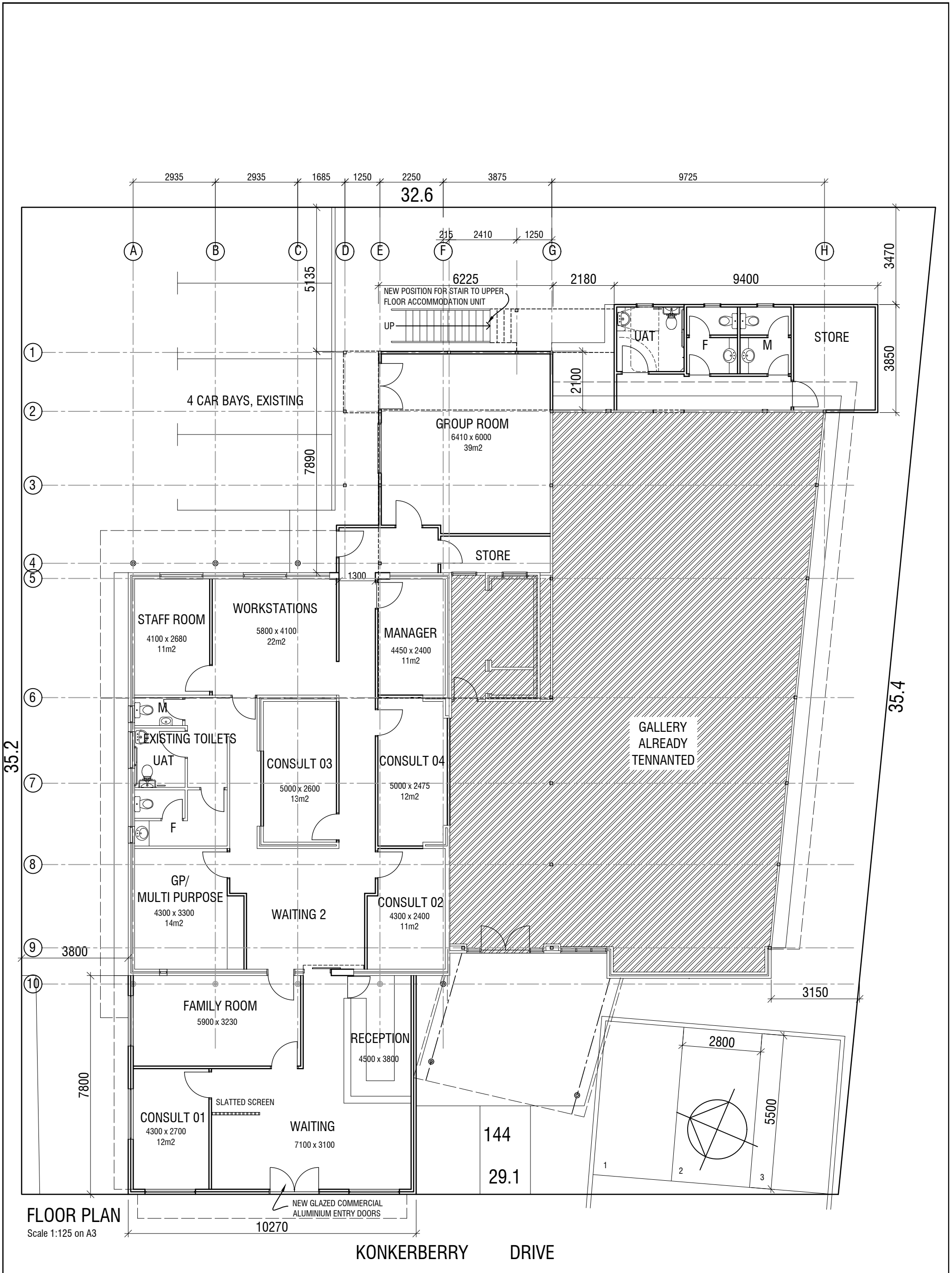


SITE PLAN

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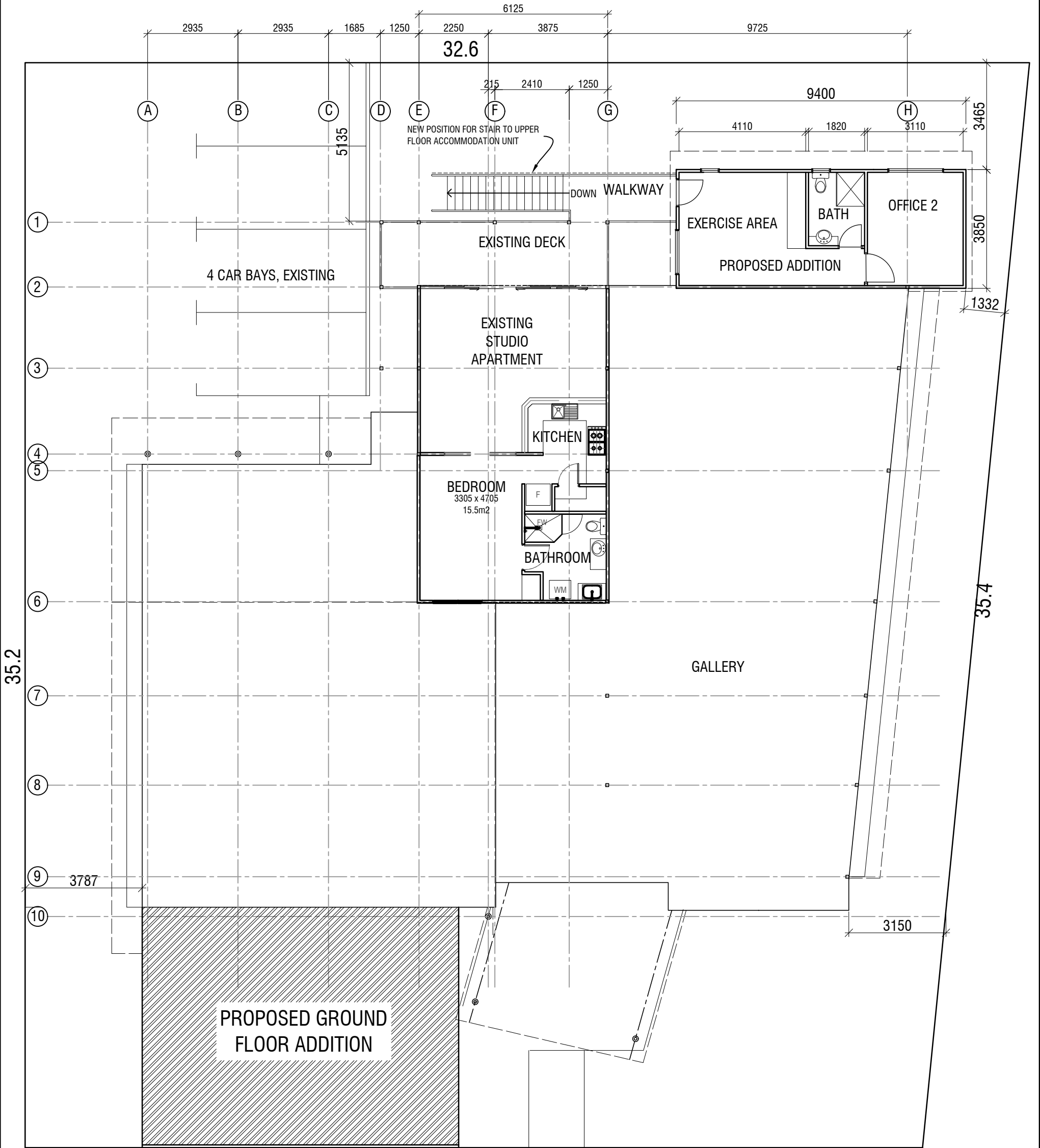
PROPOSED ALTERATIONS AND ADDITIONS TO THE BUILDING AT 144 KONKERBERRY DRIVE KUNUNURRA FOR WUNAN.	Thermal Comfort Homes Pty Ltd Reg Builder No 101282 29 Everett Way, HOPE VALLEY W.A. 6165 Telephone 0418 628 873 Email brett@tchomes.com.au		TCH Design Team BUILDING DESIGNERS	
			29 Everett Way Hope Valley 6165 telephone 0409 088 135 designed by; E. Lawrence	date 25-10-2021 sheet No. A0.01 Job No. TCH 2118

SITE PLAN 1:200



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FLOOR PLAN 1:125			sheet No. A1.01 Job No. TCH 2118

ADDITION AREAS	
GROUND FLOOR FRONT	80.1m2
GROUND FLOOR REAR	36.2m2 (116.3m2)
UPPER FLOOR REAR	36.2m2 (152.5m2)

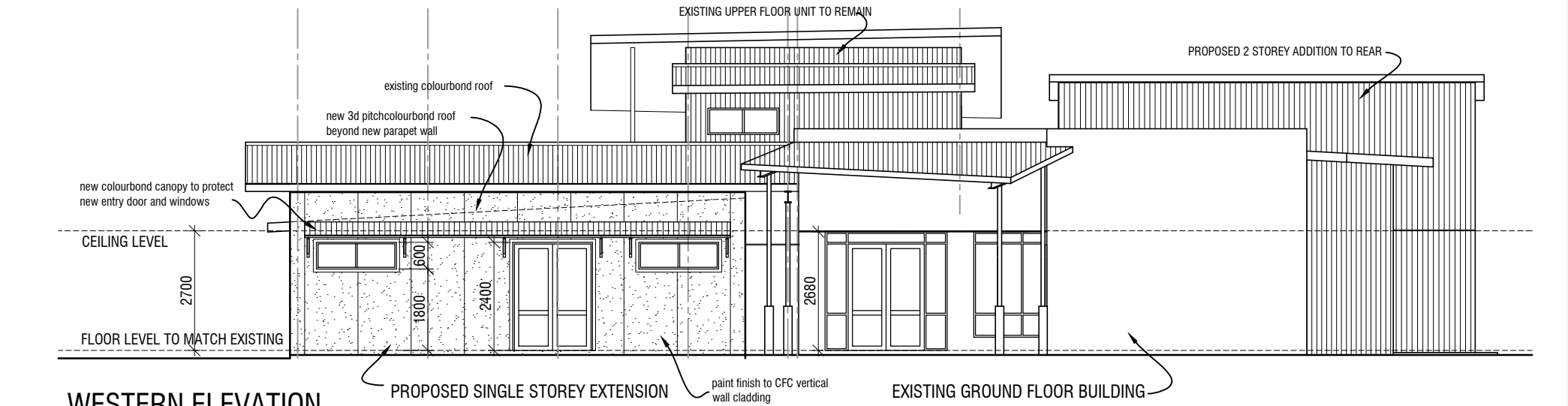


UPPER FLOOR PLAN

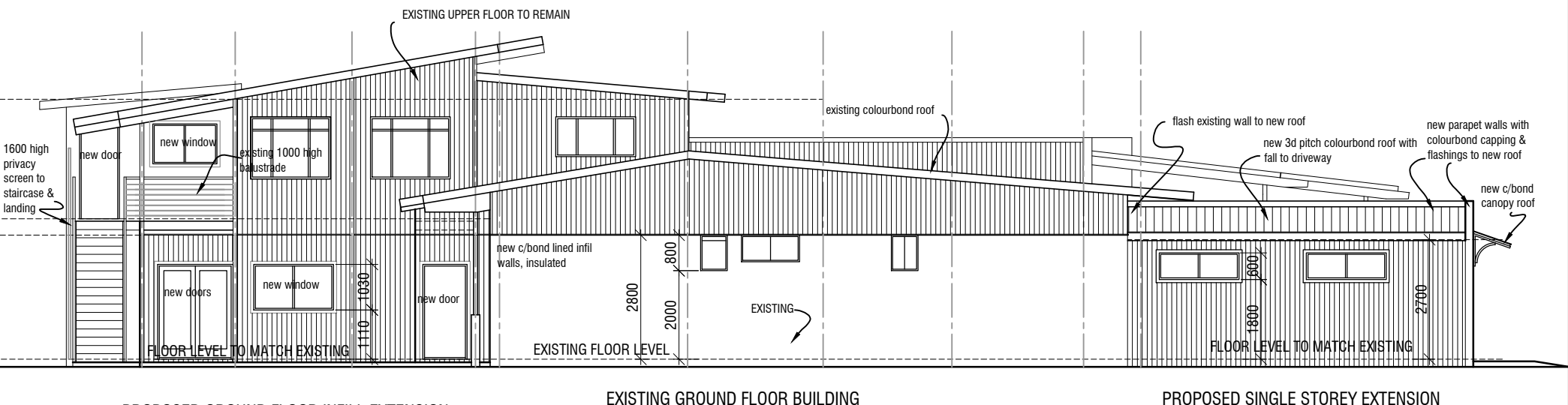
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KONKERBERRY DRIVE

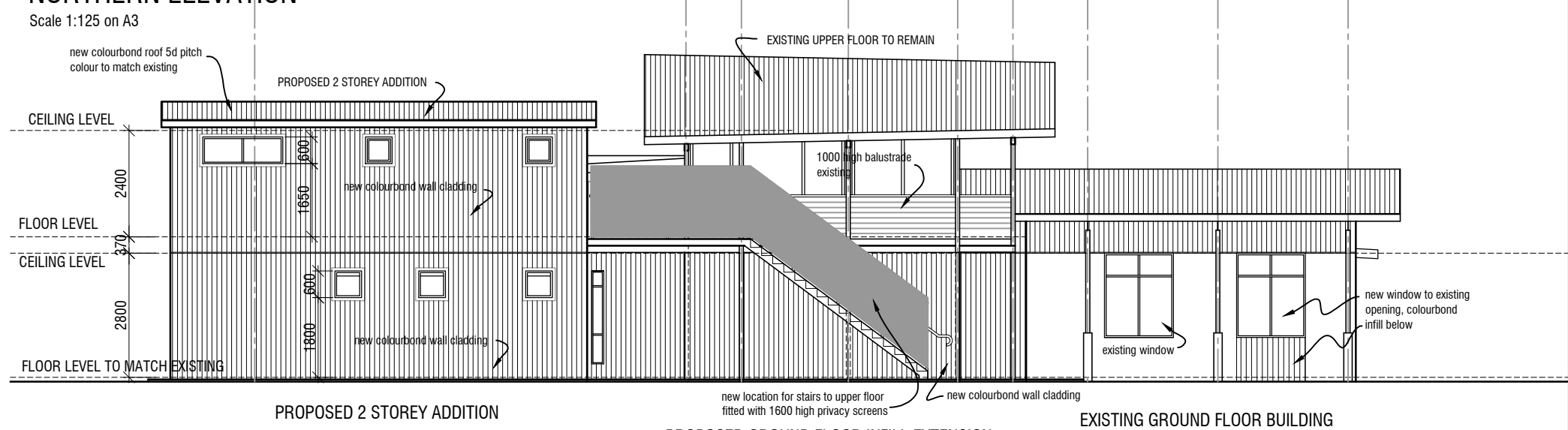
PROPOSED ALTERATIONS AND ADDITIONS TO THE BUILDING AT 144 KONKERBERRY DRIVE KUNUNURRA FOR WUNAN.	Thermal Comfort Homes Pty Ltd Reg Builder No 101282 29 Everett Way, HOPE VALLEY W.A. 6165 Telephone 0418 628 873 Email brett@tchomes.com.au		TCH Design Team BUILDING DESIGNERS	
			29 Everett Way Hope Valley 6165 telephone 0409 088 135 drawn by; E. Lawrence	date 25-10-2021 sheet No. <b>A1.02</b> Job No. <b>TCH 2118</b>



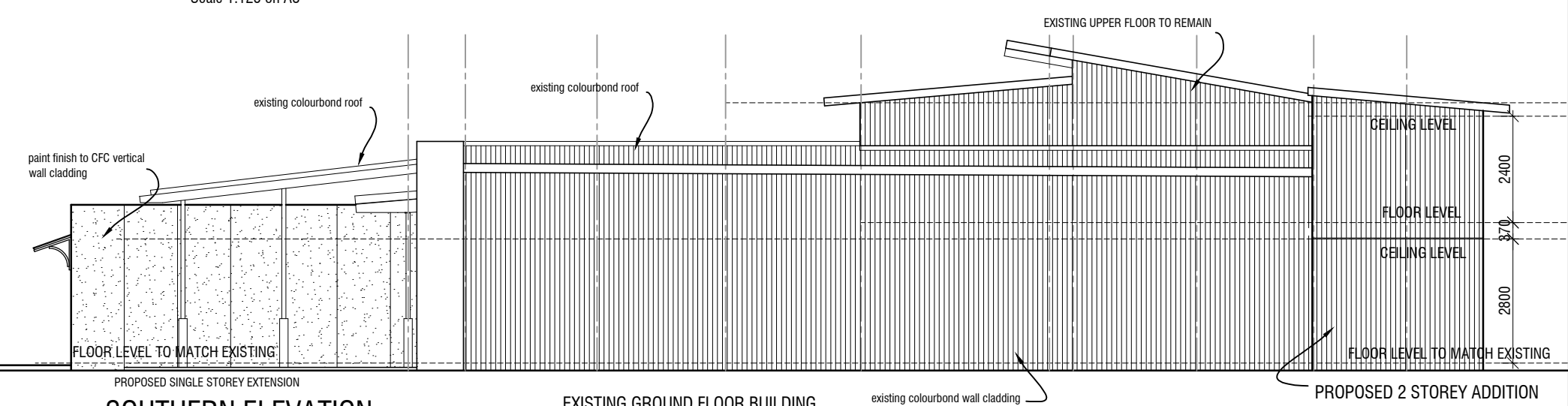
**WESTERN ELEVATION**  
Scale 1:125 on A3



**NORTHERN ELEVATION**  
Scale 1:125 on A3



**EASTERN ELEVATION**  
Scale 1:125 on A3



**SOUTHERN ELEVATION**  
Scale 1:125 on A3

PROPOSED ALTERATIONS AND ADDITIONS TO THE BUILDING AT  
144 KONKERBERRY DRIVE KUNUNURRA FOR WUNAN.

Thermal Comfort Homes Pty Ltd  
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B. E. (Hons) M. Eng. Sc., M. I. E. Aust., C. P. Eng:  
PRINCIPAL ENGINEER

TCH Design Team  
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Hope Valley 6165  
telephone 0409 088 135  
date 25-10-2021  
sheet No. **A2 .01**  
Job No. **TCH 2118**  
drawn by; E. Lawrence

5<sup>th</sup> November, 2021

**Attn: Thomas Pucci**

Shire of Wyndham East Kimberley  
20 Coolibah Drive  
Kununurra WA 6743

**Re: Headspace Centre – 144 Konkerberry Drive Kununurra**

Dear Thomas,

Further to our recent conversations, Thermal Comfort Homes (TCH) is currently working on the Design and Fit-out for the proposed New Headspace Centre on behalf of Wunan Foundation. The location of 144 Konkerberry Drive in Kununurra has been chosen and approved by Headspace due to its' central location and proximity to the Kununurra Town Centre.

In order to successfully deliver the Headspace Service, there is a minimum size requirement for each Centre to adhere to, providing the optimum space for both individual and group sessions. Wunan has negotiated with the current tenant at 144 Konkerberry Drive, Artopia Gallery, to reclaim some of their Gallery Space to form the basis of the Headspace Centre. In order to meet the Headspace footprint requirements, an extension to the front of the current building is to be undertaken. The additional footprint that the Headspace Centre is required to occupy will result in the minimum number of required carparking bays not able to be located within the allotted site, with the following carparking provided;

- Existing 4 parking bays to the rear of the property to remain
- 3 additional parking bays to the front of the property, accessed by a new crossover
- Disabled parking bay proposed on the existing road reserve, which TCH will construct in accordance with SWEK requirements

TCH and Wunan wish to apply for an exemption on the requirement to provide on site parking on 144 Konkerberry Drive as part of the approval process to complete the additional construction works required, as follows.

#### **Background**

Headspace is the National Youth Mental Health Foundation providing early intervention mental health services to 12-25 year olds. headspace can help young people with mental health, physical health (including sexual health) alcohol and other drug services, and work and study support.

Wunan Foundation has been awarded the contract to deliver Headspace Services to Kununurra, a critical service to the local region.

#### **Staffing Requirements**

Staffing for Headspace Services will average 4 FTE employees, with a combination of Fulltime, Casual and Part Time Staff. Artopia Gallery Staff is typically 1 Staff member at any one time, unless after hours events are held

### **Hours of Operation**

Headspace intends to operate between the hours of 8.00am to 4.30pm Monday to Friday. Artopia Gallery is currently open between 10.00am to 4.00pm Monday to Friday and between 10.00am to 12.00pm Saturday.

### **Patronage**

The proposed Headspace Centre will have four (4) Consultation Rooms, which will be the maximum number of clientele at any one time. Each Consultation will average 1 hour, although some Consultations may be longer or shorter, depending on the client. Group Sessions that may be held, for up to 10-15 youths, will generally be held outside of standard hours. Artopia Gallery clientele will vary depending on the season, special events or other specific circumstance. Artopia Gallery regularly organise and host events, which will always be outside of ordinary Headspace operating hours.

The following statements form part of our proposal to provide a reduction in the requirement for on-site parking on 144 Konkerberry Drive Kununurra

- 1) Road Reserve Parking is available – there is currently 21 car parking spaces available on the road reserve in front of 144 Konkerberry Drive, an additional 4 car parking bays on Konkerberry Drive directly in front of the proposed location and an additional 13 car parking bays, 1 of which is a disabled bay, on the opposite side of Konkerberry Road. The road reserve fronts 2 residential properties, each of which have their own parking spaces on their site
- 2) Bicycle Parking – the design proposal allows for the inclusion of bicycle parking for 5 bicycles, which is in excess of the Design Guidelines for this type of development. It is anticipated that some Headspace Staff or Clients will utilise bicycle transport, given the central location
- 3) Clientele Appointments – as part of the operational blueprint the majority of clientele, Youth aged between 12 – 25 years, will utilise a pick-up and drop-off service as part of the Headspace program. This ensures vulnerable Youths attend their consultations as booked, within a safe environment to and from home, whilst minimising the requirement to have parking on site. This service is important in the successful implementation of the Headspace program in Kununurra. In addition, given the age of the clientele, it is unlikely that they will have a motor vehicle. Artopia Gallery clientele will continue to park in the road reserve parking, Konkerberry Drive on street parking or visit via walking as is currently observed
- 4) Central Location of Headspace – the location for the proposed Headspace Centre is conducive to access via bicycle and walking, due to its close proximity to the Town Centre. Staff will also be encouraged to car pool where possible and practical. Artopia Gallery staff will park in their current parking spaces at the front of the site
- 5) Headspace Centre services critical to Kununurra – the successful delivery of the Headspace Services requires adherence to a minimum standard of Centre space. Suitable patient flow and privacy are important factors considered by Headspace in their approval of proposed designs. The attached proposed Floor Plan layout has been approved by Headspace as meeting their requirements. Should the requirement for on site car parking remain, it would not be possible for this central location to be utilised to deliver Headspace services. With the limited number of suitably located Commercial Property, the integrity of the Headspace Centre and the services that it will provide would be jeopardised

We trust that the above is suitable to your requirements and look forward to your feedback. We look forward to working with you on this critical project for Kununurra and the wider community benefits that it will provide.

Kind regards

Graeme Boreham  
Thermal Comfort Homes