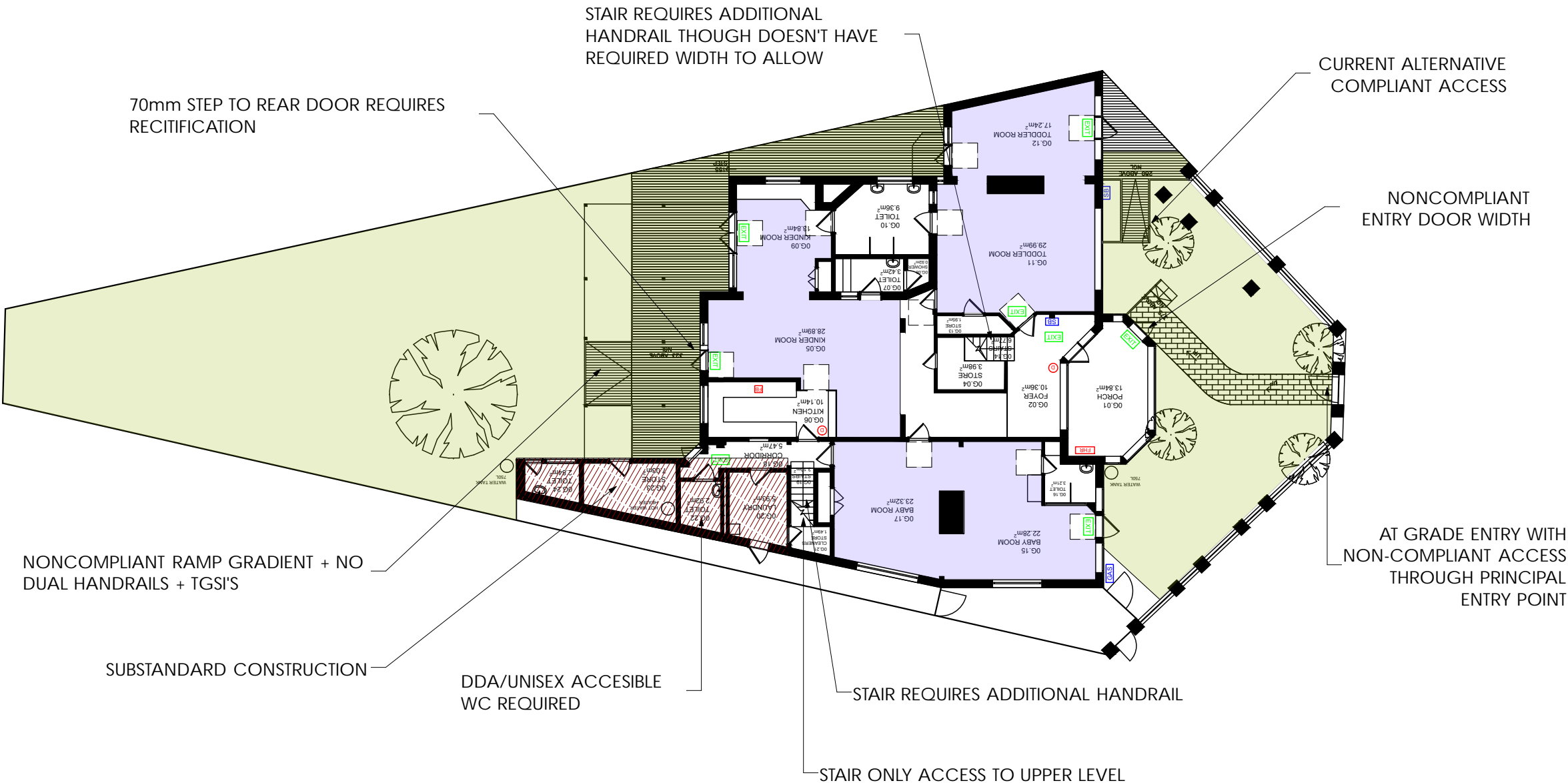


Not a development proposal.
An assessment of indicative yield.

- ALL INTERNAL DOORS WITH NON-COMPLIANT OPENING WIDTHS OF 750-770mm
- NON-COMPLIANT DOOR HARDWARE HEIGHT TO UPPER LEVEL (1150 AFL)
- GATE INTERCOM + DOORBELL TO BE LOWERED BETWEEN 900-1100 AFL.
- LIFT ACCESS TO UPPER LEVEL TECHNICALLY REQUIRED FOR CLASS 9B BUILDING.



A EXISTING CONDITIONS - DDA UPGRADE REQUIREMENTS
SCALE: NTS

A	15/01/2020	
ISSUE	DATE	REVISION

Gardiner
Architects

7/252 St Georges Rd
Fitzroy North, VIC, 3068
Ph: (03) 9486 4092
E: info@gardinerarchitects.com.au

PROJECT: EILDON ROAD
CHILDCARE
ADDRESS: 17 EILDON RD, ST KILDA

JOB NO: 201901

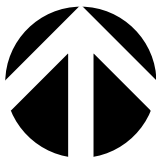
TITLE: DDA UPGRADES -
EXISTING

CLIENT: CITY OF PORT PHILLIP

DRAWN BY: GA SCALE: 1:100

DRAWING NO:

SD.01

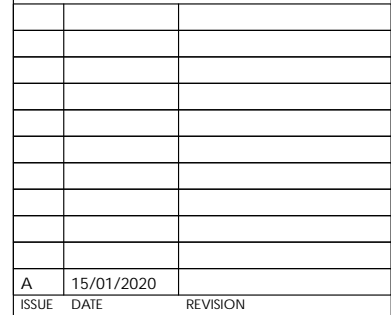


REV:

A

<u>SITE AREA</u>		
TOTAL SITE AREA 685 SQ.M		
<u>INDOOR ACTIVITY SPACE</u>		
FLOOR AREA MINUS DOOR OPENING + CRAFT SINK JOINERY		
BABY ROOM	23.5 SQ.M	7 PLACES
TODDLER ROOM	42.5 SQ.M	13 PLACES
KINDER ROOM	39 SQ.M	12 PLACES
<hr/>		
TOTAL	105 SQ.M	32 PLACES

BUILDING AREAS	
CARPARK	= N/A
LV GR	= 276 SQ.M
LV 01	= 132 SQ.M NOMINAL
TOTAL	= 408 SQ.M



PROJECT: EILDON ROAD
CHILDCARE

ADDRESS: 17 EILDON RD, ST KILDA

TITLE: GROUND FLOOR PLAN
- EXISTING

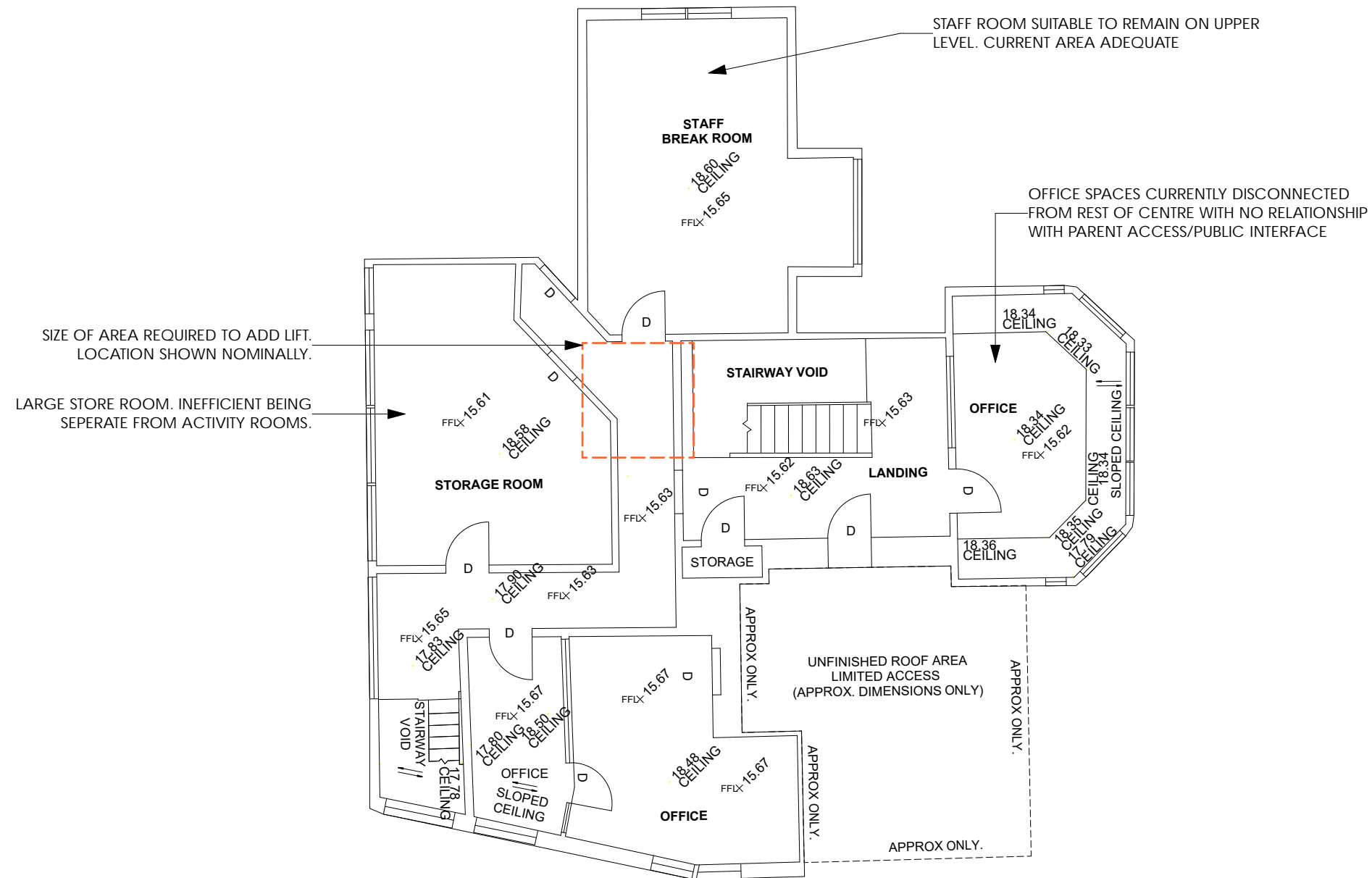
DRAWN BY: GA SCALE: 1:100

REV:

A

FEASIBILITY ANALYSIS - 11/01/2022

Not a development proposal.
An assessment of indicative yield.



- INEFFICIENT AND EXCESS SPACE FOR NON CHILD ACTIVITIES.
- IF CHILDREN SPACE UPSTAIRS, LIFT REQUIRED.
- CHILD ACTIVITY SPACE WILL REQUIRE ASSOCIATED OUTDOOR SPACE.

A	15/01/2020	
ISSUE	DATE	REVISION

Gardiner
Architects

7/252 St Georges Rd
Fitzroy North, VIC, 3068
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PROJECT: EILDON ROAD
CHILDCARE

ADDRESS: 17 EILDON RD, ST KILDA

JOB NO: 201901

TITLE: FIRST FLOOR PLAN -
EXISTING

CLIENT: CITY OF PORT PHILLIP

DRAWN BY: GA SCALE: 1:100

DRAWING NO:

SD.03



REV:

A

A INTERNAL AREA ANALYSIS - FIRST FLOOR
SCALE: 100

FEASIBILITY ANALYSIS - 11/01/2022

Not a development proposal
An assessment of indicative

INVERLEITH STREET

EILDON ROAD

FRONT YARD AREA ALLOWS FOR 14 CHILDREN

FRONT YARD CURRENTLY USED FOR PLAY SPACE AS WELL AS PUBLIC ENTRY. SEPERATING TWO

REAR YARD ALLOWS FOR 34 CHILDREN

REAR YARD - REFURBISHMENT REQUIRED

REAR YARD -
REFURBISHMENT REQUIRED

FRONT YARD AREA ALLOWS
FOR 14 CHILDREN

FRONT YARD CURRENTLY USED
FOR PLAY SPACE AS WELL AS
PUBLIC ENTRY. SEPERATING TWO
PREFERABLE.

- A** OUTDOOR AREA ANALYSIS
SCALE: 1:200

FEASIBILITY ANALYSIS - 11/01/2022

A	15/01/2020	
ISSUE	DATE	REVISION

Gardiner
Architects

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PROJECT: EILDON ROAD
CHILDCARE

ADDRESS: 17 EILDON RD, ST KILDA

JOB NO: 201901

TITLE: OUTDOOR AREAS -
EXISTING

CLIENT: CITY OF PORT PHILLIP

DRAWN BY: GA SCALE: 1:100

DRAWING NO:

SD.04

REV:

A



A

FEASIBILITY REPORT

rev 1

project **CoPP Eildon Road Childcare**
site 17 Eildon Road StKilda
client City of Port Phillip
date 7 Jan 2022
Job No: 202134
Site Area n/a

SCOPE OF REPORT

- Assess the implications of upgrading the buildings and grounds to comply with current regulatory standards for childcare and universal access
- Assess the likely child yield of the upgraded centre

ATTACHMENTS

1. Gardiner Architects: FS 01-05 rev A_Feasibility Analysis

SUPPORTING INFORMATION

1. 17 Eildon Rd - St Kilda Site Audit Report 14.12.21
2. 17 Eildon Rd, St Kilda - arboriculturally assessment - TreeLogic - April 2021
3. 17 Eildon Road St Kilda Building Inspection Report
4. CHS160 Eildon Road Child Care Centre OG + 01 floor plan (2017)

RESTRAINTS, ASSUMPTIONS + DISCLAIMER

1. No investigation of major services underground that may affect design and budget
2. Assume normal town planning process
3. Child yield numbers are approximate and require more detailed sketch design to finalise
4. Budget information to be provided by a quantity surveyor engaged by Council

EXISTING CONDITION

(refer FS 02, 03 Existing Condition + Site Analysis)

Generally

- o Existing two storey building has operated as a childcare centre for about 40 years
- o The building has heritage value
- o The Centre is understood to have a licenced capacity of 44 children (maximum, at any one time)

Existing Building Stock

- o The existing building is generally solid (refer reports), but requires significant repair works to stabilise walls, repair cracks etc
 - there is some substandard construction
 - the building is “tired” and requires a full refurbishment of finishes, services and facilities

Accessibility

- o The existing building does not comply with current Access for All requirements (refer SD 01)
 - access into the front is non compliant, but an alternative is thru a playroom
 - Access at the rear is non compliant
 - there is no compliant DDA toilet
 - only stair access to the upper level
 - all internal doors are non compliant widths (internal solid brick walls)

Land Usage, Topography + Vegetation

- o Irregular shaped site with little slope across the site
- o The front yard is being used as licensed outdoor play space (as well as public access)
- o The front and rear yards have significant vegetation (refer Arborist Report)
 - the large Peppercorn in the rear yard could be impacted by proposed renovations

Vehicle + pedestrian Access

- o Pedestrian only access from Eildon Road, which is a reasonably quiet suburban road
- o There is **no** on site vehicle parking (this is a significant deviation from current childcare requirements)

Adjacent Property Interfaces:

- o interfaces to adjacent properties are not highly sensitive,

Childcare Usage and Arrangements

- o there is an apparent excess of space at the upper level, which cant easily be used as child area
This would be operationally inconvenient for staff
 - o bathroom arrangements are not suitable:
 - all play rooms should have access from the outside to a supervised child toilet
- The front rooms do not comply

- the cot room to the front SE playroom effectively takes the orange coloured area and would not be considered in child yield areas
- kitchen
 - the current position is not suitable for effective operation or relate to an dining area, which would be normal in most childcare settings

Child Yield Numbers

- Refer drawing SD.02 A
- The purple area indicates current “legal” area, with deductions for door swings and standard joinery as per Childcare regulations
- **The current building would be licensed for 32 children inside and 51 outside**

REGULATORY ENVIRONMENT

Town Planning Requirements

Suitability

- There are no obvious Council restrictions to have childcare on this site, due to historical context

Zoning

- General Residential Zone
- Childcare centre would be a permitted non-residential use.

Overlays

- To be investigated
- Assumed heritage overlay, meaning higher scrutiny of any changes to the façade
 - Not assumed onerous

Carparking

- all carparking would theoretically need to be on site (0.22 cars per child), but it is assumed Council might view the historical long term operation of the centre would allow street parking to be retained (as long as numbers not increased past the current 44 children)
- 44 children requires 10 cars (including staff)

Setbacks

- not prescribed, but presumed similar to normal residential Rescode

Building Permit

- No major building permit issues envisaged

Childcare Regulations

- Current Vic childcare regulations would require a significant upgrade, including better toilet facilities and external access, access for all arrangements, a lift to the upper level

Childcare Demand

- Demand in this area and the suitability of this position to be confirmed by others

DESIGN RESPONSE TEST PLAN Refer Feasibility Analysis SD.05 A

Test Plan

The test plan is for illustrative purposes only

- Ground Level
 - added proper reception near entry to aid control and presence
 - office and meeting room upstairs, but ideally would be downstairs
 - Added central lift into the building
 - toilet facilities and adults brought up to regulation: DDA upstairs and downstairs
 - Larger rear play room, more open and easily supervised
 - Added new toilets to rear with I/S and O/S access
- Upstairs
 - upgraded laundry and toilet facilities
 - offices
 - meeting room for parent discussions/staff planning/potential out of hours community use
 - internal refurb only, not building extension required

Child Yield

- The current situation is an excess of child nos outside relative to I/S
- The proposed test plan increases indoor nos closer to outdoor numbers
- Indoor: 38 spaces. Outdoor 43 spaces.
 - This could be adjusted slightly but may imbalance toilet nos inside.

Siting + External Issues

- The odd shaped site creates visual interest, but also creates for awkward usage
(area under 3m wide is not counted in child yield nos.)
- The front yard requires separation between public access and outdoor play
- All fencing needs to be upgraded to be compliant (1.8m high, non climbable)
- Shade structures to about 30% of the outdoor space is required.

Sustainable Design

- Ideally child areas should face northerly with passive solar sunshading to maximise light
- This building does not take advantage of the north sun aspect and the rear faces the western hotter sun. Shade from vegetation is reasonable though.
- cross ventilation is reasonable only

- insulation in the existing building fabric will be poor and is not easily rectified, except for the roof
- PV electricity generation on roof is possible but not easily achieved

CONCLUSION

- The existing premises is only suitable for about 32 children at the moment
- When renovated it would appear the site will provide for about 38-40 children
- It is considered non-economic and a town planning risk to renovate upstairs for child area and associated outdoor area.
 - however, if pursued it would be assumed to be about a 50-53 place centre
- It would be considered a town planning risk to renovate for more than 44 children (existing notional numbers) from a carparking perspective.
- As the building is solid brick + originally presumably a house, with lots of corridors, it's not very cost effective to renovate (for internal works like lifts etc). But the single-story extension is relatively cost effective
- Although there has been a continued demand for the childcare facility for the last few decades, the commercial childcare industry would not normally consider numbers under about 60-70 effective to operate.
- Overall, we believe this building can be renovated into a more suitable and compliant centre. However, subject to budgets from the QS and review of alternative property acquisition, it may be prudent of Council to sell this property and purchase a more suitable property on which to build a childcare centre. This comment does not account for the history of the centre and community attitude to it.

Paul Gardiner 10th Jan 2022