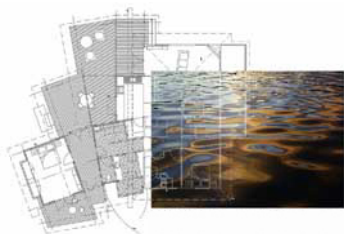




Ewin Early Learning Centre

Proposed Expansion - Development Application Report

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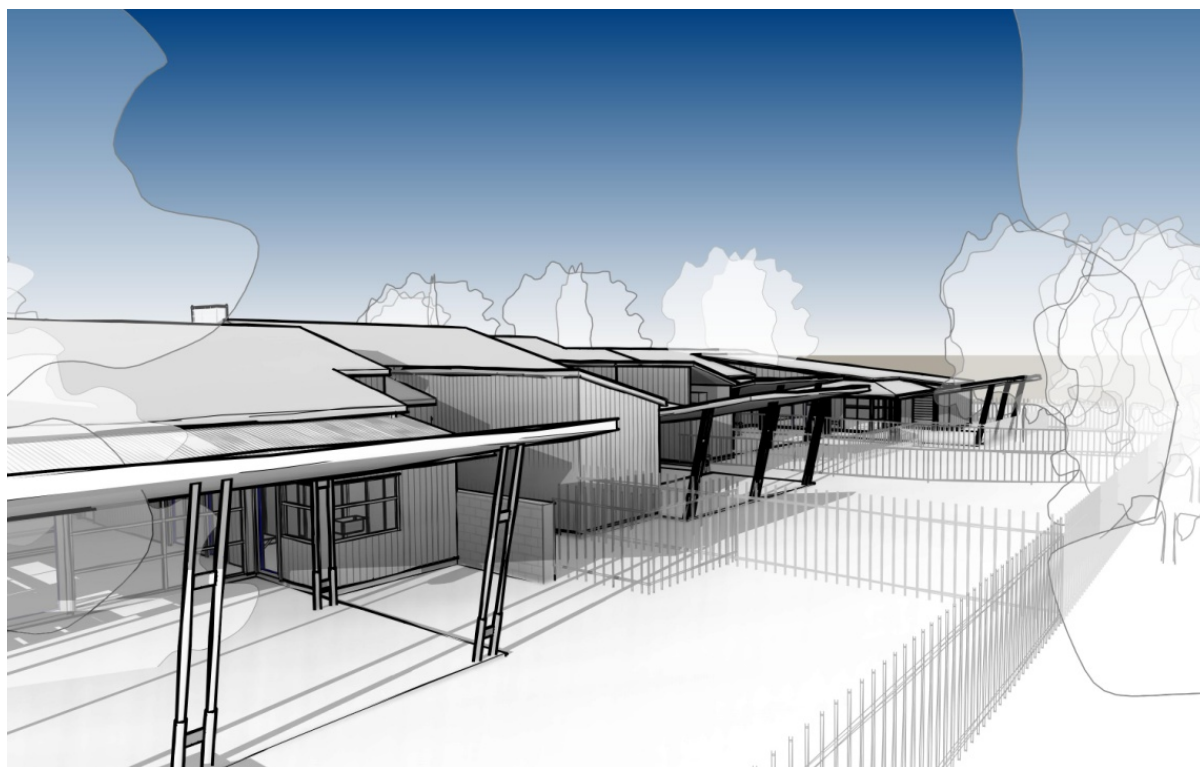
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1. Project Summary

In 2016 the Ewin Early Learning Centre received funding for design and documentation for a proposed upgrade of the existing premises. The facility was purpose built in 2007, and current operations have outgrown the building over the past 5 years.

The EELC is an important service provider in the town of Kununurra where the population is very transient and many families don't have the benefit of extended family to assist with child care. The successful funding application is an acknowledgement of the need for expansion to accommodate the growing waiting list (now at 120 children) and the flow-on benefits (such as parents being able to work and thereby contribute to the economic development of the town).

The initial design/documentation funding application was for a limited scope of work based on a modest expansion that could meet immediate functional needs of EELC and provide some of the additional licensed places required. During the preliminary design process this scope has been reviewed by the EELC Board; and it has subsequently been decided that the EELC should provide for as many licensed places as possible on the existing site to meet this growing community need. On this basis the EELC will seek additional funding for an expanded project scope that will maximise the use of the existing site.

The development of the site requires the expansion of indoor and outdoor play spaces as well as the ancillary areas such as offices, ablutions and kitchen facilities; in order to maximise the additional licensed child care places that can be made available.

Mark Phillips Architect has been engaged to explore a number of options for maximising the potential of the current site to provide additional licensed child care places. As a result of exploring these options it is proposed to expand the building on it's current site and construct additional car parking in the large road reserve on Coolibah Drive in order to make the best use of the available space on site for essential childcare facilities. This proposed additional car park site has received in-principle support from the Shire Council (refer Assessment No.A2529 dated 18 July 2017) subject to a parking survey being carried out by EELC.

In summary, the Kununurra community is in serious need of an expanded childcare service to ensure that the town can attract and retain young families into the future. It is believed that the most economical and expedient way for the Ewin ELC to expand the number of childcare places it can provide is to expand the existing building on site, and request that the council make a concession for the use of the Coolibah Road Reserve for required parking for this facility.

2. Background

The Letter from EELC to the Shire regarding the Development Application is reproduced below as background information to this project:

"The Ewin ELC is an Education and Care service providing long day care to children aged 0-6 years, from Monday to Friday.

The centre is licensed for 84 children per day, and currently is at approximately 90% occupancy due to staffing limitations. The waiting lists remained consistent from 2009-2014 at approximately 50-60 children, however this increased in 2015 and has consistently remained between 80-100 children to date. The highest demand is for 0-3 year olds, and the current wait for a place for a 0-2 year old is 15 months from the date they join the list.

The centre receives daily inquiries about availability of places, and as a result of these inquiries the centre can confirm that the long wait period is a serious barrier when people are considering relocating to Kununurra.

The Ewin ELC follows the Australian Governments Priority of Access policy for prioritising care for children. This includes giving priority to children at risk and children of working families. There are currently 114 families who access the service on a weekly basis who all meet Priority 1 & 2, with a total of 130 children who attend across the week.

The Ewin ELC prides itself on providing a high quality Education and Care program for the Kununurra community. The service has been rated as 'Exceeding' the National Quality Standards since 2013.

The Ewin ELC Board of Directors, together with the Management team have been strategic planning for more than 5 years to consider options for expanding the service into the future. Through engagement of a Child Care Consultant in late 2015 a report was developed that indicated expansion on the current site would allow to service the current community need and some future growth. By way of contrast, finding an alternative site to re-locate the centre and expand would require a 5-10 year period to realise, and this would not address the current needs of the community in the short term."

3. Parking

The development of the site requires the expansion of indoor and outdoor play spaces as well as the ancillary areas such as offices, ablutions and kitchen facilities; in order to maximise the additional licensed child care places that can be made available. One of the most economical ways for the Ewin ELC to expand its building to service the needs of the community would be to utilise the space in the Coolibah Drive road reserve for car parking. It is proposed to use the existing Chestnut Drive cross-over locations to access this parking area as this does not compromise safe access or the amenity of neighbouring blocks.

A submission was prepared on 18/07/2017 to obtain in-principle support from the Shire for the use of the Coolibah Drive Road reserve. The Shire Council has considered the proposal and confirmed that they are supportive, subject to a parking survey being carried out by EELC to obtain updated parking data. EELC have now completed a parking survey (refer appendix).

The Development Application for the proposed new Kununurra Neighbourhood House (KNH) on the adjacent site was approved based on a reciprocal parking arrangement with the EELC together with

a proposed expansion of the existing car park at both the North and South ends. Parking data provided by the KNH during this previous process has been used to create a parking calculation for the predicted peak parking demand under this reciprocal arrangement:

	Licensed places	Employees	Planning Framework			Parking data		Predicted EELC Peak	KNH+EELC Peak Total
			KNX LPS 7	Broome LPS	WAPC 72/2009	Existing KNH Peak	Existing EELC Peak		
Existing Building	84	23	44	32	17	19	24		43
Concept Design	132	36	69	50	27	19		38	57

Notes:

- 1) Development Approval for the Proposed KNH building based on a reciprocal arrangement with EELC results in 43 bays, which corresponds with "KNH+EELC Peak Total" for the existing building in the above calculations.
- 2) The EELC has indicated that their child drop-off period in the morning is generally from 7:30am to 8:30am although it can extend to 8:45am, which will overlap by 15 minutes with Neighbourhood House's opening hours commencing at 8:30am.

Based on the parking data and the predicted peak total, it is proposed to provide 57 parking bays including two disabled access bays, one in front of the KNH entrance and one in front of the EELC entrance (refer site plan in the appendix).

The SWEK LPS 7 requires 69 parking bays as indicated in the table above, however it was noted by the Shire that this appeared to be an onerous parking requirement when compared to other LPS schemes in the region and the WAPC guidelines. It was suggested by the Shire that a reduction in this requirement could be considered subject to parking data substantiating the proposal, and the calculation above confirms that this is a reasonable assessment.

In modifying the existing parking layout at the Ewin Centre, we will consider designating a number of bays as drop-off/pick-up only (e.g. 15 minutes maximum) close to the front door of the Ewin Centre to allow for convenient access for parents carrying children. The parking on the Coolibah Drive road reserve will be primarily for staff, with a little bit further to walk to the main entry.

It is also noted that there is a large, rarely used car park opposite the site at the Sportsman's Bar which could be used for overflow parking in the unlikely scenario that the proposed parking is filled up for a brief period of time. The parking is bitumenised and approximately 2000m² in area (excluding access roads around the perimeter). There are no lines marked, however with a one-way traffic flow and marking to the 5.5m x 2.8m standard it is estimated that this would provide in excess of 50 car bays. It is assumed that the times of future peak use for this car park would be weekends and evenings, outside of KNH and EELC hours.



4. Concept Design

The concept design is intended to maximise the number of childcare places that can be provided by the EELC on this site to address community demand as economically and efficiently as possible; with three new playrooms being provided representing 48 additional licensed places. A key part of the concept design is to build the extension in two stages to ensure that the EELC can remain operational and continue providing childcare services to the community.

One of the features of the existing building and site is the generous internal and external play spaces when compared to the child care regulation requirements. While the generous internal play spaces are being retained in the concept design, the new building expansion increases the floor area of the existing building by double which means that external play spaces are reduced in size. A key challenge for the new concept design is to enhance the impression of play-space in the outdoor play areas by providing an inspiring and educational playscape to offset this reduction in size. The external play spaces are still more than required by child care regulations, however it is important that the outdoor landscaping is creatively designed to maximise the use of this available space and it is intended to engage a landscape architect experienced in the design of nature play spaces to collaborate on this design process in future.

In addition, the scope of the expansion means that there will be long internal corridors to connect playrooms, and it is intended to design creative/interactive elements to these corridors so that it doesn't feel too institutional. It is intended to provide an individual colour scheme to each play room to characterize and personalise each space for the same reasons.

The new building expansion borrows from the existing building aesthetic using the double columns, leaning them outwards on an angle to the new outdoor undercover play verandahs giving the building facade a dynamic refresh.

Entry and New Administration

The new concept design retains the existing building entry together with an adjacent landscaped open space with a broad sweep of glazing to allow natural light and ventilation deep into the building corridors. It is intended to provide a feature wall and perforated screen to this open space to enhance the entry statement for the building. Part of the new front facade of the building will be designed to suit new signage for the EELC.

The new reception bench is designed to be part of the new administration office with a window that can be opened as required when there is someone in the office. This is intended to provide a focal point for visitors and parents that need attention from administrative staff but also to allow admin staff to maintain the privacy and security required of their workstation area.

The new general managers office allows for meeting space for 6 people, and a window on to the landscaped area at the entry.

New Big Kids Room

The new Big Kids Room fronts on to the carpark and is a good opportunity for the kids to extend their outdoor play verandah around to the front facade and interact with people coming and going from the centre. The verandah enclosure is envisaged to be a perforated screen with elements that they can play with and adjust, such as timber shutter type louvres.

The Big Kids Room is connected to the adjacent Big Toddlers Room by a hallway to promote play and learning interactions between age groups.

A big focus for the EELC is to increase the amount of undercover play area available to existing and new rooms, because having space available to conduct outdoor learning activities under cover from the sun and rain is important in this climate.

New Kitchen

The concept design places the kitchen in the centre of the precinct as the hub of the child care centre. The new kitchen is designed to have a window on to the main hallway to allow the kitchen staff to interact and pass milk and medicines to parents as required. The concept design shows a new pantry/food store occupying the redundant space that used to be a kids kitchen in the existing Big Toddlers room.

A trolley storage area is provided just off the hallway to allow for food trolleys to be stored while waiting collection by room staff.

Existing and New Babies Rooms

The configuration of the new hallway to the new babies room means that the cot rooms to the existing babies room would lose window access, and so the existing babies room has been re-configured to allow for windows to each cot room that will provide natural light and ventilation.

The two babies rooms are connected by a door internally to promote interaction between the rooms and also have a gate between the outdoor play areas.

New Junior Toddlies Room with Cots

The range of ages of the children change over time, so the new Junior Toddlies room has been designed to allow flexibility for the EELC to cater for a range of ages by providing a cot room for 8 of the younger children together with Junior Toddlies facilities such as infant toilets.



5. Setbacks

The site is zoned town centre, and although adjacent to the Coolibah Estate, the existing EELC site is outside the area covered by the Estate Development Guide Plan.

It is intended to provide a fire-rated masonry parapet wall to the West and South Boundaries where less than 3m from the boundary.

6. Stormwater

The existing EELC buildings were constructed above natural ground level long before the adjacent Coolibah Estate was designed and developed. The EELC is bounded on two sides by the Coolibah Estate, and the development of the Coolibah Estate involved raising the natural ground level on the estate by 200 to 300mm.

Since the Coolibah Estate has been developed the EELC site has had stormwater drainage problems, and the Shire has constructed a temporary stormwater drain on the KNH site to help alleviate the problem of stormwater flowing from the KNH site to the EELC site. The future KNH development is proposed to build a low height (between 200 and 300mm) retaining wall on the KNH/Ewin Centre Boundary that will prevent KNH stormwater from flowing on to the EELC site, and the KNH site will be built up with clean fill in order for the KNH site to drain toward Chestnut Drive.

However, the EELC building floor level will need to remain the same and so as part of the design and documentation process it is intended to engage a civil engineer to design subsoil drainage for the EELC site. It is intended to discharge this stormwater into an existing subsoil stormwater system at the Coolibah/Chestnut Drive Junction (which is believed to discharge into an open swale drain on the Northern side of Coolibah Drive). The design of this system will be determined in consultation with the Shire engineering department once a civil engineer has been engaged on the project.



7. Landscaping

As indicated above, it is important that the outdoor play spaces and landscaping are creatively designed to maximise the use of the available space and it is intended to engage a landscape architect to collaborate on this design process in future.

Existing trees will be retained where possible, as the EELC values any existing shade and nature play opportunities on site. Nature play and food gardens are a key component of EELC early childhood learning programs and will form an important part of the landscaping plan.

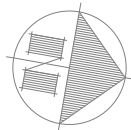
8. Staged Construction

As indicated above, a key part of the concept design is to build the extension in two stages to ensure that the EELC can remain operational and continue providing childcare services to the community.

It is intended to procure the project as one building contract with two stages as required.

9. Appendix A - Concept Design Drawings

(refer attachment)

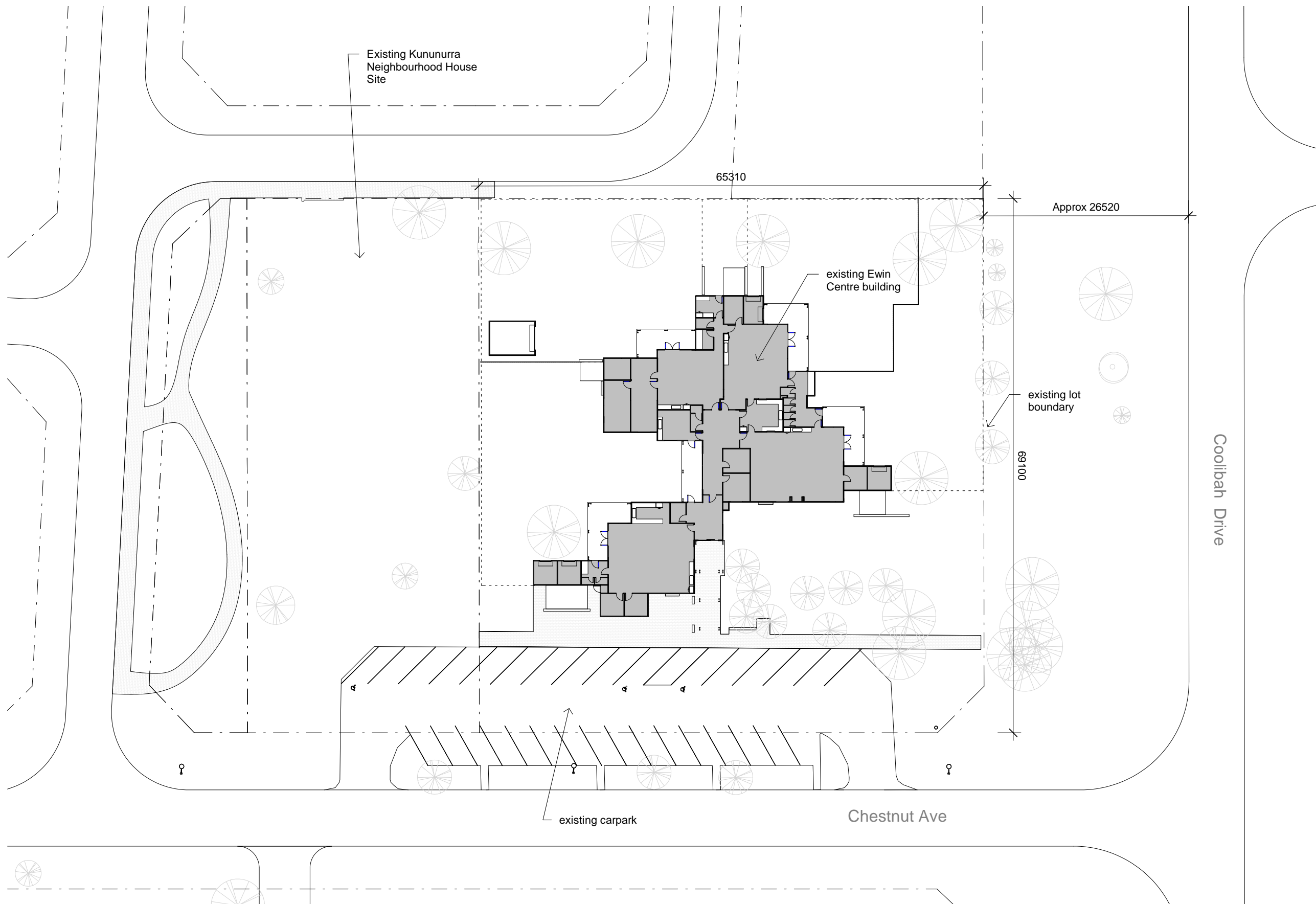


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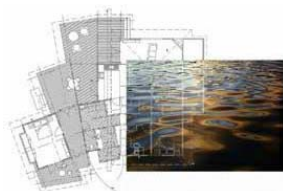
Plan - Existing Site

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Project

Proposed Building Extension

Client

Ewin Early Learning Centre

Dwg Title

Existing Site

Date 05/04/2018

Drawing Status

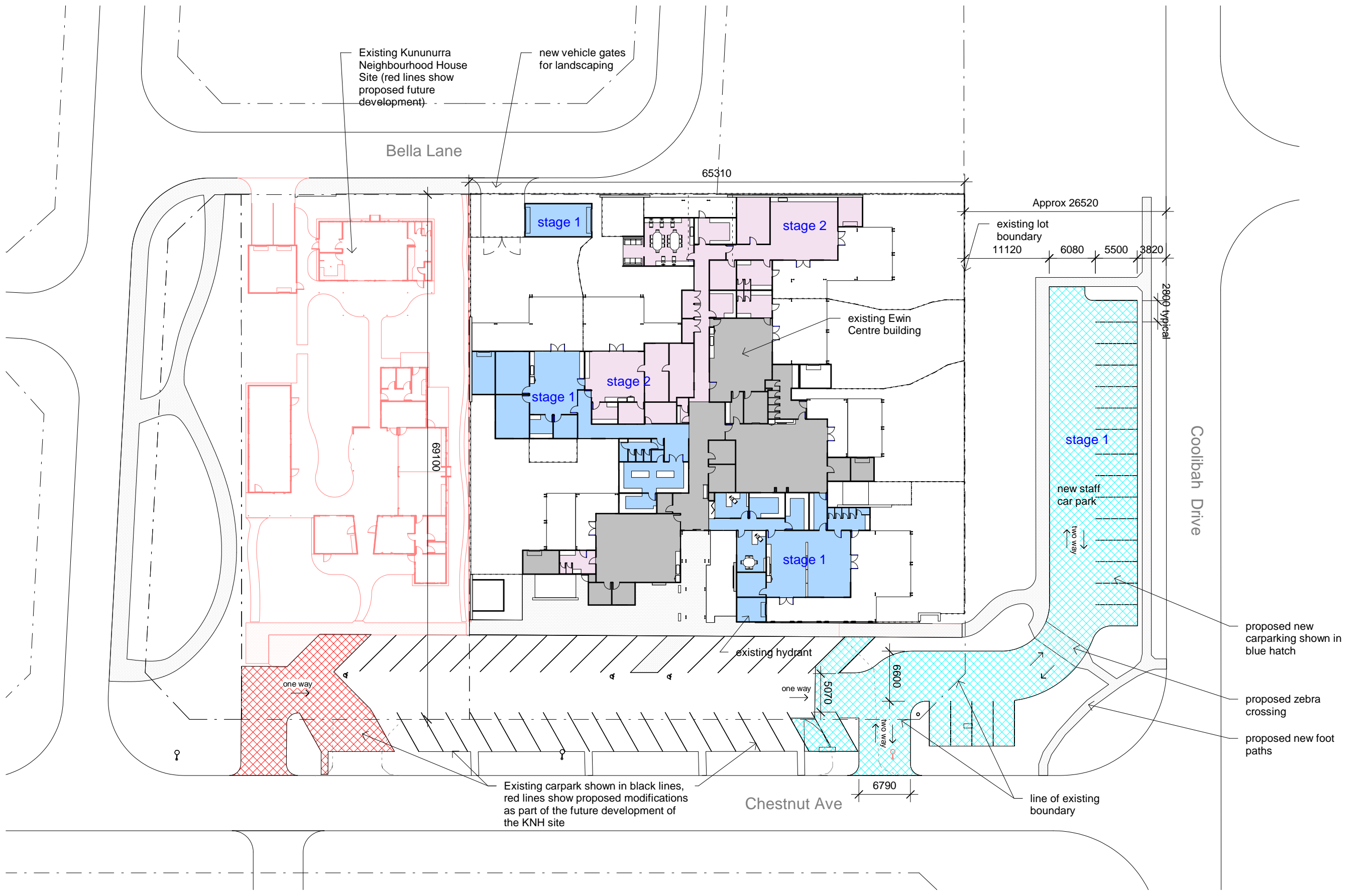
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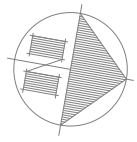
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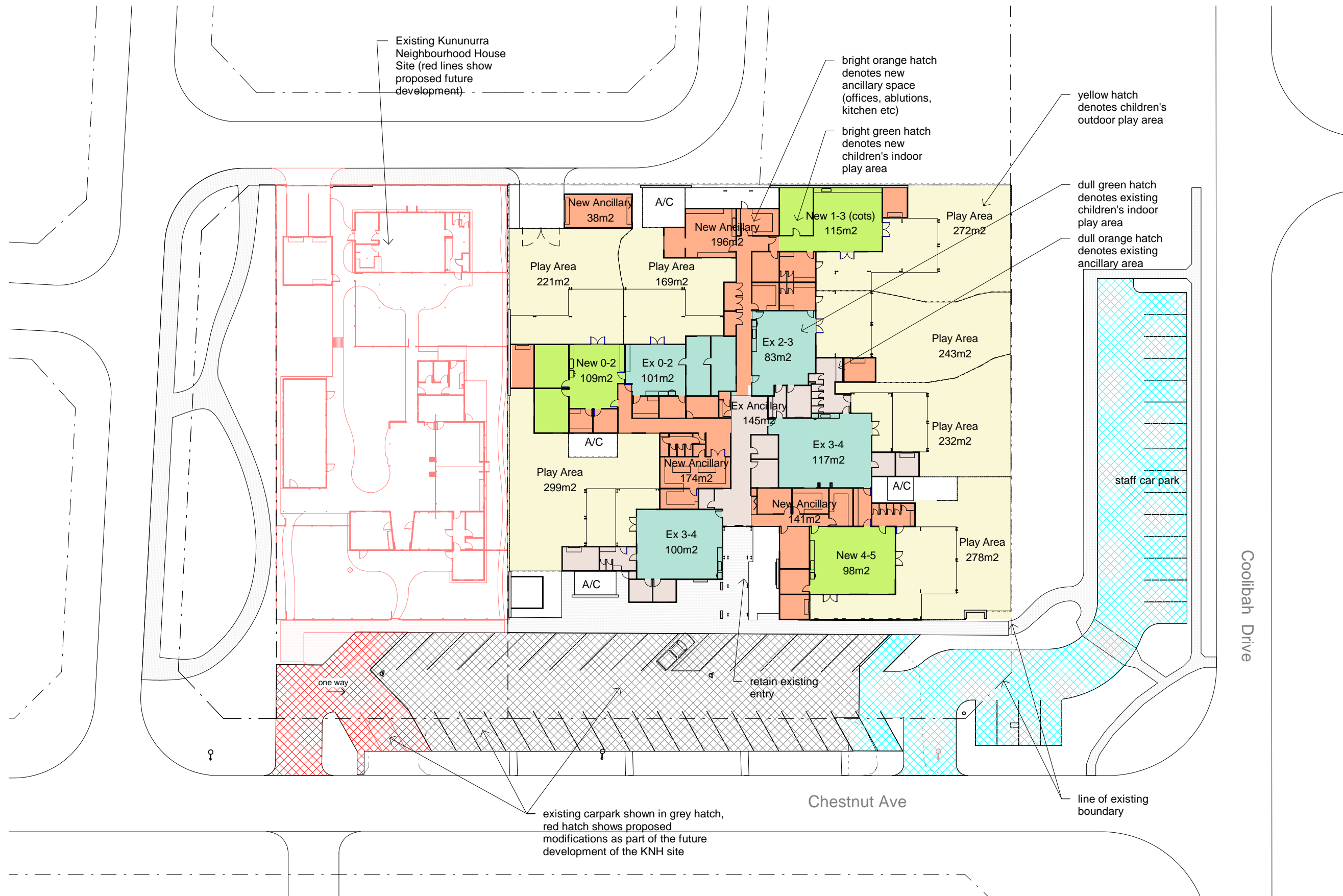


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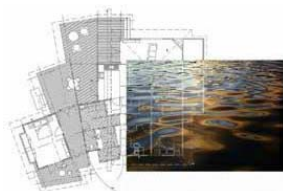
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Schematic Diagram



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Project

Proposed Building Extension

Client

Ewin Early Learning Centre

Dwg Title

Schematic Diagram

Date 05/04/2018

Drawing Status

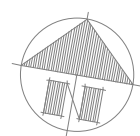
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Dwg No.

A03

Rev

9A



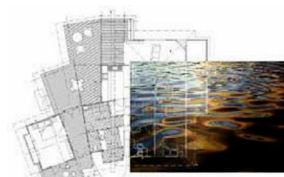
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Plan_New Concept Sketch

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Project
Proposed Building Extension

Client
Ewin Early Learning Centre

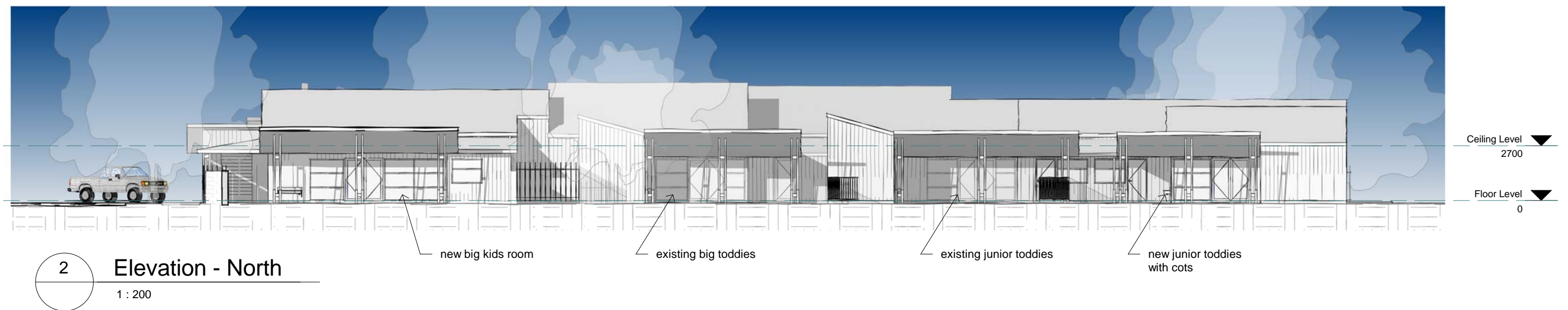
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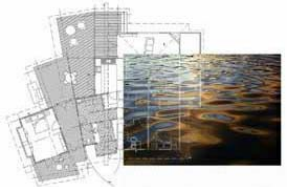

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05/04/2018

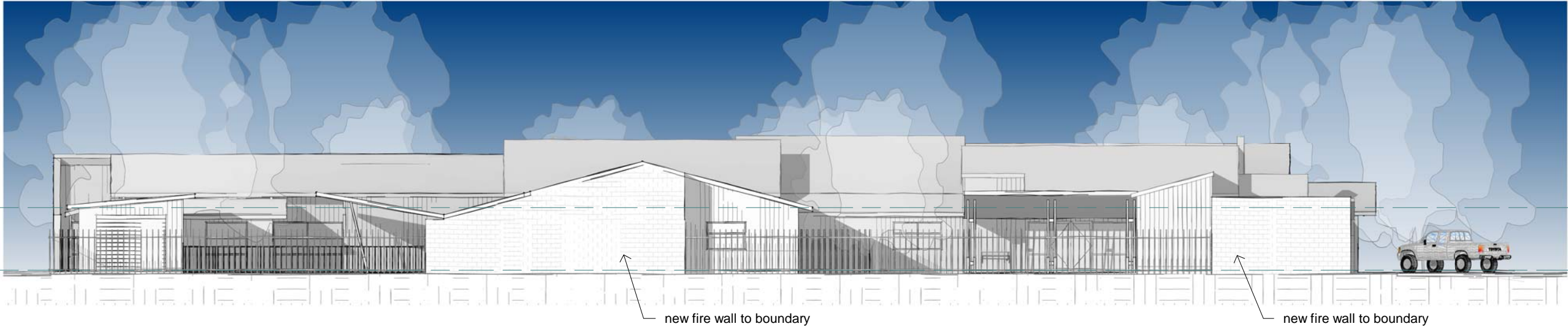
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Concept Design

Dwg No.
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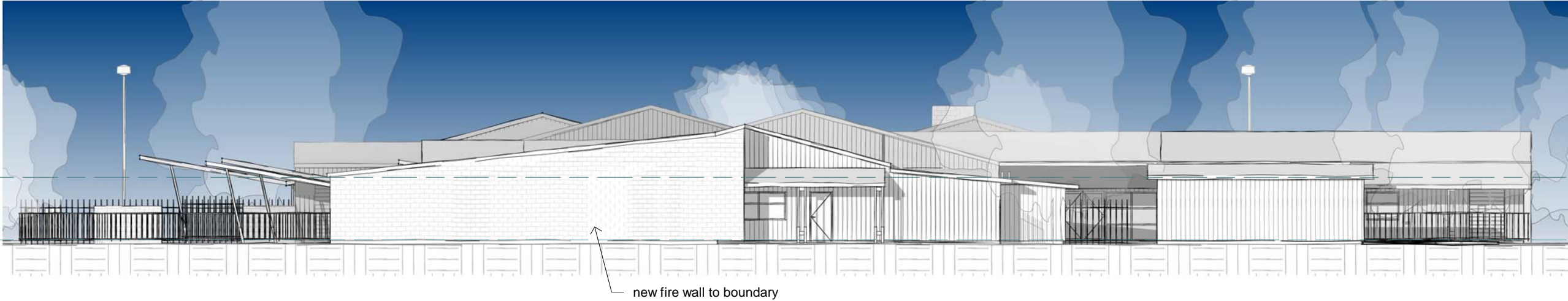
Rev
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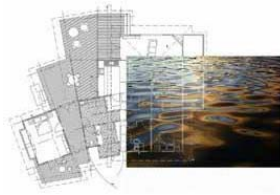

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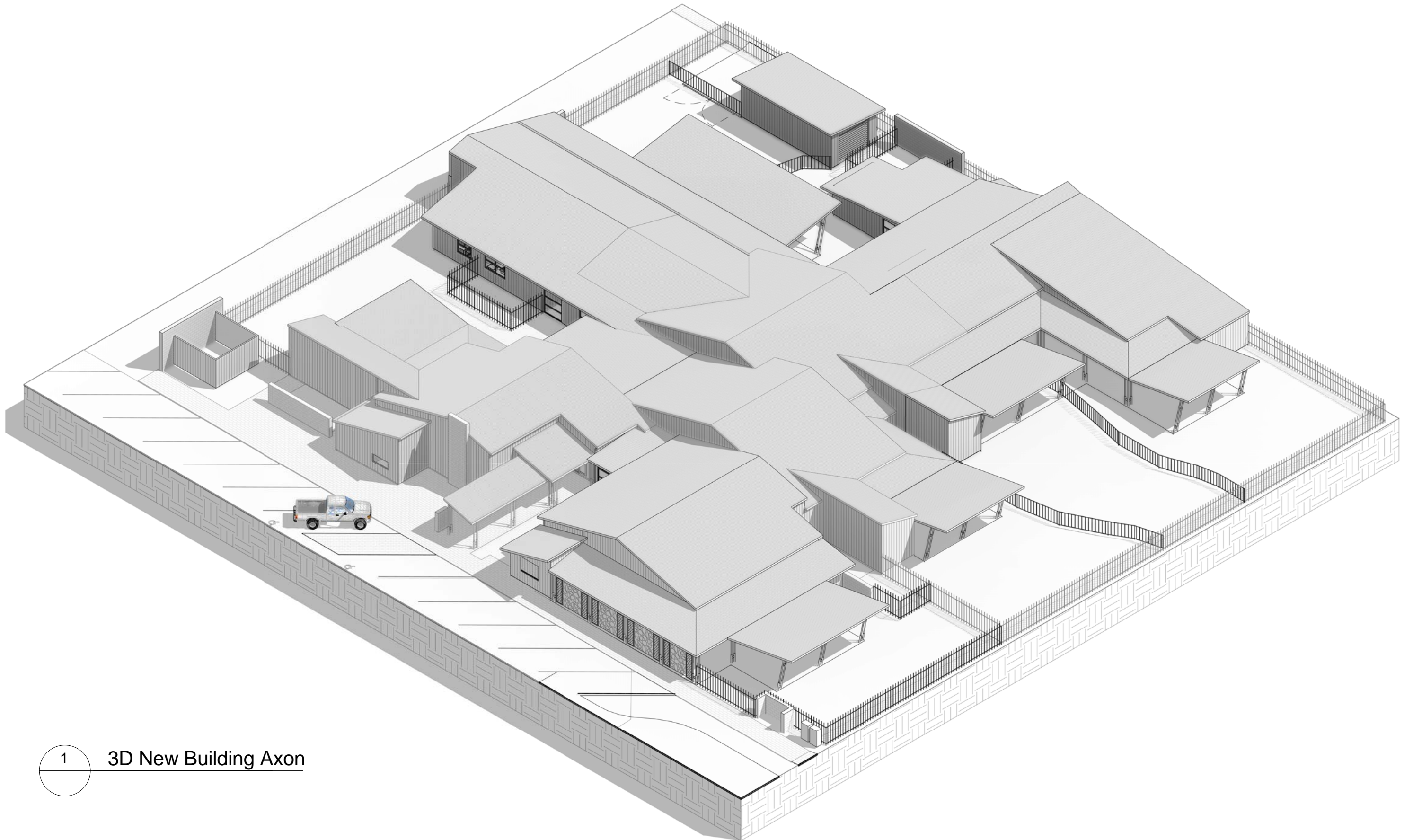


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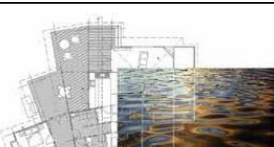

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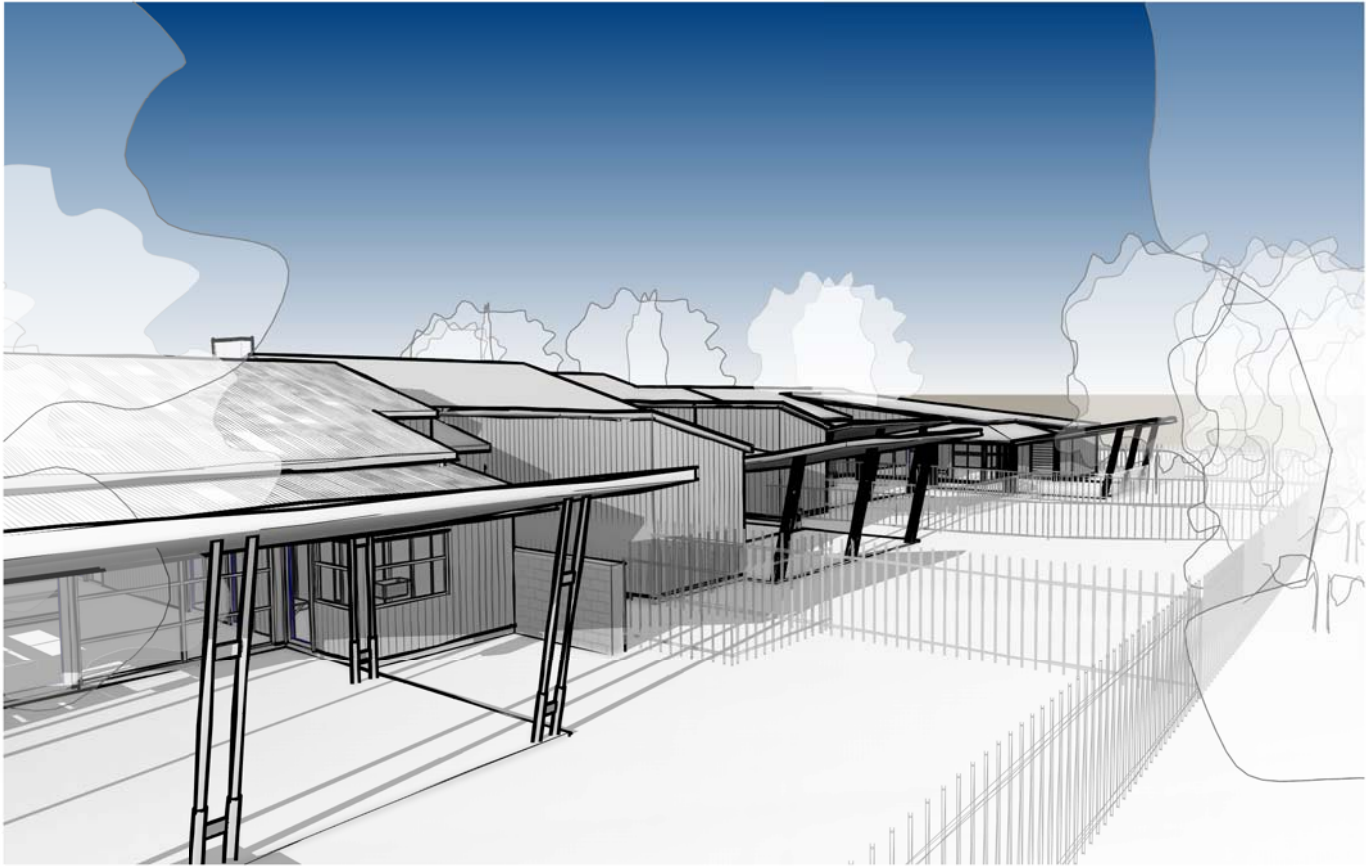
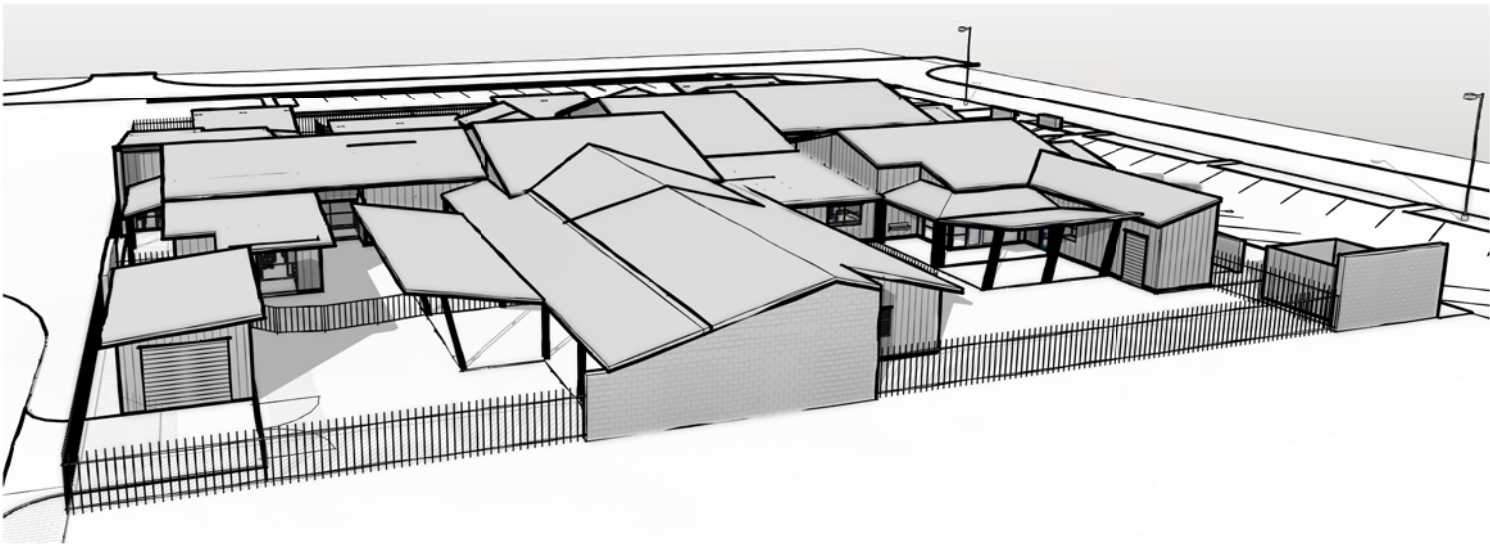
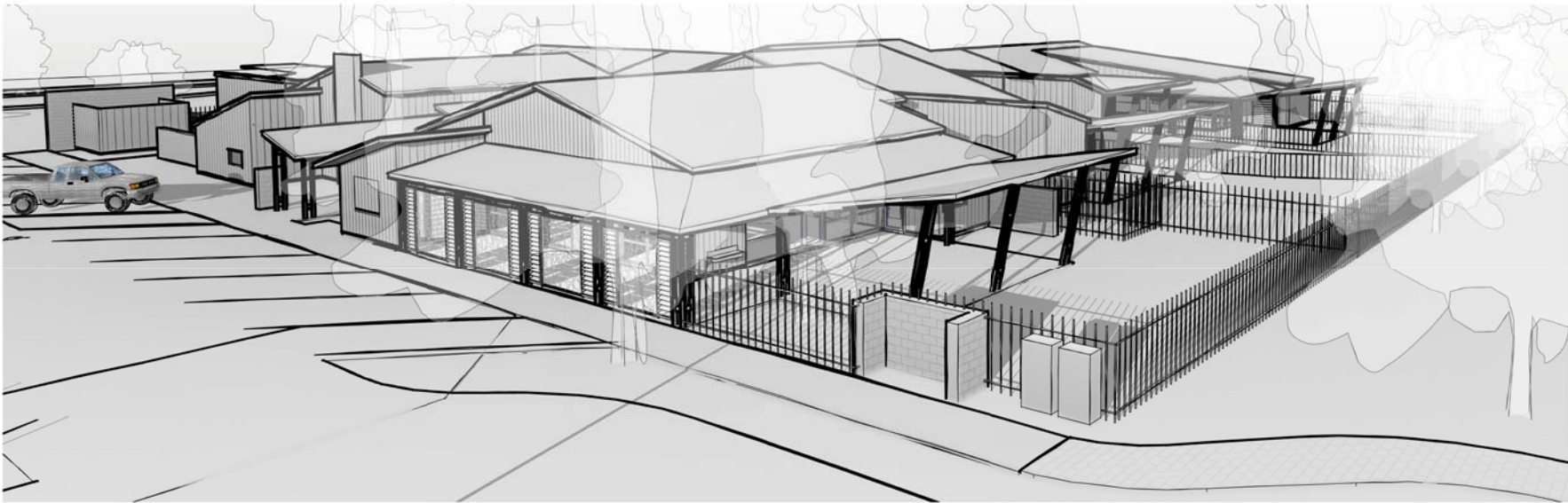
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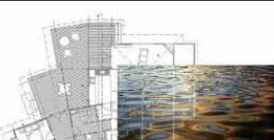



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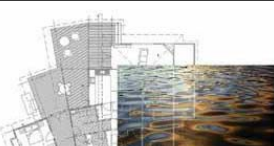

3D New Building Axon

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									Concept Design	
		Dwg No.	A07	Rev	9A					



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							Drawing Status	Concept Design
				Client	Ewin Early Learning Centre		Dwg No. A09	Rev 9A

10. Appendix B - EELC Parking Survey

(refer attachment)

EWIN CENTRE - Parking Survey

Prepared by: EELC

Issue Date: 16/10/2017

Car park traffic tally					
	Monday	Tuesday	Wednesday	Thursday	Friday
	4/09/2017	5/09/2017	6/09/2017	7/09/2017	8/09/2017
7:30am	13	23	19	16	19
7:45am	20	22	19	17	14
8:00am	18	16	19	18	15
8:15am	17	15	18	12	16
8:30am	13	16	16	11	21
9:00am	13	16	13	11	15
10:00am	13	15	12	11	13
3:30pm	12	14	11	11	19
4:00pm	11	14	13	20	16
4:15pm	15	19	18	15	18
4:30pm	21	21	22	17	22
4:45pm	12	24	24	17	14
5:00pm	5	20	7	6	10