



CITY OF VINCENT

244 Vincent Street (cnr Loftus Street), Leederville,
Western Australia, 6007
PO Box 82, Leederville, 6902

Property Information Report:

**No. 15 (Lot: 9 D/P: 167)
Haynes Street, Corner Eton Street, North Perth**

Ward:
Precinct:

North Ward
North Perth (8)



The City of Vincent does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that the City of Vincent shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.

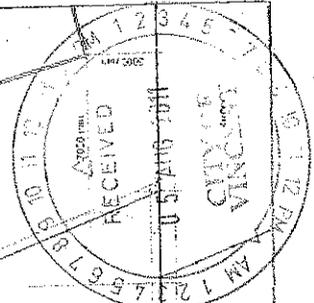
Properties Consulted

TOWN OF VINCENT
 KYLLIA KINDERGARTEN
 (3 HAYNES ST NORTH PER TH

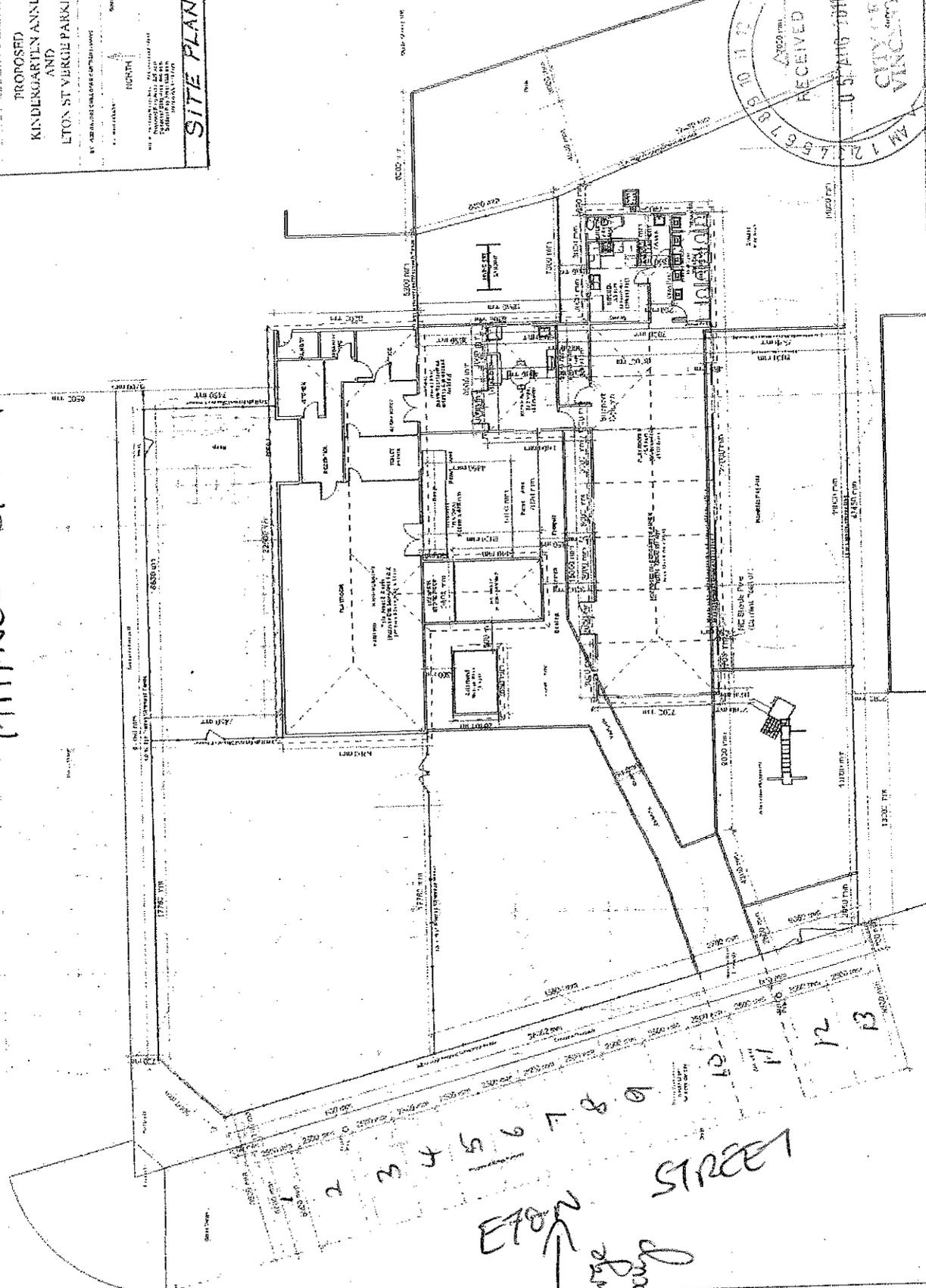
PROPOSED
 KINDERGARTEN ANNEX
 AND
 LTON ST VERGIE PARKING

BY ARCHITECT/ENGINEER CAPTAIN/MS/NS
 ST. HAYNES
 NORTH
 1:1000
 10/10/2011
 PROJECT NO. 11/010
 SHEET NO. 11/010/01
 11/010/01

SITE PLAN

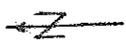


HAYNES STREET

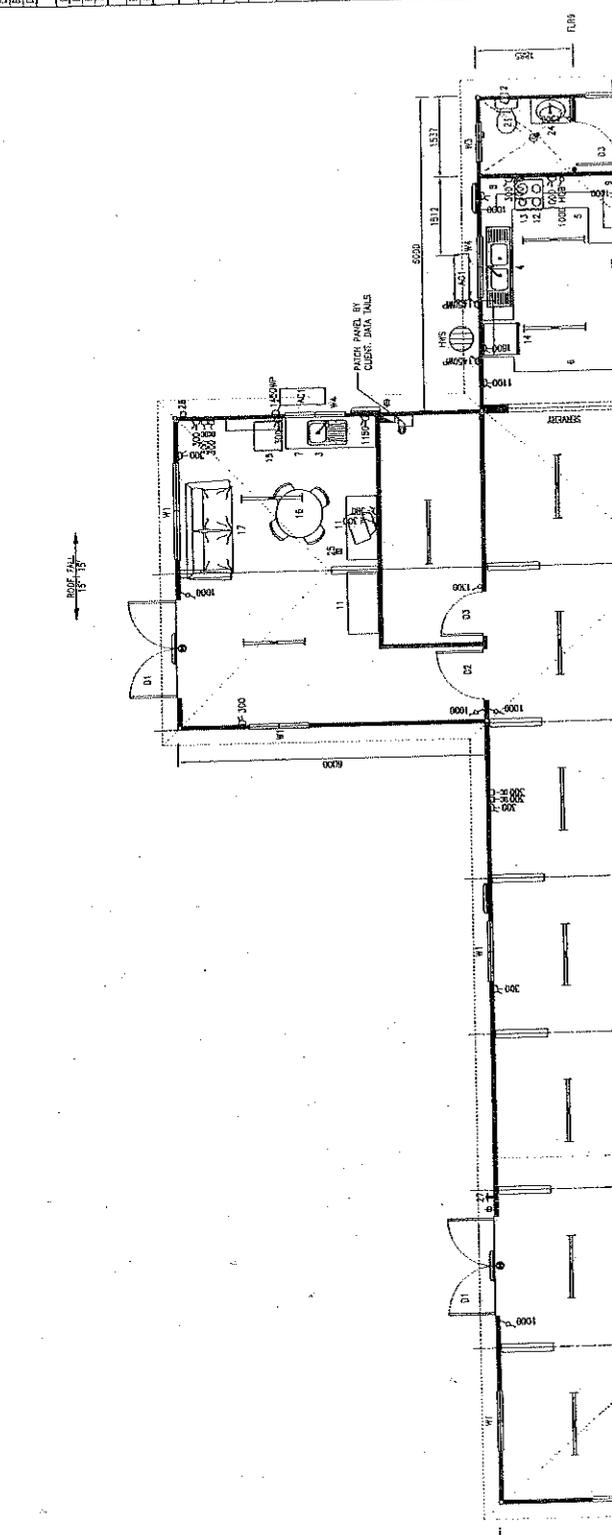


ETON STREET
 13 verge
 carbonyl

ITEM 9.1.4



ENGINEERING INFORMATION	APPROVED FOR CONSTRUCTION ON BEHALF OF: K. S. C. C.
DESIGNER: K. S. C. C.	DATE: 15/05/2017
PROJECT: MESA EXT / GYP INT	CLIENT: K. S. C. C.
DATE: 15/05/2017	SCALE: 1:100
PROJECT: MESA EXT / GYP INT	CLIENT: K. S. C. C.
DATE: 15/05/2017	SCALE: 1:100



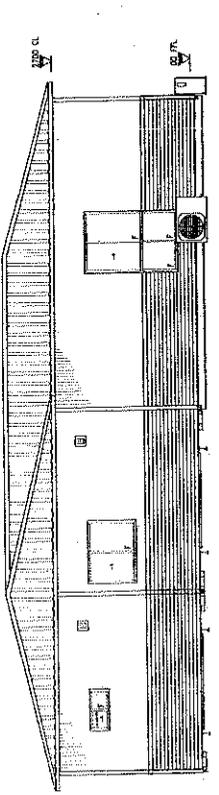
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2	2.000m x 2.000m DIS		2.000m x 2.000m DIS	
3	3.000m x 3.000m DIS		3.000m x 3.000m DIS	
4	4.000m x 4.000m DIS		4.000m x 4.000m DIS	
5	5.000m x 5.000m DIS		5.000m x 5.000m DIS	
6	6.000m x 6.000m DIS		6.000m x 6.000m DIS	
7	7.000m x 7.000m DIS		7.000m x 7.000m DIS	
8	8.000m x 8.000m DIS		8.000m x 8.000m DIS	
9	9.000m x 9.000m DIS		9.000m x 9.000m DIS	
10	10.000m x 10.000m DIS		10.000m x 10.000m DIS	
11	11.000m x 11.000m DIS		11.000m x 11.000m DIS	
12	12.000m x 12.000m DIS		12.000m x 12.000m DIS	
13	13.000m x 13.000m DIS		13.000m x 13.000m DIS	
14	14.000m x 14.000m DIS		14.000m x 14.000m DIS	
15	15.000m x 15.000m DIS		15.000m x 15.000m DIS	
16	16.000m x 16.000m DIS		16.000m x 16.000m DIS	
17	17.000m x 17.000m DIS		17.000m x 17.000m DIS	
18	18.000m x 18.000m DIS		18.000m x 18.000m DIS	
19	19.000m x 19.000m DIS		19.000m x 19.000m DIS	

A/C'S, PLUMBING, FURNITURE & OTHER SCHEDULE		DOOR & WINDOW SCHEDULE	
TAG/DTY	DESCRIPTION	TAG/DTY	DESCRIPTION
1	1.100m x 1.500m x 2.000m DIS	1	1.100m x 1.500m x 2.000m DIS
2	2.000m x 2.000m DIS	2	2.000m x 2.000m DIS
3	3.000m x 3.000m DIS	3	3.000m x 3.000m DIS
4	4.000m x 4.000m DIS	4	4.000m x 4.000m DIS
5	5.000m x 5.000m DIS	5	5.000m x 5.000m DIS
6	6.000m x 6.000m DIS	6	6.000m x 6.000m DIS
7	7.000m x 7.000m DIS	7	7.000m x 7.000m DIS
8	8.000m x 8.000m DIS	8	8.000m x 8.000m DIS
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19	19.000m x 19.000m DIS	19	19.000m x 19.000m DIS

AUSCO
ARCHITECTURE & ENGINEERING
100/101, 102/103, 104/105, 106/107, 108/109, 110/111, 112/113, 114/115, 116/117, 118/119, 120/121, 122/123, 124/125, 126/127, 128/129, 130/131, 132/133, 134/135, 136/137, 138/139, 140/141, 142/143, 144/145, 146/147, 148/149, 150/151, 152/153, 154/155, 156/157, 158/159, 160/161, 162/163, 164/165, 166/167, 168/169, 170/171, 172/173, 174/175, 176/177, 178/179, 180/181, 182/183, 184/185, 186/187, 188/189, 190/191, 192/193, 194/195, 196/197, 198/199, 200/201, 202/203, 204/205, 206/207, 208/209, 210/211, 212/213, 214/215, 216/217, 218/219, 220/221, 222/223, 224/225, 226/227, 228/229, 230/231, 232/233, 234/235, 236/237, 238/239, 240/241, 242/243, 244/245, 246/247, 248/249, 250/251, 252/253, 254/255, 256/257, 258/259, 260/261, 262/263, 264/265, 266/267, 268/269, 270/271, 272/273, 274/275, 276/277, 278/279, 280/281, 282/283, 284/285, 286/287, 288/289, 290/291, 292/293, 294/295, 296/297, 298/299, 300/301, 302/303, 304/305, 306/307, 308/309, 310/311, 312/313, 314/315, 316/317, 318/319, 320/321, 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19

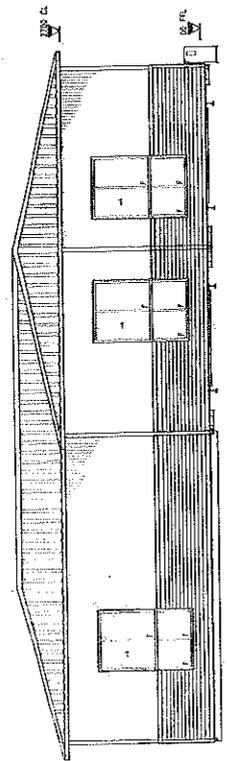
1. FOR FURTHER DETAILS REFER FLOOR PLAN DRAWING

ITEM 9.1.4



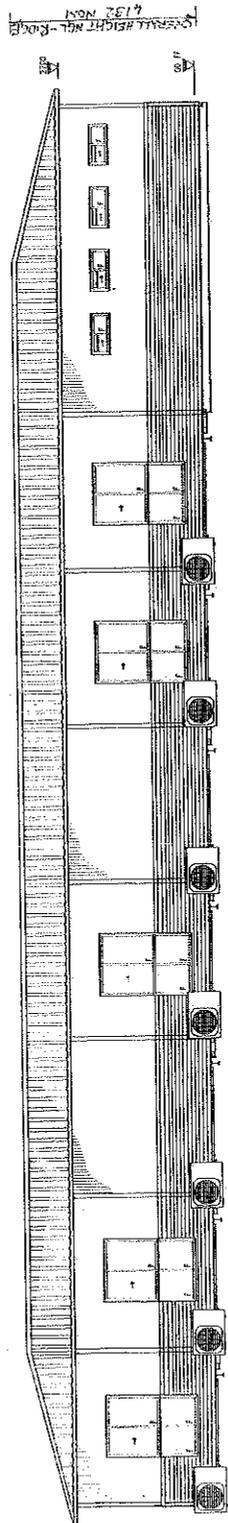
LOOKING WEST

ELEVATION SCALE: 1/8" = 1'-0"



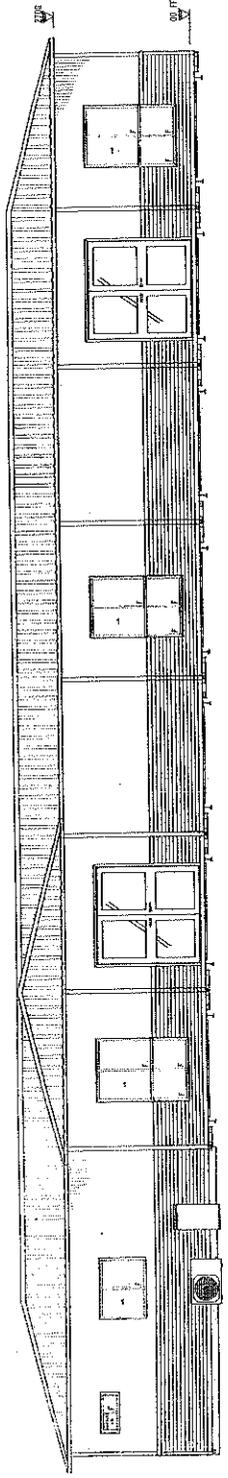
LOOKING EAST

ELEVATION SCALE: 1/8" = 1'-0"



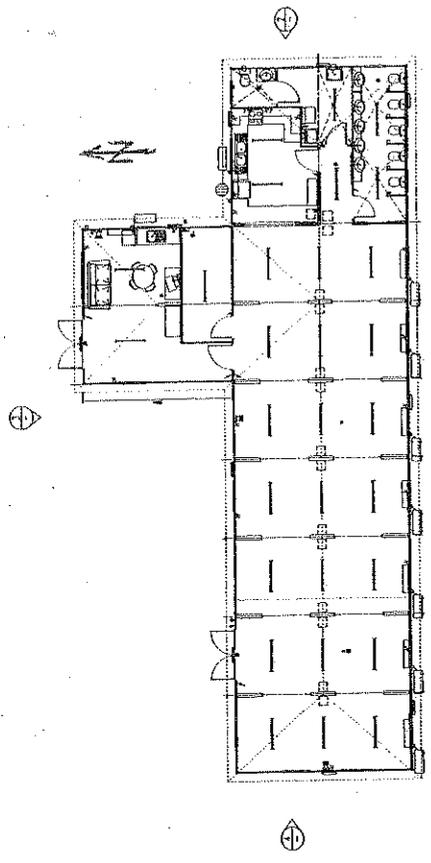
LOOKING NORTH

ELEVATION SCALE: 1/8" = 1'-0"



LOOKING SOUTH

ELEVATION SCALE: 1/8" = 1'-0"



FLOOR PLAN SCALE: 1/8" = 1'-0"

AUSCO
 ELEVATIONS
 MESA, AZ
 SALES: ZAMVATM X 2.7M
 KINDERGARTEN COMPLEX
 KOTI CALORE
 CHILDPARE SERVICES
 2000 W. WILSON AVENUE, SUITE 100
 MESA, AZ 85202
 TEL: 480.941.1000
 FAX: 480.941.1001
 REC 05
 33894-001 2

KID GAL RE

CHILD CARE CENTRES

Kidz Galore Kyilla
 13 Haynes St, North Perth WA 6006
 Ph: (08) 9444 4240; Mob: 0433 819 447
 Email: kgky@optusnet.com.au

27th July, 2011

Town of Vincent
 Administration & Civic Centre
 244 Vincent St
 Leederville. WA 6007.

Attn: Mr. John Giorgi
 Chief Executive Officer.

Dear Sir,

RE: Kidz Galore Kyilla Kindergarten Development Application-PRO4280

Please find enclosed our proposal to increase the capacity of the Kyilla Kindergarten at the Town Of Vincent's premises at 13 Haynes St, North Perth, by locating a high-specification demountable Kindergarten Annex, and to provide adequate parking on the Eton St verge. We request Planning Approval for the project.

We enclose the following:

- MRS Form 1 Application for Approval to Commence Development (to be signed by the CEO).
- Signed Consent & Indemnity Form.
- Schematic illustrating complementing shapes of existing & proposed buildings.
- Nearmap image of site and adjacent blocks.
- Scaled (1:100) dimensioned Site Plan (3 copies, plus 1 A4-sized copy).
- Scaled (1:100) dimensioned Floor Plan (3 copies, plus 1 A4-sized copy).
- Scaled (1:100) dimensioned Elevations (3 copies, plus 1 A4-sized copy).

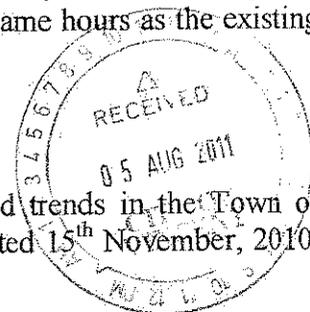
A Certificate of Title & Lot Diagram of Survey has not been included, per advice received on April 11th from the Coordinator Statutory Planning, R. Rasiyah.

The existing Kindergarten, which conducts an accredited Kindergarten and After-School Care program, accommodates 33 children, aged 3-6 years. The proposed Annex will increase the capacity by an additional 47 children, requiring 4 additional staff, and will open the same hours as the existing Kindergarten (Mon-Fri, 6:30 am- 6:30 pm), providing the same program.

JUSTIFICATION

Introduction

Our Application is based on a quantitative assessment of future childhood trends in the Town of Vincent, the detail of which is contained in our conceptual proposal submitted 15th November, 2010.



The assessment, supported by a recent Federal Government (DEEWR), demonstrates a progressive increase in child population numbers since 1996, and concludes that the child care industry, including community-based Centres, will be severely challenged in its attempts to satisfy the demand for early childhood places over the next 5-10 years. This is especially true of areas close to the CBD, such as the Town of Vincent, because most Centres are already at capacity, and high land costs will inhibit the opening of new Centres to address this finite, anomalous cycle.

Additionally, we have first-hand evidence of the growth in demand as illustrated by the constant high level of parental enquiries and increasing waiting lists at our Haynes Street and nearby Eton Street (cnr Green St) Centres. Analysis of our client-base reveals that this demand stems from a combination of more young families moving into the area, and the fact that a number of parents travel from outer suburbs to work within the area, and choose to have their children in nearby care.

The key points of our justification include:

- A surge in child numbers commencing 1996, is occurring due to migration, regeneration, rezoning, mining boom.
- 140,000 extra children are expected to enter the school system over the next 10 years (DEEWR Study).
- The number of children in the Town Of Vincent (TOV) increased by 11% in the 5 years from 2001 to 2006. The rate of increase is higher since 2006.
- At Kyilla, during year 2010, we denied a total 72 enrolment applications.
- Our current waiting list is 30.
- 85% of our clients live within 5 km of our North Perth and Kyilla Centres – the remaining 15% commute to the TOV area to work.
- The childcare industry is facing difficulty meeting the demand surge, particularly close to the CBD, because most Centres are already at capacity, and high land costs deter opening new Centres.

Building

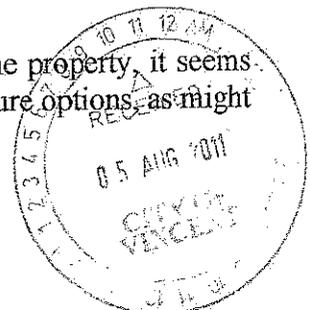
In response to preliminary comments by the Planning Director on 30/11/2010 regarding our proposal to increase capacity by locating a demountable building on the block, Kidz Galore met with TOV representatives on 24/02/2011 to further present the merits of the building proposal, namely:

Utilisation: The Kyilla property is significantly under-utilised. The proposed development would address this issue, at no cost to the Town of Vincent.

Community Benefit: The proposed development will benefit the whole community, as a majority of clients live or work within a 5 km radius of the Kindergarten.

Project Life Span: Research has shown that a projected anomalous surge in the child population will have an approximate 10-year duration, after which numbers are expected to decline. Therefore, any proposed development catering for the surge may not be utilised after that time. This analysis suggests that a transportable building, which can be removed easily when no longer needed, is a better option.

Council Planning: Without knowing the Council's long term plan for the property, it seems logical to assume that that a temporary construction would not impede future options, as might the construction of a permanent building.



Transportable Construction: The Transportable industry has matured significantly over the last decade. Transportables no longer look like transportables, and many optional design features are now available.

Australia-wide Trend: Particularly as a result of the Federal BER program, many Councils throughout Australia are now allowing the construction of transportable buildings for Community purposes. Many schools, kindergartens and childcare centres in each State are now adopting this type of construction in recognition of the cyclic nature of child populations.

Local Precedents: Adjacent Councils, such as the City of Stirling (e.g., Padbury Childcare Centre) and the Town of Cambridge (e.g., Bold Park Community School – see photos in original submission), have allowed transportable buildings to be constructed where it has been demonstrated to be in the interest of the larger community.

Economic Viability: Kidz Galore is not averse to the construction of a brick/tile building. However, the cost of constructing a permanent structure, matching the style of the existing 60-70 year old building at Kyilla, is expected to be significantly higher than that of a well-designed transportable building, thereby affecting the viability of the proposed project. Looked at another way, greater child capacity can be achieved for a given expenditure on a transportable building compared with the same expenditure on a brick/tile building.

Welfare of Children & Neighbours: Much of the construction associated with a transportable building would be carried out off-site, thereby causing minimum interruption, not only to daily kindergarten operations, but also to surrounding neighbours. Conversely, an onsite brick/tile construction would seriously affect daily operations and neighbours over an extended period of time.

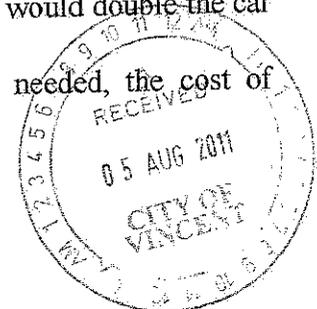
A feature of the proposed BCA-compliant, energy-efficient, building design is that the entries and exits face northwards towards the existing building, thereby actually lessening the current impact upon the one residential property on the southern boundary, while more play would be directed away from there towards the currently-unused western side of the existing building, i.e., adjacent to the intersection of Haynes and Eton Streets. Additionally, the shape of the building, with its gable roof design in preference to a skillion roof design, has been chosen to create the aesthetic of a mirror image effect to the shape of the existing building (see attached schematic).

Parking

In response to preliminary comments by the Planning Director on 30/11/2010 regarding the provision of parking for extra staff and clients, Kidz Galore made the following submission at its presentation to TOV on 24/02/2011:

The provision of sufficient onsite parking to accommodate the proposed increase in child capacity and additional staff is achievable. However, this may not be the best option because:

- It will deny the children the luxury of an approximate 400 sqm of grassed play area
- An onsite parking area is “inefficient” in that more than half of the area will be for access to the parking bays.
- It will significantly alter the environmental footprint of the “parkland” block.
- Installation costs are not insignificant, as required access to bays would double the car park area.
- At such time that the additional child capacity is no longer needed, the cost of restoration of the area will be higher.



Proposed Solution

Adequate parking to accommodate the proposed increase in child capacity and additional staff can be achieved if the Council were to approve parking on the Eton St verge. Advantages include:

- Significantly more play space for children.
- Less alteration to the environmental footprint.
- Minimal installation cost.
- A water-wise solution.
- Easy to restore in the future.

Conclusion

On the 18th March, following an earlier meeting of The Town's EMG, Kidz Galore was advised that The Town was willing to consider an Application which includes the construction of a transportable building on the Kyilla site, and verge parking on Eton St, with ultimate determination to be made by Council.

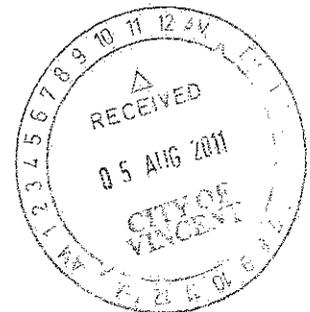
Kidz Galore understands that the project will be self-funded. We also understand that the building and parking are "temporary" constructions for the 10-year period, and we have factored into our economics the cost of removal and restoration at that, or later time, as The Town directs. Also, pending, and prior to, ultimate determination by Council, Kidz Galore would be most happy to discuss The Town's leasing requirements at its convenience.

We ask for your favourable consideration of this proposal.

Yours truly,

S. Turner

Director
Kidz Galore Child Care Centres



KIDZ GALORE KYILLA
13 HAYNES ST NORTH PERTH
SCHEMATIC ILLUSTRATING COMPLEMENTING
SHAPES OF EXISTING & PROPOSED BUILDINGS

