

K2 PLANNING

Brimbank Early Years Facilities Review

FINAL REPORT

AUGUST 2021





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List of Abbreviations

| | |
|------|---|
| BPA | Brimbank Pre-School Association |
| CCC | Children's and Community Centres |
| CSIP | Community Service and Infrastructure Plan 2018 – 2038 |
| DET | Department of Education and Training |
| KSIP | Kindergarten Services and Infrastructure Plan |
| LGA | Local Government Area |
| PCG | Project Control Group |
| VPA | Victorian Planning Authority |



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1. Introduction

In 2018, Brimbank City Council adopted the *Brimbank Community Services and Infrastructure Plan 2018-38* (CSIP) which provides direction on future community infrastructure requirements.

The CSIP recommended that five new Children's and Community Centres be built in the following priority order:

1. Deer Park West Children's and Community Centre
2. Albanvale Children's and Community Centre
3. West Sunshine Children's and Community Centre
4. Furlong Road Children's and Community Centre
5. Dempster Park Children's and Community Centre

The CSIP also recommended that an *Early Years Facilities Review* be conducted to:

- Make recommendations on the model and operational structures of the five proposed children's and community centres.
- Investigate the future need for low use / poor quality kindergarten, playgroup and long day care facilities and make recommendations on the future need for and purpose of those facilities and how to maximize use.

Since the CSIP was adopted, the Victorian Government has committed to implement three-year-old kindergarten for all Victorian children. From 2022, three-year-old children in Brimbank will have access to five hours of a funded kindergarten program each week, increasing to 15 hours per week for 40 weeks of the year by 2029.

On 21 September 2020, Council signed the *Kindergarten Infrastructure and Services Plan* (KISP) with the Department of Education and Training (DET) which contains estimates of future supply of, and demand for, three *and* four-year-old kindergarten places in sessional kindergartens and long day care centres. The CSIP only assessed demand for four-year-old kindergarten and, as a result, the KISP forecasts greater unmet demand for kindergarten places across Brimbank than the CSIP. The unmet demand will be greater in some suburbs than predicted in the CSIP and there will also be unmet demand in some suburbs that the CSIP did not forecast to have any unmet demand.

The Department of Education and Training is inviting Councils to develop a Building Blocks Partnership Agreement which is a commitment to deliver a pipeline of infrastructure to support the roll out of three-year-old kindergarten. DET will contribute funding, in line with the Building Blocks Grant guidelines, to the delivery of infrastructure.

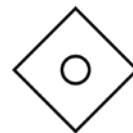


2. Project Purpose and Objectives

The purpose of the Brimbank Early Years Facilities Review is to ensure the provision of quality early years infrastructure that meets demand across the municipality.

The Brimbank Early Years Facilities Review seeks to achieve the original objectives of the Review as set out in the CSIP while also responding to the impact of the three-year-old kindergarten reform. The revised objectives of the Early Years Facilities Review are to:

1. Review early years' service facility models and develop guiding principles for the planning, design, governance and operation of the children's and community centres
2. Make recommendations on the priority order and components of the five proposed Children's and Community Centres in the CSIP, in light of the three-year-old kindergarten reform
3. Identify sites that can be expanded to accommodate additional kindergarten infrastructure
4. Assess 24 underperforming kindergarten, playgroup and long day care facilities and make recommendations on the future need for and purpose of those facilities



3. Project Methodology

The following tasks were undertaken to complete the *Brimbank Early Years Facilities Review*:

Part 1: Five New Children's and Community Centres

1. Benchmarking of best practice and contemporary trends with other local government areas (LGAs) in the planning, design and operation of children's and community centres (see Attachments for list of LGA interviews).
2. Development of Principles for the planning and operation of Councils Five New Children's and Community Centres based on the existing Principles in the CSIP and the results of Task 1, Benchmarking (see Section 6 'Guiding Principles' below).
3. Desktop review of State and Federal Government capital funding opportunities and requirements related to early years and community infrastructure.
4. Project Workshops with Brimbank kindergarten, playgroup and maternal and child health (MCH) staff and early years managers to clarify priority order, service components, governance structure and facility design for each of the five new Children's and Community Centres (see Attachments for list of workshop participants).
5. Review of KISP data to determine revised priority order for Children's and Community Centres.
6. Desktop site analysis for each of the new Children's and Community Centres.
7. Analysis of the findings of the previous tasks to identify the floor space components required at each of the five new children's and community centres (see Sections 7 – 11 for details).
8. Draft and Final Report confirmed with the City of Brimbank Project Control Group.

Part 2: Sites for Expansion

1. Review of KISP data to identify suburbs where there is forecast unmet demand that is not going to be addressed through the planned Children's and Community Centres
2. Identify sites within suburbs with unmet demand that have spaces to accommodate an expanded facility

Part 3: Underperforming Early Years Facilities Assessment

1. Development of shortlist of underperforming early years facilities based on poor performance related to:
 - Current and Forecast Demand
 - Utilisation
 - Building Condition
2. Interviews with staff who manage the facility to understand the operating Attachments for interviewee details)
3. Updated desktop assessment of each facility based on the following:
 - Quantity - Anticipated demand for kindergarten places (KISP data)
 - Quality – User assessment of the facility as 'fit for purpose'; 2018 Fit for Purpose assessment
 - Utilisation – 2020 licensed kindergarten places and enrolment numbers
 - Asset Condition Score – Asset Condition Reports 2021



- Location – walkability, public transport accessibility, accessibility to compatible uses
 - Recent Council upgrades and investments
 - Site Opportunities and Challenges including capacity to expand the facility on the site
4. Development of recommendations for the future need for, and purpose of, each underperforming facility



4. Recommendations

In order to ensure the provision of quality early years infrastructure that meets demand across the municipality, taking into account the three year old kindergarten reform, it is recommended that Council:

1. Adopts the revised priority order and revised components for the five Children's and Community Centres as proposed in the table 1 below
2. Refer the revised completion dates for the five Children's and Community Centres, as proposed in table 1 below, to the Capital Works Steering Committee

TABLE 1: PROPOSED PRIORITY ORDER, COMPONENTS AND COMPLETION YEAR FOR FIVE NEW CHILDREN'S AND COMMUNITY CENTRES

| Revised Priority Order | Facility Name | CSIP Priority Order | Proposed Completion Year based on revised order | Components | Facility Size (Indoor + Outdoor m2) | Additional Kindergarten Places Provided |
|------------------------|--------------------|---------------------|---|--|--|---|
| 1 | West Sunshine CCC | 3 | 2024/25 | 3 room kindergarten 2 MCH offices 2 consulting suite | 1,519 | 198 |
| 2 | Dempster Park CCC | 5 | 2025/26 | 2 room kindergarten 2 MCH offices Long day care centre 2 consulting suite 1 community hall | 2,175.5 (2,525.5 incl NFP child care) | 76 |
| 3 | Deer Park West CCC | 1 | 2031/32 but bring forward if possible | 3 room kindergarten 2 MCH offices 1 consulting suite 1 Multipurpose room | 1,728 | 138 |
| 4 | Albanvale CCC | 2 | Beyond 10 years but bring forward if possible | 2 room kindergarten 2 MCH offices 2 consulting suite 1 Multipurpose room Social room Change rooms | 1,868 | 70 |
| 5 | Furlong Road CCC | 4 | Beyond 10 years but bring forward if possible | 2 room kindergarten 2 MCH offices 2 consulting suite 1 community hall | 1,681 | 66 |

3. Includes the five Children's and Community Centres in the Building Blocks Partnership Agreement with the Department of Education and Training
4. Includes four modular expansion projects at East Sunshine Kindergarten, St Albans East Kindergarten, Epalock Crescent Kindergarten and St Albans West Kindergarten in the Building Blocks Partnership Agreement (BBPA) to be fully funded by the State Government
5. Undertake further strategic work into refurbishment options for Kellie O Connell and Albion Kindergartens
6. Undertake further strategic work into the future need for Deer Park Children's and Community Centre, Keilor Downs Playgroup, Aycliffe Drive Kindergarten and Barbary Crescent Kindergarten
7. Continue to maintain and carry out minor refurbishments to the remaining 17 facilities through the Capital Works Improvement Program and monitor changes in demand



5. Revised Data on Unmet Demand for Kindergarten

On 21 September 2020, Council signed the Kindergarten Infrastructure and Services Plan (KISP) with the Department of Education and Training (DET) which contains estimates of future supply of, and demand for, three and four-year-old kindergarten places in sessional kindergartens and long day care centres. According to the KISP, by 2029 it is estimated that there will be an unmet demand across Brimbank of 1,075 kindergarten places (three and four-year-old combined).

The unmet demand by 2029 is predominately in the southern areas of the municipality, particularly in Kings Park-Albanvale, St Albans North, St Albans South, Sunshine, Sunshine North and Sunshine West. There will be a small unmet demand also in Cairnlea and Taylors Lakes and a small oversupply in Deer Park-Derrimut. The other suburbs of Ardeer-Albion, Delahey, Keilor and Sydenham will have an oversupply of more than 33 places suggesting these suburbs will comfortably manage the additional demand for three year old kindergarten.

The oversupply and unmet demand for kindergarten places is shown in Table 2 and Figure 1 below.

TABLE 2: FORECAST UNMET DEMAND FOR KINDERGARTEN PLACES IN BRIMBANK 2025 AND 2029

| Suburb (SA2) | Unmet Demand 2025 | Unmet Demand 2029 |
|------------------------|-------------------|-------------------|
| Ardeer-Albion | 0 | 0 |
| Cairnlea | 0 | 12 |
| Deer Park Derrimut | 0 | 0 |
| Delahey | 0 | 0 |
| Keilor | 0 | 0 |
| Kings Park – Albanvale | 54 | 157 |
| St Albans North | 0 | 150 |
| St Albans South | 49 | 201 |
| Sunshine | 51 | 228 |
| Sunshine North | 0 | 93 |
| Sunshine West | 0 | 142 |
| Sydenham | 0 | 0 |
| Taylors Lakes | 0 | 31 |
| Total | 154 | 1,014 |

Source: Brimbank Kindergarten Infrastructure and Services Plan (KISP) Department of Education and Training, 2020



FIGURE 1: OVERSUPPLY OF AND UNMET DEMAND FOR KINDERGARTEN PLACES ACROSS BRIMBANK BY 2029



The KISP assessment includes projections for three and four-year-old kindergarten whereas the Community Services and Infrastructure Plan 2018 (CSIP) only includes assessments of demand for four-year-old kindergarten. As a result, table 7 below shows that the KISP forecasts greater unmet demand than the CSIP particularly in the Sunshine and St Albans planning districts.

TABLE 3: COMPARISON OF IDENTIFIED UNDERSUPPLY/OVERSUPPLY OF KINDERGARTEN PLACES IN THE CSIP AND KISP

| Planning District | CSIP 2028 Under Supply/Oversupply | KISP 2029 Under Supply/Oversupply |
|-----------------------------|-----------------------------------|-----------------------------------|
| Deer Park Planning District | -148 | -12 |
| Sunshine Planning District | -51 | -463 |
| St Albans Planning District | +40 | -508 |
| Sydenham Planning District | +279 | +156 |
| Keilor Planning District | +70 | +50 |

Note: The KISP was based on statistical area 2 (SA2) population level data and the CSIP assessment was based on City of Brimbank planning district population level data. For the purpose of comparison, the KISP data is converted into planning district population level data.

The CSIP recommended the five new children's and community centres be located across the Deer Park and Sunshine planning districts, based on the data available at the time, as shown in table 7. Figure 2 below shows the proposed children's and community centres compared to the suburbs of high unmet demand identified in the KISP. It shows that all of the Children's and Community Centres, except Deer Park Children's and Community Centre are located in suburbs with projected high unmet demand. However, it also identifies some suburbs (St Albans North, St Albans South, Sunshine) with unmet demand where no new infrastructure is planned in the CSIP.

This data will be considered in Part One of the Review to inform decisions about re-prioritising the order of the Children's and Community Centres and expanding the number of kindergarten places delivered in the new Centres. The data will also be considered in Part Two of the Review to inform decisions about which early years facilities can be expanded to meet the additional demand for kindergarten infrastructure.



PART ONE – FIVE NEW CHILDREN’S AND COMMUNITY CENTRES

6. Guiding Principles

Planning for Brimbank’s five new Children’s and Community Centres (CCC) will reflect the ‘Guiding Principles’ set out in the City of Brimbank *Community Services and Infrastructure Plan 2018-38* (CSIP) including:

1. Building Community Resilience
 2. Community First
 3. Social Justice
 4. Sustainability
- (Refer to Brimbank CSIP p. 3 -4 for further details)

Table 8 sets out planning principles specific to the five new Children’s and Community Centres based on:

1. Benchmarking of best practice approaches to the planning and development of early years centres
2. Stakeholder input to the planning of each of the five new Children’s and Community Centres
3. Brimbank City Council’s ‘Preferred Building Standards’

These principles should guide the planning, design and operation of the five new Children’s and Community Centres at Brimbank.

TABLE 4: BRIMBANK CHILDREN’S AND COMMUNITY CENTRES – PLANNING PRINCIPLES

| Planning Stage | Children’s and Community Centre Planning Principles |
|---------------------------------|--|
| Planning | <ol style="list-style-type: none">1. Ensure a place-based planning approach by engaging with representatives of existing services and the local community2. Ensure facilities are well located and accessible |
| Facility Design | <ol style="list-style-type: none">1. Design facilities that are flexible and multi-purpose where appropriate.2. Design requirements for core services:<ul style="list-style-type: none">- Kindergarten: Meet regulatory requirements for indoor and outdoor spaces and where possible go beyond minimum standards for outdoor space if site allows- Maternal and Child Health: Offices require a waiting area and consider privacy and confidentiality of users in design- Playgroup spaces: Provide an adjacent outdoor area3. Design facilities that facilitate informal staff connections across different services including through a common staff room4. Incorporate Environmentally Sensitive Design (ESD) principles5. Reflect the history and culture of the area, including Indigenous cultural heritage significance and naming6. Ensure the safety of all users in terms of accessing the building. |
| Governance and Operation | <ol style="list-style-type: none">1. Adopt a goal of 85% utilisation of all Children’s and Community Centres2. Support a place-based approach to facility governance and operation led by the service partners in each Centre.3. Engage with service partners early to develop commitment to the governance model |



Planning Stage

Children's and Community Centre Planning Principles

4. Develop Operational Models, Operational Plans and/or Memorandum of Understanding (MOU) that assist in:
 - managing partner relationships
 - addressing issues that may arise
 - exploring opportunities to provide better service
 - facilitating joined up service delivery.
 5. Conduct scenario planning that ensures safety of families and all users in emergency events
 6. Ensure a Core Staffing Model that supports facility management and activation, user safety, and effective service operation
-



7. Priority Order and Facility Components

The *Brimbank Community Services and Infrastructure Plan 2018 – 2038* (CSIP) recommended that five Children’s and Community Centres be built in priority order:

1. Deer Park West Children’s and Community Centre
2. Albanvale Children’s and Community Centre
3. West Sunshine Children’s and Community Centre
4. Furlong Road Children’s and Community Centre
5. Dempster Park Children’s and Community Centre¹

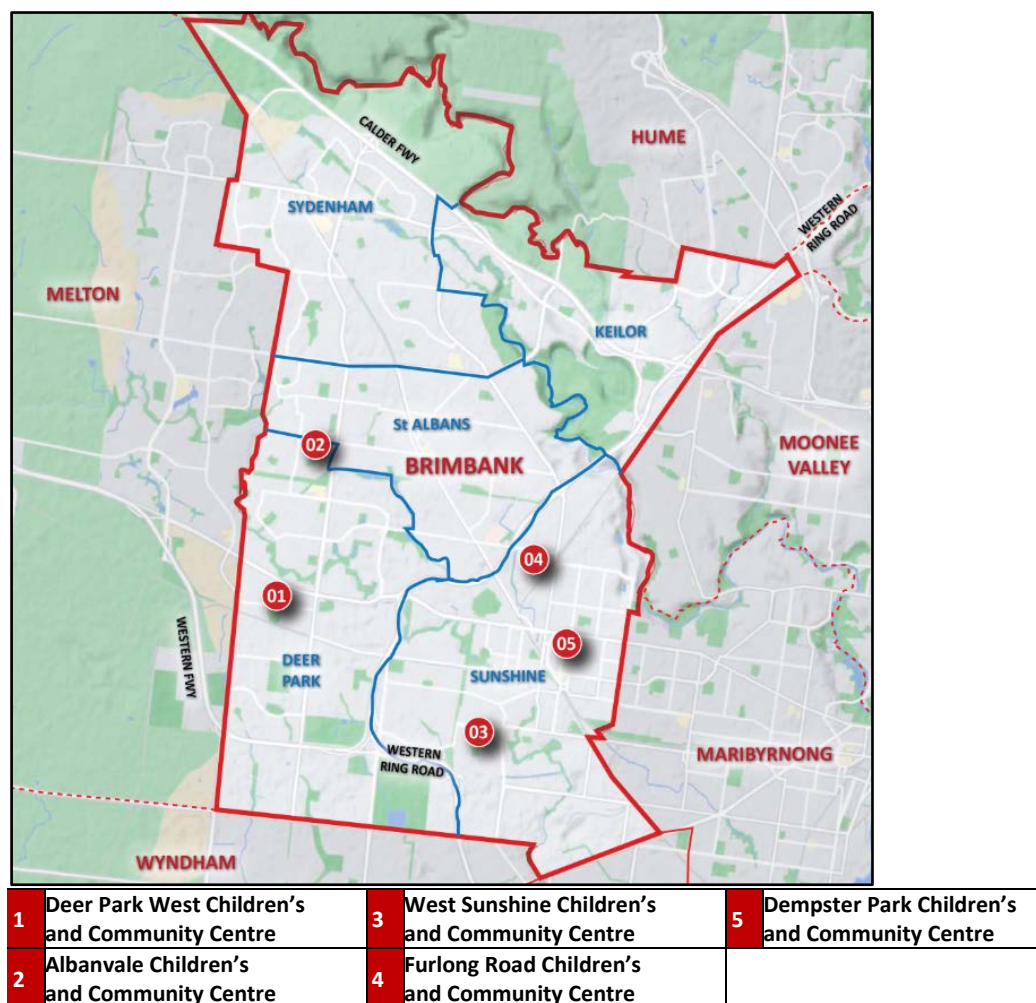


FIGURE 3: LOCATION OF BRIMBANK’S 5 NEW CHILDREN’S AND COMMUNITY CENTRES

Source: K2 Planning 2021

The following sections provide recommendations for the priority order and facility components for each of the five new Children’s and Community Centres (CCC’s) being planned by Brimbank City Council. Each section also calculates the estimated building footprint for each centre to determine whether it can be accommodated on the proposed site.

¹ Refer to Section 5 ‘Project Methodology’ for full details.



8. Deer Park West Children's and Community Centre

8.1 Site and Current Use

The site identified for the Deer Park West Children's and Community Centre is 57A Quinn Street Deer Park. This site currently accommodates Deer Park West Kindergarten:

- Building size: 218m²
- Play area size: 635m²
- Full site 1,189m² site (current kindergarten site only)

Figure 3 shows the location proposed for the Deer Park West Children's and Community Centre.

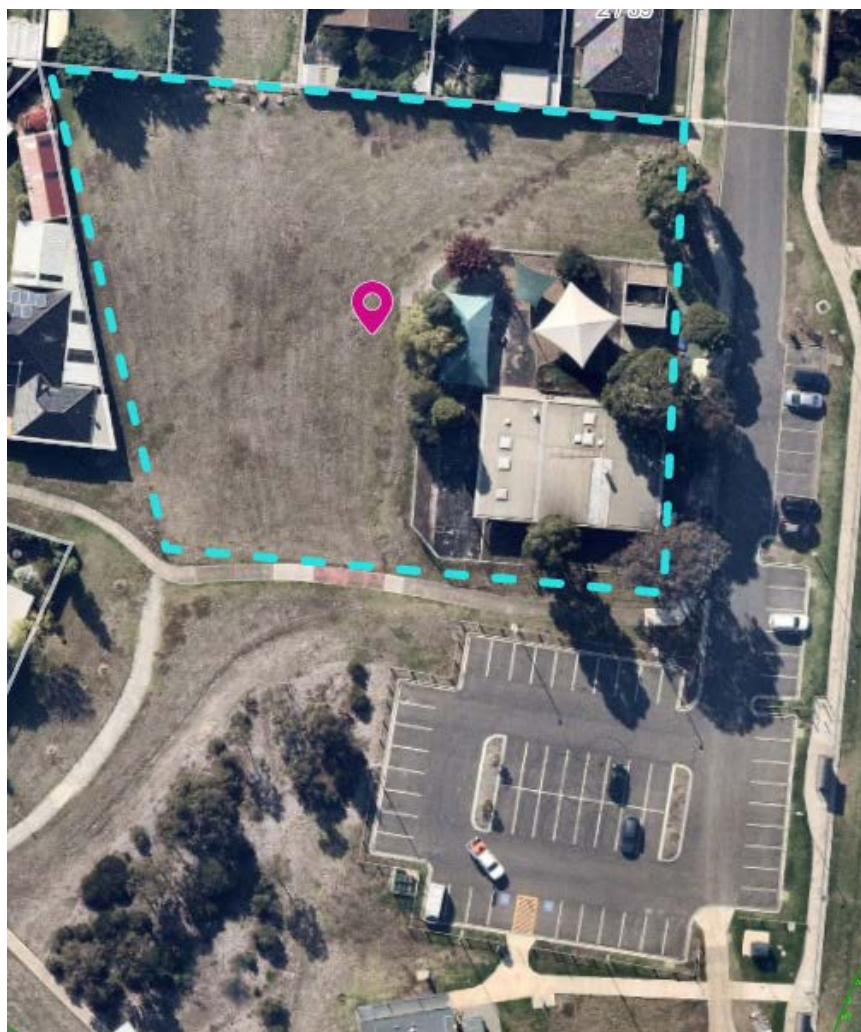


FIGURE 4: DEER PARK WEST CHILDREN'S AND COMMUNITY CENTRE - PROPOSED SITE

Source: Brimbank City Council June 2021



8.2 CSIP Recommendation for Deer Park West Children's and Community Centre

The Brimbank *Community Services and Infrastructure Plan 2018-2038* (CSIP) recommends the Deer Park West Children's and Community Centre as priority 1. The Deer Park West Children's and Community Centre is currently listed in Council's 10-year Long Term Financial Plan for delivery in 2029/30.

The CSIP recommends that the new Deer Park Children's and Community Centre comprise of:

- 66 licensed place kindergarten and outdoor play area
- Multipurpose community space with playgroup primary use

8.3 Review of Priority Order

The *Community Services and Infrastructure Plan (CSIP) 2018-38*, which was adopted in 2018, forecast unmet demand of 148 kindergarten places by 2028 in Deer Park. In contrast to this, the new data in the *Kindergarten Infrastructure and Services Plan 2020* (KISP) estimates that there will be a slight oversupply of 12 kindergarten places by 2029 in Deer Park-Derrimut. It should be noted that Deer Park-Derrimut has a high proportion of kindergarten places available in long day care settings compared to sessional kindergarten settings and it is expected that there will be continued high demand for sessional kindergarten places. Data from 2021 kindergarten enrolments shows that Deer Park West Kindergarten, where the new Deer Park West Children's and Community Centre is proposed to be, continues to experience high demand and has waiting lists for three-and four-year-old kindergarten. Therefore, the new Deer Park West Children's and Community Centre is still required.

The KISP is forecasting high unmet demand in West Sunshine and North Sunshine where other Children's Centres are planned. It is recommended that these centres be brought ahead in the priority order.

Recommendation: That Deer Park West Children's and Community Centre move from Priority 1 to Priority 3 in the order of new Children's and community centres. The proposed revised completion date is 2031/32 however to be brought forward if possible.

7.4 Review of facility components

As listed above, the CSIP recommends that the Deer Park Children's and Community Centre comprise a 66 place kindergarten and a multipurpose community space with playgroup primary use. Through consultation workshops, stakeholders suggested the following core services also be included:

- Maternal and child health should be a core service since it builds trust particularly amongst vulnerable families, creates collaboration amongst staff and is the first point of introduction for families to early years services. The closest maternal and child health service currently is in Derrimut and many families find it this service difficult to access due to limited car ownership and poor public transport
- Consulting rooms offering bookable spaces for allied health and family support services, family violence support workers, NDIS, financial counselling. There is a need for additional consulting spaces that are flexibly designed
- Occasional care and after hour school care (OSHC) - parents often ask for OSHC and are referred to Family Day Care who collect children after school



Given the size of the site, it is recommended that a third kindergarten room be provided as this will enable Council to consider the future need of nearby underperforming facilities.

Recommendation: Following consideration of this feedback, it is recommended that the Deer Park West Children's and Community Centre include:

- **Three kindergarten rooms**
- **Multipurpose community space with playgroup primary use**
- **Two maternal and child health consulting rooms**
- **Generalist consulting rooms**

8.5 Dimensions of the Deer Park West Children's and Community Centre and building footprint

TABLE 5: DEER PARK WEST CHILDREN'S AND COMMUNITY CENTRE – COMPONENTS AND DIMENSIONS

| Item | Service Size | CSIP/Brimbank Preferred building standards (m2) |
|---|--|---|
| | | 550 |
| Kindergarten | Three room kindergarten 99 licensed places | 2 room kinder + amenities (385m2) + third room 33 children equivalent to multipurpose community space (165m2) |
| | | 65 |
| MCH Nurse | 2 room (40m2) + waiting room (25m2) | (20m2 x 2 rooms + 25 m2 waiting room) |
| Multipurpose community space (neighbourhood house, playgroup); Small commercial kitchen | Up to 60 people or 2 rooms of 30 with room divider | 165 (Hall 100m2; kitchen 20m2; toilets 25m2; store 20m2) |
| | | 45 |
| Consulting Rooms | 1 additional consulting space | (includes 20m2 room + 25m2 waiting area) |
| Storage | | Built into above |
| Circulation (12%) | | 99 |
| Building Subtotal | | 924 |
| | | 771 |
| Kindergarten outdoor play area | | 693 (7m2 x 99 places) + 78m2 (outdoor covered areas) (A) |
| | | 50 |
| Playgroup outdoor play area (A) | | (7m2 x 22 places) located off community meeting room |
| Outdoor Play Subtotal | | 821 |
| Total | | 1,745 |

BOLD Component added to CSIP recommendation based on analysis conducted through the *Brimbank Early Years Facilities Review*, including stakeholder consultations. A) This is the minimum standard for outdoor play area. If the site permits, recommend that the outdoor play area be increased.



Figure 4 shows the potential site area that would be covered by the footprint of the building and outdoor area recommended in Table 9, above. Note that this image is only intended to demonstrate how the footprint can be accommodated on the site and is not a proposed layout for the facility. The image shows that the site can easily accommodate the new Deer Park West Children's and Community Centre.



FIGURE 5: DEER PARK WEST CHILDREN'S AND COMMUNITY CENTRE – POTENTIAL BUILDING FOOTPRINT

Source: Brimbank City Council June 2021



8.6 Impact of new Children's and Community Centre on Unmet Demand for Kindergarten Places

The new Deer Park West Children's and Community Centre will add an additional 138 kindergarten places to the Deer Park-Derrimut area. This will allow Council to consider the future need for the following nearby early years facilities that have been assessed in Section 2 as 'underperforming facilities':

1. Aycliffe Kindergarten
2. Orama Street Kindergarten and
3. Deer Park Children's Centre

8.7 Grant Funding Available

Based on the proposed building components in Table 9 Council could apply for \$2.5 million (ex GST) in funding for an Integrated Children's Centre through the Building Blocks Capacity Building funding program administered by the State Government Department of Education and Training.

8.8 Future Considerations

Further issues that should be considered in the ongoing planning of the Deer Park West Children's and Community Centre include:

1. Provision of a third kindergarten room is dependent upon future decisions about the nearby facilities that have been identified as 'underperforming'; Aycliffe Kindergarten; Orama Street Kindergarten; and Deer Park Children's Centre
2. In future planning, Council will need to consult with City West Water as there is a barrel drain that runs diagonally across the site
3. A planning permit will be required for Deer Park West Children's and Community Centre and the following planning issues need to be considered:
 - i. Environmentally Sustainable Design
 - ii. Open space trees
 - iii. Easements
 - iv. Land contamination testing
 - v. Native vegetation
 - vi. Setbacks
 - vii. Consider Bon Thomas Reserve Master Plan
4. Sufficient car parking is already available on the site (51 spaces) and additional car parking of 100 spaces will be added as part of the Bon Thomas pavilion development, adjacent to the site.



8. Albanvale Children's and Community Centre²

8.1 Site and Current Use

The site identified for the Albanvale Children's and Community Centre is 44 Diamond Avenue Albanvale. This site currently accommodates:

Albanvale Kindergarten

- Licensed to 31 kindergarten places and operated by Brimbank Preschool Association (BPA)
- Building components: One large play room, one community room (unsure of use), meeting room, 3 x store rooms, office, kitchen, foyer, children's toilet, staff toilet
- Building size: 360m²
- Play area size: 1061m²

Albanvale Playgroup House

- Operated by Brimbank City Council
- Building components: Play room, meeting room, kitchen, store room, office, toilet
- Building size 152m²
- Play area size 460m²

FIGURE 5 SHOWS THE SITE PROPOSED FOR THE ALBANVALE CHILDREN'S AND COMMUNITY CENTRE.



FIGURE 6: ALBANVALE CHILDREN'S AND COMMUNITY CENTRE – PROPOSED SITE

Source: Brimbank City Council June 2021

² Albanvale is within the City of Brimbank Deer Park Planning District.



7.2 CSIP Recommendation for Albanvale Children's and Community Centre

The Brimbank *Community Services and Infrastructure Plan 2018-2038* (CSIP) recommends the Albanvale Children's and Community Centre as priority 2. The Albanvale Children's and Community Centre is currently listed in Council's 10-year Long Term Financial Plan for delivery in 2030/31.

The CSIP recommends that the new Albanvale Children's and Community Centre comprise of:

- 66 licensed place kindergarten and outdoor play area
- Multipurpose community space with playgroup primary use
- 2 Maternal and Child Health offices
- Possible sports changeroom

8.3 Review of Priority Order

The *Kindergarten Infrastructure and Services Plan 2020* (KISP) estimates that Kings Park (which Albanvale sits within) will have unmet demand of 54 kindergarten places by 2025, which will increase to 157 unmet kinder places by 2029. Data from 2021 enrolments shows that Albanvale Kindergarten continues to experience high demand for three- and four-year-old kindergarten.

The Department of Education is building a 66 place kindergarten at Movelle Primary School within the Kings Park area, to be operational in 2023. This will provide an additional 132 kindergarten places and therefore almost fully address the unmet demand forecast by 2029. The Albanvale Children's and Community Centre is still required to meet the remaining unmet demand because there are no other sessional kindergartens that can be expanded and no private childcare centres in the area.

The KISP is forecasting high unmet demand in West Sunshine and North Sunshine where other Children's Centres are planned. It is recommended that these centres be brought ahead in the priority order.

Recommendation: That Albanvale Children's and Community Centre move from Priority 2 to Priority 4 in the order of new Children's and community centres. The proposed revised completion date is beyond 10 years however it is recommended that this be brought forward if possible.

8.4 Review of Facility Components

As listed above, the CSIP recommends that the Albanvale Children's and Community Centre comprise a 66 place kindergarten, a multipurpose community space with playgroup primary use, dual MCH office and a possible sports change room. Through consultation workshops, stakeholders suggested the following core services also be included:

Core Services

1. Consulting spaces for a range of services including: financial counselling; rental support; material aid and emergency assistance; breastfeeding mothers' groups; psychologists; family violence support workers
2. Spaces that support the use of Diamond Reserve, immediately behind the future Albanvale Children's and Community Centre including: sports change rooms and toilets; social area for sports clubs (multi-purpose and shared); office space and lockable cupboards



Recommendation: Following consideration of this feedback, it is recommended that the Albanvale Children's and Community Centre include:

- **Two kindergarten rooms and outdoor play area**
- **Multipurpose community space with playgroup primary use**
- **Two maternal and child health consulting rooms**
- **Generalist consulting rooms**
- **Sports change room**

8.5 Dimensions and Building Footprint - Albanvale Children's and Community Centre

TABLE 6: ALBANVALE CHILDREN'S AND COMMUNITY CENTRE - COMPONENTS

| Item | Service Size | CSIP/Brimbank Preferred building standards (m2) |
|---|---|---|
| Kindergarten | Two room kindergarten 66 licensed places | 385 385 (2 room kinder + amenities) |
| Multipurpose community space + small commercial kitchen | Up to 60 people or 2 rooms of 30 with room divider | 165 (hall 100m2; kitchen 20m2; toilets 25m2; store 20m2) |
| Maternal Child Health Consulting room | 2 room (40m2) + waiting room (25m2) (A) | 65 (20m2 x 2 rooms + 25m2 waiting room) |
| Consulting Spaces | 2 additional consulting space | 65 (20m2 x 2 rooms + 25m2 waiting room) |
| Small social area/multipurpose community room for pavilion | Includes office space and lockers cupboard | 100 |
| Shared Change Rooms (B) | | 155 |
| Circulation (12%) | | 112.2 |
| Building Subtotal | | 1,047 |
| Kindergarten outdoor play area | | 771 (7m2 x 99 places + 78m2 outdoor covered area) |
| Playgroup outdoor play area | | 50 Small outside area located off community meeting room |
| Outdoor Play Subtotal | | 821 |
| Total | | 1,868 |

BOLD Component added to CSIP recommendation based on analysis conducted through the *Brimbank Early Years Facilities Review*, including stakeholder consultations.

- A) More permanent MCH office space is proposed at this facility than at the Deer Park West CCC given that more MCH outreach is conducted in the Albanvale area
- B) Including Umpires Room/Kiosk/Storage for Pavilion Shared Toilets with Pavilion



Figure 6 shows the potential site area that would be covered by the building footprint recommended in Recommendation: ***Following consideration of this feedback, it is recommended that the Albanvale Children's and Community Centre include:***

- ***Two kindergarten rooms and outdoor play area***
- ***Multipurpose community space with playgroup primary use***
- ***Two maternal and child health consulting rooms***
- ***Generalist consulting rooms***
- ***Sports change room***

8.5 Dimensions and Building Footprint - Albanvale Children's and Community Centre

Table 10 10, above. Note that this image is only intended to demonstrate how the footprint can be accommodated on the site and is not a proposed layout for the facility. The image shows that the site can easily accommodate the new Albanvale Children's and Community Centre.



FIGURE 7: ALBANVALE CHILDREN'S AND COMMUNITY CENTRE – POTENTIAL BUILDING FOOTPRINT

Source: Brimbank City Council June 2021



8.6 Impact of new Children's and Community Centre on Unmet Demand for Kindergarten Places

As stated above, the unmet demand in Kings Park will be 157 kindergarten places by 2029. The new Movelle Primary School Kindergarten will provide 132 new kindergarten places and the new Albanvale Children's and Community Centre will add an additional 70 kindergarten places which will fully address the unmet demand. The additional supply will also allow Council to consider the future need for Aycliffe Drive Kindergarten which is assessed in Section 2 as 'underperforming facilities'.

8.7 Grant Funding Available

Based on the proposed building components set out in Recommendation: ***Following consideration of this feedback, it is recommended that the Albanvale Children's and Community Centre include:***

- ***Two kindergarten rooms and outdoor play area***
- ***Multipurpose community space with playgroup primary use***
- ***Two maternal and child health consulting rooms***
- ***Generalist consulting rooms***
- ***Sports change room***

8.5 Dimensions and Building Footprint - Albanvale Children's and Community Centre

Table 10 Council could apply for \$2 million (ex GST) in funding for an Integrated Children's Centre through the Building Blocks Capacity Building funding program administered by the State Government Department of Education and Training.

8.8 Future Considerations

Further issues that should be considered in the ongoing planning of the Albanvale Children's and Community Centre include:

1. A planning permit is not required for the proposed development of the Albanvale Children's and Community Centre however the following planning issues will need to be considered:
 - i. Environmentally Sustainable Design
 - ii. Open space trees
 - iii. Easements
 - iv. Setbacks
2. Additional parking will be required. The new Albanvale Children's and Community Centre will require a car park of 44 spaces and the existing car park is 39 spaces. Expanded car parking to accommodate the additional 5 spaces would potentially reach into the area of Diamond Reserve.



10. West Sunshine Children's and Community Centre

10.1 Site and Current Use

The site identified for the West Sunshine Children's and Community Centre is 25 Kermeen Street West Sunshine. The site currently accommodates the West Sunshine Community Centre, which includes a Neighbourhood House, Maternal and Child Health offices, Playgroup and a tennis court inside the building as well as a large carpark, basketball half court, multipurpose court and skate park.

The Community Centre will remain on the site and it is proposed that a new kindergarten be added and the MCH offices be re-located to the new kindergarten building. The exact location for the new kindergarten and MCH building has not been determined. A process of community consultation and design is needed to determine the best location for the new building and to minimise impact on the site and minimise the loss of the existing functions as much as possible.



FIGURE 8: WEST SUNSHINE CHILDREN'S AND COMMUNITY CENTRE

Source: Brimbank City Council June 2021



10.2 CSIP Recommendation for West Sunshine Children's and Community Centre

The Brimbank *Community Services and Infrastructure Plan 2018-2038* (CSIP) recommends the West Sunshine Children's and Community Centre as priority three. The West Sunshine Children's and Community Centre is currently listed in Council's 10-year Long Term Financial Plan for delivery in 2030/31.

The CSIP recommends that the new West Sunshine Children's and Community Centre comprise of:

- 66 licensed place kindergarten and outdoor play area
- 2 maternal and child health offices

10.3 Review of Priority Order

The *Kindergarten Infrastructure and Services Plan 2020* (KISP) estimates that West Sunshine will have an unmet demand of 49 kindergarten places by 2026 and 142 kindergarten places by 2029. It is recommended that this centre be brought ahead in the priority order.

Recommendation: That West Sunshine Children's and Community Centre move up from Priority 3 to Priority 1 in the order of new Children's and Community Centres. The proposed revised completion date is 2024/25.

10.4 Review of Facility Components

As listed above, the CSIP recommends that the West Sunshine Children's and Community Centre comprise a 66 place kindergarten and dual MCH office. Through consultation workshops, stakeholders suggested the following core services also be included:

1. Occasional child care may be needed but this would be too expensive for local families
2. Consulting spaces for the following types of services
 - Allied health and social workers
 - Family planning
 - Immunisation
 - Migrant support services – IPC Health and Co-Health
 - Refugee support services – ISIS Primary Care Health Service
 - Parenting and relationships
 - Occupational therapists, speech pathologists, audiologists
 - Family violence support
 - Employment and education support for parents

It is recommended that a third kindergarten room be provided as this will enable Council to consider the future need for nearby underperforming facilities.

Recommendation: Following consideration of this feedback, it is recommended that the West Sunshine Children's and Community Centre include:

- ***Three kindergarten rooms and outdoor play area***
- ***Two maternal and child health consulting rooms***
- ***Generalist consulting rooms***



10.5 Dimensions and Building Footprint - West Sunshine Children's and Community Centre

TABLE 7: WEST SUNSHINE CHILDREN'S AND COMMUNITY CENTRE – COMPONENTS

| Item | Service Size | CSIP/Brimbank Preferred building standards (m2) |
|---|---|---|
| | | 550 |
| Kindergarten | Three room kindergarten 99 licensed places | 385m2 (2 room kinder + amenities) + 165m2 (third kindergarten room for 33 children, equivalent to a multipurpose community space) |
| Maternal Child Health Consulting room | 2 room (40m2) + waiting room (25m2) | 65 (20m2 x 2 rooms + 25m2 waiting room) |
| Consulting suites (Large) | 2 other consulting space | 65 (20m2 x 2 rooms + 25m2 waiting room) |
| Circulation (12%) | | 81.6 |
| Building Subtotal | | 761.6 |
| Kindergarten outdoor play area (7m x 66 places) | | 771 (7m2 x 99 places (693m2) + 78m2 outdoor covered area) |
| Outdoor Play Subtotal | | 771 |
| Total | | 1,533 |

BOLD Component added to CSIP recommendation based on analysis conducted through the *Brimbank Early Years Facilities Review*, including stakeholder consultations

10.6 Impact of new Children's and Community Centre on Unmet Demand for Kindergarten Places

As stated above, the unmet demand in West Sunshine will be 142 kindergarten places by 2029. The new West Sunshine Children's and Community Centre will add an additional 198 kindergarten places to the West Sunshine area. This will allow Council to consider the future need for the following early years facilities that have been assessed in Section Three as 'underperforming facilities':

1. Fairbairn Road Kindergarten
2. Kellie O'Connell Kindergarten
3. Killeen Street Child Care

10.7 Grant Funding Available

Based on the proposed building components in Table 11 Council could apply for \$1.5 million (ex GST) in funding for an Early Learning Centre plus an additional \$500,000 for a third kindergarten room through the Building Blocks Capacity Building funding program administered by the State Government Department of Education and Training.



10.8 Future Considerations

Further issues that should be considered in the ongoing planning of the West Sunshine Children's and Community Centre include:

1. As stated earlier, the design and consultation process will determine the best location for the new centre.
2. Provision of a third kindergarten room is dependent upon future decisions about Killeen Street Kindergarten, Fairbairn Road Kindergarten and Kellie O'Connell Kindergarten.
3. A planning permit is not required for development of the new West Sunshine Children's and Community Centre however the following planning issues will need to be considered:
 - i. Environmentally Sustainable Design
 - ii. Open space trees
 - iii. Native Vegetation
 - iv. Setbacks



11. Furlong Road Children's and Community Centre

11.1 Site and Current Use

The site identified for the Furlong Road Children's and Community Centre is 45-49 Furlong Road Sunshine North. The site currently accommodates the following:

Dorothy Carlton Kindergarten

- 33 licensed kindergarten places, operated by Brimbank Preschool Associations (BPA)
- Building components: One large play room, 2x store rooms, 2 x office, kitchen, foyer, children's toilet, staff toilet
- Building size: 330m²
- Play area size: 912m²

Thomas Hall

- Operated by Brimbank City Council
- Building components: Community Hall, kitchen, two store rooms, plus toilets in separate building
- Building size: 265m²

Romsey Villa

- Planned Activity Group (PAG) programs
- Building size: 175m²
- Building components: 3 x rooms, office, toilet, kitchen, workshop in separate building

Overall Site

- The overall site size is 2,800m²
- The current total building floor space is 1,400m² (Figure 11)



Figure 11 shows the site proposed for the Furlong Road Children's and Community Centre.



FIGURE 9: FURLONG ROAD CHILDREN'S AND COMMUNITY CENTRE – PROPOSED LOCATION

Source: Brimbank City Council June 2021



11.2 CSIP Recommendation for Furlong Road Children's and Community Centre

The Brimbank *Community Services and Infrastructure Plan 2018-2038* (CSIP) recommends the Furlong Road Children's and Community Centre as priority 4. The Furlong Road Children's and Community Centre is currently listed in Council's 10-year Long Term Financial Plan for delivery beyond 10 years.

The CSIP recommends that the new Furlong Road Children's and Community Centre comprise of:

- 66 licensed place kindergarten and outdoor play area
- District Community Hall
- Two maternal and child health offices
- Onsite parking

11.3 Review of Priority Order

The *Kindergarten Infrastructure and Services Plan 2020* (KISP) shows that there will be unmet demand of 93 kindergarten places in Sunshine North by 2029. There are two Children's and Community Centres planned in Sunshine North; Furlong Road and Dempster Park. The two centres combined will provide an additional 142 kindergarten places. Data from 2021 enrolments shows that North Sunshine kindergarten (which is on the site of the proposed Dempster Park Centre) experiences very high demand and waiting lists while Dorothy Carlton kindergarten (which is on the site of the proposed Furlong Road Centre) has moderate demand. Furthermore, through consultation workshops the current operators of the two kindergartens confirmed that Dempster Park has much higher demand and should be delivered ahead of Furlong Road.

Recommendation: That Furlong Road Children's and Community Centre move down from Priority 4 to Priority 5 in the order of new multipurpose community centres. The proposed revised completion year is beyond ten years but recommend bringing forward if possible.

11.4 Review of Facility Components

As listed above, the CSIP recommends that the Furlong Road Children's and Community Centre comprise a 66 place kindergarten, district level community hall, dual MCH office and off street car parking. Through consultation workshops, stakeholders suggested the following core services / spaces also be included:

- Consulting spaces for Allied Health including IPC Health Outreach Services and Sunshine Hospital outreach services.
- Retain the large outdoor play area and native garden

Recommendation: Following consideration of this feedback, it is recommended that the Furlong Road Children's and Community Centre include:

- ***Two kindergarten rooms and outdoor play area***
- ***Two maternal and child health consulting rooms***
- ***Generalist consulting rooms***
- ***Off-street car parking***



11.5 Dimensions and Building Footprint - Furlong Road Children's and Community Centre

Recommended facility size and service components for the Furlong Road Children's and Community Centre are set out in Table 12.

TABLE 8: FURLONG ROAD CHILDREN'S AND COMMUNITY CENTRE – COMPONENTS

| Item | Service Size | CSIP/Brimbank Preferred building standards (m2) |
|---|---|---|
| Kindergarten | Double room kindergarten 66 licensed places | 385 (2 room kinder + amenities) |
| District community space + small commercial kitchen | Up to 80 people (can divide into small and medium room includes kitchen and toilets) | 195 (hall 100m2; kitchen 20m2; toilets 25m2; store 20m2) |
| Maternal Child Health Consulting Room | 2 room (40m2) + waiting room (25m2) | 65 (20m2 x 2 rooms + 25m2 waiting room) |
| Consulting Spaces | 2 other consulting space | 65 (20m2 x 2 rooms + 25m2 waiting room) |
| Circulation (12%) | | 85.2 |
| Building Subtotal | | 795.2 |
| Kindergarten outdoor play area | | 540 462 (7m x 66 places) + 78 (outdoor covered areas) |
| Playgroup outdoor play area | | 50 Small outside area located off community meeting room |
| Outdoor Play Subtotal | | 590 (maintain at 900) |
| Total | | 1,695.2 |

BOLD Component added to CSIP recommendation based on analysis conducted through the *Brimbank Early Years Facilities Review*, including stakeholder consultations

The proposed location of the Furlong Road Children's and Community Centre is shown below. The proposal would retain the existing large play area and garden



Figure 12 shows the potential site area that would be covered by the build footprint recommended in Table 12, above. The proposal would retain the existing large play area and garden. Note that this image is only intended to demonstrate how the footprint can be accommodated on the site and is not a proposed layout for the facility. The image shows that the site can accommodate the new Furlong Road Children's and Community Centre and car park.



FIGURE 10: FURLONG ROAD CHILDREN'S AND COMMUNITY CENTRE – POSSIBLE BUILDING FOOTPRINT

Source: Brimbank City Council June 2021



11.6 Impact of new Children's and Community Centre on Unmet Demand for Kindergarten Places

As mentioned earlier, the KISP data shows that there will be unmet demand of 93 kindergarten places in Sunshine North by 2029. The new Furlong Road Children's and Community Centre and Dempster Park Children's and Community Centre will together add an additional 142 kindergarten places to the North Sunshine area and therefore address the unmet demand.

11.7 Grant Funding Available

Based on the proposed building components in Table 12, Council could apply for \$2 million (ex GST) in funding for an Integrated Children's Centre through the Building Blocks Capacity Building funding program administered by the State Government Department of Education and Training.

11.8 Future Considerations

Further issues that should be considered in the ongoing planning of the Furlong Road Children's and Community Centre include:

1. A planning permit is required for development of this centre and the following planning issues need to be considered:
 - i. Environmentally Sustainable Design
 - ii. Open space trees
 - iii. Easements
 - iv. Setbacks
2. Additional parking will be required
Fifty Car parking spaces need to be provided to support the proposed services. There are currently at least six on-street car parks which reduces the required number to forty-four. It may be possible to reduce this further given that the uses may occur at different times. Approximately thirty car spaces will fit on the Romsey Villa site meaning that there may be need to use some of the area where Thomas Hall is currently located to achieve the required car parking. These issues will need to be resolved through the permit process and the design process.
3. Through the consultation workshops it was recommended that the name of the proposed centre be changed to Dorothy Carlton Children's and Community Centre to honour the contribution of Dorothy Carlton to the kindergarten and the community.



12. Dempster Park Children's and Community Centre

12.1 Site and Current Uses

The site identified for the Dempster Park Children's and Community Centre is 72A Phoenix Street Sunshine North. This site currently accommodates:

North Sunshine Kindergarten

- Dorothy Carlton kindergarten licensed to 28 places and operated by Brimbank Preschool Association (BPA)
- Building components (see image 2 below): Play room, store room, office, kitchen, foyer, toilet
- Building size: 212m²
- Play area size: 714m²

Dempster Park Hall

- Thomas Hall operated by Brimbank Council
- Building components: Community Hall, kitchen, 5 x store room, toilets
- Building size: 265m²

Phoenix Street Childcare Centre

- Childcare Care Centre and Kindergarten operated by Brimbank Preschool Association BPA
- Building components: four play rooms, six store rooms, office, two change rooms, children's toilet, staff toilet, kitchen
- Building size: 505m²
- Play area size: 900m²

Overall Site

- The proposed site for the Dempster Park Children's Centre includes both the existing footprint of the kindergarten, hall and childcare centre. This is a large site of approximately 3,350m².



Figure 13 shows that the site proposed for the Dempster Park Children's and Community Centre

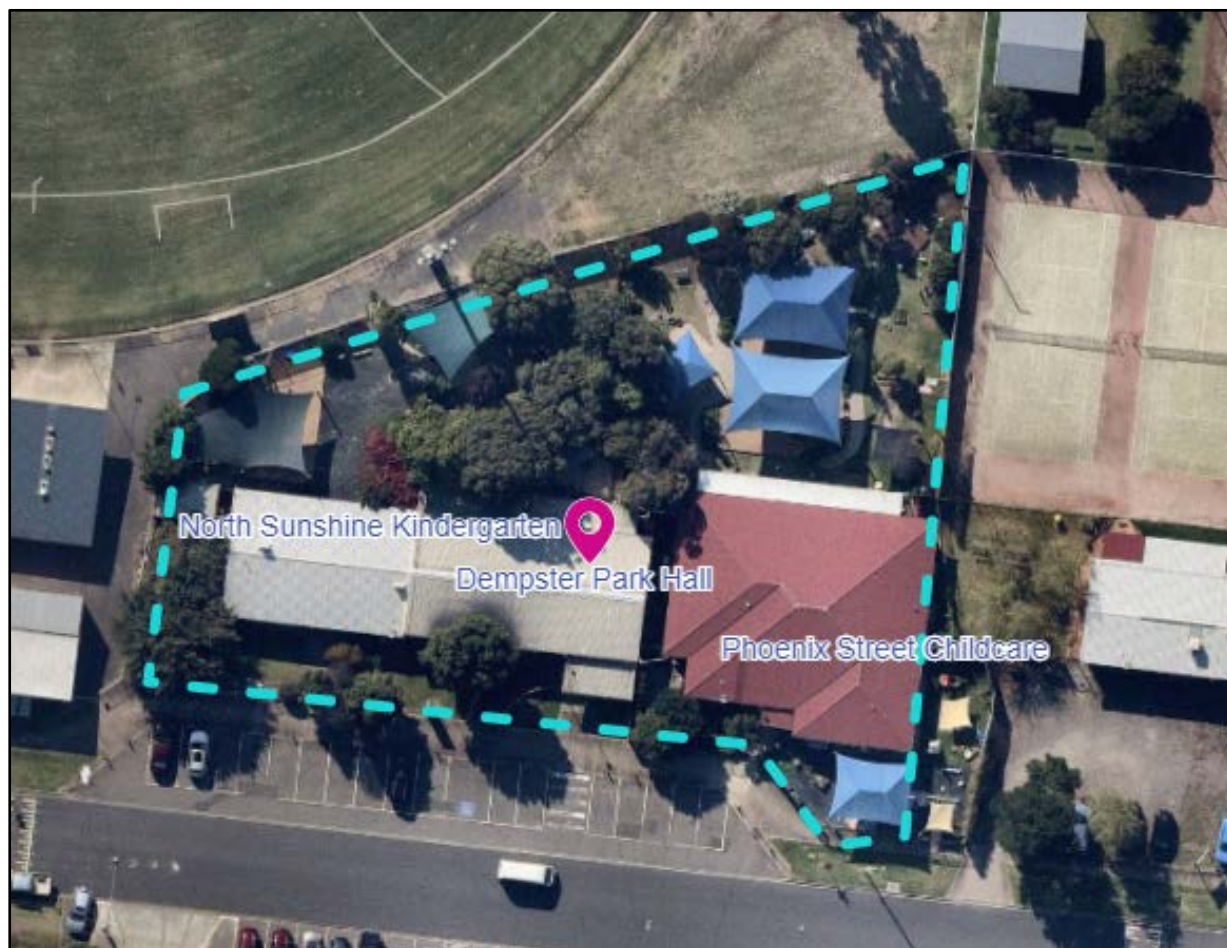


FIGURE 11: DEMPSTER PARK CHILDREN'S AND COMMUNITY CENTRE – PROPOSED LOCATION

Source: Brimbank City Council June 2021



12.2 CSIP Recommendation for Dempster Park Children's and Community Centre

The Brimbank *Community Services and Infrastructure Plan 2018-2038* (CSIP) recommends the Dempster Park Children's and Community Centre as priority 5. The Dempster Park Children's and Community Centre is currently listed in Council's Long Term Financial Plan for beyond 10 years.

The CSIP recommends that the new Dempster Park Children's and Community Centre comprise of:

- 66 licensed place kindergarten and outdoor play area
- Municipal Level Community Hall
- Possibly include local or district level performing arts facility

12.3 Review of Priority Order

The *Kindergarten Infrastructure and Services Plan 2020* (KISP) shows that there will be unmet demand in Sunshine North of 41 kindergarten places by 2027 and 93 kindergarten places by 2029. There are two Children's and Community Centres planned in Sunshine North; Furlong Road and Dempster Park. The two centres combined will provide an additional 142 kindergarten places. Data from 2021 enrolments shows that North Sunshine kindergarten (which is on the site of the proposed Dempster Park Centre) experiences very high demand and waiting lists while Dorothy Carlton kindergarten (which is on the site of the proposed Furlong Road Centre) has moderate demand. Furthermore, through consultation workshops the current operators of the two kindergartens advocated that Dempster Park has much higher demand and should be delivered ahead of Furlong Road.

Recommendation: That Dempster Park Children's and Community Centre moves up from Priority 5 to Priority 2 in the order of new multipurpose community centres. The proposed revised completion year is 2025/26.

12.4 Review of Facility Components

As listed above, the CSIP recommends that Dempster Park Children's and Community Centre comprise a 66 place kindergarten, municipal level community hall and possible performing arts facility. Through consultation workshops, stakeholders suggested the following core services / spaces also be included:

1. Maternal and child health services: MCH is the first point of introduction for families to early years services. Very vulnerable families in this area need to access services through MCH support and referrals.
2. The existing phoenix Street childcare centre which offers 50 places should be replaced by a new childcare service as part of the new Children's and Community Centre.
3. Consulting suites for services such as:
 - National Disability Insurance Scheme (NDIS)
 - Brotherhood of St Lawrence
 - Social Housing and Support Network (SASH) housing, welfare and social support
 - Family Violence Safety Worker – Brimbank City Council

Recommendation: Following consideration of this feedback, it is recommended that the Dempster Park Children's and Community Centre include:

- ***Two kindergarten rooms and outdoor play area***
- ***Two maternal and child health consulting rooms***
- ***Two generalist consulting rooms***
- ***50 place childcare centre***



12.5 Dimensions and Building Footprint - Dempster Children's and Community Centre

TABLE 9: DEMPSTER PARK CHILDREN'S AND COMMUNITY CENTRE – COMPONENTS

| Item | Service Size | CSIP/Brimbank Preferred building standards (m2) |
|---|---|--|
| Kindergarten | Double room kindergarten 66 licensed places (A) | 385 (2 room kinder + amenities) |
| Maternal Child Health Consulting Room | 2 room (40m2) + waiting room (25m2) | 65 (20m2 x 2 rooms + 25m2 waiting room) |
| District community space + Small commercial kitchen | Up to 80 people | 195 (hall 100ms; kitchen 20m; toilets 25; store 20) |
| 50 place child care service NFP | Assume 3.25m2 per child Amenities: kitchen 20m2, toilets 25m2, store 20m2 Assume 7m x 50 | 316.5 65 350 |
| Consulting suite (large) | 2 other consulting space | 65 (20m2 x 2 rooms + 25m2 waiting room) |
| Circulation (10%) | | 173 |
| Building Subtotal | (770m2 without NFP child care) | 1614.5 |
| Kindergarten outdoor play area (7m x 66 places) | | 540 462 + 78 (outdoor covered areas) |
| Playgroup outdoor play area (7m x 22 places) | | 50 (provided off community meeting room) |
| Child care outdoor 50 x 7 | | 350 |
| Outdoor Play Subtotal | | 590 (940 with child care) |
| Total | | 2,204.5 (2,554.5 with child care) |

BOLD Component added to CSIP recommendation based on analysis conducted through the *Brimbank Early Years Facilities Review*, including stakeholder consultations.



Figure 14 shows the potential site area that would be covered by the building footprint recommended in Table 13 above. Note that this image is only intended to demonstrate how the footprint can be accommodated on the site and is not a proposed layout for the facility. The image shows that the site can easily accommodate the new Dempster Park Children's and Community Centre and the outdoor play area could be bigger than minimum requirements.

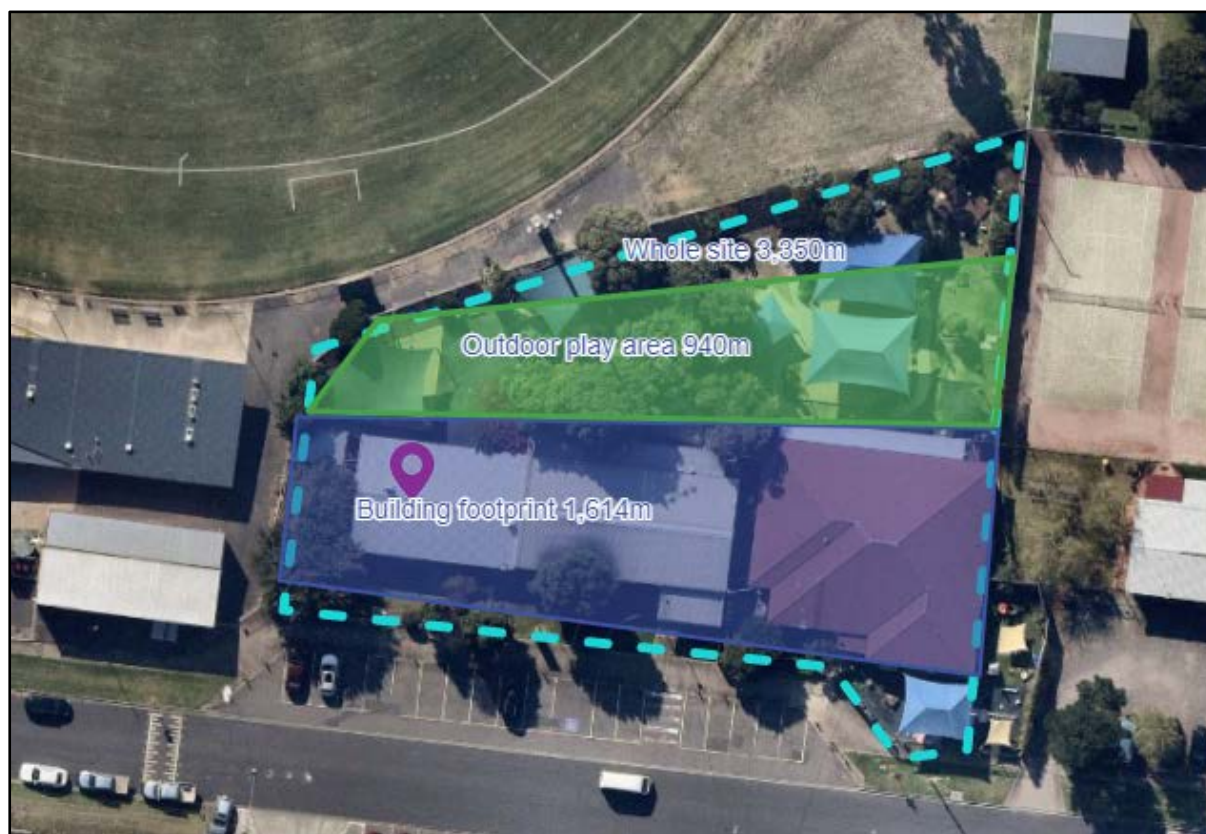


FIGURE 12: DEMPSTER PARK CHILDREN'S AND COMMUNITY CENTRE – POTENTIAL BUILDING FOOTPRINT

Source: Brimbank City Council June 2021

12.6 Impact of new Children's and Community Centre on Unmet Demand for Kindergarten Places

As mentioned earlier, the KISP data shows that there will be unmet demand of 93 kindergarten places in Sunshine North by 2029. The new Furlong Road Children's and Community Centre and Dempster Park Children's and Community Centre will together add an additional 142 kindergarten places to the North Sunshine area and therefore address the unmet demand.

12.7 Grant Funding Available

Based on the proposed building components in Table 13, Council could apply for \$2 million (ex GST) in funding for an Integrated Children's Centre through the Building Blocks Capacity Building funding program administered by the State Government Department of Education and Training.



12.8 Future Considerations

Further issues that should be considered in the ongoing planning of the Dempster Park Children's and Community Centre include:

1. A planning permit is not required for this development however the following planning issues need to be considered:
 - i. Environmentally Sustainable Design
 - ii. Open space trees
 - iii. Native Vegetation
 - iv. Consider impact on water harvesting project
 - v. Consider Dempster Park Master Plan
 - vi. Setbacks
2. A Performing Arts Feasibility Study is required to confirm the need for a new performing arts facility in this area. If this facility is also recommended for the Dempster Park site it may need to be located on the site where the tennis pavilion and tennis courts are currently located and these functions would need to re-locate to the north of the sports oval.
3. Additional parking will *not* be required as there are 80 car parks already available and the new Dempster Park Children's and Community Centre would only require 61 car parks.



13. Summary – Children and Community Centre Components and Priority

TABLE 10: PROJECT RECOMMENDATIONS – FIVE NEW CHILDREN'S AND COMMUNITY CENTRES

| Revised Priority Order | Facility Name | CSIP Priority Order | Proposed Completion Year based on revised order | Components | Facility Size (Indoor + Outdoor m2) | Additional Kindergarten Places Provided |
|------------------------|------------------------------------|---------------------|---|--|--|---|
| 1 | West Sunshine CCC | 3 | 2024/25 | 3 room kindergarten 2 MCH offices 2 consulting suite | 1,519 | 198 |
| 2 | Dempster Park CCC | 5 | 2025/26 | 2 room kindergarten 2 MCH offices Long day care centre 2 consulting suite 1 community hall | 2,175.5 (2,525.5 incl NFP child care) | 76 |
| 3 | Deer Park West CCC | 1 | 2031/32 but bring forward if possible | 3 room kindergarten 2 MCH offices 1 consulting suite 1 Multipurpose room | 1,728 | 138 |
| 4 | Albanvale CCC | 2 | Beyond 10 years but bring forward if possible | 2 room kindergarten 2 MCH offices 2 consulting suite 1 Multipurpose room Social room Change rooms | 1,868 | 70 |
| 5 | Furlong Road CCC (Dorothy Carlton) | 4 | Beyond 10 years but bring forward if possible | 2 room kindergarten 2 MCH offices 2 consulting suite 1 community hall | 1,681 | 66 |



PART TWO – SITES FOR POTENTIAL EXPANSION

14. Sites for potential Expansion

According to the Kindergarten Infrastructure and Services Plan (KISP), there will be significant unmet demand for kindergarten places by 2029 in Kings Park – Albanvale, St Albans North, St Albans South, Sunshine, Sunshine North and Sunshine West. If all the Childrens and Community Centre projects and the kindergarten on school sites project at Movelle Primary School (Kings Park-Albanvale) are delivered there will still be remaining unmet demand in St Albans North, St Albans South and Sunshine, as shown in the table below.

TABLE 11: REMAINING UNMET DEMAND

| Suburb (SA2) | Unmet Demand 2025 | Unmet Demand 2029 | Remaining unmet demand if all projects delivered |
|------------------------|----------------------|----------------------|---|
| Ardeer-Albion | 0 | 0 | 0 |
| Cairnlea | 0 | 12 | 12 |
| Deer Park Derrimut | 0 | 0 | 0 |
| Delahey | 0 | 0 | 0 |
| Keilor | 0 | 0 | 0 |
| Kings Park – Albanvale | 54 | 157 | 0 |
| St Albans North | 0 | 150 | 150 |
| St Albans South | 49 | 201 | 201 |
| Sunshine | 51 | 228 | 228 |
| Sunshine North | 0 | 93 | 0 |
| Sunshine West | 0 | 142 | 0 |
| Sydenham | 0 | 0 | 0 |
| Taylors Lakes | 0 | 31 | 31 |
| Total | 154 | 1,014 | 622 |

The Department of Education and Training will fully fund the delivery of modular kindergartens and not require a co-contribution from Council. DET estimates that it costs approximately \$1.2 million to deliver a one room facility and \$1.8 million to deliver a two-room facility, including outdoor learning, landscaping and car parking spaces as determined by project scope.

Modular kindergarten expansion projects are a good option to address the unmet demand in Sunshine, St Albans South and St Albans North because they can be delivered quickly and will be at no cost, or very minimal cost, to Council.

The following five sites in the table below are recommended for expansion. Each recommended site for expansion has been prioritised using a scoring matrix which is included in the Attachments.



TABLE 12: PROPOSED SITES FOR EXPANSION

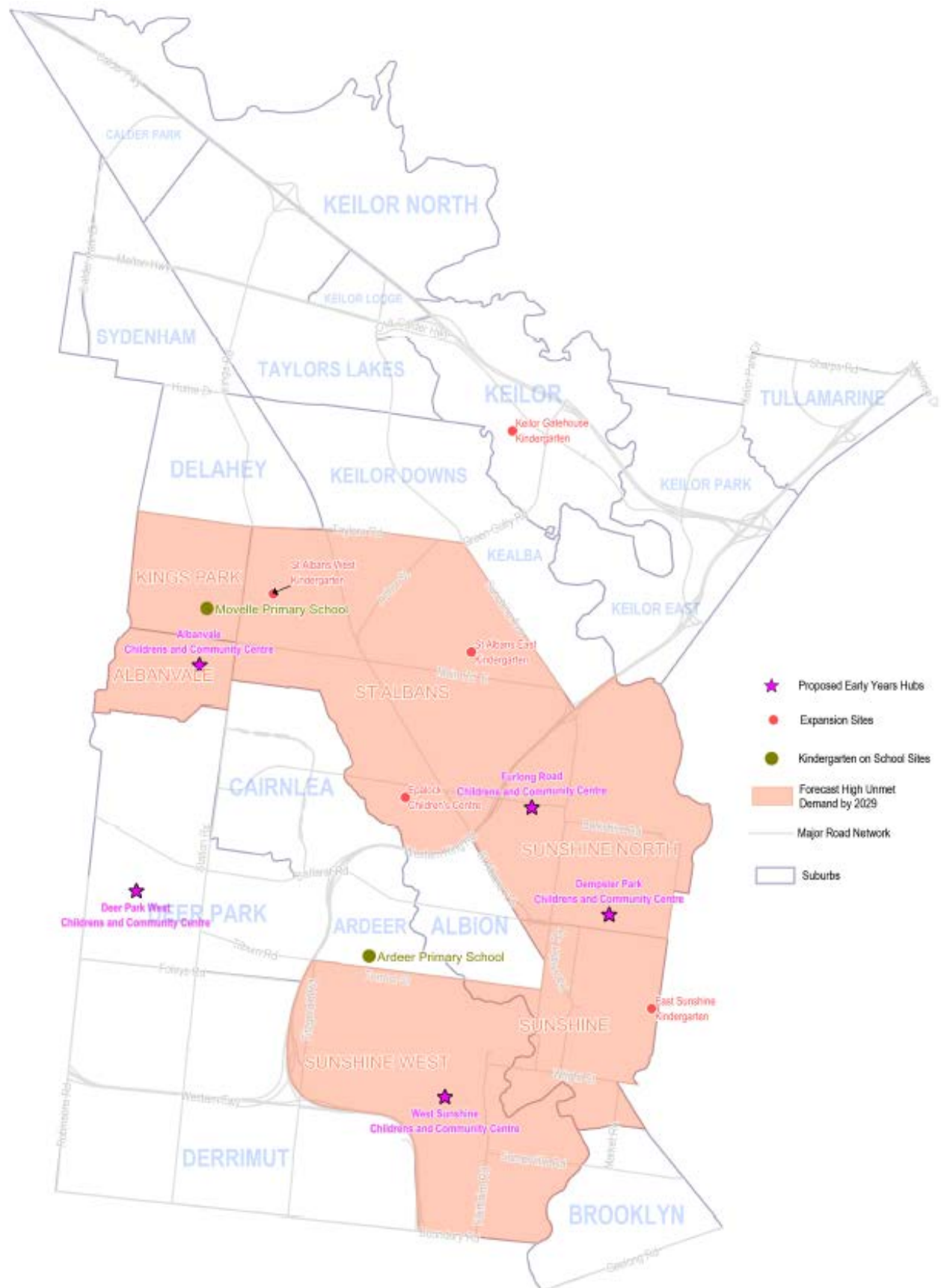
| Priority | Facility Name | Suburb | Project Recommendation | Rationale |
|----------------------|-------------------------------|-----------------|--|---|
| EXPAND FACILITY | | | | |
| Expansion Priority 1 | St Albans East Kindergarten | St Albans North | EXPAND BY ADDING MODULAR FACILITY | <ul style="list-style-type: none"> The facility has high utilisation and forecast high unmet demand by 2029. The facility is well located and the site offers very good opportunity to expand. The existing building is in average condition and not fit for purpose therefore consider replacement. |
| Expansion Priority 2 | Epalock Crescent Kindergarten | St Albans South | EXPAND BY ADDING MODULAR FACILITY | <ul style="list-style-type: none"> The facility has high utilisation and forecast very high unmet demand by 2029. The site offers very good opportunity to expand. The existing building is in poor condition and not fit for purpose therefore consider replacement. |
| Expansion Priority 3 | East Sunshine Kindergarten | Sunshine | EXPAND BY ADDING MODULAR FACILITY | <ul style="list-style-type: none"> The facility has high utilisation and forecast very high unmet demand by 2029. The site offers opportunity to expand. |
| Expansion Priority 4 | St Albans West Kindergarten | St Albans North | EXPAND BY ADDING MODULAR FACILITY | <ul style="list-style-type: none"> The facility has high utilisation and forecast high unmet demand by 2029. The facility is well located and the site offers opportunity to expand. |
| Expansion Priority 5 | Keilor Gatehouse Kindergarten | Keilor | EXPAND KINDERGARTEN FROM 24 TO 33 PLACE ROOM | <ul style="list-style-type: none"> The facility has high utilisation but limited to groups of 22 Facility is well located and site offers opportunity for room to be expanded |

It is recommended that Council:

Includes four modular expansion projects at East Sunshine Kindergarten, St Albans East Kindergarten, Epalock Crescent Kindergarten and St Albans West Kindergarten in the Building Blocks Partnership Agreement (BBPA) to be fully funded by the State Government



FIGURE 13: PROPOSED CHILDREN'S AND COMMUNITY CENTRES, KINDERGARTENS ON SCHOOL SITES AND EXPANSION SITES COMPARED TO AREA OF UNMET DEMAND





PART THREE – UNDERPERFORMING FACILITIES

This section provides recommendations about the future need for, and purpose of, existing City of Brimbank facilities that were identified in the CSIP as low use/poor quality kindergarten, playgroup and long day care facilities.

The approach taken to assess these facilities is set out in Section 5: Methodology.

Recommendations provided for each of the underperforming facilities are in the following categories:

- 1. Major Refurbish/Redevelopment**
- 2. Further Strategic Work Required**
- 3. Maintain/Minor Refurbishment**



15. Sites Requiring Major Refurbishment

Major structural improvements are required to the facilities listed in the table below. These facilities are ageing buildings which cannot be improved further through Council's rolling improvements program.

TABLE 13: PROPOSED SITES FOR MAJOR REFURBISHMENT

| Priority | Facility Name | Suburb | Project Recommendation | Rationale |
|---------------------------------------|-------------------------------|---------------|---|--|
| REDEVELOP/REFURBISH FACILITY | | | | |
| Redevelop/ Refurbish Priority 1 | Albion Kindergarten | Albion | INVESTIGATE CAPACITY TO REFURBISH EXISTING FACILITY OR RELOCATE TO A NEW SITE | <ul style="list-style-type: none">• Facility has high utilisation and is the only kindergarten in Albion• Facility is not fit-for-purpose and is ageing and requires major refurbishment• A refurbishment may trigger need for parking which cannot be accommodated on site |
| Redevelop/ Refurbish Priority 2 | Kellie O'Connell Kindergarten | Sunshine West | WAIT TO SEE IMPACT OF NEW ARDEER KINDERGARTEN. INVESTIGATE CAPACITY TO REFURBISH EXISTING FACILITY IF THERE IS DEMAND OR REPURPOSE IF THERE IS NO DEMAND FOR KINDERGARTEN | <ul style="list-style-type: none">• Facility has high utilisation however new Ardeer Primary School Kindergarten may take away enrolments.• Facility is not fit-for-purpose and is ageing and requires major refurbishment• A refurbishment may trigger need for additional parking which cannot be accommodated on site |

It is recommended that Council:

Undertake further strategic work into refurbishment options for Kellie O Connell and Albion Kindertartens



16. Sites requiring further Strategic Work

At the sites listed below, the service is not required and / or the facility is not fit for purpose and in poor condition. Further strategic work is required to determine the future need for the facility.

TABLE 14: POTENTIAL SITES FOR SERVICE RELOCATION

| Priority | Facility Name | Suburb | Project Recommendation | Rationale |
|--|---|---------------|--|---|
| DISPOSE OF FACILITY AND RELOCATE SERVICES | | | | |
| Relocation Priority 1 | Deer Park Children's and Community Centre | Deer Park | FURTHER STRATEGIC WORK REQUIRED | <ul style="list-style-type: none"> Facility is in poor location Facility is not fit for purpose and services are not sustainable at current facility Facility is in average condition Utilisation is moderate and service could be relocated to nearby facilities |
| Relocation Priority 2 | Keilor Downs Playgroup Centre | Keilor Downs | FURTHER STRATEGIC WORK REQUIRED | <ul style="list-style-type: none"> Facility was built as a display village and is not fit for purpose and is in average condition. Service could be relocated to nearby facilities |
| Relocation Priority 3 | Aycliffe Drive Kindergarten | Deer Park | FURTHER STRATEGIC WORK REQUIRED | <ul style="list-style-type: none"> Service has low utilisation due to poor location and unattractive building Service could be relocated to nearby facilities |
| Relocation Priority 4 | Barbary Crescent Kindergarten | Taylors Lakes | FURTHER STRATEGIC WORK REQUIRED | <ul style="list-style-type: none"> A portable building so not fit for purpose Low utilisation despite location on a school site. Taylors Lakes Kindergarten located within 600m |

It is recommended that Council:

Undertake further strategic work into the future need for Deer Park Children's and Community Centre, Keilor Downs Playgroup, Aycliffe Drive Kindergarten and Barbary Crescent Kindergarten



17. Sites to Maintain/Minor Refurbish

The sites listed below are in good condition and there is demand for the service to continue. There are a number of facilities where demand may change over time and that service may no longer be required or expansion of the service may be required.

It is recommended that Council:

Continue to maintain and carry out minor refurbishments to the following facilities through Council's rolling Capital Works Improvement Program and monitor changes in demand

TABLE 15: SITES TO MAINTAIN

| Priority | Facility Name | Suburb | Project Recommendation | Rationale |
|--------------------------|-------------------------------------|-----------------|--|--|
| MAINTAIN FACILITY | | | | |
| MAINTAIN | Killeen Street Kindergarten | West Sunshine | MAINTAIN IN SHORT TERM AND MONITOR NEED FOR FACILITY ONCE WEST SUNSHINE CHILDRENS AND COMMUNITY CENTRE IS BUILT | <ul style="list-style-type: none"> Facility is not fit for purpose and rooms are small. Facility is shared with Fairbairn Road. |
| MAINTAIN | Fairbairn Road Kindergarten | West Sunshine | MAINTAIN IN SHORT TERM AND MONITOR NEED FOR FACILITY ONCE WEST SUNSHINE CHILDRENS AND COMMUNITY CENTRE IS BUILT | <ul style="list-style-type: none"> Facility is not fit for purpose and rooms are small. Facility is shared with Killeen Street. |
| MAINTAIN | Willis Street Kindergarten | St Albans South | MAINTAIN IN SHORT TERM AND CONSIDER EXPANSION IF THERE IS DEMAND | <ul style="list-style-type: none"> Facility is in good condition and fit for purpose although location is poor Some opportunity to expand on site There is forecast very high unmet demand in this area however this facility currently has low utilisation |
| MAINTAIN | St Albans North Kindergarten | St Albans North | MAINTAIN IN SHORT TERM AND CONSIDER EXPANSION IF THERE IS DEMAND | <ul style="list-style-type: none"> Facility is in good condition and fit for purpose There is forecast unmet demand in this area Some opportunity to expand on site |
| MAINTAIN | Orama Street Kindergarten | Deer Park | MAINTAIN AND MONITOR NEED FOR FACILITY ONCE DEER PARK CHILDRENS AND | <ul style="list-style-type: none"> This facility is not fit for purpose and is in average condition Utilisation is moderate |



| Priority | Facility Name | Suburb | Project Recommendation | Rationale |
|-----------------|--|---------------|---|---|
| | | | COMMUNITY CENTRE IS BUILT | |
| MAINTAIN | Carmody Drive Kindergarten | Cairnlea | MAINTAIN IN SHORT TERM AND, IF NEIGHBOURHOOD HOUSE IS RELOCATED, REPURPOSE SECOND PLAY ROOM TO BE PERMANENT KINDERGARTEN ROOM | <ul style="list-style-type: none"> Facility provides the only sessional kindergarten in Cairnlea and service has high utilisation. A second play room is currently shared with neighbourhood house |
| MAINTAIN | Sassella Park Playgroup Centre | Deer Park | MAINTAIN IN SHORT TERM AND RELOCATE SERVICE TO NEW DEER PARK WEST CHILDRENS AND COMMUNITY CENTRE AND REPURPOSE FACILITY FOR SPORTS GROUP USE | <ul style="list-style-type: none"> Facility has poor accessibility The Deer Park Playgroup centre is located close by |
| MAINTAIN | Monmia Kindergarten | Keilor Downs | MAINTAIN AND INVESTIGATE CAPACITY TO ENCLOSE PERGOLA AREA | <ul style="list-style-type: none"> Site is well located but the kindergarten room is small and a portable so not fit for purpose There is a pergola area that could be enclosed so it can be included in licensed area and increase licensed capacity |
| MAINTAIN | Deer Park Playgroup Centre | Deer Park | MAINTAIN | <ul style="list-style-type: none"> This facility cannot be refurbished to accommodate kindergarten It is well located and well suited to playgroup use |
| MAINTAIN | Sunshine Heights Playgroup Centre | Sunshine West | MAINTAIN | <ul style="list-style-type: none"> This site is well located next to kindergarten and shops |
| MAINTAIN | Thornhill Drive Kindergarten | Keilor Downs | MAINTAIN | <ul style="list-style-type: none"> Facility is in good condition but kindergarten room is too small. Low utilisation Potential for Keilor Downs Playgroup to relocate and use smaller room |
| MAINTAIN | Sunshine Heights Kindergarten | Sunshine West | MAINTAIN | <ul style="list-style-type: none"> This facility is well located and has high use. |
| MAINTAIN | Remus Way Children's Centre | Taylors Lakes | MAINTAIN | <ul style="list-style-type: none"> Fit for purpose but in average condition High Use Good location |
| MAINTAIN | Keilor Park Kindergarten | Keilor Park | MAINTAIN | <ul style="list-style-type: none"> Facility is in good condition and fit for purpose |



| Priority | Facility Name | Suburb | Project Recommendation | Rationale |
|----------|-------------------------------|-----------------|------------------------|--|
| | | | | <ul style="list-style-type: none">• Use is low due to low demand in area but this will increase with 3 yo kindergarten |
| MAINTAIN | South Sunshine Kindergarten | Sunshine | MAINTAIN | <ul style="list-style-type: none">• Ageing building that is not fit for purpose• Currently low use however this is forecast to be in area of very high unmet demand |
| MAINTAIN | Southwold Street Kindergarten | St Albans South | MAINTAIN | <ul style="list-style-type: none">• This facility is fit for purpose and one of few double room kindergartens with MCH• This facility is forecast to be in area with very high unmet demand |
| MAINTAIN | Keilor Park Playgroup Centre | Keilor Park | MAINTAIN | <ul style="list-style-type: none">• Facility is good condition• Well located next to kindergarten |



18. Conclusion

This report responds to a recommendation in the *Brimbank Community Services and Infrastructure Plan 2018-38* (CSIP) to undertake an Early Years Facilities Review. In addition, the Review seeks to achieve the original objectives as set out in the CSIP while also responding to the impact of the three-year-old kindergarten reform.

This report makes recommendations regarding:

- Guiding principles for the planning, design, governance and operation of the children's and community centres
- The priority order and components of the five proposed Children's and Community Centres
- Sites that can be expanded to accommodate additional kindergarten infrastructure
- Underperforming facilities that require further investigation

The report will be used by the City of Brimbank to ensure the provision of quality early years infrastructure that meets demand across the municipality.



19.1 Project Engagements

TABLE 16: BENCHMARK LGA INTERVIEWS

| LGA | Name | Title |
|---------------------------|----------------|--|
| City of Greater Dandenong | Amy Forward | Children's Services Development Officer |
| Hobsons Bay City Council | Jenny Denouden | Team Leader Planning and Partnerships |
| City of Melbourne | Melissa Hogan | Team Leader Children's Services |
| City of Greater Geelong | Terri Osburn | Community Infrastructure Planner |
| Melton Shire Council | Brendan Ball | Manager Families and Children's Services |
| | Marita Hynds | Children's Services Team Leader |
| | Heide Taylor | Events Coordinator |
| | Sally Edwards | Coordinator Community Activation and Learning |
| Wyndham City Council | Dieu Nguyen | Partnership and Engagement Officer |
| | Jo Grima | Early Years Partnership Offices |
| Knox City Council | Janine Brown | Manager Family & Children's Services |
| | Carly | Head of Integrated Services Operations |
| | Mel | Senior Team Leader Operations and Partnerships |

TABLE 17: UNDERPERFORMING FACILITY INTERVIEWS

| Service Operator | Interview Participants |
|--|--|
| Early Childhood Management Services (ECMS) | <ol style="list-style-type: none"> 1. Kim Davis, Director, Early Childhood Education 2. Katie Stefanou, Area Manager 3. Grace Gouliotidis, Acting Area Manager Brimbank |
| Brimbank Preschool Association (BPA) | <ol style="list-style-type: none"> 1. Deborah Briggs Operations Executive 2. Sarah O'Kelly, Partnerships and Advisory Officer |
| Killeen St Childcare Centre | <ol style="list-style-type: none"> 1. Brooke |
| Deer Park West Kindergarten | <ol style="list-style-type: none"> 1. Monica Camilleri |
| Brimbank Asset Condition Reports | <ol style="list-style-type: none"> 1. Ryan O Keefe – Brimbank Building Maintenance Coordinator 2. Tom Van de Ven – Brimbank Community Infrastructure Planning Projects Officer |



TABLE 18: CHILDREN'S AND COMMUNITY CENTRE WORKSHOP PARTICIPANTS

| New Children's and Community Centre | | Workshop Participants |
|--|--------------------------|--|
| Deer Park West Children's and Community Centre | <i>Brimbank Officers</i> | Hasi Mutluel Community Facilities; Leonie Harper MCH; Vanessa Arthur Neighbourhood Houses; Carmen Gomez Preschool Field Officer; Julie Mckenzie Playgroups; Rene Burke MCH; India Mortlock (PM) |
| | | |
| Albanvale Children's and Community Centre | <i>Brimbank Officers</i> | Hasi Mutluel Community Facilities; Leonie Harper MCH; Ellen Kessler Neighbourhood Houses; Helen Cooney Preschool Field Officer; Paul Battaglia Leisure Facilities; Rene Burke MCH; India Mortlock (PM) |
| | <i>Other Services</i> | Deborah Briggs and Sarah O'Kelly Brimbank Preschool Association (BPA) |
| West Sunshine Children's and Community Centre | <i>Brimbank Officers</i> | Chris Gouch MCH; Fernanda Lawrence Neighbourhood Houses; Rene Burke MCH; India Mortlock (PM) |
| | <i>Other Services</i> | Katie Roberts (Preschool Field Officer) Deborah Briggs and Sarah O'Kelly Brimbank Preschool Association (BPA) |
| Furlong Road Children's and Community Centre (Dorothy Carlton) | <i>Brimbank Officers</i> | Hasi Mutluel Community Facilities; Chris Gough MCH; Rene Burke MCH; India Mortlock (PM) |
| Dempster Park Children's and Community Centre | <i>Other Services</i> | Helen Cooney (Preschool Field Officer); Deborah Briggs and Sarah O'Kelly (BPA) |

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