

## DESIGN RESPONSE REPORT

**PROPOSED CHILDCARE CENTRE:** WSU, Westmead, for Charter Hall, 25 October 2018 **Rev 0 DRAFT**

This report summarises the site constraints and design opportunities for the proposed childcare centre.

### Site Context and Suitability (refer Site Analysis)

- |                               |   |
|-------------------------------|---|
| Floor plate:                  | - a large open floorplate with adequate ancillary services. Good orientation with minimal glazed façade to west         |
| Vehicle + pedestrian Access   | - access from basement carpark. Shared parking facility with the public. Designated spaces located near connecting lift |
| Adjacent Property Interfaces: | - no impact from adjacent properties direct proximity to public open space is a positive                                |
| North sun aspect              | - aspect to north sun is ok. Long façade faces east which is also good  |

### Regulatory Environment

- |                          |  |
|--------------------------|--|
| Development Application: | - no obvious restrictions to childcare building type.<br>- Carparking: required on site @ 0.25 cars per child, 25 cars   |
| Building Permit:         | - No building permit issues envisaged  |
| Childcare Regulations:   | - Main issue relates to the absence of real outdoor space. Design will be assessed by council in concurrence with the licensing department. We will justify design based on the density of the WSU development and if required, the precedent of Guardian's Barangaroo centre. |

**Design Response**                      Refer SD.01 and SD.02

### Design Potential + Functional Principles

- Lack of access to real outdoor space creates opportunity to fully embrace the design potential of simulated environments with complete control of thermal and lighting
- Maximise the opportunities of blurring the thresholds between classroom and play space, formal circulation and informal play circuits.
- The delineation between indoor and simulated outdoors is broken down by removing walls, windows and doors and replacing them with joinery shelves and other low built elements which divide spaces informally

allowing the simulated outdoor space to seamlessly overlap with the activity spaces.

Emergency + Evacuation	<ul style="list-style-type: none"><li>- Emergency Evacuation as per Regulation 97 &amp; 168 Education and Care Services National Regulations.</li><li>- Child care part of Mixed use development. Two separate fire proof 'Safe Havens' proposed by fire engineer (0.25 sq m per person on floor)</li><li>- Emergency lift proposed in addition to existing lift and 2 fire isolated egress stairs.</li></ul>
Pedagogy	<ul style="list-style-type: none"><li>- Parents/guardians circulate through simulated outdoor space and witness children play / healthy kitchen in operation</li></ul>
Area Analysis and Child Yield	<ul style="list-style-type: none"><li>- Analysis indicates site accommodate 100 children.</li></ul>
Sustainable Design:	<ul style="list-style-type: none"><li>- good northern/eastern sun orientation</li><li>- glazed curtain wall provides ample natural light</li><li>- cross-ventilation achieved through openable louvres in façade and outdoor dining area (70sqm) with stainless steel mesh façade in single bay of façade (refer plan)</li></ul>

## Conclusion

This site appears to be appropriate for childcare development. Whilst there is not great precedent for this kind of development in Westmead, it is able to be justified based on the density of the overall proposed WSU development.

The outcome would potentially be an exciting and stimulating environment for the children

Mark Greenwood 25<sup>th</sup> October 2018

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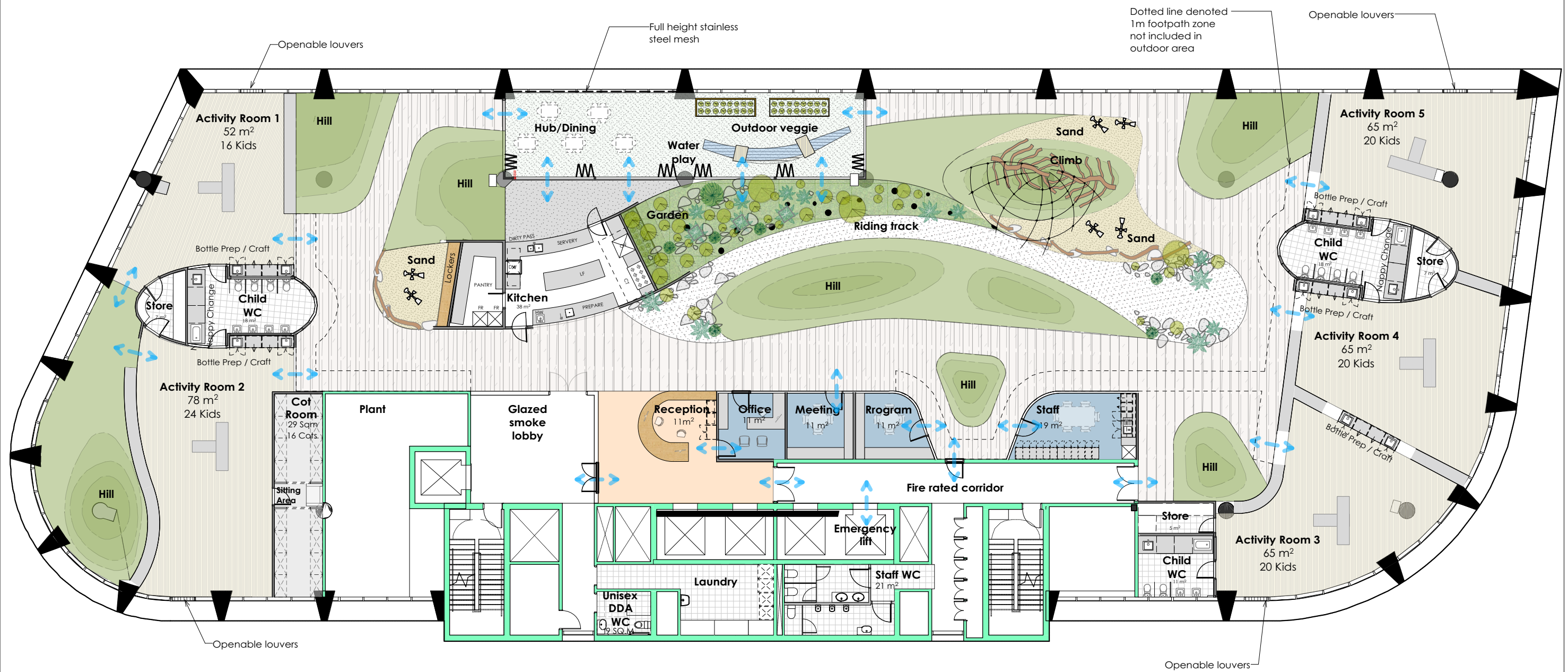
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### AREA ANALYSIS:

FLOOR PLATE: 1578 SQ M  
(Note: only area that are occupied by cildcare programme have been included in this figure)  
CHILDREN: 100

OUTDOOR PLAY AREA - REQUIRED: 700 M<sup>2</sup>  
OUTDOOR PLAY AREA - PROPOSED: 740 M<sup>2</sup>

TOTAL CAR PARKING REQUIRED: 22

ROOM No.	AREA	AGE	CHILDREN	STAFF
01	52M <sup>2</sup>	0-2	16	4
02	78M <sup>2</sup>	1-2	24	6
03	65M <sup>2</sup>	2-3	20	2
04	65M <sup>2</sup>	3-5	20	2
05	65M <sup>2</sup>	3-5	20	2

**TOTAL** 325 M<sup>2</sup> 100 16 + ADMIN (TBD)

REVISION A - 30/11/18

PLAN SCALE - 1:200

PROJECT TITLE: WESTMEAD CC  
158-164 HAWKESBURY ROAD,  
WESTMEAD

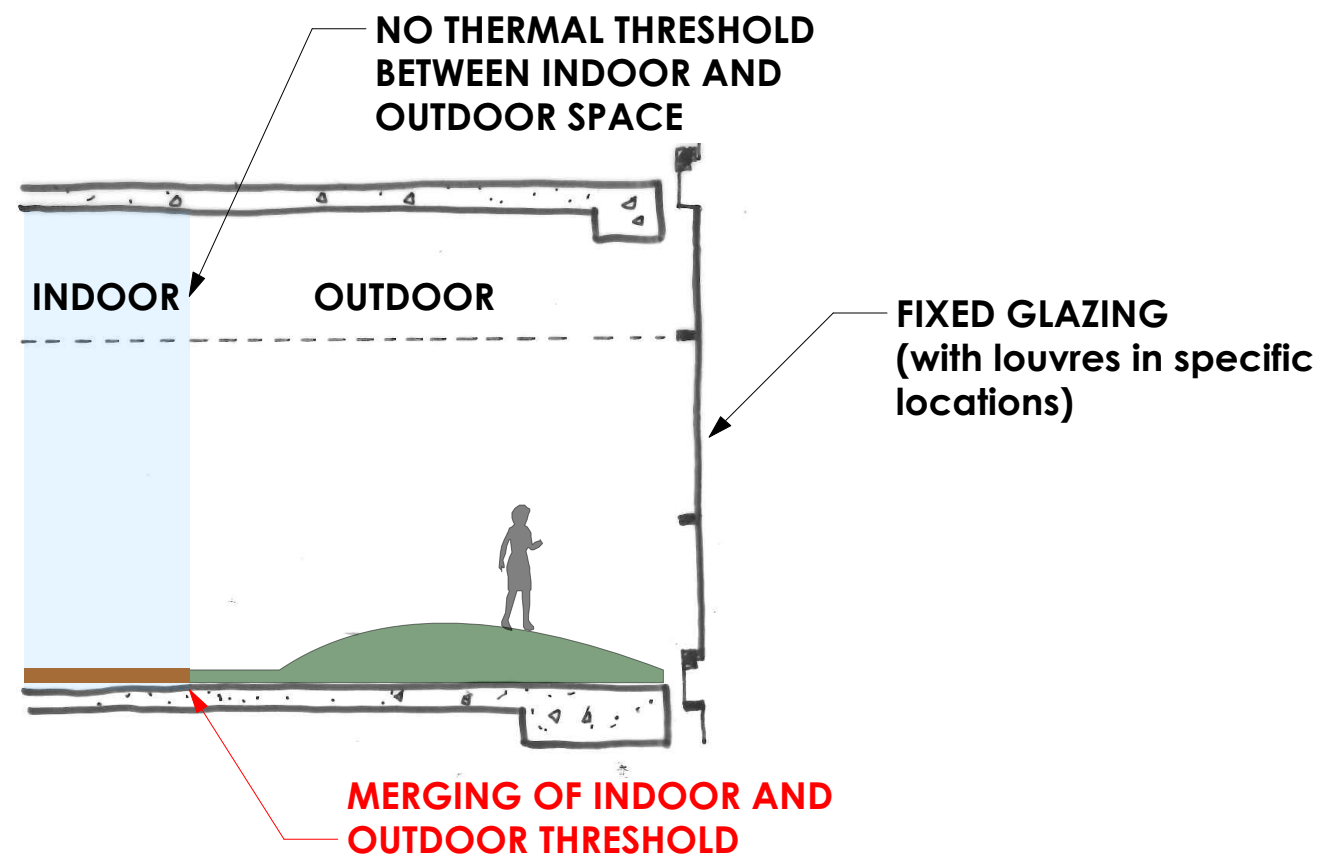
SHEET TITLE: **FEASABILITY TEST PLAN**

DATE: **30/11/18**

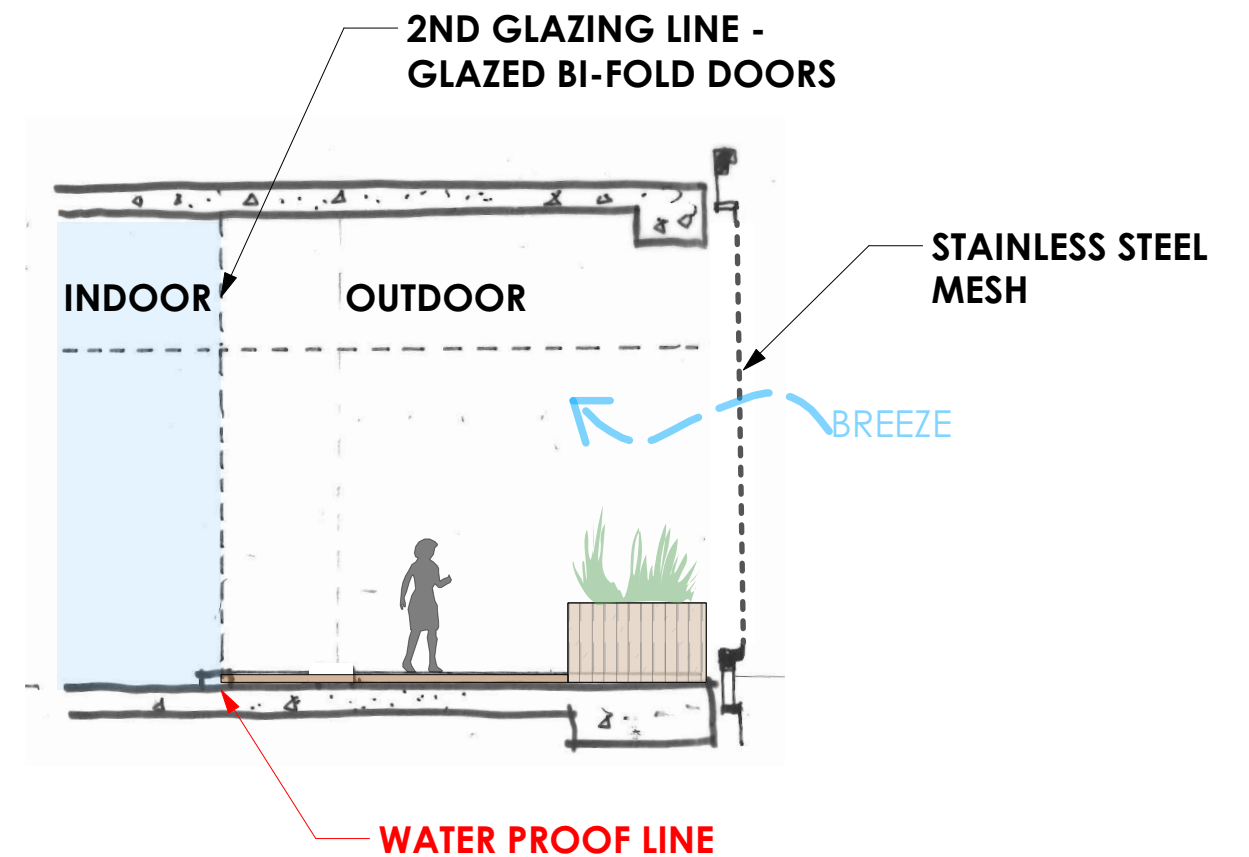
NO: **SD.01**

 **Gardiner  
Architects**





OUTDOOR PLAY - CONDITION 1



OUTDOOR PLAY - CONDITION 2



JOINERY USED TO SEPARATE INTERNAL SPACES OR DEFINE SOFT THRESHOLDS BETWEEN INDOOR AND OUTDOOR SPACES



UTILISING COLUMNS AS PLAY EQUIPMENT



ACTIVITIES ALONG PERIMETERS OF SPACES



ALTERNATIVE FOOD EDUCATION FACILITIES



OUTDOOR / INDOOR DEFINED BY LEVEL CHANGE



DEFINING OUTDOOR PLAY SPACES THROUGH TOPOGRAPHY



DEFINING SPACES WITHIN SPACES



WATER PLAY IN CONTAINED WET AREA OUTDOOR PLAY SPACE

REVISION A - 30/11/18

PLAN SCALE - 1:200	PROJECT TITLE: WESTMEAD CC 158-164 HAWKESBURY ROAD, WESTMEAD	SHEET TITLE: <b>THRESHOLD CONDITIONS &amp; PRECEDENTS</b>	DATE: <b>30/11/2018</b>	NO: <b>SD.02</b>	 Gardiner Architects
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