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DESIGN REPORT & SITE ANALYSIS

CHILDCARE CENTRE

97-99 VICTORIA STREET, WERRINGTON

21 MAY 2021 | REVISION A

CONTENTS

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97-99 VICTORIA STREET, WERRINGTON
CHILD CARE CENTRE

PROJECT NO: 21621
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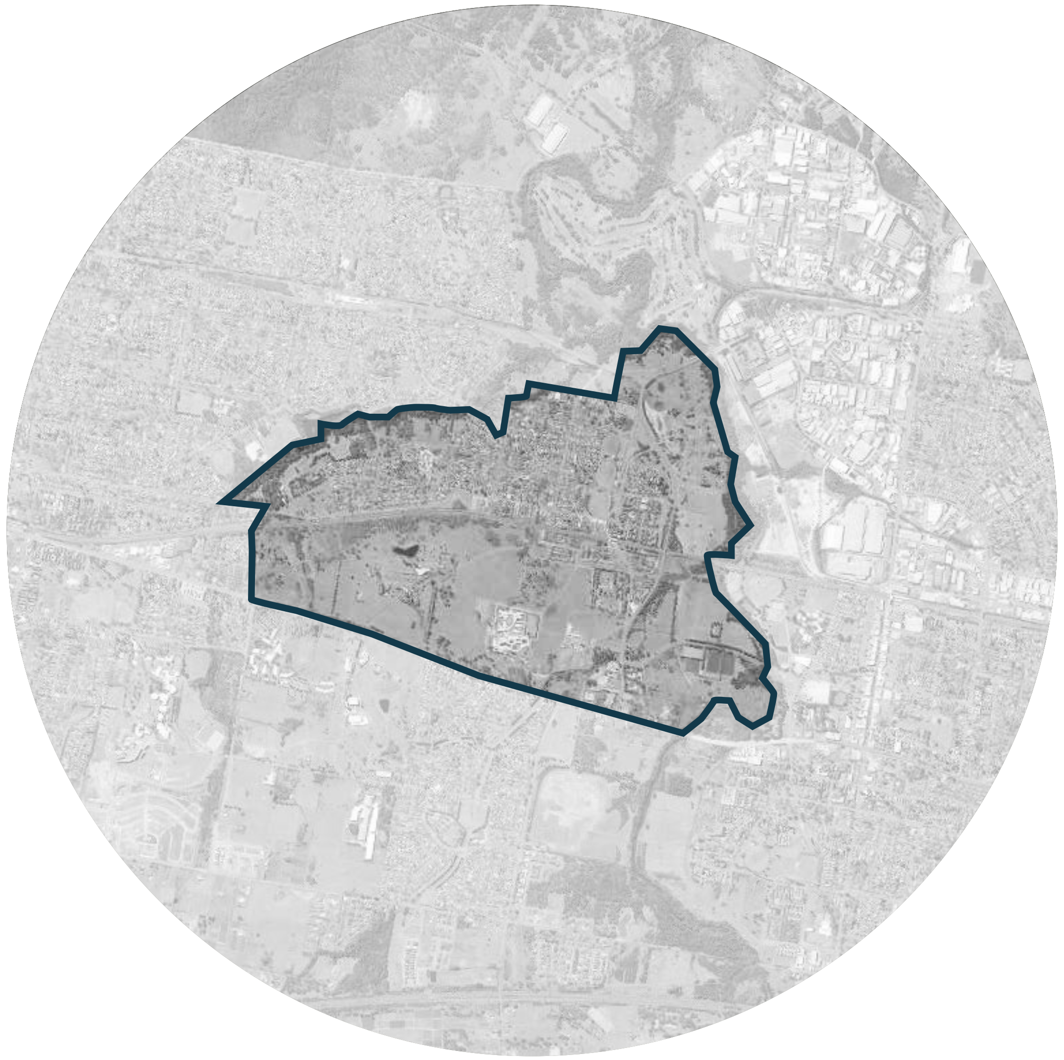
SURROUNDING CONTEXT

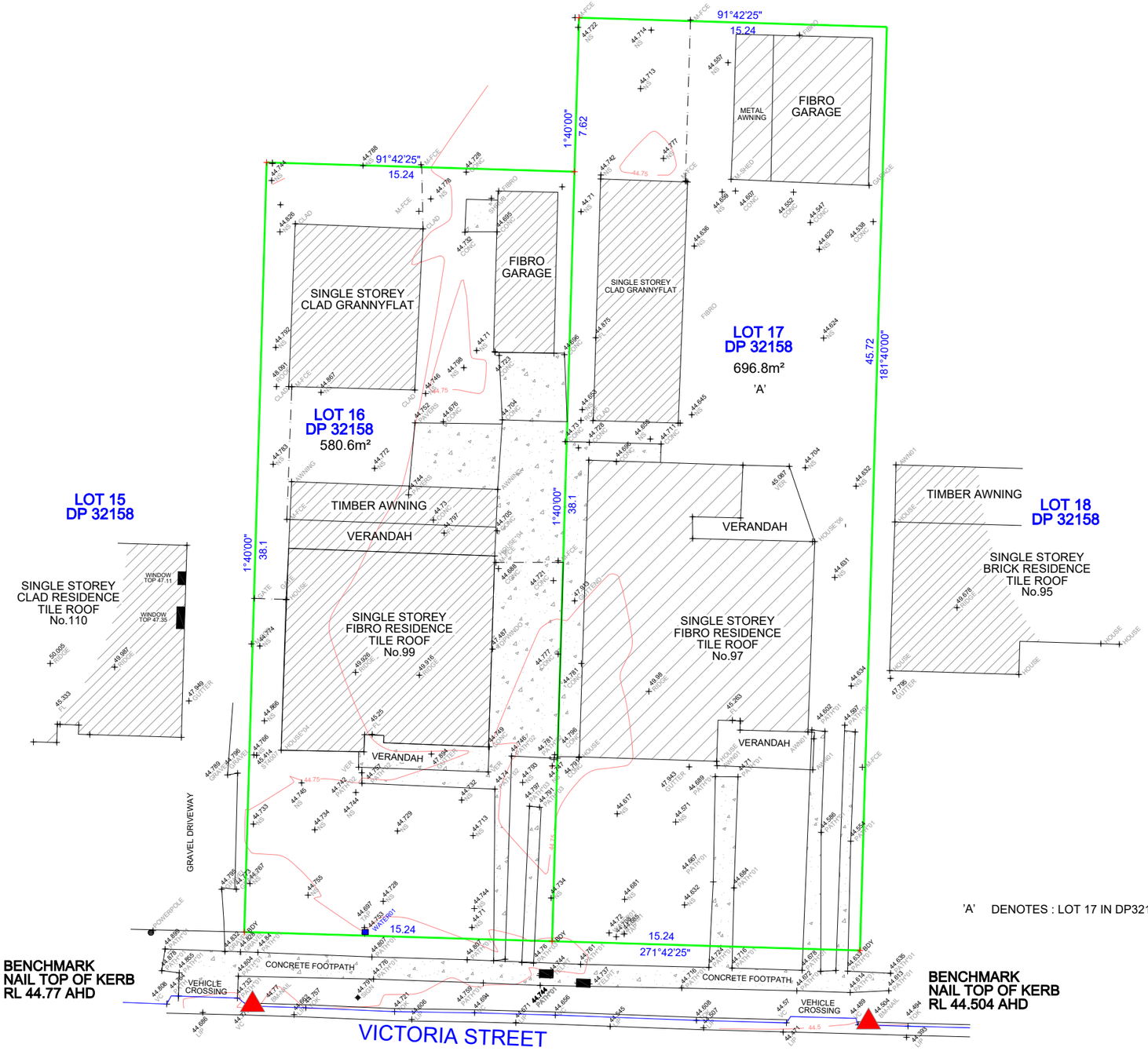


SUBURB MAP
WERRINGTON

SITE MAP

SURVEY PLAN

NTS



'A' DENOTES : LOT 17 IN DP32158 IS SUBJECT TO COVENANT J85825

97-99 VICTORIA STREET, WERRINGTON
DWELLING ALTERATIONS

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STREET VIEWS

VIEW 1: VICTORIA STREET (SITE)

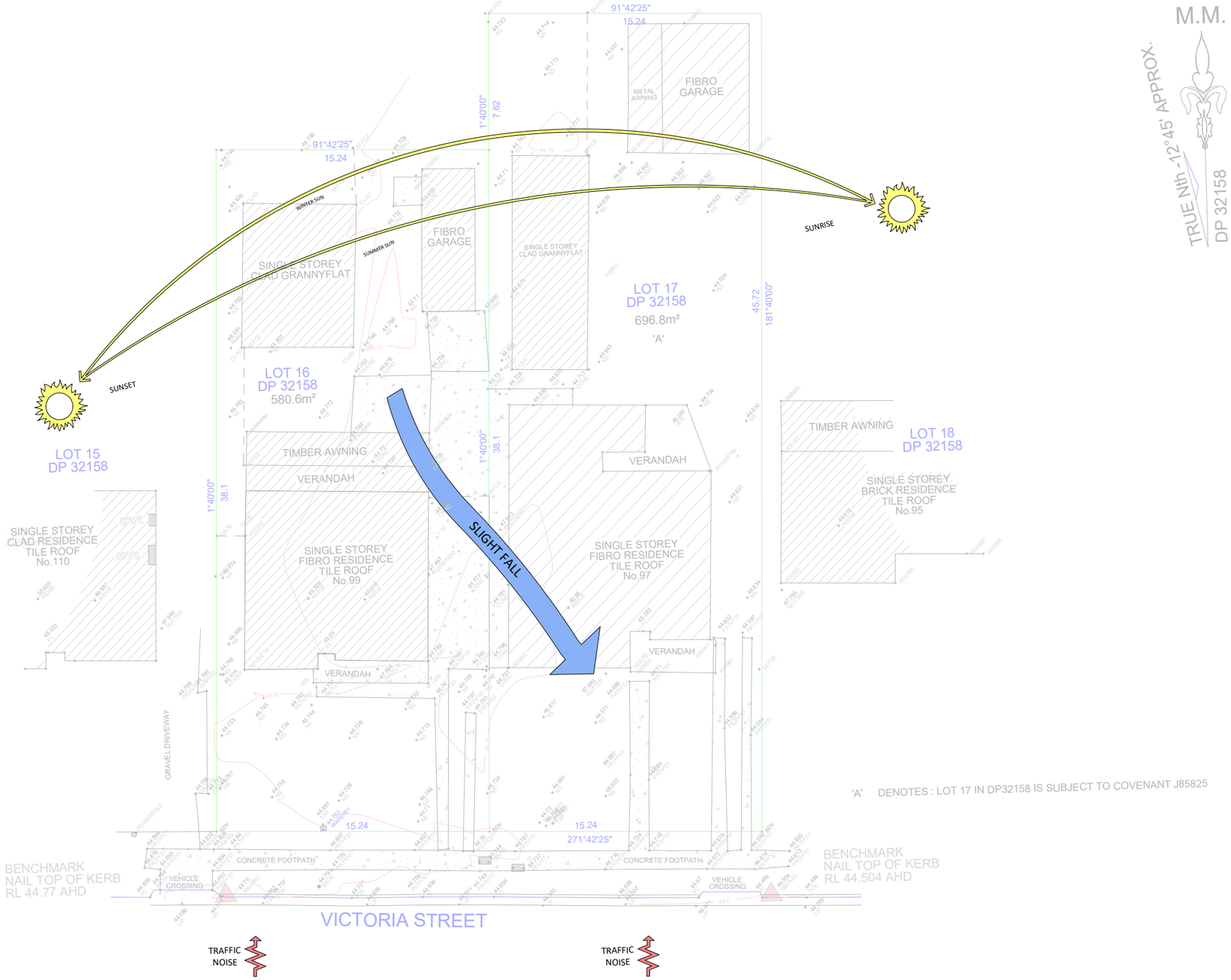
VIEW 2: VICTORIA STREET

VIEW 3: VICTORIA STREET

VIEW 4: VICTORIA STREET

SITE ANALYSIS

NTS



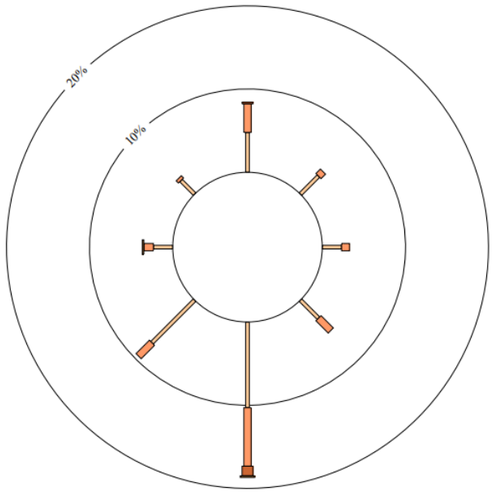
'A' DENOTES : LOT 17 IN DP32158 IS SUBJECT TO COVENANT J85825

WIND ROSES

ORCHARD HILLS TREATMENT WORKS

9 am Jan
526 Total Observations

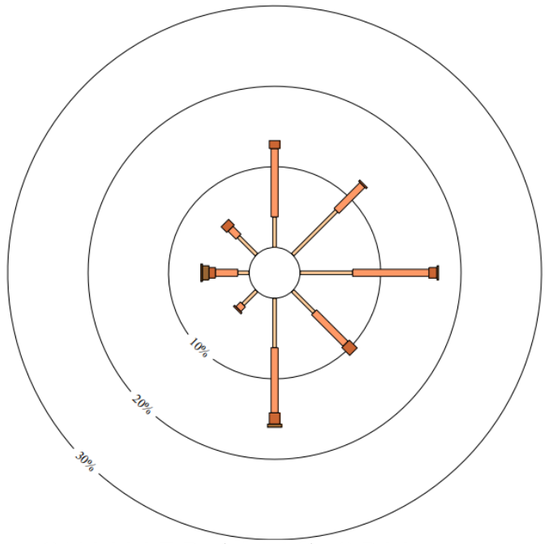
Calm 45%



SUMMER (JAN) 9AM

3 pm Jan
507 Total Observations

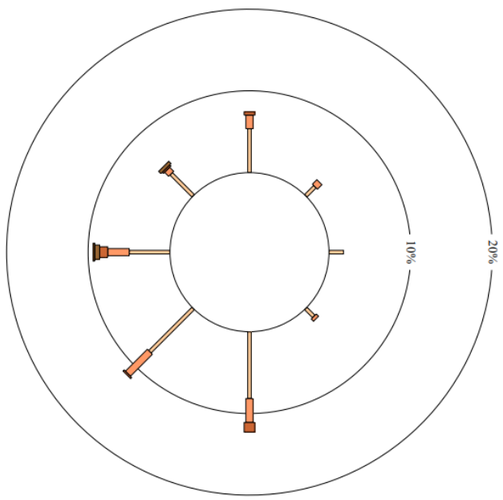
Calm 16%



SUMMER (JAN) 3PM

9 am Jul
515 Total Observations

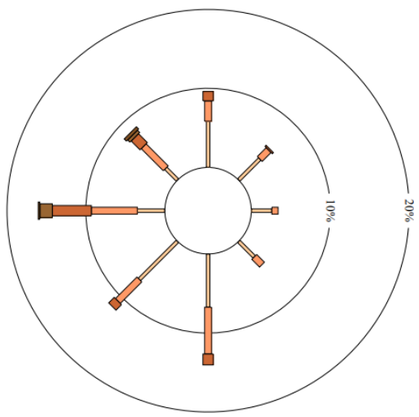
Calm 49%



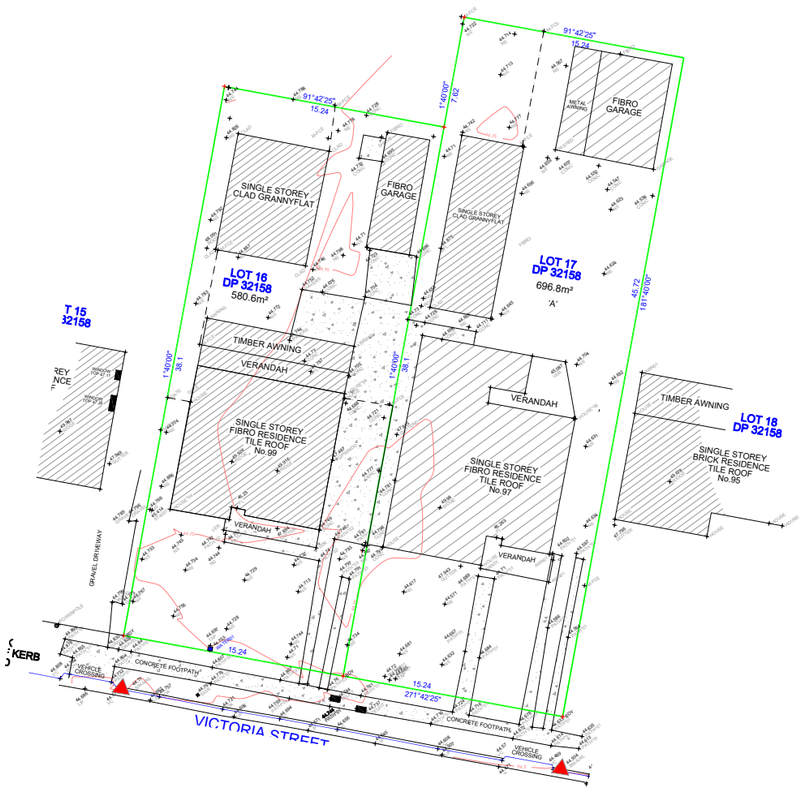
WINTER (JUL) 9AM

3 pm Jul
507 Total Observations

Calm 27%



SUMMER (JUL) 3PM



97-99 VICTORIA STREET, WERRINGTON
COUNCIL DEVELOPMENT CENTRE

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PLANNING CONTROLS

ZONING

R3: MED DENSITY RESIDENTIAL

HEIGHT

8.5M

FSR

NA

- PENRITH PART C10, D2, D5
- PENRITH LEP 2010
- CHILDCARE PLANNING GUIDELINE 2017

97-99 VICTORIA STREET, WERRINGTON
CHILDCARE CENTRE

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DCP CONTROLS

3) Design, Scale and Site Frontage

a) The scale and character of the development shall be compatible with surrounding development.

b) The design of the child care centre must take into account nearby traffic generators, street design and the existing environment for pedestrians and cyclists.

c) Sites must be of sufficient area to accommodate the child care centre, all required associated parking and traffic manoeuvring areas.

d) To ensure the safe operation of car parking areas and the amenity of neighbouring residents, sites shall have a minimum frontage of 22m.

e) Safe sight distances must be provided for all points of access to the site.

7) Shade

a) Outdoor play areas and transition areas (between indoor and outdoor areas) are to be provided with appropriate safe shade requirements. Safe shade may be created by vegetation or shade structures.

b) All active areas containing play equipment or areas where children play for extended periods of time (such as a sand pit) are to be shaded throughout the year.

c) Movable play equipment used for active play should be placed in the shade. (This should be a combination of built and natural shade).

d) All shade structures in the play areas should be designed in accordance with AS/NZS 4486.1. If located over play equipment, the shade structure should not have footholds or grip surfaces that will allow for climbing.

e) Outdoor teaching areas are to be provided with year round protective shade.

f) Outdoor eating areas are to be provided with year round protective shade.

g) Other open areas are to be partially shaded.

h) Any transition zone, between indoor and outdoor areas, such as a verandah, should be permanently shaded and protected in wet weather.

i) The minimum width of a verandah should be 4m to allow for shaded play space underneath.

Child Care Centres/Pre Schools	1 space per 10 children plus 1 per employee plus provision for any dwelling. **Note:** Where a child care centre/pre-school is not located in or immediately adjoining a residential area, a submission to vary the above parking rates will be considered.

h) Stacked parking will not be permitted for visitor spaces for any development.

i) Stacked parking in commercial or industrial development may be permitted for employee spaces only, provided the number of stacked spaces does not account for more than 10% of the total required parking spaces.

SETBACKS (DCP RESI SECTION)

a) Front setback is the greater of either
   i) 5.5m, or
   ii) The average of the setbacks of the adjoining properties
b) Front setbacks for corner sites are;
   i) Primary street frontage (measured on the shortest boundary, as in a) above
   ii) Secondary street frontage is 3m to external walls and 5.5m to garage entrances. verandahs and pergolas are permitted to encroach1.5 m beyond the adopted setback
c) Encroachments to front setbacks
   i) Verandahs and pergolas are permitted to encroach 1.5m beyond the setback to the primary street frontage
   ii) Garages, carports and parking spaces, other than stacked parking or driveways, are not permissible within the front setback
d) Side setbacks to external walls should be a minimum of 900mm.
e) Rear setbacks
   i) The minimum rear setback for a single storey building (or any single storey component of a building) is 4m
   ii) The minimum rear setback for a two storey building (or any two storey component of a building) is 6m

2) Bulk and Scale
   a) Two storey buildings to be designed as a combination of one and two storey elements with a variety of setbacks from boundaries
   b) External walls are not to be longer than 8m between distinct corners or features such as projecting verandahs and awnings or banks of windows.
   c) All balconies and decks higher than 800mm above existing ground level shall incorporate privacy measures such as screening or landscape planting.

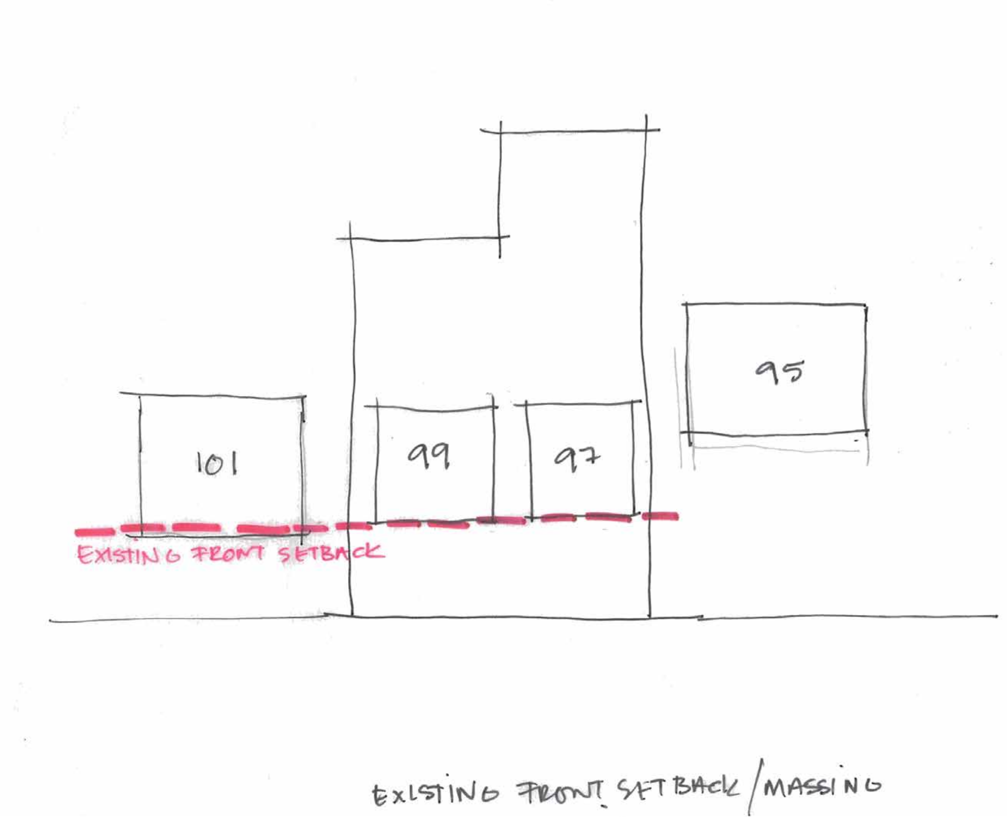
B. Controls

1) The minimum landscaped area of a site is:

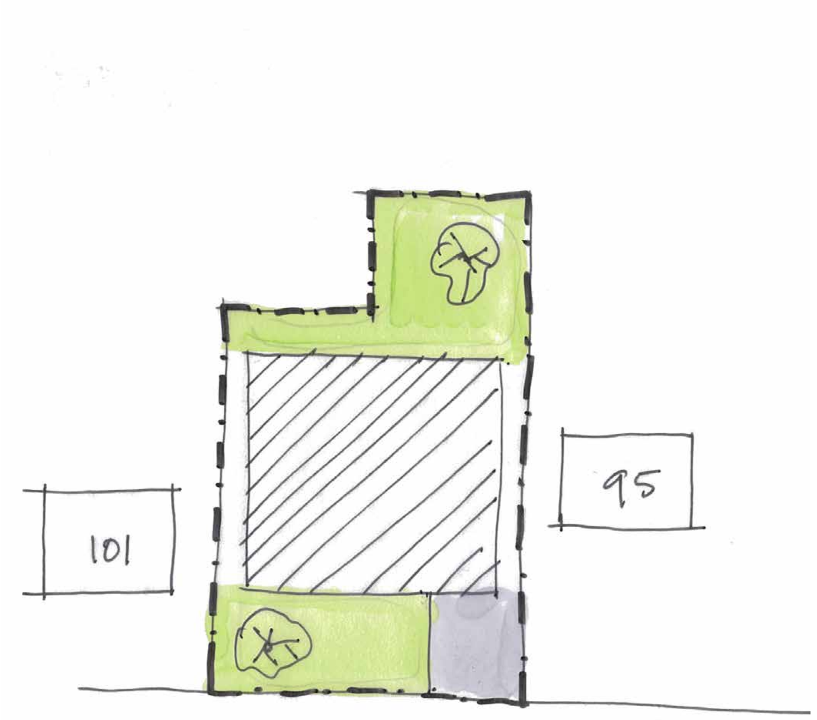
Zone	Minimum landscaped area % of the site
R1 Residential General	40
R2 Low Density Residential	50
R3 Medium Density Residential	40
R4 High Density Residential	35

2) Calculation of landscaped area does not include areas of the site;
   a) Less than 2m in width
   b) Hard surface areas such as buildings, driveways and paved areas.
3) Calculation of landscaped area may include up to 15m² of any verandah, deck or patio that is attached to a dwelling at ground floor level and is associated with a landscaped area that is designated open space for that dwelling
4) A portion of the landscaped area should be connected to or directly adjacent to a living area of the dwelling.

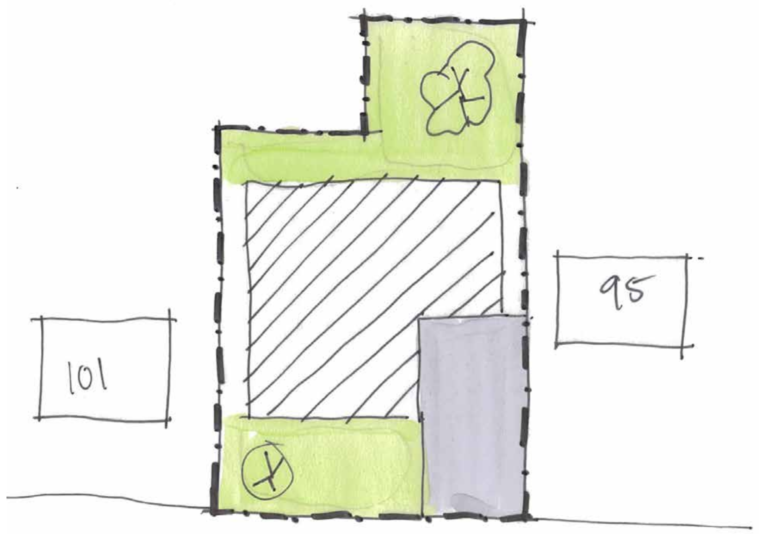
DESIGN DRIVERS



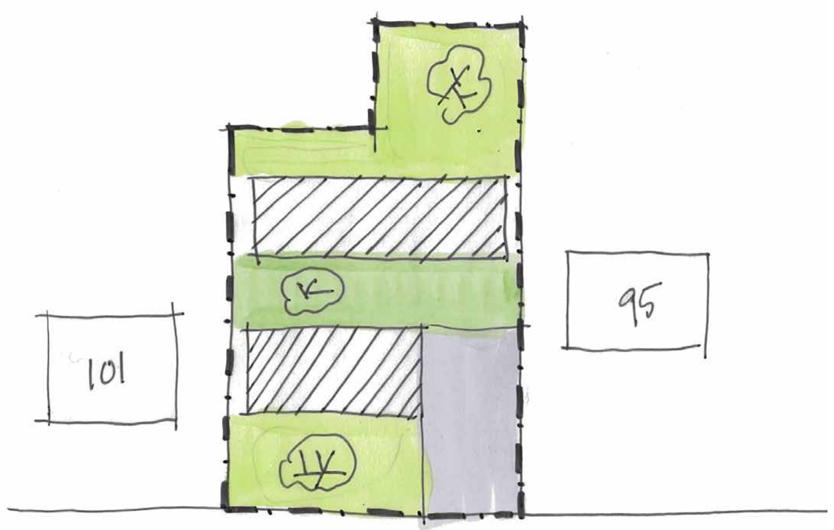
EXISTING SETBACK CONDITIONS



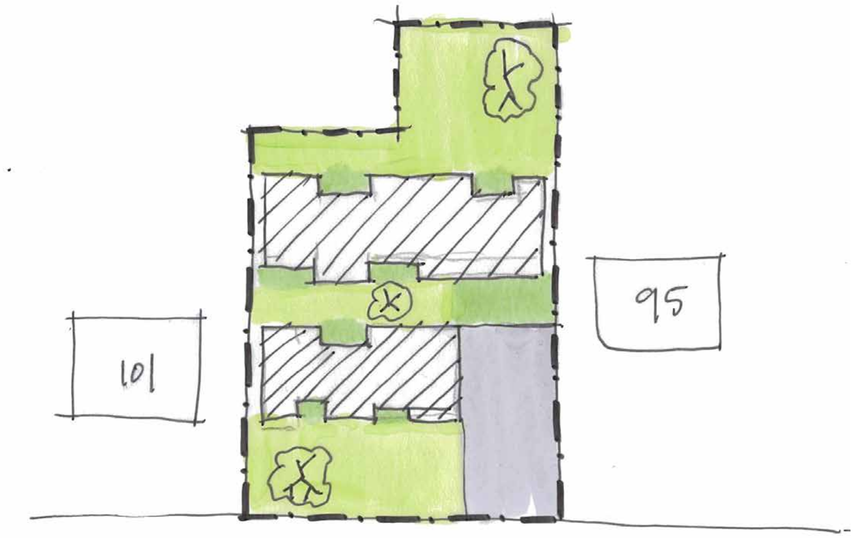
USE EXISTING FRONT SETBACK



PUSH BACK RIGHT MASS TO RESPECT NEIGHBOUR NO.95

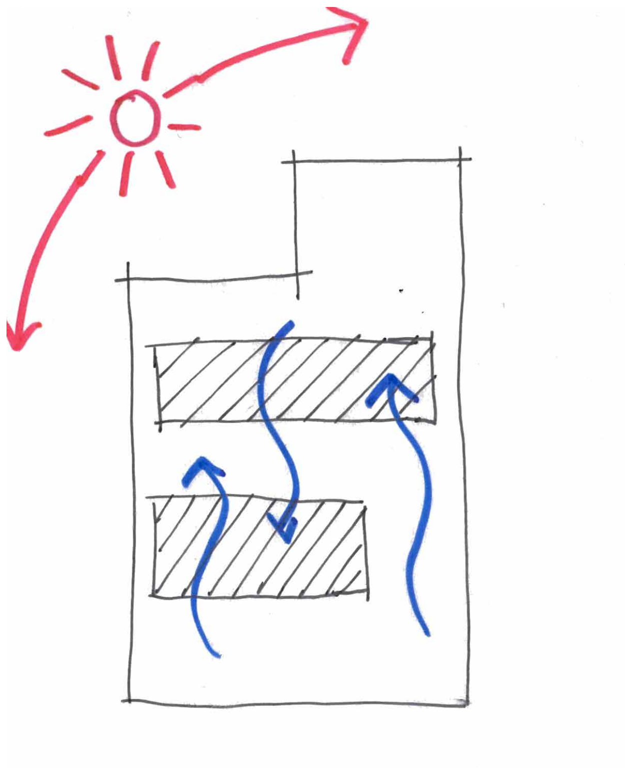


SPLIT MASS INTO LINEAR FORM, TO ALLOW NORTH LIGHT TO ALL ROOMS

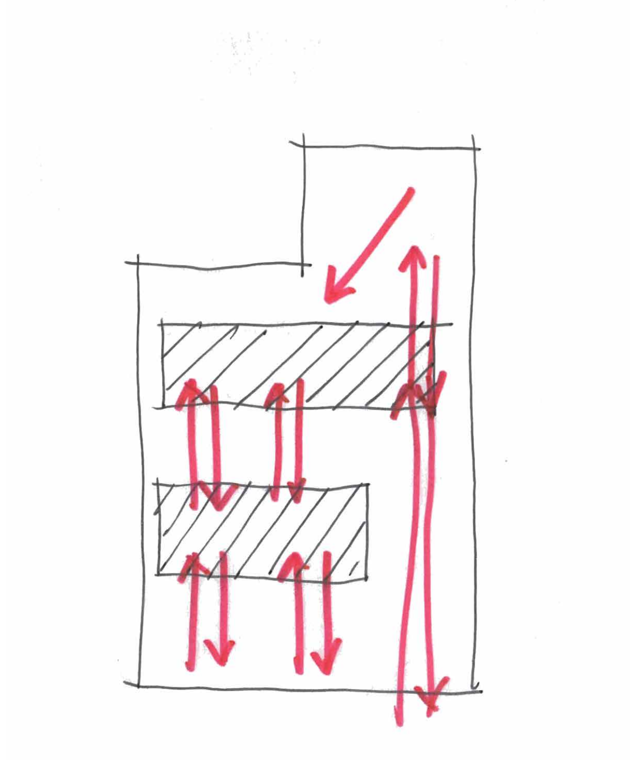


ARTICULATION TO MASS TO CREATE NOOKS TO REDUCE THE SCALE AND FOR SMALLER ACTIVITIES

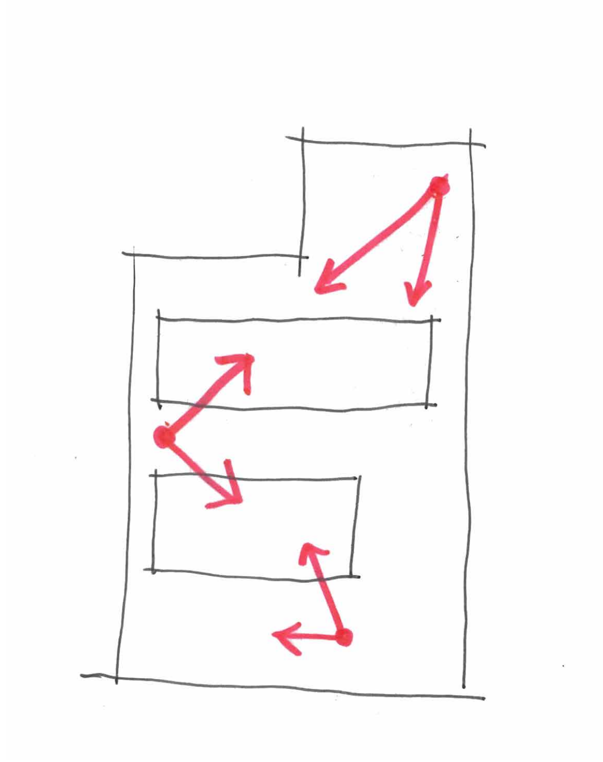
DESIGN DRIVERS



SOLAR ACCESS AND CROSS
VENTILATION THROUGH THE CENTRAL
COURTYARD AND TO INDOOR PLAY



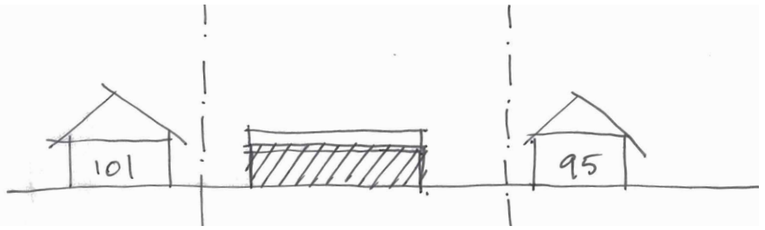
PUBLIC / PRIVATE VISUAL CONNECTIONS
WHILST ALSO INTERNAL VISUAL
CONNECTIONS-



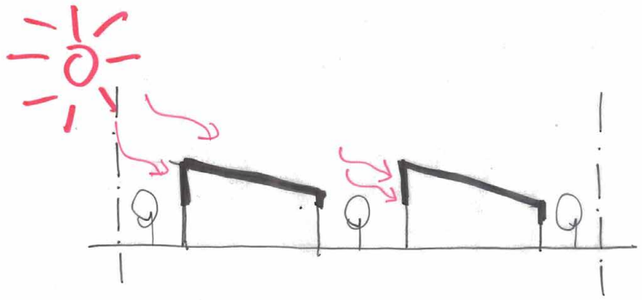
PASSIVE SURVEILLANCE THROUGHTOUT

DESIGN DRIVERS

EXISTING
HIPPED ROOF AND LOW SCALE
STREETSCAPE

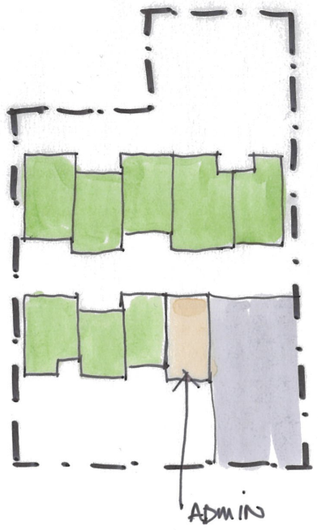


PROPOSED
RETAIN LOW SCALE STREETSCAPE WITH
SKILLION ROOF

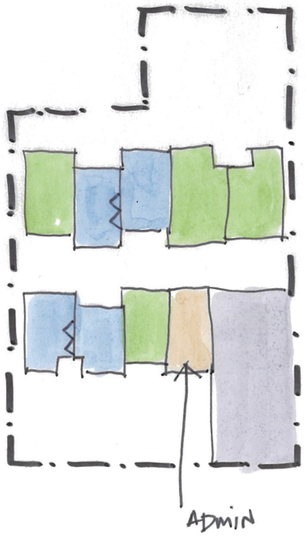


PROPOSED
SKILLION ROOF ORIENTED TO NORTH
ASPECT TO ALLOW MORE NATURAL
LIGHT TO PLAYROOMS

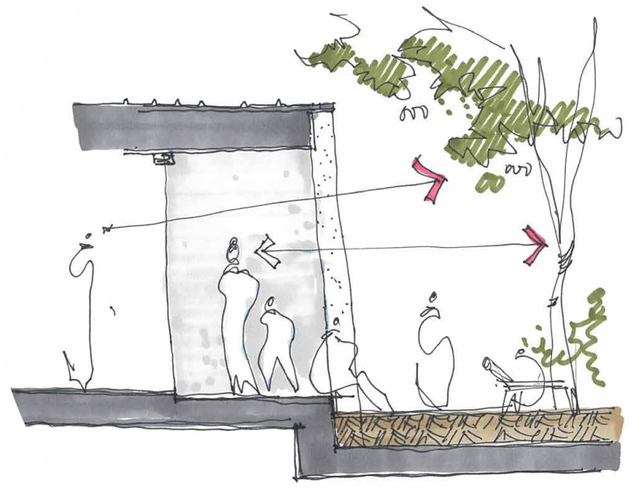
DESIGN DRIVERS



SELF SUFFICIENT CLASSROOMS SHOWN GREEN OPERATING INDIVIDUALLY

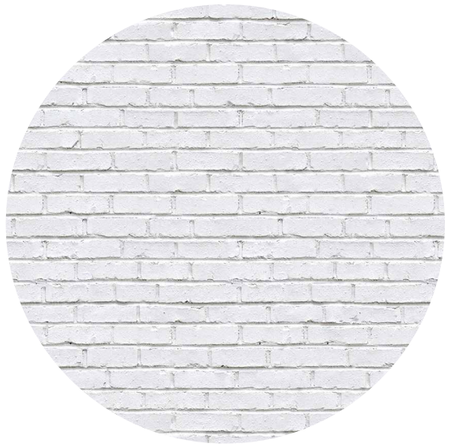


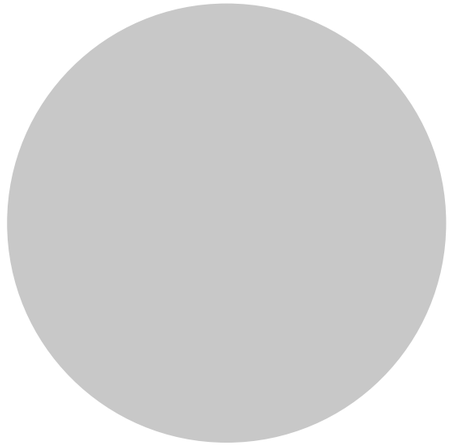
OPERABLE WALLS/DOORS TO CLASSROOMS SHOWN BLUE ALLOWING FLEXIBILITY & CREATING LARGER SPACES



ALLOWANCE FOR DEEP SOIL ABOVE BASEMENT

TEXTURES



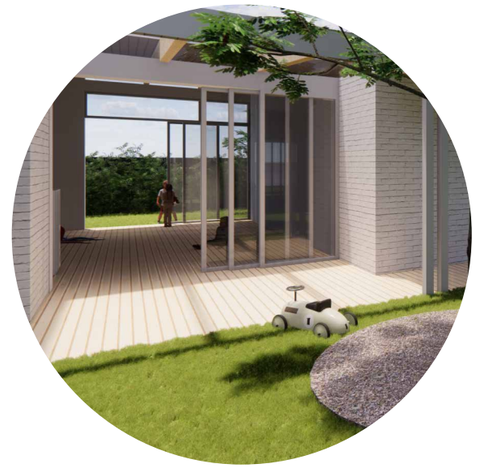


SENSORY DESIGN

Textured walls and other surfaces provide opportunity for a curious child to learn about the world around us.

Encouraging curosity by having visual connections with nature and access to direct natural light.

Inward facing, small child sized spaces provide little adults with a sense of security in our big world.



97-99 VICTORIA STREET, WERRINGTON
GUILDCARE CENTRE

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PERSPECTIVES

97-99 VICTORIA STREET, WERRINGTON

CHILDCARE CENTRE

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LIGHTING SCALE

200

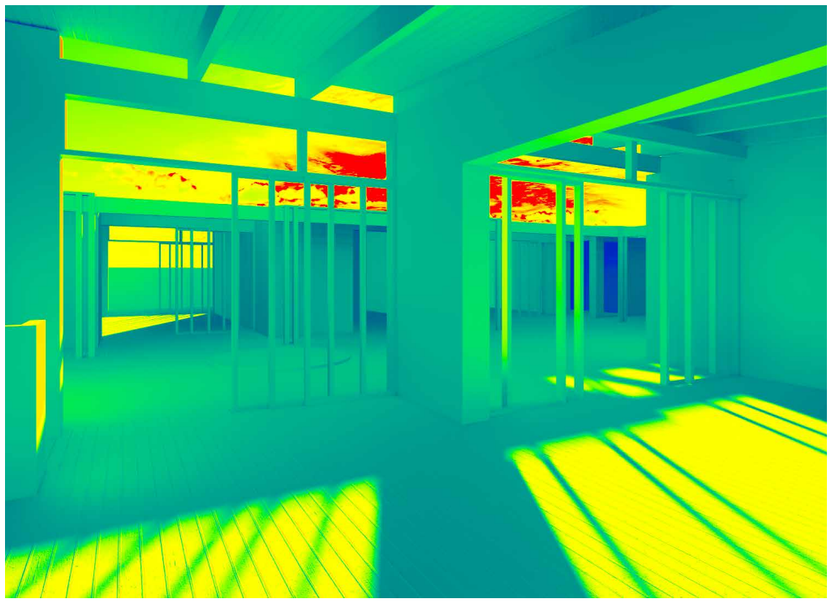
10000 lux

250 LUX:
EASY OFFICE WORK,
COMFORTABLE READING

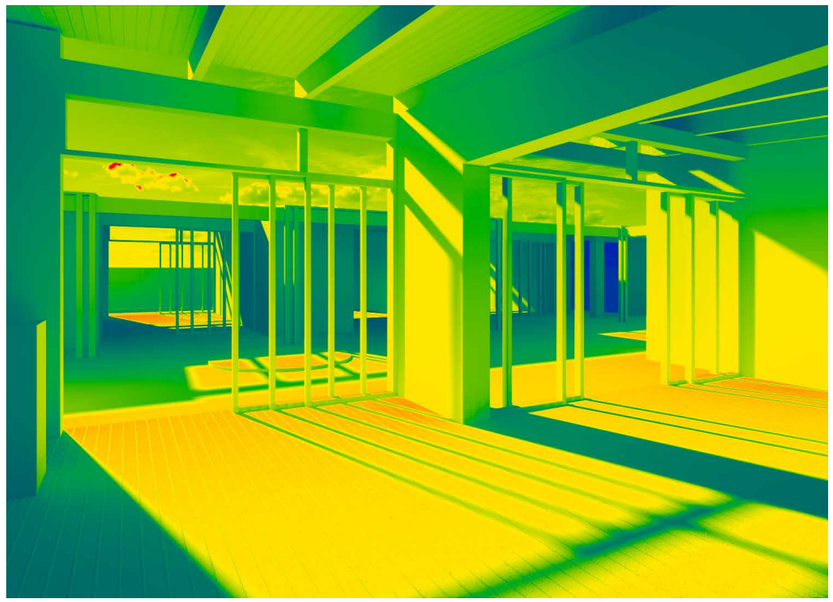
1000 LUX:
MECHANICAL WORKSHOPS,
OPERATION THEATRES

10,000 LUX:
MAXIUMUM POSSIBLE
DAYLIGHT ON A CLEAR DAY

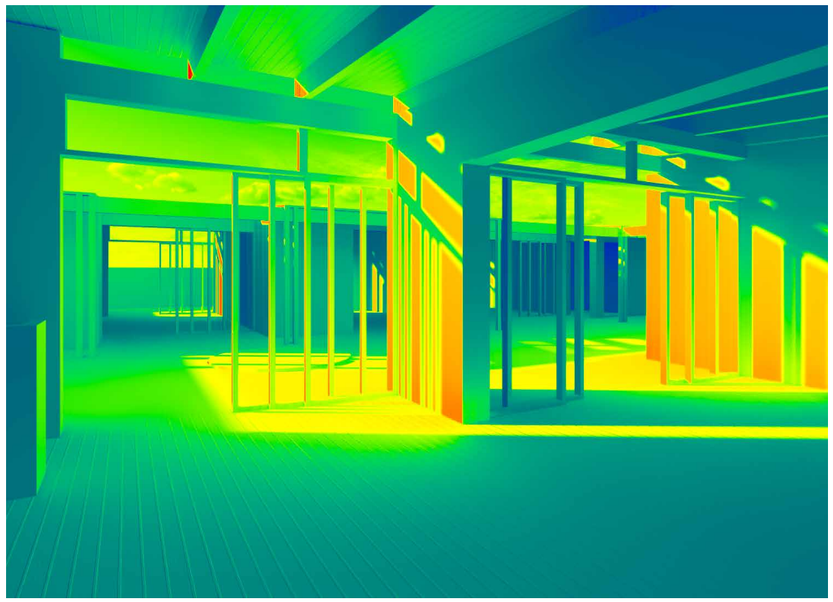
SOLAR STUDY SOUTHERN CLASSROOM



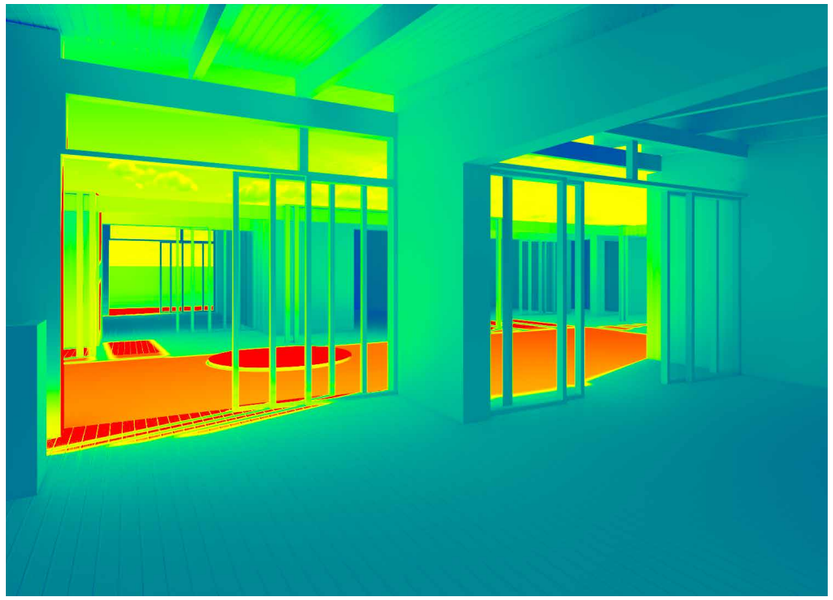
WINTER - 9AM



WINTER - NOON



WINTER - 3PM



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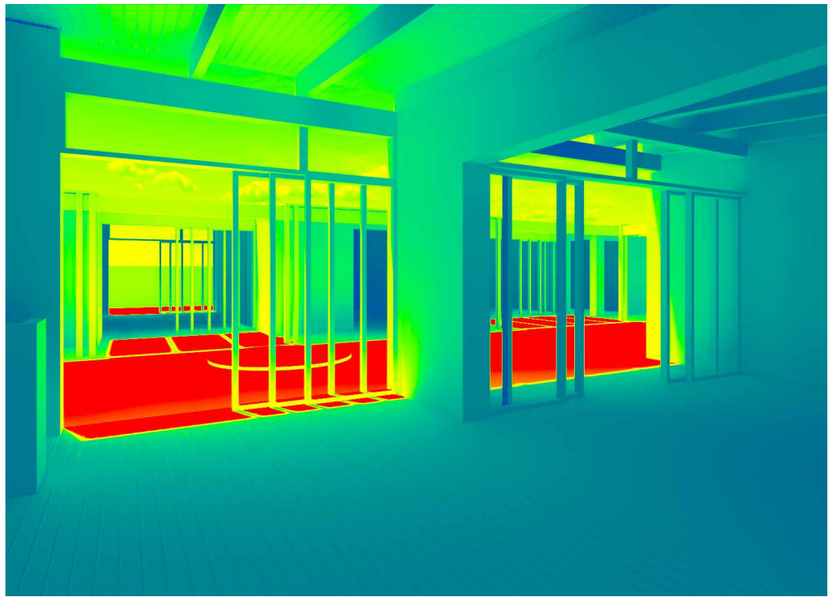
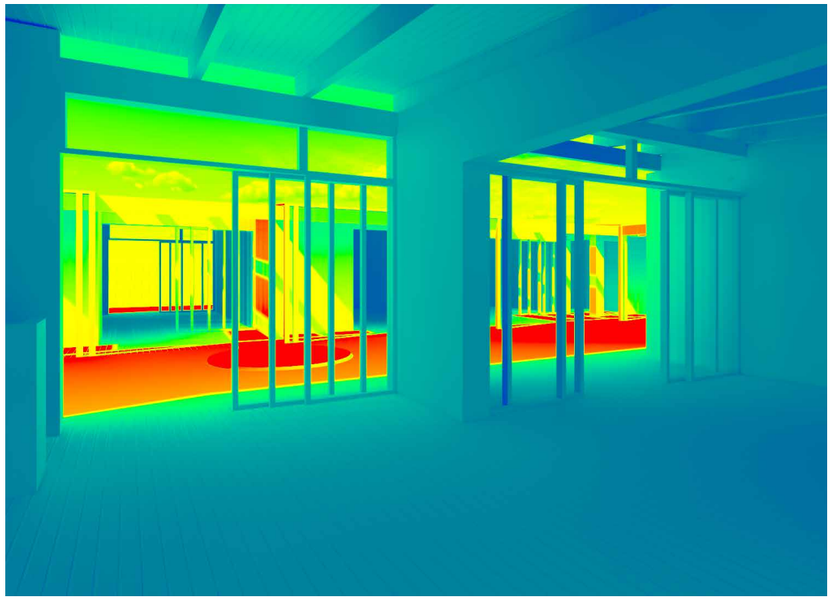


SUMMER - NOON



SUMMER - 3PM

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97-99 VICTORIA STREET, WERRINGTON
CHILDCARE CENTRE

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