

# Horsham Rural City Council

## Horsham Early Years Social Infrastructure Plan

### Environmental Scan Report

16 October 2014  
Issue: Final A



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# 1 Executive Summary

## 1.1 Executive Summary

Horsham Rural City Council (HRCC) is developing an early years social infrastructure plan to be overlaid with a new service delivery model for the communities of Horsham and the Wimmera Southern Mallee Region.

This report comprises an Environmental Scan, or existing conditions review, of existing relevant early years service delivery sites in Horsham and the Wimmera Southern Mallee Region to support the Horsham Early Years Social Infrastructure Plan (HEYSIP).

The findings of this report will inform both the Service Plan and site selection for delivery of future services.

The Environmental Scan sits alongside the development of the Early Years Service Plan and wider community consultation undertaken by Brand Architects and Communityvibe.

The purpose of the Environmental Scan is to audit and assess existing early years facilities in Horsham in terms of:

- Building condition and useful life of the asset - Assessed through visual inspection only and review of existing HRCC building condition information,
- Building and site size, capacity and context - Comparison of existing Children's Places and future site capacity, and review of site context

### 1.1.1 Previous Studies and Documentation

This study has been informed by the following recent reports:

- *Wimmera Southern Mallee Regional Strategic Plan, 2012*
- *Horsham North Urban Design Framework, prepared by SJB, 2013*
- *Horsham Framework for Managing Growth, Part D - Framework Plan, October 2013, prepared by Meinhardt*
- *Horsham Central Activities District Strategy, October 2013, prepared by Essential Economics, Meinhardt, Urban Initiatives*

Key strategies and initiatives from these reports inform the site selection and findings of this Environmental Scan.

### 1.1.2 Terms of Reference

This report was prepared for the use of the Horsham Rural City Council and consultants participating in this project by Williams Ross Architects. No one other than Horsham Rural City Council and the consultants participating in this project may rely on it and Williams Ross Architects does not accept responsibility to any other user.

Findings and analysis are based on visual inspections from site visits, existing facility floor plans (where available) and photos of the site and review of authority information.

Subject to these limitations Williams Ross Architects confirms that to the best of its knowledge the content and drawings provided in this report are a fair and reasonable description of existing facilities and development approach at the time of writing.

## 1.2 Report Structure

The Environmental Scan includes early years sites in Horsham Township, Laharum and Natimuk as identified by HRCC.

This report has been divided into the following physical areas for ease of discussion and presentation of material:

- Horsham Township
  - Horsham CBD and East
  - Horsham North
  - Horsham West
  - Horsham South and Haven
- Laharum Township
- Natimuk Township

## 1.3 Assessment Criteria and Key Definitions

### 1.3.1 Assessment Criteria

The assessment criteria of early years sites in the Environmental Scan should be aligned with the intentions and purposes of the overall Horsham Early Years Social Infrastructure Plan.

The agreed criteria for assessment:

Criteria	
Locality as per the HEYSIP report	Demographics & Population Growth Community Profile Early Years Services Adjacencies
Accessibility	Walkability Vehicle Access Public Transport Access Car Parking / Drop off Site access
Site Opportunity	Site development potential Building condition Building size
Authorities	Town Planning Requirements Authorities Requirements DEECD Requirements

### 1.3.2 Children's Services Regulations and Comparison

For the purposes of assessing existing building and site capacity, the following rates have been used:

- Licensed rates for Children's Services is taken from the National Regulations 2011 and the Victorian Children's Services Regulations 2009 for room size and outdoor play size
- On-site car parking rates from the Horsham Planning Scheme at a rate of 0.22 car spaces per child

For the purposes of comparison and measuring future capacity of sites, a model brief has been developed for a typical integrated Children's Centre. Please refer to Section 2 for further detail.

**Site area for 66 Place Children's Centre = say 1,600-1,800m<sup>2</sup>**



## 1.4 Key Findings

### 1.4.1 Previous Studies

Key considerations from previous studies that impact on the Early Years Service Plan include:

*Horsham North Urban Design Framework*, prepared by SJB, 2013:

- Location for a Children's Hub at the Dudley Cornell Reserve Site, adjacent Kalkee Road. Council owns sites fronting Kalkee Road that can be included in the potential future site.

*Horsham Framework for Managing Growth, Part D - Framework Plan*, October 2013, prepared by Meinhardt

- Residential growth areas and strategic infill development sites identified require consideration of future provision of Early Years and family services, particularly for areas on the west and south-west periphery of Horsham Township.
- Consideration of walkability and connection to future Early Years Services, particularly the proximity to potential future vehicle crossings to the Wimmera River to connect South Horsham.
- Consideration of the future Horsham Bypass route.

*Horsham Central Activities District Strategy*, October 2013, prepared by Essential Economics, Meinhardt, Urban Initiatives

- Future review of potential redevelopment sites in the CBD should include early years and community services.

### 1.4.2 Early Years Services

While this report has undertaken a desktop review visual inspection of many early years facilities in Horsham, the following key findings relate to the Kindergartens and Maternal Child Health (MCH) Centres operating from Council owned sites or locations considered viable for short to medium term development.

In general, many of the HRCC owned early years facilities are aging, timber framed structures nearing the end of their functional life. They require substantial capital investment to fully refurbish or completely rebuild to bring them up to current building standards, energy efficiency and community expectations.

#### Horsham CAD and East - Roberts Avenue Kindergarten

- The Roberts Avenue kindergarten site only has potential for expansion as a larger integrated service if:

- site size can be increased
- buildings can be rebuilt as the existing structure is nearing the end of its life
- on-site car parking can be dispensed

- Viability of increased service in this location needs to be assessed given the proximity of two other long-day child care and kindergartens.

#### Horsham North Kindergarten and Robin Street MCH

- The combined site size of the two services could support a larger integrated service, however the location is detached from other community activities in Horsham North in a very residential location. Increased traffic and car parking will become an issue in residential streets.
- The Robin Street Kindergarten and MCH building structures are aging, requiring on-going capital investment.
- A hub of community activity already exists at the Dudley Cornell Reserve site, and the opportunity identified in the *Horsham North Urban Design Framework* for a Children's Hub in this location is ideal. Exploration of the potential of this site should be included in the next stage of this project.

#### Horsham West - Bennett Road Kindergarten and MCH; and Natimuk Road Kindergarten

- Bennett Road and Natimuk Road Kindergartens are located in close proximity to each other. Viability of continued operation of two centres in close proximity both in aging facilities is questionable.
- Site opportunities for a larger integrated Early Years Centre in Horsham West include:
  - The combined Bennett Road Kindergarten and MCH site, if construction on Crown Land is a viable, long-term option.
  - The old Special School site at 282 Ballie Street, dependent on obtaining agreement with the DEECD.
  - The site in the future estate adjacent West Horsham Primary School noted as 'Future School Expansion Site' in the Jenkinson Estate is approximately 5,000 6,000m<sup>2</sup>. This site could support a 66 place Early Years Centre with potential for co-location or integration with the Primary School. The site is privately owned and would require a due diligence process prior to purchase.

- An Early Years Program at the Horsham Special School would provide a service for the 0-5 years old age group which is not currently available in the Horsham area.

#### Horsham South - Green Park Kindergarten

- As the only Early Years Service south of Wimmera River, consideration should be given to capacity for delivery of integrated services at Green Park Kindergarten.
- Long-term, a new Early Years Centre in Horsham South may be required as a residential growth area.

#### Lahaurm

- The Laharum Pre-School is co-located with Laharum Primary School. With no other early years centres in the area, and given the distance from Horsham, this service is fulfilling a need.

#### Natimuk

- Natimuk Pre-School is located about a block from Natimuk Primary School. With no other early years centres in the area, given the distance from Horsham, this service is fulfilling a need.

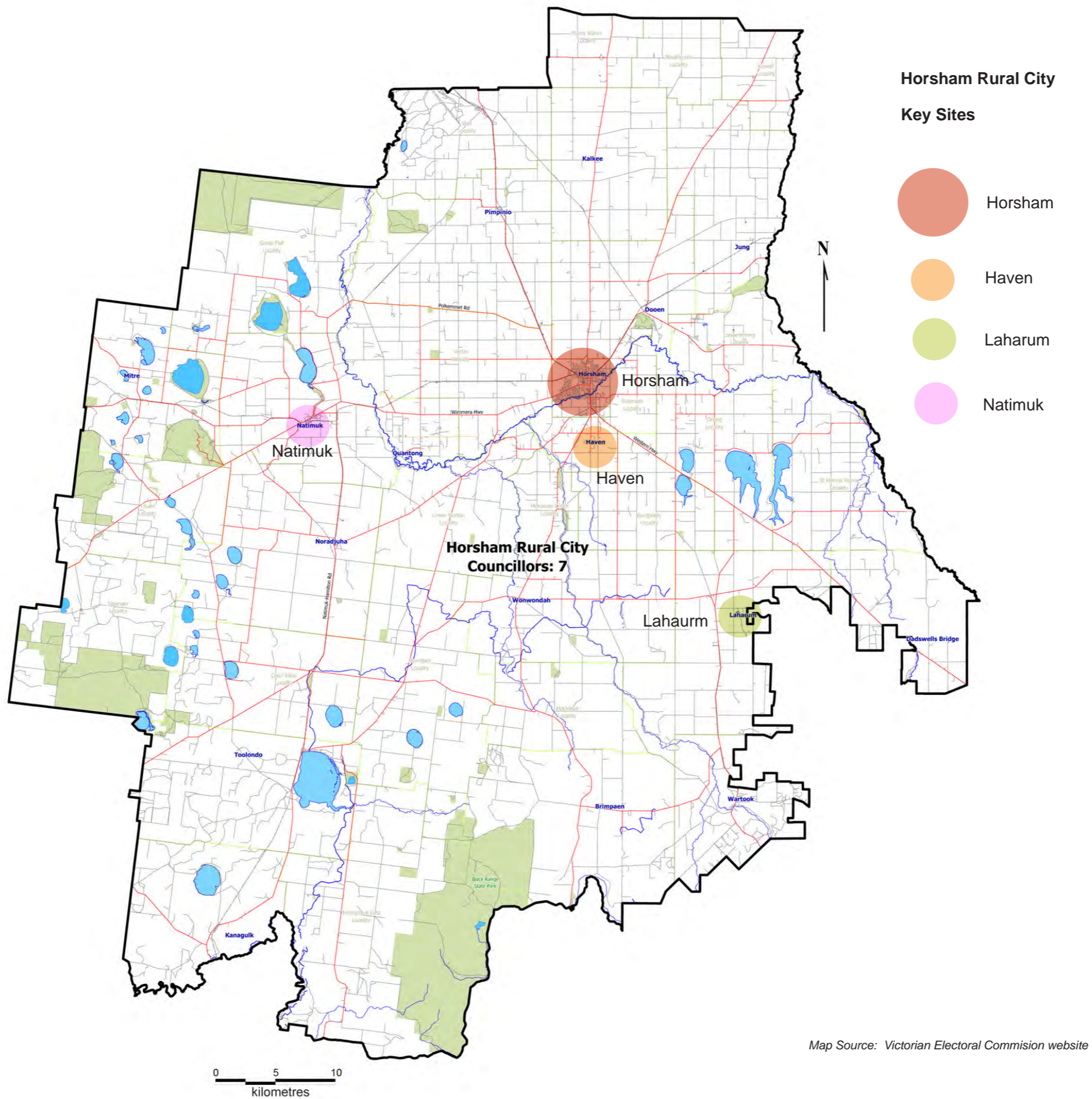
### 1.4.3 Maternal Child Health Services and other Early Years Services

There are currently two locations for Maternal Child Health Services in Horsham - Bennett Road, Horsham West, and Robin Street, Horsham North. One is a single suite and one a double suite facility.

- It is desirable to develop MCH services with minimum 2 -3 consulting suites as part of an integrated early years service.

## 1.5 Recommendations - Next Steps

- Identify short, medium and long-term locations for delivery of integrated early years services in Horsham
- Undertake site investigations of proposed sites including but not limited to feature and level survey, detail measure and inspection, and soil contamination reports for those sites currently unlicensed.





## 2 Background and Early Years Sites

### 2.1 Horsham Rural City Area

Early Years Services identified by Council to be included in the Environmental Scan include sites in Horsham Township, Haven, Natimuk and Laharum. The diagram opposite shows the relative location of these sites within the Horsham Rural City boundary.

### 2.2 Early Years Sites

The early years sites reviewed in this Environmental Scan Report are:

#### 2.2.1 Horsham Township and Haven

##### Maternal Child Health, Kindergartens and Childcare:

- Roberts Avenue Kindergarten
- Greens Park Kindergarten
- Horsham North Kindergarten
- Horsham North Maternal Child Health Service
- Natimuk Pre-School
- Bennett Road Kindergarten
- Bennett Road Maternal Child Health Service
- Horsham Community Child Care Centre
- Goodstart Early Learning Horsham
- Horsham Aquatic Centre Occasional Care
- Horsham Occasional Care
- University Early Learning Centre

##### Primary Schools and Associated Services:

- St Michaels and Johns Primary School
- Horsham Primary School, 298 Campus
- Horsham Primary School, Rasmussen Campus
- Horsham 298 Out of School Care
- Holy Trinity Lutheran School
- Horsham West Primary School, West Campus
- Horsham West Primary School, Haven
- Horsham West Primary School, West Campus Out of School Care
- Horsham Special School

#### 2.2.2 Laharum

##### Maternal Child Health, Kindergartens and Childcare:

- Laharum Kindergarten

##### Primary Schools and Associated Services:

- Laharum Primary School

#### 2.2.3 Natimuk

##### Maternal Child Health, Kindergartens and Childcare:

- Natimuk Pre-School

##### Primary Schools and Associated Services:

- Natimuk Primary School

### 2.3 Existing Facility Assessment Methodology

Early years services sits within a network of community service provision affected by not only demographics, need and service delivery, but also by broader considerations such as regional and strategic planning.

While the methodology for assessment of sites focusses on the immediate sites and building facilities the wider context needs to inform assessment and decision making processes. As such, an overall understanding of the strategic context of the municipality has informed the assessment process.

#### 2.3.1 Municipality & Strategic Planning Context

##### Wimmera Southern Mallee Regional Strategic Plan, 2012

This document sets out the strategic direction for local council and state government activity in the region. It identifies Horsham as the regional city likely to see the most population growth in the region over the next decade.

#### Horsham Framework for Managing Growth, 2013

In October 2013 HRCC adopted the *Horsham Framework for Managing Growth*. The Framework focusses on the township of Horsham and has implications for future planning of community and early years facilities for the city.

The Framework Plan adjacent describes the consolidation of existing urban areas and identifies areas for future residential growth.

#### Horsham North Urban Design Framework, 2013

In September 2013 HRCC adopted the *Horsham North Urban Design Framework*. The framework is intended to improve physical connections to Horsham North, create a community 'heart' and improve safety and amenity in the area.

The framework proposes a Children's Hub at the Dudley Cornell Reserve site.

#### Horsham Central Activities District Strategy, 2013

In October 2013 HRCC adopted the *Horsham Central Activities District Strategy*. The strategy provides guidance to Council and the Horsham community on the development of the CAD over the next 10-15 years.

#### 2.3.2 Site Investigations and Reports

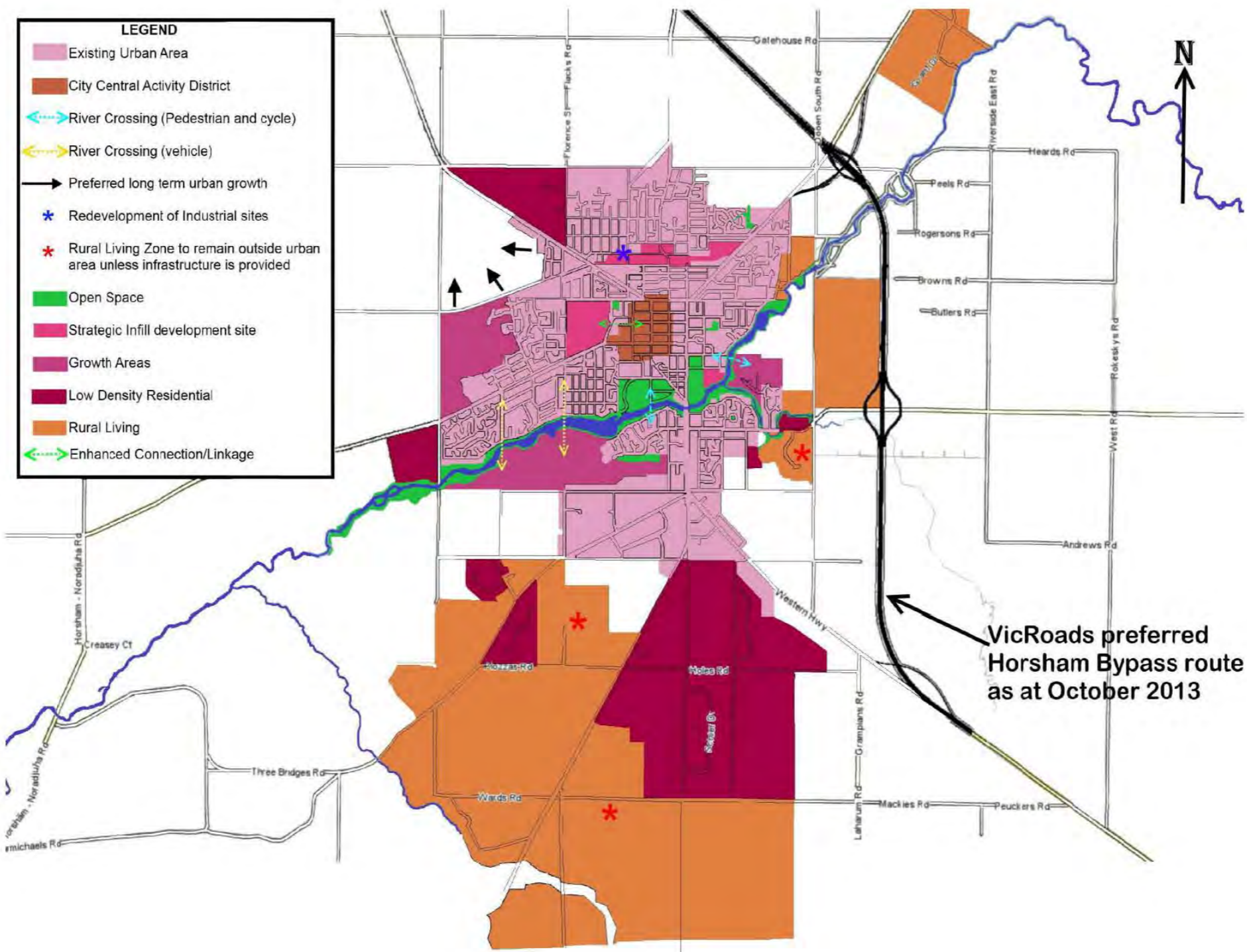
This report has been prepared to inform the Horsham Early Years Social Infrastructure Strategy and the proposed Service Plan.

Analysis and recommendations from previous studies and reports inform this report as listed in Section 1.

Existing facility floor plans of some facilities were obtained from Horsham Rural City Council. The existing conditions area analysis contained in this report is based on these drawings. No site measurements were taken.

Council have supplied the following information for each Council owned kindergarten and maternal child health centre:

- Copy of title
- Building floor plan (some sites only)
- Site plan / aerial image
- Building condition summary
- Asbestos Register, 2012



**HORSHAM FRAMEWORK FOR MANAGING GROWTH - FRAMEWORK PLAN**

Map Source: Horsham Framework for Managing Growth, Part D - Framework Plan, prepared by Meinhardt



### HRCC Building Condition Audit Summary, January 2014

HRCC provided a summary of the Building condition Audit results for each Council owned site. A copy of the final report was unavailable at time of writing.

The HRCC Building Condition ratings are referenced for each Council owned site in the body of this report.

The following is an explanation of elements as provided by HRCC:

Element	Type	Years
Long Life Structures	Concrete Floor	100 years
	Concrete Structure	
	Steel Roof Frame	
	Masonry Walls	
Short Life Structures	Timber Framed Walls	60 years
	Timber Floors	
	Timber Roof Frame	
	Timber / Metal Cladding	
Roof Cladding	Steel	35 years
	Concrete Tiles	80 years
Fit-out	Various - kitchens, storage / shelving	25 years
Plant	Various - air-conditioning, heating units	25 years

The following is an explanation of ratings as provided by HRCC:

Condition Rating	Description
0	New building or component recently rehabilitated to new condition
1	As new condition, no visible signs of wear and tear or defects
2	In excellent condition with only very slight condition decline (obviously no longer new)
3	In very good condition with some early signs of wear and tear commensurate with age and use
4	In good condition with some obvious signs of wear and tear but no evidence of deterioration

Condition Rating	Description
5	In fair condition, minor evidence of deterioration of the elements which could potentially shorten life
6	In fair to poor condition with significant evidence of deterioration of the element which could lead to failure
7	In poor condition with evidence of minor isolated failure in an element which will reduce future life, maintenance costs high
8	In very poor condition with evidence of multiple failures and the inability of the element to continue to satisfactorily provide the original intended purpose
9	In extremely poor condition with significant evidence of failure of the element and failure to provide design purpose
10	Total failure of the element, extreme risk in leaving asset in service

### 2.4 Children's Services Model for Comparison

Many of the kindergartens in the Environmental Scan are single room kindergartens of about 25-30 Children's Places. To test existing site capacity we have used a model of an integrated early years service with Maternal Child Health (MCH), a 66 place children's centre, staff and community facilities.

Government policy changes affect staff to student ratio and hours of kindergarten. This analysis uses the following information available at time of writing:

- Staff to child ratio for preschool age children will increase to 1 educator to 11 children in 2016 (so 3 educators to 33 children in one room)
- 15 hours of kindergarten per week, implemented in 2013

The model of a the integrated children's centre is based on the following assumptions and regulatory space allocation:

#### Building Requirements:

Centre administration and staff =	80m <sup>2</sup>
3 x MCH Suites + storage =	85m <sup>2</sup>
66 Children's Places @ 3.25sqm per child =	215m <sup>2</sup>
Storage allowance =	20m <sup>2</sup>
Entry / Foyer =	20m <sup>2</sup>
Staff Office for 4-5 staff =	50m <sup>2</sup>
Kitchen =	12m <sup>2</sup>
Junior Amenities (5 pans) =	18m <sup>2</sup>
Staff / Visitor Accessible Amenity =	16m <sup>2</sup>
Circulation and structure @ 20% =	say 70m <sup>2</sup>
<b>Building Total =</b>	<b>say 620- 650m<sup>2</sup></b>

#### Outdoor Requirements:

66 Children's Places @ 7sqm per child =	462m <sup>2</sup>
Outdoor Storage allowance =	20m <sup>2</sup>
15 car spaces (0.22 spaces per child) =	450m <sup>2</sup>
<b>Outdoor Total =</b>	<b>say 940 - 1,000m<sup>2</sup></b>

**Site for Integrated Children's Centre = say 1,600 - 1,800m<sup>2</sup>**



# 3 Key Areas - Urban Analysis

## 3.1 Urban Analysis

Urban analysis assists in understanding the access and constraints of particular urban areas and sites.

Urban analysis in this report provides an overview and context to each site area focussing on the following issues relevant to early years services:

- Key vehicle access routes
- Public transport access
- Pedestrian access and walkability
- Car parking and drop-off provision
- Proximity to other early years services
- Site constraints

Analysis in this section of the report starts at the scale of the overall municipality and then focusses on precincts. Report sections 4 to 9 will provide analysis on a site by site basis.

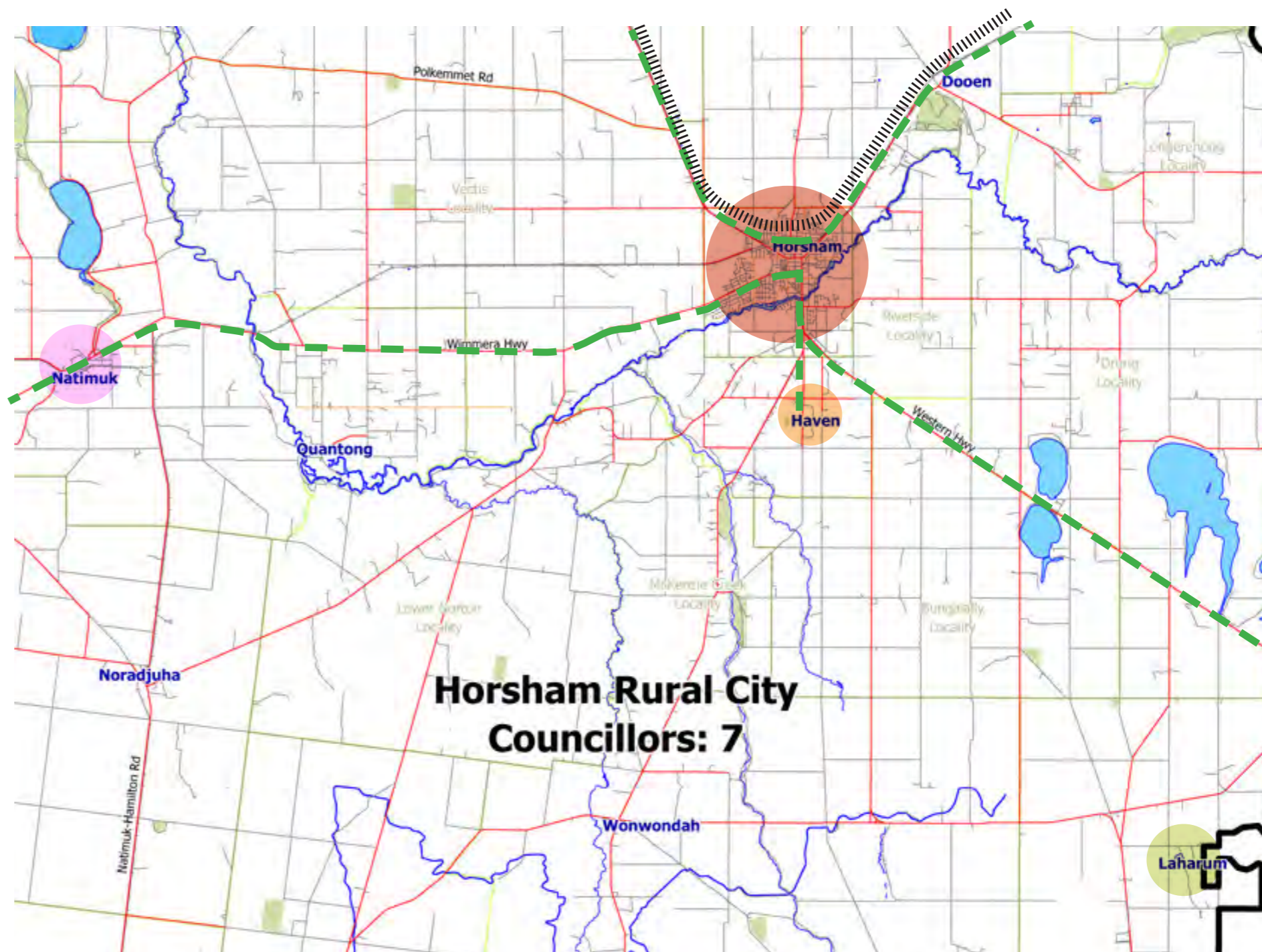
## 3.2 Municipality Key Vehicle and Public Transport Access

The Horsham Township is accessible via main highways, bus and rail networks.

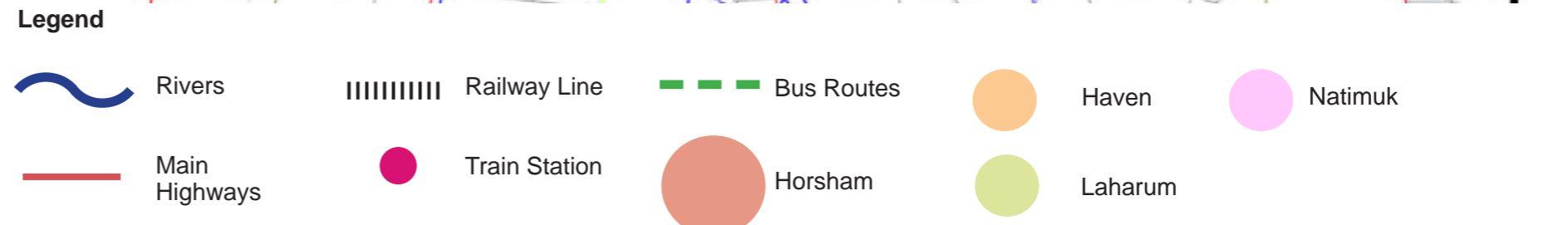
The Horsham by-pass project seeks to construct the highway by-pass to remove truck and high speed vehicle travel through the township. At the time of writing the identified location was to the east of the Horsham township.

The railway line dips into Horsham North dividing this area from the main part of Horsham township. The freight hub has been removed.

Main bus routes arrive into the Horsham CBD. There is a network of local bus routes around the residential areas of Horsham.



**Horsham Rural City**  
**Councillors: 7**



Map Source: Victorian Electoral Commission website

### 3.3 Horsham Township

The Horsham Township has been divided into four precincts. The precincts reflect the distinct urban areas in Horsham divided by site constraints such as the river to the south and railway line to the north. This division of precincts does not reflect community division, but is intended to break down Horsham into areas for analysis and reporting purposes.

The adjacent diagram illustrates the following four precincts:

1. Horsham East and CBD
2. Horsham North
3. Horsham West
4. Horsham South and Haven

#### Legend

-  Wimmera River
-  Main Highways
-  Railway Line
-  Train Station
-  1km Walkable Radius
-  Bus Routes

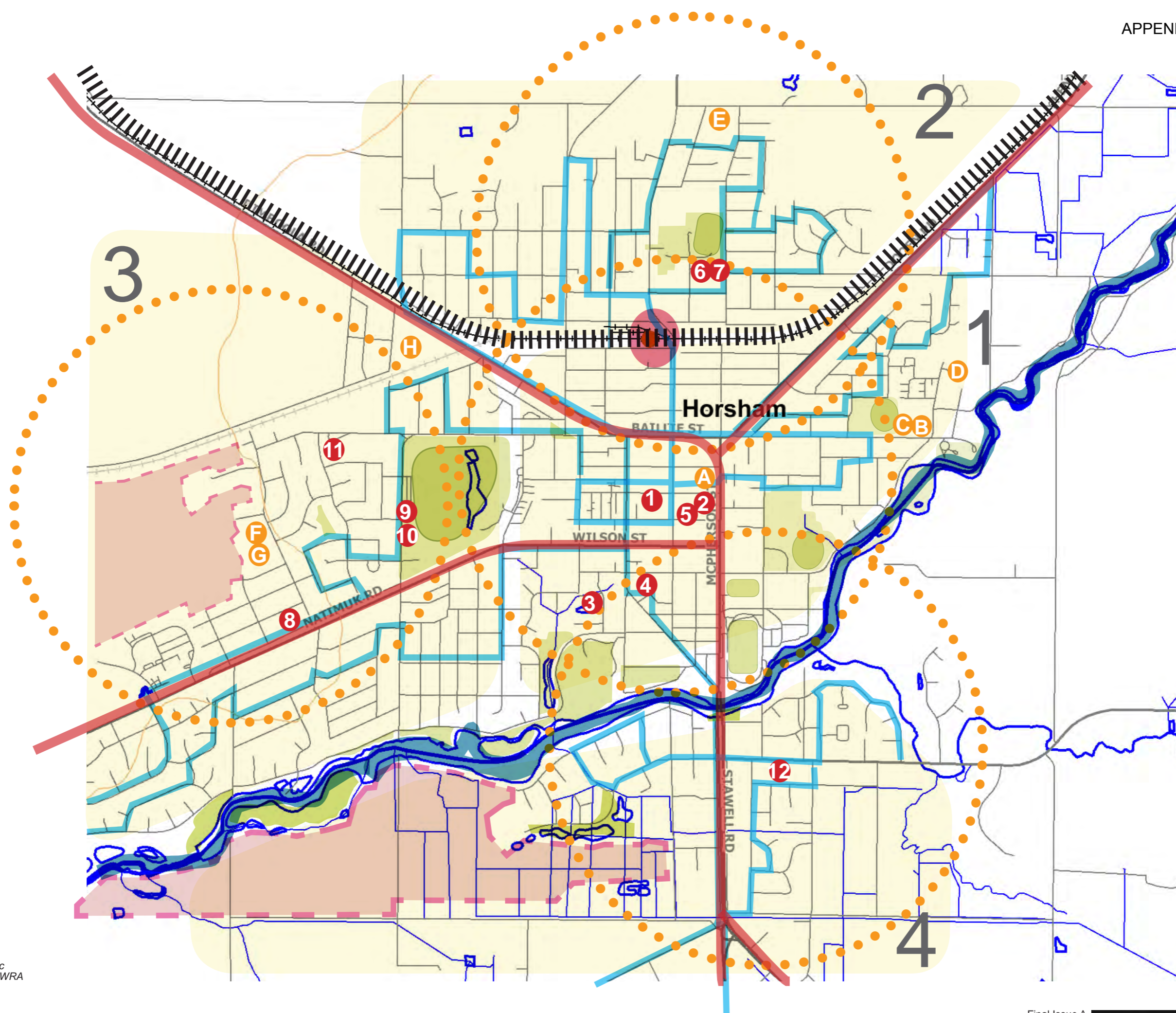
#### Maternal Child Health, Kindergartens and Childcare:

- ① Roberts Avenue Kindergarten
- ② Horsham Community Child Care Centre
- ③ Goodstart Early Learning Horsham
- ④ Horsham Aquatic Centre Occasional Care
- ⑤ Horsham Occasional Care
- ⑥ Horsham North Kindergarten
- ⑦ Horsham North Maternal Child Health
- ⑧ Natimuk Rd Pre-School
- ⑨ Bennett Road Kindergarten
- ⑩ Bennett Road Maternal Child Health
- ⑪ University Early Learning Centre
- ⑫ Green Park Kindergarten

#### Primary Schools and Associated Services:

- A St Michaels and Johns Primary School
  - B Horsham Primary School, 298 Campus
  - C Horsham 298 Out of School Care
  - D Holy Trinity Lutheran School
  - E Horsham Primary School, Rasmussen Campus
  - F Horsham West Primary School, West Campus
  - G Horsham West Primary School, West Campus - Out of School Care
  - H Horsham Special School
- Horsham West Primary School, Haven





North

Map Source: GeoVic  
Website, built up by WRA



**3.3.1 Horsham East and CAD**

Defined by the grid street structure, the Horsham Central Activities District has wide streets in a relatively flat, walkable area. It is surrounded by an existing urban area with well-established early years and primary school services.




**Maternal Child Health, Kindergartens and Childcare:**

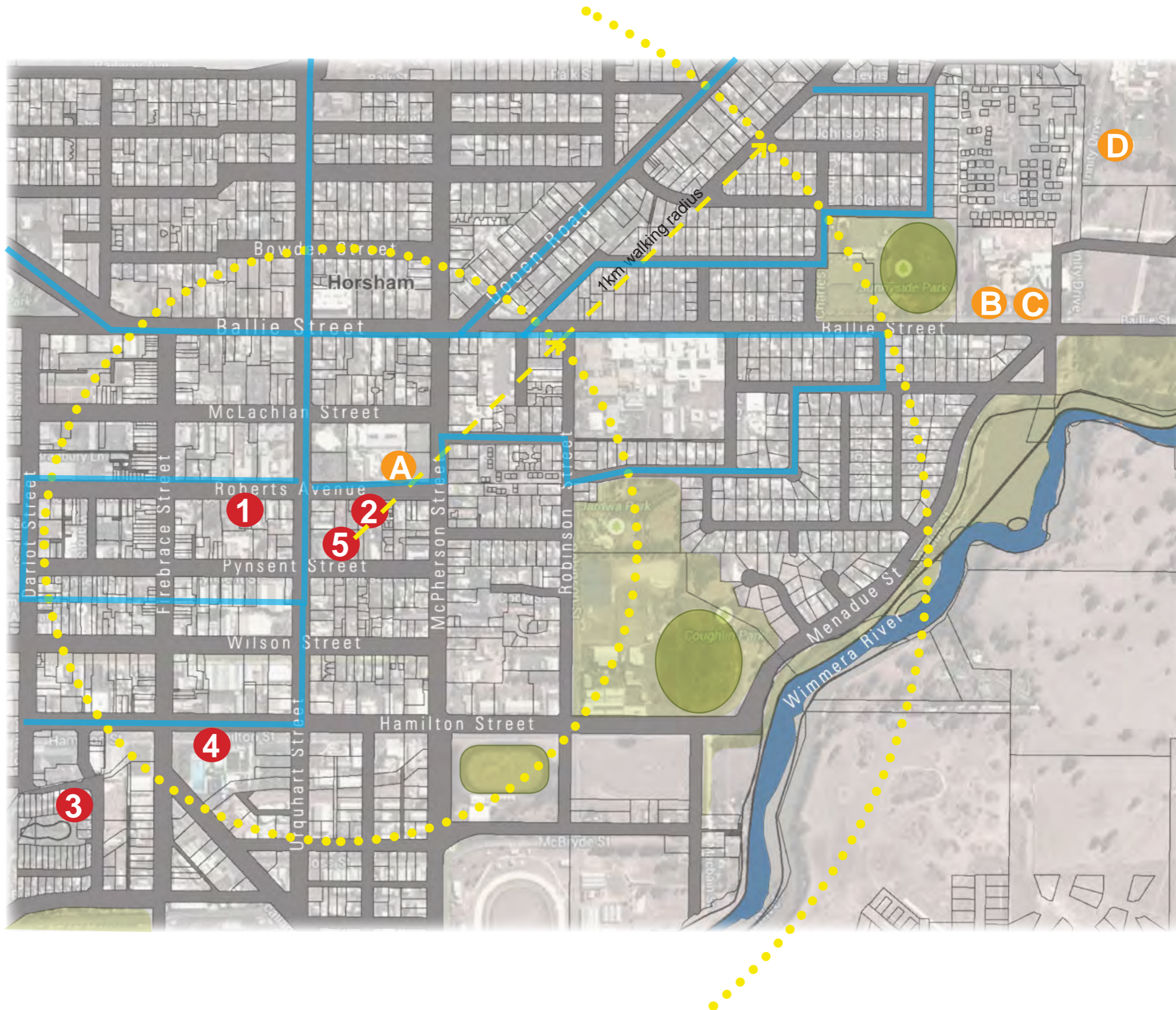
- 1** Roberts Avenue Kindergarten
- 2** Horsham Community Child Care Centre
- 3** Goodstart Early Learning Horsham
- 4** Horsham Aquatic Centre Occasional Care
- 5** Horsham Occasional Care

**Primary Schools and Associated Services:**

- A** St Michaels and Johns Primary School
- B** Horsham Primary School, 298 Campus
- C** Horsham 298 Out of School Care
- D** Holy Trinity Lutheran School

**Existing Site Features:**

-  500m, and 1km walking radius
-  Green Spaces
-  Bus Routes





**3.3.2 Horsham North**

Horsham North is physically separated from the rest of Horsham by the railway line. Proposals in the Horsham North Urban Framework seek to reduce the impact of this physical separation. Horsham North has a small number of dispersed community and early years services and a Primary School. Some strategic infill sites have been identified in Horsham North.

The hubs of community activity seems to be at the Dudley Cornell Reserve and Primary School.



**Maternal Child Health, Kindergartens and Childcare:**

- 6** Horsham North Kindergarten
- 7** Horsham North Maternal Child Health Service








**Primary Schools and Associated Services:**

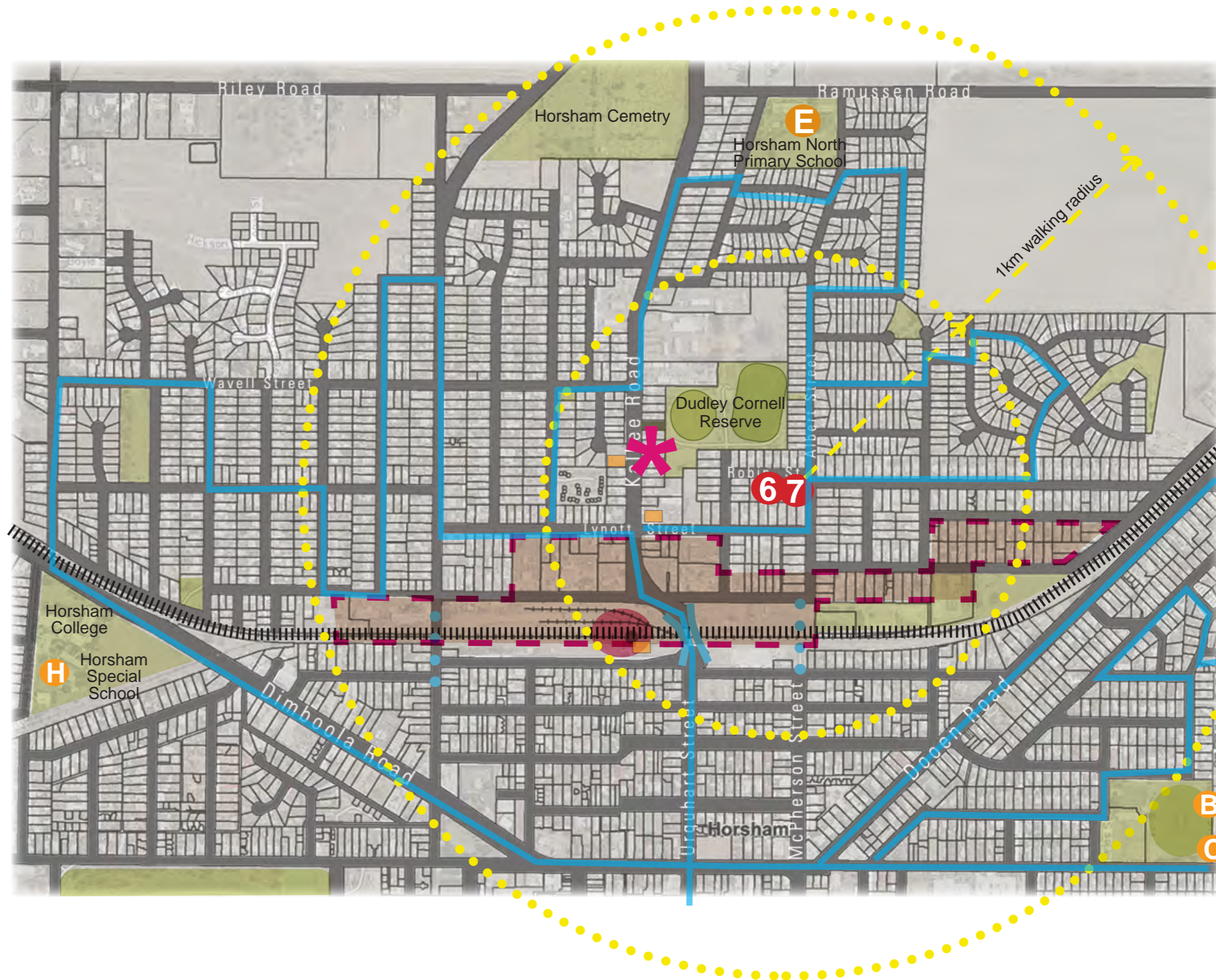
- E** Horsham Primary School, Ramussen Campus

**Potential Development Sites:**

-  24-28 Kalkee Road, in conjunction with land at Dudley Cornell Reserve was identified as a potential Children's Hub location
-  Strategic infill development site (Horsham Framework)

**Existing Site Features:**

-  Vehicle and pedestrian bridge
-  Pedestrian railway underpass
-  Train Station
-  Railway line
-  Bus Routes
-  500m, and 1km walking radius
-  Green Spaces





### 3.3.3 Horsham West

Horsham West has a cluster of educational facilities including early years, primary school, secondary school, the trade training centre and tertiary facilities.

#### Maternal Child Health, Kindergartens and Childcare:

- 8** Natimuk Pre-School
- 9** Bennett Road Kindergarten
- 10** Bennett Road Maternal Child Health Service
- 11** University Early Learning Centre







#### Primary Schools and Associated Services:

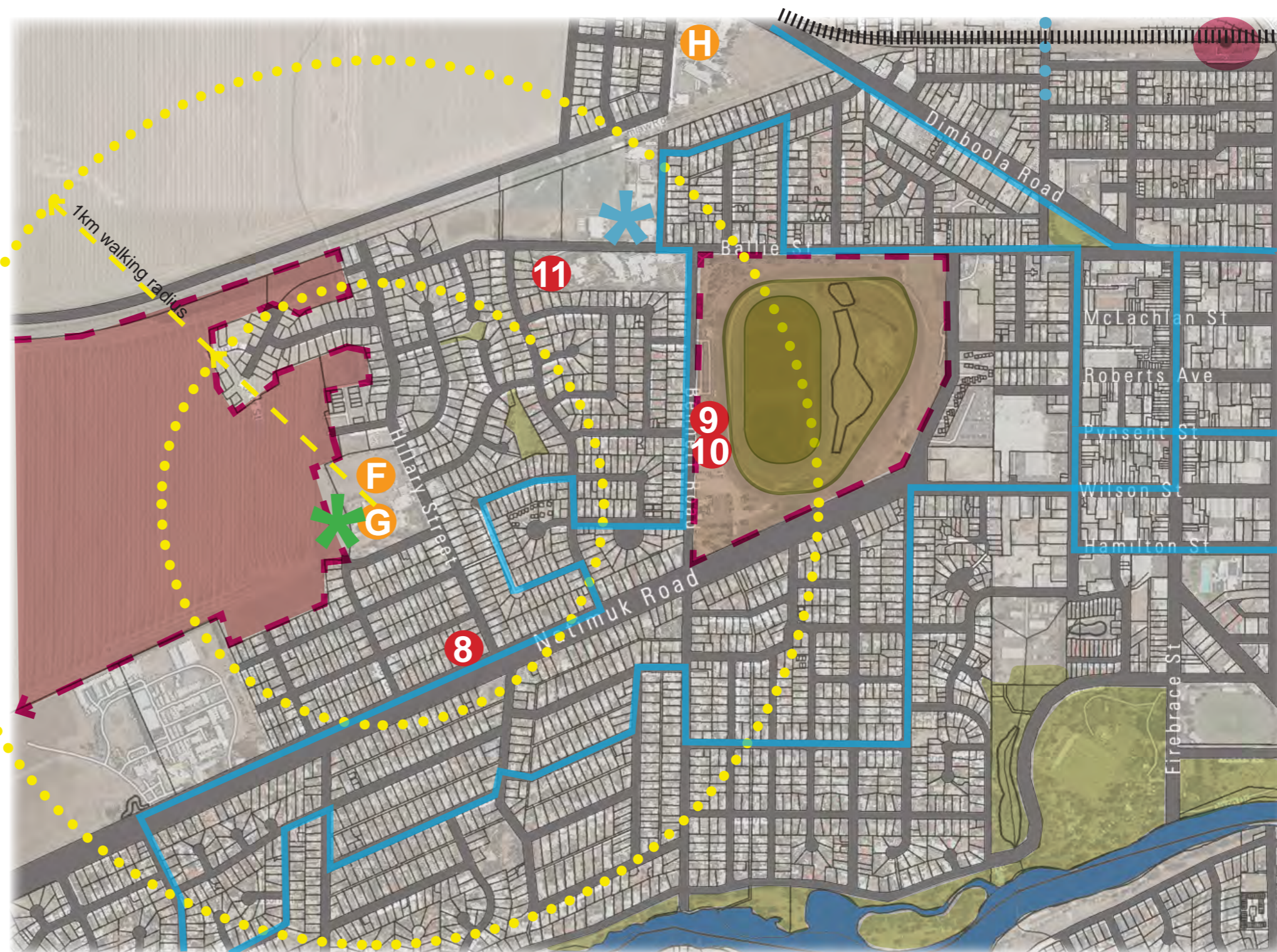
- F** Horsham West Primary School, West Campus
- G** Horsham West Primary School, West Campus Out of School Care
- H** Horsham Special School

#### Potential Development Sites:

-  Jenkinson Estate, land noted as 'Future School Expansion' adjacent West Horsham Primary School, approx 5,000-6,000m<sup>2</sup>
-  Old Horsham Special School site, DEECD owned
-  Strategic infill development sites (Horsham Framework)
-  Growth Area (Horsham Framework)

#### Existing Site Features:

-  Pedestrian railway underpass
-  Train Station
-  Railway line
-  Bus Routes
-  500m, and 1km walking radius
-  Green Spaces





### 3.3.4 Horsham South and Haven

Horsham South is divided from Horsham CBD by the Wimmera River with only one vehicle crossing. Urban development has been slower in Horsham South until recent times and areas of Horsham South are identified as future growth areas.

Located about 4km south of Horsham CBD, Haven is recognised as a Rural Living Zone and the Horsham Framework maintains this level of development.

#### Maternal Child Health, Kindergartens and Childcare:

- 12 Greens Park Kindergarten

#### Primary Schools and Associated Services:

- 1 Horsham West Primary School, Haven

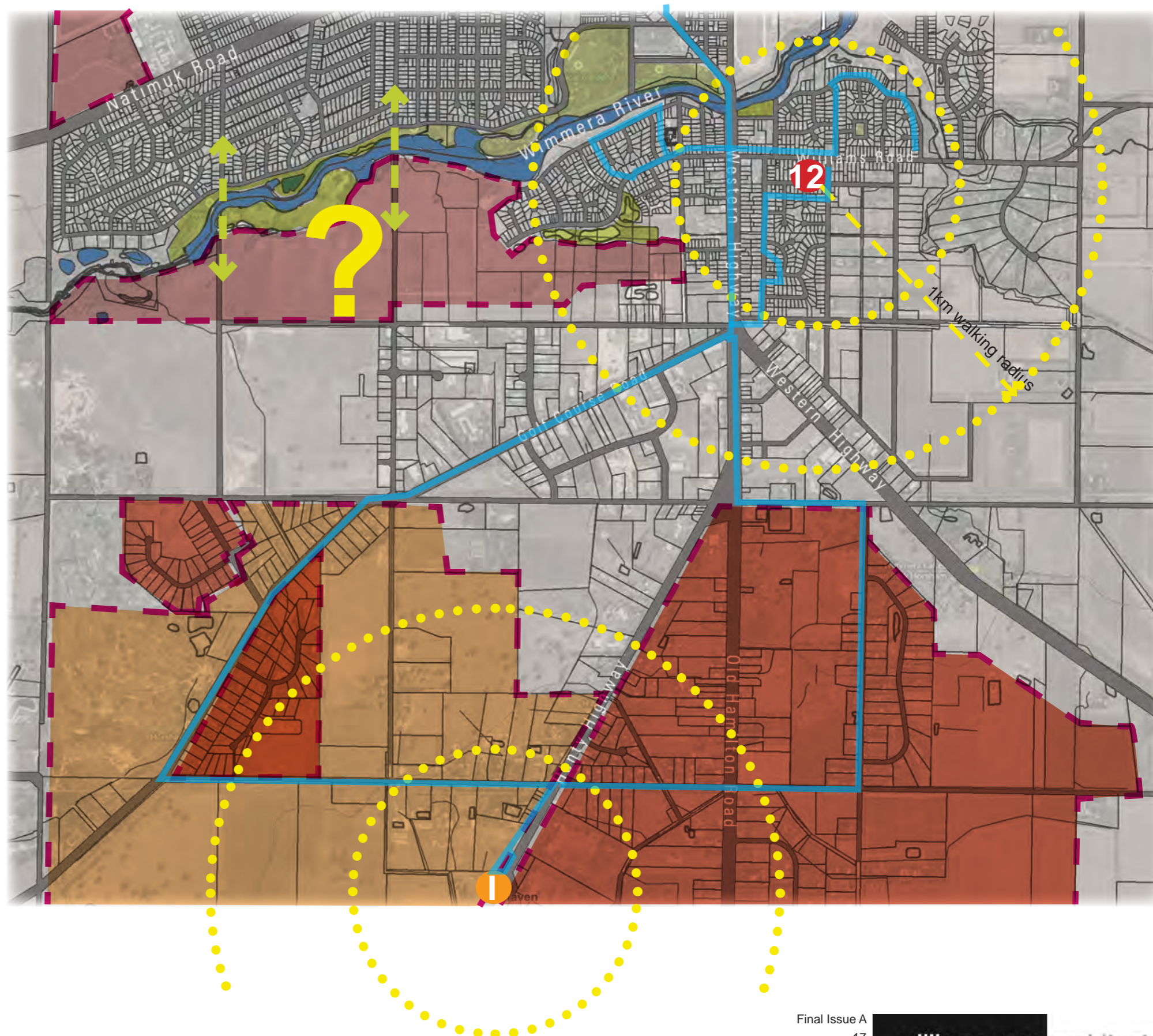
#### Potential Development Sites:

- ? Should there be a site south of the Wimmera River allocated to future Early years Service provision?

- Growth Areas (Horsham Framework)
- Rural Living (Horsham Framework)
- Low Density Residential (Horsham Framework)
- Future vehicle river crossing (Horsham Framework)

#### Existing Site Features:

- 500m, and 1km walking radius
- Green Spaces
- Bus Routes





### 3.4 Laharum

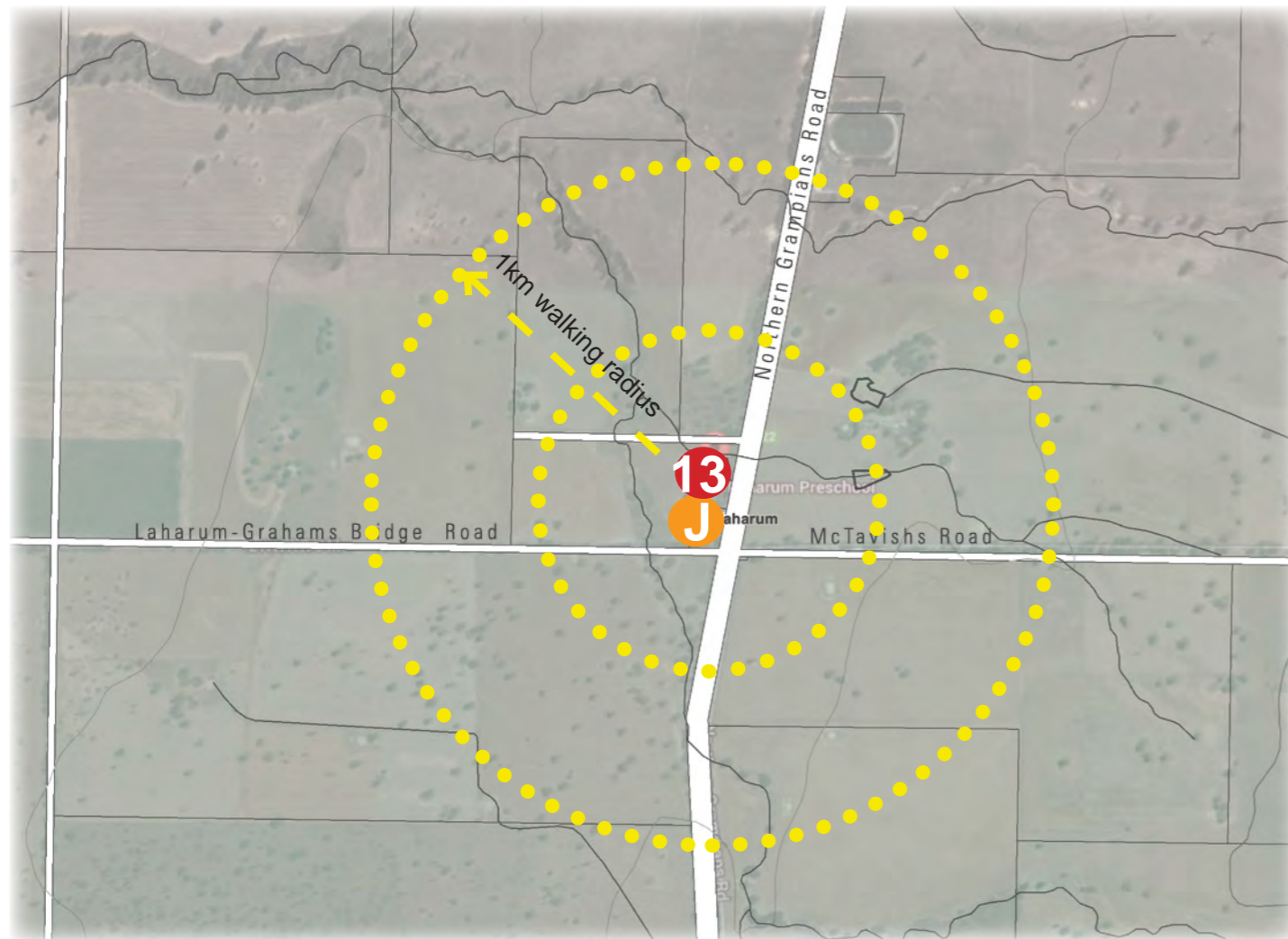
Laharum Wartook is on the north-west edge of the Grampians National Park, approximately 35 km south-east of Horsham. It is a small rural community of about 350 people with the following early years services:

#### Maternal Child Health, Kindergartens and Childcare:

- 13 Laharum Kindergarten

#### Primary Schools and Associated Services:

- J Laharum Primary School



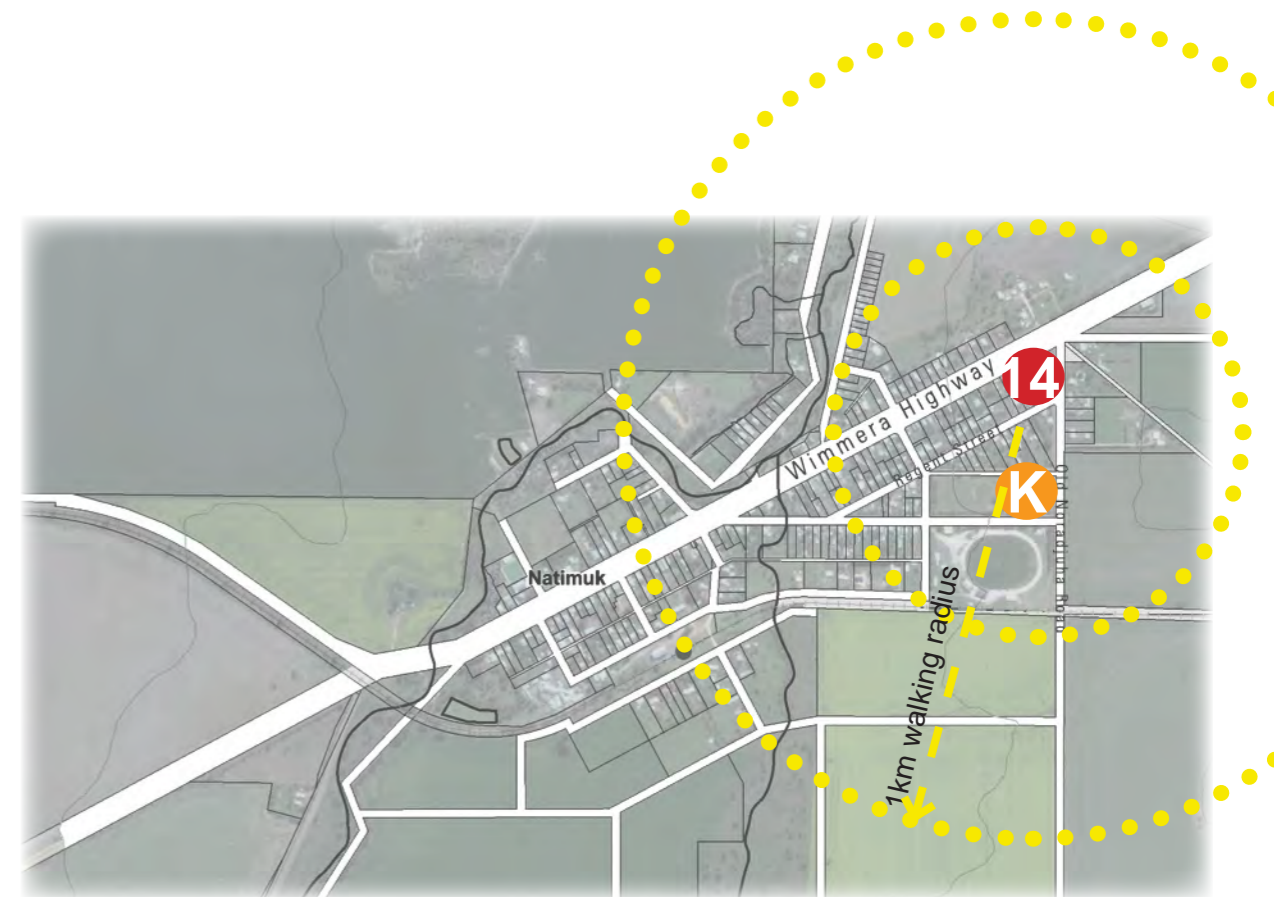
### 3.5 Natimuk

#### Maternal Child Health, Kindergartens and Childcare:

- 14 Natimuk Pre-School

#### Primary Schools and Associated Services:

- K Natimuk Primary School









# 4 Horsham East and CAD Early Years Sites

## 4.1 Horsham East and CAD

### 4.1.1 Horsham CAD Locality Overview

Horsham CAD is characterised by the gridded Central Activities District area, with the area to the east becoming more residential in character and forming the eastern edge to the Horsham Township.

The following table is a comparison of facilities, and the diagram on the facing page locates these facilities.

### 4.1.2 Horsham CAD and East Early Years Services Table

	Facility Name	Address	Service Description	Site Ownership	Service Operator	Age Group	Student Numbers	Operating Hours
1	Roberts Avenue Kindergarten	23 Roberts Avenue, Horsham	Sessional Kindergarten Program for 4 year olds	Horsham Rural City Council	Horsham Rural City Council	4 year old kinder program	28 licensed children's places	Sessional kindergarten program Monday to Friday
2	Horsham Community Child Care Centre	9 Roberts Avenue, Horsham	Long Day ChildCare with funded Kerri Baker Kindergarten Program (4-year old)	Wimmera Uniting Care	Wimmera Uniting Care		64 licensed children's places	Monday to Friday
3	Goodstart Early Learning Horsham	10 Madden Street, Horsham	Long Day ChildCare with funded Kindergarten Program (4-year old)		Goodstart		70 licensed children's places	Monday to Friday 6.30am to 6.30pm
4	Horsham Aquatic Centre Occasional Care	53 Hamilton Street, Horsham	Occasional Care program	Horsham Rural City Council	Horsham Rural City Council			2 sessions a day Monday to Friday, one session on Saturday
5	Horsham Occasional Care	10 Pysent Street, Horsham rear of Uniting Church	Occasional Care	Wimmera Uniting Care	Wimmera Uniting Care	2 -6 years old	23 licensed children's places	Up to three mornings a week
A	St Michaels and Johns Primary School	7 McLachlan Street, Horsham		Parish School	Catholic School			School hours
B	Horsham Primary School, 298 Campus	38 Baillie Street, Horsham	Co-educational, state Primary School	Crown Land	DEECD	Primary school aged	about 430 students	School hours
C	Horsham Primary School, 298 Campus Out of School Care	38 Ballie Street, Horsham		Crown Land	Wimmera Uniting Care	Primary school aged	60 licensed children's places	3pm-6pm after school and school holiday care
D	Holy Trinity Lutheran School	Trinity Drive, Horsham	Co-educational, independent Primary Christian School		Independent School, Lutheran		about 250 students	School hours



**1 4.2 Roberts Avenue Kindergarten**

**4.2.1 Service Description & Location**

The Roberts Avenue Kindergarten is located at 23 Roberts Avenue, Horsham, near the central activities district and opposite Council Offices.

The sessional kindergarten provides a 4 year old program Monday to Friday during school term.



**4.2.2 Photos**



*View of front Entry*



*View of Outdoor Play area at Roberts Avenue frontage*

**4.2.3 Information Gathering**

**Information Provided by HRCC**

Address	23 Roberts Avenue, Horsham
Council Asset ID	59
Year Acquired	1959
Building Age	54 years
Ownership	Council Freehold
Title Information	Vol 4789 Fol 957790 Lot 1 TP396724 No easements apparent on title
Building Area	190sq.m
Verandah Area	70sq.m
Site Area	approx 1270sq.m
Existing Conditions Plans	Site plan received

**HRCC Building Condition Audit Summary, Jan 2014**

Refer Section 2 for descriptions

Average Condition Rating	5
Long / Short Life Structure	5
Roof	5
Mechanical Services	5
Building Fit-out	4
HRCC Asbestos Register (05/03/12) noted the presence of hazardous materials in the building	

**4.2.4 Authorities**

Town Planning	Commercial 1 Zone - B1Z Design Development Overlay - DDO3
Bushfire Prone Area	No
Cultural Heritage	No

**Existing DEECD Licensing Capacity: 28**

Children's Room size approx 97sq.m equals about 28 children's places.

Outdoor Play Space approx 1,000sq.m could yeild higher children's places

HRCC are in the process of licensing the verandahs as undercover / internal play space which could increase capacity by say 10-14



#### 4.2.5 Site Observations

##### Site Description

The site fronts Roberts Avenue, opposite the Council offices and next door to the temporary Horsham Regional Art Gallery site.

##### Building Description

The single storey kindergarten is a light-weight, timber framed, weatherboard clad building with timber floor, timber framed windows and doors and metal sheet roof.

The building appears well-maintained and in fair condition. The old Maternal Child Health building was recently demolished from the front yard of the Kindergarten, and additional outdoor play area has been gained.

The interior was refurbished a few years ago, but not re-carpeted and the floor was not re-levelled. Deviation in the floor level was observed. The building has been recently re-clad.

- no compliant exit signage was noted
- low level glazing may not be safety glass, to be confirmed
- use of power boards in kindergarten rooms was observed

##### Facilities

The Kindergarten has the following internal facilities:

- Single Children's Room with access to front and rear gardens
- Entry area with sign-in book
- Staff office
- Staff toilet
- Junior amenities with 3 x junior pans, hand basins and locker area
- lockable storage room

The Kindergarten has the following external facilities:

- Front and rear gardens
- Front and rear verandahs
- 2 x outdoor storage sheds
- Various shade sail structures
- Rain water tank

##### Accessibility

The site only has access from the street with neighbours on the other three sides.

Accessibility to the site appears to be compliant with the BCA as the site is relatively flat. There is one step up to the designated entry foyer, but ramped access is available to the main Kindergarten Room via the front yard.

Access out from the Kindergarten rooms to the rear yard is via one step.

##### Vehicle Access and Car Parking

On street car parking and access from Roberts Avenue.

No dedicated accessible car space along Robert Street frontage.

#### 4.2.6 Site Assessment

##### Locality Service Need

Refer Service Plan for demographics, growth and community consultation.

This kindergarten is 100m away from the Horsham Community Child Care facility operated by Wimmera United Care which offers long-day child care and kindergarten.

##### Accessibility

The Robert Avenue Kindergarten is located in Horsham CBD and is in an easily walkable environment with well-connected, relatively flat streets and good access to the services and employment opportunities offered in the CBD.

Vehicle access is available from the Roberts Avenue side only, with no on-site parking but many angled parking spaces directly in front of the kindergarten entry.

Public transport access via bus routes

The site itself provides good access for people with a disability, however this may not necessarily be compliant to the latest building code requirements. There are no compliant accessible toilet or amenities on site.

##### Site Opportunity

At about 1,270sq.m the site could only support a larger integrated Children's Centre if no on-site car parking was required. Concession of no on-site car parking would be required from Council.

The garden facing Roberts Avenue is north facing and provides a great level of interaction and engagement for children with passing community.

The building, while aging, has an abundance of natural light, high ceilings and well-maintained.

The timber framed floor may require re-levelling in the future as some fall across the room was noted. The HRCC Average Building Condition Rating of 5 indicates the building is in fair condition, however as a timber framed building of 54 years in age it is reaching the end of its life.

The building size itself would require extension to provide increased Children's Places, including additional junior toilets and staff accommodation. Upgrade to the kitchen and provision of an accessible toilet facility would also be required.

No comment can be made on structural integrity or site services provision.

##### Authorities

The site is located in a Commercial 1 Zone with a Design Development Overlay, DDO3. This is a permissible use in this area. The planning scheme will impact on the provision of car parking.



2

4.3 Horsham Community Child Care

4.3.1 Service Description & Location

Horsham Community Child Care is located at 9 Roberts Avenue and incorporates the Kerri Baker Kindergarten. The centre is run by Wimmera Uniting Care and the site is not Council owned.

The centre offers long day child care and 4-year old kindergarten programs.



View of front Entry



View of Outdoor Play Area at Roberts Avenue frontage

4.3.2 Photos

4.3.3 Information Gathering

This site and facility is not owned by HRCC.

The following descriptions are obtained from publicly available information and site observation. No internal inspection was conducted.

Address	9 Roberts Avenue, Horsham
Ownership	assume Wimmera Uniting Care
Service Operator	Wimmera Uniting Care
Title Information	Lot 2 LP76995 2\LP76995

4.3.4 Authorities

Town Planning	General Residential 1 Zone (GR1Z)
	Design Development Overlay - DDO3
Bushfire Prone Area	No
Cultural Heritage	No

Existing DEECD Licensing Capacity: To Be Confirmed

4.3.5 Site Observations

Site Description

The site is located on Roberts Avenue opposite St Michaels and Johns Primary School, with residential houses to both sides.

Building Description

Single-storey building with outdoor play space at Roberts Ave frontage.

Accessibility

The building access appears on-grade from the front yard. No internal inspection was made and no further comment can be made on accessibility issues.

Vehicle Access and Car Parking

On street car parking and access from Roberts Avenue.

4.3.6 Site Assessment

The site is well located, of a good size and the building appears in good condition from the front.

As this is not a facility owned by HRCC future development is limited without owner's consent.

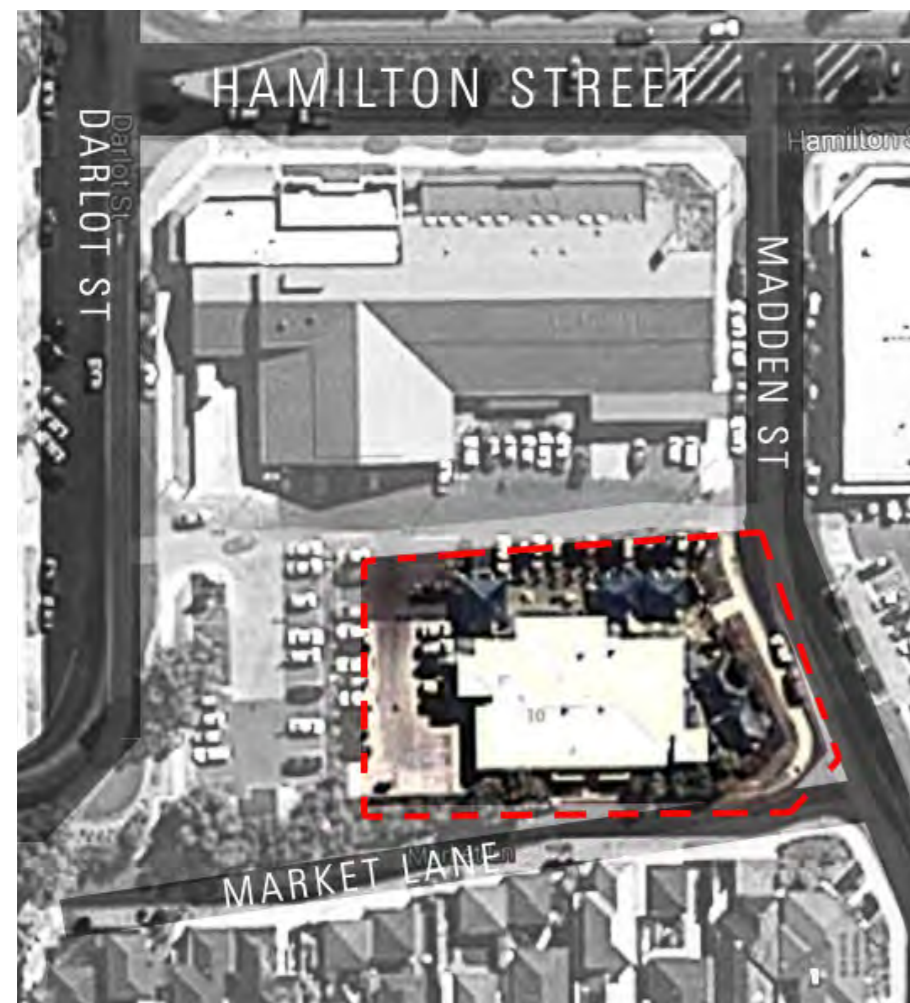


**3 4.4 Goodstart Early Learning Horsham**

**4.4.1 Service Description & Location**

Goodstart Early Learning Horsham is operated by Goodstart and offers long day childcare and a funded Kindergarten program.

The site is located on Madden St, at the rear of a commercial shopping precinct and adjacent residential development along Market Lane.



**4.4.2 Photos**



View from Madden St



View from Car Park entry from Darlot St

**4.4.3 Information Gathering**

**This site and facility is not owned by HRCC.**

**The following descriptions are obtained from publicly available information and site observation. No internal inspection was conducted.**

Address	10 Madden Street, Horsham
Ownership	assume non-for-profit organisation owned by The Benevolent Society, Mission Australia, the Brotherhood of St Laurence and Social Ventures.
Service Operator	Goodstart
Title Information	Lot 1 PS530964 1\PS530964

**4.4.4 Authorities**

Town Planning	Commercial 1 Zone (C1Z) Design Development Overlay - DDO3 Land Subject to Inundation Overlay (LS10)
Bushfire Prone Area	No
Cultural Heritage	No
<b>Existing DEECD Licensing Capacity: 70 (from website)</b>	

**4.4.5 Site Observations**

**Site Description**

The site is located on Madden St, at the rear of the commercial shopping precinct and adjacent residential development along Market Lane.

**Building Description**

Single-storey, relatively new build.

**Accessibility**

The building access appears on-grade from the front yard. No internal inspection was made and no further comment can be made on accessibility issues.

**Vehicle Access and Car Parking**

Vehicle access is via both Madden St and Darlot St with shared car parking available at the Shopping Centre.

**4.4.6 Site Assessment**

The site is constrained by development on all sides. The building appears in good condition from the front. As this is not a facility owned by HRCC future development is limited without owner's consent.



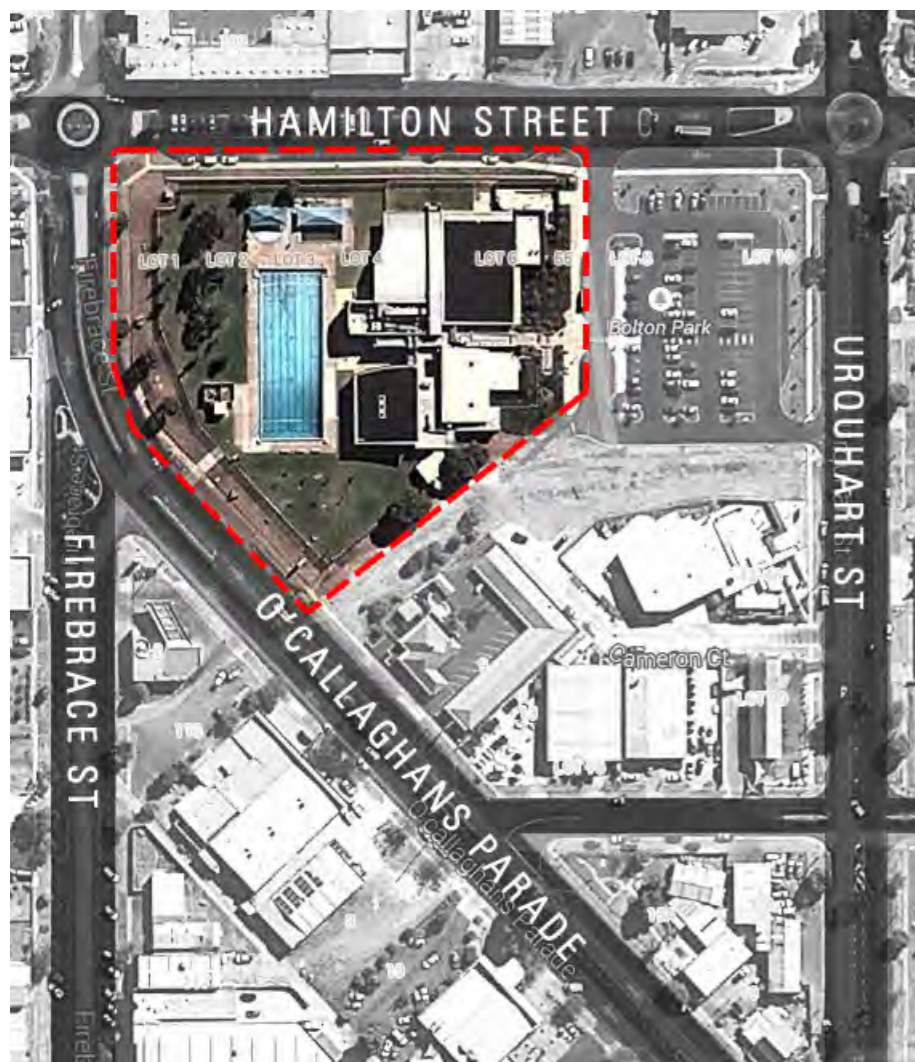
**4 4.5 Horsham Aquatic Centre Occasional Care**

**4.5.1 Service Description**

The Horsham Aquatic Centre is owned by HRCC and operated by the YMCA.

The facility offers members and casual visitors an Occasional Care service which is run by the recreation centre.

**Location**



**4.5.3 Information Gathering**

**This site and facility is owned by HRCC, however the Occasional Care service is specific to the recreation centre and not considered to have the development opportunities of other Early Years Sites.**

Therefore the following descriptions are obtained from publicly available information and site observation. No internal inspection was conducted.

Address	53 Hamilton Street, Horsham
Ownership	HRCC
Service Operator	YMCA
Title Information	not available

**4.5.4 Authorities**

Town Planning	Public Use Zone - Local Gov (PUZ6)
	Design Development Overlay (DDO3)
	Land Subject to Inundation Overlay (LSIO)
Bushfire Prone Area	No
Cultural heritage	No
<b>Existing DEECD Licensing Capacity: TBC</b>	

**4.5.5 Site Observations**

Note: No internal site inspection was conducted. All observations were made from the street frontage.

**4.5.6 Site Assessment**

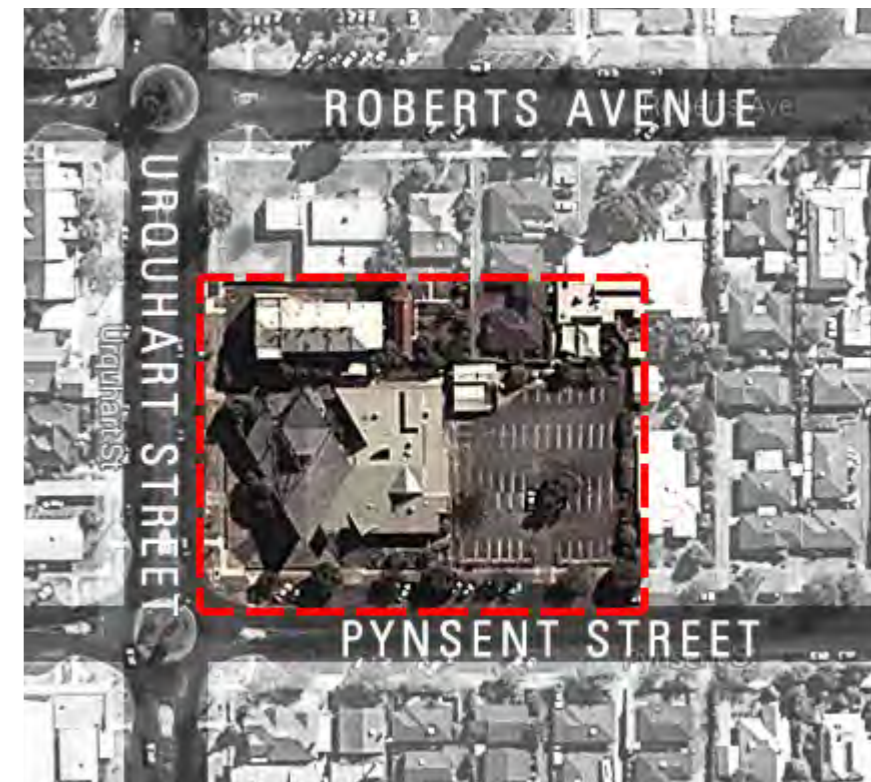
While this site and facility is owned by HRCC, the Occasional Care service is specific to the recreation centre and not considered to have the development opportunities for Early Years services such as kindergarten.

**5 4.6 Horsham Occasional Care**

**4.6.1 Service Description**

Horsham Occasional Care is situated at the rear of Horsham Uniting Church on 10 Pynsent St and is owned and operated by Wimmera Uniting Care.

**Location**



**4.6.2 Information Gathering**

This site and facility is not owned by HRCC.

No site or internal inspection was conducted.

**4.6.3 Site Assessment**

This Occasional Care service is specific to the activities at the Horsham Uniting Church and not considered to have the development opportunities for Early Years services such as kindergarten. As this is not a facility owned by HRCC future development is limited without owner's consent.



**A 4.7 St Michaels and Johns Primary School**

**4.7.1 Service Description**

St Michaels and Johns' Primary School is a co-educational Catholic Primary School located next to St Michael and John's Church adjacent Horsham CBD.

**Location**



**4.7.2 Photos**



View from Roberts Avenue

**4.7.3 Information Gathering**

**This site and facility is not owned by HRCC.**

**The following descriptions are obtained from publicly available information and site observation. No internal inspection was conducted.**

Address	7 McLachlan Street, Horsham
Ownership	Catholic Diocese of Ballarat
Service Operator	Catholic School
Title Information	not available

**4.7.4 Authorities**

Town Planning	General Residential 1 Zone (GRZ1) Design Development Overlay - DDO3 Heritage Overlay (HO8)
Bushfire Prone Area	No
Cultural Heritage	No
<b>Student Numbers</b>	TBC

**4.7.5 Site Observations**

Note: No internal site inspection was conducted. All observations were made from the street frontage.

**Site Description**

**4.7.6 Site Assessment**

St Michaels and John's Church and Primary School are located together on a block bounded by McLahlan Street, Henty Highway, Roberts Avenue and Urquhart Street. As such there is little or no opportunity for addition of an early years service such as a kindergarten on site.

As this is not a facility owned by HRCC future development is limited without owner's consent.



**B C 4.8 Horsham Primary School, 298 Campus & Out of School Care**

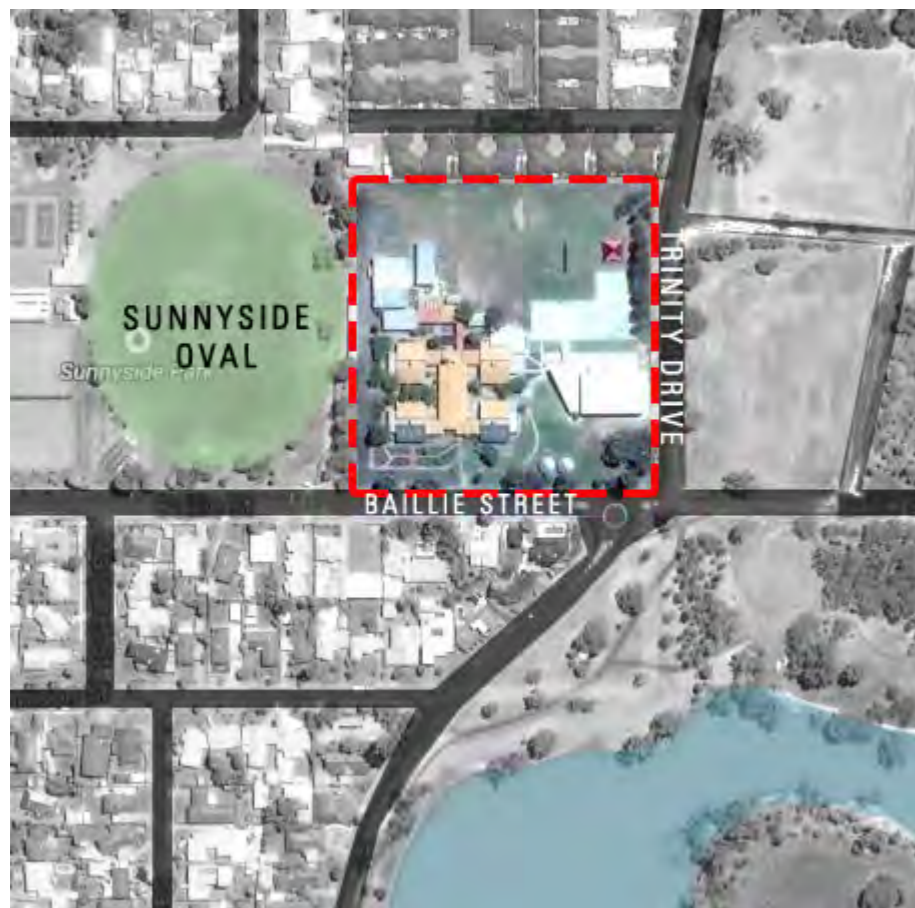
**4.8.1 Service Description and Location**

In late 2010, Horsham Primary School, 298 Campus (formerly Horsham 298 Primary School) amalgamated with Horsham North Primary School (now, Horsham Primary School, Rasmussen Campus).

Horsham Primary School, 298 Campus is located at 288 Baillie St nearby Wimmera River and adjacent Sunnyside Oval.

The 298 Campus offers an Out of School Care service for after school care and holiday care operated by Wimmera Uniting Care.

**Location**



**4.8.2 Photos**



**4.8.3 Information Gathering**

**This site and facility is not owned by HRCC.**

**The following descriptions are obtained from publicly available information and site observation. No internal inspection was conducted.**

Address	38 Baillie Street, Horsham
Ownership	Crown Land
Service Operator	DEECD - Primary School
	Wimmera Uniting Care - OSC
Title Information	Lot 1 TP423711 1\TP423711

**4.8.4 Authorities**

Town Planning	Public Use Zone - Education (PUZ2)
	Design and Development Overlay (DDO)
	Design and Development Overlay - Schedule 3 (DDO3)
	Land Subject to Inundation Overlay (LSIO)
Bushfire Prone Area	Yes
Cultural Heritage	Yes
<b>Student Numbers</b>	approx. 431
<b>Out of School Care</b>	60 licensed Children's Places

**4.8.5 Site Observations**

Note: No internal site inspection was conducted. All observations were made from the street frontage.

**4.8.6 Site Assessment**

This site is on the eastern edge of the urban area of Horsham and as such is not as well suited for early years services as a more central location would be.

As this is not a facility owned by HRCC future development is limited without owner's consent.



**D 4.9 Holy Trinity Lutheran School**

**4.9.1 Service Description**

Holy Trinity Lutheran School is a co-educational independent Christian primary school with classes from Prep to Year 6



**4.9.2 Photos**



View from Trinity Drive

**4.9.3 Information Gathering**

**This site and facility is not owned by HRCC.**

**The following descriptions are obtained from publicly available information and site observation. No internal inspection was conducted.**

Address	Trinity Drive, Horsham
Ownership	Lutheran Church, Independent School
Service Operator	Lutheran Church, Independent School
Title Information	not available

**4.9.4 Authorities**

Town Planning	General Residential 1 Zone (GR1Z) Rural Living Zone (RLZ) Design Development Overlay (DDO3) Development Plan Overlay (DP02) Floodway Overlay (FO) Land Subject to Inundation Overlay (LSIO)
Bushfire Prone Area	Yes
Cultural Heritage	Yes
<b>Student Numbers</b>	about 250 students

**4.9.5 Site Observations**

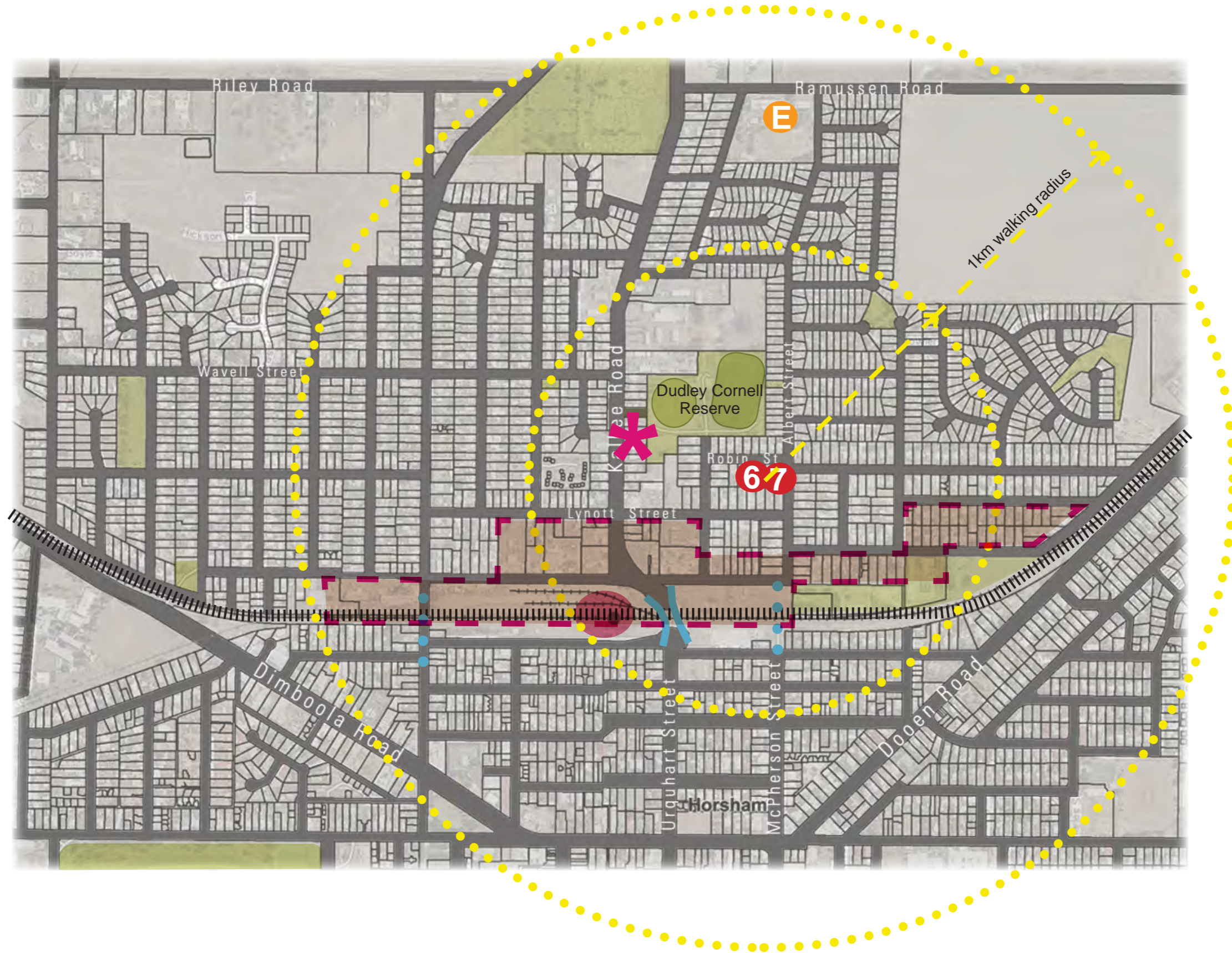
Note: No internal site inspection was conducted. All observations were made from the street frontage.

**4.9.6 Site Assessment**

This site is on the eastern edge of the urban area of Horsham and as such is not as well suited for early years services as a more central location would be.

As this is not a facility owned by HRCC future development is limited without owner's consent.







# 5 Horsham North Early Years Sites

## 5.1 Horsham North

### 5.1.1 Horsham North Locality Overview

Horsham North is separated from the rest of Horsham Township by the railway line. There is one vehicle bridge and two pedestrian underpasses connecting Horsham North to the rest of the Horsham Township.

The streetscape of Horsham North consists largely of low rise industrial sites along the railway and main road, with single residential lots behind.

The focal points for community activity in Horsham North are the Dudley Cornell Reserve, Horsham Primary School and the Robin Street Kindergarten and Maternal Child Health service.

Early years services located in the Horsham North area include:

- Horsham North Kindergarten
- Horsham North Maternal Child Health Service
- Horsham Primary School, Rasmussen Campus

The following table is a comparison of facilities, and the diagram on the facing page locates these facilities.

### 5.1.2 Horsham North Early Years Services Table

	Facility Name	Address	Service Description	Site Ownership	Service Operator	Age Group	Student Numbers	Operating Hours
6	<b>Horsham North Kindergarten</b>	Robin Street, Horsham	Sessional Kindergarten Program for 4 year olds	Horsham Rural City Council	Horsham Rural City Council	4 year old kinder program	28 Licensed children's places	Sessional kindergarten program Monday to Friday
7	<b>Horsham North Maternal Child Health Service</b>	Robin Street, Horsham	Single Maternal Child Health consulting room	Horsham Rural City Council	Horsham Rural City Council	Birth to school age	n/a	Monday to Friday
E	<b>Horsham Primary School, Rasmussen Campus</b>	2b Rasmussen Road, Horsham North	Co-educational State Primary School	Crown Land	DEECD	Primary School Age	approx. 95	School hours



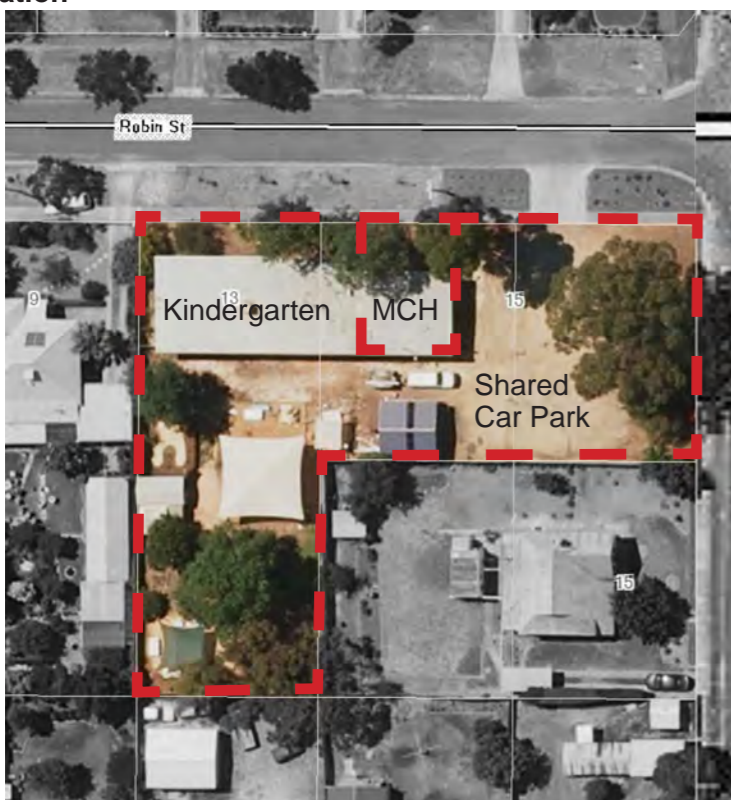
**6 7** 5.2 Horsham North Kindergarten & MCH

**5.2.1 Service Description & Location**

Horsham North Kindergarten is co-located with Horsham North Maternal Child Health Service at 13-15 Robin Street, Horsham North.

The sessional kindergarten provides a 4 year old program Monday to Friday during school term.

**Location**



Horsham North Kindergarten Verandah



Horsham North Kindergarten

**5.2.3 Information Gathering**

**Information Provided by HRCC**

Address	13-15 Robin Street, Horsham North
Council Asset ID	64
Year Acquired	1960
Building Age	54 years
Ownership	Council Freehold
Title Information	13 Robin Street: Lot 6 LP10435 15 Robin Street: Lot 1 TP257110 Lot 2 TP257110 No easements apparent on either title
Building Area	248sq.m
Verandah Area	70sq.m
Site Area	approx 2,000sq.m (across 2 titles)

**5.2.2 Photos**



Robin Street view of Kindergarten & MCH Building

Existing Conditions Plans Site and floor plans, elevations received

**HRCC Building Condition Audit Summary, Jan 2014**

Refer Section 2 for descriptions

Average Condition Rating	3
Long / Short Life Structure	3
Roof	3
Mechanical Services	3
Building Fit-out	5

HRCC Asbestos Register (05/03/12) noted the presence of hazardous materials in the building

**5.2.4 Authorities**

Town Planning (both sites)	Public Use Zone - Health and Community (PUZ3)
	Design Development Overlay - DDO3
Bushfire Prone Area	No
Cultural Heritage	No

**Existing DEECD Licensing Capacity: 28**

Children's Room size approx 95sq.m equals about 28 children's places. We understand HRCC is in the process of licensing the verandah which would increase capacity by about 10 children's places. Outdoor Play Space approx 1,000sq.m could yield higher children's places

**5.2.5 Site Observations**

**Site Description**

The site is quite flat with the building facing Robin Street and an on-site car park on the corner of Robin Street and Albert Street.

**Building Description**

The single storey kindergarten and MCH is a light-weight framed, weatherboard clad building with timber floor, timber framed windows and doors and metal sheet roof. It is elevated approximately 500-600mm above the natural ground level.

The building appears well-maintained and in fair condition. Recent refurbishment included re-cladding of the building, new kitchen, new accessible WC, new staff office

**Facilities**

The Kindergarten has the following internal facilities:

- Single Children's Room with access to garden via new ramp
- Entry area with sign-in book & locker bags on verandah
- Staff office
- Accessible WC facility accessed off children's room



- Junior amenities with 3 x junior pans and trough
- Lockable storage room
- Kitchen

The Kindergarten has the following external facilities:

- Outdoor play space
- Verandah
- Outdoor storage sheds
- Various shade sail structures

The MCH has the following internal facilities:

- Foyer accessed by new ramp
- WC
- Kitchen
- 1 x consulting room
- 1 x feeding room

**Accessibility**

Accessibility to the site and building appears to be compliant with the BCA as new ramps were constructed in 2013.

The corner location provides two street frontages, with vehicle access from Robin Street. The site is relatively flat however the floor level of the building is raised up about 500-600mm from the ground level. New ramps were installed and access provided.

**Vehicle Access and Car Parking**

An on-site gravel car parking is accessed from Robin Street. It has approximately 8-10 informally marked car spaces + 2 staff spaces. This is in excess of the Planning Scheme rate of 0.22 spaces per child for a Child Care Centre, requiring 6 spaces for this site.

No dedicated accessible car space was noted. Parking is also available on Robin and Albert Streets.

**5.2.6 Site Assessment**

**Locality Service Need**

Refer Service Plan for demographics, growth and community consultation. There are no other maternal child health, child care or kindergarten services in Horsham North. The Salvation Army run a playgroup from the corner of Kalkee Road and Lynott street, and Horsham Primary School, Rasmussen Campus is approximately 800m away.

**Accessibility**

Horsham North Kindergarten is located in a residential area in Horsham North in an easily walkable environment with well-connected, relatively flat streets. Vehicle access is available from Robin Street with a gravel on-site car park. Street parking is also available in the residential streets.

Public transport access via bus routes. New ramps and an accessible toilet were constructed in 2013 and assumed to be compliant to current standards.

**Site Opportunity**

At about 2,000sq.m the site could support a larger integrated Children’s Centre, and increase the on-site car parking provision to 15 spaces in line with the Planning Scheme requirements.

This would require either extension to the existing building or construction of a new centre. The L-shape of the site results in some inefficiencies in site planning.

The site is located in a residential setting without great connection to other community services or amenities.

The building is aging, although it has recently had its cladding replaced and appears well-maintained. The HRCC Average Building Condition Rating of 3 indicates the building is in very good condition.

No comment can be made on structural integrity or site services provision.

**E 5.3 Horsham Primary School, Rasmussen Campus**

**5.3.1 Service Description & Location**

Horsham Primary School, Rasmussen Campus (formerly, Horsham North Primary School), merged with Horsham 298 Primary School to form Horsham Primary School.

The Rasmussen Campus is located on Rasmussen Road, Horsham.

**Location**



**5.3.1 Photos**



View from Rasmussen Road, Bleakly Street corner

**5.3.3 Information Gathering**

**This site and facility is not owned by HRCC.**

**The following descriptions are obtained from publicly available information and site observation. No internal inspection was conducted.**

Address	2b Rasmussen Road, Horsham
Ownership	Crown Land
Service Operator	DEECD
Title Information	Lot 124 LP81212 124\LP81212
	Lot 1 TP709208 1\TP709208
	Lot 2 TP709209 1\TP709209

**5.3.4 Authorities**

Town Planning	Public Use Zone - Education (PUZ2)
	Design and Development Overlay (DDO3)
Bushfire Prone Area	Yes
Cultural Heritage	No
<b>Student Numbers</b>	approx. 95

**5.3.5 Site Observations**

Note: No internal site inspection was conducted. All observations were made from the street frontage.

**5.3.6 Site Assessment**

This site is on the northern edge of the urban area of Horsham and as such is not as well suited for early years services as a more central location would be. As this is not a facility owned by HRCC future development is limited without owner’s consent.







# 6 Horsham West Early Years Sites

## 6.1 Horsham West

### 6.1.1 Horsham West Locality Overview

Horsham West is a largely residential area of single lots, with growth predicted along the western outskirts.

The areas is also characterised by a variety of educational facilities from early years to tertiary.

Early years services located in the Horsham North area include:

- Natimuk Pre-School
- Bennett Road Kindergarten
- Bennett Road Maternal Child Health Service
- University Early Learning Centre
- Horsham Primary School, Rasmussen Campus
- Horsham Special School

Other educational facilities in Horsham West include:

- Horsham Secondary College
- Wimmera Trade Training Centre
- Federation University

The following table is a comparison of facilities, and the diagram on the facing page locates these facilities.

### 6.1.2 Horsham North Early Years Services Table

	Facility Name	Address	Service Description	Site Ownership	Service Operator	Age Group	Student Numbers	Operating Hours
8	<b>Natimuk Pre-School</b>	48 Natimuk Road, Horsham	Sessional Kindergarten Program for 3 and 4 year olds	Horsham Rural City Council	Horsham Rural City Council	3 and 4 year old kinder program	30 Licensed Children's places	Sessional kindergarten program Monday to Friday
9	<b>Bennett Road Kindergarten</b>	1 Bennett Road, Horsham	Sessional Kindergarten Program for 4 year olds	Crown Land	Horsham Rural City Council	4 year old kinder program	29 Licensed Children's places	Sessional kindergarten program Monday to Friday
10	<b>Horsham Maternal Child Health Service</b>	1 Bennett Road, Horsham	Single MCH consulting suite	Crown Land	Horsham Rural City Council		n/a	Monday to Friday
11	<b>University Early Learning Centre</b>	299 Baillie Street, Horsham	Long day care and Garinja Kindergarten program	Federation University	Wimmera Uniting Care		58 licensed children's places	Monday to Friday
F	<b>Horsham West Primary School</b>	Hillary Street, Horsham	Co-educational State Primary School	Crown Land	DEECD	Primary School Age	TBC	School hours
G	<b>Horsham West Primary School, Out of School Care</b>	Hillary Street, Horsham		Crown Land	Wimmera Uniting Care	Primary School Age	60 licensed children's places	After school and school holidays
H	<b>Horsham Special School</b>	17 High Street North, Horsham	Co-educational facility for students displaying mild, moderate and severe cognitive, physical, behavioural disabilities	Crown Land	DEECD	Ages 5 - 18 years	75-80 students, no pre-school	School hours



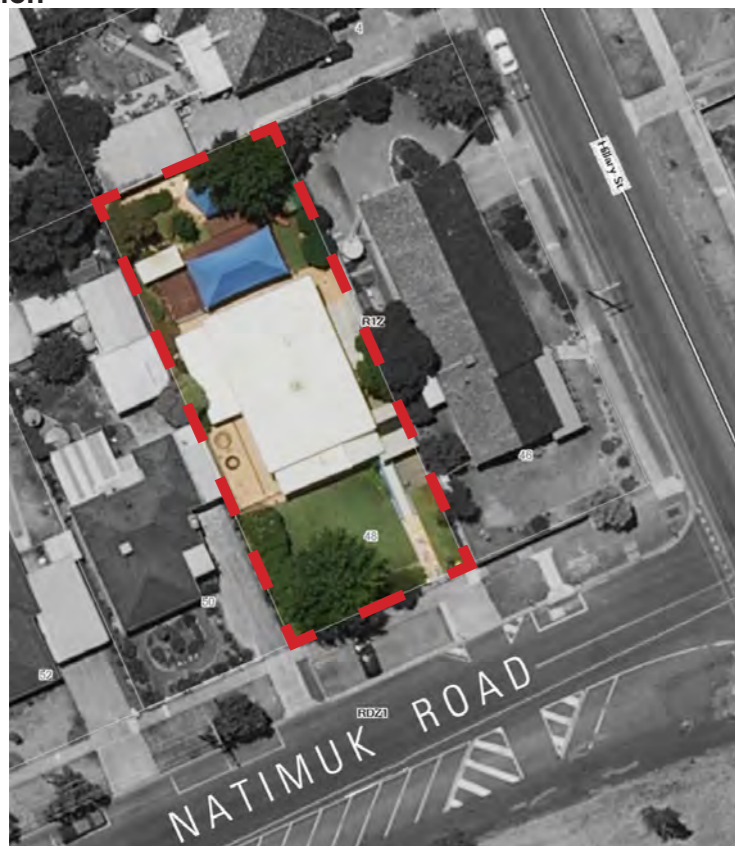
**8 6.2 Natimuk Pre-School**

**6.2.1 Service Description & Location**

Natimuk Pre-School is co-located at 48 Natimuk Road, Horsham, accessed via the service road.

The sessional kindergarten provides 3 and 4 year old kindergarten programs Monday to Friday during school term.

**Location**



View of Outdoor Play Garden at Natimuk Road frontage

**6.2.3 Information Gathering**

**Information Provided by HRCC**

Address	48 Natimuk Road, Horsham
Council Asset ID	47
Year Acquired	1963
Building Age	51 years
Ownership	Council Freehold
Title Information	Lot 1 TP241396 No easements apparent on title
Building Area	201sq.m
Site Area	approx 1,011sq.m
Existing Conditions Plans	No drawings received

**HRCC Building Condition Audit Summary, Jan 2014**

Refer Section 2 for descriptions

Average Condition Rating	4
Long / Short Life Structure	4
Roof	3
Mechanical Services	4
Building Fit-out	4

HRCC Asbestos Register (05/03/12) noted the presence of hazardous materials in the building

**6.2.4 Authorities**

Town Planning	General Residential Zone 1 (GR1Z)
	Design Development Overlay - DDO3

Bushfire Prone Area	No
Cultural Heritage	No

**Existing DEECD Licensing Capacity: 30**

Children's room size approx 97sq.m

**6.2.5 Site Observations**

Note: No internal site inspection was conducted. All observations were made from the street frontage.

**Site Description**

The site appears relatively flat with the building set back from Natimuk Road to create a front outdoor play space and a rear outdoor play space.

**Building Description**

The single storey kindergarten is a light-weight framed, weatherboard clad building with metal sheet roof. The floor level is elevated above the natural ground level with a recently constructed concrete accessible ramp to the main entry.

From a distance the outside of the building and grounds appear well-maintained and in fair condition.

**Facilities**

No internal inspection was made and no floor plan provided by Council.

**Accessibility**

Accessibility to the site and building appears to be compliant with the BCA as a new entry ramp was constructed in 2013.

No further comment can be made about accessibility issues.

**Vehicle Access and Car Parking**

No on-site car parking is provided, however on-street car parking is available on the Natimuk Road service road directly outside the kindergarten.

**6.2.6 Site Assessment**

**Locality Service Need**

Refer Service Plan for demographics, growth and community consultation. The Natimuk Road kindergarten is approximately 600m away from the Bennett Road Kindergarten and Maternal Child Health Centre.

**6.2.2 Photos**



View of Entry Gate from Natimuk Road



**9 10 6.3 Bennett Road Kindergarten & MCH**

Maintenance and the efficiency of two kindergartens in such close proximity each with aging facilities is questionable.

**Accessibility**

Natimuk Road Pre-School is located in a residential area in Horsham West in an easily walkable environment with well-connected, relatively flat streets. It is surrounded on all sides by private residences.

Vehicle access is not available on-site, but on-street parking is available in the Natimuk Road service lane.

Public transport access via bus routes

A new entry ramp was constructed in 2013 and assumed to be compliant to current standards.

**Site Opportunity**

Expansion of this site is constrained by the need to acquire additional residential properties.

The building is aging, although appears well-maintained from a distance.

The HRCC Average Building Condition Rating of 4 indicates the building is in good condition.

No comment can be made on structural integrity or site services provision.

**Authorities**

At about 1,011sq.m the site could only support a 2-room, 66 place Children’s Centre if a dispensation for no on-site car parking was granted by Council. The site is not large enough to also include additional early years services as an integrated community hub.

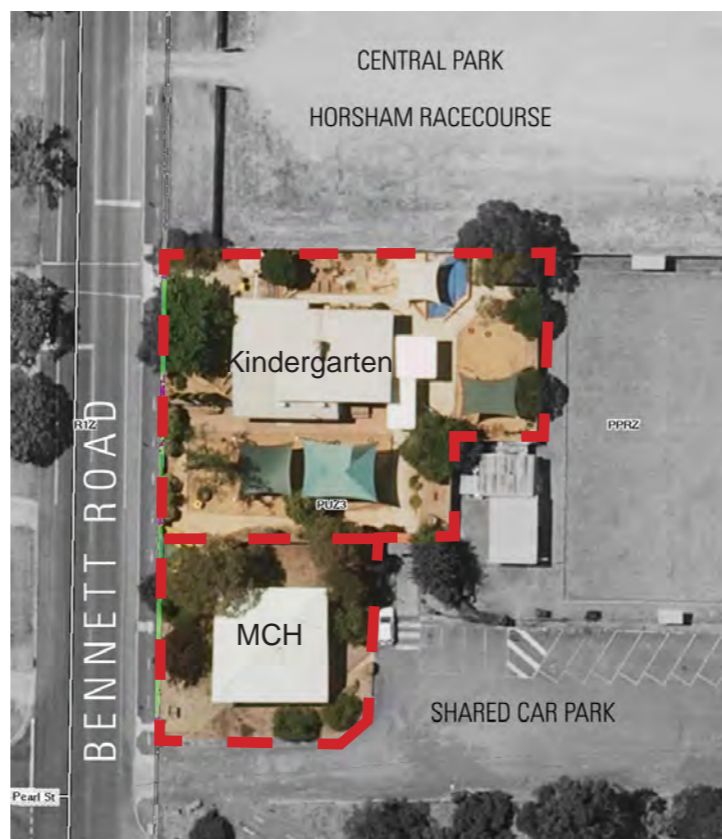
The site is located in a General Residential Zone. This is a permissible use in this zone, however a dispensation is required for no on-site car parking.

**6.3.1 Service Description & Location**

Bennett Road Kindergarten is located at 1 Bennett Road, Horsham, next door to the Bennett Road Maternal Child Health Centre.

The sessional kindergarten provides 4 year old kindergarten programs Monday to Friday during school term.

**Location**



**6.3.2 Photos**



View of Kindergarten Entry



View from Bennett Road corner



### 6.3.3 Information Gathering

#### Information Provided by HRCC

Address	1 Bennett Road, Horsham
Council Asset ID	3 - MCH
	4 - Kindergarten
Year Acquired	1980 - MCH
	1959 - Kindergarten
Building Age	34 years - MCH
	55 years - Kindergarten
Ownership	Crown Land
Title Information	not available
Building Area	115m <sup>2</sup> (MCH) as advised by HRCC
	191m <sup>2</sup> (kindergarten) as advised by HRCC
Site Area	approx 600m <sup>2</sup> - MCH
	approx 1,200-1,400m <sup>2</sup> - kindergarten
Existing Conditions Plans	Floor plans received for kindergarten only, no site plan available

#### HRCC Building Condition Audit Summary, Jan 2014

##### Bennett Road Kindergarten

Refer Section 2 for descriptions

Average Condition Rating	6
Long / Short Life Structure	7
Roof	4
Mechanical Services	4
Building Fit-out	6

HRCC Asbestos Register (05/03/12) noted the presence of hazardous materials in the building

#### HRCC Building Condition Audit Summary, Jan 2014

##### Bennett Road Maternal Child Health Service

Refer Section 2 for descriptions

Average Condition Rating	3
Long / Short Life Structure	4
Roof	3

Mechanical Services	3
Building Fit-out	5

### 6.3.4 Authorities (both sites)

Town Planning	Public Park and Recreation Zone (PPRZ)
	Public Use Zone - Health and Community (PUZ3)
	Public Use Zone - Service and Utility (PUZ1)
	Design Development Overlay (DDO3 and DDO9)
Bushfire Prone Area	No
Cultural Heritage	Yes (north of Racecourse)

#### Existing DEECD Licensing Capacity: 29

Children's Room size approx 100sq.m

### 6.3.5 Site Observations

Note: No internal site inspection was conducted. All observations were made from the street frontage.

#### Site Description

The site appears relatively flat with the building set back from Bennett Road to create a small front outdoor play space. The L-shaped site creates 2 x rear outdoor play spaces.

#### Building Description

The single storey kindergarten is a light-weight framed, weatherboard clad building with metal sheet roof. The floor level is elevated above the natural ground level with a ramp to the main entry.

From a distance the outside of the building and grounds appear well-maintained and in fair condition.

#### Facilities

No internal inspection was made, however the existing conditions floor plan provided by Council shows the following:

- Single Children's room
- Entry foyer
- 2 x staff offices
- Junior amenities with 2 x pans
- Single staff toilet
- 2 x store rooms
- Kitchen

### Accessibility

The existing conditions floor plan show a ramp to the front entry that is not likely to be compliant to current accessibility standards, and no accessible amenities on site.

No further comment can be made about accessibility issues.

### Vehicle Access and Car Parking

An on-site car park is shared with the adjacent Maternal Child Health service and park area. It is an open public car park with a gated pedestrian entry into the Kindergarten outdoor play area which is not the main entry to the kindergarten.

Public entry to the kindergarten is via the entry on Bennett Road. On-street parking is available on Bennett Road.

### 6.3.6 Site Assessment

#### Locality Service Need

Refer Service Plan for demographics, growth and community consultation.

The Bennett Road kindergarten is adjacent to the Maternal Child Health Centre and approximately 600m, away from the Natimuk Road Kindergarten.

Maintenance and the efficiency of two kindergartens in such close proximity each with aging facilities is questionable.

#### Accessibility

Bennett Road Kindergarten is located in a residential area of Horsham West backing onto the Horsham Racecourse and Central Park.

It is in an easily walkable environment with well-connected, relatively flat streets.

A shared car park is available off Bennett Road. Public transport access via bus routes. The building and access is not compliant to existing accessibility standards.

#### Site Opportunity

As crown land, determining the exact site area available for redevelopment requires negotiation with the relevant authority.

Maintaining use of the existing shared on-site car park would be beneficial.

The kindergarten building is aging, although appears well-maintained from a distance. The HRCC Average Building Condition Rating of 6 indicates the building is in fair to poor condition.



While the Maternal Child Health building is more recent, with a HRCC Average Building Condition Rating of 3, very good condition, it is not integrated with the kindergarten and poorly located on site if a new centre was proposed.

No comment can be made on structural integrity or site services provision.

**Authorities**

We can estimate the existing site for the kindergarten and MCH is approximately 1,800 - 2,000m<sup>2</sup>. At this size the site could support a larger integrated Children’s Centre of 66 places, plus say 2-4 Maternal Child Health or Allied Health consulting suites. This requires negotiation and agreement of the relevant authority.

The site is located in a Public Park and Recreation and Public Use Zone, and this is a permissible use in this zone.

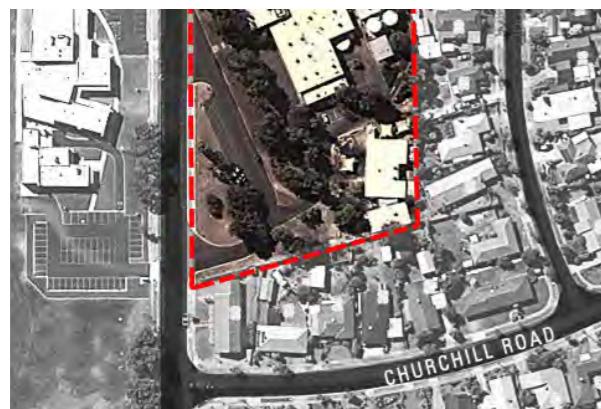
**11 6.4 University Early Learning Centre**

**6.4.1 Service Description & Location**

University Early Learning Centre is located at 299 Baillie Street, Horsham, accessed via a service road / driveway into the Federation University site.

The centre incorporates long day care and the Garinja Kindergarten program.

**Location**



**6.4.2 Photos**



**6.4.3 Information Gathering**

This site and facility is not owned by HRCC.

The following descriptions are obtained from publicly available information and site observation. No internal inspection was conducted.

Address	299 Baillie St, Horsham
Ownership	Federation University
Service Operation	Wimmera Uniting Care

**6.4.4 Authorities**

Town Planning	Public Use Zone 2 (PUZ2)
	Design Development Overlay - DDO3
Bushfire Prone Area	No
Cultural Heritage	No

**Existing DEECD Licensing Capacity: To Be Confirmed**

**6.4.5 Site Observations**

Note: No internal site inspection was conducted. All observations were made from the street frontage.

**6.4.6 Site Assessment**

This site constrained by the University campus and adjacent residential properties. As this is not a facility owned by HRCC future development is limited without owner’s consent.

**F G 6.5 Horsham West Primary School, Out of School Care**

**6.5.1 Service Description & Location**

Horsham West Primary School is located amongst residential properties on Hillary Street, Horsham.

The school is bounded by Kirwood St to the south and a privately owned, vacant land to the north. This vacant land is known as the Jenkinson Estate, and has an approved sub-division plan for residential development to the west. On this estate the land directly behind the school is noted as ‘School Expansion’.

The school offers an Out of School Care service which is operated by Wimmera Uniting Care.

**Location**





6.5.2 Photos



6.5.3 Information Gathering

This site and facility is not owned by HRCC.

The following descriptions are obtained from publicly available information and site observation. No internal inspection was conducted.

Address	24 Hillary Street, Horsham
Ownership	Crown Land
Service Operator	DEECD - Primary School
	Wimmera Uniting Care - OSC
Title Information	Lot 1 TP873882

6.5.4 Authorities

Town Planning	Public Use Zone - Education (PUZ2)
	Design and Development Overlay (DDO3)
Bushfire Prone Area	Yes
Cultural Heritage	No
<b>Student Numbers</b>	TBC

6.5.5 Site Observations

Note: No internal site inspection was conducted. All observations were made from the street frontage.

6.5.6 Site Assessment

The vacant land to the west of the School boundary noted as 'School Expansion' is in the Jenkinson Estate area. The size of this portion of land should be determined to assess whether an early years facility could be co-located or integrated with the Primary School.

As this is not a facility owned by HRCC future development is limited without owner's consent.





## 6.6 Horsham Special School

### 6.6.1 Service Description & Location

In mid-2013 Horsham Special School relocated to its new campus building at High Street North, adjacent Horsham College.

The school provides programs for students aged 5-18 who have mild to severe diagnoses associated with cognitive, physical, social, emotional, behavioral, sensory and multiple disorders.

#### Location



### 6.6.2 Photos



### 6.6.3 Information Gathering

**This site and facility is not owned by HRCC.**

Address	17 High Street North, Horsham
Ownership	Crown Land
Service Operator	DEECD
Title Information	Lot 1 TP431860 Lot 2 TP431860 Lot 1 TP514011
<b>6.6.4 Authorities</b>	
Town Planning	Public Use Zone - Education PUZ2)  Design and Development Overlay (DDO3)
Bushfire Prone Area	Yes
Cultural Heritage	No
<b>Student Numbers</b>	75-80

### 6.6.5 Site Observations

#### Site Description

The school fronts onto High Street, and is relatively flat.

#### Building Description

The buildings are single storey with construction completed in 2013. Some portable classroom buildings are located at the rear of the site.

#### Accessibility

Buildings are likely to be compliant to accessibility requirements given their recent construction and the students needs.

#### Vehicle Access and Car Parking

On site car parking is available at the front of the school.

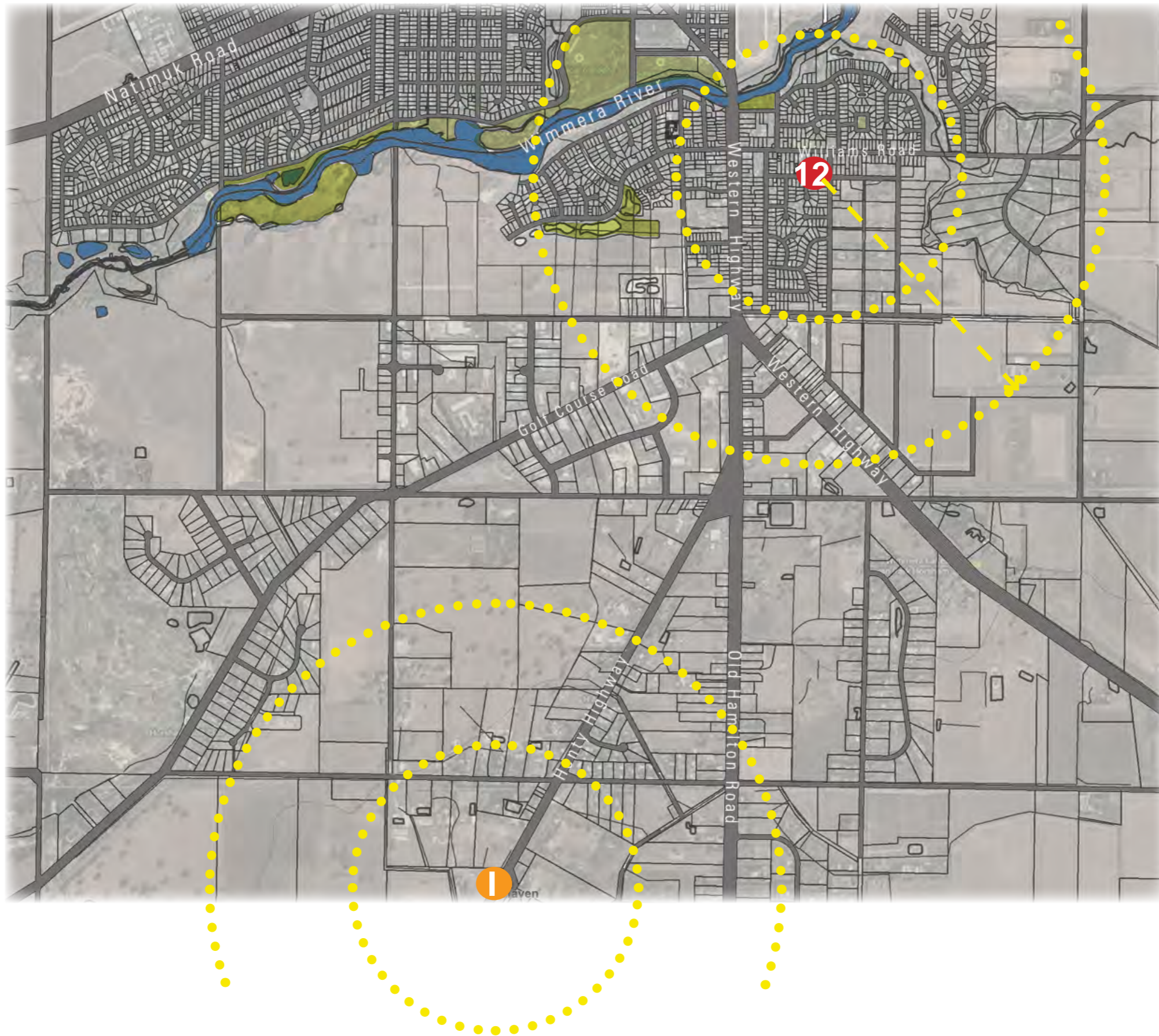
### 6.6.6 Site Assessment

Facility assessment should be undertaken to determine whether there is enough existing classroom / facility space on site to include a pre-school stream.

Existing facilities may need to be modified to suit the Children's Services Regulations.

As this is not a facility owned by HRCC future development is limited without owner's consent.







# 7 Horsham South and Haven Early Years Sites

## 7.1 Horsham South and Haven

### 7.1.1 Horsham South and Haven Locality Overview

Horsham South is a growth area south of the river.

It is characterised by a variety of educational facilities from early years to tertiary.

Haven is located approximately 5kms from Horsham CBD, and 4kms from the southern edge of Horsham

The diagram on the facing page locates these facilities.

The following table is a comparison of facilities.

Early years services located in the Horsham South and Haven area include:

- Greens Park Kindergarten
- Horsham West Primary School, Haven Campus

### 7.1.2 Horsham South and Haven Early Years Services Table

	Facility Name	Address	Service Description	Site Ownership	Service Operator	Age Group	Student Numbers	Operating Hours
12	Green Park Kindergarten	20 Williams Road, Horsham	Sessional Kindergarten Program for 3 and 4 year olds	Horsham Rural City Council	Horsham Rural City Council	3 and 4 year old kinder program	54 Licensed Children's places	Sessional kindergarten program Monday to Friday
1	Horsham West Primary School, Haven Campus	4362 Henty Highway, Haven	Coeducational state primary school	Crown Land	DEECD	Primary School age	TBC	School Hours



## 12 7.2 Green Park Kindergarten

### 7.2.1 Service Description & Location

Green Park Kindergarten is located at 20-24 Williams Road, Horsham, accessed off Young Street. It is a 2 room sessional kindergarten with front and rear yards and on-site car parking.

The sessional kindergarten provides 3 and 4 year old kindergarten programs Monday to Friday during school term.

### Location



### 7.2.2 Photos



Young Street - Main Entry



Shared Entry Foyer / Locker Area



Northern Yard

### 7.2.3 Information Gathering

#### Information Provided by HRCC

Address	20-24 Williams Road, Horsham
Council Asset ID	26
Year Acquired	2003
Building Age	11 years
Ownership	Council Freehold
Title Information	Lot 8 F LP3136 & Lot 9 F LP3136 No easements apparent on title
Building Area	520 sq.m
Site Area	approx 3,870 sq.m
Existing Conditions Plans	Floor plan received

### HRCC Building Condition Audit Summary, Jan 2014

Refer Section 2 for descriptions

Average Condition Rating 5

Long / Short Life Structure 6

Roof 6

Mechanical Services 3

Building Fit-out 4

HRCC Asbestos Register (05/03/12) noted no hazardous materials

### 7.2.4 Authorities

Town Planning General Residential Zone 1 (GR1Z)

Bushfire Prone Area No

Cultural Heritage No

### Existing DEECD Licensing Capacity: 54

Both Children's Rooms are approx 95sq.m each, equals about 27 children's places per room.

The Northern Kindergarten Room is about 95m<sup>2</sup> with approximately 1,100m<sup>2</sup> outdoor play space. The Southern Kindergarten Room is about 95m<sup>2</sup> with approximately 500m<sup>2</sup> outdoor play space.

### 7.2.5 Site Observations

#### Site Description

The site appears relatively flat with frontages to both Williams Road and Young Street. The building sits roughly 30m back from Young Street creating a southern outdoor play space facing Young Street and a larger, northern outdoor play space facing Williams Road.

The main pedestrian and vehicular entry to the kindergarten is off Young Street, with on-site car parking and the driveway exiting to Williams Road.

#### Building Description

The single storey kindergarten building is a light-weight framed, weatherboard clad building with metal sheet roof. The floor level is elevated above the natural ground level with ramped access to the main entry off Young Street.

The building and grounds appear well-maintained and in fair condition. The northern Children's Room is the original kindergarten room with junior toilets, office, store, kitchen and foyer space all original. The southern kindergarten room was added in 2013 with new junior toilets, additional office and store space and creation of the outdoor space facing Young Street.

Despite having a shared foyer and locker area, the kindergarten rooms operate quite separately with separate staff office space, junior toilets and outdoor space spaces.



We understand there are plans to construct a new verandah to the southern kindergarten room and apply to increase capacity.

**Facilities**

The Kindergarten has the following internal facilities:

- Two Children’s Rooms, each with access to separate outdoor play spaces
- Shared entry area with sign-in book & locker bags
- Two staff offices, the northern one accommodates 3 staff and the central office accommodates 2 staff
- An older non-compliant accessible visitor / staff WC accessed off foyer space
- Two separate junior amenities each with 3 x junior pans and hand basins
- A lockable storage room off each kindergarten room
- Shared Kitchen

The Kindergarten has the following outdoor facilities:

- On-site driveway and car parking
- Two outdoor play spaces each with outdoor storage shed and shade structures

**Accessibility**

Accessibility to the site and building appears to be compliant with an entry ramp to the front door. Ramp access from the northern kindergarten room to the outdoor play was constructed in 2013.

The existing accessible visitors WC would not be compliant with current standards.

**Vehicle Access and Car Parking**

The main vehicular entry to the kindergarten is off Young Street, with on-site car parking and the driveway exiting to Williams Road.

There are 14 on-site car spaces. This complies with the Planning Scheme rate of 0.22 spaces per child.

**7.2.6 Site Assessment**

**Locality Service Need**

Refer Service Plan for demographics, growth and community consultation. The Green Park Kindergarten is the only kindergarten in Horsham South, or south of the Wimmera River.

With increased residential growth nominated for area south of the river consideration should be given to either increasing capacity at Green Park or establishing another Early Years Centre in the area.

**Accessibility**

Green Park Kindergarten is located in a residential area in an easily walkable environment with well-connected, relatively flat streets. It is surrounded on both sides by private residences.

Vehicle access and car parking is available on-site. Public transport access via bus routes

The entry ramp is assumed to be compliant to current standards.

**Site Opportunity**

As an existing 2 x room Children’s Centre of about 54 places, the question is whether it is appropriate to increase capacity on this site or to building a new Early Years Centre south of the Wimmera River but to the west of the Western Highway where no such services exist.

The building is relatively new with a recent extension. It appears well-maintained on visual inspection. The HRCC Average Building Condition Rating of 5 indicates the building is in fair condition.

No comment can be made on structural integrity or site services provision.

**Authorities**

The site could support a 66 children’s place centre with maternal child health or allied health consulting suites to create a Children’s hub.

To achieve this and meet staff ratios of 1:11 the northern and southern kindergarten rooms could each increase to 33 places. This would require expansion of each room, or alternatively the proposed new verandahs could be licensed to this capacity.

Increasing children’s rooms capacity requires one additional car space. Adding consulting suites to the centre would also require additional car spaces on-site. Given the existing car park arrangement a dispensation from Council may be required.

**7.3 Horsham West Primary School, Haven Campus**

**7.3.1 Service Description & Location**

Horsham West Primary School, Haven Campus is located approximately 5km south of Horsham CAD.

**Location**



**7.3.1 Photos**



**7.3.3 Information Gathering**

**This site and facility is not owned by HRCC.**

**The following descriptions are obtained from publicly available information and site observation. No internal inspection was conducted.**

Address	4362 Henty Highway, Haven
Ownership	Crown Land
Service Operator	DEECD
Title Information	Parish of Bungalally
	Allot 24F1 24F1\PP2276
<b>7.3.4 Authorities</b>	
Town Planning	Public Use Zone - Education (PUZ2)
	Development Plan Overlay (DPO2)
	Environmental Significance Overlay (ESO5)
Bushfire Prone Area	Yes
Cultural Heritage	No
<b>Student Numbers</b>	approx. 100

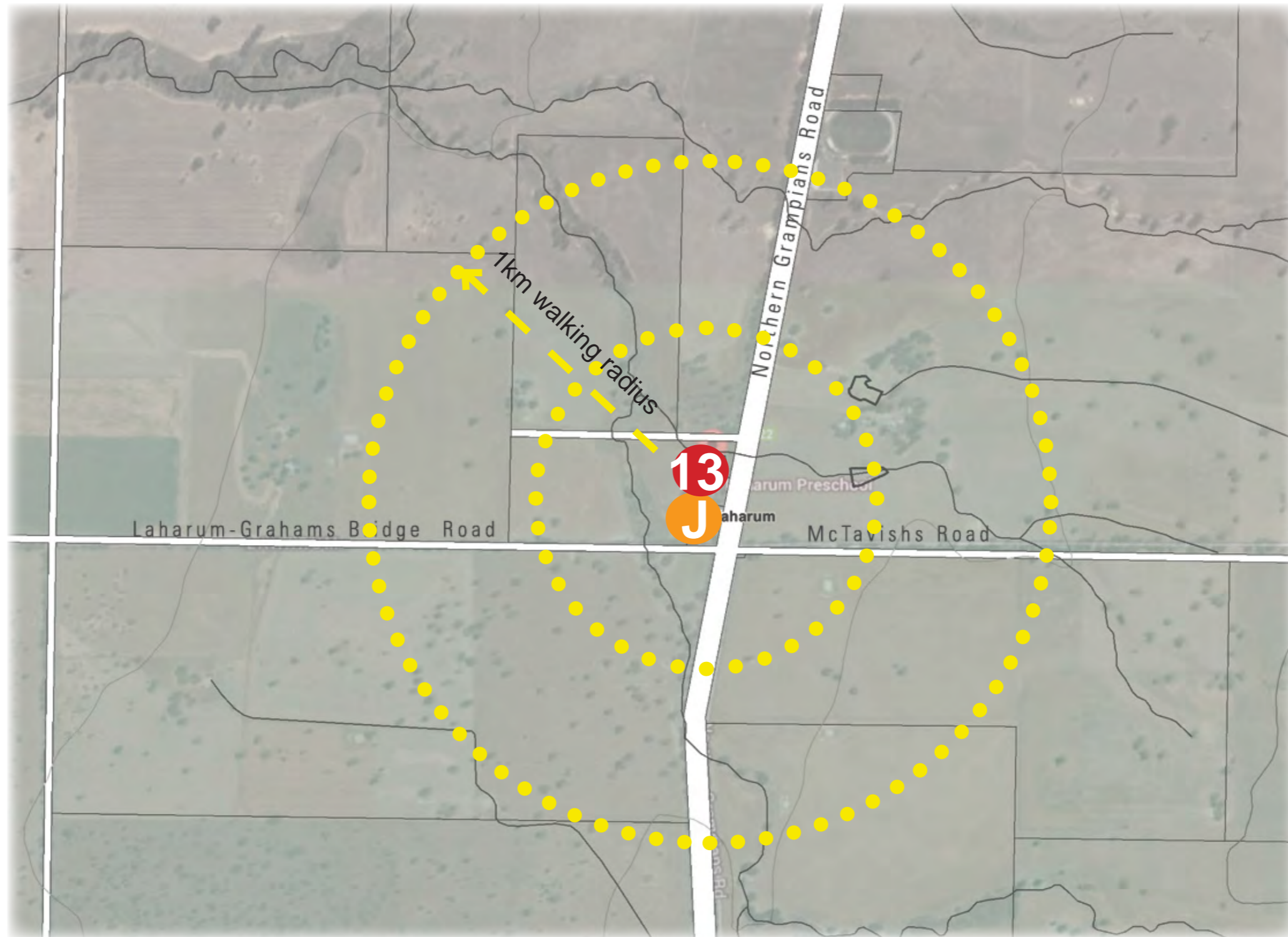
**7.3.5 Site Observations**

Note: No internal site inspection was conducted. All observations were made from the street frontage.

**7.3.6 Site Assessment**

As this is not a facility owned by HRCC future development is limited without owner’s consent.







# 8 Laharum Early Years Sites

## 8.1 Laharum

### 8.1.1 Laharum Locality Overview

Laharum is located approximately 34kms south-east of Horsham it is characterised by



Early years services located in Laharum include:

- Laharum Kindergarten
- Laharum Primary School
- 

The diagram on the facing page locates these facilities.

The following table is a comparison of facilities.

### 8.1.2 Laharum Early Years Services Table

	Facility Name	Address	Service Description	Site Ownership	Service Operator	Age Group	Student Numbers	Operating Hours
	<b>Laharum Pre-School</b>	1574 Nothern Grampians Road, Wartook	Sessional Kindergarten Program for 3 and 4 year olds	Crown Land	Horsham Rural City Council	3 and 4 year old kinder program	13 Licensed children's places	Sessional kindergarten program Monday to Friday
	<b>Laharum Primary School</b>	1574 Nothern-Grampians Road, Wartook	Co-educational state primary school	Crown Land	DEECD	Primary School age	TBC	School hours



**13 J 8.2 Laharum Pre-School & Primary School**

**8.2.1 Service Description & Location**

Laharum Pre-School is co-located with Laharum Primary School and located at 1574 Northern-Grampians Road, Laharum, approximately 33km south-east of Horsham.

The pre-school offers a 3 and 4 year-old sessional Kindergarten program available Monday to Friday.

**Location**



**8.2.2 Photos**



*View from Entry Drive*

**8.2.3 Information Gathering**

This site and facility is not owned by HRCC.

The following descriptions are obtained from publicly available information and site observation. No internal inspection was conducted.

Address	1574 Northern Grampians Road, Laharum
Ownership	Crown Land
Service Operator	HRCC, DEECD
Title Information	Parish of Wartook Allot. 6C ^C\PP3767

**8.2.4 Authorities**

Town Planning	Rural Living Zone (RLZ)
	Environmental Significance Overlay (ESO4)
Bushfire Prone Area	Yes
Cultural Heritage	No

**Student Numbers**

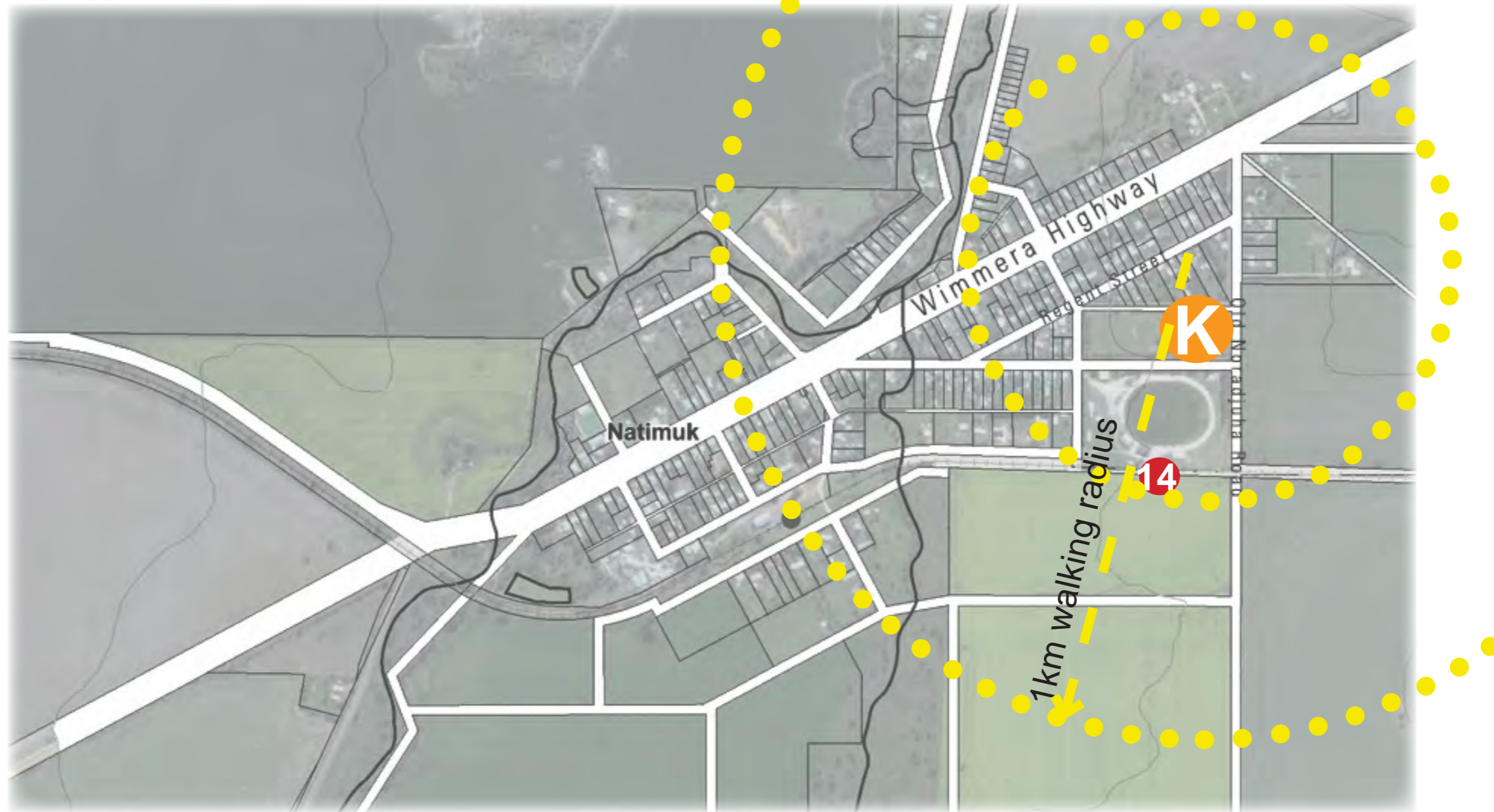
**8.2.5 Site Observations**

Note: No internal site inspection was conducted. All observations were made from the street frontage.

**8.2.6 Site Assessment**

As this is not a facility owned by HRCC future development is limited without owner's consent.







# 9 Natimuk Early Years Sites

## 9.1 Natimuk

### 9.1.1 Natimuk Locality Overview

Natimuk is located approximately 30kms west of Horsham it is characterised by



Early years services located in Natimuk include:

- Natimuk Pre-School
- Natiumuk Primary School

The diagram on the facing page locates these facilities.

The following table is a comparison of facilities.

### 9.1.2 Natimuk Early Years Services Table

	Facility Name	Address	Service Description	Site Ownership	Service Operator	Age Group	Student Numbers	Operating Hours
	<b>Natimuk Pre-School</b>	2 Regent Street, Natimuk	Sessional Kindergarten Program for 3 and 4 year olds	Horsham Rural City Council	Horsham Rural City Council	3 and 4 year old kinder program	23 Licensed children's places	Sessional kindergarten program Monday to Friday
	<b>Natimuk Primary School</b>	38 Old Noradjuha Road, Natimuk	Co-educational state primary school	Crown Land	DEECD	Primary School age	TBC	School hours



**14 9.2 Natimuk Pre-School**

**9.2.1 Service Description & Location**

Natimuk Pre-School is located at 2 Regent St, Natimuk, approximately 24km west of Horsham.

The pre-school offers a 3 and 4 year-old sessional Kindergarten program available Monday to Friday.

**Location**



Rear Outdoor Play Area

**9.2.3 Information Gathering**

**Information Provided by HRCC**

Address	2 Regent St, Natimuk
Council Asset ID	46-EDU
Year Acquired	1977
Building Age	37
Ownership	Horsham Rural City Council
Title Information	Township of Natimuk
	Allot. 18 Sec. 2 18-2\PP5578
Building Area	145m <sup>2</sup>
Site Area	2084m <sup>2</sup>
Existing Conditions Plans	Alterations to DDA and Children's Toilets Drawings received

**HRCC Building Condition Audit Summary, Jan 2014**

Refer Section 2 for descriptions

Average Condition Rating	3
Long / Short Life Structure	4
Roof	4
Mechanical Services	2
Building Fit-out	2

HRCC Asbestos Register (05/03/12) noted the presence of hazardous materials in the building

**9.2.4 Authorities**

Town Planning	Township Zone (TZ)
Bushfire Prone Area	No
Cultural Heritage	No

**Existing DEECD Licensing Capacity: 23**

**9.2.5 Site Observations**

**Site Description**

The site fronts onto Regent St with a solid fire wall along the north-eastern facade to the vacant block adjacent.

The site appears relatively flat with well established trees and landscaping.

**Building Description**

The single-storey masonry building has been recently refurbished and reopened in 2013.

Refurbishment works included a new office, new air-conditioning, new verandah, new accessible toilet, new entry with children's lockers and new front entry gate.

**Facilities**

The Pre-School has the following internal facilities:

- Entry Foyer with children's lockers and display space
- 1 x office with 2 workstations and good visibility to all play spaces
- 1 x accessible toilet
- an open room play area
- a Store Room and Kitchen directly accessible from the open play area

The Pre-School has the following outdoor facilities:

- a semi-enclosed verandah which can be closed-off with outdoor roller blinds
- a large sized outdoor play area with various play equipment and landscaping elements
- an outdoor storage shed
- an open shelter structure
- a small outdoor stage platform

**Accessibility**

Entry to the site and building appears to be compliant with the BCA in regard to on-grade entry. The nominated accessible car park does not appear to be strictly compliant. The step down access to the rear outdoor play space is also non-compliant.

The recent refurbishment works included installation of a fully compliant accessible toilet.

**9.2.2 Photos**



Entry



**K** 9.3 Natimuk Primary School

**Vehicle Access and Car Parking**

The pre-school is located on Regent St via Old Noradjuha Road off Wimmera Highway.

The on-site loose gravel carpark appears to have 1 x dedicated staff car park, 1 x accessible car park (non-compliant) and 5-6 x drop off / casual car parks.

**9.2.6 Site Assessment**

**Locality Service Need**

Refer Service Plan for demographics, growth and community consultation.

Natimuk Primary School is located approximately 260m away at 38 Old Noradjuha Road.

**Accessibility**

Natimuk is located approximately 25km west of Horsham. Natimuk Pre-school serves the township and locality. The township itself is very walkable, relatively flat with interconnecting streets.

Vehicle access and car parking is available on-site. Access to the site in on-grade.

**Site Opportunity**

As an existing 2 x room Children’s Centre of about 54 places, the question is whether it is appropriate to increase capacity on this site or to building a new Early Years Centre south of the Wimmera River but to the west of the Western Highway where no such services exist.

The site could support a larger children’s centre with maternal child health or allied health consulting suites to create a Children’s hub, however the demographics may not support this expansion.

The building is relatively new with a recent extension. It appears well-maintained on visual inspection. The HRCC Average Building Condition Rating of 5 indicates the building is in fair condition.

No comment can be made on structural integrity or site services provision.

**9.3.1 Service Description & Location**

Natimuk Primary school is located at 38 Old Noradjuha Road, Natimuk, approximately 260m down the road from Natimuk Pre-School.

**Location**



**9.3.2 Photos**



**9.3.3 Information Gathering**

**This site and facility is not owned by HRCC.**

**The following descriptions are obtained from publicly available information and site observation. No internal inspection was conducted.**

Address	38 Old Noradjuha Road, Natimuk
Ownership	Crown Land
Service Operator	DEECD
Title Information	Township of Natimuk
	Allot. 1 Sec. 4 1-4\PP5578
	Allot. 2 Sec. 4 2-4\PP5578
	Allot 8. Sec. 4 8-4\PP5578
	Allot 9. Sec. 4 9-4\PP5578

**9.3.4 Authorities**

Town Planning	Public Use Zone - Education (PUZ2)
	Township Zone (TZ)
	Heritage Overlay (HO26)
	Heritage Register VHR H2051
Bushfire Prone Area	Yes
Cultural Heritage	No
<b>Student Numbers</b>	TBC

**9.3.5 Site Observations**

Note: No internal site inspection was conducted. All observations were made from the street frontage.

**9.3.6 Site Assessment**

As this is not a facility owned by HRCC future development is limited without owner’s consent