



Shape Clarkefield

Community Engagement Report

APD Projects, Final, 5 August 2021

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DEFINITIONS

The following definitions apply to this document:

COMMUNITY

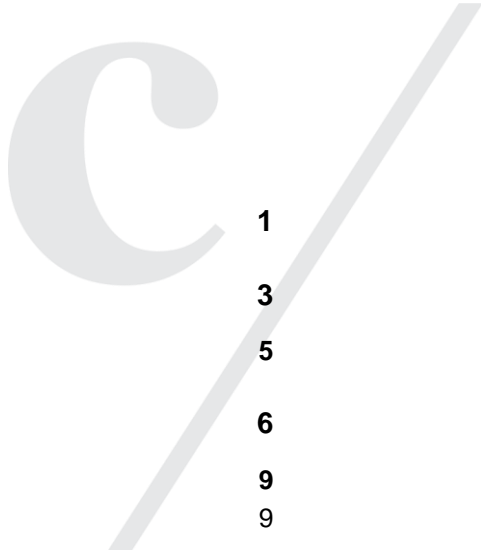
The term community refers to a group of people that has something in common such as identity, behaviours, interests or values. A community often share a sense of place in a given geographical area (e.g. a country, city, town, or neighbourhood) or in virtual space through communication platforms.

STAKEHOLDER

The word stakeholder refers to individuals, groups or organisations with a stake or interest in the outcome of a decision. Stakeholders may also have the ability to influence the decision given their role or position.

ENGAGEMENT

Engagement is defined as a planned process with the purpose of working with communities and stakeholders to inform decisions, share knowledge and strengthen relationships.



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1 Summary

The project 'Shape Clarkefield' is a partnership project in partnership with expert firms and the landowners to deliver the carbon neutral township, Clarkefield in the Shire of the Macedon Ranges. Community engagement has been undertaken to influence the Clarkefield Township Development Plan which will inform the greater vision and development at Clarkefield.

The purpose of the engagement was to inform the future Clarkefield Town Centre as part of the Development Plan preparation as well as the wider vision for a broader expanded Clarkefield township. This included to:

- promote the proposed vision, merits and value for the community and stakeholders
- identify key issues
- strengthen relationships with the community and stakeholders
- understand views and aspirations for development in the area
- determine community infrastructure needed
- inform the preparation of the Town Centre development plan application.

The engagement process consisted of the preparation of the Shape Clarkefield engagement webpage, delivery of targeted briefings, facilitation of two online webinars, an online survey and Town Centre map, and two drop-in engagement events held in Clarkefield.

The following recommendations for the project team to consider reflect the key findings from the engagement:

1. Continue to progress with initiatives that respond to the five proposed vision pillars.
2. Strike a balance with this development to ensure Clarkefield is an accessible village with a rural feel that does not feel like suburbia with small lot sizes, whilst also providing modern amenities.
3. Consider the current and future role of the Clarkefield Train Station and connected walking and cycling tracks.
4. Plan for a diverse range of community services and dwelling types which meet the needs of current and future Clarkefield residents including ageing in place and people with disability.
5. Ensure the proposed sustainability initiatives are delivered and aspirations are realised.
6. Ensure Clarkefield embraces the local history particularly the 'Coach and Horses Inn'.
7. Ensure Clarkefield embraces the local landscape including the grasslands, Jacksons Creek and providing a net gain of indigenous flora
8. Consider and act on how increased traffic, introduction of mains water and essential infrastructure such as sewerage will impact the local community and landscape.
9. Continue to be transparent about the development and the impacts it has on the local community.

10. Continually provide updates and regularly communicate with the local community and registered interested parties about the progress of the project.

The next steps for the Clarkefield development process are as follows.

1. Refinement of the draft development plan to consider key findings and feedback from this round of engagement
2. Development plan to be submitted to the Macedon Ranges Shire Council in 2021
3. Council will commence their planning assessment process including community consultation.

2 Introduction

This report provides a summary of the stakeholder and community engagement outcomes undertaken by project partners for the development of the Clarkefield Township (Figure 1). It outlines the engagement approach, engagement findings, and the next steps in the process.

APD Projects is working in partnership with expert firms and the landowners to deliver the carbon neutral township, Clarkefield in the Shire of the Macedon Ranges. Early community engagement has been undertaken prior to the preparation and submission of the Clarkefield Township Development Plan of land within the current Township Zone. The Clarkefield Development Plan is the first stage in informing the greater vision for a broader development at Clarkefield beyond the current Township Zone.

The Project team maintains the ambition to deliver an exemplar and ambitious development, one that delivers jobs, a mix of housing and is one of the most sustainable projects of its kind. It will be delivered without a requirement for any significant government funding and will be a nationally significant undertaking.

The purpose of the Clarkefield project is to set new national benchmarks on sustainable development, at scale, towards a carbon neutral future.

The proposed vision for Clarkefield is to be a compact, mixed use transit orientated, 20-minute neighbourhood, creating a new model for a future community centred around an active street and town core. Aspirations encompass:

- a variety of housing including affordable housing for life
- sustainable and affordable living
- a community owned solar farm
- best practice water cycle management protection of high value agricultural land
- manageable flora, fauna and cultural heritage values
- a re-established primary school
- the Clarkefield Farm.

Community Engagement commenced with the preparation of five key pillars that form the vision for the development:

1. **A connected lifestyle** – connecting people to place and neighbours, where people can get to and from Clarkefield easily
2. **A peri-urban township** – Diversity of housing choice with affordable housing implementing through the PRADs model
3. **Sustainable place** – carbon neutral with materials re-use and proposed solar farm, integrated transport
4. **Tourism and local economy** – local produce through innovative water initiatives, leverage historical assets (station and pub), local provenance food, railway tourists, close to jobs

5. Natural and productive landscapes – using best of the resources, protecting valuable agricultural land.

A comprehensive Community Engagement Strategy was designed to inform the future Clarkefield Town Centre as part of the Development Plan preparation as well as the wider vision for a broader expanded Clarkefield township. Engagement was planned according to the phase of the project and the respective engagement needs.

The Shape Clarkefield Community Engagement objectives were:

- To promote a broad awareness about the vision, merits and value of the proposed development, build excitement and gauge the level of support for the project as a demonstration of how developments should be done in the future applying sustainability principles.
- To identify key issues and opportunities by the community and key stakeholder groups prior to the formal application
- To strengthen and nurture relationships with Council, residents and other key stakeholders through the project engagement
- To seek community views and understand the wider stakeholder or community's aspirations for development in the area to adequately cater for the current and future needs of the community. These views will inform further refinement of the development.
- Determine the opportunities, functionality and integration of community spaces and infrastructure needed.
- To use the insights to inform the preparation of the Town centre development plan application, make suitable changes or additions to maximise support and probability of success.



Figure 1: Clarkefield Town Centre and broader Clarkefield Township

2.1 Assumptions and limitations

The following learnings were identified in relation to conducting and reporting on the engagement:

- This report is a summary of participant's responses and does not necessarily represent the views of the whole Clarkefield community.
- Some information included in this report may be factually incorrect or unfeasible. The information has not been validated as it is purely a summary of participants' opinions, ideas and feedback.
- Some participants raised concerns that were outside the scope of the discussions. Where these points have been noted, they may be out of scope for consideration.
- The report presents the key points of discussion and includes a range of feedback expressed by participants. It provides an overview of participant sentiment but does not report on the sentiment of individual participants.
- Participants may have participated in engagement activities on more than one occasion. Exact duplicate responses have been removed from the data set.
- The project team promoted the drop in session engagement via delivery of a postcard through a letterbox drop. Some participants indicated that they had not received the postcard.
- Participants who attended the drop in events were asked to sign in upon entry. Some participants completed the sign in process on behalf of others also attending. There were likely more attendees than the number of who signed in.



Figure 2: Still of promotional film for Clarkefield

3 Engagement approach

The following section summarises the activities undertaken and how people participated in the Shape Clarkefield community engagement.

To ensure that the community engagement program effectively reached many relevant community groups and residents with an interest in the future development of Clarkefield, a variety of communication activities were identified and undertaken.

The engagement activities are outlined in Table 1.

Table 1: Engagement activities

Creation of the Shape Clarkefield webpage	<ul style="list-style-type: none"> • Providing information about the Vision for a future Clarkefield and how to be involved • Message board of all engagement events
Targeted briefings	<ul style="list-style-type: none"> • Meeting and presentation to representatives of the Macedon Ranges Sustainability Group • Meeting and presentation to representatives of the Settle Woodend Residents Group • Meeting and presentation to the Macedon Ranges Shire Councillors 1 June 2021.
Shape Clarkefield Webinar 1 See Appendix A for the agenda for Webinar 1. See Appendix B for the presentation delivered for Webinar 1.	<ul style="list-style-type: none"> • Webinar 1 was held via Zoom from 6-7pm Thursday the 16 June 2021 to: <ul style="list-style-type: none"> – introduce the project and project partners – outline the project rationale, drivers and outcomes sought – promote engagement opportunities and direct participants to the Shape Clarkefield website to view the information and fill in the online survey – facilitate any questions and identify key areas of interest and identify issues to inform the preparation of Frequently Asked Questions (FAQs) • The recording from the webinar was made available on the Shape Clarkefield website.
Online Survey The survey questions are shown in Appendix C.	<ul style="list-style-type: none"> • The online survey was shared and completed on a dedicated Shape Clarkefield engagement page www.shapeclarkefield.com.au in addition to being promoted on postcards available at the face-to-face drop-in events and at the Clarkefield Train Station.

<p>Online Town Centre map</p> <p>See Figure 12 for screenshot of the online town centre map.</p>	<ul style="list-style-type: none"> • The online town centre map was an interactive map available on the Shape Clarkefield engagement page. It allowed participants to make comments and pin their submissions to relevant locations on the map. • The map displayed the Town Centre with notable locations specified such as the 'Coach and Horses Inn (and Stables)', the rail trail, and the proposed location for the 'supermarket and convenience retail'.
<p>Face to face drop-in events</p> <p>See Figure 7, Figure 9, Figure 10 and Figure 13 for photos of the face to face drop-in events</p> <p>See Figure 11 for responses to questions about Clarkefield Town Centre at the drop-in events</p> <p>See Appendix D for the drop-in questions on the three poster-boards</p>	<ul style="list-style-type: none"> • The two drop-in events were held at the 'Coach & Horses Inn' in Clarkefield. • One occurred on the evening of Thursday 24 June 2021 and the second during the day on Saturday 26 June 2021. • Staff from APD Projects, Hatch - Roberts Day, and Capire Consulting Group were present to answer any questions and guide participants to review the project information and to respond to questions on three large poster-boards. • One large poster-board invited attendees to provide any reflections on the vision for a sustainable Clarkefield Township. The board asked attendees for their reflections and ideas of the proposed pillars and additional elements, and to indicate if there was anything missing. • Two large poster-boards invited attendees to provide their reflections on the Clarkefield Town Centre. <ul style="list-style-type: none"> – One board asked attendees what aspects they liked and what aspects they would like to know more about. – One board asked attendees for suggested improvements or ideas for living in a modern country village. • Multiple large poster-boards provided project information including the proposed Township pillars and the Town Centre vision.

<p>Shape Clarkefield Webinar 2</p> <p>See Appendix E for the agenda for Webinar 2.</p> <p>See Appendix F for the presentation delivered for Webinar 2.</p>	<ul style="list-style-type: none"> Webinar 2 was held via Zoom from 6-7pm Thursday the 1 July 2021 to: <ul style="list-style-type: none"> outline the project rationale, drivers and outcomes sought share with the participants an overview of the questions and feedback received through engagement undertaken The recording from the webinar was made available on the Shape Clarkefield website.
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A summary of the participants in the engagement activities is outlined in Figure 3.



Figure 3: Summary of participants in the engagement activities

3.1 Participation

Of the 1,263 visitors to the Shape Clarkefield webpages, 17 survey participants responded to demographic questions. The following section provides an overview of the survey participants.

3.1.1 Survey respondents

Gender and Age

Survey respondents were asked to indicate the gender they identified with. As shown in Figure 4, more than half (10) of the survey respondents identified as male. Survey respondents were also asked for their age bracket. Figure 5 displays nearly half of the respondents (8) identified as being in the 35 to 50 age group. There were no survey respondents who identified as under 20 years of age.

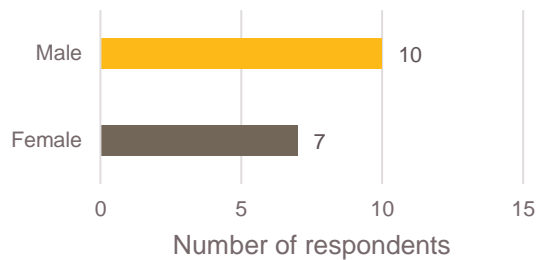


Figure 4: Survey respondents' gender (n=17)

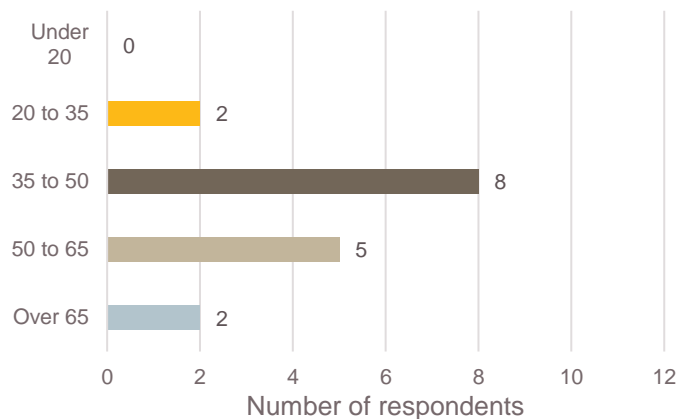


Figure 5: Survey respondents' age group (n=17)

Representing an organisation or group

Survey respondents were asked to indicate if they represented an organisation or group. One respondent stated they did and completed the survey on behalf of the Settle Woodend group who aim to improve the protection of the environment and landscapes in the Macedon Ranges Shire.

Residential postcode and connection to Clarkefield

Survey respondents were asked to indicate their residential postcode and their connection to Clarkefield when registering on the Shape Clarkefield webpage.

Figure 6 outlines that four respondents indicated they are a resident of Clarkefield. There were an additional ten respondents who identified as local residents in Lancefield, Riddells Creek, Sunbury, Macedon, and two who were residents of the postcode 3442 (also within Macedon Ranges). The three residents from Hartwell, Point Cook and Romsey have connections to Clarkefield as a Clarkefield resident (landowner), visitor, and worker respectively.

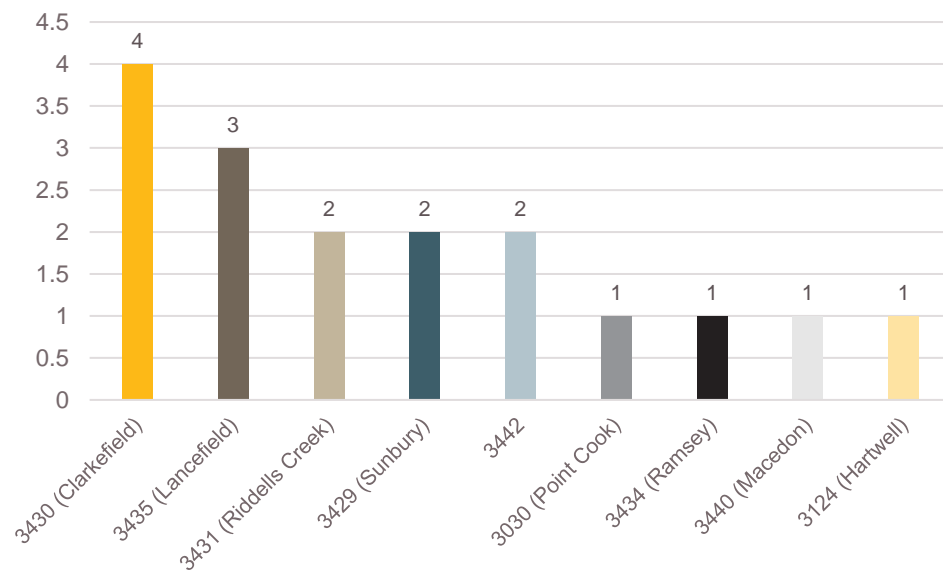


Figure 6: Survey respondents' residential postcode and suburb (n=17) (Note: suburb 3442 is unknown as there are nine suburbs in postcode 3442)



Figure 7: Face to face drop-in event (Thursday 26 June 2021)

4 Engagement findings

4.1 Five pillars and a new Australian country town

Survey respondents were asked to what extent they agreed with the five proposed pillars for Clarkefield and if the pillars reflected their vision for what a new Australian country town should be. The results are shown in Figure 8. There was a high level of agreement with 88 per-cent of the survey respondents strongly agreeing or agreeing to the five pillars.

After indicating the level of agreement of the vision pillars, respondents shared why they made their selection and were asked to identify if there was anything missing.

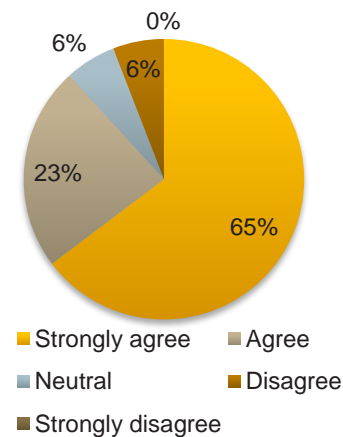


Figure 8: The extent of agreement with the five proposed pillars and if they reflect what a new Australian country town should be like (n=17)

The reasons provided by the 15 respondents who strongly agreed or agreed with the vision pillars indicated that:

- The pillars create an appropriate framework.
- The planned environmental sustainability of the proposed development such as promoting sustainable transport and energy efficient housing compared well to promoting urban sprawl.
- There is a need to revitalise Clarkefield including building on the community spirit and creating modern amenities whilst 'maintaining the history and character'.
- There is an opportunity to develop near an existing train station, with the inclusion of 'A connected lifestyle' pillar
- There is support for Clarkefield becoming a 'showpiece for the Macedon Ranges'.
- One respondent who agreed with the proposed pillars stated they did not strongly agree due to the inclusion of the 'Tourism and local economy' pillar due to the Macedon Ranges' high wealth coming from Melbourne and therefore not needing to rely on local jobs or tourism.

When asked if there was anything missing, the 15 respondents shared the following:

- Broader Clarkefield Township: consider the Clarkefield township to the south and west of Clarkefield Station such as a pedestrian footbridge over the train line to connect with

Riddells Creek in addition to developing the station and train line for a separate regional shuttle track

- Services: the inclusion of retail, a general store, post office and an after-hours service station on Lancefield Road
- Internet: the need for guaranteed high NBN speeds
- Education: the inclusion of educational facilities such as reopening the primary school and making it 'bigger and better', introducing a secondary school, whilst also considering the 'primary school across Lancefield road'
- Housing: there is a need to mandate 'generous minimum open space within each building envelope', not building roof to roof black tile developments and energy efficient house designs like the 'The Cape- Sustainable Living' at Cape Paterson
- Planning: understanding what will occur with the zoning of current farms, including planning and architecture guidelines to reflect the desired sense of place and Clarkefield's history; and Clarkefield residents being informed earlier in the planning process
- Information on how to apply to live and work in this development.

In contrast, the two survey respondents who were neutral and disagreed with the five pillars reflecting new Australian country town (residents of Romsey and Riddells Creek) shared that the 'affordable peri-urban township' pillar creates 'a cramped view of suburbia' and Clarkefield does not need more houses. One respondent also stated the pillars 'A connected lifestyle' and 'a sustainable place' do not reflect what a new Australian country town should be like. When asked if there is anything missing both respondents shared the need for large residential land parcels such as being 'a minimum of 1 acre', whilst one respondent also commented on the proposed road widths for large emergency vehicles and the small size of the Township land.



Figure 9: Face to face drop-in event (Saturday 28 June 2021)

4.2 A vision for a Sustainable Township

Survey respondents and drop-in attendees were asked for their ideas for the Clarkefield Township to reflect the proposed pillars and additional elements by responding to the following questions:

- *To reflect the proposed pillars and additional elements you would like to highlight, what are your ideas for the Clarkefield Township?*
- *Is there anything missing? (Drop-in event attendees only)*

Whilst one participant indicated that they did not want the development to go ahead, several participants provided responses to the questions. The responses are summarised in Table 2 against the five proposed pillars.

Table 2: Summary of responses about ideas related to vision pillars for Clarkefield



A connected lifestyle

Ideas that participants shared related to a connected lifestyle included:

- a strong desire to redevelop the train station
- an interest to create a greater focus on the diversity of land uses within the 800-metre walking catchment from Clarkefield Station
- a request that the project create a well-lit connected community with walking paths, outdoor exercise stations and seating.

The Clarkefield Station Master also shared information regarding past and current train, carpark, and local track users for consideration in the development. They shared that prior to COVID-19 restrictions there were approximately 60 people per train passing through Clarkefield compared to around ten since the pandemic. Despite this drop in train usage, they shared that multiple groups previously and currently use the station car park and local tracks. These consist of a horse-riding club, a Thursday walking club of about 15 people, a cycling group, and a motorbike club. These uses should be considered in future planning of the Clarkefield Station and local tracks.



A peri-urban township

Retail and amenities

Ideas referred to including local retail and cafés along Station Street, educational facilities such as a State School, a Secondary School for the eastern catchment of Macedon Ranges, and an education hub including a TAFE (including VET, agricultural and technology courses), a small hospital or medical centre, a local airfield for medical transport, a fire station, a post office, and recreational facilities such as kids play facilities and a tennis court for Clarkefield Tennis Club who no longer play due to a reduction in players.

Built form

There were multiple suggestions to provide diverse housing options such as catering 'for ageing in place' whilst also maintaining a rural feel and therefore avoiding townhouses and apartments. This is in addition to suggestions for light-coloured roofs and not including 'standard 'project homes' dominated by double garage doors'

Parcel lot sizes

There was desire to have more information on the magnified details of subdivision and proposed minimum and average lot sizes, with suggestions for larger lots with backyards.

Other ideas referred to included:

- wide side streets,
- planning with Clarkefield Station at the heart of the development, including parkland
- consider the current pump well
- provide high internet speeds.

'An ultimate vision that encompasses a township with the station at centre/heart of development. A wide variety of housing types, with a greater focus on diversity within the 800m walkable catchment'

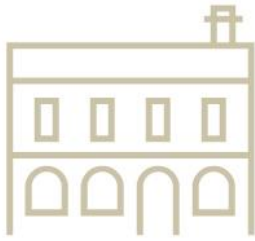
- Survey respondent (local resident)



Sustainable place

Multiple participants shared their appreciation for the sustainable inclusions and the nature of the planned development compared to sprawling developments. Ideas put forward were to provide further information on the energy use and to ensure housing has low carbon

footprints including through Environmentally Sustainable Design (ESD) as included in the plan and to include solar panels.

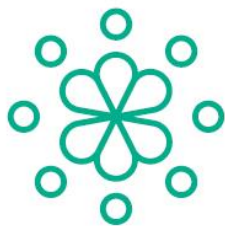


Tourism and local economy

Participants shared their desire for the future development of Clarkefield to embrace and enrich the town's history which would create a sense of place. Participants stated this should be achieved through the town planning and architecture such as ensuring new buildings complement the 'Coach and Horses Inn' and Clarkefield Station

'Really embrace the history please. Many people love to read up and be there in that moment in time. Plenty of places of history to enrich anyone's curiosity'

- Survey respondent (local resident)



Natural and productive landscapes

Participant's ideas reflected ensuring Clarkefield continues to allow the natural landscape 'to be the main feature' and to maintain a 'rural feel' as seen in Hahndorf in South Australia. Suggestions were to provide large parcel lots, use sympathetic building designs and materials to the 'windswept volcanic grasslands', and for water velocity into Jackson Creek to be addressed.

'Rural feel, like Hahndorf in South Australia, lots of parks and recreation, shops and cafes'

- Survey respondent (Clarkefield resident)

4.3 Clarkefield town centre vision

Participants who attended the drop-in events were asked to provide feedback on the town centre vision by responding to the following three questions:

- Following your review of our vision for the Clarkefield Town Centre, what are the aspects you like?
- Following your review of our vision for the Clarkefield Town Centre, what elements would you like to know more about?

- Following your review of our vision for the Clarkefield Town Centre, any suggested improvements, or ideas for living in a modern country village?

Liked aspects

Only one comment was recorded in response to aspects liked. The participant simply asked, *'How soon can we move in? I'm retiring soon'*.

Elements to know more about

Some drop-in session participants requested further information about elements of the plans. These questions were addressed and answered by project team members during the two drop-in events and shared via responses from panellists during Webinar 2 to report back what they had heard at the drop-in session.

Participants at the drop-in sessions sought further information about the following subjects:

- more information about the water and sewerage planning and the capacity of sewerage treatment
- the level of water discharge and if there will be any impacts on Jacksons Creek
- possible options for involving Landcare
- provision of disability housing
- provision of housing for aged care workers
- train station access and parking
- the location of 'woodlot' within the development
- Websters Road and Settlement Road traffic management
- electricity supply options
- telecommunication services provision
- availability of parklands throughout the development.

Compiled responses to questions asked by participants are provided in Appendix G.

Suggested improvements

Some drop-in participants suggested some improvements to the plans. These included:

- improved internet connectivity in Clarkefield
- design improvements that reflect rural life not suburban development in growth areas
- solar orientation of lots to maximise residential energy efficiency



Figure 10: Face to face drop-in event (Thursday 24 June 2021)

- water tanks to collect and supply water
- reopening of the 'Coach and Horses Inn (and Stables)' to rebuild community spirit
- provision of a secondary school
- rare breed animals to form part of the community farm
- use of mudbrick and sustainable materials in the built form
- buildings with eaves for design appeal and shade benefits.

4.4 Experience of living in Clarkefield

Survey participants were asked '*What should the experience be like to live in Clarkefield? What should it look like?*' A total of 16 responses were provided. The following section summarises the responses.

Participants described the feeling of Clarkefield should be calm, and happy. They also frequently noted the words community, small, little, rural and village. They often noted walkability, and frequently used the word 'accessibility' when describing walking to access shops and other transport options.

Some suggested wanting to keep the country rural feel and others noted that they did not want modern buildings. This contrasted with comments suggesting it should be a lively or thriving community and town centre with modern amenities, as well as being able to provide for events and activities such as the community farm. Many people noted privacy, larger block sizes and tree lined streets as being important to maintaining the rural feel.

Participants also commented on future thinking and sustainability, noting solar or wind power, electric car charging stations, and eliminating natural gas services.

'Calm, country town, wide streets with lots of trees'

- Survey respondent (Clarkefield worker)

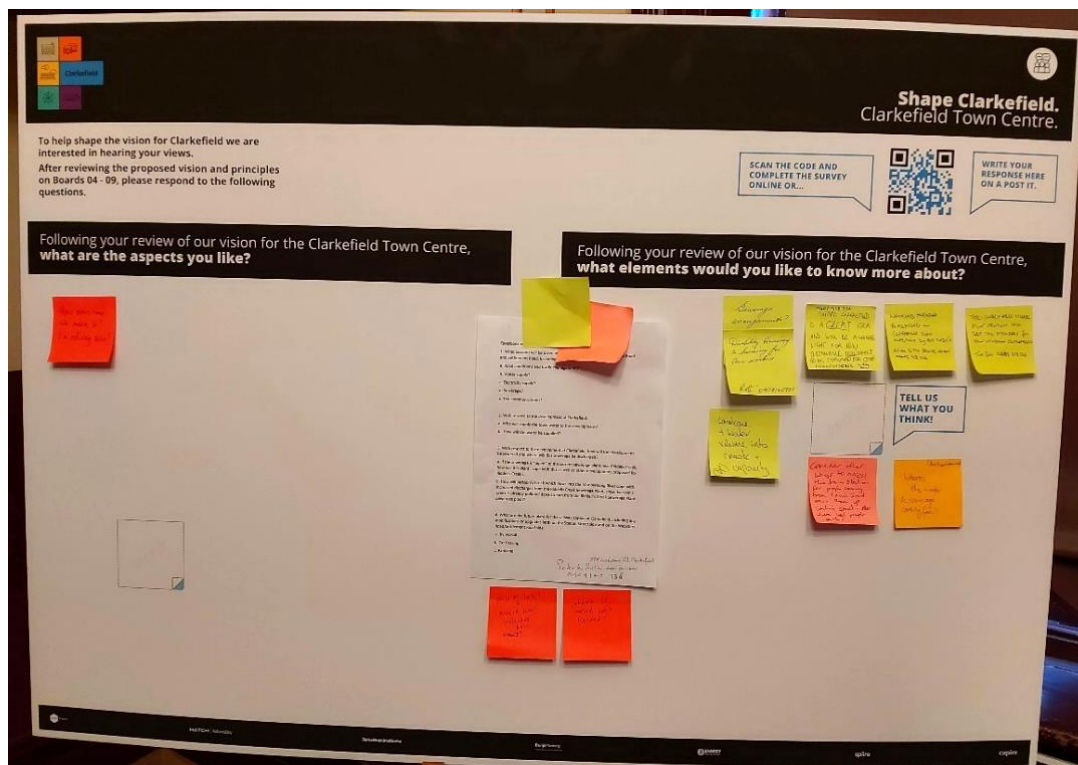


Figure 11: Drop-in event responses to questions about Clarkefield Town Centre

4.5 Online Town Centre Map

A total of six participants chose to leave additional feedback through the online mapping tool located on the Shape Clarkefield webpage. See Figure 12 for the online Town Centre Map.

. Respondents noted the following.

- A **desired walking and cycling track** to connect Lancefield Road from Clarkefield to Romsey track. The participant suggested the track would encourage used for active travel to the rail station, and also may be used as a tourist destination for cyclists to ride between Clarkefield, Romsey and Lancefield.
- **Walking and cycling infrastructure** could be improved across the plans, with cyclist priority at intersections.
- A request for **heritage protection** for the Clarkefield Goods Shed for use by future generations and as a place of interest in Clarkefield for the community. The participant suggests it be used for markets, meeting rooms for conferences, expos, and private and corporate events.
- A **traditional village centre on a High Street** like that of Woodend is preferred, with no outlying retail. The village would later grow to the Websters Road side of the railway.
- The **town should not extend all the way to the edge of Lancefield Road** but instead there should be space between the township edge and the road.

I love the idea of a walkable/cyclable village.

Where is the cycling/walking infrastructure?

— Online town centre map participant

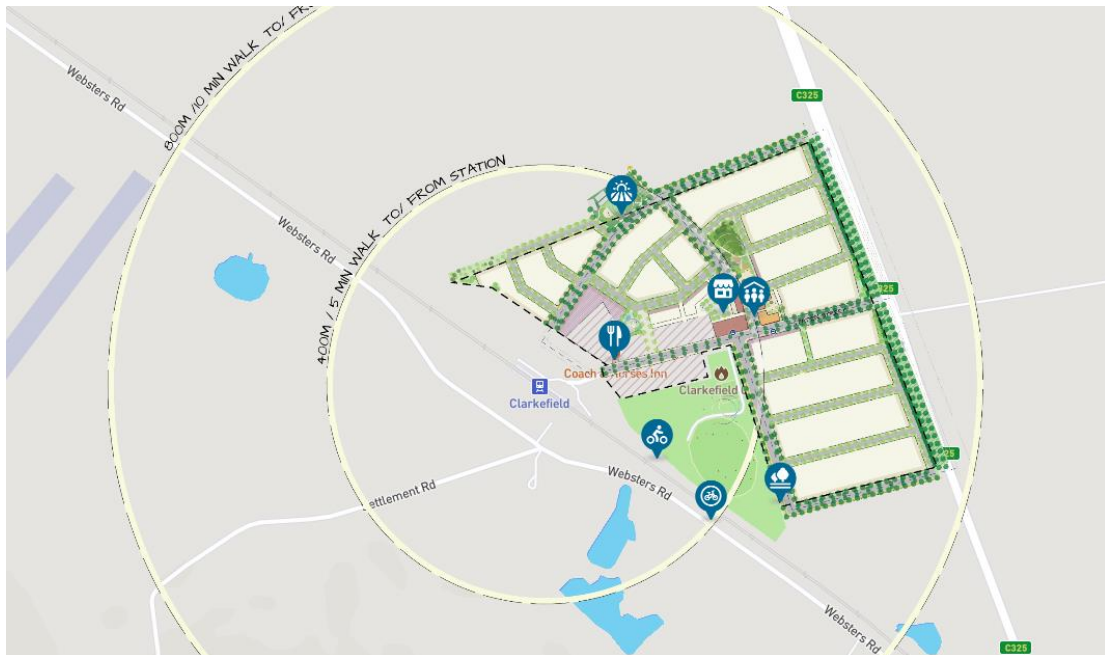


Figure 12: Online Town Centre Map

5 Questions raised and answered during engagement

A number of questions were raised by participants during the engagement activities. Project team members were able to provide responses to questions either directly in discussion at the drop-in sessions, through responses provided by panellists during the online webinars, and through a regularly updated Question and Answers section on the engagement website (Appendix G). A list of responses to questions raised during engagement was also prepared in advance of the last online webinar event and presented to the attendees.

Below is a summary of the questions raised and answered during the engagement. Duplicate questions have been eliminated from this report.

Project overview

Frequently asked questions relating to the overview of the project included questions regarding who was behind the Clarkefield project, the stages of the project, why a development plan is required and why community engagement for community input is occurring.

See Appendix G for questions and answers relating to the project overview.

Vision and general project

Engagement participants asked a range of general questions about the project and about the broader Vision. The questions related to the plan for Clarkefield beyond the Town Centre, the impact on existing residents and property owners such as their lifestyle, the impact on rates, zoning, and timing of development.

See Appendix G for all questions and answers relating to the overall vision and general project questions.

Water and sustainability

Questions were asked relating to water and sustainability. These concerned preserving land for farming, eco-sustainable building designs, rules and star ratings, sewerage concerns, implementation of aspirational ideas such as being carbon neutral, possible input of the Macedon Ranges Sustainability Group (MRSG), sustainable transport action group, and inclusion of the solar farm and local treatment plants.

Additionally, there were multiple questions specifically regarding water. Questions were asked about water rules on existing dwellings, creek volume and velocity, introduction of mains water to Clarkefield, the inclusion of water tanks and the potability of Class A recycled water.

See Appendix G for all questions and answers relating to water and sustainability.

Sewerage and essential infrastructure

Questions were raised by participants relating to sewerage and essential infrastructure. These concerned the introduction of town water such as location, cost, timing and servicing of current

residents, access to the train station and car park, the possible introduction of a rail crossing, internet connectivity, sewerage and drainage, road congestion, extending the walking and cycling path whilst introducing bicycle lanes, noise levels, and the possible higher representation this may give Clarkefield residents with authorities.

See Appendix G for all questions and answers relating to sewerage and essential infrastructure.

Community facilities

Participants asked questions about community facilities. Questions asked focused on the future of the Clarkefield railway station, the Clarkefield primary school, the possibility of a secondary school in Clarkefield, where the proposed location for retail was and the process of attracting retail. Other questions related to the delivery of Clarkefield services and facilities, the process required to work with agricultural partners and about ownership of the market garden.

See Appendix G for all questions and answers relating to community facilities.

Lots and housing

Questions asked by participants related to lots and housing. These concerned the size, detail, number, aesthetics, vegetation and landscaping, the price of lots and dwellings, and the timing of when new residents could move in. Participants were interested in what the priorities were for existing Clarkefield residents, and if there will be inclusion of housing for people with disability and those who are downsizing.

Questions also related to the impact the development will have on the value of current Clarkefield properties, and the location of the Community Farm and rental housing. Concern was raised about the development due to a negative previous experience with commercial developers.

See Appendix G for all questions and answers about lots and housing.



Figure 13: Face to face drop-in event (Thursday 24 June 2021)

6 Next steps and recommendations

While the ultimate vision for the future Clarkefield Township will take several years to plan for and ultimately realise, the development of the Clarkefield Town Centre is zoned for development now.

Prior to submitting a Development Plan to Council for the Town Centre, the feedback from the community engagement program will be thoroughly considered to inform the Development Plan for submission to Council.

It is expected that a Development Plan will be lodged with Macedon Ranges Shire Council in 2021. Following the lodgement of the Development Plan, Council will commence their planning assessment process which will likely include further consultation with the community.

Future refinement of the Clarkefield plan and vision is required. The following recommendations reflecting the engagement is provided for consideration by the project team to inform the next stages of the Clarkefield development project. These recommendations reflect the questions, queries or public expectations about the project:

1. Continue to progress with initiatives that respond to the five proposed vision pillars.
2. Strike a balance with this development to ensure Clarkefield is an accessible village with a rural feel that does not feel like suburbia with small lot sizes, whilst also providing modern amenities.
3. Consider the current and future role of the Clarkefield Train Station and connected walking and cycling tracks.
4. Plan for a diverse range of community services and dwelling types which meet the needs of current and future Clarkefield residents including ageing in place and people with disability.
5. Ensure the proposed sustainability initiatives are delivered and aspirations are realised.
6. Ensure Clarkefield embraces the local history particularly the 'Coach and Horses Inn'.
7. Ensure Clarkefield embraces the local landscape including the grasslands, Jacksons Creek and providing a net gain of indigenous flora
8. Consider and act on how increased traffic, introduction of mains water and essential infrastructure such as sewerage will impact the local community and landscape.
9. Continue to be transparent about the development and the impacts it has on the local community.
10. Continually provide updates and regularly communicate with the local community and registered interested parties about the progress of the project.

Appendices

Appendix A: Webinar 1 agenda

Date:	16 June 2021
Time:	6:00 pm to 7.00 pm
Location:	Online
Panellists:	Brad Paddon , Director – APD Projects Rachael Joiner , Managing Director – Bunjil Planning Robert Pradolin , Founding Board Member – Housing All Australians Tosh Szatow , Sustainability Director – APD Projects Travis Hingston , Snr Development Manager – APD Projects.

Time	Item
6.00pm	Welcome and introductions (Purpose of this webinar, Housekeeping, Tonight's agenda in two main parts, Tonight's speakers, Introduction to Q&A)
6.10pm	Facilitated conversation with Panellists
6.30pm	Questions and Answers
6.55pm	Wrap up: Engagement opportunities
7.00pm	Webinar Close

Appendix B: Webinar 1 presentation

Country Town. Future Focus.
Our proposal for Clarkefield is for a compact, sustainable town for the future.

For us, property is personal
Locally backed
Connected to the land
Extensive experience
Committed to long term investment

Clarkefield.
Gateway to the Eastern Macedon Ranges
Mallacoota Caldera (Southern Cross - 20 trips per day)
Mallacoota Airport (10 trips per day)
Close to major regional and local roads - "day trip" area
Close to existing urban growth areas but distinctly different.

The perfect place
Existing train station
A town in need of renewal
The gateway to the Macedon
Unencumbered land in single ownership
Complex servicing issues now resolved
Urgent need for diverse and affordable housing

A shire in need of homes
Clarkefield creates homes for young, local families and gives newcomers who love regional life a place to live. We have plans for a industry led rental affordability Scheme Permanent Rental Affordability Development Solution (PRADS).
70% annual under supply
29% Melbourne M.
24% Pigeon P.
14% Macedon Ranges

The Clarkefield vision:
A unique regional township.
A destination centred on sustainability.
A town that celebrates heritage, nature and local character with contemporary country charm.

The Pillars of Clarkefield
Vision pillars that will shape and guide the future Township as it grows.
A connected lifestyle
A peri-urban township
Sustainable place
Thriving and local economy
Natural and productive landscapes

Sustainable living at its heart
Clarkefield is a chance to lead the way as a carbon neutral township.
Solar Farm
Community owned
100MWp
1000 jobs





Appendix C: Survey questions

1. To what extent do you agree with the five place pillars for Clarkefield? Do they reflect what a new Australian country town should be like?
 - a. Strongly Agree
 - b. Agree
 - c. Neutral
 - d. Disagree
 - e. Strongly Disagree
2. Why did you make your choice?
3. Is there anything missing?
4. To reflect the proposed pillars and the additional elements you have highlighted, what are your ideas for Clarkefield?
5. What should the experience be like to live in Clarkefield? What should it look like?
6. What is your postcode?
7. What is your age?
 - a. Under 20
 - b. 20-35
 - c. 35-50
 - d. 50-65
 - e. Over 65
8. What is your gender?
 - a. Male
 - b. Female
 - c. Other
9. Do you represent a particular group or organisation?
 - a. Yes
 - b. No
10. Do you have any additional questions you would like to ask about the proposed plans? We will periodically update the Frequently Asked Questions document with the answers to your questions when those answers are known.
11. Thanks for completing our survey. If you would like to chat to our team, please let us know and we will contact you to make a time for a chat.
12. Please provide your best contact phone number
13. Please provide your email address

Appendix D: Drop-in event questions on three large poster-boards

1. A vision for a Sustainable Township
 - a. Board 1: To reflect the proposed pillars and additional elements you would like to highlight, what are your ideas for the Clarkefield Township?
 - b. Board 1: Is there anything missing?
 - c. Board 2: Following your review of our vision for the Clarkefield Town Centre, any suggested improvements or ideas for living in a modern country village?
2. Clarkefield Town Centre
 - a. Following your review of our vision for the Clarkefield Town Centre, what are the aspects you like?
 - b. Following your review of our vision for the Clarkefield Town Centre, what elements would you like to know more about?

Appendix E: Webinar 2 agenda

Date:	1 July 2021
Time:	6:00 pm to 7.00 pm
Location:	Online
Panellists:	Brad Paddon , Director – APD Projects Robert Pradolin , Founding Board Member – Housing All Australians Tosh Szatow , Sustainability Director – APD Projects Travis Hingston , Snr Development Manager – APD Projects

Time	Item
6.00pm	Welcome and introductions (Purpose of this webinar, Housekeeping, Tonight's agenda in two main parts: a summary (and re-introduction) of the Clarkefield Project; a summary of the types of questions we have been receiving; Tonight's speakers, Introduction to Q&A)
6.10pm	Facilitated conversation with Panellists
6.30pm	Questions and Answers
6.55pm	Next steps
7.00pm	Webinar Close

Appendix F: Webinar 2 presentation

Country Town. Future Focus.

Our proposal for Clarkefield is for a compact, sustainable town for the future.



Tonight's Panellists

Brad Paddon – Director APD Projects
 Robert Pradolin – Strategic Advisor – Affordable Housing
 Toah Szatow – APD Sustainability Director
 Travis Hington – APD Senior Development Manager



Consultation to Date

- Website and Survey
- Webinars
- Drop-in Session 1
- Drop-in Session 2



For us, property is personal

- Locally backed
- Connected to the land
- Extensive experience
- Committed to long term investment



Clarkefield. Gateway to the Eastern Macedon Ranges

- Well-serviced 1000+ people (Southern Cross – 100 stops per day)
- Well-serviced 1000+ people
- Close to major natural assets and local tourism – “big trip” zone.
- Close to existing urban growth areas but distinctly different.



The perfect place

- Existing train station
- A town in need of renewal
- The gateway to the Macedon
- Unencumbered land in single ownership
- Complex servicing issues now resolved
- Urgent need for diverse and affordable housing



The Clarkefield vision:

- A unique regional township.
- A destination defined by sustainability.
- A town that celebrates heritage, nature and local character with contemporary country charm

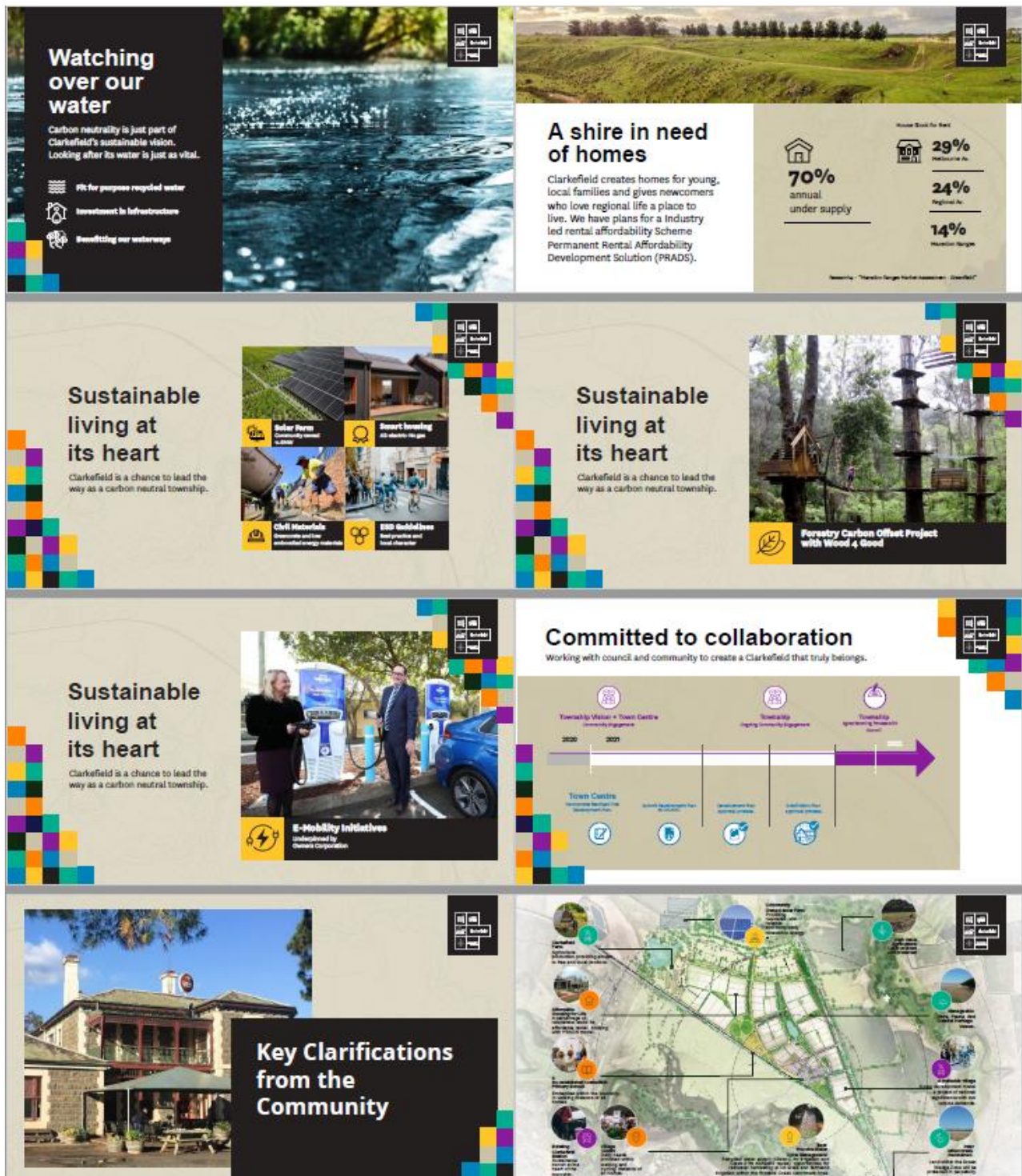


The Pillars of Clarkefield

Vision pillars that will shape and guide the future Township as it grows.

- A connected township**
 - A vibrant and self-sufficient township.
 - Providing daily needs and services for residents within an efficient
 - Provision connects the existing town centre
 - Local living, with future community interactions and events
- A post-war township**
 - A way of living connected to the heritage of Clarkefield, the township's landscape, architecture, culture and history
 - A vibrant, yet affordable township embracing nature and infrastructure with the urban qualities of the Macedon Ranges
- Sustainable growth**
 - Integrated systems and energy efficient, sustainable township will embrace the future to be a carbon neutral community
 - Setting a benchmark for sustainable, affordable and self-sufficient living
- Tourism and local economy**
 - A thriving village meeting local living with a range of experiences and services focused on arts, local heritage, indigenous experiences, nature and agriculture
 - Encouraging diversity, locally and across the region, will be essential to ensure the township's economic resilience and sustainable growth
- Nature and sustainable development**
 - The agricultural and natural landscape surrounding Clarkefield will be maintained and protected for future generations
 - Agricultural activities will be the foundation of the township's local and healthy living







Appendix G: Compiled responses to questions asked

Project overview

Who is behind Clarkefield?

APD Projects is the developer of land around Clarkefield as identified on this engagement hub. The land we are referring to as 'Clarkefield Town Centre' is owned by Melbourne Lancefield Road Investments Pty Ltd, while 'Clarkefield Township' is owned by APD's project partner and local landowner - Sir Rupert Clarke.

What stage is the project up to?

We are in a pre-Development Plan consultation phase. This is a voluntary consultation phase to ensure we get local input from the community into the development plan we submit for the Clarkefield Town Centre. We are also seeking input on the broader vision for Clarkefield. We aim to submit a Development Plan for Clarkefield Town Centre to the Macedon Ranges Shire Council sometime in the latter half of 2021.

Why is a Development Plan required?

26 hectares of land in Clarkefield is zoned Township under the Macedon Ranges Planning Scheme. The township area - we are calling the 'Clarkefield Town Centre' requires approval for Development from the Macedon Ranges Shire Council.

This land is subject to a Development Plan Overlay Schedule 10 which requires the preparation of a 'Development Plan' which must, amongst other matters, identify areas that require the form and conditions of future use and Development to be shown prior to the issue of any planning permit for the land.

Why am I being asked for input?

APD Projects is genuinely looking for input on two important aspects of our plans: the vision for Clarkefield – where you can help to refine what we see is a unique vision for the area using your local insights, knowledge and imagination. Also, how the 26 hectare Clarkefield Town Centre (the first phase of Development) should look and feel, and the type of community, you wish to see there.

Vision/general

What is planned for Clarkefield beyond the Town Centre?

We currently have a set of 'vision pillars' to guide any future development of Clarkefield. We have based on sustainability principles and the Department of Environment, Land, Water and Planning's 20-minute neighbourhood principles. Beyond this, what may happen in Clarkefield is yet to be resolved. Any proposal for the inclusion of additional land will be subject to a separate process which will include future community consultation.

What is the vision for the existing residents and residences; how do they fit into the grand plan?

We plan to reinvigorate and develop the Township of Clarkefield. We have been engaging with the local residents to understand their ideas for Clarkefield. We plan to lodge a development plan in the coming months.

Will this development increase the current rates?

We are not proposing to alter the zoning of the land south of the railway line, keeping rates consistent with other farm and rural values.

What is happening with the zoning of the original housing as on the new Development, this area appears to be retail/commercial? How or when is this rezoned and how do we ensure the existing residents are not rated out?

The current township zoning, which surrounds Station Street, is not proposed to be rezoned as part of the development plan process. From that perspective, our proposal is in keeping with what the land is zoned for, however, Council are ultimately responsible for the rating of land.

Why are we talking now about what may happen beyond Clarkefield Town Centre?

For two reasons. First, the community can shape the vision for the area's future beyond the Clarkefield Town Centre. Second so that this vision can find its way into the initial application for the 26 hectares Clarkefield Town Centre.

How do you ensure that existing resident's current lifestyle around living in a quiet small town and old school farm lifestyle be maintained after this Development?

We plan to maintain and enhance the community lifestyle enjoyed by existing residents of Clarkefield.

The Development is proposed for the area East of the Railway and West of Melbourne Lancefield Roads. This Development will bring additional people to the locality and provide other services to those living in the area.

Those who live nearby on a farm and rural properties can continue enjoying the lifestyle they currently enjoy, with the benefits of living near a prosperous locality.

When is the Development due to start? / When would we see the proposal come to life?

We are looking to lodge our Development Plan for the Township zoned land, sometime in the latter half of 2021. Once this is approved, we will be able to provide a timeline for the commencement of works.

What about the existing property owners in Clarkefield?

If you are an existing property owner in Clarkefield, you are important to us, and we will be in contact with you about what you would like to see in the town, and your wishes for the future.

Water and sustainability

The Macedon Shire needs all of its productive agricultural land preserved for local food production – shouldn't Clarkefield be preserved for Farming?

It is an important point, one that we have considered in great detail. We have significant local data from the area, and the land that is identified for Development is poor for farming for the reasons outlined below:

- The paddocks maintain significant basalt at the surface and lead to irregular paddocks and low yields.
- The land is relatively low lying and flat; as a result, it spends much of the wetter months waterlogged and inhibits growth.

We believe this land is ideally suited to residential Development and the protection of land on the eastern side of Melbourne-Lancefield Road, which is much more productive and should be protected for the reasons outlined in this question.

Things like water and eco rules - will that impact existing dwellings?

There will be no changes to existing dwellings requirements. Existing dwellings will not fall under our Design Guidelines and will therefore not be affected.

What will be happening about encouraging more eco-sustainable building designs and materials, as opposed to standard project homes?

Our Design Guidelines will clearly outline the sustainability building requirements for new homes in Clarkefield, including material use and finishes, solar orientation and minimum star ratings with the aim of achieving highly livable homes befitting our ambitions.

What Landcare will there be and what will the water volume be into the creek?

We will be instituting water sensitive urban design principles and assets that will hold conveyance of water flow back to pre-development flows.

These systems also act as a natural filter, so the water that flows to the waterways will be of high quality and not adversely impact waterways.

Currently Clarkefield has no mains water will that continue? or are you looking at adding water? will that include water to existing properties?

Water will be delivered to the Clarkefield township by Western Water via the Riddells Creek pipeline. There are no immediate plans to deliver services to Settlement/Websters Road.

Who will supply the town water for Development and how will the water be supplied?

We will supply drinking water in conjunction with Western Water.

Will there be water tanks on blocks?

Residents will be able to install tanks on their properties. We will articulate the sizing and implementation of tank systems in the design guidelines.

How will Jackson's Creek which flows into the Maribyrnong River cope with increased discharges from the Riddells Creek Sewerage Plant since Jackson's Creek is already polluted downstream from the Riddell's Creek Sewerage Plant?

The redeveloped Clarkefield will recycle its wastewater and be a net importer of recycled water. Therefore, have a positive effect on Jackson's Creek.

With the additional houses, across the broader region, upgrades are planned for the treatment plant. This will mean a higher class of recycled water. With Clarkefield being a net importer of recycled water, we will take more pressure off the waterway network as we are not adding water to the discharge

Water velocity into Jackson's Creek?

We will be instituting water sensitive urban design principles and assets that will hold conveyance of water flow back to pre-development flows.

These systems also act as a natural filter, so the water that flows to the waterways will be of high quality and not adversely impact waterways.

The project reads like an exercise in greenwash publicity. How do you guarantee that Clarkefield will not be just a collection of aspirational ideas that will be difficult to implement without an enormous price tag for its residents and eventual shire ratepayers?

Clarkefield will be an environmentally sustainable Development. Some of the key elements of the new Township include water recycling, renewable energy, and environmental housing design.

We are in a unique position where all people involved in the project are committed to doing better and are willing to invest in these initiatives to ensure they remain cost-effective for residents.

To ensure our ideas and ambitions translate to tangible outcomes, we work closely with project partners who will ultimately deliver on our goals. These include Flowpower, a renewable energy specialist, to deliver zero-emission energy supply, and wood4good – a regenerative forestry specialist - to provide carbon offsets.

We will announce more partnerships and details on how these solutions will be delivered, as the project develops.

We are also hard-coding many of the sustainability requirements into our design guidelines – for example, minimum star ratings, all-electric homes, and minimum solar requirements will all be conditions for obtaining building approvals.

Why are you aiming for (only) a 7 Star rating for homes? Other organisations are advocating for a mandatory 7.5 Star rating. In the future the minimum star rating is going to go up at some stage.

We have stipulated a minimum 7 Star rating for the homes. Our objective is to create a market for a carbon-neutral township in the most cost-effective manner, making economic assessments and tradeoffs. For example, increasing the star rating by 0.5 (in your example, going from a 7-star rating to a 7.5-star rating) reduces the thermal load (energy required for heating and cooling) by approximately 3750MJ/pa, for a house with 250sqm of conditioned space. If we

supply that load with an efficient air conditioner (coefficient of performance >4), the additional electricity demand is approximately 260kWh/pa. To supply that electricity from a solar farm, we need approximately 160W of solar capacity, costing roughly \$174. Based on this analysis and other considerations, increasing the star rating from 7, to 7.5-star would not have a material benefit.

Will you enable input from Macedon Ranges Sustainability Group (MRSG) sustainable transport action group into the early plans?

Yes. We encourage input on all aspects of the plans from local groups and are happy to engage with the MRSG's sustainable transport action group.

Is the solar farm envisaged to be available for the first phase of residential Development? How is rooftop solar to fit into the solar farm concept? What would be the model for rental properties to have access to and be charged for solar?

Due to the economies of scale, the construction of solar farm is only viable if the entire development area proceeds. The first phase development of the Clarkefield township is not big enough to support a solar farm. We are currently talking to potential project partners on how the solar farm could interact with rooftop solar, including how the benefits of solar could best be facilitated across the development stages. We plan to make the benefits of a shared solar farm available to all residents, regardless of whether they are renting, or homeowners. More detail will be provided as our collaboration with solar farm and retail partners develops
Note: In terms of comparison, if rooftop solar subsidies provided to individual consumers are removed, and we compare individual rooftop solar to a shared solar farm on a "like for like" basis, a shared solar farm is significantly lower cost form of renewable energy supply. See work done by Renewable Newstead in our region on this. For this reason, we have a preference for a shared solar farm, over rooftop solar, at this stage.

You have mentioned Class A recycled water will be provided to the Clarkefield Project. However, Class A water cannot be used for human consumption. How do you intend to supply the Development with potable drinking water?

The provision of potable drinking is available from the Riddells Creek network. We will deliver this in conjunction with Western Water. The Class A water will come from our tertiary treatment plant which takes the Class C water from the Riddells Creek Treatment Plant. This Class A water is intended for use at the community farm, precinct wide irrigation, including streets and open space. Class A recycled water can be run to each lot and used for private irrigation and domestic use, such as toilets and laundry.

The wastewater is to be pumped to Riddells Creek for processing at the Romsey treatment plant. At this stage the treatment plant in Romsey is applying to have a B and C Class wastewater license from the EPA to discharge it into a local stream. There is no treatment plant currently in the area with an EPA license to process and distribute Class A water.

We are planning on pumping effluent to the Riddells Creek Treatment Plant, where it will be treated to class C. As mentioned above, we are committed to delivering Class A water through a tertiary treatment plant.

You indicate in your video that the Development would be carbon neutral. Considering the land is of a poor nature and has had little agricultural use for many years at this stage the land would be close to carbon neutral. How would you intend to put a development on that land and maintain it as carbon neutral? This is an impossible task without providing additional environmental support. What processes are you going to undertake or develop to maintain the existing carbon balance?

We are establishing a framework for people to live carbon free, but of course we cannot force, or guarantee, that people will make decisions with the environment in mind when they come to build and live. However, we believe people with a like-minded approach will want to live at Clarkefield given the attributes of the project and our intended positioning.

Our approach is to take responsibility for emissions we are directly responsible for as developers, emissions we can directly influence, and eliminate those emissions as far as possible. For example, we can ensure there is low-cost renewable energy supply to homes. We can assure those homes are all-electric and efficient energy users. We can ensure sustainable transport options are available to residents, facilitating a sustainable food supply. In this way, we can have significant impact on carbon emissions associated with living at Clarkefield. Stationary energy, transport energy and food consumption are the three big sources of emissions globally, and so it is critically important we get these as close to zero as possible, which is our focus.

We have done extensive background research to understand the carbon footprint of a typical housing development over time, from civil works and construction up front to living in homes and consumption/lifestyle choices more broadly. This was done to help us understand and refine our approach to carbon neutrality. Over twenty years, emissions associated with living in homes are approximately equivalent to emissions embodied in home construction with emissions from civil works (roads, pavements, etc, including machinery) is approximately 6%). However, this varies significantly with housing construction type - for example higher density brick and concrete housing will typically have higher embodied emissions than lower density timber framed houses.

We intend to work collaboratively with builders and suppliers to design and build homes with a lower embodied carbon footprint, including facilitating carbon-neutral supply chain options where possible. We will also be undertaking extensive tree planting on-site, including the potential to incorporate a sustainable enterprise that enhances ecological values for the development site and surrounds over time.

With regards to the provision of solar energy, in the video you indicate the Development of a solar farm. Clearly the video is misleading by showing a solar panel array for a single residence. If you are able to develop a farm are you going to offer solar electricity free of charge to the community or are you going to depend on selling the energy to the grid or is it your plan to put a solar array on every house. In any case without the use of battery backup it may be unlikely the power authority will accept any additional input into the grid, or is it your intention to have an off-grid mini system?

The solar array in the video referred to is located on the landowner's home and is intended to convey their vision only, not to be taken literally.

We are working through our options to find the best way to facilitate the solar farm. Ultimately, the best way to ensure low-cost renewable energy supply is available to all residents. We believe a low-cost renewable energy offer to residents, whether via a solar farm or rooftop solar, is the best way to ensure all homes have zero-emission energy supply.

Land has been set aside at this stage, for a solar farm of up to 11.6MW. Our preferred approach is to co-invest in a solar farm alongside a solar farm asset owner/manager, and partner electricity retailer to deliver 100% renewable energy. Our investment will help bring down the cost of solar farm development and will facilitate community ownership of the solar farm asset. Our investment will ensure the renewable energy sold via a partner retailer is low cost and attractive to residents.

Should rooftop solar, or an alternative arrangement to the solar farm become more compelling as we move towards the construction phase, we will consider adapting our plans.

Further, as the cost of battery storage comes down, and in collaboration with local authority Jemena, we will consider incorporating battery storage including the potential to run the site as a mini grid, ensuring secure power supply in the event of a power outage. We note that such arrangements have significant complexity, including a changing energy market regulatory environment and changing technology costs, and so we can't confirm at this stage what level of battery storage and/or self-sufficiency may be possible. As the project develops, more detail will be provided on how a micro-grid would work, if it appears a viable option.

Sewerage and essential infrastructure

Will you include town water and seal all Clarkefield roads to Boggy Gate road?

The development area is consistent with Councils Township Zoned land, which proposes to be from the train station on the western side of Melbourne-Lancefield Road.

We plan to connect town water and upgrade roads within the development area.

There are no plans to upgrade areas outside of this zone, including the rural living area around Boggy Gate Road.

When services come to the town, will they be afforded to the existing residents in the same timing as the rest of the Development. And at what cost? What is the timing envisaged?

Detailed servicing plans have not been prepared. That being said, it is anticipated that services will be available to those residents in Station Street. The mechanics of how it will work have yet to be determined. We will continue to communicate and consult with the current Station Street Residents as this evolves.

Being a walkable town, will that push car down the other side of the train station, particularly settlement road which is dirt?

No. Our plans maintain and upgrade the existing roads to the railway station. All homes in the township development will be within a 5–10-minute walk of the train station so we see most residents walking to rail services.

What is happening with the VicTrack land and will you provide a rail crossing to ease traffic congestion?

It is not our intention to provide a rail crossing as part of the Development of Clarkefield. We are in discussions with Victrack to understand opportunities to integrate the proposal with their land, however, as this is outside of the Development Plan Overlay (DPO) the land will not be included in Development Plan.

What kind of internet connectivity will there be?

The internet connection will be of comparable speeds to metro Melbourne. There is a multitude of fast internet connections available, think NBN speeds. We will be looking at instituting smart town technologies.

What are the plans for the sewerage arrangements / where is the water sewerage coming from?

We will pump wastewater to the Riddells Creek Water Treatment plant and bring recycled water back to the project. Potable water is most likely to come from a connection from Sutherlands Road.

How will the Development be seweraged and where will this sewerage be discharged?

We will pump wastewater to the Riddells Creek Wastewater Treatment plant and bring recycled water back to the project to irrigate community open space.

Do you have plans prepared for drainage?

Yes, we have studied the areas and have modelled drainage requirements for the site. We will institute Water Sensitive Urban Design, which will retard flows back to pre-development levels before entering any waterways.

If the sewerage is "piped" to the existing plant near Riddells Creek, how will this plant cope with this as well as other developments proposed for Riddells Creek?

Western Water has plans to allow for growth in the greater region; future growth in this location and Riddells Creek forms part of these plans.

New households will pay for upgrades to facilities. As you may be aware, the current facility treats water to class C. There are issues with water of this quality being used for broader farming irrigation and discharge into waterways.

We propose to install a tertiary water treatment plant, producing recycled water to the highest standard for house level for irrigation and laundry purposes.

We will be a net importer of recycled water, which will reduce discharge water into waterways and help green the project.

How do you deal with surrounding road congestion?

The aim of the Development is to be a walkable community, with access to key amenity a short walk away. With our mobility solution including e bikes we feel that we can make the project less reliant on vehicles, with the pedestrian maintaining priority

Further afield, we do not expect the Development of the Clarkefield Township to impact local road use significantly.

We expect the Clarkefield township residents will take advantage of the existing rail infrastructure with more people using the train to commute to and from Melbourne and other destinations on the railway line.

Consider other ways to access the train station for people coming from Lancefield other than up Station Street – where will people park?

The existing carparking capacity will cater for additional travellers.

Our plans also include better road circulation around the train station for more efficient vehicle movements.

Are you planning to include an extension of the planned walking/cycling path from Woodend to Riddells Creek? This would enable bike use and reduce car travel to Riddells Creek and Gisborne for work, shopping or other reasons. In terms of a similar connection could be incorporated to Sunbury.

Enabling and supporting sustainable transport options within Clarkefield itself and providing paths to Clarkefield in the regional context and providing pathways to Clarkefield in the regional context is an important part of our development strategy. We would support a planned introduction of a bike path in terms of the regional benefits (including an extension to Sunbury). However, the bike path funding falls outside the current scope of community infrastructure the Development is budgeted to fund. We are always open to consider a reallocation of these funds if other identified community projects are considered less critical.

Will you include safe (separated from car traffic) bicycle lanes for e.g. kids to be able to cycle to school from all areas of the Township?

We are incorporating walking and cycling paths throughout Clarkefield. The paths will be interconnected and safely lead children to education, main street and open space precincts.

Our streetscapes will vary as the development transitions from the town-centre to the rural transects, including outdoor dining in higher density areas and bus capable lanes. In the town-centre, our view is that this will be a low-speed environment for all cars and bikes within the town-centre area, encouraging pedestrian foot traffic. We feel this is a crucial element of a prosperous village. We draw inspiration from the walkable towns of the world.

How will the noise levels from the railway operations to the housing proposed to be controlled?

Throughout history, many examples exist of housing facing rail. Where homes do, we will review setbacks and encourage noise attenuation design, where appropriate.

Also, through our urban design, we will look to incorporate buffer uses such as reserves and the proposed school site.

I am really unhappy with a lack of interest and representation for Clarkefield by authorities and hoping that the new Development will help generate a voice for residents.

We hope that all residents feel a part of the community and that they have a voice. At the same time, we cannot comment on Authorities.

We will continue to engage with the community to seek input and feedback on our proposal. We encourage all interested in registering in the shape Clarkefield Website and use this as the means of communication.

Also, as part of the upcoming Development Plan process, you will have the ability to engage with Council and voice your opinion on the development future for Clarkefield.

Community facilities

What are the future plans for the railway station at Clarkefield, including any modifications or upgrades on the station street side and on the Websters Road/Settlement Road side?

We have an ongoing dialogue with VicTrack and aim to assist them in developing the site further in the future.

Why does the shire need another development at an isolated train station with no social network facilities?

Our plans for Clarkefield will see the revitalisation of the Township. We believe there is an opportunity to draw on the experiences of Baringo in New Gisborne to provide a fantastic mix of housing and amenity near a train station.

We intend to provide different community assets, not just a CFA and a pub, but a mix of uses that the community will value and offer opportunities for employment and community connection.

Some of the proposed facilities being considered are a childcare centre, parks and shared pathways as well communal spaces and playgrounds.

Is reopening the primary school part of the plan?

Yes, we have aspirations to see a primary school re-open on the Western side of Melbourne Lancefield Road, incorporated into the project boundaries. We are keen to work with the Council, the Department of Education and other providers to bring this to life.

Will there be a secondary school to cater for the eastern catchment of Macedon Ranges?

There are no plans for secondary schools at this time. We would be happy to work with education providers.

When will the school be opened, what will its location be, will it be a state school and will there also be a secondary school?

We would like to see a primary school re-established in the town centre. This is a work in progress with the Department of Education, who is responsible for designating future school sites.

Will there be retail down the whole main street?

We have no specific plans for Station St, as they are primarily residential homes at this time. We propose a north-south road intersecting with Station Street. This road will be:

- the main spine of the project.
- Wider than Station, creating a greater sense of space; and
- provide an alternate main street.

We see Station Street as being essential and its role evolving in due course.

The shire has housing estates constantly opening in its towns with most facilities such as schools, shops, police, medical clinics, library, recycling, sports facilities etc. Who delivers and pays for these at 'Carbon Neutral Clarkefield', and how many years will they take to put in place?

The research we have conducted tells us that there is a shortage of housing options within the Macedon Shire, and it's one of the key reasons why affordability is becoming such an issue for young people trying to get into the housing market.

There is an opportunity to develop Clarkefield's existing assets to get this town moving again. We note:

- The existing train station
- The currently closed heritage pub
- The CFA

Clarkefield sporting field and hall. Which is not being utilised by any group at this time

The developer will revitalise these assets and deliver new retail, Childcare, and community assets.

How do you envisage the process of getting farming businesses on board for the food supply? Will agricultural partners be vetted for the sustainability of their operations? Like type and scale of agriculture, how topsoil, pests, waste, animal welfare and pollinator welfare will be managed?

This process has already started, and we are engaging with highly credible, experienced garden designers (including permaculture practitioners), growers and organic food box scheme operators in the region. We anticipate running a formal expression of interest phase and possibly a tender process to identify the best partners for the community-scale market garden and food box scheme. Key requirements will include environmental sustainability. Secure water supply and fostering sustainable nutrient cycles (organic waste composting schemes for example) will be facilitated as part of the Development as far as possible, in collaboration with residents, Council and project partners as they are selected. We would be happy to hear any ideas the local community has regarding this critical aspect of the project.

You indicate in your video there would be a main street as part of your proposed Development. Can you provide further details and the methodology to attract retail outlets to support your Development?

Our vision for Clarkefield is for its residents to live locally. Our design for the Township intends to include daily services and social infrastructure for its residents including a mix of retail uses and employment opportunities within 20 minutes walking distance of future homes.

It is very early days and retailers need a critical mass of residents to make their businesses viable. However, in the short term, our focus will be on providing our residents with their daily needs. We have considerable experience in delivering retail and have several groups that we partner with to provide these uses. At a minimum, in the short term, we would like to see a supermarket, Childcare and other supportive retail offerings.

With regard to the market gardens, are you going to sell the land to the proposed users or are you going to select farmers who have experience in marketing gardening with a requirement to use organic practices?

Our preferred approach at this stage is to make land available to a third party (for example, a social enterprise), that could run the market garden and a food box scheme supplying to local residents, under a collaboration agreement with us. This arrangement would include community access to gardening space, creating opportunities for community building and connection to food growing cycles. We will work with the community to find and ultimately manage that partner collaboratively to ensure their practices are environmentally sustainable, including use of organic farming methods. Again, we are happy to engage with the local community if you have any alternative suggestions.

Lots and housing

What will the block sizes be?

There will be a diversity of property sizes available for purchase. While the Urban Design Plan has not been resolved as yet, we anticipate that lot sizes (including the broader Clarkefield Development) will range from medium density near the train station (similar to the Baringo project in New Gisborne) through to much larger lots. It is anticipated that a typical land lot for purchase would range from around 300m² up to 2,500m².

What will the price of lots be?

Pricing is yet to be determined. We expect to have a variety of products on offer, so we hope to be able to cater to many budgets.

How soon can we move in?

Depending on how we go with approvals, we anticipate 2-4 years.

Will the existing Clarkefield residents get priority in purchasing blocks within the town?

We intend to continue to communicate with the local community, and with registrations of interest, we will make sure all early registrations are provided early access to our blocks.

Generally, where there are rentals, there is a perception that the area can become rough, that is a worry, could that devalue current homes?

With the Development of the Clarkefield township, we would expect the current land values to be maintained or appreciate.

The Macedon Ranges has a general undersupply of rental stock. Our research indicates 14% versus the Melbourne Average of 28% is available for rent.

Maintaining an affordable housing approach to allow key workers and those in need to live in the Macedon Shire, will benefit the community.

Will there be housing to accommodate those who are aging and looking to downsize?

Yes, we plan to provide a range of housing options to cater to people in different stages of their lives.

Will there be housing suitable for people with disability and housing for care workers?

All-access housing will be included in the Clarkefield housing mix, at minimum in the affordable housing product.

Will these affordable housing ambitions have a negative impact on the values of existing Clarkefield properties?

The affordable housing at Clarkefield will not impact adjoining property values. They will look identical to all the other homes and be provided at below-market rents for their economic life to qualifying individuals and families.

Are plans available for the specific dwellings in the Township? It would be great if it could be a mix of property and house sizes from different developers with different styles including townhouses, semi-attached houses & units. It would be most attractive if it could resemble an organically grown town like Woodend or Kyneton rather than a uniform suburb.

The Development of specific dwellings types is still a work in progress. However, we can confirm that our objective, from the outset, has always been using the "look and feel" of other Macedon Shire settlements as our benchmark. At this stage, we are still working through the best approach to supporting sustainable house design within this context, but as a minimum:

- Lot sizes and zoning will support housing diversity and help create a sense of organic township growth
- Design guidelines combined with regulatory requirements in the planning scheme will support sustainable design and construction
- All builders approved to construct dwellings at Clarkefield must have their homes approved by Clarkefield Developments as consistent with the town's objectives both in terms of sustainability, feel and design intent.

How many houses are to be built in Stage 1 of the Development?

The first phase of the Development consists of approximately 350-450 lots.

Will this Development be just another ugly growth area? As we do not want a sea of black rooves without eaves as they are ugly, too hot (heat island) and very suburban.

Our intention is to prepare a set of design guidelines which will look to control the character, materials and style of future dwellings. Our vision for Clarkefield is to incorporate a character reflective of the valued townships of Macedon Ranges with the use of sustainable materials. We want to avoid a suburban metropolitan growth area development and plan for a regional township character.

Future planting of vegetation and trees should include indigenous vegetation to provide habitat for birds and fauna (Black cockatoo frequent the area).

This feedback and local information relating to flora and fauna is important to us and we will look to consider this as part of the preparation of future landscaping. We have also engaged expert ecologists to provide an understanding of the sites local flora and fauna to assist with our environmental sustainability plans.

Adjoining private farming land should not host residents' Community Farm'.

The Community Farm proposed for Clarkefield will locate on land adjacent to the project area effectively in the buffer zone between the residential area and the farm.

A few years ago a developer proposed to a commercial development application to Council over my land without my knowledge or consent are you going to do the same?

APD Projects is not proposing to identify a development proposal on land without the consent of landowners. All land within the Development Plan Overlay will be identified in the plans which will be submitted to Council for approval. We encourage feedback from the community on what the development plan should include.