



ArtMade
Architects

DESIGN REPORT

CHILDCARE CENTRE

1A TRUMAN AVE, RIVERWOOD

30 MAY 2025 | REVISION A

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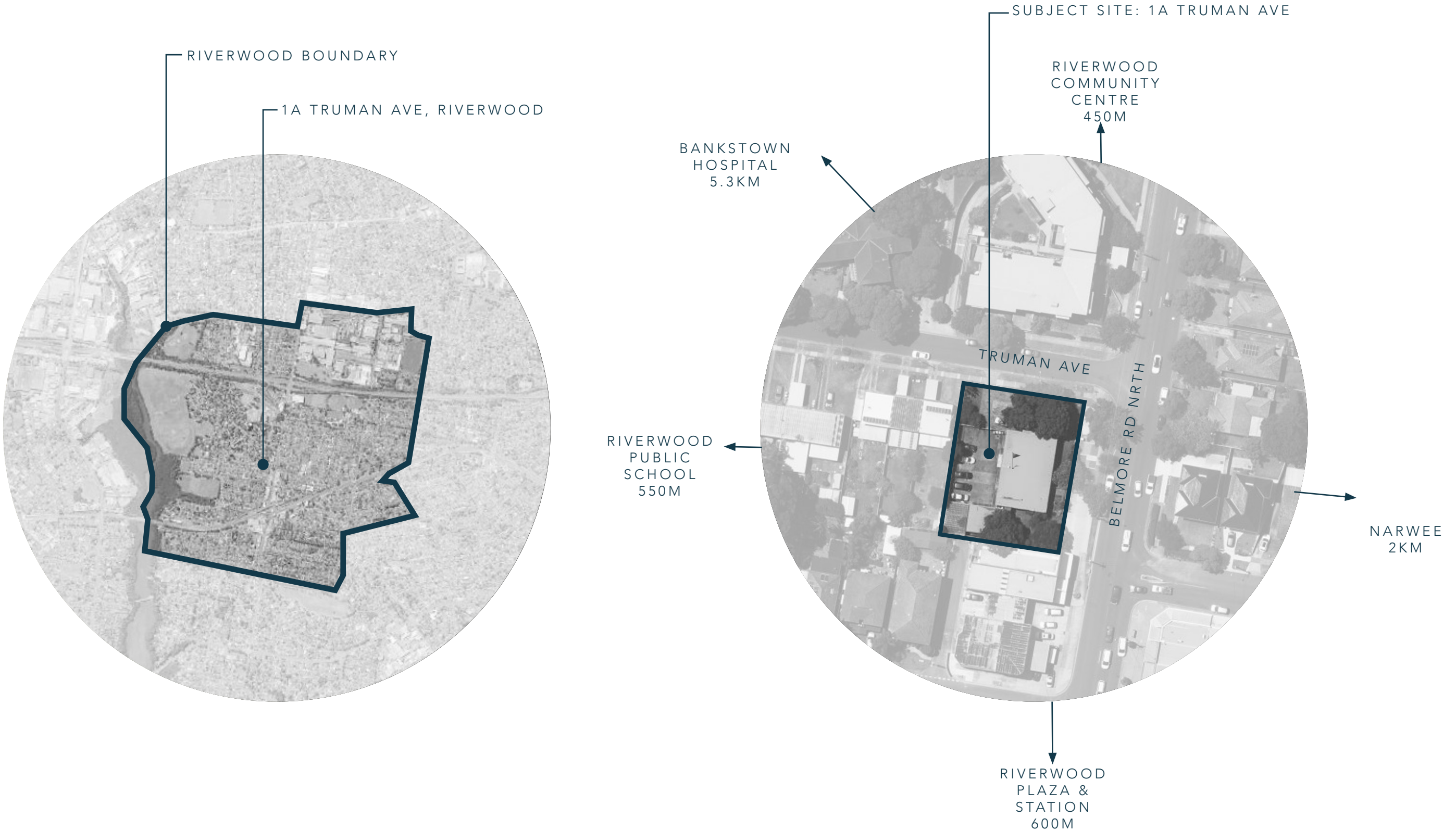
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NSW LAND & HOUSING

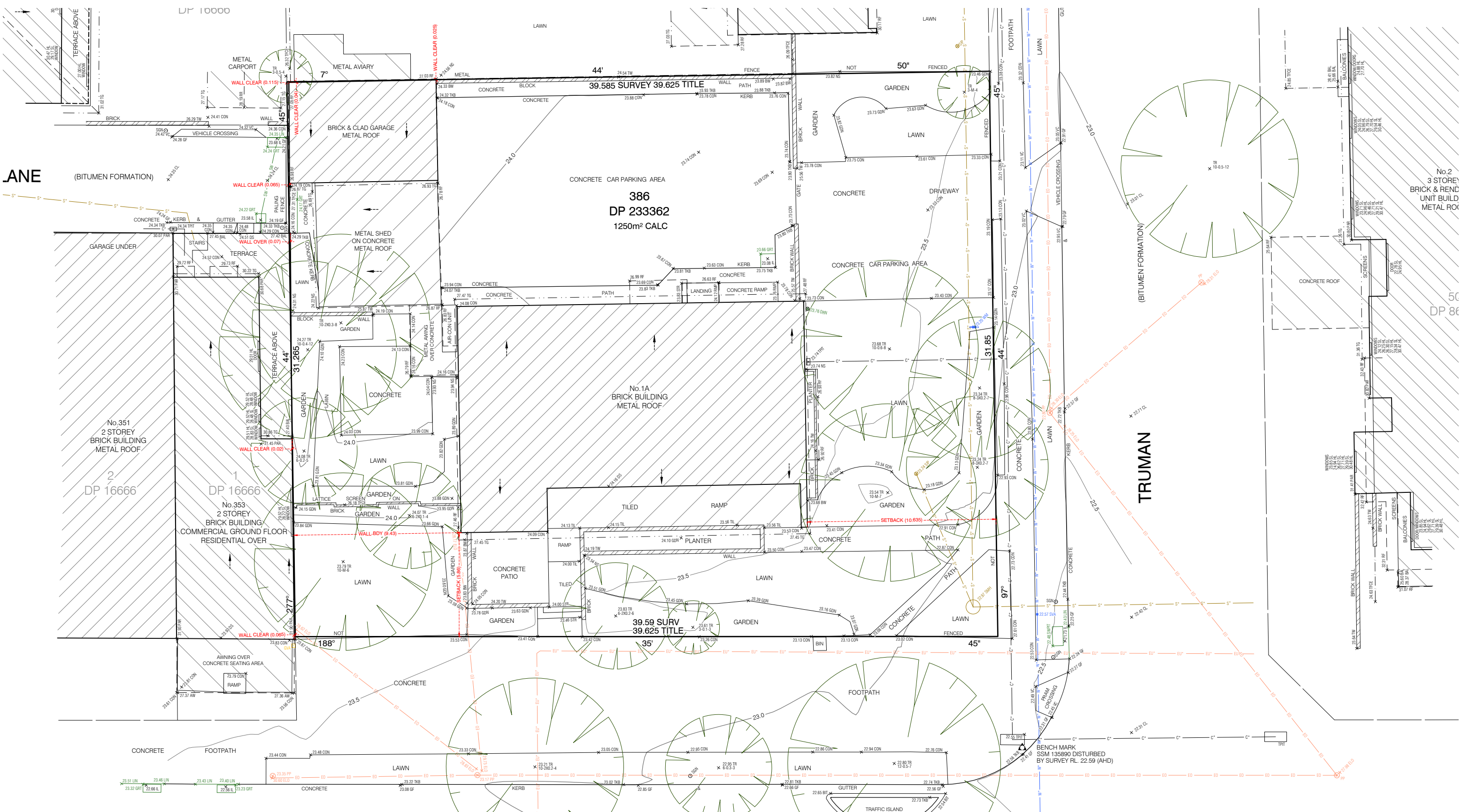
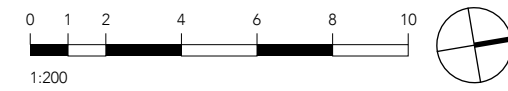
ARTMADE ARCHITECTS

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SURROUNDING CONTEXT



SURVEY PLAN



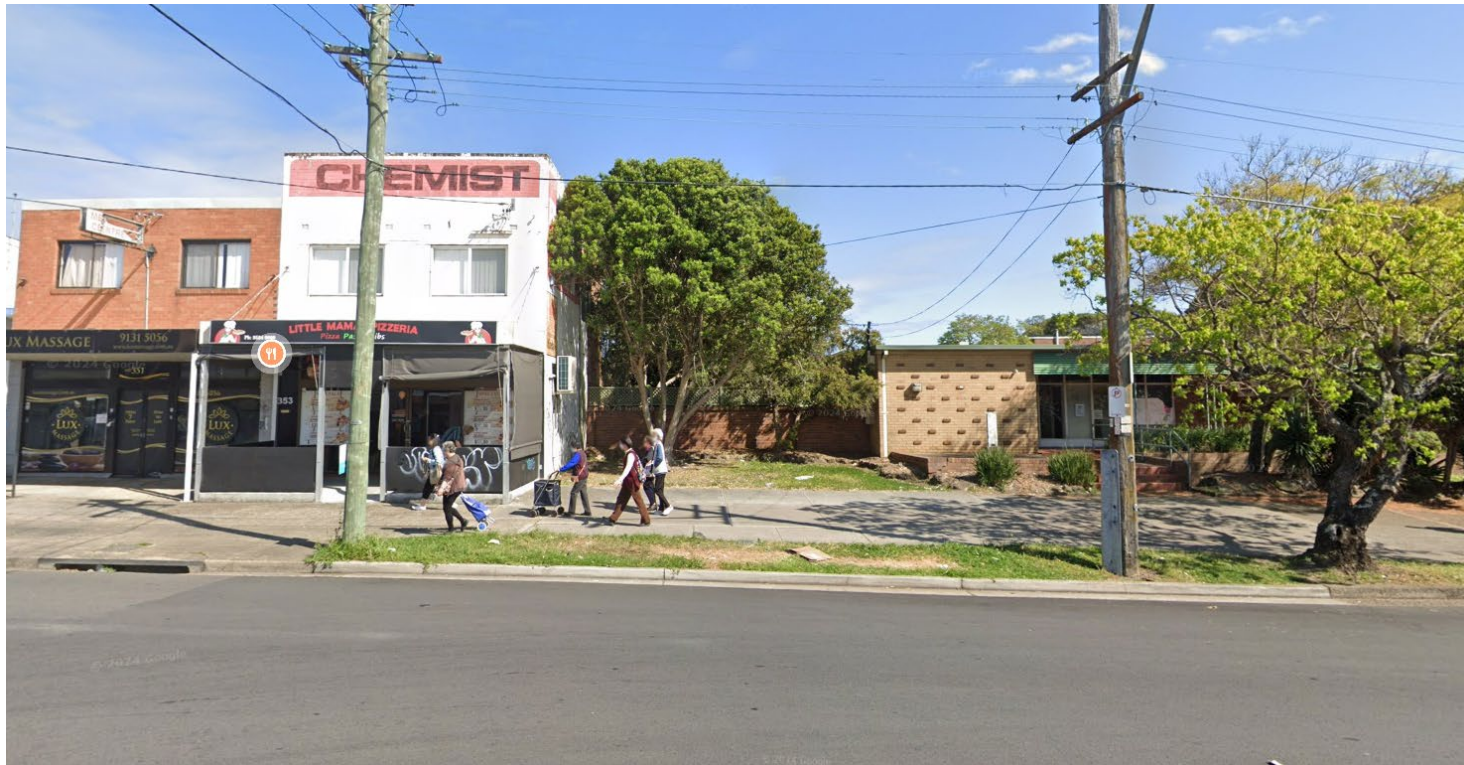
STREET VIEWS



VIEW 1: 1A TRUMAN AVE (SITE)



VIEW 2: CNR OF BELMORE RD NRTH & TRUMAN AVE

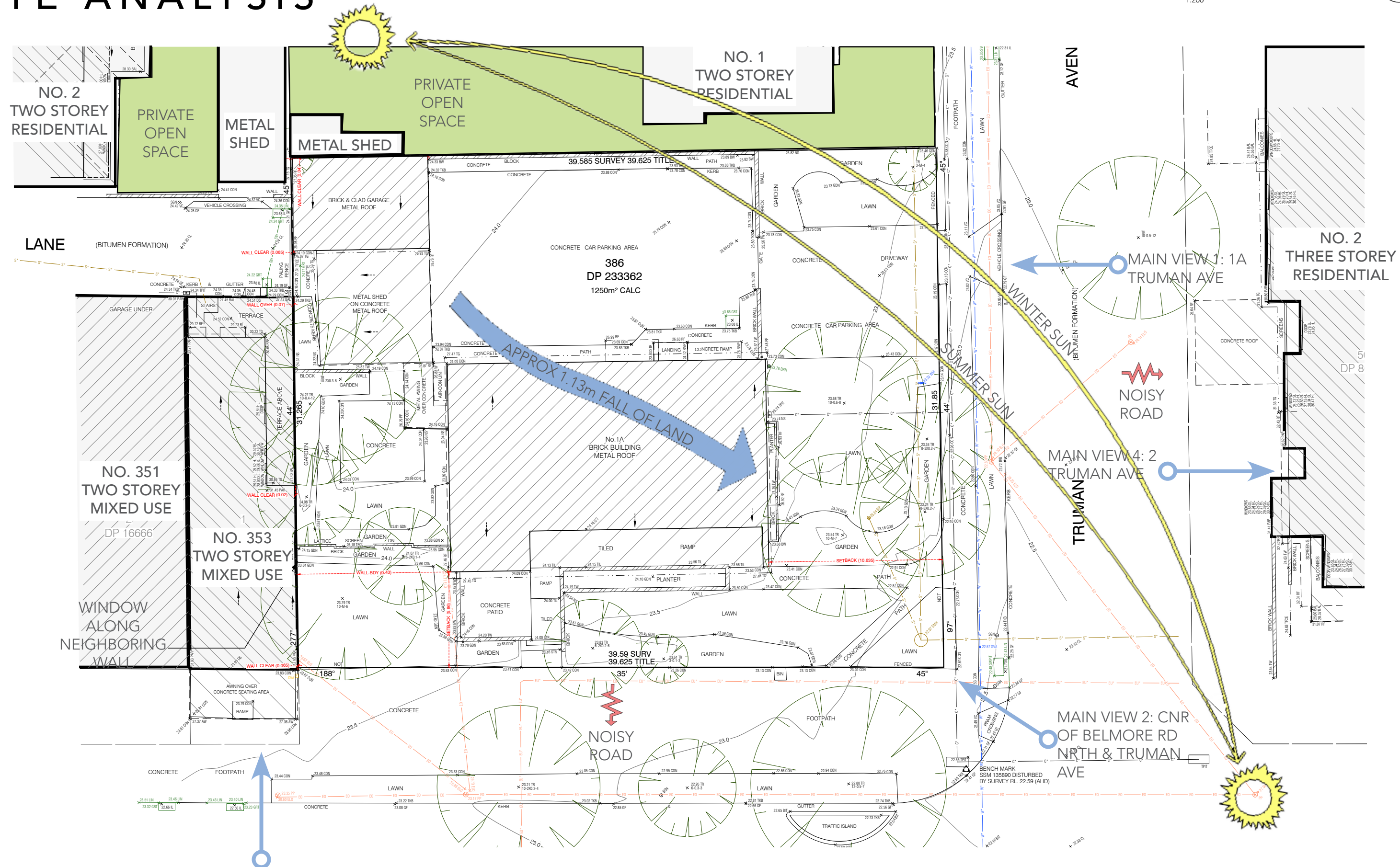
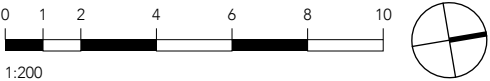


VIEW 3: BELMORE RD NRTH (ADJ SITE)



VIEW 4: 2 TRUMAN AVE (OPPOSITE)

SITE ANALYSIS

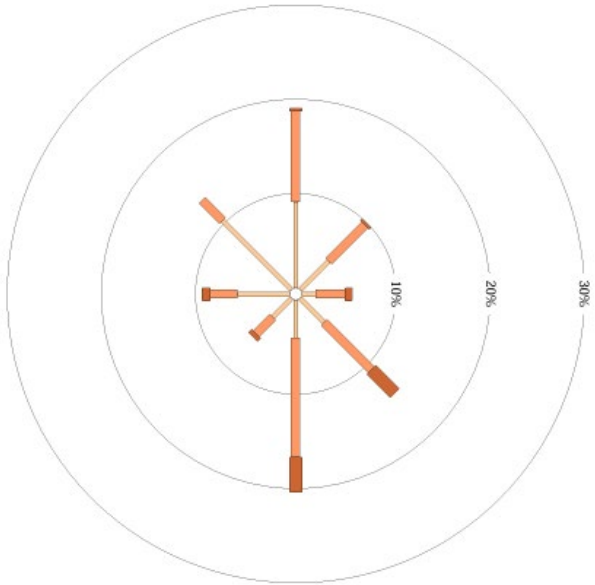


WIND ROSES

CANTERBURY RACECOURSE AWS NTS

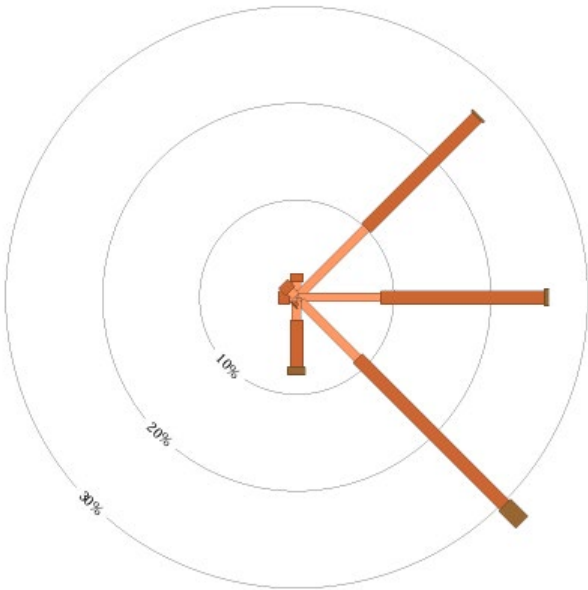


9 am Jan
890 Total Observations
Calm 3%



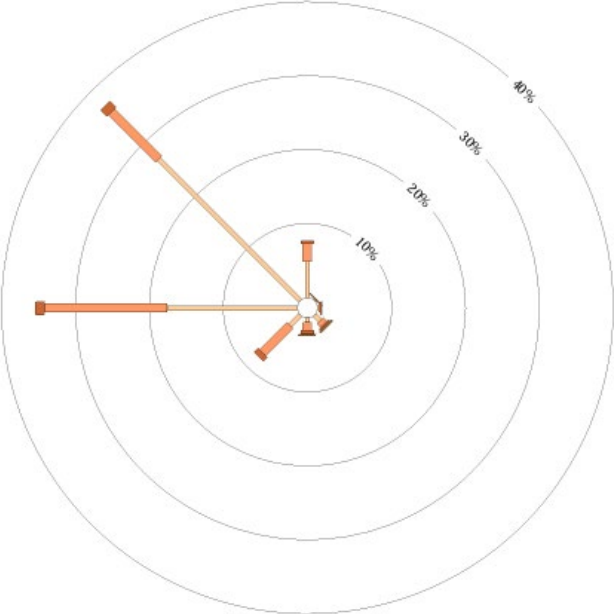
SUMMER (JAN) 9AM

3 pm Jan
892 Total Observations
Calm *



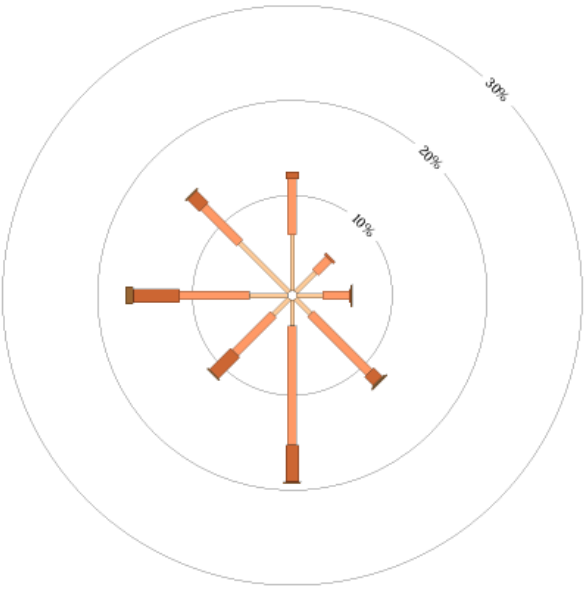
SUMMER (JAN) 3PM

9 am Jun
865 Total Observations
Calm 7%

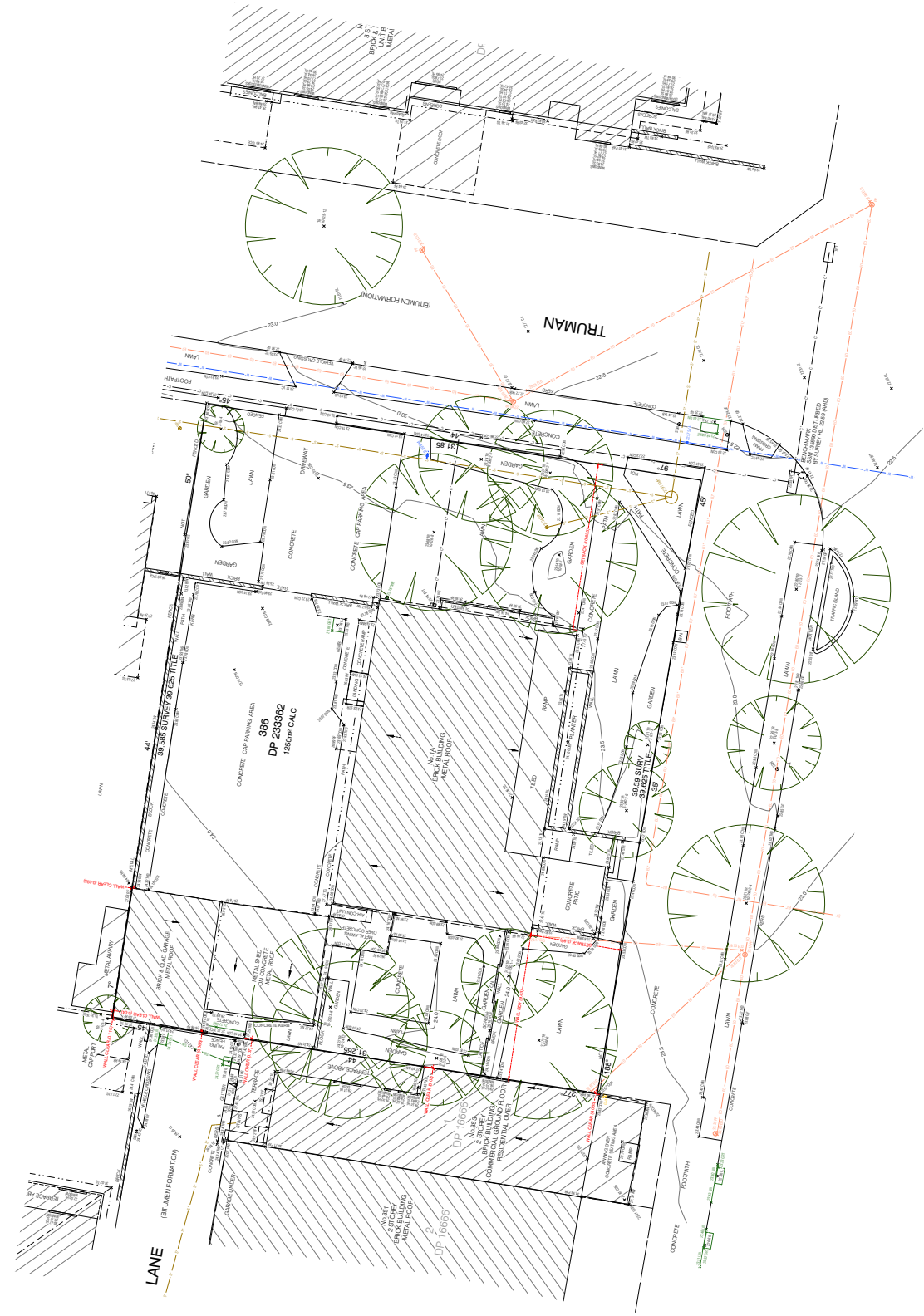


WINTER (JUN) 9AM

3 pm Jun
862 Total Observations
Calm 2%



WINTER (JUN) 3PM

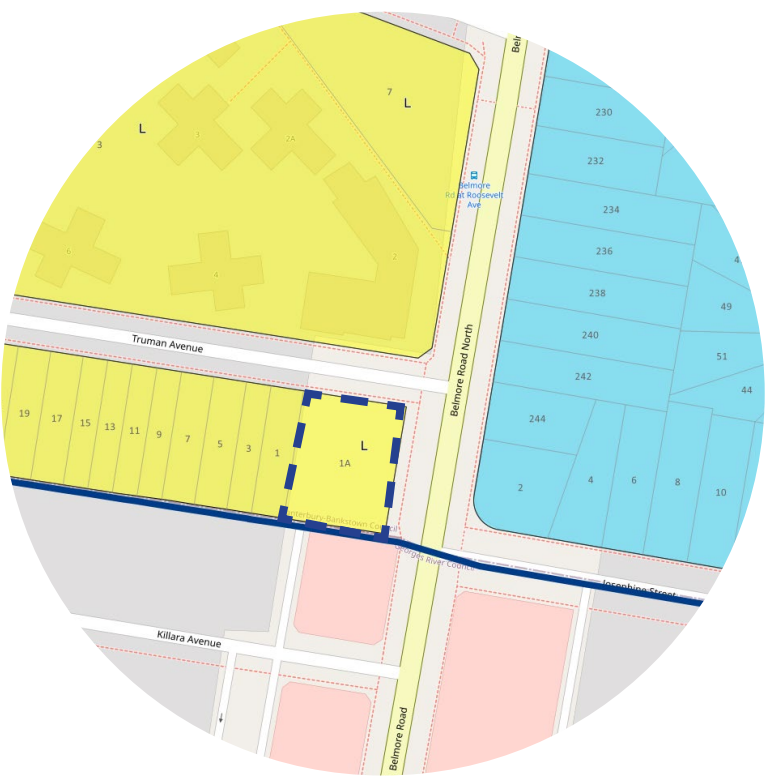
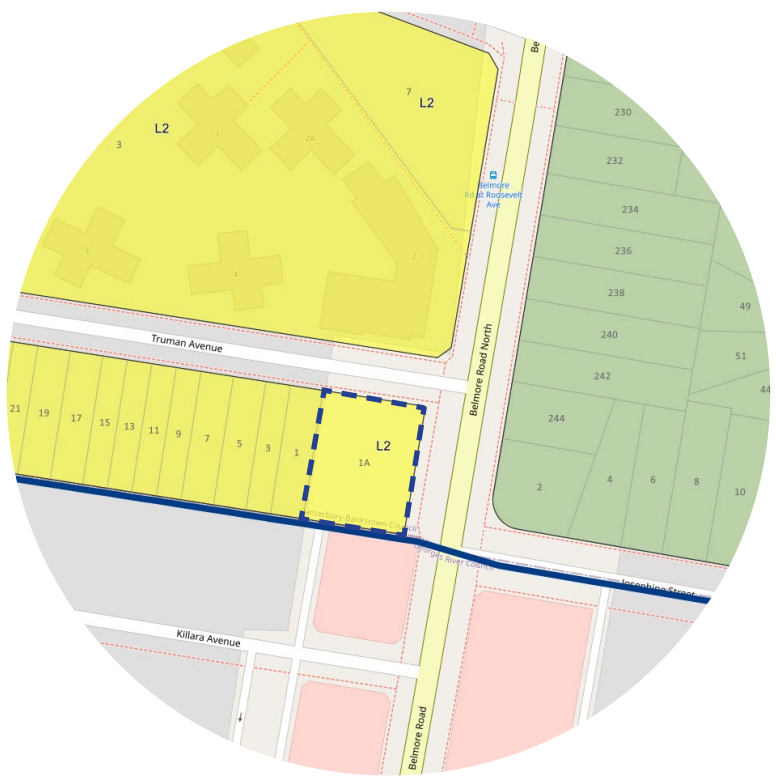


PLANNING CONTROLS

ZONING

HEIGHT

FSR



 R4: HIGH DENSITY
RESIDENTIAL

 11.5M

 0.9:1

- CANTERBURY-BANKSTOWN LEP 2023
- CANTERBURY-BANKSTOWN DCP 2023 - CHAPTER 3.2 (PARKING) & 10.1 (10.1 CENTRE-BASED CHILD CARE FACILITIES)
- CHILDCARE PLANNING GUIDELINE 2021

PLANNING CONTROLS

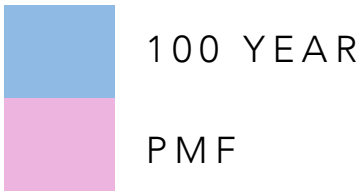
FLOODING



ACID SULPHATE



SITE NOT FLOOD AFFECTED



- CANTERBURY-BANKSTOWN LEP 2023
- CANTERBURY-BANKSTOWN DCP 2023 - CHAPTER 3.2 (PARKING) & 10.1 (10.1 CENTRE-BASED CHILD CARE FACILITIES)
- CHILDCARE PLANNING GUIDELINE 2021

DCP CONTROLS

Canterbury-Bankstown Development Control Plan 2023

Chapter 10.1 CCC

Development controls

Storey limit

- 3.1** The storey limit for child care facilities is two storeys.
- 3.2** Child care facilities in the business zones must solely locate on the first storey (i.e. the ground floor) or the second storey of a building to ensure the safe evacuation of children during emergencies.
- 3.3** Facilities or activities for children aged 0–2 years must solely locate on the first storey (i.e. the ground floor) of a building to ensure the safe evacuation of children during emergencies.

Setbacks

- 3.5** The minimum setback for child care facilities in Zone R4 High Density Residential is:
- (a) 6m to the primary street frontage;
 - (b) 3m to the secondary street frontage;
 - (c) 1.5m to the side boundary; and
 - (d) the basement level must not project beyond the ground floor perimeter of the child care facility.
- 3.8** Child care facilities must ensure the siting of outdoor areas (such as a balcony or deck) and outdoor play areas avoids:
- (a) a living area or bedroom of an adjoining dwelling;
 - (b) areas forward of the front building line;
 - (c) a road and driveway that may have noise or a possible pollution impact on children;
 - (d) any other potential noise or pollution source; and
 - (e) any potential traffic hazard locations where an out-of-control vehicle may injure children.

Access to sunlight

- 4.2** The design of buildings should achieve a northern orientation to maximise solar access.
- 4.3** The design of buildings must ensure that:
- (a) At least one living area of a dwelling on an adjoining site must receive a minimum three hours of sunlight between 8.00am and 4.00pm at the mid-winter solstice. Where this requirement cannot be met, the development must not result with additional overshadowing on the affected living areas of the dwelling.
 - (b) A minimum 50% of the required private open space for a dwelling that adjoins a development receives at least three hours of sunlight between 9.00am and 5.00pm at the equinox. Where this requirement cannot be met, the development must not result with additional overshadowing on the affected private open space.

Building design

- 4.4** Child care facilities with 29 children or less in Zone R2 Low Density Residential, Zone R3 Medium Density Residential and Zone R4 High Density Residential may locate in:
- (a) an existing dwelling house; or
 - (b) a purpose-built facility provided the external building design gives the appearance of a dwelling house.
- 4.5** Child care facilities with more than 29 children in Zone R2 Low Density Residential, Zone R3 Medium Density Residential and Zone R4 High Density Residential must locate in a purpose-built facility. The external building design must give the appearance of a dwelling house.
- 4.6** Development for the purpose of new buildings must incorporate architectural elements to articulate the building form and avoid large expanses of blank walls. Architectural elements may include but not be limited to:
- (a) Defining the base, middle or top of a building using different materials and colours.
 - (b) Incorporating horizontal or vertical elements such as recessed walls or banding.
 - (c) Incorporating recessed or partially recessed balconies within the building wall.
 - (d) Defining the window openings, fenestration, balustrade design, building entrances, and doors.
 - (e) Using sun shading devices.
 - (f) Any other architectural feature to the satisfaction of Council.
- 4.7** Development for the purpose of new buildings must provide active frontages to the streets and must orientate buildings and pedestrian entrances to the streets.
- 4.8** Development for the purpose of new buildings on corner sites must:
- (a) present each street facade as a main street facade;
 - (b) incorporate architectural features to emphasise the corner address; and
 - (c) ensure the corner element is in proportion with the scale and articulation of the development.

Roof design

- 4.9** Development for the purpose of new buildings must have roof designs that:
- (a) unify separate or attached buildings with a contemporary architectural appearance; and
 - (b) combine good quality materials and finishes.

Front fences

- 4.10** The maximum fence height for front fences is 1.8m.
- 4.11** The external appearance of a front fence along the front boundary of the site must ensure:
- (a) the section of the front fence that comprises solid construction (not including pillars) does not exceed a fence height of 1m above ground level (existing); and
 - (b) the remaining height of the front fence comprises open style construction such as spaced timber pickets or wrought iron that enhance and unify the building design.
- 4.12** Council does not allow the following types of front fences:
- (a) chain wire, metal sheeting, brushwood, and electric fences; and
 - (b) noise attenuation walls.
- 5.3** The maximum height for noise attenuation walls and fences along the boundary of the site is 2m.
- 6.4** Outdoor play areas must avoid retaining walls where possible.
- 6.5** The maximum height for retaining walls in outdoor play areas is 300mm above the ground level (existing), and must incorporate a safety fence or the like to prevent accidental falls.
- 6.6** Retaining walls on the boundary of the site must be masonry construction.
- 6.8** Child care facilities in Zone R2 Low Density Residential, Zone R3 Medium Density Residential and Zone R4 High Density Residential must provide:
- (a) a minimum 2m wide deep soil zone along the primary street frontage and secondary street frontage of the site; and
 - (b) a minimum 1.5m wide deep soil zone around the perimeter of the outdoor play area, to act as a buffer to the fence, provide spatial separation to neighbouring properties and enhance the aesthetic quality of the space.



DCP CONTROLS

Development controls

Safety and security

- 7.1 The front door and at least one window to buildings must face the street to enable natural surveillance.
- 7.4 Child care facilities with more than 15 children must erect (at the expense of the applicant) an unscalable 1.8m high lapped timber fence or the like along the side and rear boundaries of the site.

Development controls


Building design (utilities and building services)

- 8.1 The location and design of utilities and building services (such as plant rooms, hydrants, equipment and the like) must be shown on the plans.
- 8.2 Utilities and building services are to be integrated into the building design and concealed from public view.
- 8.3 Child care facilities must ensure the following facilities are not visible to the street or any nearby public open spaces:
- (a) waste storage areas;
 - (b) storage of goods and materials; and
 - (c) any clothes drying areas.

Building design (substations)

- 8.4 The location and design of substations must be shown on the plans.
- 8.5 Substations should locate underground. Where not possible, substations are to be integrated into the building design and concealed from public view.

Chapter 3.2 parking



	1 space per 40m ² gross floor area	
Land use	Car spaces	Bicycle spaces
Caravan parks	1 car space per caravan site	Not applicable
Car tyre retail outlets	3 car spaces per 100m ² gross floor area; or 3 car spaces for each work bay whichever is greater	Not applicable
Centre-based child care facilities	1 car space per 4 children; and 2 additional car spaces for the exclusive use of any associated dwelling	1 space per 4 staff

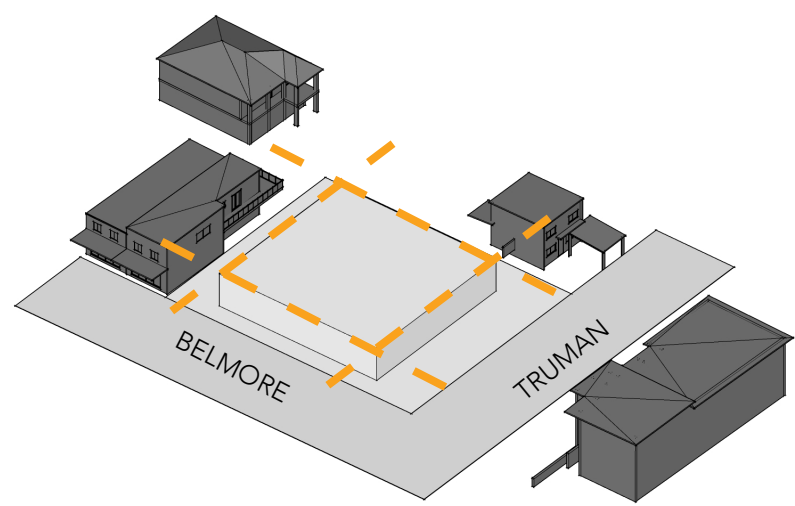
EXPERIENCE
CONTEXT
ARRIVAL
LEGIBILITY

NATURAL VENTILATION
NATURAL DAYLIGHT

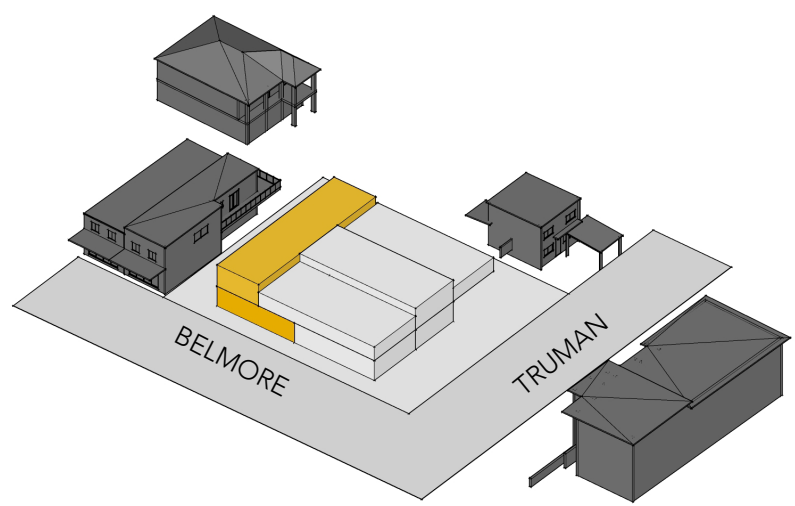
LANDSCAPE
TEXTURES
VISUAL
CONNECTION
PLAYFUL
SUSTAINABLE

FLEXIBILITY
EFFICIENT

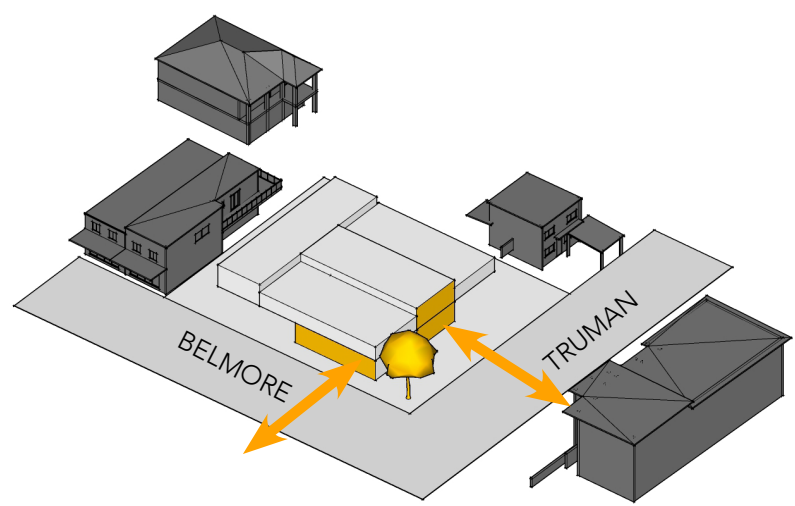
DESIGN DRIVERS



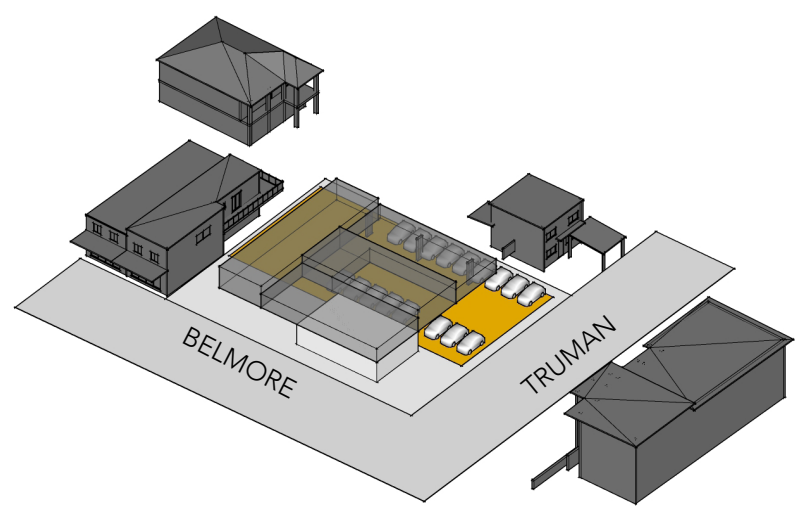
SETBACKS



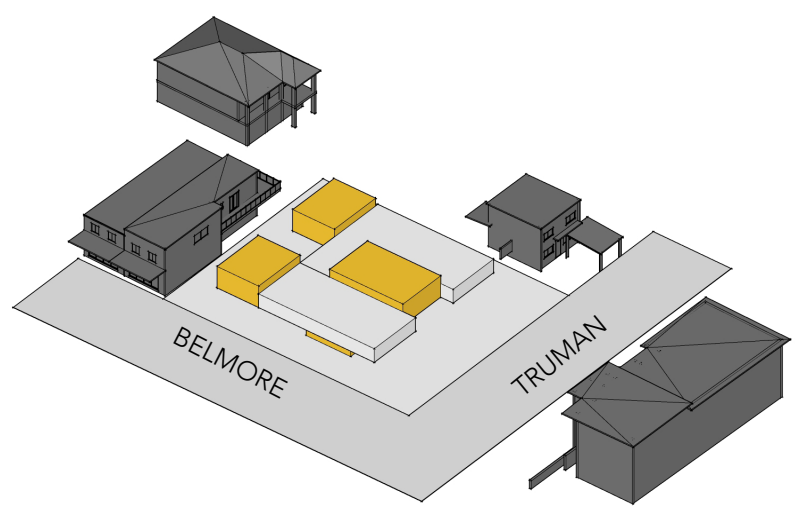
BUILT FORM
ACOUSTIC BARRIER



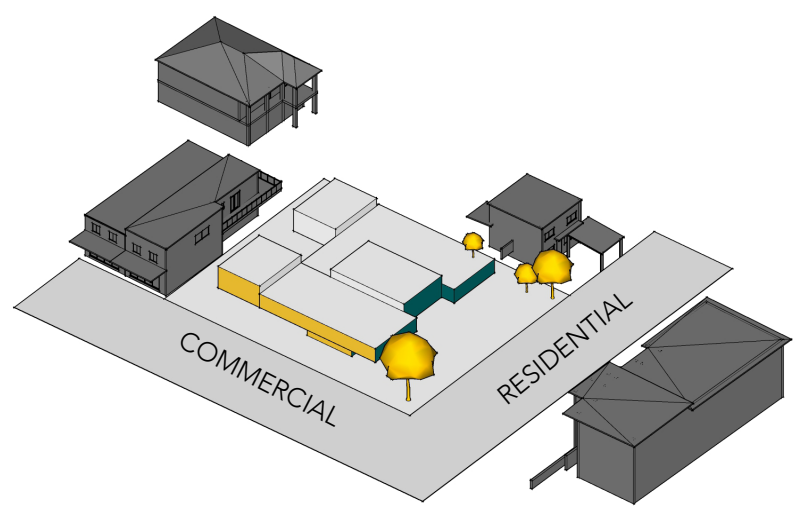
STREET ACTIVATION / ENTRY
ARRIVAL



PARKING



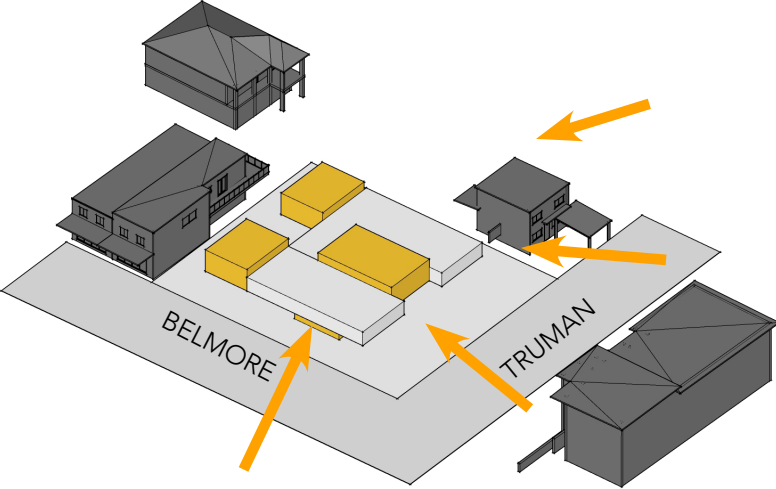
ARTICULATION



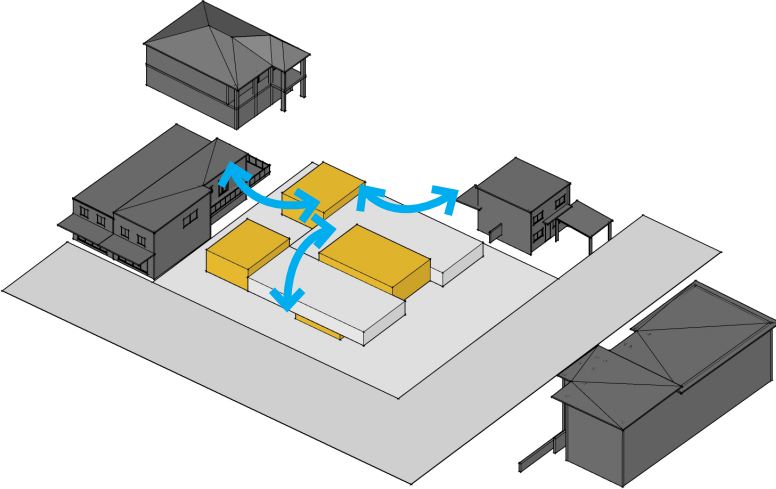
COMMERCIAL / RESIDENTIAL EDGE



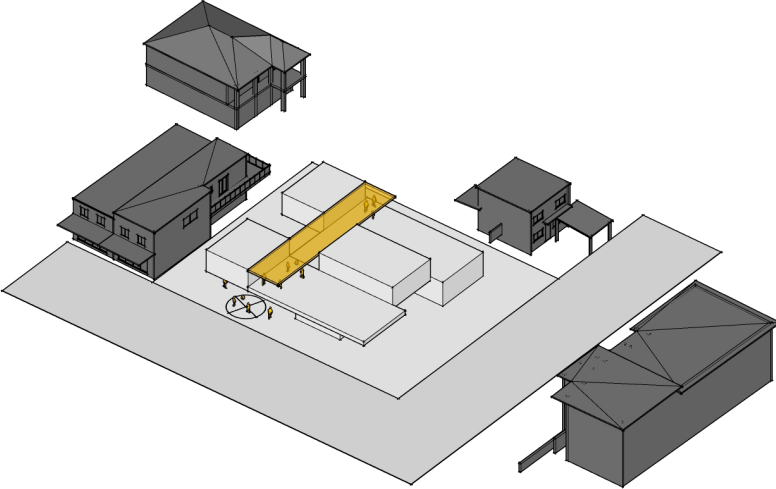
DESIGN DRIVERS



SOLAR



CROSS VENTILATION

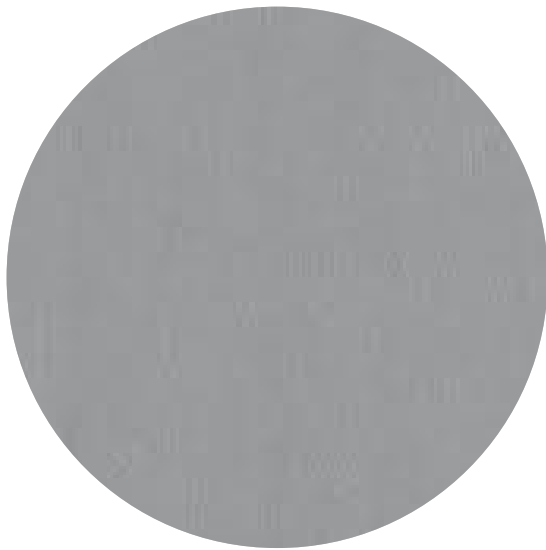


TRANSITIONAL AREA

DESIGN EXPLORATIONS



TEXTURES



SENSORY DESIGN



TEXTURED WALLS AND OTHER SURFACES PROVIDE OPPORTUNITY FOR A CURIOUS CHILD TO LEARN ABOUT THE WORLD AROUND US.



ENCOURAGING CURIOSITY 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.



PERSPECTIVES



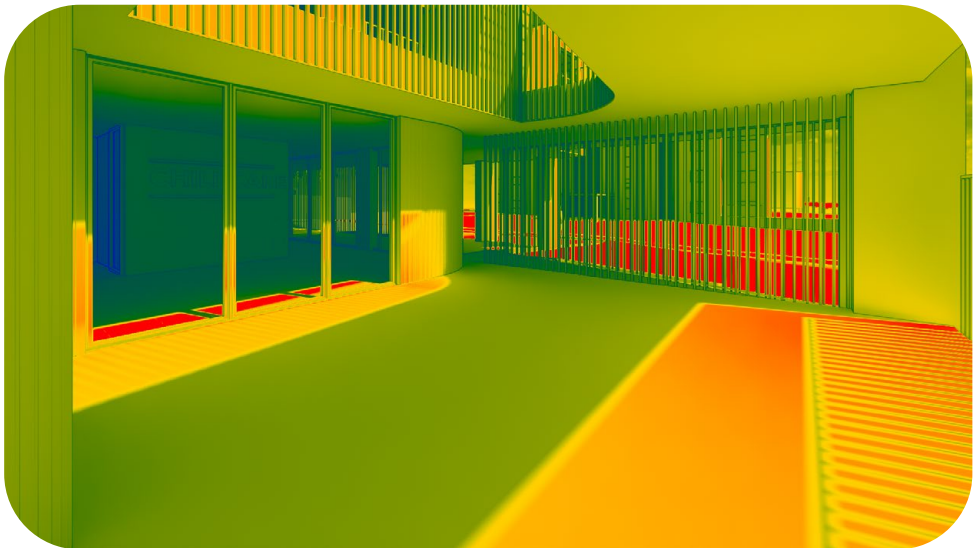
PERSPECTIVES



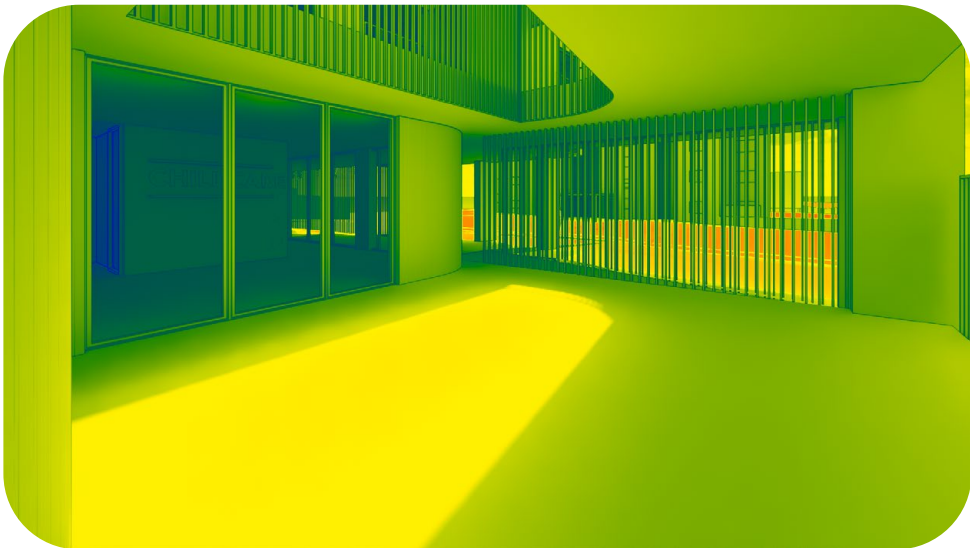
SOLAR ANALYSIS

OUTDOOR PLAY AREA

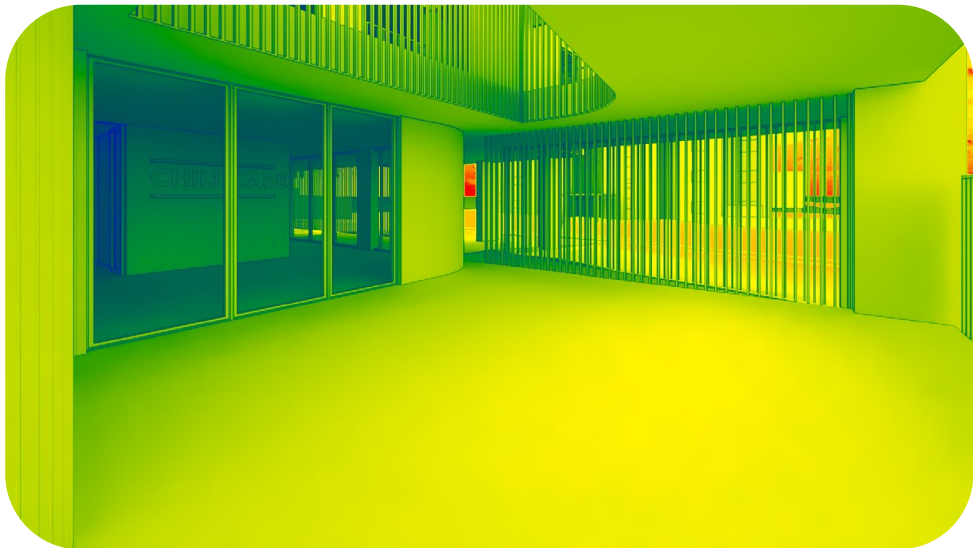
SUMMER



21 DEC, 9AM

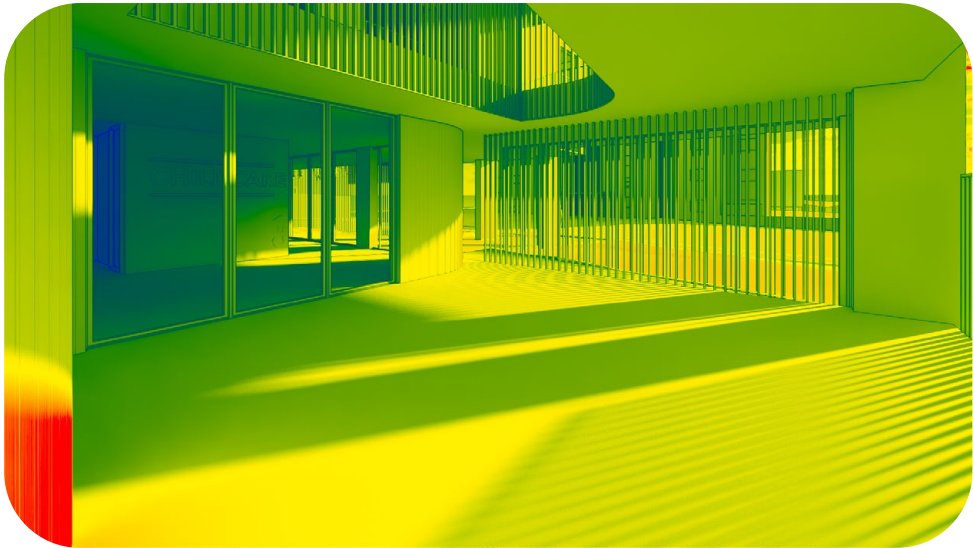


21 DEC, 12PM

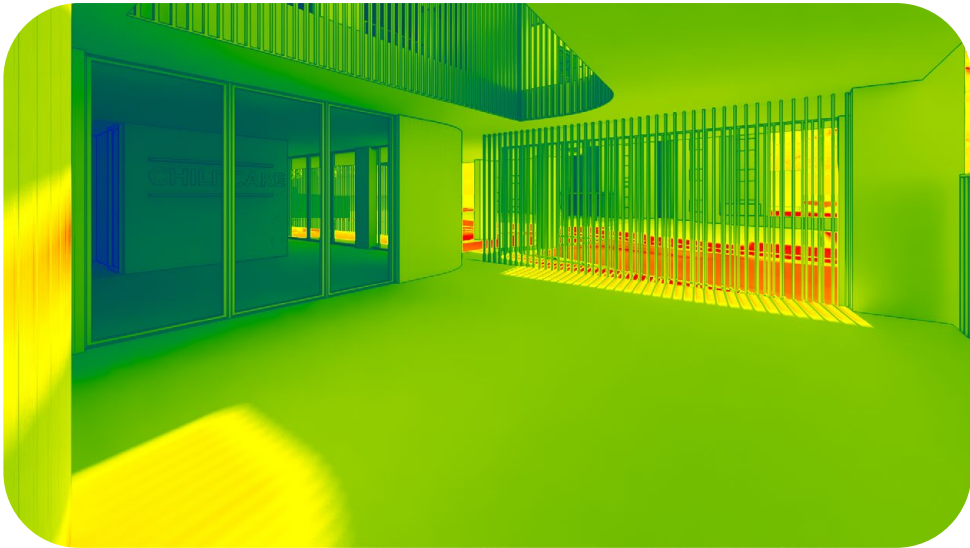


21 DEC, 3PM

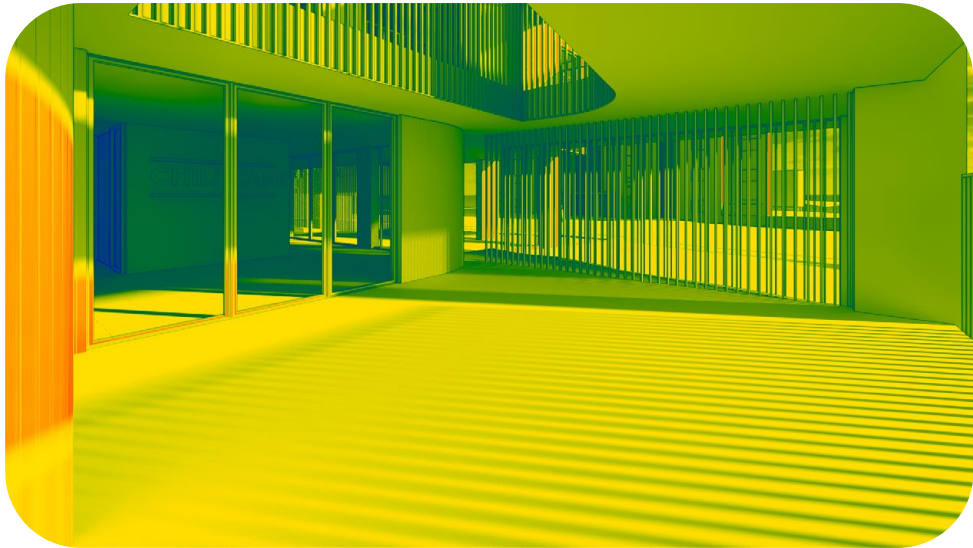
WINTER



21 JUN, 9AM



21 JUN, 12PM



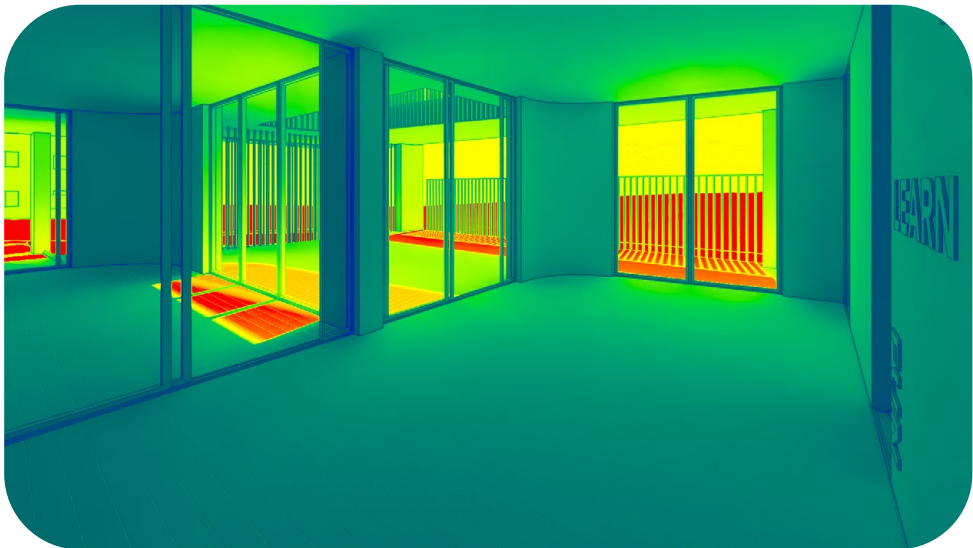
21 JUN, 3PM



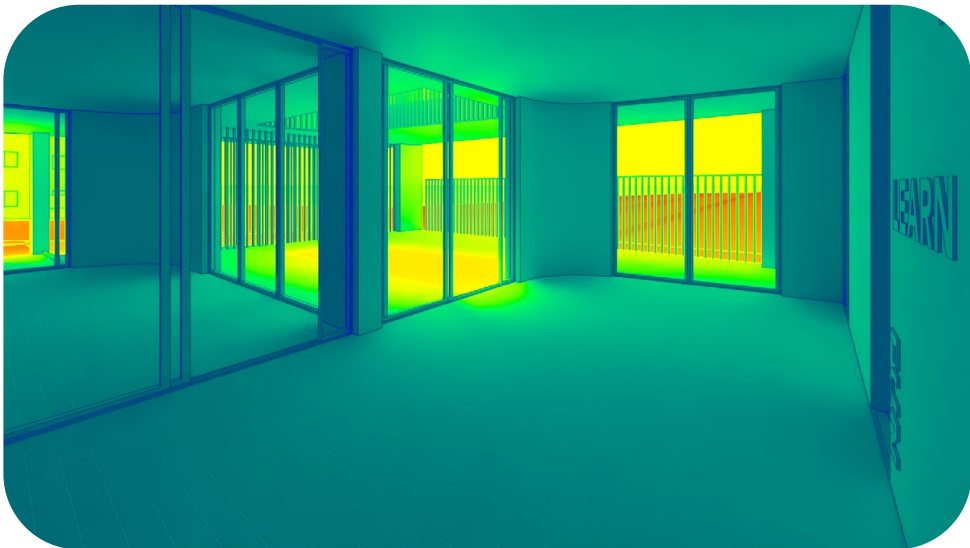
SOLAR ANALYSIS

INDOOR PLAY AREA

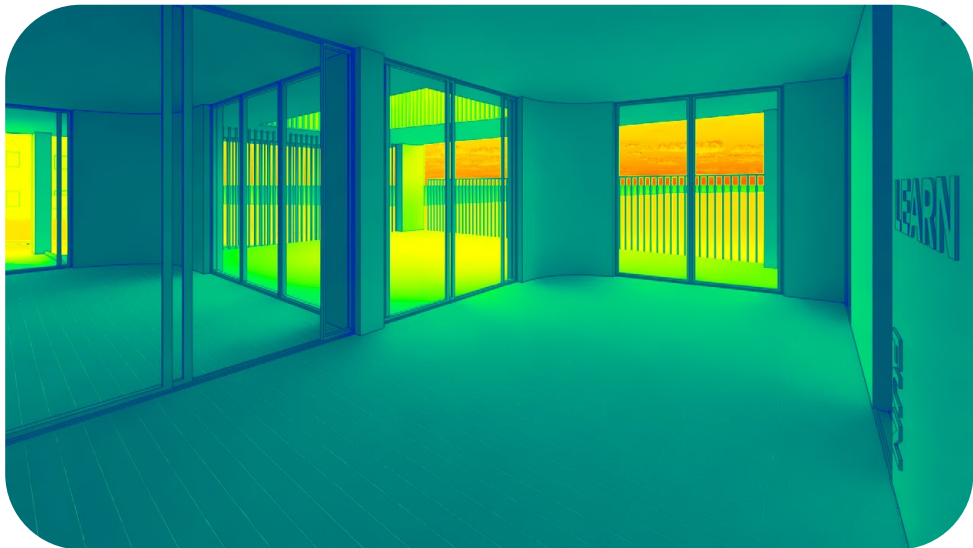
SUMMER



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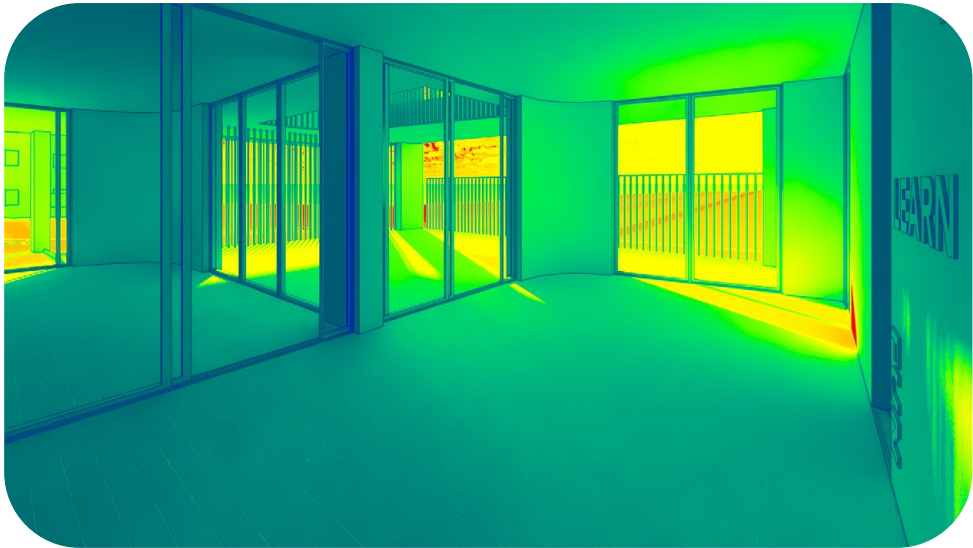


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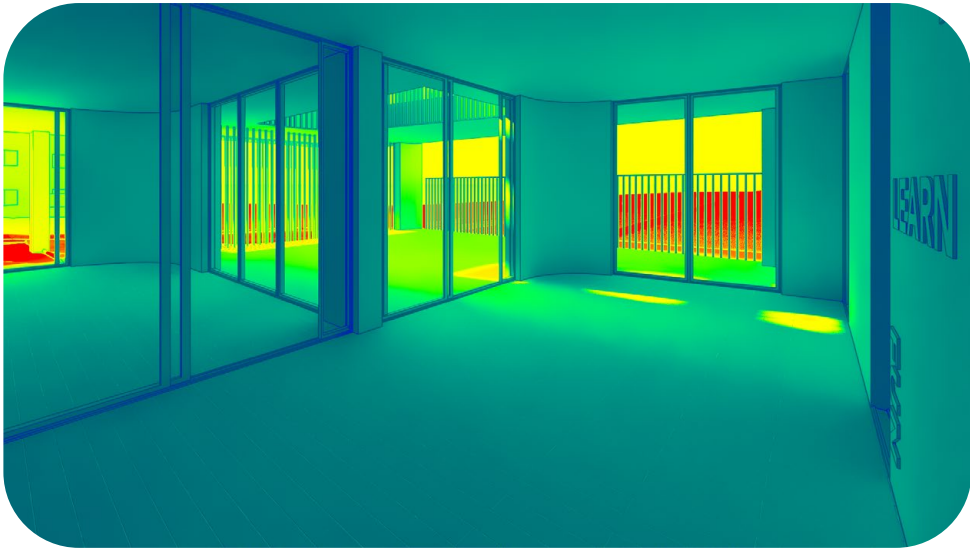


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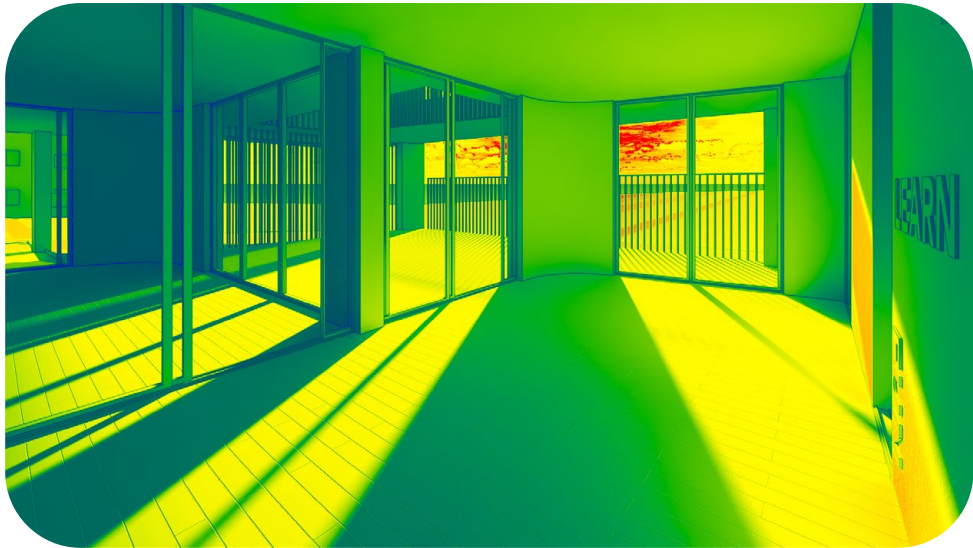
WINTER



21 JUN, 9AM



21 JUN, 12PM



21 JUN, 3PM



