thought and interrogation in relation to the context and character of the development, including what the future context of the area might be.</p> <p>1e. The Panel strongly encouraged the Applicant to look at the area and take cues from the immediate vicinity.</p>

<p>but considers the building form needs to be much more cohesive.</p>				
<p>2a. The Panel stated the landscaping does not respond to the building design circulation layout.</p> <p>2b. There is opportunity to increase deep soil planting and add a large tree by moving the fire escape stairs to another location on the other side.</p> <p>2c. Comment was made by the Panel the landscaping feels underwhelming and there is opportunity for improvement and to create a buffer to Wanneroo Road.</p> <p>2d. The Panel noted more planting could be incorporated into the parking area.</p>		<p>2a. The Panel recommended engaging the services of a landscape architect to assist with improvements to the landscape quality.</p> <p>2b. The Panel suggested making landscaping a priority, ensuring this is integrated in a landscape and architecture response, instead of landscape existing in largely left over space.</p> <p>2c. The Panel questioned whether the 10% deep soil calculations include undercover areas and seek clarification of the calculations.</p> <p>2d. There was comment made by the Panel there is a heavy reliance on shade sails on the upper deck and suggested that an integrated approach with the architecture could improve the design.</p> <p>2f. The Applicant was encouraged to provide further</p>	<p>2. A landscape architect has been engaged to prepare a new Landscape Concept for the site. Careful consideration has been given to the design of the landscaping, with soft landscaped edges proposed to the site boundaries and tree planting in-ground and on-structure. Three advanced trees are proposed at ground level to soften the appearance of the building from abutting properties, with small to medium sized trees also proposed. The amount of soft landscaping provided at ground level is approximately 60 square metres, which includes uncovered, in-ground planting areas only. In addition:</p> <ul style="list-style-type: none"> <li>• 20 square metres of planting in structure is proposed on the first floor External Play Area;</li> <li>• 3 Advanced Trees with strata cells of 9 square metres are proposed at Ground level;</li> <li>• 7 small / medium sized trees are proposed at ground level;</li> <li>• 8 small trees in planters are proposed in the first</li> </ul>	<p>2c. The Panel requested clarification via drawings in relation to the installation technique used for the synthetic turf that the Applicant claim alleviates most of the heat.</p> <p>2f. The Panel commented that the experience of the carpark, as the primary entry experience for many, could be improved by improvements to the hardscape to indicate the shared nature of the space.</p>

		<p>thought around the number of plant species as the number of varieties is very low.</p> <p>2g. It was suggested by the Panel it would benefit the proposal to apply further thought and development around the hardscape.</p>	<p>floor External Play Area; and</p> <ul style="list-style-type: none"> <li>Landscaping is proposed to the verge between the site boundary and footpath.</li> </ul> <p>Shade is provided through a combination of shade sails, an arbor structure with climbing plants, trees (in ground and in pots), with individual areas of synthetic turf reduced in size and separated by decking / paving. The landscape design and approach, including play equipment, decking, shade structures and planting, is consistent with that taken at other centres managed by the operator of the proposed premises.</p> <p>A species palette is provided in the Landscape Plan.</p>	
<p>3b. The Panel stated the built form requires further thought and consideration.</p> <p>3c. The Panel commented the planning is compromised and there are too many elements.</p> <p>3d. The Panel suggested further thought be given to balancing pedestrian movement space between the inside and outside.</p> <p>3e. Concern was expressed by the</p>		<p>3a. The Panel requested further clarification and information on the heights of the walls and fences.</p> <p>3b. It was suggested by the Panel it would be beneficial to consider the corner composition as one elevation. This could be achieved by unwrapping the elevation on two sides to create one elevation for cohesive design.</p> <p>3c. It was recommended</p>	<p>3. Wall and fence heights are shown on the drawings and described in our letter dated 4 July 2022.</p> <p>Boundary retaining, fencing and walls vary in height from approximately 1.8 metres to 3 metres depending on the context and requirement for visual and acoustic screening. The majority of boundary walls / fences abut the driveways of the adjacent properties, with the exception of the bin store wall which is only 1.8 metres in height. With respect to the walls of the building, the majority of</p>	<p>3a. The Panel stated they do not support the built form and massing of the building as it fails to adequately address the corner.</p> <p>3b. It was stated by the Panel there is a lack of shading and suggested the addition of shading devices to the windows. These elements will have a significant impact on the bulk of the building as well as the aesthetics. A further review of the building would be required to assess the</p>



<p>Panel around the variety of shapes and forms which creates an overly busy plan and building form.</p>		<p>the Applicant think about the building turning the corner and potential improvements that might be made by increasing the height of the corner element.</p>	<p>walls satisfy the maximum height of 7 metres, with only minor elements protruding above a height of 7 metres generally where skillion roof elements are proposed. The façade of the building has been refined to reduce the number of distinct elements and create a more continuous and consistent edge to the street. The curved corner element has been increased in height to emphasise the corner. The Landscape Plan depicts the proposed finished treatment of the External Play Area on the upper level while a three-dimensional perspective depicts the proposed design and finishes of the upper level elevations facing the External Play Area. The façade of the building has been refined to reduce the number of distinct elements and create a more continuous and consistent edge to the street. The curved corner element has been increased in height to emphasise the corner.</p>	<p>impact of these on the design.</p>
<p>4a. The Panel stated the tightness and congestion at the entry zone is problematic. 4b. Suggestion was made by the Panel that reorientation of the</p>	<p>4a. Enlarged entry portico 4b. Stairs reorientated 4c. Enlarged entry portico 4d. Revised carpark design 4e. Services relocated</p>	<p>4c. The Panel recommended the reception desk and administration area should be visible from the staff areas. 4d. It was stated by the Panel the location of</p>	<p>4. A generously-sized pedestrian portico is provided external to the entry foyer. The entry foyer is spacious and a built-in signing in desk is shown on the drawings. The centre manager will be located in the office abutting</p>	<p>4a. The Panel commented on the covered walkway on the upper floor suggesting it may be beneficial to consider simplifying this in the area outside Activity Room 4 to deepen and</p>

<p>stairs could allow a more generous space around the entry point and foyer.</p> <p>4c. There was comment made the north facing activity rooms are unshaded and may require protection.</p> <p>4d. The Panel commented the openness of the carpark on the street is functional but there may be opportunity to gate or screen some of the carpark.</p> <p>4e. Comment was made by the Panel there is opportunity to strategize around concealing the services that will be below the first floor play deck.</p> <p>4f. The Panel noted the shape of the ground floor play area makes supervision difficult.</p>	<p>4f. Ground floor external play area revised.</p>	<p>the air conditioning stores may block natural light into the activity room and requires further interrogation.</p>	<p>the entry foyer. The office is provided with glazing for clear line of sight to the foyer, portico and footpath.</p> <p>The air conditioning store is located in the car park, at the rear of the building, under the upper level External Play Area. Activity Room 1 is provided with glazing to the ground floor External Play Area and the design has been modified to remove the full height internal wall between Activity Room 1 and the Nappy Change room, to further improve natural daylight.</p> <p>The multi-purpose space has been deleted due to the design changes made to the building.</p>	<p>become a sheltered play area.</p>
<p>5a. The Panel noted this principle has not been adequately addressed and there is opportunity for further thought and development.</p> <p>5b. Comment was made the north facing windows are fixed and not appropriate for cross ventilation.</p>	<p>5. Revised first floor activity rooms.</p>	<p>5a. The Panel stated the sustainability principle is underdeveloped and requires further thought.</p> <p>5b. The Applicant was encouraged by the Panel to make a commitment to sustainability and provide further information in the way</p>	<p>5. A Sustainable Design Report has been commissioned, which addresses indoor environmental quality, energy (including solar shading analysis and solar PVC's), water and stormwater, building materials, transport and waste. Roof-mounted solar panels have been provided</p>	<p>5a. The Applicant was encouraged to move from generic opportunities to incorporate sustainability and make a strong and ambitious commitments to this design principle.</p> <p>5b. The Panel requested a copy of the sustainability report which was provided after the</p>

<p>5c. The Panel encouraged the Applicant to make a commitment to sustainability.</p> <p>5d. The Panel suggested incorporating recycled asphalt which would reduce the environmental impact and improve sustainability.</p> <p>5e. It was suggested by the Panel to give further thought and consideration to the west facing unprotected glazing.</p>		<p>of a sustainability strategy. Solar HWS, photovoltaic cells and rainwater harvesting were some of the options suggested to improve sustainability.</p> <p>5d. The Panel requested further information to permit a better understanding in relation to natural ventilation.</p>	<p>and the car park will utilise recycled bitumen paving. A covered deck for shade is proposed to the north side of the upper level Activity Rooms, while a combination of structures, sails and trees will provide shade to the External Play Area. Operable skylights have been added to the upper level Activity Rooms to improve daylight and ventilation.</p> <p>Activity Room 1 is provided with glazing to the ground floor External Play Area and the design has been modified to remove the full height internal wall between Activity Room 1 and the Nappy Change room, to further improve natural daylight.</p>	<p>meeting. The Panel commented following this reading that the document lacks commitment and talks about targets rather than commitments.</p> <p>5e. Comment was made by the Panel that photovoltaic cells are shown as indicative only on the roof and further clarity is requested in addition to a commitment that these form part of the proposal.</p> <p>5f. A solar analysis report, indicating solar access and shading, was requested by the Panel.</p>
<p>6c. The circulation is very tight and there is opportunity for further thought and development.</p> <p>6d. The Panel believes there is opportunity to improve the quality of the play area equipment.</p> <p>6e. Comment was made by the Panel the synthetic turf applied to the play areas would require shading.</p>	<p>6d. Revised play equipment.</p> <p>6e. Shade sails to first floor external play area.</p>		<p>6. A landscape architect has been appointed to prepare a revised Landscape Plan to improve the design and amenity of the external play areas. A combination of structures, sails and trees will provide shade to the External Play Area, while a covered walkway is now proposed along the northern edge of the Activity Rooms and between the two building elements on the upper level.</p>	<p>6. This principle is now supported.</p>

<p>7b. The Panel stated the signage is not evident and requires further development.</p> <p>7c. The Panel commented the hierarchy of the buildings is hard to read and requires further thought and development.</p>		<p>7b. It was suggested by the Panel there is opportunity to further improve the materiality of the entry zone to continue to develop the legibility of this element.</p> <p>7c. It was recommended by the Panel to consider the link between the branding and materiality and question the overlap of signage on the timber feature element.</p> <p>7d. The Panel suggested further integrating the branding and signage into the design.</p>	<p>7. The front entry is clearly defined with an external portico, pacing connecting to the footpath and the awning with signage over the footpath. An example of the operators branding / signage is shown below. Signage is limited to the awning which is consistent with the operators preferred approach to create contemporary buildings that are not overly whimsical.</p>	<p>7b. It was mentioned by the Panel the legibility of the entry feels compressed. There could be an opportunity to improve the arrival experience.</p>
<p>8a. There was comment made by the Panel the glass fence adjacent to the trafficable entry is potentially dangerous.</p> <p>8b. The Panel commented there is a pinch point for pedestrians at the vehicle entry.</p>	<p>8a. Revised entry design.</p>		<p>8. Details of species are provided in the Landscape Plan. High quality synthetic turf will be utilised, together with various shading devices, to reduce the risk of overheating in summer.</p>	<p>8a. The Panel commented that the implementation of crash barriers on the corner should be considered and integrated into the design at this stage. The craft room is located at the corner and the Panel expressed concern in relation to the safety of children in this space if an accident was to occur.</p>
<p>10a. The Panel commented the form and aesthetics of the</p>	<p>10. Revised design</p>	<p>10a. The Panel commented the red brick feels like it is a</p>	<p>10. The building utilises a combination of painted masonry and face brick,</p>	<p>10d. The Panel stated it is important to think about the building users and</p>

<p>building is lacking cohesion.</p> <p>10b. The Panel requested more information on what would be visible from the street above and below the play deck at the car park entry.</p> <p>10c. The Panel believes the escape stair facing Wanneroo Road detracts from the street elevation.</p>		<p>remnant of the previous design and recommended revisiting the material palette to ensure a cohesive and curated selection.</p> <p>10b. The Panel commented on the current composition of the building, noting that there are several competing elements. Development of this should seek to create a hierarchy, ensuring that the corner is anchored, and the elevation is seen as a whole.</p> <p>10c. The Panel sought clarification in relation to the coloured squares on the building, suggesting that if these are not part of the branding they might be reconsidered.</p> <p>10d. Comment was made by the Panel that the building does not yet communicate it's use as a childcare centre. This should be addressed through consideration of the</p>	<p>together with timber cladding elements, consistent with the operators preferred branding.</p> <p>The façade has been refined to reduce the number of competing elements and create a continuous edge to the street. The curved element has been increased in height to emphasise the corner. The coloured squares have been deleted with a more refined branding approach now proposed. Signage is limited to the awning which is consistent with the operators preferred approach to create contemporary buildings that are not overly whimsical.</p> <p>The front edge and underside of the slab will be carefully considered to ensure services are concealed. Further details can be provided prior to issue of a Building Permit.</p>	<p>create an environment that has tactility and suggested working towards creating an environment that is inviting. This can be achieved through a carefully considered material palette as well as the composition of the form.</p> <p>10e. The Panel noted the applicants move to minimize the view of the under slab services from the street and support this. The primary arrival experience of many will be via the carpark and the applicant is encouraged to consider ways in which these services could be further minimized either through paint or a soffit.</p> <p>10f. The Panel expressed their concern in relation to the use of glass balustrading, noting that this may not be functional in terms of cleaning as well as failing to provide filtered views into and out of the facility. Alternative materials such as perforated, painted steel should be explored.</p>
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		<p>composition as well as the facility of the materials used.</p> <p>10e. The Panel commented on the importance of considering the underside of the slab and ensuring a design response responds to this.</p>		
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# Skinner Property Holdings Pty Ltd ATF Otranto Trust

Address: 373 Wanneroo Road, Balcatta

Childcare Centre

Job Number: 21056

Drawing No	Description
PD01	Cover Sheet
PD02	3D
PD03	3D
PD04	Site Plans
PD05	Context Plan
PD06	Ground Floor Plan
PD07	First Floor Plan
PD08	GF Site Overlay
PD09	FF Site Overlay
PD10	Elevations
PD11	Elevations
PD12	Roof Plan
PD13	Existing Tiny Beez Centres



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 q e f p r o s b v l b p k i q d r ^ o k q b b e b e l o o b q m p f q l k e c e l r k a o v m b d p e o e b k b p k  
 a i i e b q r o b p k a e r f i a f d m p q l k p e o b e m m i u j ^ q b e k i v i e p q e v e a s b e b b k  
 m p f q l k b a e o l j e b p r o b j b k q r a h b k e o l j e b u p q k d m b d p l e b k b p e k a e a i i p k  
 f c o l o j ^ q l k p e l t k k k e q e f m i ^ k s p e r o o b k q e q e b e a q b p e l t k k  
 o l p p j A l r d e i f k p r o s b v p e b m p k i e b p m k p f i f q v e l o e k v e e k d b p q e a q  
 e a s b e r o b a e c q b o q e f a q b q l e f q b e b s b i p l e b a q r o b p e o e r f i a f d p k  
 a a p q o i e l r k a o v a j b k p l k p p e l t k e a s b e b b k e q f k b a e o l j p r o s b v m i ^ k p  
 k a e o b p r e b q e l e b i a p r o s b v k  
 e l r k a o v e b b p q i f p e j b k q r o s b v f o b i j j b k a b m o l o q l k a b o q h f k d  
 k v p l e b e l o h p e o i k p q o r q l k k

il q p e k c h r t p f e ^ k k b o l l e i a e e i ^ i ^ q q a		prosvl o w o j	
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p ^ i b w N Q M M e O p f w b	mi ^k w l q p k k mi ^k f f p o	ao t k w o j	
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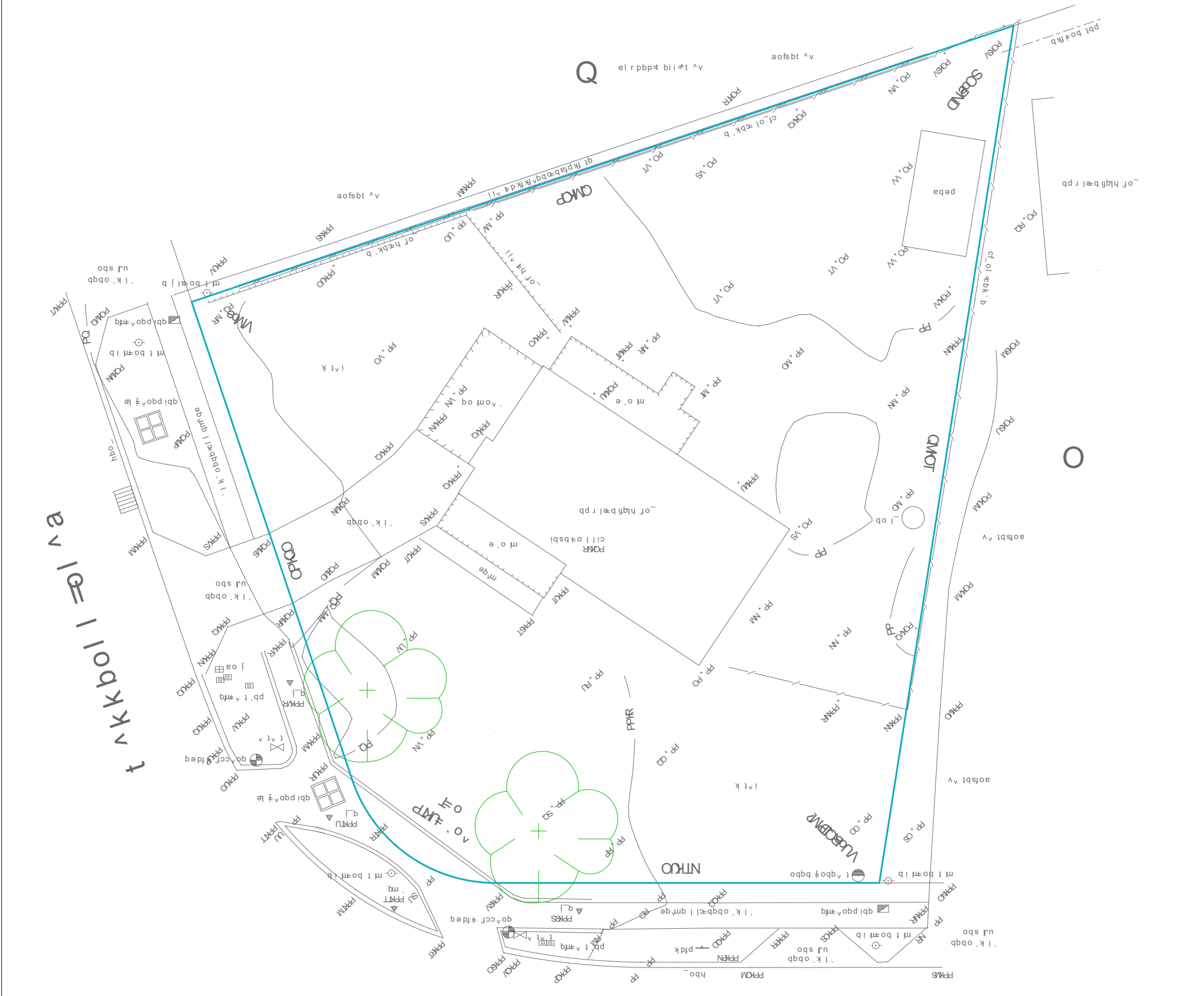
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 j l f i b n c n v c r r a w w  
 b j a f i e e e e a j a i a i e e e e i k i

il q p e k c h r t p f e ^ k k b o l l e i a e e i ^ i ^ q q a		prosvl o w o j	
pfqbmi ^k	il ^i e r qel ofqv W fqv e c p q f o i f k d	ao t k w o j	
p ^ i b w N Q M M e O p f w b	mi ^k w l q p k k mi ^k f f p o	ao t k w o j	
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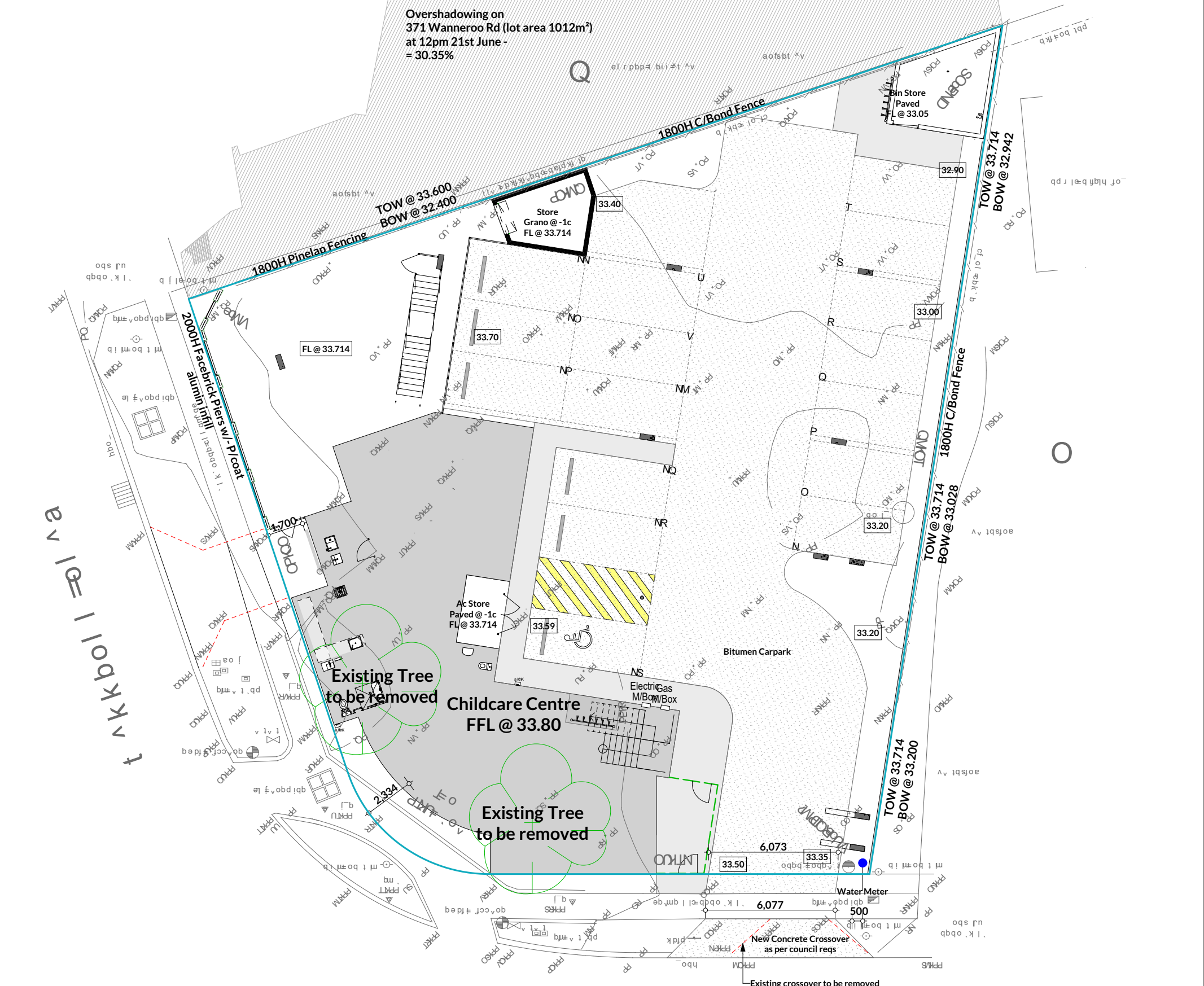
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 m p f q l k b a e o l j e b p r o b j b k q r a h b k e o l j e b u p q k d m b d p l e b k b p e k a e a i i p k  
 f c o l o j ^ q l k p e l t k k k e q e f m i ^ k s p e r o o b k q e q e b e a q b p e l t k k  
 o l p p j A l r d e i f k p r o s b v p e b m p k i e b p m k p f i f q v e l o e k v e e k d b p q e a q  
 e a s b e r o b a e c q b o q e f a q b q l e f q b e b s b i p l e b a q r o b p e o e r f i a f d p k  
 a a p q o i e l r k a o v a j b k p l k p p e l t k e a s b e b b k e q f k b a e o l j p r o s b v m i ^ k p  
 k a e o b p r e b q e l e b i a p r o s b v k  
 e l r k a o v e b b p q i f p e j b k q r o s b v f o b i j j b k a b m o l o q l k a b o q h f k d  
 k v p l e b e l o h p e o i k p q o r q l k k

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a ^ q b w R R C M D N	^ o b ^ w n c o e o	pa o c f i b w t k p	
a ^ q r j w ^ e a			

Ground Floor	
Childcare Centre	207.84
Bin Store	18.95
Store	13.83
Ac Store	6.53
<b>Total</b>	<b>247.15 m<sup>2</sup></b>
First Floor	
Ac Store	381.48 m <sup>2</sup>



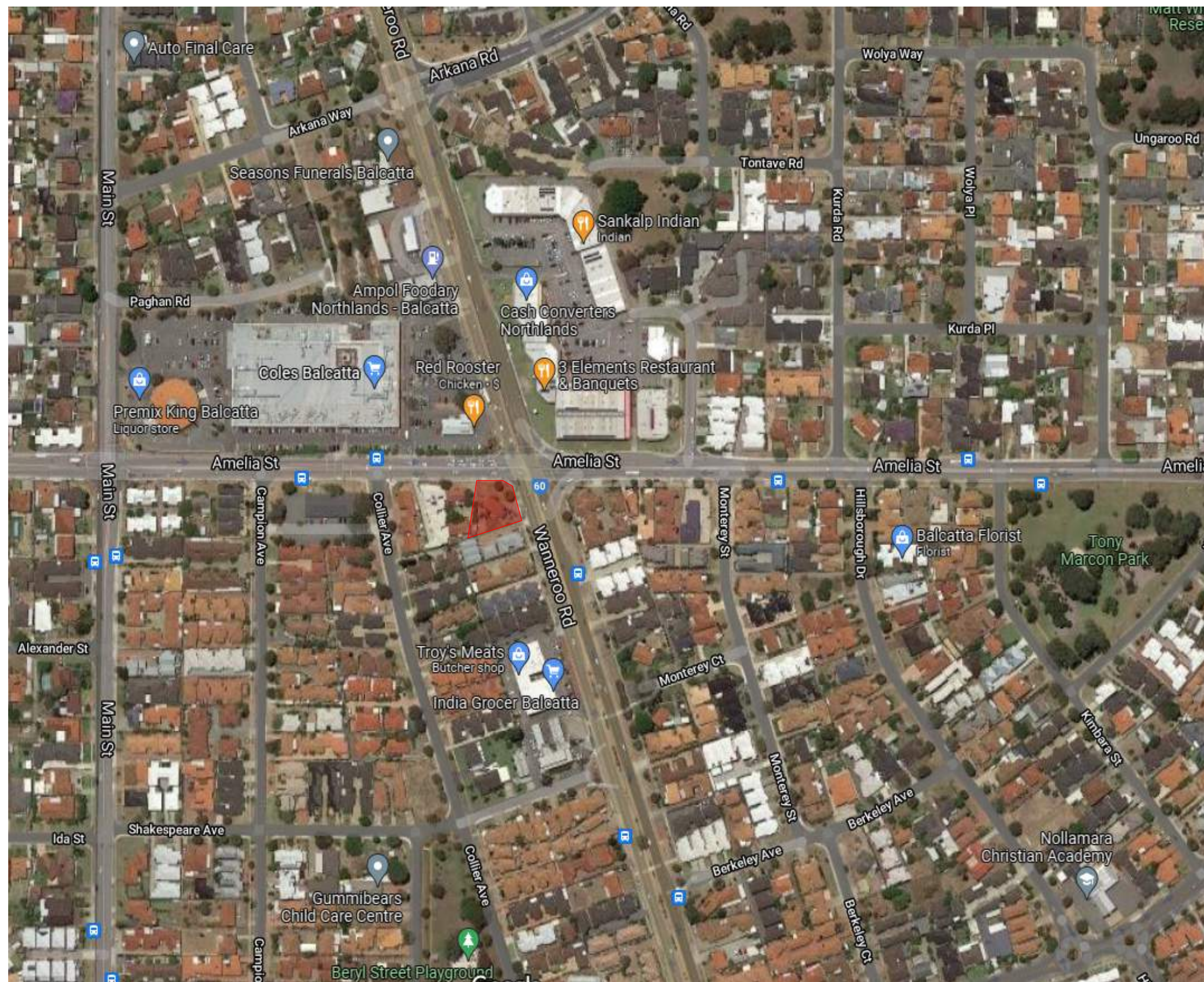
Existing Site Survey  
 1:200




Site Plan  
 1:200

Client Skinner Property Holdings Pty Ltd ATF Otranto Trust Project Name Childcare Centre Project Address 373 Wanneroo Road, Balcatta	Drawing Title: Site Plans		Issue: DRP		
	Scale: as noted	Sheet Size: A2	Rev: 014	Description: Car Park Changes	
	Project No: 21056	Drawing No.: PD04 of 13	Date: 28/06/2022		
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Client Skinner Property Holdings Pty Ltd ATF Otranto Trust	Drawing Title: Context Plan	Issue: DRP	 <p>©COPYRIGHT This plan shall remain the sole property of MACRI BUILDERS and must not be given, lent, resold or otherwise disposed or copied without permission in writing of the copyright.</p>
Project Name Childcare Centre	Scale: as noted	Sheet Size: A2	
Project Address 373 Wanneroo Road, Balcatta	Project No: 21056	Drawing No.: PD05 of 13	
	Revision Number: 014	Date: 28/06/2022	



**Child / Room Calculations**

Room	Age (Yrs)	Quant.	Size
Activity 1	0-2	12	38.76m <sup>2</sup>
Activity 2	2-3	15	42.39m <sup>2</sup>
Activity 3	3-5	20	54.85m <sup>2</sup>
Activity 4	3-5	20	70.78m <sup>2</sup>
Arts & Crafts			21.42m <sup>2</sup>
Nutrition			25.21m <sup>2</sup>
<b>Total Internal =</b> (Min 3.25m <sup>2</sup> per child)		<b>67</b>	<b>253.41m<sup>2</sup></b> (217.75m <sup>2</sup> Req)
<b>Total External Play Area =</b> (Min 7m <sup>2</sup> per child)		<b>67</b>	<b>469.46m<sup>2</sup></b> (469m <sup>2</sup> Req)
<b>Staff Calculations</b> Required		10 + 2 Coordinators	

Ground Floor	
Childcare Centre	207.84
Bin Store	18.95
Store	13.83
Ac Store	6.53
<b>Total</b>	<b>247.15 m<sup>2</sup></b>
First Floor	
Office	3.70
Foyer	3.38
<b>Total</b>	<b>7.08 m<sup>2</sup></b>
<b>Overall Total</b>	<b>381.48 m<sup>2</sup></b>



Ground Floor Plan  
1:100

**AMELIA STREET**

Client Skinner Property Holdings Pty Ltd ATF Otranto Trust Project Name Childcare Centre Project Address 373 Wanneroo Road, Balcatta	Drawing Title: Ground Floor Plan		Issue: DRP	
	Scale: as noted	Sheet Size: A2	Rev: 014	Description: Car Park Changes
	Project No: 21056	Drawing No.: PD06 of 13	Revision Number: 014	Date: 28/06/2022

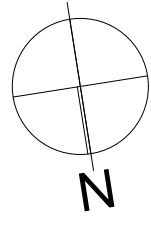
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**Child / Room Calculations**

Room	Age (Yrs)	Quant.	Size
Activity 1	0-2	12	38.76m <sup>2</sup>
Activity 2	2-3	15	42.39m <sup>2</sup>
Activity 3	3-5	20	54.85m <sup>2</sup>
Activity 4	3-5	20	70.78m <sup>2</sup>
Arts & Crafts			21.42m <sup>2</sup>
Nutrition			25.21m <sup>2</sup>
<b>Total Internal =</b> (Min 3.25m <sup>2</sup> per child)		<b>67</b>	<b>253.41m<sup>2</sup></b> (217.75m <sup>2</sup> Req)
<b>Total External Play Area =</b> (Min 7m <sup>2</sup> per child)		<b>67</b>	<b>469.46m<sup>2</sup></b> (469m <sup>2</sup> Req)
<b>Staff Calculations</b> Required		10 + 2 Coordinators	

Ground Floor	
Childcare Centre	207.84
Bin Store	18.95
Store	13.83
Ac Store	6.53
<b>Total</b>	<b>247.15 m<sup>2</sup></b>
First Floor	
Childcare Centre	381.48
<b>Total</b>	<b>381.48 m<sup>2</sup></b>



**First Floor Plan**  
1:100

Client  
Skinner Property Holdings Pty Ltd ATF Otranto Trust  
Project Name  
Childcare Centre  
Project Address  
373 Wanneroo Road, Balcatta

Drawing Title:  
First Floor Plan  
Scale: as noted  
Project No:  
21056

Issue:  
DRP  
Rev: Description: Drawn:  
014 Car Park Changes CD  
Revision Number: Date:  
014 28/06/2022



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Client  
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 Project Name  
 Childcare Centre  
 Project Address  
 373 Wanneroo Road, Balcatta

Drawing Title:  
 GF Site Overlay  
 Scale: as noted  
 Project No:  
 21056  
 Sheet Size: A2  
 Drawing No.:  
 PD08 of 13

Issue:  
 DRP  
 Rev: Description: Drawn:  
 014 Car Park Changes CD  
 Revision Number: Date:  
 014 28/06/2022



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Client  
 Skinner Property Holdings Pty Ltd ATF Otranto Trust  
 Project Name  
 Childcare Centre  
 Project Address  
 373 Wanneroo Road, Balcatta

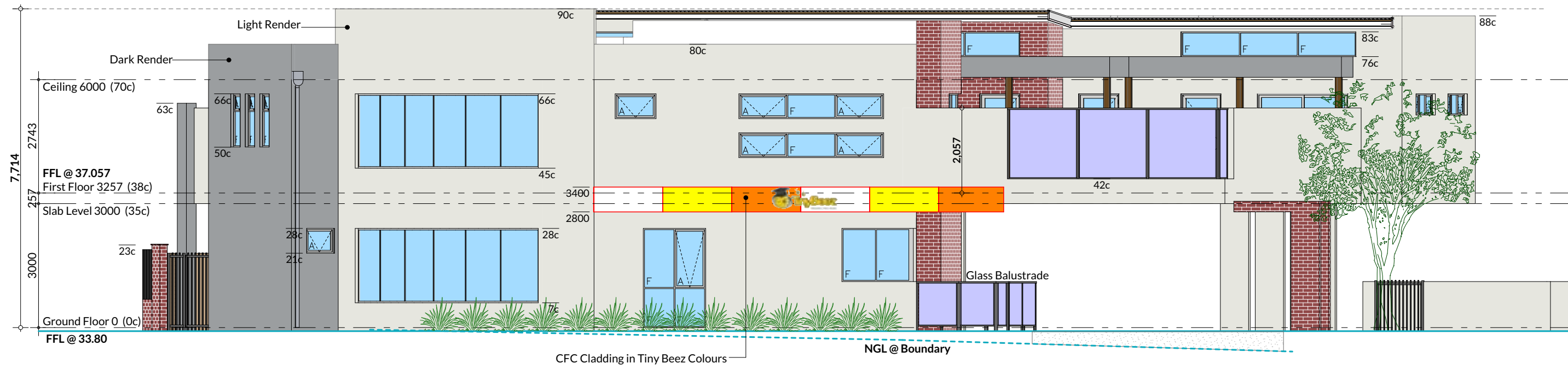
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Issue:  
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 014 Car Park Changes CD  
 Revision Number: Date:  
 014 28/06/2022

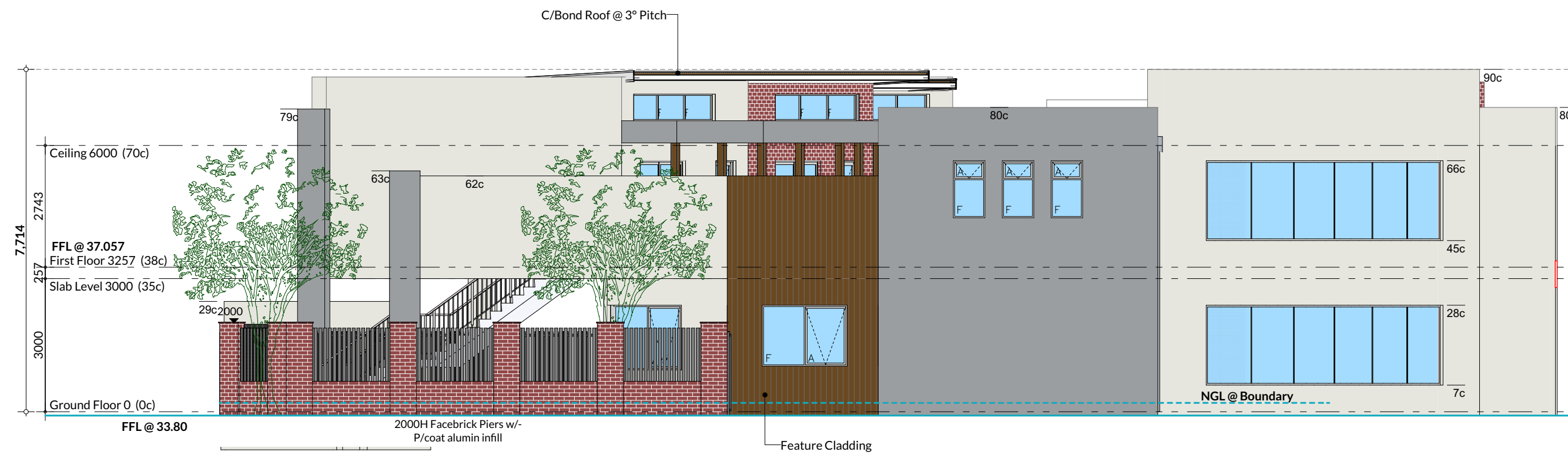
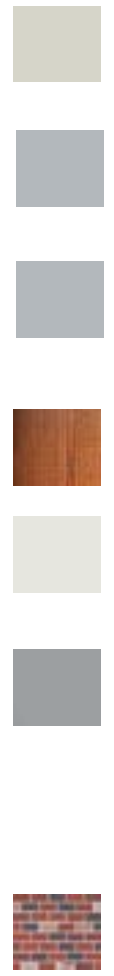


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1 North Elevation  
1:100

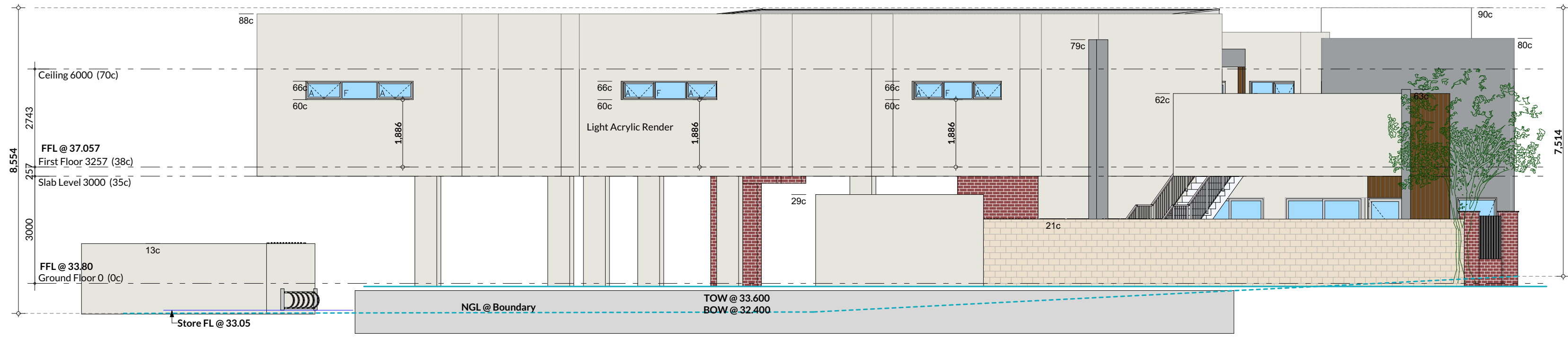


2 East Elevation  
1:100

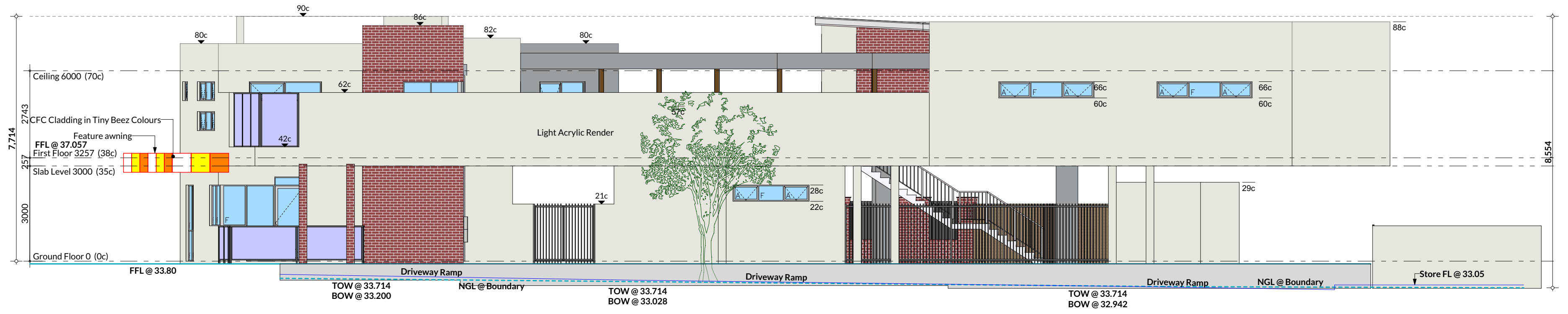
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	Project No: 21056	Drawing No.: PD10 of 13	Revision Number: 014	Date: 28/06/2022
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3 South Elevation  
1:100



4 West Elevation  
1:100

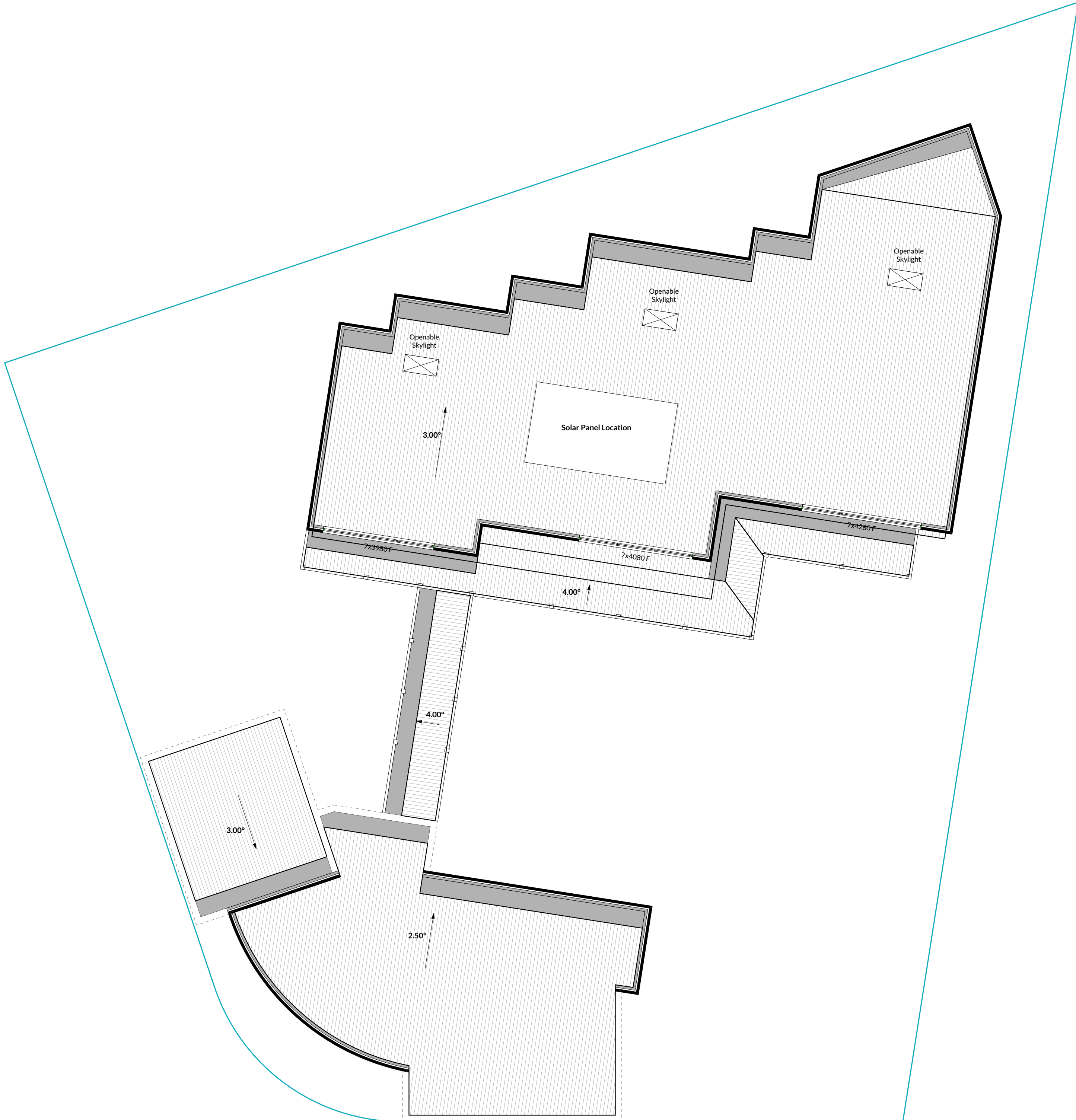
Client  
Skinner Property Holdings Pty Ltd ATF Otranto  
Trust  
Project Name  
Childcare Centre  
Project Address  
373 Wanneroo Road, Balcatta

Drawing Title:  
Elevations  
Scale: as noted  
Project No:  
21056  
Sheet Size: A2  
Drawing No.:  
PD11 of 13


Issue:  
DRP  
Rev: Description: Drawn:  
014 Car Park Changes CD  
Revision Number: Date:  
014 28/06/2022



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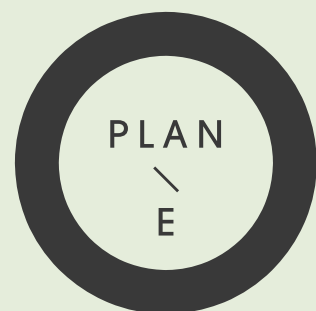


Roof Plan  
1:100

Client Skinner Property Holdings Pty Ltd ATF Otranto Trust Project Name Childcare Centre Project Address 373 Wanneroo Road, Balcatta	Drawing Title: Roof Plan		Issue: DRP			
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	Project No: 21056	Drawing No.: PD12 of 13	Revision Number: 014	Date: 28/06/2022		
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# 373 WANNEROO ROAD BALCATTa CHILDCARE CENTRE

LANDSCAPE CONCEPT PLANS  
JUNE 2022





# GROUND FLOOR CONCEPT

## LEGEND

- 01 PROPOSED NATIVE STYLE PLANTING TO CAR PARK
- 02 PROPOSED SMALL/MEDIUM TREES TO CAR PARK
- 03 PROPOSED ADVANCED TREES IN STRATACELL (MIN 9M2)
- 04 PROPOSED SCREENING TREES ALONG BOUNDARY ADJACENT TO PROPERTY
- 05 LOW NATIVE GROUNDCOVER PLANTING TO CAR PARK EDGE
- 06 PROPOSED ENTRY PAVEMENT - EXPOSED AGGREGATE
- 07 PROPOSED PLANTING TO SITE BOUNDARY TO BORDER EXISTING FOOTPATH
- 08 PROPOSED VERANDAH PAVING - COLOURED CONCRETE
- 09 PROPOSED SENSORY PATH WITH COBBLESTONE, TIMBER & PEBBLE INLAYS
- 10 PROPOSED SENSORY GARDEN WITH TEE-PEE CUBBY & PLAY PANELS
- 11 PROPOSED SANDPIT WITH LIMESTONE EDGE & BEACH ENTRY
- 12 PROPOSED SYNTHETIC TURF FOR MOVABLE EQUIPMENT
- 13 PROPOSED GARDEN BED WITH SENSORY PLANTING
- 14 PROPOSED BUILDING OVERHANG
- 15 EXISTING FOOTPATH TO BE RETAINED

## SOFT LANDSCAPE

- ADVANCED TREES : HYMENOSPORUM FLAVUM @ 500L POTS
- SCREENING TREES: MAGNOLIA LITTLE GEM @ 100L POTS
- SMALL - MEDIUM TREES: EUCALYPTUS FORRESTIANA @ 200L POTS

SOFT LANDSCAPE (GROUND FLOOR) 108M2 10.5%

NOTE: ALL GARDEN BEDS AND TREES (INCL FIRST FLOOR PLANTERS) TO BE IRRIGATED



**373 WANNEROO ROAD, BALCATT  
CHILD CARE CENTRE**

LANDSCAPE CONCEPT PLAN  
JUNE 2022

JOB NO. 2114301 C1.101 REV C  
1:150 @ A3 0 1.5 3 6 9 15m

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LANDSCAPE ARCHITECTS

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T: (08) 9388 9566 E: mail@plane.com.au



# FIRST FLOOR CONCEPT



## LEGEND

- 01 PROPOSED COMPOSITE DECKING ON STILTS
- 02 PROPOSED SYNTHETIC TURF SOFTFALL WITH SPACE FOR MOVEABLE EQUIPMENT
- 03 PROPOSED RAISED SANDPIT WITH TIMBER EDGE AND STAIRS
- 04 PROPOSED BIKE TRACK WITH TACTILE PAVING INLAYS (I.E. COBBLESTONE; UNIT PAVING; TIMBER BRIDGE)
- 05 PROPOSED SYNTHETIC TURF MOUNDING
- 06 PROPOSED 'HIDDEN' DECK AREA WITH HIDEY HOLE PLAY ITEM
- 07 PROPOSED PLAY DECK WITH ARBOR STRUCTURE WITH CLIMBING PLANTS
- 08 PROPOSED PLAY FORT STRUCTURE WITH CLIMBING NET & SLIDE
- 09 PROPOSED PLAY PANEL - CHALKBOARD
- 10 PROPOSED QUIET AREA -SYNTHETIC TURF WITH CIRCULAR STEPPING STONES; CUBBY WITH PLAY PANELS & FRUIT TREES IN RAISED PLANTERS
- 11 PROPOSED PLAY PANEL - MIRROR
- 12 PROPOSED MUD PLAY KITCHEN
- 13 PROPOSED RAISED CIRCULAR PLANTERS WITH SMALL FEATURE TREES AND SENSORY PLANTING
- 14 PROPOSED RAISED STEEL CLAD PLANTERS WITH SENSORY PLANTING
- 15 PROPOSED SHADE SAIL OVER PLAY STRUCTURE & SANDPIT
- 16 PROPOSED BUILDING VERANDAH/ WALKWAY OVER DECK

**373 WANNEROO ROAD, BALCATT  
CHILDCARE CENTRE**

LANDSCAPE CONCEPT PLAN  
JUNE 2022

JOB NO. 2114301  
1:150 @ A3

C1.102  
0 1.5 3 6 9 15m  
REV C

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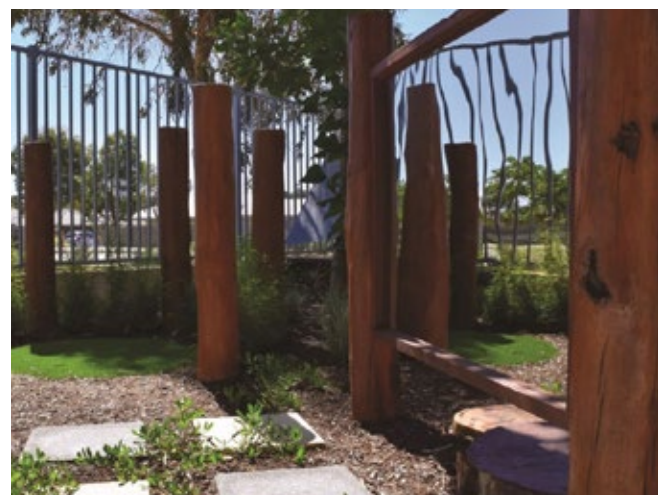
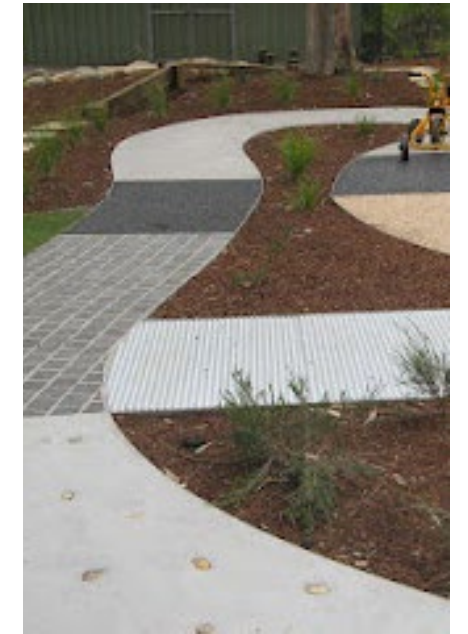


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# IMAGERY - GROUND FLOOR



373 WANNEROO ROAD, BALCATT  
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LANDSCAPE CONCEPT PLAN  
JUNE 2022

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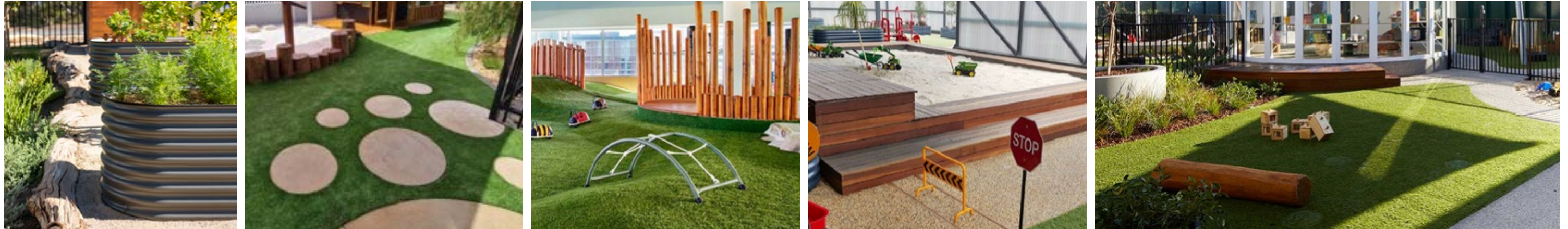


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# IMAGERY - FIRST FLOOR



373 WANNEROO ROAD, BALCATT  
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# PLANTING PALETTE

## EXTERNAL



HYMENOSPORUM FLAVUM



EUCALYPTUS TODTIANA



EUCALYPTUS FORRESTIANA 'FUCHSIA GUM'



MAGNOLIA GRANDIFLORA 'TEDDY BEAR'



BANKSIA MENZIESII DWARF



HYPOCALYMMA ROBUSTUM



EREMOPHILA NIVEA SPRING MIST



EREMOPHILA KALBARRI CARPET



OLEARIA AXILLARIS



PATERSONIA OCCIDENTALIS



MYOPORUM PARVIFOLIUM 'YAREENA'



OLEARIA LITTLE SMOKIE



LOMANDRA VERDAY



CONOSTYLIS CANDICANS





PLANTING - INTERNAL (PLAY SPACES)



Citrus x latifolia - Tahitian Lime



Citrus x meyeri - Meyer Lemon



CERCIS CANADENSIS



LAGERSTROEMIA NATCHEZ 'SIOUX'



CORYMBIA FICIFOLIA BABY ORANGE



CONOSTYLIS CANDICANS



HELICHRYSUM ITALICUM



LAVANDULA SILVER PRINCESS



LAVANDULA GHOSTLY PRINCESS



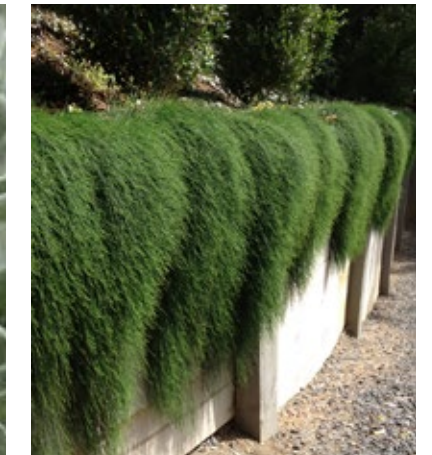
ROSMARINUS OFFICINALIS 'PROSTRATUS'



SALVIA ELEGANS



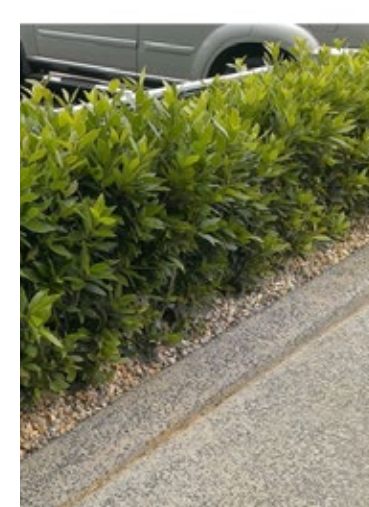
STACHYS BYZANTINA



CASURINA GLAUCA COUSIN IT



CHRYSANTHEMUM SNOWLAND



LAURUS NOBILIS



MARIGOLD BOY O BOY ORANGE



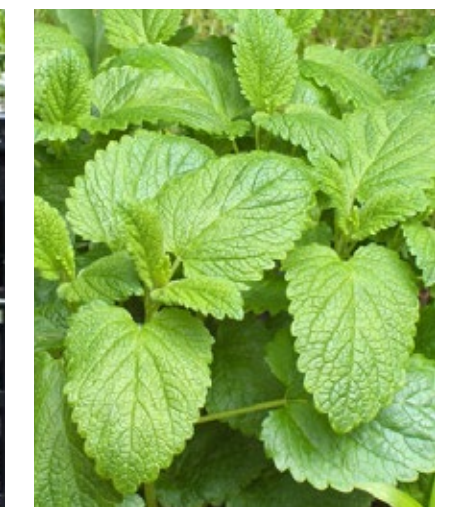
VIOLA HEDERACEA



OTHONNA RUBY NECKLACE



DICHONDRA SILVER FALLS



MELISSA OFFICINALIS

