



Dear City of Armadale,

Kids Are Kids! have put an offer in to purchase property at 16 Clarence Road, Armadale. The offer has been accepted with the condition of Kids Are Kids! receiving council approval (planning and building) within 90 days of acceptance of the offer. The 90-day period will expire 12 July 2021.

Who are We?

Kids Are Kids! is a not-for-profit charity who have provided quality individualised family centred therapy services to children 0-18 years with disabilities or developmental needs for more than 22 years. Our team of speech pathologists, occupational therapists, physiotherapists, and psychologists work with children with a range of diagnoses including but not limited to Autism, Intellectual Disability, Global Developmental Delay, Cerebral Palsy, Rett's syndrome, Angelman's syndrome, Fragile X and Down syndrome. Kids Are Kids! provide services to families with NDIS funding, we have contracts with Department of Communities, Child Development Services and WA Country Health. We have a fee for service and scholarship programs to help and support anyone needing services in the community who are not eligible for government funding. We rely on donations and grants to provide affordable services which are accessible to all families, and we are particularly interested in supporting the most vulnerable and at-risk families in the community. We are very much a children's charity. Our vision is to transform children's lives. Our purpose is to help children grow, learn and flourish through therapy and family support and we do this grounded in our values of being individualised and courageously unique, equitable and accessible, passionate and empathetic and safe and secure.

Residential Premises for Community Purpose

Kids are Kids! has experienced considerable growth through the NDIS rollout. Families can choose their service provider, and our reputation for quality and individualised services has led to expansion of our services and growth in staff numbers. As such, we have outgrown our existing premises, and have been looking to purchase an additional property in City of Armadale or surrounding areas. We have been searching for a suitable commercial or residential property for over 24 months. In this time we have not found any commercial properties which fit our needs. A residential property with a homely warm feel is most consistent with our culture, values, and relationship-based services. We provide Speech Pathology, Occupational Therapy, Psychology and Physiotherapy in our centres in Bateman, Rockingham, Mandurah and in the community. Therapists use our premises as a base for home, school, and daycare visits and to see families at our offices who prefer centre based care. We have been looking for a suitable residential property on a large enough block to accommodate our parking needs so we have minimal impact on surrounding residences or commercial facilities. The property at 16 Clarence Road, Armadale is suitable for all our needs.

Location

Currently approximately 20% of our clients reside in City of Armadale. This property will promote better access to services for these and other families in the community, reduce the time and cost of travel for both clients and our staff, and will mean that as a result families can access more direct therapy with their funding which will lead to even better outcomes for the children in meeting their

a: 26 Parry Avenue, Bateman, WA 6150 | PO Box 1096, Booragoon, WA 6954
t: (08) 9313 6566 | f: (08) 9313 5566
e: info@kidsarekids.org.au | w: kidsarekids.org.au

Proudly endorsed by our Patron, Professor Andrew Whitehouse



THE THERAPY & EDUCATION CENTRE INC.

developmental potential. In addition to providing services to children and families in the City of Armadale, Kids Are Kids! is intending to be involved in the local community and develop collaborative relationships with other local community organisations so that we can provide more effective therapy and support to the most vulnerable families in the community.

Services and Operating times

Our hours of operation are 8.30am- 4.30pm Monday to Friday. While we currently employ 50 fulltime/part-time staff (32 full time equivalent) we would only allocate up to 10 staff to the Armadale premises per day for usual operation. This would mostly consist of 1x admin/receptionist, 1x manager and 8 x therapists. Therapists will use the office as a base for administration work and are out in the community visiting clients most of the time. We do have some clients who would access services in the centre as part of their overall service delivery, but this aspect is minimal. We have reviewed data at our main centre in Bateman selecting 15 therapists over a 6-week peak period of typical clinical service delivery. Results have shown a range between 27 to 43 clients in a week attending the centre. This is an average of 3 clients per week per therapist at its peak. Based on this data we expect an average of 25 clients per week to attend the Armadale property. The clients will be spread over Monday to Friday between the hours of 8.30am to 4.30pm.

On some occasions we provide group-based therapy. The average therapy group size ranges from 4-6 children and include 1-2 staff. Group sessions normally run between 60 and 90 minutes. For the last 2 years we have held a maximum of 6 groups through the year. We anticipate a maximum of 3 groups a year to be held in Armadale. Therapy groups are small in numbers and held at quiet times of the year for example school holiday periods when less clients are coming in for services.

Staff meetings, training and professional development days will be held monthly on premises. No clients will be attending when these meetings are held. The total staff attending could range from approximately 5 to 25 people. Both therapy groups and staff meetings/training are typically held during normal business hours.

Some out of hours services may apply in the future. This could include some Saturdays or early evening programs. We have not provided out of hours services for many years, and this is not a part of our regular services. This could be an option on very rare occasions in the future.

Noise

All children who attend the centre will be accompanied by a parent or carer and are never left unattended. The services that we provide are consults with a therapist in a private office, not unlike going to your GP. Consult times range from 30 to 60 minutes. Clients are not kept waiting before going into sessions and we typically operate with a 15-minute gap between therapy sessions so that therapists can document and prepare adequately. This also reduces demands on parking and access. There is very little noise with the type of services that we provide. Occasionally you will hear children talking, laughing, or crying but noise is not excessive and mostly within the confines of the office space. It would be unlikely to be heard from a neighbour or passerby. There are no drugs supplied or kept on premises. Our main Bateman centre has residential properties adjacent, behind and on one side of the centre. We have worked with the community and neighbours for over 20 years and have never had any complaints from our residential neighbours. Our team of staff are extremely professional and respectful and represent Kids Are Kids! with the highest of regard. We plan to maintain the lease for our existing premises. The Armadale property is in addition to the existing premises to accommodate growth in client demand for services in the local area and associated staff increases.

a: 26 Parry Avenue, Bateman, WA 6150 | PO Box 1096, Booragoon, WA 6954

t: (08) 9313 6566 | f: (08) 9313 5566

e: info@kidsarekids.org.au | w: kidsarekids.org.au

Proudly endorsed by our Patron, Professor Andrew Whitehouse



Parking and Aesthetics

We plan to create a parking area to the side of the house on the property where there is vacant land/orchards. The parking area will not be visible from the street, there is a fence and green foliage already established blocking the view. There are driveways to a carport and a shed that can be used for staff parking in addition to the parking areas that will be established. The house aesthetics will remain intact with no significant changes visible from the street. There is a fence and electronic gates that will remain and provide a barrier of privacy and security.

Traffic Generation

The MRD data indicate that on Albany Highway just south of Clarence St there are 23059 vehicles/day of which 89.9% are cars

Data for Albany Hight north of Clarence St indicate a volume of 23885 vehicles/ day of which 91.8% are cars

There is no Data for Streich Ave but on Railway Ave there are 13642 vehicles/day of 93.19 % are cars plus there are also 56 Bicycles /day.

Our proposal will not cause any congestion on these main roads or within Clarence Rd.

We have allowed for 19 vehicles parking bays and the provision of 3 x bicycle bays.

Impact on neighbors

As our activities are during office hours Monday to Friday and not afterhours and on weekends we do not expect there will be any adverse effect on the neighborhood by either vehicles or people generated noise.

Public Transport

The railway station is approx. 1km in a westerly direction with a footpath all the way.

Albany Highway is 160KM in an easterly direction where bus transport is also available.

If you have any queries or require any additional information, please do not hesitate to contact us.

Yours sincerely,

Teresa Barrie
Executive Officer

Lisa Hoffman
Executive Officer

a: 26 Parry Avenue, Bateman, WA 6150 | PO Box 1096, Booragoon, WA 6954

t: (08) 9313 6566 | f: (08) 9313 5566

e: info@kidsarekids.org.au | w: kidsarekids.org.au

Proudly endorsed by our Patron, Professor Andrew Whitehouse

