Brimbank City Council

Community Services and Infrastructure Plan 2026-2040

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1. Overview

Brimbank is evolving

Brimbank is a dynamic, bustling and growing place at the heart of Melbourne's booming west. People living and working in Brimbank, and our many visitors are already experiencing significant and positive change. The City's population is almost 200,000 and is expected to grow by 9.4% or 20,338 new residents by 2040. The challenges of shifting demographics, government policy and service model reforms, and ensuring social equity and access in a constrained fiscal environment are transforming the way in which services and infrastructure are funded and delivered to meet future needs.

Council is being innovative, future focused and responsive to changing community needs by planning for community services and infrastructure delivery over the next 15 years.

Community Services and Infrastructure Plan

This Community Services and Infrastructure Plan:

- Explains Brimbank City Council's evidence-based approach to Community Services and Infrastructure planning and delivery;
- Describes Council's role in planning, developing and maintaining community infrastructure;
- Provides an overview of community infrastructure Council currently has and what service facilities will be required by planning district over the short, medium and long term;
- Guides decision-making on future community infrastructure projects, funding requirements, advocacy efforts and partnership opportunities;
- Is aligned with the goals and strategic objectives listed in the Brimbank Community Vision (2040) and the Brimbank Council Plan 2025- 2029.
- Will be implemented subject to Council's annual budget process and financial plan.

What is Community Infrastructure?

Community infrastructure refers to facilities that accommodate services that:

- Support and contribute to meeting the needs and promoting the wellbeing of individuals, families, groups and communities through the life stages;
- Are physical assets, services, programs and activities that are Council owned or operated and are accessed by the community for community engagement, social interaction, recreation, learning and development.

Council's Role

The planning and financial management obligations outlined in the Victorian Local Government Act 2020 and Planning and Environment Act 1987 are the legislative drivers for the development of a future focused Community Services and Infrastructure Plan.

Council's approach to community services and infrastructure planning is consistent with the roles and functions listed in the Brimbank Council Plan 2025 – 2029 and Community Services and Infrastructure Planning Policy.

1. **Deliver Services** – Council commits to delivering quality services within and outside of Council infrastructure, that adopt best practice approaches in supporting the health and wellbeing of the Brimbank community.
2. **Develop Community Hubs** – Council aims to align services that address all life stages, through the provision of community infrastructure that is modern, flexible, well located and accessible rather than developing single use facilities.
3. **Maintain and Improve Existing Infrastructure** – Council will seek to expand and improve existing infrastructure, when deemed appropriate.
4. **Establish Partnerships** – Council will seek alternative service and infrastructure delivery options by establishing partnerships with a range of stakeholders.

Guiding Principles

The following guiding principles will be taken into account in the planning and delivery of community services and infrastructure.

Prioritising Community

- Active community engagement and consultation to ensure robust responsiveness of services and to address barriers of access and inequity. The principle embraces a commitment to inclusive decision-making, aiming to cultivate community leadership. It also seeks to revitalise existing infrastructure to reach and connect with marginalised cohorts.

Building Community resilience

- Investing in adaptable and safe services and facilities, anticipating and mitigating future challenges through innovative design and service approaches, and ensuring diverse community needs are met by responsive and flexible facilities and services.

Fostering Social Justice

- Providing inclusive opportunities, promoting equality, and ensuring the equitable distribution of resources to address diverse needs of our community. This commitment prioritises an intersectional approach in planning community services and infrastructure to ensure equity, access, and opportunity across gender, disability, diversity, socio-economic status, and demographics. This principle will support affordable, accessible services and infrastructure to allow the community to benefit and thrive.

Striving for Financial and Environmental Sustainability

- Maximising efficiency by developing community infrastructure, that is integrated and flexible to meet multiple service needs and is financially and environmentally sustainable. Advocating and creating innovative partnerships. Dynamic planning where decision making is guided by a solid evidence base and responsive to community need.

Fit for Purpose

- Council commits to supporting, advocating and delivering quality services through well designed and maintained community infrastructure. Council will seek opportunities to repurpose, rationalise and expand existing infrastructure to accommodate changing community needs.

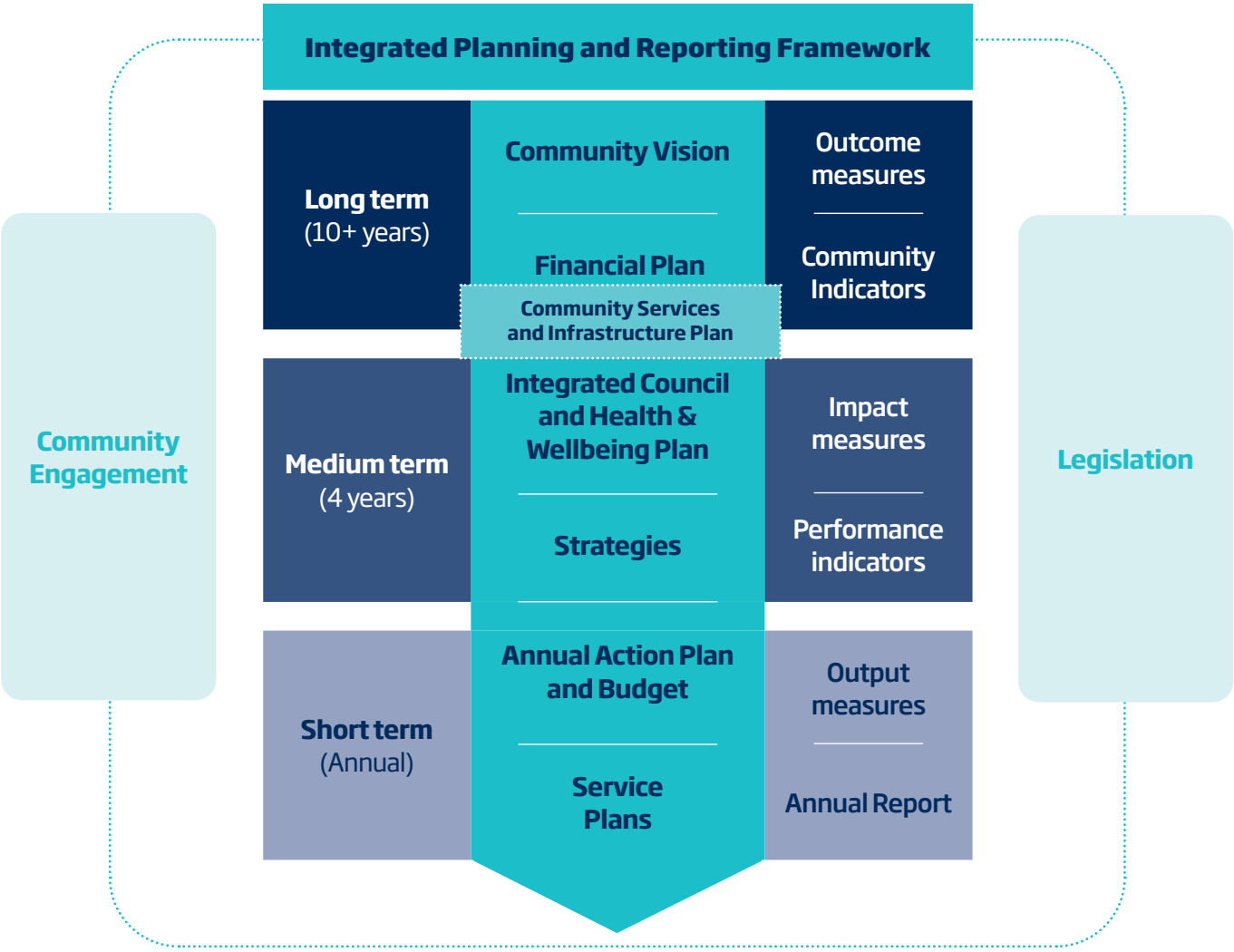
Relevant Legislation, Policy and Strategy

The following legislation, Council adopted policies, strategies and plans, as well as those under development, have informed the Community Services and Infrastructure Plan:

- *Council Plan 2025-2029, Community Vision 2050 and Municipal Public Health and Wellbeing Plan*
- *Brimbank Community Vision (2050)*
- *Brimbank Sports Facility Development Plan (2023)*
- *Brimbank Community Facilities Capital Development Policy (2026)*
- *Brimbank Community Facilities and Reserves Allocation Policy (2014)*
- *Brimbank Community Facilities, Hire, Licences and Leases Agreement Policy (2026)*
- *Brimbank Social Justice Framework (2025)*
- *Brimbank Neighbourhood Houses and Community Centres Strategy and Action Plan (2019 – 2024)*
- *Brimbank Arts and Culture Strategy (2024 – 2028)*
- *Brimbank Disability Action Plan (2022 – 2026)*
- *Brimbank Children's Strategy (2020 – 2024)*
- *Brimbank Youth Strategy (2020 – 2024)*
- *Brimbank Age Friendly City Plan (2018 – 2022)*
- *Brimbank Reconciliation Action Plan (2024 – 2026)*
- *Aboriginal Cultural Heritage Strategy (2018 – 2023)*
- *Brimbank Library Strategy (2020 – 2025)*
- *Brimbank Lifelong Learning Strategy (2024 – 2029)*
- *Brimbank LGBTQIA Action Plan (2024 – 2028)*
- *Fairness, Equality and Respect Strategy: Brimbank Strategy for Gender Equality, Respectful Relationships and Prevention of Family Violence (2019 – 2023)*
- *Safe and Inclusive Brimbank (2020 – 2024)*
- *Brimbank Environmentally Sustainable Design Framework (2017)*
- *Brimbank Climate Emergency Plan (2020 – 2025)*
- *Brimbank Heritage Strategy (2025 – 2028)*
- *Brimbank 10 Year Asset Plan (2022 – 2032)*
- *Brimbank Long Term Financial Plan (2025 – 2035)*
- *Municipal Development Contributions Plan (2022)*
- *Victorian Local Government Act (2020)*
- *Victorian Planning & Environment Act (1987)*
- *Disability Discrimination Act (1992)*
- *Plan Melbourne (2017 – 2050)*
- *Gender Equality Act (2020)*
- *National Competition Policy*

Brimbank Integrated Planning Framework

The Brimbank Community Services and Infrastructure Plan is part of Council's Integrated Planning and Reporting Framework.



2. Background

Community Service and Infrastructure Planning Approach

Council's approach to community service and infrastructure planning aims to implement a 'whole of organisation' response, and is made up of seven stages:

Stage 1 – Social Planning and Research

Demographic data and other relevant information are provided to internal service managers to inform business and service planning, and reviews. Data collected supports the analysis of community needs and demand.

Stage 2 – Service Planning Review

This stage determines how a service will be delivered in response to identified needs, and what resources and facilities are required to sustain the service. This includes Demand and Supply Analysis, Service Benchmarking and Financial Planning.

Stage 3 – Audit of Supply

Audits of the physical condition of an asset, its remaining economic or useful life, and an assessment of a facility's fit for purpose are conducted to inform Community Services and Infrastructure Planning.

Stage 4 – Needs Analysis

All services are assessed against the following five provision standards to identify key areas of community need:

Quantity – There is a sufficient quantity of infrastructure to service the current and future population.

Fit for Purpose – Facilities are Fit for Purpose.

Catchment – The community can travel to services and facilities within a reasonable journey time/distance.

Utilisation – Facilities are being well used but not overused.

Asset Condition – Facilities are in good condition.

Stage 5 – Project Development

Identified Community Services and Infrastructure Plan recommendations inform the development of detailed business cases which fully scope projects for consideration of funding in the identified priority order.

Stage 6 – Project Delivery

Approved business cases proceed through Council's existing capital works planning and delivery processes.

Stage 7 – Project Evaluation and Framework Review

Captures learnings from the delivery of projects and incorporate these in the design and delivery of future projects. A review of Council's approach determines if intended benefits have been delivered and highlight opportunities to improve future planning approaches.

What has the Community Services and Infrastructure Plan achieved so far?

1. Strategic Investigations

- St Albans Library and Deer Park Library Preliminary Study adopted by Council in 2020
- Early Years Facilities Review adopted by Council in 2022

2. Operational Improvements and Policy Reviews

- A new integrated online booking system for all meeting rooms and community halls
- New facility agreements with Early Years Managers who operate Council's kindergartens
- Longer opening hours at libraries and Saturday appointments offered at Maternal and Child Health Centres
- Updated the Brimbank Community Facilities Capital Development Policy
- Updated the Brimbank Community Facilities Hire, Licenses and Leases Agreement Policy

3. Renewal of Existing Community Infrastructure

- $7.57 million to deliver 187 upgrades including kitchens, toilets, lighting, storage, heating and cooling, flooring, kindergarten and long day care outdoor play area upgrades, fencing and accessible paths and ramps.

4. Repurposing of Facilities

- Romsey Villa Planned Activity Group Centre in North Sunshine was repurposed to be the Cooinda Aboriginal Community Hub
- Available space within the Deer Park library was repurposed to be a Makers Space
- Deer Park Childrens and Community Centre was repurposed to be the MCH Outreach and Sleep and Settling Centre
- A room within the Keilor Downs Community Centre was repurposed to be the Carers Hub for a two-year pilot project period

5. Grant Funding and New Facilities Built by the State Government

- $900,000 in funding for upgrades to existing kindergartens
- $100,000 from State Government for Keilor Library Outdoor Lounge
- Signed a Building Blocks Partnership Agreement with the Department of Education through which the Department commits to deliver:
  - Additional room at East Sunshine kindergarten (delivered 2023)
  - Two room kindergarten and 3 MCH rooms to replace Epalock Crescent Kindergarten at existing site (delivered 2024)
  - Two room kindergarten to replace St Albans West Kindergarten at existing site
  - Two room kindergarten to replace St Albans East Kindergarten at existing site
- Through the Building Blocks Partnership Agreement the Department of Education also committed a substantial contribution towards the development of the Dempster Park Childrens and Community Centre.

6. Design of New Hubs

Dempster Park Children's and Community Centre is in design phase with construction planned for completion by July 2027.

3. Service Facilities Assessed

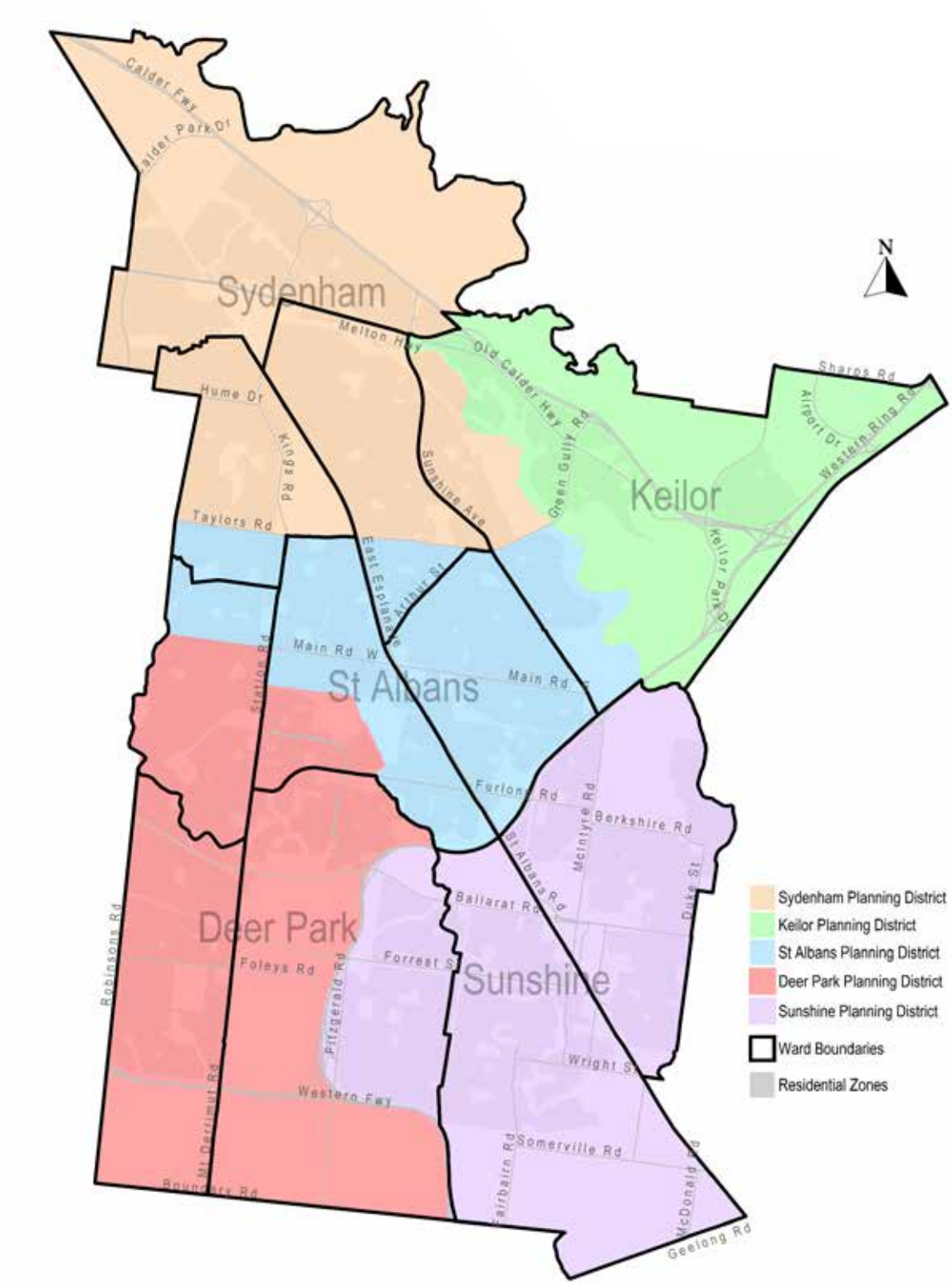
Council owned or managed facilities for the following services are within the scope of this Community Services and Infrastructure Plan:

- Arts and Culture
- Meeting Rooms and Community Halls
- Library services
- Neighbourhood Houses and Community Centres
- Kindergarten
- Long Day Care
- Maternal and Child Health
- Playgroups and Parent Groups
- Youth Services
- Dedicated Facilities (Historical Sites, Men's Shed, Scouts and Guides, Bicycle Education Facility)

Sports facilities are not in scope for this project and have been analysed separately in the Brimbank Sports Facility Development Plan 2023.

4. Planning Districts

A place-based approach has been applied to community service and infrastructure planning and delivery, with five planning districts making up the City of Brimbank: Sunshine, Deer Park, St Albans, Keilor and Sydenham planning districts. Profiles and strategic priorities for each planning district are covered in the following pages of this Community Services and Infrastructure Plan. The planning districts are used for the City of Brimbank .id Community Profile for demographic analysis.



Sunshine Planning District

Profile

The Sunshine Planning District includes the suburbs of Albion, Ardeer, Sunshine, Sunshine North, Sunshine West, and part of Brooklyn.

Location and Features:

Located in the South-East of Brimbank, Sunshine District is bounded by the Western Ring Road to the West and the North and the boundary with Maribyrnong local government area to the East. Kororoit Creek and the Sydenham railway line run through the heart of the Sunshine district and Sunshine town centre is the major activity centre.

Sunshine Precinct

The Victorian Government[1] and Brimbank City Council[2] are positioning Sunshine as the capital of Melbourne's west, supported by major transport links including the Airport Rail and regional rail network. With over $20 billion of planned investment, including the $4.1 billion Sunshine Superhub, the aim is to build on Sunshine's strengths in health, education and manufacturing to deliver more housing, more jobs and transform Sunshine into a vibrant urban centre.

By 2051, the Sunshine Precinct Opportunity Statement outlines an ambitious growth scenario of around 70,000 residents and 26,000 new homes that informs planning for a future Sunshine. This scale of growth will require both the State Government and Council to think and plan differently for the delivery of services, taking a long-term approach for the type of schools, health services, open space and community facilities that will be needed to support a population more than twice its current size and with different needs.

Brimbank is working closely with the Victorian Government to understand the impact of this growth and how to shape future community services and infrastructure. To this point, this Community Services and Infrastructure Plan and the key demographics and social indicators outlined below are based on available census based population information and forecasting to inform service provisioning for the next fifteen years. Work is underway that will test higher-growth scenarios to inform the next update of the Community Services and Infrastructure Plan and guide the consideration of how future service delivery could be provided through strategic hubs and through appropriate delivery models across the Sunshine precinct.

Key Demographics:

Estimated Resident Population (ERP) 2023: 48,437

Forecast Population 2040: 61,454: Increase of 13,017 residents (26.9%) from ERP 2023.

- Sunshine District has a slightly younger age profile than Brimbank overall. Close to one in five (18.3%) residents were aged in the 25 to 34 year age group, which was higher than Brimbank (15.7%).
- Sunshine District had a higher proportion of residents that were born overseas, compared to Brimbank (50.5% vs. 48.2%), and a higher proportion that spoke a language other than English at home (59.7% vs. 57.3%).
- One-third (33.5%) spoke only English, which was lower than Brimbank (36.3%).
- Couples with children represented 28.9% of the households in Sunshine District however this was a little lower than the average across Brimbank (34.7%). Single person households are more common in Sunshine (23.4%) than across Brimbank as a whole (19.4%).

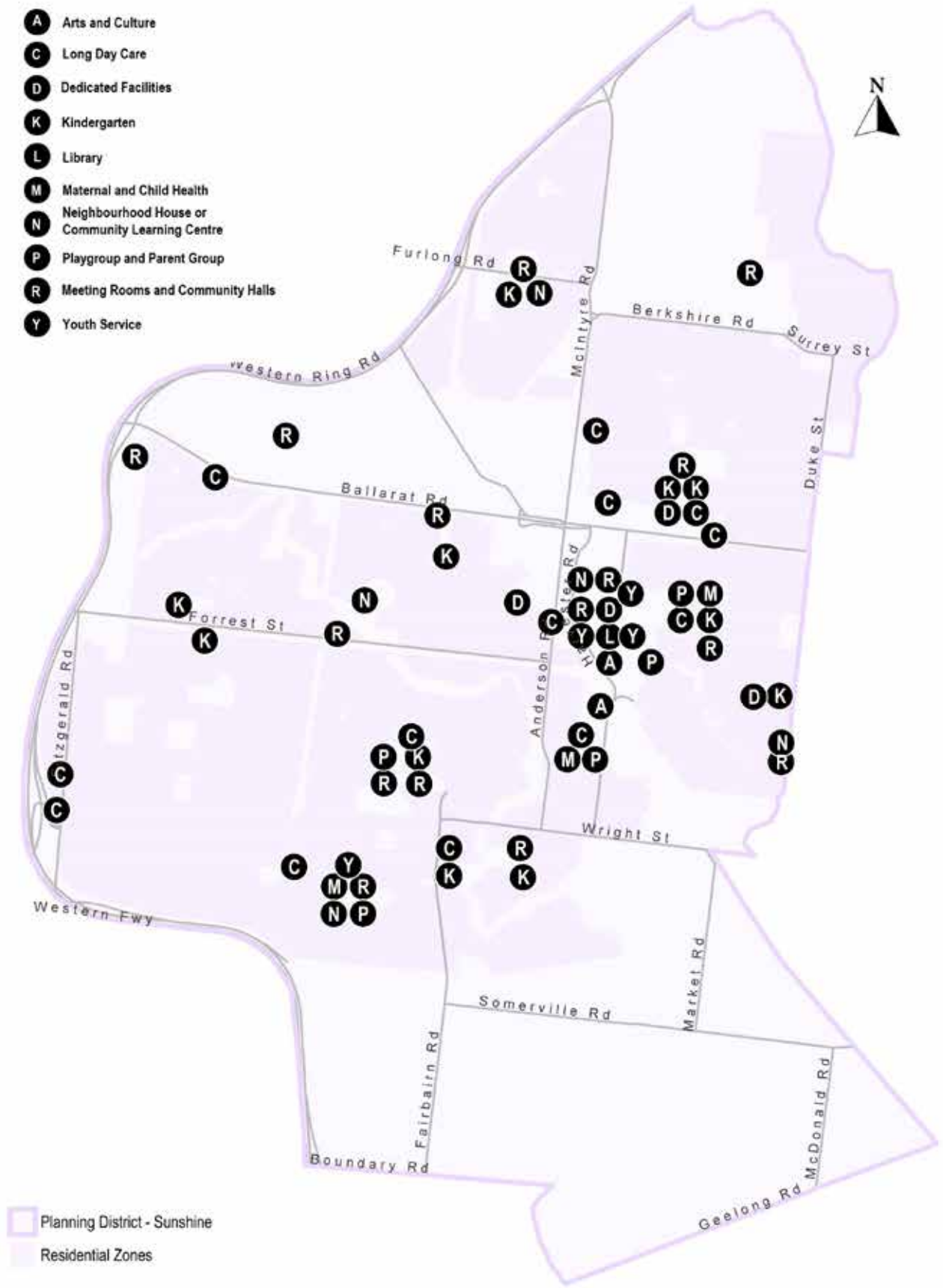
Social Indicators:

- Higher level of disadvantage than Brimbank overall (IRSD score[3] – 891.6 vs. 912.5), and even higher disadvantage than Greater Melbourne (IRSD score – 1,018.0).
- Over one-quarter (27.2%) of households had a mortgage, which was lower than Brimbank (31.6%), whereas households that were renting was higher than Brimbank (31.5% vs. 25.5%).
- Household income was similar to Brimbank, with 62.8% ranked in the lowest or medium lowest income group (Brimbank – 62.0%).
- Similar level of Mortgage stress compared to Brimbank (19.0% vs. 18.9%), and slightly lower rental stress (32.2% vs. 33.3%).
- Unemployment rate of 8.3% was higher than Brimbank (7.9%).
- Over one-quarter (28.3%) of residents had at least one long-term health condition, which was the same proportion as Brimbank.

1 Department of Transport and Planning Sunshine Precinct Opportunity Statement (2021)

2 Brimbank City Council Sunshine Priority Precinct Vision 2050 (2021)

3 The Index of Relative Socio-Economic Disadvantage (IRSD) is one of four indices that make up the Socio-Economic Indexes for Areas (SEIFA). The lower the IRSD score, the higher the level of disadvantage.


Arts and Culture
Long Day Care
Dedicated Facilities
Kindergarten
Library
Maternal and Child Health
Neighbourhood House or Community Learning Centre
Playgroup and Parent Group
Meeting Rooms and Community Halls
Youth Service
N
Furlong Rd
Berkshire Rd
Surrey St
Western Ring Rd
McIntyre Rd
Duke St
Ballarat Rd
Forrest St
Anderson Rd
Fitzgerald Rd
Wright St
Western Fwy
Somerville Rd
Market Rd
Fairbairn Rd
McDonald Rd
Boundary Rd
Geelong Rd
Planning District - Sunshine
Residential Zones
BCC3796-06-IFC

Deer Park Planning District

Profile

The Deer Park Planning District includes the suburbs of Albanvale, Cairnlea, Deer Park and Derrimut.

Location and Features:

Located in the South-West of Brimbank, Deer Park District is bounded by Main Road West and Station Road to the North, the Western Ring Road in the east, Boundary Road in the south, and Robinsons Road and the City of Melton municipal boundary to the West. The major activity centre in the district is Brimbank Shopping Centre.

Key Demographics:

Estimated Resident Population (ERP) 2023: 42,831

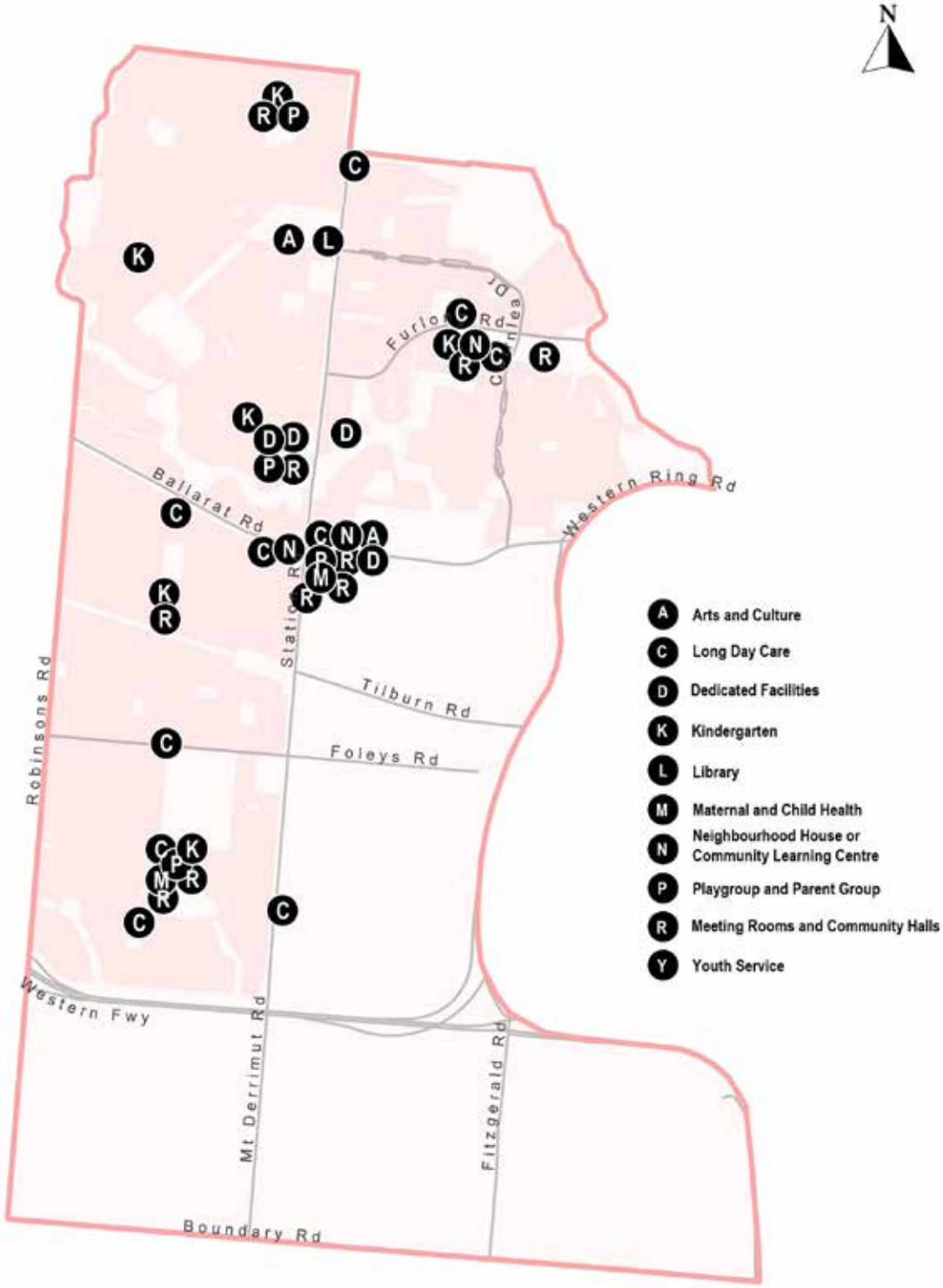
Forecast Population 2040: 45,728: Increase of 2,897 residents (6.8%) from ERP 2023.

- Deer Park District has a younger age profile compared to Brimbank overall. One-quarter (25.3%) of residents were aged 0 to 17 years, which was higher than Brimbank (20.8%), and a lower proportion of people in the older (60 years and over) age group (16.7% vs. 22.1%). The median age of 35 years, was lower than Brimbank (37 years).
- Deer Park District had a slightly higher proportion of residents that were born overseas, compared to Brimbank (50.8% vs. 48.2%), and a higher proportion that spoke a language other than English at home (61.9% vs. 57.3%).
- Couples with children represented 42.2% of households in the District (Brimbank – 34.7%), and was the most common household type, followed by couples without children (18.3%), which was lower than Brimbank (20.8%).

Social Indicators:

- Slightly lower level of disadvantage than Brimbank overall (IRSD score[4] – 921.6 vs. 912.5), but more disadvantage than Greater Melbourne (IRSD score – 1,018.0).
- Households with a mortgage (41.3%) was substantially higher than Brimbank (31.6%).
- Household income was similar to Brimbank, with 39.7% in the medium highest or highest income group (Brimbank – 38.0%).
- Slightly higher level of mortgage stress compared to Brimbank (20.4% vs. 18.9%), and slightly lower rental stress (32.5% vs. 33.3%).
- Unemployment rate (7.5%) was similar to Brimbank (7.9%).
- One-quarter (25.3%) of residents had at least one long-term health condition, which was lower than Brimbank (28.3%).

4 The Index of Relative Socio-Economic Disadvantage (IRSD) is one of four indices that make up the Socio-Economic Indexes for Areas (SEIFA). The lower the IRSD score, the higher the level of disadvantage.



Planning District - Deer Park

Residential Zones

BCC3796-05-FC

St Albans Planning District

Profile

The St Albans District includes the suburbs of Kealba, Kings Park and St Albans.

Location and Features:

Located in the centre of Brimbank, St Albans District is bounded by Taylors Road and Green Gully Road in the north, Taylors Creek in the east, the Western Ring Road to the south and the City of Melton municipal boundary in the west. The Sydenham railway line runs through the centre of St Albans planning district and St Albans is the major activity centre.

Key Demographics:

Estimated Resident Population (ERP) 2023: 49,700

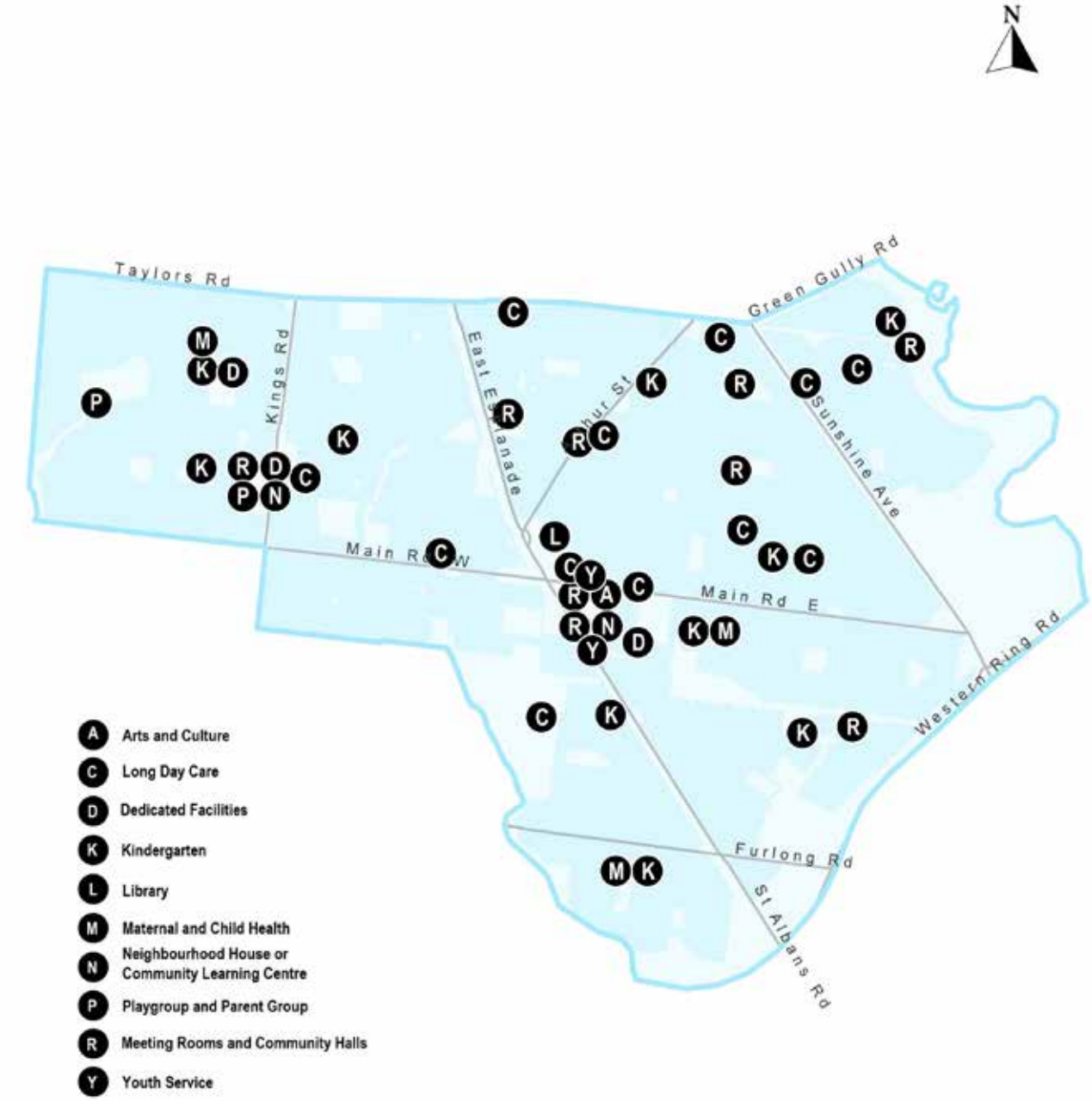
Forecast Population 2040: 55,602: Increase of 5,902 residents (11.9%) from ERP 2023

- St Albans District has a slightly older age profile than Brimbank. Close to one-quarter (23.3%) of residents were aged 60 years and over, which was higher than Brimbank (22.1%). However, the young workforce, aged between 25 to 34 years, was slightly higher than Brimbank (17.0% vs. 15.7%). The median age of 37 years is the same as Brimbank.
- Substantially larger proportion of residents were born overseas, compared to Brimbank (56.2% vs. 48.2%), and a greater proportion who spoke a language other than English at home (67.2% vs. 57.3%).
- Lower levels of educational achievement (i.e. Bachelor or Higher Degree, Advanced Diploma or Diploma, or Vocational qualification), compared to Brimbank (36.3% vs. 42.6%).
- Couples with children represented 29.6% of households in the District (Brimbank – 34.7%), and was the most common household type, followed by lone person households (20.7%), which was higher than Brimbank (19.4%).

Social Indicators:

- Higher level of disadvantage compared to Brimbank (IRSD score[5] – 831.2 vs. 912.5), and far more disadvantage than Greater Melbourne (IRSD score - 1,018.0).
- Households where the home was fully owned (33.6%) was similar to Brimbank (34.4%), but there were fewer households with a mortgage, compared to Brimbank (25.0% vs. 31.6%), and more households renting, compared to Brimbank (30.6% vs. 25.5%).
- Household income was lower than Brimbank, with 72.4% ranked in the lowest or medium lowest income group (Brimbank – 62.0%).
- Higher level of mortgage stress compared to Brimbank (23.0% vs. 18.9%), and a higher level of rental stress (35.5% vs. 33.3%).
- Unemployment rate (10.4%) was higher than Brimbank (7.9%).
- Over one-quarter (27.1%) of residents had at least one long-term health condition, which was lower than Brimbank (28.3%)

5 The Index of Relative Socio-Economic Disadvantage (IRSD) is one of four indices that make up the Socio-Economic Indexes for Areas (SEIFA). The lower the IRSD score, the higher the level of disadvantage.



Planning District - St Albans

Residential Zones

BCC3796-04-IFC

Keilor Planning District

Profile

The Keilor Planning District includes the suburbs of Keilor, Keilor Park, and parts of the suburbs of Keilor East, Tullamarine, Keilor Lodge and Taylors Lakes.

Location and Features:

Located in the North-East of Brimbank, Keilor District is bounded by the Calder Freeway, the Maribyrnong River, the southern boundary of the Melbourne Airport, Keilor Park Drive, Sharps Road and Melrose Drive in the north, the standard gauge railway line in the east, the Maribyrnong River in the south and Taylors Creek, a line running continuous of Lady Nelson Way and Sunshine Avenue in the west.

Key Demographics:

Estimated Resident Population (ERP) 2023: 8,559

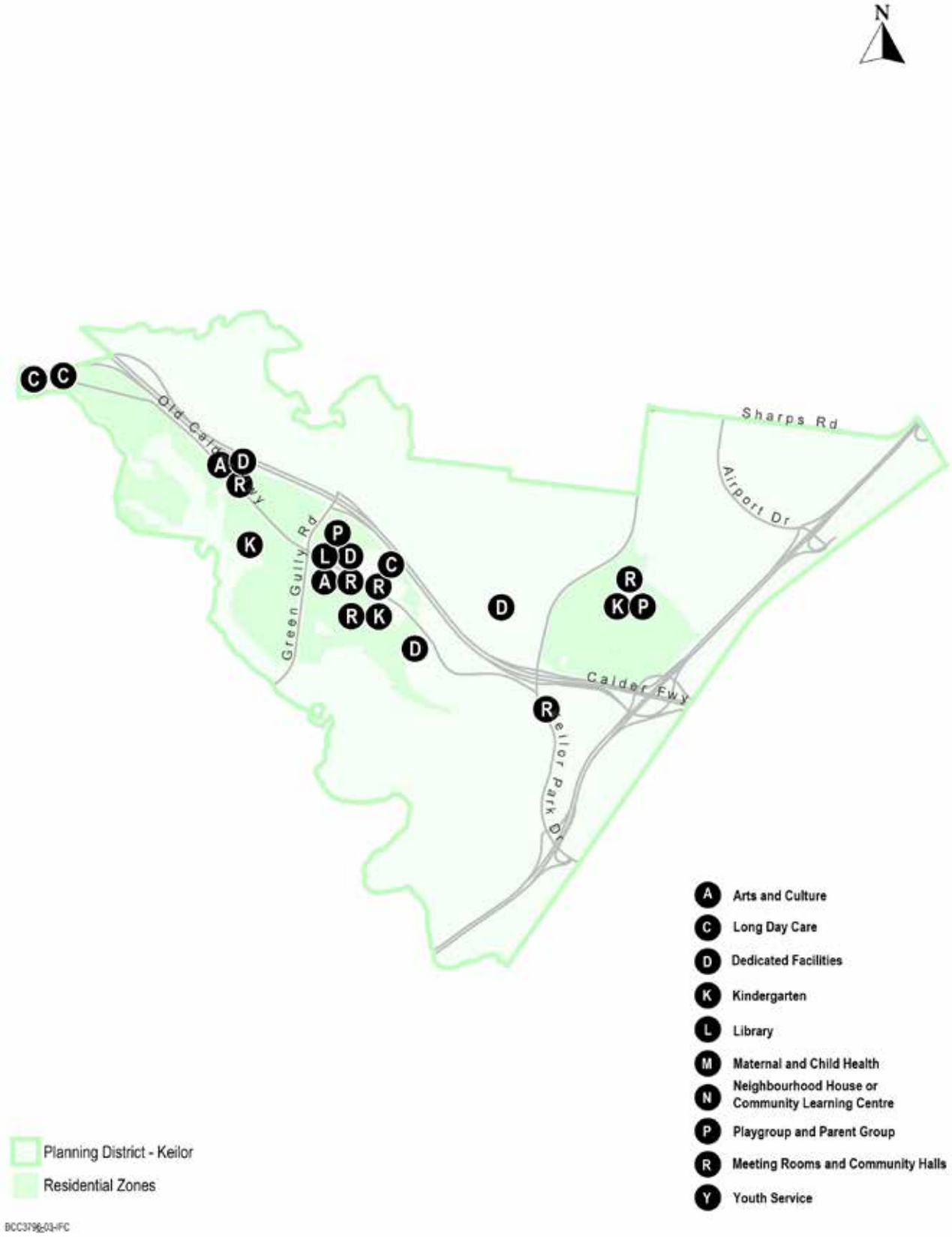
Forecast Population 2040: 9,484: Increase of 925 residents (10.8%) from ERP 2023.

- Keilor District has an older age profile than Brimbank overall. Close to one-third (31.0%) of residents were aged 60 years and over, which was higher than Brimbank (22.1%). The median age of 45 years, was higher than Brimbank (37 years). Those residents typically in tertiary education or living independently (18 to 24 years) and the young workforce (25 to 34 years), made up 17.3% of the population, which was substantially lower than Brimbank (24.9%).
- Substantially smaller proportion of residents who were born overseas, compared to Brimbank (24.4% vs. 48.2%), and a substantially smaller proportion who spoke a language other than English at home (25.4% vs. 57.3%).
- Over two-thirds (71.2%) spoke only English, which was substantially higher than Brimbank (36.3%).
- Higher levels of educational achievement (i.e. Bachelor or Higher Degree, Advanced Diploma or Diploma, or Vocational qualification), compared to Brimbank (50.9% vs. 42.6%).
- Couples with children represented 36.5% of households in the District (Brimbank – 34.7%), and was the most common household type, followed by couples without children (27.1%), which was higher than Brimbank (20.8%).

Social Indicators:

- Far lower level of disadvantage than Brimbank overall (IRSD score[6] – 1,052.3 vs. 912.5), and less disadvantage than Greater Melbourne (IRSD score - 1,018.0).
- Households where the home was fully owned (47.2%) was substantially higher than Brimbank (34.4%), and those households renting was substantially lower than Brimbank (11.7% vs. 25.5%).
- Household income was substantially higher than Brimbank, with 49.1% ranked in the medium highest and highest income group (Brimbank – 38.0%).
- Lower level of mortgage stress compared to Brimbank (12.9% vs. 18.9%) and lower level of rental stress (29.8% vs. 33.3%).
- Unemployment rate (4.2%) was substantially lower than Brimbank (7.9%).
- Over one-third (33.8%) of residents had at least one long-term health condition, which was higher than Brimbank (28.3%).

6 The Index of Relative Socio-Economic Disadvantage (IRSD) is one of four indices that make up the Socio-Economic Indexes for Areas (SEIFA). The lower the IRSD score, the higher the level of disadvantage.


N
Sharps Rd
Airport Dr
Green Gully Rd
Calder Fwy
Keilor Park Dr
Arts and Culture
Long Day Care
Dedicated Facilities
Kindergarten
Library
Maternal and Child Health
Neighbourhood House or Community Learning Centre
Playgroup and Parent Group
Meeting Rooms and Community Halls
Youth Service
Planning District - Keilor
Residential Zones
BCC3796-03-IFC

Sydenham Planning District

Profile

The Sydenham Planning District includes the suburbs of Calder Park, Delahey, Keilor Downs, Keilor North and Sydenham, part of the suburb of Hillside, and parts of the suburbs of Taylors Lakes and Keilor Lodge.

Location and Features:

Located in the North-West of Brimbank, Sydenham District is bounded by Jacksons Creek in the North and the Maribyrnong River in the East, Taylors Road in the South and the City of Melton municipal boundary in the West. The Calder Freeway and Melton Highway cut through the Sydenham Planning District. The District features Watergardens Shopping Centre, Keilor Public Golf Course and part of Green Gully Reserve.

Key Demographics:

Estimated Resident Population (ERP) 2023: 46,519

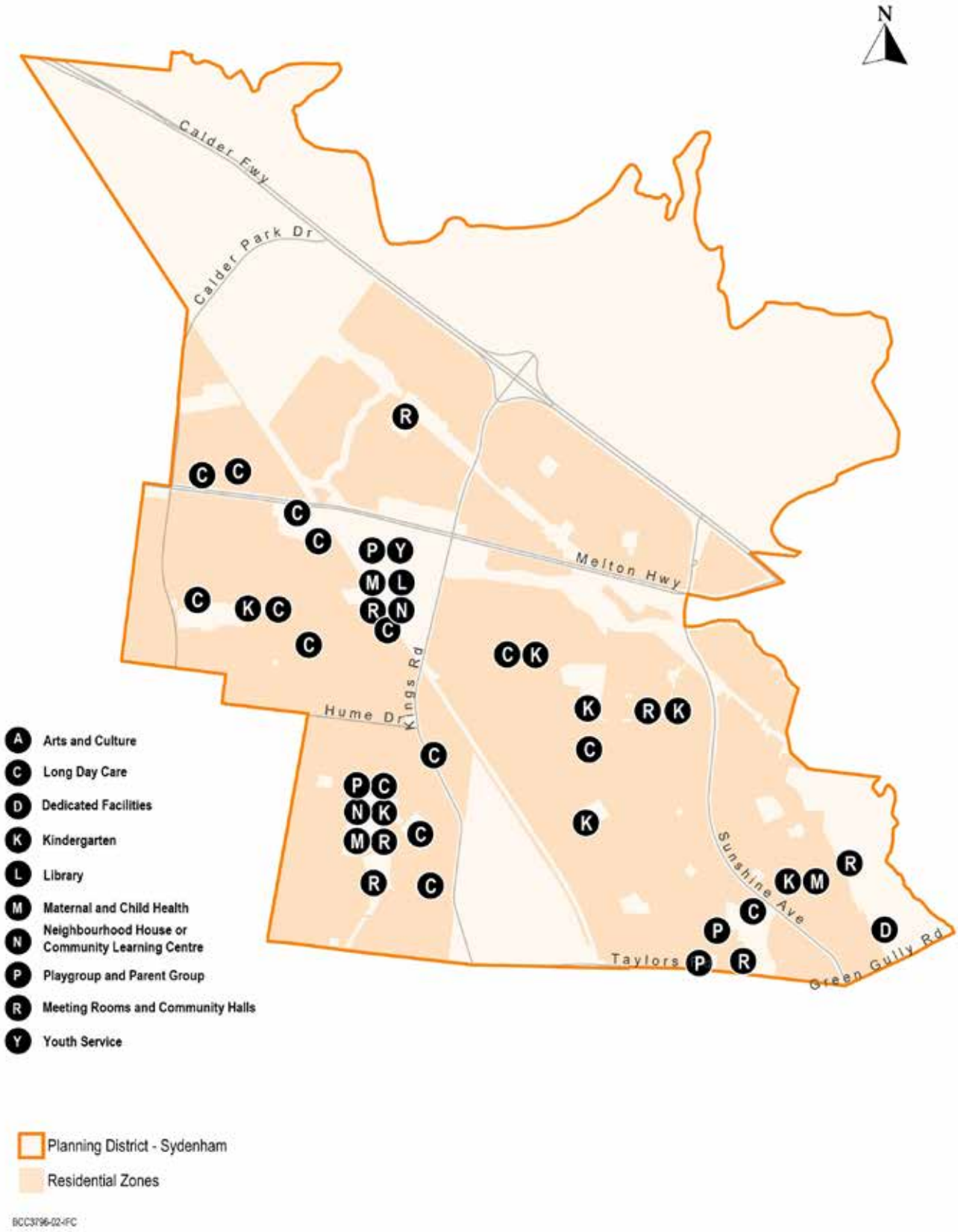
Forecast Population 2040: 46,227: Decrease of 292 residents (0.6%) from ERP 2023.

- Sydenham District has an older age profile than the Brimbank overall. One-quarter (24.5%) of residents were aged 60 years and over, which was higher than Brimbank (22.1%). The median age of 41 years, was higher than Brimbank (37 years).
- Between 2025 and 2040, the forecasts indicate that the population will increase by just 516 residents, with a combined decrease (3.8%) in the very young (0 to 11 years), secondary school aged (12 to 17 years) and young adult age groups (18 to 24 years), as well as pre-retiree age groups (50 to 64 years – decrease of 2.5%). However, the District's population aged 70 years and over, is expected to increase by over 3,740 residents (increase of 65.9%), and account for over 20% of the District's total population by 2040.
- Substantially smaller proportion of residents who were born overseas, compared to Brimbank (39.3% vs. 48.2%), and a smaller proportion who spoke a language other than English at home (45.7% vs. 57.3%).
- Couples with children represented 39.8% of households in the District (Brimbank – 34.7%), and was the most common household type, followed by couples without children (23.6%), which was higher than Brimbank (20.8%).

Social Indicators:

- Lower level of disadvantage than Brimbank overall (IRSD score[7] – 986.2 vs. 912.5), but more disadvantage than Greater Melbourne (IRSD score - 1,018.0).
- Households where the home was fully owned (40.3%) was higher than Brimbank (34.4%), and those households renting was substantially lower than Brimbank (18.5% vs. 25.5%).
- Household income was substantially higher than Brimbank, with 46.2% ranked in the medium highest or highest income group (Brimbank - 38.0%).
- Lower level of mortgage stress compared to Brimbank (15.4% vs. 18.9%) and slightly lower level of rental stress (32.7% vs. 33.3%).
- Unemployment rate (6.3%) was lower than Brimbank (7.9%).
- Close to one-third (31.3%) of residents had at least one long-term health condition, which was higher than Brimbank (28.3%).

7 The Index of Relative Socio-Economic Disadvantage (IRSD) is one of four indices that make up the Socio-Economic Indexes for Areas (SEIFA). The lower the IRSD score, the higher the level of disadvantage.


N
Calder Fwy
Calder Park Dr
Melton Hwy
Hume Dr
Kings Rd
Sunshine Ave
Taylors
Green Gully Rd
Arts and Culture
Long Day Care
Dedicated Facilities
Kindergarten
Library
Maternal and Child Health
Neighbourhood House or Community Learning Centre
Playgroup and Parent Group
Meeting Rooms and Community Halls
Youth Service
Planning District - Sydenham
Residential Zones
BCC3796-02-FC

5. Service Summary

A summary of the service purpose, key statistics and the results from the service needs analysis which assess each service against five provision standards.

Kindergarten

"Continue to make the Early Years of Education a priority."

What's your big idea for Brimbank Stakeholder Consultation

What is the Service?

Kindergarten is a universal service providing State funded kindergarten programs at licensed children service centres for 3 and 4 year old children living in Victoria. Kindergarten improves children's health and wellbeing, helps them to develop strong social skills and encourages a love of learning.

There are two ways that kindergarten is offered in Brimbank:

- **Sessional Kindergarten** - offer kindergarten services only during set session times and there is no before or after wrap around care. In Brimbank, these are all delivered by the not for profit sector, mostly within Council's buildings.
- **Integrated Children's Centres** –offer kindergarten programs and childcare together so children remain in the centre with educators for the full day. In Brimbank, the private sector offers the majority of integrated education and care services.

What is Council's role?

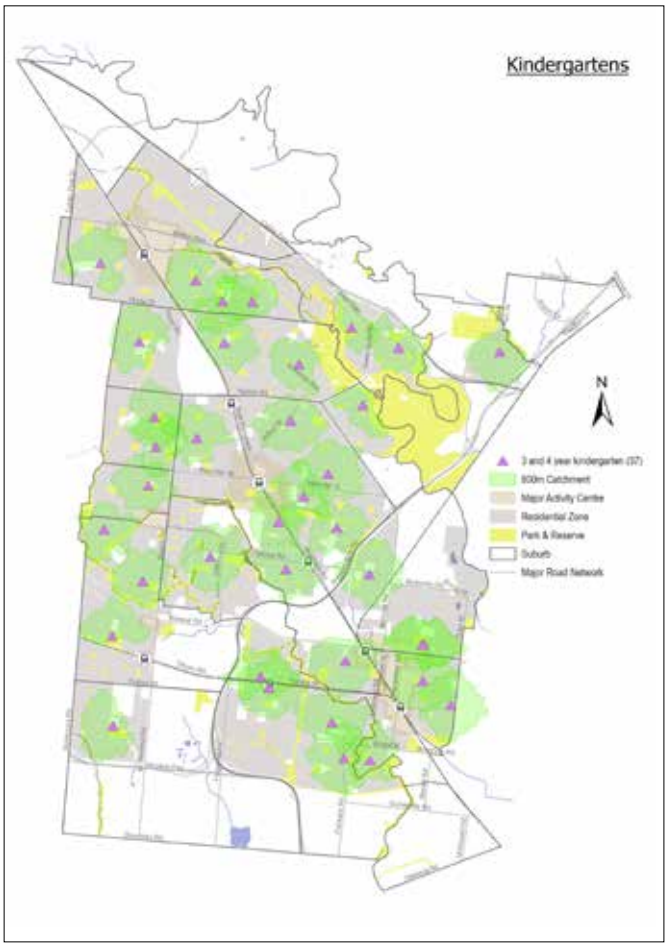
Council's role within the kindergarten service is to manage the kindergarten central registration and enrolment scheme (CRES), provide infrastructure to deliver sessional kindergarten services, service planning, early years partnership management and complementary outreach and support services.

Best Start, Best Life Reform

The Best Start Best Life Reform is an initiative of the Victorian Government to significantly expand access to kindergarten. It means that by 2029 all three year old children in Victoria will have access to 15 hours of free kindergarten per week and by 2036 all four year old children will have access to 30 hours of free kindergarten per week. Council is working with the Victorian Government to support the roll out of the reform including investing in kindergarten infrastructure.

Key Statistics summary

39	stand-alone kindergartens deliver sessional kindergarten in Brimbank
28	Council owned sessional kindergarten facilities and eight kindergarten facilities leased from the Department of Education. There are three other sessional kindergartens in Brimbank that Council does not own or have a head lease for.
50	Long Day Care Centres offer kindergarten in an integrated setting in Brimbank
2,457	children attended sessional kindergarten in Brimbank in 2025



Provision Standard	Score
Quantity Department of Education Target: 100% access for all 3 and 4 year olds in Brimbank. Council aspiration: Aim for 60% of children being able to attend a sessional kindergarten in their suburb, particularly in areas with low SEIFA scores	Meets standard in some suburbs
Gaps: By 2036 there will be an undersupply of kindergarten infrastructure: One Room - Albion – Ardeer, Deer Park, Derrimut, Keilor, Keilor Downs, St Albans South, Sunshine and Sunshine North One to Two Rooms - Cairnlea Two Rooms - Kings Park, St Albans North and Taylors Lakes NOTE: Council is not the only provider of kindergarten infrastructure who can address these gaps. Other providers include the State Government, for profit and not for profit early childhood education providers.	
Quality All facilities to be fit for purpose	Meets standard for most facilities
Gaps: The following kindergarten facilities are not fit for purpose: - Albion Carmody Drive Kindergarten - Albion Kindergarten - Fairbairn Road Kindergarten - South Sunshine Kindergarten - Barbary Crescent Kindergarten	

Catchment 95% of residents to be within 800m of a long day care or sessional kindergarten offering kindergarten services	Meets standard in most districts
Gaps: Residents in parts of Taylors Lakes, Keilor Downs, Kings Park, Cairnlea and North Sunshine are more than 800m from a kindergarten service	
Utilisation • High: 60%-95% maximum availability • Medium: 30-60% maximum availability • Low: < 30% maximum availability	Meets at least the medium standard for all facilities
Gaps: 14 kindergartens exceed the high use target which indicates that there is overuse and a need for more facilities.	
Asset Condition Facilities should be in good condition	Meets standard for all facilities
No gaps	

Recommendations

Strategic Investigations

1. Investigate the future need and expansion options for the remaining single room kindergarten sites that are not fit for purpose and / or towards end of life.
2. Work with the Department of Education to develop the next Kindergarten Infrastructure and Services Plan and develop the next Building Blocks Partnership Agreement which will commit funding for additional kindergarten infrastructure.
3. Investigate future placement of modular facilities that are no longer required at existing locations.
4. Investigate options for additional sessional kindergarten provision in Cairnlea.

Operational Improvements

1. Reduce or eliminate investment in State Government owned kindergarten assets through progressively exiting lease agreements or negotiating cost neutral arrangements.
2. Consider and implement the best facility management model for facilities with different operators for Long Day Care and sessional kindergarten.

New Facilities and Major Upgrades

The Best Start, Best Life Reform is a large and complex reform.

- Council will prioritise investment based on the following criteria for kindergartens:
  - Where there is not already alternative sessional kindergarten infrastructure provision planned (e.g. Kindergarten on School sites).
  - Where Victorian Government provides funding for new or upgraded infrastructure.
  - Replacing single room kindergartens with either integrated hubs or two or three room standalone kindergartens.
  - Targeting facilities that are older and / or not fit for purpose.
  - Targeting facilities in suburbs where there is a forecast unmet demand in the future and greater socio-economic disadvantage.
  - Targeting facilities where there is space to expand.
  - Decommissioning stand-alone sites with poor conditions and lower demand to support expansion and/or consolidation at other sites.
- Council's capacity to deliver these projects is contingent on contributions from the Department of Education. Council will work with the Department of Education through the Building Blocks Partnership Agreement discussions to seek contributions for the following priority projects..

Priority projects

1. Redevelop St Albans East Kindergarten as a two room kindergarten
2. Two room kindergarten to be part of Albanvale Childrens and Community Centre, replacing the single room Albanvale kindergarten.
3. Three room kindergarten to be part of Deer Park West Childrens and Community Centre, replacing the single room Deer Park West Kindergarten and temporary modular kindergarten
4. Two room kindergarten to be part of Furlong Road Childrens and Community Centre, replacing the single room Dorothy Carlton kindergarten
5. Two room kindergarten to be part of Sunshine Heights Childrens and Community Centre, replacing the single room Sunshine Heights kindergarten
6. Redevelop Albion Kindergarten as a two room kindergarten
7. Redevelop South Sunshine Kindergarten as a two room kindergarten
8. Redevelop Keilor Park Kindergarten as a two room kindergarten
9. Redevelop St Albans North Kindergarten as a two room kindergarten
10. Redevelop Keilor Gatehouse Kindergarten as a two room kindergarten
11. Redevelop Thornhill Drive Kindergarten as a two room kindergarten

Arts and Culture

"I would also like for Brimbank to celebrate its artists and have more public art in the area."

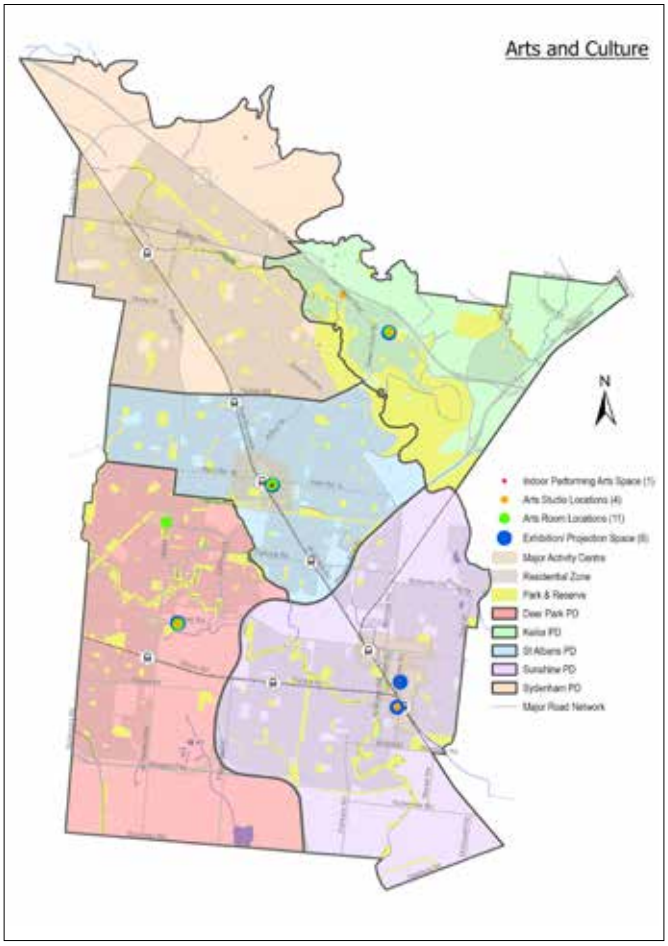
YourSay Community Vision Consultation (2024)

What is the Service?

As one of Melbourne's most culturally diverse communities, Brimbank has a wide range of cultural traditions and arts practice including dance, music and visual arts. A range of buildings and outdoor areas are provided to increase Brimbank community participation in arts and cultural activities; and grow local creative enterprise by supporting the development of artists and arts organisations.

Key Statistics summary

1	performing arts space
5	exhibition/ projection spaces
10	artist studios across four locations
4	arts rooms across 3 locations
136,000	annual visits
403	programs delivered annually



Provision Standard	Score
Quantity 1 arts room per 50,000 residents 1 exhibition space per 50,000 residents 1 artist studio per 15,000 residents, with additional provision explored where feasible 1 Council owned performing arts facility in the municipality 1 location per planning district that can host outdoor events	Meets standard in most districts
Gaps: - Does not meet artist studio standard - undersupply of 3 artist studio spaces - Does not meet outdoor event infrastructure standard in Deer Park, Sydenham and Keilor planning districts - No gallery exhibition spaces in Brimbank meet industry standards.	
Quality All facilities to be fit for purpose	Meets standard for all facilities
No gaps	
Catchment 95% of residents to be within 3km of an arts facility	Meets standard in most districts
Gaps: Residents in Sydenham do not have access to arts facilities.	
Utilisation 35% of capacity during business hours	Meets standard for most facilities
Gaps: Utilisation of art rooms is below the target	
Asset Condition Facilities should be in good condition	Meets standard for all facilities
No gaps	

Recommendations

Strategic Investigations

1. A review of Council-owned exhibition spaces and gap analysis.
2. A review of community facilities within the St Albans activity centre and the services and roles they play.
3. A feasibility study for investing in outdoor event infrastructure and to identify potential locations.
4. A benchmarking study examining how other Councils are supporting artists into spaces for practice and making and the role Council should play.

Operational Improvements

1. Improve access model for arts spaces hire.

New Facilities and Major Upgrades

1. STACC and/or Sydenham to consider provision of new artist studios..
2. Explore co-location opportunities to add artists studios through strategic partnerships, adaptive reuse, and integration within broader community infrastructure projects.

Maternal and Child Health

"We need excellent health accessibility – maternal and child health, Community health..."

Community Vision 2040 consultation

What is the Service?

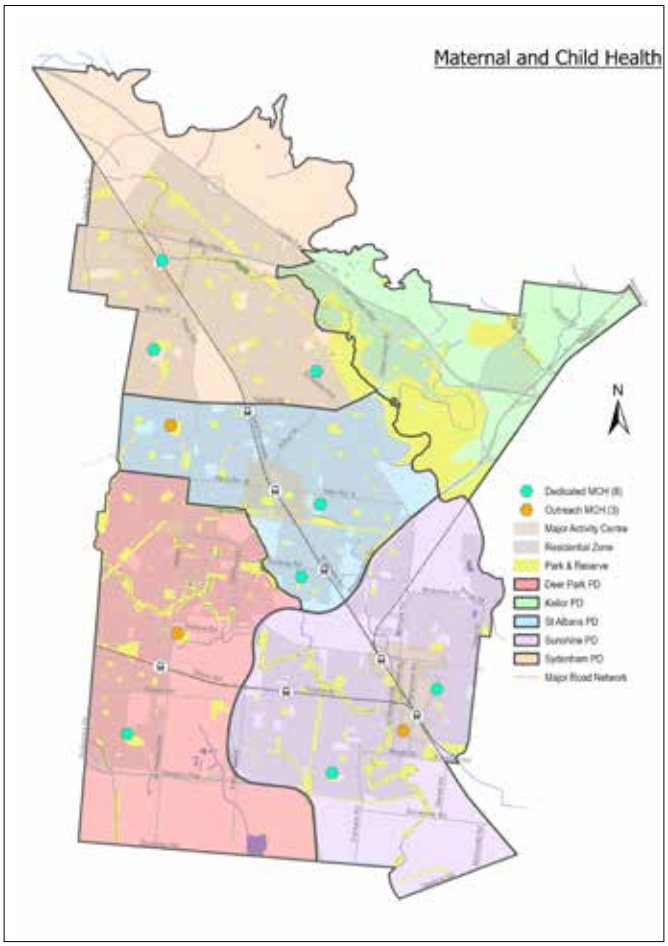
The Maternal and Child Health (MCH) Service is a free universal primary health service offered to the family of each baby born and living in Victoria. Brimbank MCH services are comprised of two major components:

The Universal MCH Service provides ten Key Age and Stage consultations, outreach consultations, group sessions, Sleep and Settling Program, other community strengthening activities and telephone consultations.

The Enhanced Maternal and Child Health Service supports families experiencing significant vulnerability and/or presenting with multiple risk factors with the potential for significant impact on the health and wellbeing of children within these families.

Key Statistics summary

8	dedicated Maternal and Child Health Centres and three outreach MCH sites
25	dedicated Maternal and Child Health Offices
14, 720	Key Ages and Stages consultations in 2024



Provision Standard	Score
Quantity 1 MCH Office per 750 children aged 0-6.	Meets target in most districts
Gaps: Not meeting provision standard in Deer Park planning district.	
Quality Facilities should be fit for purpose	Meets standard for most facilities
Gaps: Sydenham MCH not fit for purpose.	
Catchment 95% of residents within 2.5km of an MCH facility	Meets standard in most districts
Gaps: Residents in Deer Park planning district are outside the catchment.	
Utilisation 60% of capacity during business hours	Meets standard for all facilities during business hours
No gaps	
Asset Condition Facilities should be in good condition	Meets standard for all facilities
No gaps	

Recommendations

Operational Improvements

1. Once Albanvale Childrens and Community Centre is built, rezone catchments to relieve the pressure on Epalock and Keilor Downs facilities.
2. Test new approaches to service delivery and scheduling to maximise participation and attendance and minimize non-attendance.
3. Consider use of Early Learning Victoria's consulting rooms in Early Learning Centres in Sunshine and Kings Park for provision of MCH service.

New Facilities and Major Upgrades

1. Repurpose underused playgroup space within Sydenham Childrens Centre and build three maternal and child health offices and relocate the Sydenham Maternal and Child Health Centre, which is not fit for purpose. Consider alternative use or divestment of the existing Sydenham MCH Centre and decommissioning existing Hume Street MCH Centre. The existing centre can be considered for an alternative use or divestment of the property.
2. Two MCH offices to be part of Albanvale Childrens and Community Centre to address Deer Park catchment gap.
3. MCH Sleep and Settling and Outreach to be part of Deer Park West Childrens and Community Centre and decommissioning existing Hume Street MCH Centre. The existing centre can be considered for an alternative use or divestment of the facility.
4. Two MCH offices to be considered as part of St Albans Library Hub.

Neighbourhood Houses and Community Centres

"We should be a city that encourages social interaction through neighbourhood houses, clubs.... and support organisations."

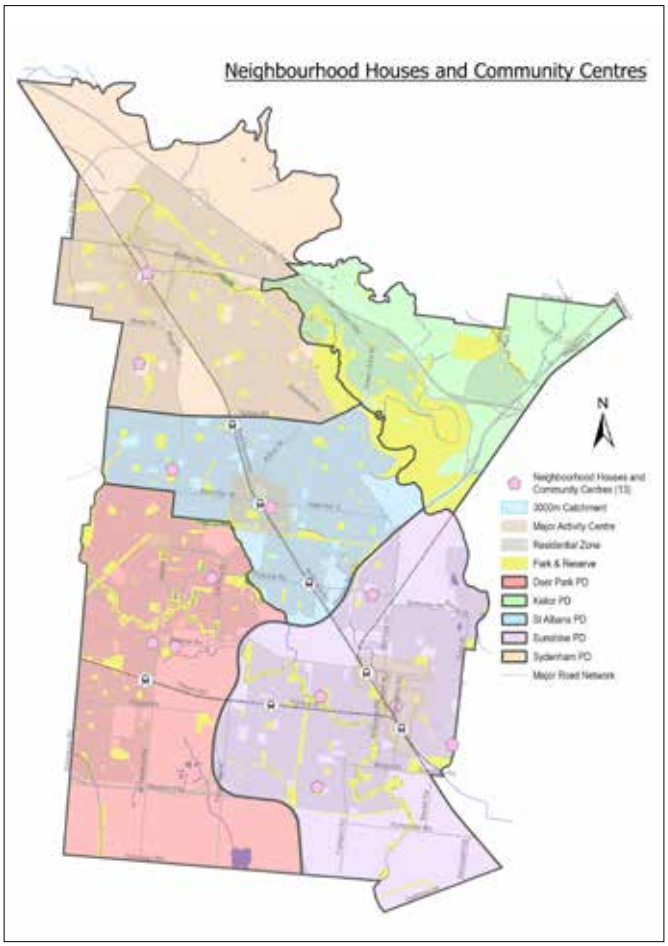
YourSay Community Vision Consultation (2024)

What is the Service?

Neighbourhood Houses and Community Centres bring people together to connect, learn, create and contribute to their local community. They provide classes and activities that are generally low cost or free, rooms for regular hire or special events and volunteering opportunities.

Key Statistics summary

6	Council-managed Neighbourhood Houses and Community Centres
4	Community-managed Neighbourhood Houses and Community Centres in Council owned buildings
1	Independently owned and managed Neighbourhood House and Community Centre
4,950	annual programs in Council-managed Neighbourhood Houses and Community Centres in 2024
205,036	annual visits to Council-managed Neighbourhood Houses and Community Centres in 2024



Provision Standard	Score
Quantity 1 Neighbourhood House/ Community Centre per 20,000 residents	Meets standard in all districts
No gaps	
Quality Facilities should be fit for purpose	Meets standard for most facilities
Gaps: The following Neighbourhood Houses and Community Centres are not fit for purpose: - Cairnlea Community Hub - Duke St Neighbourhood House - Tin Shed Community Centre	
Catchment 95% of residents within 3km of a Neighbourhood House facility	Meets standard in most districts
Gaps: Residents in Derrimut are outside the catchment.	
Utilisation 35% of capacity during business hours	Meets standard for all facilities
Gaps: IT Rooms, consulting rooms and early years rooms within neighbourhood houses have low use. All neighbourhood houses meeting spaces have low use outside of business hours.	
Asset Condition Facilities should be in good condition	Meets standard for most facilities
Gaps: Tin Shed and Duke Street do not meet the standard as they received a condition rating of poor.	

Recommendations

Strategic Investigations

1. A review of all community facilities within the St Albans activity centre and the services provided.
2. Studies that look at:

- The long-term suitability of buildings that house the Hunt Club, Cairnlea, Tin Shed and Duke Street Neighbourhood Houses.
- Ways to increase the use of Neighbourhood Houses during off-peak hours.
- Non-traditional sites to offer Neighbourhood House programming.

Operational Improvements

1. Review and improve external signage and amenities to reflect the purpose of neighbourhood houses and attract new users.
2. Enhanced marketing and positioning of services and facilities to increase utilisation, especially after hours.
3. Repurpose underused IT spaces for other programming.
4. Increase programming in early years rooms by opening for wider hire.
5. Update lease and refurbish rooms at Derrimut YMCA for Neighbourhood House programming.

New Facilities and Major Upgrades

1. Expand Men's Shed at Westvale Community Centre
2. Reconfigure space at Sydenham Neighbourhood House to improve sight lines within the facility and connections with the library.

Playgroups and Parent Groups

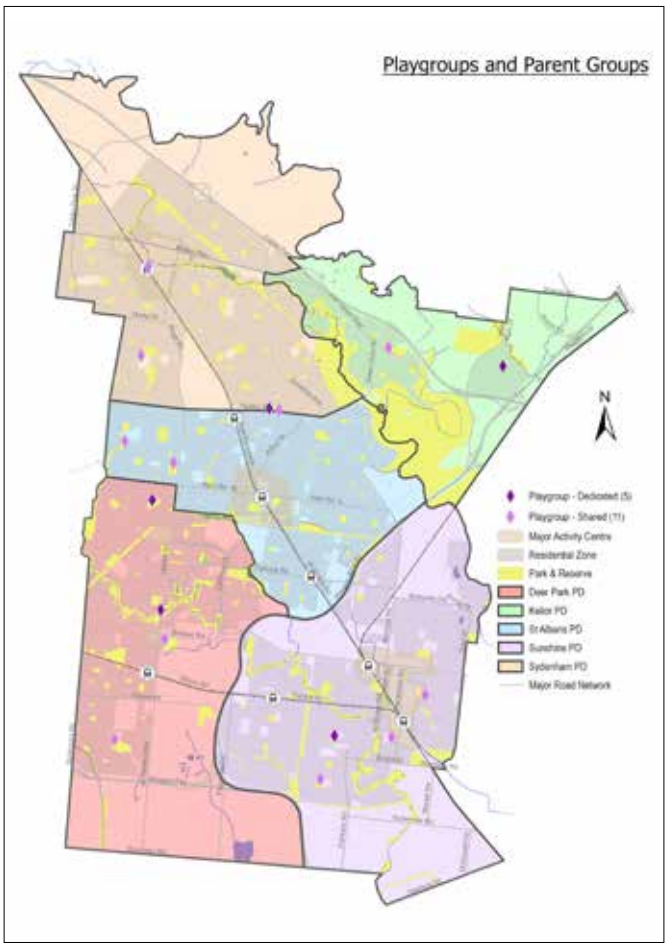
"More community spaces (for playgroups, community groups, get togethers)"

YourSay Community Vision Consultation (2024)

What is the Service?

There are a variety of playgroup and parenting groups offered:

- Community Playgroups: This program brings young children, parents, families and communities together to learn and develop through informal play activities and social interaction.
- Supported Playgroups: This program offers facilitated playgroup sessions along with additional at home support sessions targeted towards parents who are experiencing disadvantage who may benefit from extra ideas about how to enhance their child's early literacy and learning at home.
- First Steps New Parents: This program delivers six sessions for new parents covering essential parenting topics.
- Evidence based small group parenting programs are delivered to families to support parenting practices (e.g. Circle of Security).
- Council delivers Supported Playgroups and First Steps 1st time parent groups in language, Vietnamese and Burmese.
- Council delivers Playgroup Leader Training for volunteer parents at a dedicated playgroup site.



Key Statistics summary

14	playgroup and parent group sites (5 dedicated and 9 shared sites, including two from non Council assets where Council has shared use agreements.
27	playgroups in Brimbank use Council buildings
1,340	families with children aged 0-5 participated in playgroup programs in 2024

Provision Standard	Score
Quantity 1 playgroup site to 1,500 children aged 0-4. Note that dedicated sites are counted as 1 and shared sites are counted as 0.5.	Meets standard in most districts
Gaps: Undersupply of playgroup sites in St Albans planning district.	
Quality Facilities should be fit for purpose	Meets standard for all dedicated facilities
Gaps: Minor upgrades required at Sunshine Heights Playgroup, Keilor Park playgroup and West Sunshine Neighbourhood House Early Years room.	
Catchment 95% of residents within 3km of a Neighbourhood House facility	Meets standard in most districts
Gaps: Some residents in Deer Park and St Albans planning district are outside the catchment.	
Utilisation 35% of capacity during business hours	Meets standard for all dedicated facilities
Gaps: Playgroup sites are not used at all on weekends and evenings.	
Asset Condition Facilities should be in good condition	Meets standard for most dedicated facilities
Gaps: All dedicated sites are over 50 years old.	

Recommendations

Strategic Investigations

1. Undertake a site options analysis to determine future options to transition out of standalone and ageing sites at Keilor Park and Keilor Downs.
2. Undertake an evaluation of the effectiveness and functionality of the new family space at the Dempster Park Childrens and Community Centre once it has been in operation for two years.

Operational Improvements

1. Trial Saturday playgroups or hiring spaces on weekends to maximise facility use.
2. Increase utilisation of spaces through making the spaces available for use by non-Council playgroups and parenting groups.

New Facilities and Major Upgrades

1. Dempster Park Childrens and Community Centre to include a Family Space.
2. Deer Park West Childrens and Community Centre to include a multipurpose room with playgroup primary use.
3. Albanvale Childrens and Community Centre to include a multipurpose room with primary use for playgroups which will replace the existing Albanvale Playgroup House.
4. Furlong Road Childrens and Community Centre to include a district community hall that can facilitate playgroups.
5. Sunshine Heights Childrens and Community Centre to include a multipurpose room with primary use for playgroups which will replace the existing Sunshine Heights playgroup space.
6. St Albans Library and Community Hub to include a multipurpose room with primary use for playgroups.

Libraries

"I have been a resident of Sunshine for 2.5 years and have lived in the west my whole life with family ties in St Albans for over 40 years. Some of the key things that stand out – high quality services and facilities e.g. Sunshine Library... Build on the new infrastructure and services, support upgrades"

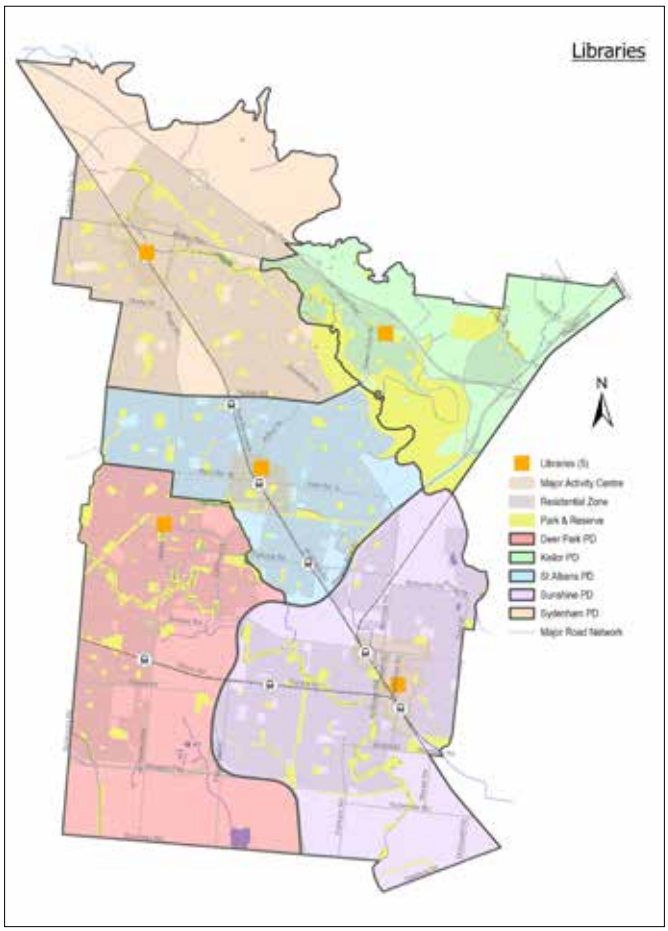
Community Vision 2040 consultation

What is the Service?

The service provides the community with access to library, collections, spaces for learning, computers and printing facilities and programs through five physical library buildings in Deer Park, Keilor, St Albans, Sunshine and Sydenham, a library kiosk at Derrimut, the Online Library and through the Home Library Service

Key Statistics summary

5	libraries
1	maker space at Deer Park library
1	library kiosk at Derrimut Community Centre
129,082	library members in 2023/24
821,913	library visits in 2023/24
60,280	attendances at programs in 2023/24



Provision Standard	Score
Quantity 1 library per 40,000 residents 25m2 of library public floor space for every 1,000 residents	Meets standard in some districts
Gaps: St Albans Library, Deer Park Library and Sydenham Library are not meeting the target for floor space. St Albans Library in particular is one third of the size it needs to be to service the population.	
Quality Facilities should be fit for purpose	Meets standard for most facilities
Gaps: St Albans Library is not fit for purpose due to its small size. There is not enough study spaces, program space and no outdoor area.	
Catchment 95% of residents within 3km of a Library facility	Meets standard in most districts
Gaps: Residents in Derrimut within the Deer Park planning district are outside the catchment for a library. Residents in Ardeer and West Sunshine within the Sunshine Planning District are outside the catchment for a library.	
Utilisation Based on the Public Libraries Victoria Benchmarking Report looking at opening hours, membership, visits and program attendance.	Meets standard for all facilities
No gaps	
Asset Condition Facilities should be in good condition	Meets standard for all facilities
No gaps	

Recommendations

Strategic Investigations

1. Feasibility Study for a mobile library that would service Derrimut, West Sunshine and Ardeer in particular, as well as visiting other locations and doing home deliveries.
2. Undertake an options analysis for Derrimut to test the kiosk's effectiveness and consider other options e.g. a mobile library or repurposing a neighbourhood house room.

Operational Improvements

1. Review opening hours in response to customer demand.

New Facilities and Major Upgrades

1. Redevelopment of St Albans Library.
2. Redevelopment of Deer Park Library.

Meeting Rooms and Community Halls

"Community being connected and active is most important…We need cultural, innovation spaces for new community organisations"

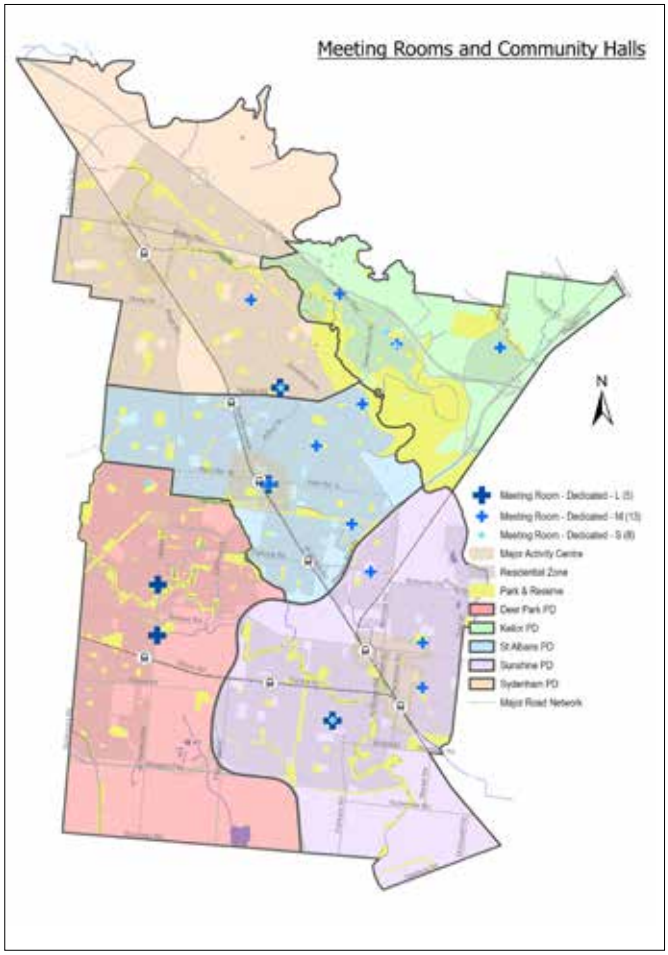
Community Vision 2040 consultation

What is the Service?

The Community Halls and Meeting Space service provides a diverse and affordable range of facilities that offer all members of the community the opportunity for participation in community life and a safe place for social interaction.

Key Statistics summary

20	Council Buildings
31	Dedicated Council Community Halls and Meetings Spaces Offered
55%	Council Owned Buildings at least 40 years old



Community halls and meeting spaces are grouped under three operational classifications

- **Primary** – This classification covers the primary operational function or purpose of community halls and meeting spaces for use by the Brimbank community. These primary facilities are owned and operated by Council. There are 18 facility locations that offer a total of 31 primary halls and meeting spaces.
- **Secondary** – If a facility is not being used for its primary purpose, i.e. neighbourhood house, sports pavilion, youth facility etc., the room/s can be used as a multipurpose community meeting space. This is deemed a secondary purpose use. There are 24 facility locations that offer a total of 44 secondary community halls and meeting spaces.
- **Private** – These are community halls and meeting spaces that are managed and owned by private organisations and easily accessible by the Brimbank community. There are 7 facility locations that offer 17 private community halls and meeting spaces.

Brimbank also applies three hierarchies, based on maximum room capacity, for community halls and meeting spaces:

- **Local** community halls and meeting spaces are for up to 30 people. In total there are 34 local rooms (Council and private).
- **District** community halls and meeting spaces are for 31-119 people. In total there are 42 district rooms (Council and private).
- **Municipal** community halls and meeting spaces are for 120+ people. In total there are 16 municipal rooms (Council and private).

Provision Standard	Score
Quantity 1 Local Community Hall or Meeting Space (1-30 people) per 10,000 residents 1 District Community Hall or Meeting Space (31-119) per 10,000 residents 1 Municipal Community Hall or Meeting Space (120+) per 20,000 residents	Meets standard in some districts
Gaps: Two additional local primary rooms are required in Deer Park. One additional municipal room in St Albans and Sydenham. Two additional municipal rooms in Sunshine.	
Quality Facilities should be fit for purpose	Meets standard for most facilities
Gaps: Old John McLeod Pavilion – (future use is under review) and Albanvale Meeting Room (slated for redevelopment) were rated as 'Unfit fit for Purpose'. A further seven facilities were rated as 'Attention Required' including: - Sunshine Meeting Place - Overnewton Gatehouse Hall - Taylors Lakes Hall - Thomas Hall - Dempster Park Hall - Keilor Park Hall - St Albans Senior Citizens Centre	

Catchment 95% of residents within 3km of a Meeting Room or Community Hall for Hire	Meets standard in most districts
Gaps: Some residents in the Deer Park planning district are outside the catchment.	
Utilisation 35% during peak hours	Meets standard for some facilities
Gaps: Local rooms (24.84%), district rooms (22.76%) and sports pavilions (3.00%) did not meet their peak hours utilisation targets.	
Asset Condition Facilities should be in good condition	Meets standard for most facilites
Gaps: Two facilities have been rated as 'Poor': - John McLeod Pavilion (Old) - Dempster Park Hall	

Recommendations

Operational Improvements

1. Undertake Information Technology upgrades at five key targeted sites (one in each planning district) including WiFi, screen and video conferencing capabilities:
   - Keilor District - Keilor Meeting Place
   - Sydenham District - Taylors Lakes Hall
   - St Albans District - Grantham Green Hall
   - Deer Park District - Sassella Park Hall
   - Sunshine District - Glengala Hall
2. Undertake Universal Accessibility upgrades at five key targeted sites (one in each planning district) to address accessibility issues including car parks, entrances, toilets and hearing loops:
   - Keilor District - Keilor Meeting Place
   - Sydenham District - Taylors Lakes Hall
   - St Albans District - Grantham Green Hall
   - Deer Park District - Sassella Park Hall
   - Sunshine District - Glengala Hall
3. Undertake further promotion of Community Halls and Meetings Space hire including:
   - Promotion to the community through Brimbank City Council social media and other promotion platforms.
   - Identifying likely users of different facilities and actively target to those user groups.
   - Targeting potential hirers for Sports Pavilions during the day to address significant under utilisation.
4. Review low utilisation facilities and target potential infrastructure upgrades to best suit community needs.

New Facilities and Major Upgrades

1. Dempster Park Childrens and Community Centre to include a new district hall
2. Albanvale Childrens and Community Centre to consider provision of a new municipal hall.
3. Deer Park West Childrens and Community Centre to consider provision of a new municipal hall.
4. Furlong Road Childrens and Community Centre to consider provision of a new municipal hall.
5. St Albans Library redevelopment to consider provision of a new municipal hall.

Youth Services

"I would love Brimbank to offer more opportunities for locals (in particular youth) to hang around doing some meaningful and exciting stuff appreciated by the whole community... greater capacity to support young LGBTIQ people"

Imagining Brimbank 2040 community workshop

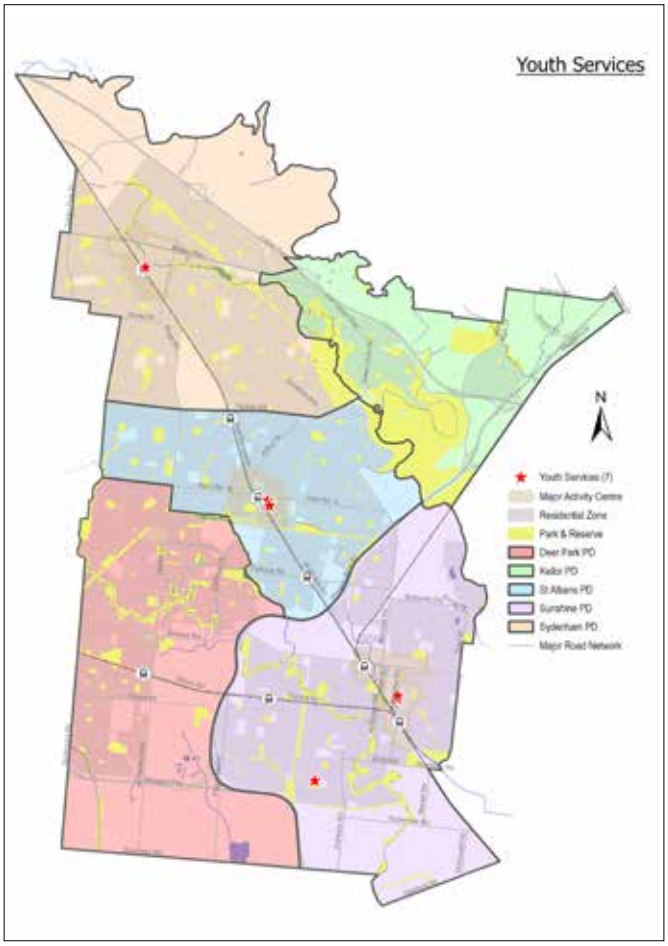
What is the Service?

The Brimbank Youth Service aims to develop innovative, adaptive and accessible partnerships, programs and projects that have far-reaching, measurable benefits to young people aged 10-25 years who work, live, study or spend time in Brimbank.

Young people are supported to access services and opportunities that aim to enhance:

- Individual health and wellbeing.
- The voices of young people to be involved and lead conversations around change.
- Increased community participation through stronger connections and sense of identity.

The privately owned/council leased Visy Cares Hub in Sunshine provides a dedicated facility to support Brimbank young people. The following council facilities are also used to deliver youth programs: St Albans Community Centre (STACC); Errington Pavilion; Sunshine Library; Sydenham Neighbourhood House, West Sunshine Community Centre (WSCC) and Brimbank Community and Civic Centre. Both the Young Communities and Youth Wellbeing and Belonging Youth Service teams partner with external service providers and local secondary schools to deliver a range of programs within Council spaces and schools.



Key Statistics summary

1 Dedicated Council and 6 shared Buildings

Provision Standard	Score
Quantity District: One dedicated youth facility in each of the three Principal Activity Centres (Sunshine, St Albans, Sydenham) Municipal: One municipal youth facility offering a diverse range of youth services Outdoor Recreation spaces	Meets standard in most districts
Gaps: Outdoor recreation spaces required.	
Quality Facilities are fit for purpose	Meets standard for all dedicated facilities
Gaps: The Visy Hub is fit for purpose. An upgrade to the kitchen managed by Brimbank Learning Futures would enable more youth programming.	
Catchment District: One dedicated youth facility in each of the three Principal Activity Centres (Sunshine, St Albans, Sydenham.	Meets standard in all districts
No gaps	
Utilisation	N/A
No gaps	
Asset Condition Facilities are in good condition	Meets standard for all dedicated facilities
No gaps	

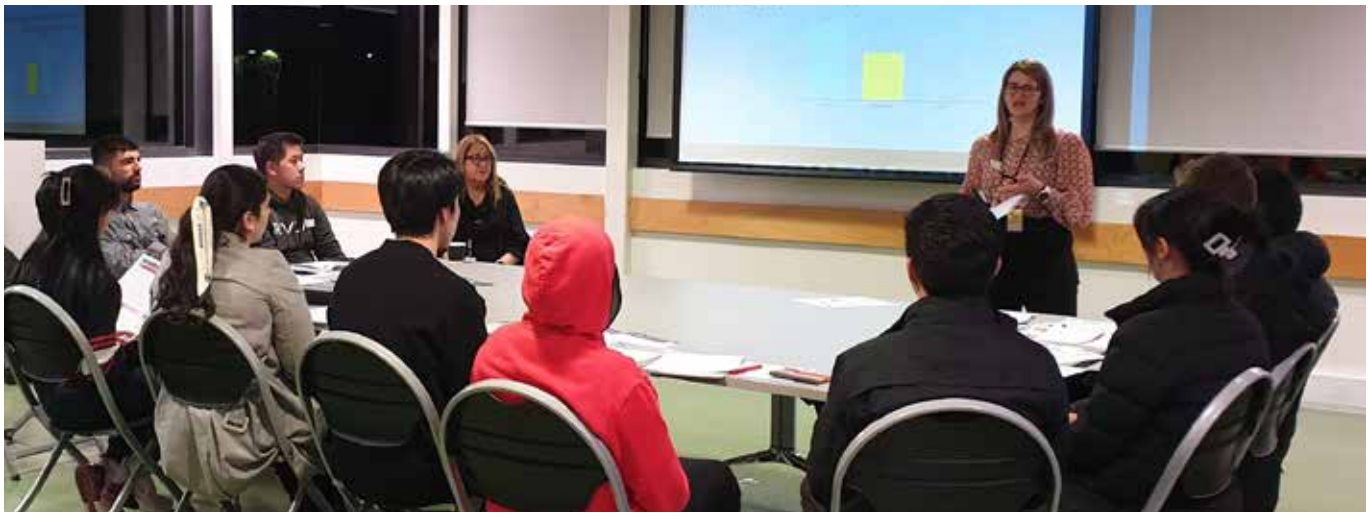
Recommendations

Strategic Investigations

1. Advocate to State Government for Sunshine Superhub to incorporate a youth space.
2. Ensure Youth Services and young people are involved in the design of the new St Albans Library and Community Hub.
3. Ensure Youth Services and young people are involved in the design of the renovations for the upstairs space at Sydenham Neighbourhood House.

Operational Improvements

1. Deliver 'pop ups' and activation programs for young people in outdoor spaces to support young people connectedness to the community and health and wellbeing outcomes.
2. Consider opportunities to maximise the use of the kitchen in the Brimbank Learning Futures Space at Visy Cares Hub.



Long Day Care

"Brimbank will have better childcare centres..."

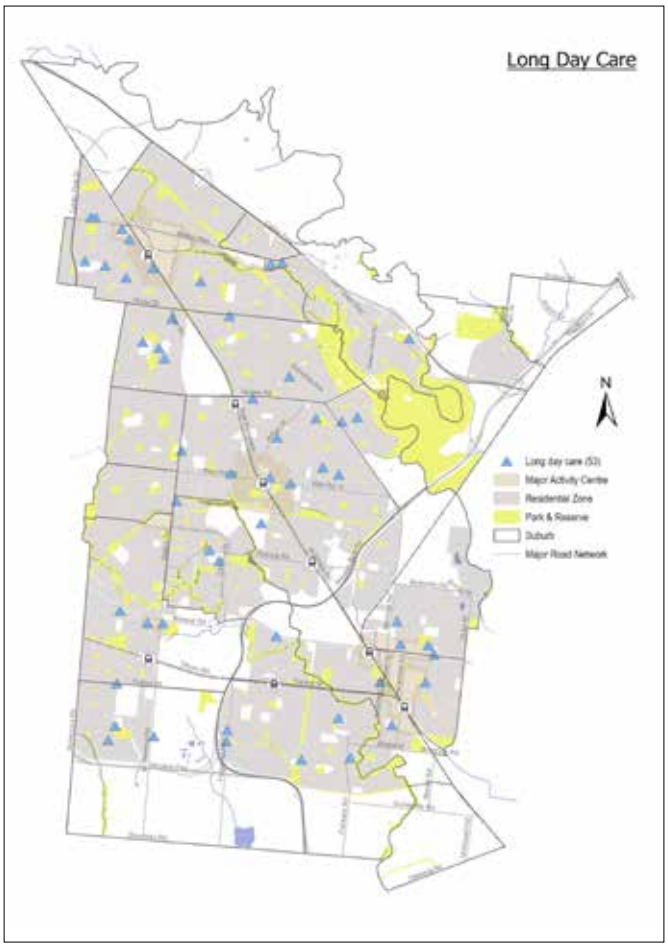
Community Vision 20240 consultation

What is the Service?

Long day care services aim to facilitate the provision of affordable centre-based education and care to the Brimbank community in accordance with the National Quality Framework.

Long day care centres typically operate for at least eight hours a day on normal working days for a minimum of 48 weeks per year. Long Day Care service is driven by the market and is delivered by a mixture of non-for profit and for profit organisations. Most long day care services also offer funded integrated kindergarten programs.

Council's role in the long day care service is currently to provide a small number of assets to deliver long day care services. Council does not deliver Early Childhood Education and Care (ECEC) Services. Council owns seven buildings which it leases to early years managers to operate long day care services in the municipality. The service market for long day care has shifted significantly since Council built long day care centres. The centres are now legacy infrastructure, rather than being driven by a defined role for Council in the current market.



Key Statistics summary

49	children's centres in Brimbank provide long day care services.
7	Council owned long day care centres buildings (leased to service providers).
	Council does not play a role in monitoring long day care provision or advocating for additional provision.

Provision Standard	Score
Quantity	N/A
No gaps	
Quality Facilities are fit for purpose	Meets standard for most facilities
Gaps: Orama Street LDC and Killeen St are considered not fit for purpose and attention required respectively.	
Catchment	N/A
No gaps	
Utilisation 80% of capacity considered full	Not recorded in 2025.
No gaps	
Asset Condition Facilities are in good condition	Meets standard for most facilities
Gaps: Killeen St and Orama St are in average condition.	

Recommendations

Strategic Investigations

1. Further strategic work to be undertaken to assess long day care centres that are end of life or surplus to requirement.

Operational Improvements

1. Consider and implement the best facility management model for facilities with different operators for long day care and sessional kindergarten.

Dedicated Facilities

"Let's maintain local traditions and the history of the area"

Community Vision 2040 consultation

What is the Service?

There are a number of services included under Dedicated Facilities including:

Bicycle Education Facilities

Brimbank has one bicycle education facility located on a two acre site in Green Gully Reserve. The aim is provide safe indoor and outdoor facilities for use by the Brimbank community for the purpose of educating children, youth and adults on how to safely ride a bicycle, and a range of related other educational services and activities.

Men's Sheds

Brimbank has one Men's Shed, located at Westvale Community Centre which supports the health and wellbeing of men through its Men's Shed program. The facility offers opportunities for new, emerging and existing communities to gather and experience a men's shed-focused space.

Local History and Hertiage Artefacts

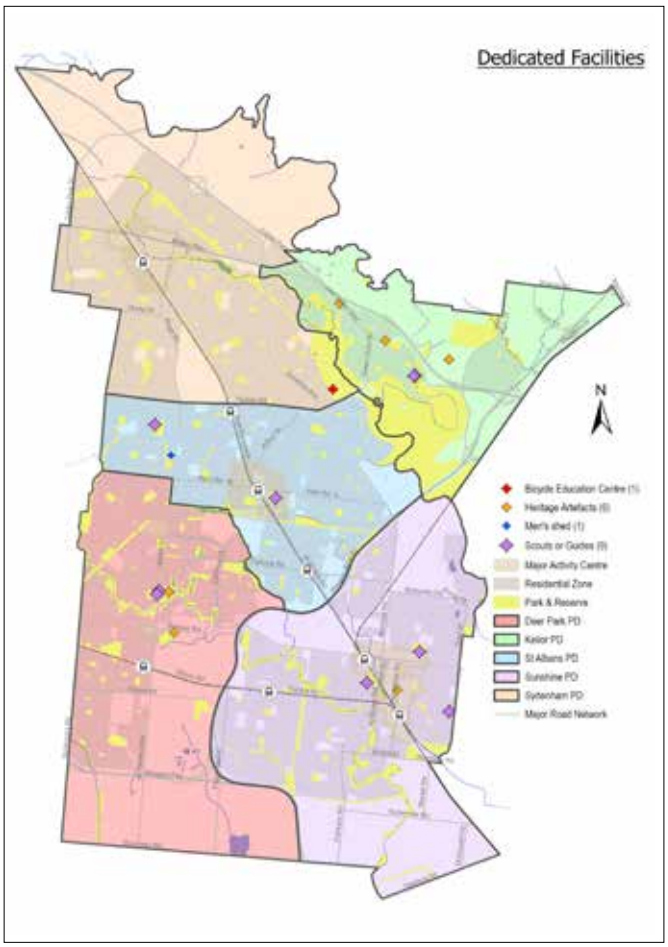
The Housing of Local History and Heritage Artefacts aims to provide support and assistance to Brimbank historical associations in the preservation of local history and heritage. There are two significant historical sites and four other Council-owned facilities used for the housing of heritage and historical artefacts. Council's five libraries also provide the community with access to physical and electronic resources on the history of Brimbank.

Guides and Scout Halls

Guides and Scouts halls are managed by local Guides and Scouts Associations who deliver a range of activities to foster personal growth, leadership and community involvement. These facilities may be available for hire by the wider community through the local Guides and Scouts Associations.

Key Statistics summary

1	Bicycle education facility
1	Men's Shed
6	Local history and Heritage Artifacts facilities
9	Guide/ Scouts Halls with 55% Council owned buildings at least 40 years old



Provision Standard	Score
Quantity	Meets standard in most districts
Gaps: Dedicated Infrastructure facilities are often in lower numbers across Brimbank as opposed to being represented in each planning district. Future population growth may require additional facilities based on demand.	
Quality Facilities are fit for purpose	Meets standard for all dedicated facilities
Gaps: Extension required at Men's Shed to accommodate increased usage and demand.	
Catchment	Meets standard in most planning districts
Gaps: Dedicated facilities are considered on a municipal level catchment to ensure the service is provided within Brimbank.	
Utilisation	Meets standard for most dedicated facilities
Gaps: Scouts and Girl Guides facilities have low usage and are able to accommodate additional use.	
Asset Condition Facilities are in good condition	Meets standard for most facilities
Gaps: Guides and Scouts Halls are in average condition	

Recommendations

Operational Improvements

1. Work in partnership with Brimbank Historical Societies to:
   - Support the management and presentation of Brimbank's significant historical sites, buildings and artefacts.
   - Ensure the facilities continue to be fit for purpose.
   - Support the volunteers in building their knowledge of Council's roles and legislative responsibilities and relevant policies and processes.
2. Work in partnership with the operators of the bicycle education facility to:
   - Increase use of the facility with a focus on a range of programs that meet the needs of the Brimbank community.
   - Ensure the facility continues to be fit for purpose.
3. Council, Guides Victoria and Scouts Victoria to consider the optimal facility model to maximise guide and scout participation and utilisation of facilities in Brimbank.

New Facilities and Major Upgrades

1. Expand Men's Shed at Westvale Community Centre

6. Preferred Facility Standards

Kindergartens

Essential

- Compliance with relevant Victorian government regulations and guidelines, Education and Care Services National Law Act 2010, Education and Care Services National Regulations 2011 and the National Quality Framework. Must operate in accordance with Child Safe Standards (CSS).
- Sufficient car parking and/or drop off/pick up zone
- Wide doors /entrances for prams and pram parking
- Perimeter fencing
- Covered area at the front entrance
- Entry foyer / information display area
- Staff offices, amenities, kitchenette and meeting room
- Parent toilet
- Laundry area
- Children's rooms:
  - 3.25m^2 per child
  - Open with minimal fixed features
  - Wet area
  - Natural light
  - Direct access to toilets, storage and outdoor areas
- Children's toilets
- Outdoor space
  - 10.5m^2 per child
  - Outdoor covered area
  - Mix of natural and fabricated elements
  - Open safe spaces that can be flexible
- Indoor and outdoor storage
- High degree of universal accessibility throughout including flat surfaced area or ramp area for kindergarten entrance
- High speed internet and wifi
- Noise insulation

Desirable

- Audio-visual equipment
- Two or more kindergarten rooms
- Private consultation spaces
- Co-located with other complementary services rather than standalone e.g. children and/or family services, health facilities, day care, community venues or primary schools.
- High degree of personalisation and/or 'local identity'.
- Suitable room(s) for family activities such as parent groups.

Arts & Culture

Essential

All Arts and Culture Facilities:

- Accessible toilets
- Fit-out suitable for multi purpose use
- High degree of universal accessibility throughout
- Kitchenette (tea station and mini fridge)
- Suitable lockable storage
- Suitable space for arts, eg: wet space
- Wide doors and entrances for prams.

Performing Arts Centre:

- Commercial kitchen
- Noise insulation
- Purpose built theatre with industry standard lighting and sound systems
- Reception/box-office and information display area
- Staff administration areas
- Supporting spaces including dressing room/s, loading dock and green room
- High speed internet and WiFi.

Gallery / Artist Studio / Art Rooms:

- High speed internet and WiFi
- Durable flooring for use of clean and wet art materials.
- Hanging system (Gallery)
- Lighting system (Gallery)
- Storage for exhibition equipment, furniture and artwork (Gallery)
- Cooling, heating and humudity control (Gallery)
- Ventilation (Art Studio / Art Rooms)
- Storage for art materials (Art Studio / Rooms).

Desirable

All Arts and Culture Facilities:

- Audio-visual equipment
- Baby change
- Larger rooms are divisible into smaller rooms
- Sufficient car parking or drop off/pick up zone
- Outdoor space (e.g. garden or park)
- Low Sensory spaces within facilities

Performing Arts Centre:

- Suitable room(s) for family activities such as parent groups
- Suitable parking including for buses to meet the audience demand.

Art Gallery, Artist Studio, and Arts Rooms:

- Kitchenette to serve tea / coffee
- Not delivered through single purpose or standalone facilities
- One or more multi-purpose rooms, ideally large and small suited to active recreation and passive social interaction.

Neighbourhood Houses

Infrastructure Requirements

Essential

- Customer service point that is open, welcoming and accessible and allows for side by side customer interaction i.e. not an office with a glass window
- Easily accessible by multiple modes of public transport
- High speed internet and WiFi
- Information display area
- Kitchen
- One or more multipurpose rooms, ideally large, medium and small suited to active recreation, creative and wellbeing activities and social interaction
- Reception/ gathering areas
- Noise insulation
- Staff administration areas that are separate to customer reception areas
- Suitable lockable storage
- Toilets with baby change

Desirable

- Audio-visual equipment
- Co-located with other complementary services e.g. children and/or family services, health facilities, kindergarten, day care, community venues or primary schools
- Drinking fountains
- Large rooms are divisible into smaller rooms
- Outdoor space (e.g. garden or park)
- Private consultation spaces
- Services on the ground floor

Playgroups

Infrastructure Requirements

While playgroups have no legislative requirements regarding infrastructure, the following essential items are required for a building to be considered child/family friendly:

Essential

- Baby change
- Children's toilets
- Fencing or gated area
- High degree of universal accessibility throughout
- Kitchenette (tea station and mini fridge)
- Sufficient car parking or drop off/pick up zone
- Noise insulation
- Designated and secured Outdoor space (e.g. garden or park - fenced)
- Wide doors, entrances for prams and pram parking
- Storage – preferably indoor and outdoor
- Suitable room(s) for family activities such as parent groups
- Toilets complying with child safe standards
- High speed internet and Wi-Fi

The following items are considered desirable for an enhanced child/family friendly facility:

Desirable

- Audio-visual equipment
- Co-located/integrated with other complementary children's, family or community uses e.g. kindergarten, day care, community venues or primary schools, MCH, libraries
- High degree of personalisation and/or 'local identity' relevant to families and children.
- Large rooms are divisible into smaller rooms
- One or more multipurpose rooms, ideally large and small suited to active recreation and passive social interaction
- Private consultation spaces (s)
- Reception/information display area

Libraries

Infrastructure Requirements

Essential

- Access to natural light
- Audio-visual equipment
- Baby change
- Flexibility of spaces to meet chaging demands
- High degree of universal accessibility throughout
- High speed internet and WiFi
- Sufficient car parking or drop off/pick up zone
- Noise insulation
- One or more multipurpose rooms ideally large and small suited to active recreation and passive social interaction
- Reception / information display area
- Services are located on the ground floor
- Staff workroom areas, including adequate storage for program and collection related equipment
- Suitable space for computer training, library collections, study, reading and program delivery
- AccesibleToilets

Desirable

- Co-located with other complementary services e.g. Children and/or family services, health facilities, kindergarten, day care, community venues or primary schools
- Kitchenette (tea station and mini fridge)
- Large rooms are divisible into smaller rooms
- Outdoor space (e.g. garden or park)
- Pram parking
- Suitable lockable storage
- Suitable room(s) for family activities such as parent groups
- Water/drinking fountains

Community Halls and Meeting Spaces

Local Community Halls and Meeting Spaces

Essential

- Fit out suitable for multi purpose use
- Kitchenette (tea station and mini fridge)
- Suitable lockable storage
- Accessible Toilets
- High degree of universal accessibility throughout

Desirable

- Audio-visual equipment
- Baby change
- High speed internet and WiFi
- Sufficient car parking or drop off/pick up zone
- Noise insulation

District Community Halls and Meeting Spaces

Essential

- Fit out suitable for multi purpose use
- Non-commercial kitchen (basic kitchen to prepare food for up to 80 people)
- Suitable lockable storage
- Accessible Toilets
- High degree of universal accessibility throughout

Desirable

- Audio-visual equipment
- Baby change
- High speed internet and WiFi
- Sufficient car parking or drop off/pick up zone
- Outdoor space (i.e. garden or park)
- Noise insulation

Municipal Community Halls and Meeting Spaces

Essential

- Fit out suitable for multi purpose use
- Commercial kitchen
- High degree of universal accessibility throughout
- Sufficient car parking or drop off/pick up zone
- Suitable lockable storage
- Accessible Toilets.

Desirable

- Audio-visual equipment
- Baby change
- High speed internet and WiFi
- Large room divisable into smaller rooms
- Outdoor space (i.e. garden or park)
- Noise insulation

Youth Services

Infrastructure Requirements

Essential

For a space to be considered 'youth friendly' the following requirements are needed:

- Availability of duress alarms
- Confidential meeting space with two doors
- Disability Discrimination Act (Australia) access
- Kitchen with oven
- Phone charging points
- Physical space to display service and health promotion information
- Space for couches / hanging out / quite space
- Storage for program materials
- Capacity to deliver pop-up youth activations outside and inside space
- Travel accessibility – Services located within close proximity to public transport which can be reached within 20 minutes.

Desirable

- Non gendered amenities
- Showers, discreet separate entrance/exit points
- Visible signs of support including Rainbow, Trans and Aboriginal and Torres Strait Islands Flag

Long Day Care

Infrastructure Requirements

Essential

- Compliance with relevant Victorian government regulations and guidelines, Education and Care Services National Law Act 2010, Education and Care Services National Regulations 2011 and the National Quality Framework
- Sufficient car parking and/or drop off/pick up zone
- Wide doors and entrances for prams including pram parking
- Perimeter fencing
- Covered area at the front entrance
- Reception area
- Staff offices, amenities and meeting room
- Parent toilet
- Laundry area
- Kitchen and bottle preparation area
- Suitable sleep area
- Children's rooms:
  - 3.25m per child
  - Open with minimal fixed features
  - Wet area
  - Natural light
  - Direct access to toilets, storage and outdoor areas
- Children's toilets
- Outdoor space
  - 10m^2 per child
  - Outdoor covered area
  - Mix of natural and fabricated elements
  - Open spaces that can be flexible
  - Well maintained and safe
- Indoor and outdoor storage
- High degree of universal accessibility throughout
- High speed internet and wifi
- Noise insulation

Desirable

- Audio-visual equipment
- Two or more kindergarten rooms
- Private consultation spaces
- Co-located with other complementary services rather than standalone e.g. children and/or family services, health facilities, day care, community venues or primary schools.
- High degree of personalisation and/or 'local identity' relevant to young people.
- Suitable room(s) for family activities such as parent groups.
- Community room and space for families to access for free– play area, breakfast club, breastfeeding space, prayer room.

EXIT
EXIT

7. Recommendations

7.1 Strategic Investigations

The strategic investigations listed below respond to gaps that have been identified through the service needs analysis but where a clear project recommendation has not yet been made. The strategic investigations will provide additional information to enable Council to make decisions around the management of existing facilities or investment in additional infrastructure.

Service	Strategic Investigation
Arts and Culture	A review of Council owned exhibition spaces and gap analysis.
	A feasibility study for investing in outdoor event infrastructure and to identify potential locations.
	A benchmarking study examining how other Councils are supporting artists into spaces for practice and making and the role Council should play.
Arts and Culture, Neighbourhood Houses and Community Centres, Meeting Rooms and Halls for Hire, Libraries	A review of all community facilities within the St Albans activity centre and the services and roles they play.
Neighbourhood Houses and Community Centres	Undertake studies that look at: The long-term suitability of buildings that house the Hunt Club, Cairnlea, Tin Shed and Duke Street Neighbourhood Houses. Ways to increase the use of Neighbourhood Houses during off-peak hours. Non-traditional sites to offer Neighbourhood House programming.
Long Day Care	Further strategic work to be done to assess long day care centres that are at end of life or surplus to requirement.
Kindergarten	Work with the Department of Education to develop the next Kindergarten Infrastructure and Services Plan and develop the next Building Blocks Partnership Agreement which will commit funding for additional kindergarten infrastructure.
	Investigate future placement of modular facilities that are no longer required at existing locations.
	Investigate options for additional sessional kindergarten provision in Cairnlea.

continued

Service	Strategic Investigation
Libraries	Feasibility Study for a mobile library that would service Derrimut, West Sunshine and Ardeer in particular, as well as visiting other locations and doing home deliveries.
	Undertake an options analysis for Derrimut to test the kiosk's effectiveness and consider other options e.g. a mobile library or repurposing a neighbourhood house room.
Playgroups and Parent Groups	Undertake a site options analysis to determine future options to transition out of standalone and ageing sites at Keilor Park and Keilor Downs.
	Undertake an evaluation of the effectiveness and functionality of the new family space at the Dempster Park Childrens and Community Centre once it has been in operation for two years.
Youth	Advocate to State Government for Sunshine superhub to incorporate a youth space.
	Ensure Youth services and young people are involved in the design of the new St Albans Library and Community Hub.
	Ensure Youth services and young people are involved in the design of the renovations for the upstairs space at Sydenham.

7.2 Operational Improvements

The operational improvements listed below respond to issues around utilisation of facilities, both under use and over use. The operational improvements will enable to Council to get better use out of existing facilities and better meet the needs of the community.

Service	Operational Improvement
Arts and Culture	Improve access models for arts spaces hire.
Arts and Culture, Meeting Rooms for Hire, Neighbourhood houses and Community Centres, Playgroups	More promotion of art rooms, meeting rooms and playgroup spaces to increase use, particularly outside of business hours.
Meeting Rooms and Community Halls	Undertake Information Technology upgrades at five key targeted sites (one in each planning district) including WiFi, screen and video conferencing capabilities: Keilor District – Keilor Meeting Place Sydenham District - Taylors Lakes Hall St Albans District - Grantham Green Hall Deer Park District - Sassella Park Hall Sunshine District - Glengala Hall
	Undertake Universal Accessibility upgrades at five key targeted sites (one in each planning district) to address accessibility issues including car parks, entrances, toilets and hearing loops: Keilor District – Keilor Meeting Place Sydenham District - Taylors Lakes Hall St Albans District - Grantham Green Hall Deer Park District - Sassella Park Hall Sunshine District - Glengala Hall
	Undertake further promotion of Community Halls & Meetings Space hire including: Promotion to the community through Brimbank City Council social media and other promotion platforms. Identifying likely users of different facilities and actively target to those user groups.
	Review low utilisation facilities and target potential infrastructure upgrades to best suit community needs.

continued

Service	Operational Improvement
MCH	Where needed, consider sharing of MCH offices between part time nurses.
	Once Albanvale Childrens and Community Centre is built, rezone catchments to relieve the pressure on Epalock and Keilor Downs facilities.
	Test new approaches to service delivery and scheduling to maximise participation and attendance and minimize non-attendance.
	Consider use of Early Learning Victoria's consulting rooms in Early Learning Centres in Sunshine and Kings Park for provision of MCH service.
Neighbourhood Houses and Community Centres	Review and improve external signage and amenities to reflect the purpose of our neighbourhood houses and attract new users.
	Enhanced marketing and positioning of services and facilities to increase utilisation, especially after hours.
	Repurpose underused IT spaces for other programming.
	Increase programming in early years rooms by opening for wider hire.
	Update lease and refurbish rooms at Derrimut YMCA for Neighbourhood House programming.
Long Day Care and Kindergarten	Consider and implement the best facility management model for facilities with different operators for Long Day Care and sessional kindergarten.
Kindergarten	Reduce or eliminate investment in State Government owned kindergarten assets through progressively exiting lease agreements or negotiating cost neutral arrangements.
Playgroups and Parent Groups	Trial Saturday playgroups or hiring spaces on weekends to maximise facility use.
	Increase utilisation of spaces through making the spaces available for use by non- Council playgroups and parenting groups.
Libraries	Review opening hours in response to customer demand.
Youth	Deliver 'pop ups' and activation programs for young people in outdoor spaces to support young people connectedness to the community and health and wellbeing outcomes.
	Consider opportunities to maximise the use of the kitchen in the Brimbank Learning Futures Space at Visy Cares Hub.
Dedicated Facilities	Work in partnership with Brimbank Historical Societies to: Support the management and presentation of Brimbank's significant historical sites, buildings and artefacts. Ensure the facilities continue to be fit for purpose. Support the volunteers in building their knowledge of Council's roles and legislative responsibilities and relevant policies and processes.
	Work in partnership with the operators of the bicycle education facilities to: Increase use of the facility with a focus on a range of programs that meet the needs of the Brimbank community. Ensure the facility continues to be fit for purpose.
	Council, Guides Victoria and Scouts Victoria to consider the optimal facility model to maximise guide and scout participation and utilisation of facilities in Brimbank.

7.3 Renewal of Existing Infrastructure

Council is committed to specific Community Facilities Capital Works programs each year known as 'Rolling Programs'. These rolling programs focus on renewal of existing facilities through minor works to ensure they are fit for purpose and are of a high quality. This Community Services and Infrastructure Plan recommends that Council prioritise short term investment in service facilities based on the score that they received through 'Fit For Purpose' Audits.

Minor changes to Rolling Program Categories may be introduced over the coming years due to completion of all listed projects or emerging needs. The current rolling programs include:

- Access for All
- Façades
- Flooring
- HVAC
- Kitchens
- Kindergarten and Long Day Care Outdoor Play Spaces
- Storage
- Toilets
- CSIP Implementation (to capture important renewal projects not covered by other programs).

7.4 New Facilities and Major Upgrades

The new facilities and major upgrade projects respond to identified gaps in the amount or location of facilities or to the condition or fit for purpose rating of facilities. The projects include new community hubs, kindergarten expansion projects and major upgrades.

The projects have been prioritised using the prioritisation framework listed in section 7.4.1, ensuring that all community facilities are assessed consistently and in accordance with the Brimbank Community Services and Infrastructure Planning Policy. New projects that emerge over time will be assessed via the same criteria to determine their position in the priority order.

The projects will be recommended for funding through Council's Capital Works Program in the priority order listed below. Each project is subject to Council's budgetary process and will involve the development of a detailed business case as part of Council's Project Management Framework.

7.4.1 New facilities and Major Upgrades Prioritisation Framework

Criteria	Assessment Question	Sub criteria / scoring
Quantity	Based on provision standards, what is the supply and demand of community infrastructure within the catchment?	0 = Oversupply
		5 = Undersupplied up to 5% of quantity standard
		10 = Undersupplied by 5% to 20% of quantity standard
		15 = Undersupplied by 20% to 35%
		20 = Undersupplied by more than 35% of quantity standard
Quality (Fit for Purpose)	Based on the findings of the FFP assessment how FFP is this facility?	0 = Fit for purpose (raw score less than 2.5)
		10 = Attention required (between 2.5 and 3.5)
		20 = Unfit for purpose (greater than 3.5)
Utilisation	Based on the target utilisation rate, is the service/infrastructure meeting the utilisation standard?	0 = Does not meet standard 0
		10 = Exceeds target standard by 0-20%
		20 = Exceeds target standard 20%+
Catchment	Based on provision standards, are there are enough facilities in the right locations?	0 = Meets the catchment standard
		5 = 5 to 10% of the planning district is outside the catchment standard
		10 = 10% - 20% of the planning district is outside the catchment standard
		20 = More than 20% of the planning district is outside the catchment standard
Asset Condition	Based on the findings of the asset condition assessment what condition is this facility in?	0 = Condition report total asset score of 1 (excellent)
		5 = Condition report total asset score of 2 (good)
		10 = Condition report total asset score of 3 (average)
		15 = Condition report total asset score of 4 (poor)
		20 = Condition report total asset score of 5 (very poor)
Community Benefit	Alignment with the Brimbank Community Infrastructure planning policy principles: • Stakeholder feedback • Addressing vulnerability • Integration and flexibility • Location/accessibility	0 = does not align with any principles
		5 = aligns with 1 principle
		10 = aligns with 2 principles
		15 = aligns with 3 principles
		20 = aligns with all principles
Value For Money	• Funding available (incl. grants) • Access to land • Partnership opportunities	0 = does not align with any sub-criteria
		5 = aligns with 1 sub-criteria
		10 = aligns with 2 sub-criteria
		15 = aligns with 3 sub-criteria

7.4.2 New Community Hubs

The Community hub projects consolidate multiple services within a single facility which increases access to services and provides greater opportunity for connection. It is also more efficient for Council to maintain a single hub rather than multiple standalone facilities.

Priority	Project	Components
1	**Dempster Park Childrens and Community Centre**	Playgroup / family space
		District size Meeting Room
		2 Room Kindergarten
		2 MCH Offices
2	**St Albans Library Community Hub**	Municipal size Meeting Room
		District Library
		2 MCH Offices
		Playgroup / family space
3	**Albanvale Childrens and Community Centre**	District size Meeting Room
		2 Room Kindergarten
		2 MCH Offices
		Playgroup / family space
		Sports social Room and Change Rooms
4	**Deer Park West Childrens and Community Centre**	District size Meeting Room
		Playgroup / family space
		3 Room Kindergarten
		MCH Office (Sleep and settling and Outreach)
5	**Deer Park Library Community Hub**	District Library
		Neighbourhood House
6	**Furlong Road Childrens and Community Centre**	District size Meeting Room
		2 Room Kindergarten
		2 MCH Offices
		Playgroup / family space
		Cooinda Aboriginal Hub
7	**Sunshine Heights Childrens and Community Centre**	2 Room Kindergarten
		Playgroup/family space
		Sports Social Room and Change Rooms

7.4.3 Kindergarten expansion projects

In response to the Best Start Best Life Reform, Council is seeking to prioritise investment in expanding single room kindergartens to two room kindergartens where space allows.

Priority	Project	Components
1	**St Albans East Kindergarten Expansion**	2 room Kindergarten
2	**Albion Kindergarten Expansion**	2 room Kindergarten
3	**South Sunshine Kindergarten Expansion**	2 room Kindergarten
4	**Keilor Park Kindergarten Expansion**	2 room Kindergarten
5	**St Albans North Kindergarten Expansion**	2 room Kindergarten
6	**Keilor Gatehouse Expansion**	2 room Kindergarten
7	**Thornhill Drive Kindergarten Expansion**	2 room Kindergarten

7.4.4 Major Upgrades

The major upgrades projects listed below will expand the footprint of existing facilities, relocate services to other facilities or repurpose underutilised spaces to meet community need.

Priority	Project	Components
1	**Relocate Sydenham Maternal and Child Health to Sydenham Childrens Centre**	Refurbish playgroup space at Sydenham Childrens Hub to add 3 MCH rooms, waiting area and smaller playgroup room.
2	**Sydenham Community Hub Library and Neighbourhood House Works**	A number of upgrades to Sydenham Community Hub should be done at the same time: • Reconfigure space at Sydenham Neighbourhood House to improve sight lines within the facility and connections with the library. • Reconfigure parts of the ground floor of the Sydenham Library to maximise the study space and efficiency of the staff functional areas. • Assess design options to strengthen the connections between the library and neighbourhood house.
3	**Assess the functionality of Cairnlea Community Hub**	Assess the functionality of Cairnlea Community Hub to maximise accessibility for the community.
4	**Men's Shed Expansion**	Expand Men's Shed at Westvale Community Centre.
5	**Artist Studios at STACC and/or Sydenham**	Add artist studios to meet community demand.

8. Implementation, Monitoring and Review

8.1 Implementation

The recommendations outlined in Section 7 will be implemented through various Council processes as outlined below:

Strategic Investigations

Funding for implementing Strategic Investigations will be sought through Councils Annual Operating Budget process. Projects not able to be accommodated within existing budgets and resources will be considered through a New Initiative Request. These requests are subject to available funding and prioritisation requests across all of Council.

Operational Improvements

Operational Improvements tend to be more focused on improving systems and processes, that often can be accommodated through existing budgets and resources. Council will consider and prioritise them through annual Directorate and Department Plans for implementation. If additional funding is required, they will be considered for implementation as outlined in Strategic Investigations.

Renewal of Existing Infrastructure and New Facilities and Major Upgrades

Capital upgrades of facilities, whether renewal, new or major upgrades will be considered for implementation through the following processes:

Financial Plan

Councils Financial Plan outlines Council's objective of being financially sustainable in the short, medium and long term to deliver on future projects and address challenges, while upholding strong financial management principles by ensuring revenue, expenses, assets, liabilities, investments and financial transactions are managed in accordance with a Council's financial policies and strategic plans. The Financial Plan determines the amount of funds that can be allocated to capital works on an annual basis.

10 Year Draft Capital Works Plan

Councils 10 Year Draft Capital Works Plan outlines all the identified capital projects across Council including estimated cost and delivery timeframes which provides a prioritised pipeline of projects for delivery across 10 years. Following formal Council adoption of the Community Services and Infrastructure Plan, this Plan will be updated with all the prioritised capital projects in the relevant categories. Year one projects are then referred to the Annual Capital Works Budget Process for consideration for funding.

Annual Capital Works Process

The annual process includes:

Project Brief and Implementation Plans

Projects identified as a priority in Year One, will have a detailed Project Brief and Implementation Plans completed which provides detailed scoping, planning information, costings and timelines for implementation in the following financial year.

Annual Capital Works Budget

All Project Brief and Implementation Plans are assessed in a competitive funding environment to determine if they are successful in being awarded the required funding to deliver the project. The annual amount approved in the Financial Plan must equal the capital projects recommended for funding.

Budget Approval

Council considers the Annual Capital Works Budget and approves for community consultation to gather input for consideration. All feedback is considered and any required alterations are made to the budget prior to final approval at a Council meeting.

Project Implementation

Once the budget has been approved, Project Managers are allocated to projects and planning for delivery progresses prior to projects being undertaken.

8.2 Monitoring

Council monitors the implementation of the Community Services and Infrastructure Plan through the Capital Works Steering Committee for capital projects reporting and through the Community Infrastructure Capital Works Project Control Group for the Strategic and Operational recommendations.

8.3 Review

Council will undertake regular updates to the Community Services and Infrastructure Plan to ensure the most up to date information is considered in achieving the aims outlined in the Plan. Updates are a time consuming and extensive process which needs to be considered in the frequency of updates to the plan.

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