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# Clarkefield Township Social Infrastructure Assessment

## Final Report

March 2022

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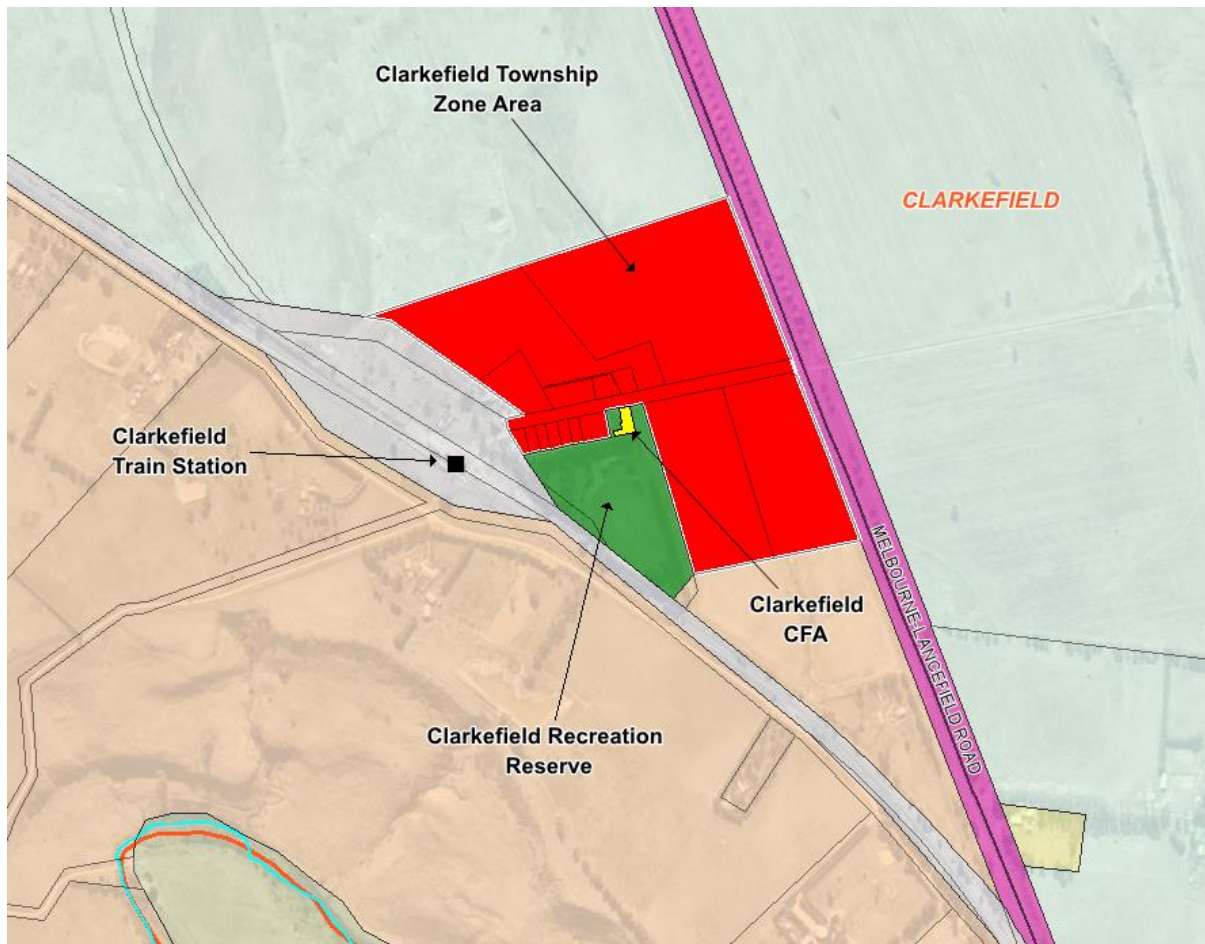
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## 1 Introduction

### 1.1 Assessment Objectives

ASR Research was engaged by APD Projects (“the client”) to prepare the following social infrastructure assessment as part of the proposed development of the Clarkefield Township (the “subject site”), the location of which is shown below in Figure 1 below. The subject site is located at the south eastern end of the Shire of Macedon Ranges and forms part of the broader Riddells Creek District. The Riddells Creek Township is located north west of the subject site and is approximately 10 kilometres by car (or 8 minutes travel time by car). The northern portion of Sunbury is located to the south. The subject site includes the existing small township of Clarkefield which includes the Clarkefield Train Station and the Clarkefield Recreation Reserve.

Figure 1 - Location of Subject Site



## 1.2 Scope of Assessment

The assessment includes an audit of the existing and planned supply of social infrastructure within the subject site and the surrounding area (i.e. the Riddells Creek District) and indicative estimates of demand and / or supply requirements for each form of social infrastructure. It is envisaged that the development plan will have the greatest impact on what is considered neighbourhood or local level social infrastructure forms that are typically managed by local government and the Department of Education and Training (DET).

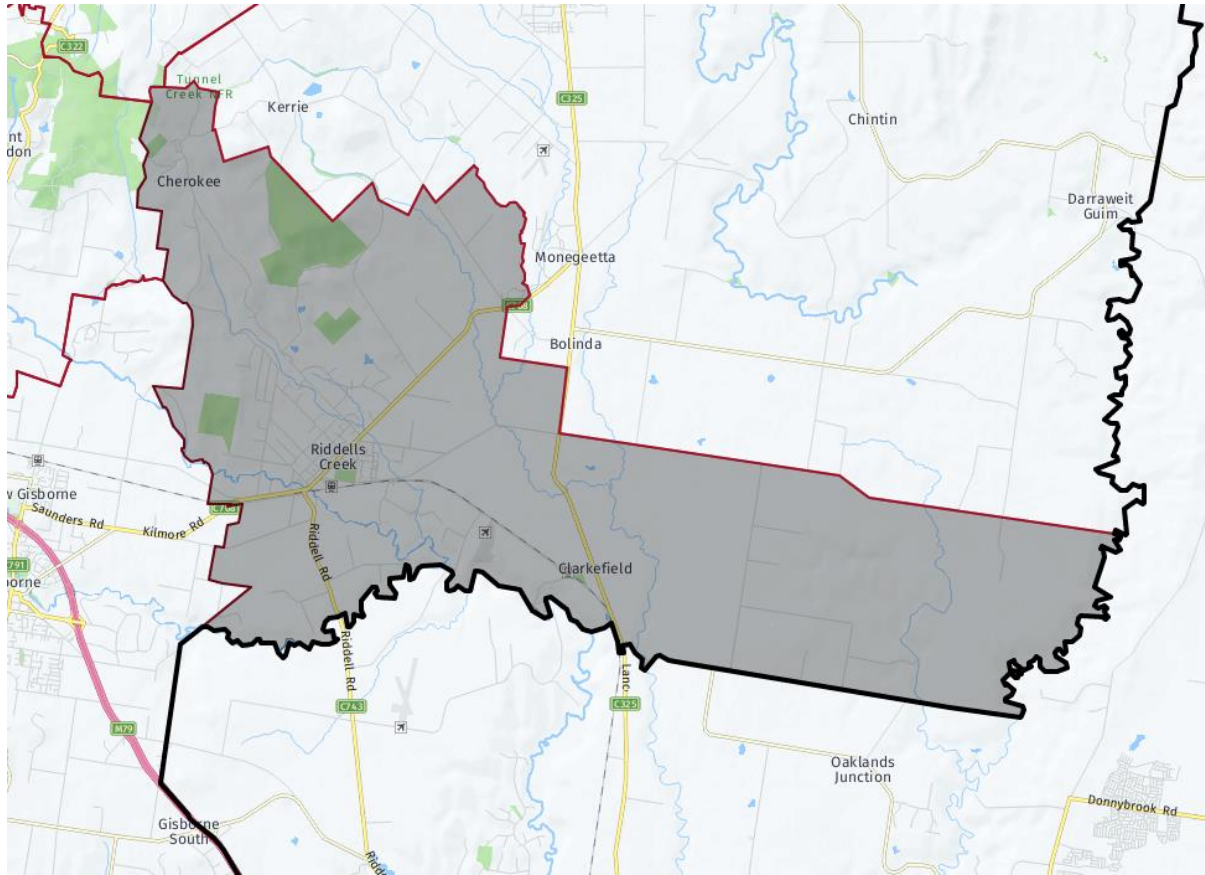
The assessment focuses on the following main community infrastructure categories:

1. Open space;
2. Early years services;
3. Community meeting spaces, libraries and learning centres;
4. Recreation facilities;
5. Education facilities;
6. Aged and disability services including residential aged care;
7. Health facilities; and
8. Police and emergency services.

## 1.3 Study Area

In order to determine the need for, and the optimal location of a proposed social infrastructure within the subject site, this assessment reviewed requirements across a larger study area constructed using the Shire of Macedon Ranges small area population forecasts, prepared on behalf of Council by .id consulting (source: <https://forecast.id.com.au/macedon-ranges>). Figure 2 on the following page shows the Riddells Creek District area which was used to define the study area for this assessment. Riddells Creek District is bounded by the localities of Heskett, Kerrie, Monegeetta and Bolinda and Melbourne-Lancefield Road in the north, Heaths Lane, the locality of Darraweit Guim, Deep Creek and Hume City in the east, Emu Creek, Melbourne-Lancefield Road and Jacksons Creek in the south, and the localities of Gisborne, New Gisborne and Mount Macedon in the west.

Figure 2 - Assessment Study Area: Riddells Creek District



#### 1.4 The Development Plan Proposal

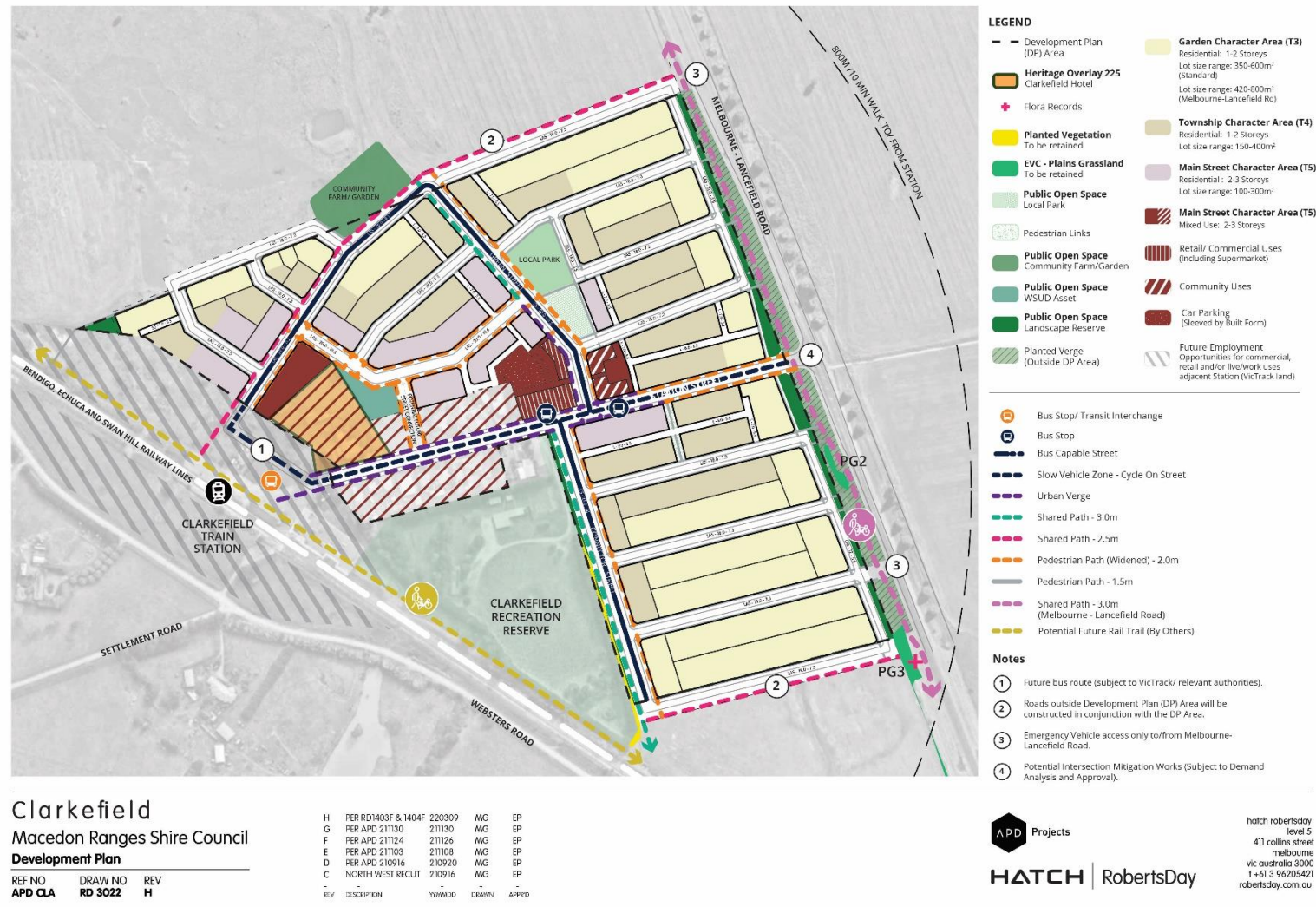
A draft Development Plan for the subject site has been prepared by the client and is shown in Figure 3 on the following page. The Plan proposes to accommodate approximately 350 dwellings and deliver the following social infrastructure and open space proposals:

- A network of unencumbered and encumbered public open space;
- An interconnected network of shared pathways and pedestrian pathways; and
- An indicative area for proposed community uses such as a private long day child care centre.

The proximity of the proposed Development Plan area adjacent to the Clarkefield Recreation Reserve will provide future residents with convenient access to what is currently an underutilised community asset.



Figure 3 – Draft Development Plan for Clarkefield Township

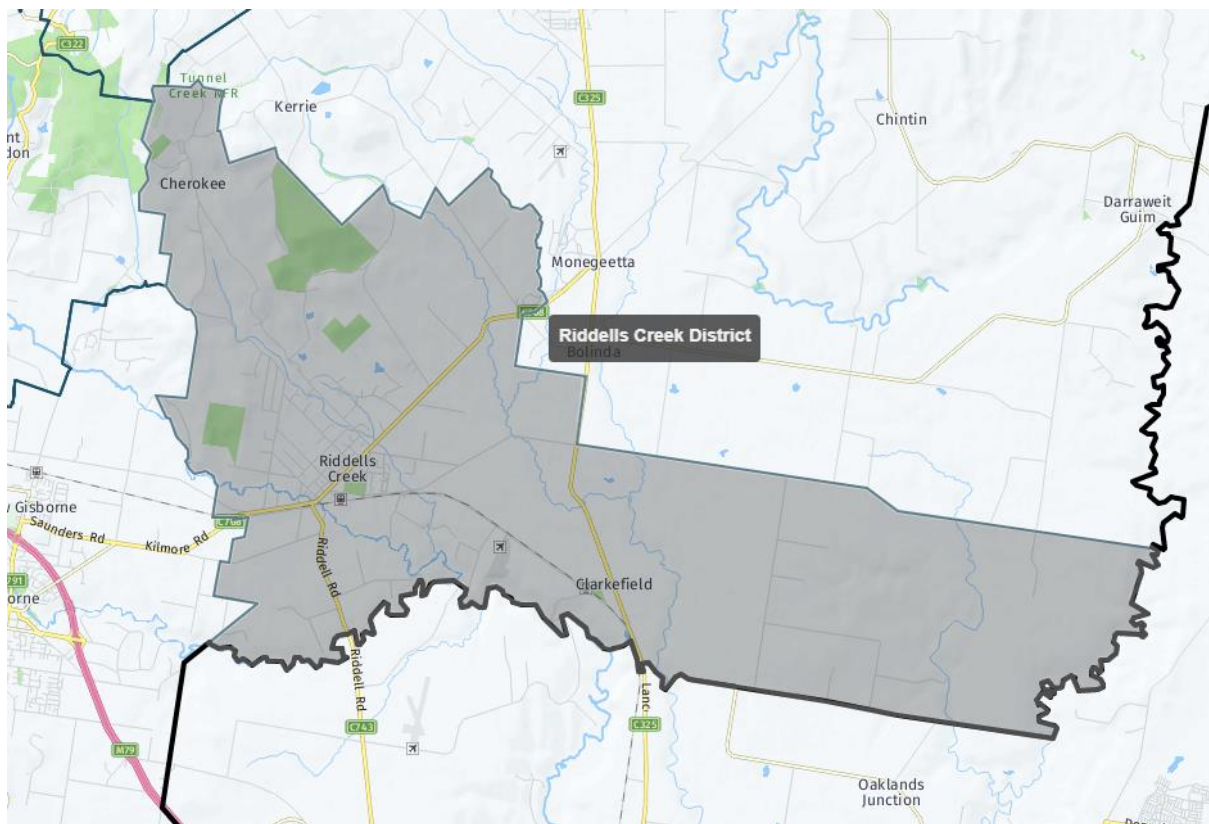


Source: Hatch RobertsDay, March 3, 2022

## 2 An Overview of Clarkefield & Riddells Creek District

As shown in Figure 4 below, the Clarkefield Township is located within Macedon Ranges Shire Council's small area District of Riddells Creek<sup>1</sup> which, in 2016, accommodated a population 4,486 and contained 1,632 dwellings. The main Town within the small area is Riddells Creek. In 2016 the locality of Clarkefield contained a very small population of 320 and 114 private dwellings, representing 7.1% of the total population of the Riddells Creek District and 7% of all dwellings in the area.

Figure 4 – Location of Clarkefield within the Riddells Creek District



Source: Macedon Ranges Shire Population and Household Forecasts, 2016 to 2036, prepared by .id, the population experts, November 2017.

### 2.1 Population Characteristics

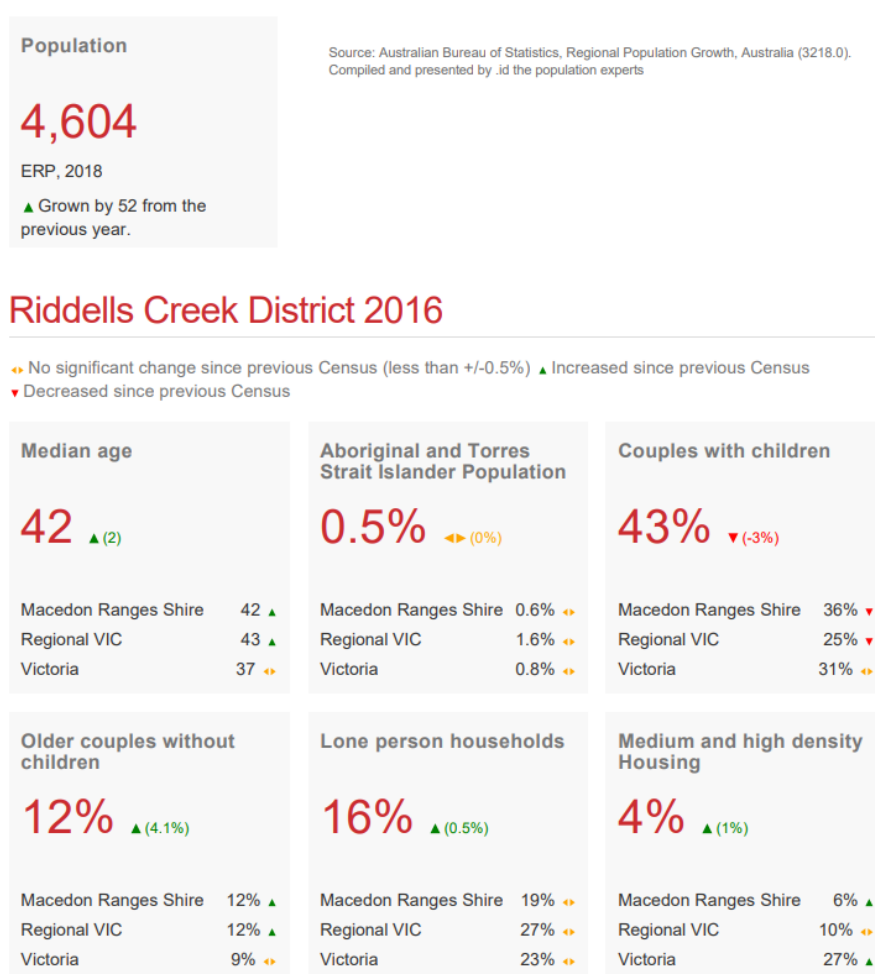
Figure 5 on the following page reveals some of the main demographic characteristics of the Riddells Creek District and compares these to the Shire of Macedon Ranges, Regional Victoria and Victoria. The Riddells Creek District has:

<sup>1</sup> Riddells Creek District is bounded by the localities of Heskett, Kerrie, Monegeetta and Bolinda and Melbourne-Lancefield Road in the north, Heaths Lane, the locality of Darraweit Guim, Deep Creek and Hume City in the east, Emu Creek, Melbourne-Lancefield Road and Jacksons Creek in the south, and the localities of Gisborne, New Gisborne and Mount Macedon in the west.



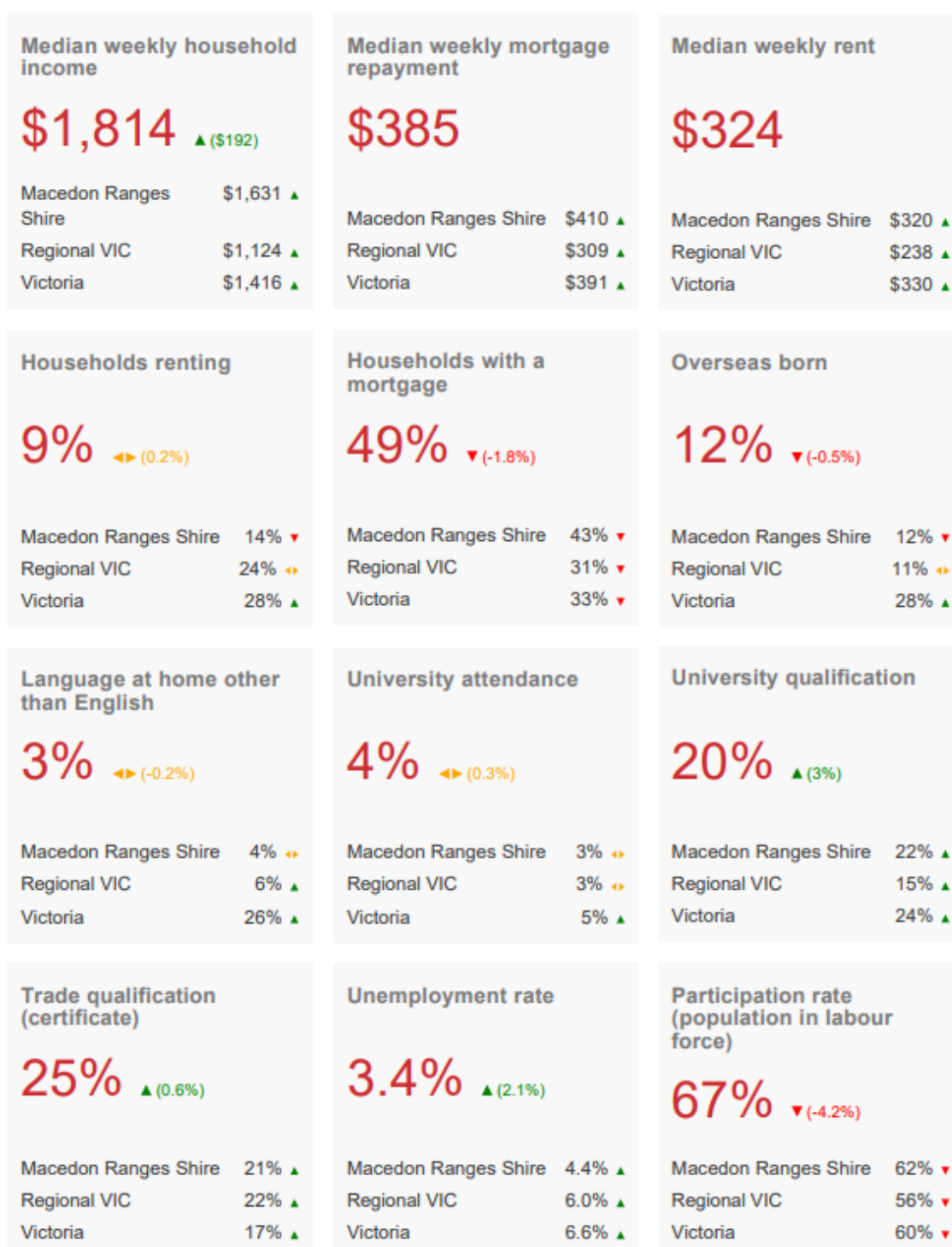
- A similar median age (42) as Macedon Ranges and Regional Victoria, but older than Victoria;
- A lower proportion of Aboriginal and Torres Strait Islander people;
- A much higher proportion of couples with children than Macedon Ranges, Regional Victoria and Victoria;
- A similar proportion of older couples without children as Macedon Ranges and Regional Victoria, but higher than Victoria; and
- A lower proportion of medium and high-density housing than Macedon Ranges, much less than Regional Victoria and significantly less than Victoria.

Figure 5 - Population Highlights



Source: Australian Bureau of Statistics, Regional Population Growth, Australia (3218.0). Compiled and presented by .id the population experts

Figure 5 continued



Source: Australian Bureau of Statistics, Regional Population Growth, Australia (3218.0). Compiled and presented by .id the population experts

## 2.2 Population Forecasts

Development assumptions for the Riddells Creek District are as follows:

- Larter Court/Filmer Place Residual - 34 dwellings (2012-2018)
- Bluegum Circuit - 42 dwellings (2012-2019)
- Rangeview Estate - 150 dwellings (2015-2025)
- 26-28 Mahoneys Road - 12 dwellings (2018)
- Riddells Creek Future Urban Sutton Street - 20 dwellings (2020-2023)
- Oakwood Estate - 10 dwellings (2021-2025)
- McCluskey Street Low Density Residential - 10 dwellings (2022-2025)
- Riddells Creek East Potential (Area 4) - 748 dwellings (2022-2036)
- Clarkefield Township - 100 dwellings (2026-2035)
- Small sites - 16 dwellings
- Low-high level of infill development (5-22 dwellings per annum)

As discussed in more detail in Section 4 of this report, the development assumptions for the Clarkefield Township assessed in this assessment, if approved, will clearly require these forecasts to be adjusted.

### 3 Policy Context & Review of Strategic Documents

This section reviews:

- Relevant sections of the Macedon Ranges Planning Scheme, and
- Other Council strategic documents.

The review allows for existing statutory requirements and broader strategic objectives to be identified and assessed for its potential relevance and application to the subject site.

#### 3.1 Macedon Planning Scheme

##### 3.1.1 Clause 21.01 Municipal Profile

The municipal profile includes a section on community development and infrastructure where it states:

*The Shire has high quality community infrastructure and provides a range of community health and wellbeing services and facilities, many of which are focused in Kyneton, Gisborne, Woodend and the larger towns. Existing community infrastructure and services have capacity to accommodate some residential growth.*

*There is a high level of interconnection between towns for community services. Residents commonly travel to other towns to access services not available in their own community. Malmsbury, Kyneton, Tylden, Woodend, Macedon, Gisborne, Riddells Creek, Romsey and Lancefield all have reticulated wastewater systems.*

##### 3.1.2 Clause 21.01 Municipal Profile

Community development and infrastructure

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There is a high level of interconnection between towns for community services. Residents commonly travel to other towns to access services not available in their own community. Malmsbury, Kyneton, Tylden, Woodend, Macedon, Gisborne, Riddells Creek, Romsey and Lancefield all have reticulated wastewater systems.

### 3.1.3 Clause 21.02-8 Community Development and Infrastructure

Clause 21.02-8 has a specific focus on community development and infrastructure influences which includes:

- By 2026 it is expected that the number of people over 64 in the Shire's population will more than double. Growth is particularly strong in the 70 years and over age group with many of these currently living in rural parts of the Shire.
- The provision of reticulated town water, gas and sewerage will provide increased opportunities for urban development.
- Population growth increases demand for infrastructure and services that require funding. The provision of services for new development should be assisted by Development Contributions.
- In the rural areas, early settlement and farming practices represent significant cultural associations and relationships for the community.
- Open space, recreation, leisure facilities, provision of aged care and youth services and a broad variety of housing are important to improving the health and wellbeing of the community.

### 3.1.4 Clause 21.03-3 Strategic framework plans

The Macedon Ranges strategic framework plan interprets the land use vision and identifies the vision's key elements influencing land use planning up to 2036. Figure 6 below defines settlement types in the Shire.

Figure 6 - Settlement Types and Hierarchy Definitions

Settlement type	Settlement hierarchy definitions
Regional centre	A centre with a large, diverse population (10,000 plus), employment and housing base. All essential services are connected and higher order goods and services are provided. All levels of education are offered and access to large hospitals and numerous medical facilities is generally provided. Regional centres have strong relationships with surrounding settlements of all types.
Large district town	A town with a substantial and diverse population base (6,000 to 10,000) and a dominant business district with a moderate employment base. All essential services are provided. Access to services such as police stations, medical/hospital facilities and a range of education facilities is generally high. A variety of accommodation types and sizes are available.
District town	A town with a moderate population (2,000 to 6,000) with connections to all essential services. District towns tend to have a dominant town centre with a variety of retail services, post office, schools, police station and some basic medical facilities. Employment is generally in higher order centres.
Small town	Town population levels vary with general service provision (500-2,000) and there are strong employment relationships with larger towns. All are connected to reticulated water, and electricity, and in most cases have sewer connection available.
Village	A settlement with a low population (less than 500).
Hamlet/locality	A cluster of houses on smaller than average rural sized allotments in a non-urban zone (population less than 100). Reticulated water and/or sewer are generally not available.



Under the hierarchy presented above the Clarkefield township currently fits the “hamlet” classification. However, if approved, the proposed Clarkefield Township Development Plan assessed by this report would elevate the status of Clarkefield to a “small town”.

### 3.1.5 Clause 21.04 Settlement

Strategy 1.5 of the Clause aims to ensure the existing small towns, villages, hamlets and localities retain their current roles with the exception of Tylden which is expected to achieve village status, and Clarkefield which may be the subject of long term future urban expansion.

As part of future strategic work the Clause also identifies the need to determine the appropriate role of Clarkefield within the Macedon Ranges settlement hierarchy.

### 3.1.6 Clause 21.12-1 Community Development

#### Objective 1

To improve the physical health of the community by providing safe, attractive, useable, well maintained public spaces that encourage active lifestyles for people of all ages and abilities.

#### Strategies

- Strategy 1.1 Ensure new areas of public open space and new public buildings are safe and attractive for users of all ages and abilities, through providing appropriate areas of shade, seating, lighting and physical infrastructure such as drinking fountains and toilets.
- Strategy 1.2 Promote passive surveillance of public spaces through design including having regard for orientation issues; boundary treatments and use of physical and symbolic barriers.
- Strategy 1.3 Encourage developments to incorporate appropriate walking trails, bicycle paths, playgrounds and social infrastructure.
- Strategy 1.4 Enhance the walkability and safety of existing residential areas with improvements to footpaths and recreational areas to ensure consistency with disability discrimination act requirements.
- Strategy 1.5 Require development contributions to fund the provision of community services and facilities.
- Strategy 1.6 Facilitate the inclusion and identification of community facilities in structure plans.

### 3.1.7 Clause 21.12-2 Development infrastructure

#### Objective 1

To provide infrastructure, services and community facilities to new and established urban areas in an equitable manner.

#### Strategies

- Strategy 1.1 Encourage the delivery of necessary infrastructure to occur concurrent with or prior to development
- Strategy 1.2 Consider the sequencing of development relative to the provision of services and facilities.
- Strategy 1.3 Promote development within existing urban areas according to the Settlement Hierarchy outlined in Clause 21.04.
- Strategy 1.4 Require development contributions to fund the provision of services and facilities.

### 3.1.8 Clause 21.13-12 Clarkefield

#### Objective 1

To ensure allowable development does not compromise the long-term potential for a positive urban outcome at Clarkefield.

#### Strategies

- 1.1 Ensure the development of Clarkefield on existing zoned land provides for a high quality town centre with appropriate retail and community services and a walkable village community.
- 1.2 Consider urban expansion in Clarkefield beyond that currently provided in the planning scheme in the future. This would need to be carefully considered in terms of the role of the settlement, provision of suitable infrastructure and appropriate urban design.

3.1.10 Clause 56.03-3 of the Macedon Ranges Planning Scheme (Planning for Community Facilities Objective)

The objective of this Clause is:

To provide appropriately located sites for community facilities including schools, libraries, preschools and childcare, health services, police and fire stations, recreation and sports facilities.

Standard C4

A subdivision should:

- Implement any relevant regional and local community facility strategy, plan or policy for the area set out in this scheme.
- Locate community facilities on sites that are in or near activity centres and public transport. School sites should:
  - Be integrated with the neighbourhood and located near activity centres.
  - Be located on walking and cycling networks.
  - Have a bus stop located along the school site boundary.
  - Have student drop-off zones, bus parking and on-street parking in addition to other street functions in abutting streets.
  - Adjoin the public open space network and community sporting and other recreation facilities.
  - Be integrated with community facilities.
  - Be located on land that is not affected by physical, environmental or other constraints.

Schools should be accessible by the Principal Public Transport Network in Metropolitan Melbourne and on the regional public transport network outside Metropolitan Melbourne.

Primary schools should be located on connector streets and not on arterial roads. New State Government school sites must meet the requirements of the Department of Education and Training and abut at least two streets with sufficient widths to provide student drop-off zones, bus parking and on-street parking in addition to other street functions.

### 3.1.11 Clause 56.05-2 of the Macedon Ranges Planning Scheme (Public Open Space Provision Objectives)

The objectives of this Clause are:

- To provide a network of quality, well-distributed, multi-functional and cost-effective public open space that includes local parks, active open space, linear parks and trails, and links to regional open space.
- To provide a network of public open space that caters for a broad range of users.
- To encourage healthy and active communities.
- To provide adequate unencumbered land for public open space and integrate any encumbered land with the open space network.
- To ensure land provided for public open space can be managed in an environmentally sustainable way and contributes to the development of sustainable neighbourhoods.

#### Standard C13

The provision of public open space should:

- Implement any relevant objective, policy, strategy or plan (including any growth area precinct structure plan) for open space set out in this scheme.
- Provide a network of well-distributed neighbourhood public open space that includes:
  - Local parks within 400 metres safe walking distance of at least 95 percent of all dwellings. Where not designed to include active open space, local parks should be generally 1 hectare in area and suitably dimensioned and designed to provide for their intended use and to allow easy adaptation in response to changing community preferences.
  - Additional small local parks or public squares in activity centres and higher density residential areas.
  - Active open space of a least 8 hectares in area within 1 kilometre of 95 percent of all dwellings that is:
    - Suitably dimensioned and designed to provide for the intended use, buffer areas around sporting fields and passive open space
    - Sufficient to incorporate two football/cricket ovals
    - Appropriate for the intended use in terms of quality and orientation
    - Located on flat land (which can be cost effectively graded)
    - Located with access to, or making provision for, a recycled or sustainable water supply
    - Adjoin schools and other community facilities where practical
    - Designed to achieve sharing of space between sports.

- Linear parks and trails along waterways, vegetation corridors and road reserves within 1 kilometre of 95 percent of all dwellings.

Public open space should:

- Be provided along foreshores, streams and permanent water bodies.
- Be linked to existing or proposed future public open spaces where appropriate.
- Be integrated with floodways and encumbered land that is accessible for public recreation.
- Be suitable for the intended use.

### 3.2 [The Loddon Mallee South Regional Growth Plan \(2014\)](#)

The Loddon Mallee South Regional Growth Plan:

- establishes a framework for strategic land use and settlement planning that can accommodate growth within ecologically sustainable development principles;
- identifies important economic, environmental, social and cultural resources to be preserved, maintained or developed;
- provides direction for accommodating growth and change including residential, employment, industrial, commercial, agriculture and other rural activities;
- shows which areas of land can accommodate growth and which are to be maintained for other uses; and
- identifies opportunities for supporting regional level infrastructure, providing an essential contribution to the long-term sustainability of the region.

The demand for growth in individual settlements varies across the region with some locations, such as areas closer to Melbourne, experiencing high demand and other locations experiencing more modest growth.

The plan identifies key settlements where growth is to be directed while avoiding sites of high natural hazard such as bushfire and flood, and protecting environmental assets.

Future directions outlined by the Plan are:

- focus growth to the region's existing settlements with capacity for growth
- reinforce the role of Bendigo as the regional city, offering a range of employment and services as an alternative to Melbourne



- target new growth to settlements including Bendigo, Maryborough, Castlemaine, Gisborne and Kyneton
- plan for settlement growth that avoids areas of high risk from natural hazards such as bushfire and flood
- manage settlement growth to limit the impact on agricultural productivity, natural resources and ecological values
- value the region's unique and connected communities
- support the ongoing role of the region's small towns and settlements
- acknowledge the non-urban population's contribution to the region
- invest in liveability, infrastructure and urban design initiatives to make the region's towns great places to live
- build community connectedness and reduce areas of social disadvantage
- build a skilled and adaptable workforce by attracting skilled workers and providing access to high quality education and training opportunities, which provide pathways to employment
- plan for the facilities and infrastructure needed for delivery of education and training to support growth.

While the Plan does not make specific reference to Clarkefield it does refer to role of nearby towns such as Riddells Creek which it anticipates will to continue to grow at a moderate rate.

The Plan recommends that further investigation is required to identify future areas for greenfield growth as well as opportunities for infill and medium density development within the township boundaries.

It highlights that Riddells Creek provides a rural township lifestyle option that Gisborne has traditionally delivered. It is well connected to existing railway infrastructure, services industries and businesses.

### 3.3 Plan Melbourne

*Plan Melbourne 2017* is a metropolitan planning strategy that defines the future shape of the city and state over the next 35 years. Integrating long-term land use, infrastructure and transport planning, Plan Melbourne sets out the strategy for supporting jobs and growth, while building on Melbourne's legacy of distinctiveness, liveability and sustainability. The plan includes:

- 9 principles to guide policies and actions
- 7 outcomes to strive for in creating a competitive, liveable and sustainable city
- 32 directions outlining how these outcomes will be achieved
- 90 policies detailing how these directions will be turned into action

In addition, a separate 5-year Implementation Plan with 112 actions has been developed. Of particular relevance to this assessment are the directions and policies outlined in Outcome 2 (housing related directions) and Outcome 5 (community infrastructure related directions).

Direction 4.5 of Plan Melbourne proposes that peri-urban town plans be developed in partnership with local government to increase the supply of land for housing and attract population growth out of Melbourne.

Direction 4.5 includes desired outcomes in relation to population, settlements and local infrastructure including:

- Plan and manage sustainable urban growth that is concentrated in and around major towns within Melbourne's peri-urban area so as to provide employment, infrastructure, services and community facilities to new and established urban areas in an equitable manner.
- Manage the growth and sustainable development of green wedge townships and settlements, having regard for their distinct character and environmental and servicing constraints.
- Create socially sustainable communities and support an active community working towards reducing greenhouse gases and responding to climate change.
- Protect and enhance the existing character, presentation and form of towns, including their main road entrances.

### 3.4 Other Relevant Strategic Documents

A number of other Macedon Ranges Shire Council and non-Council agency strategies, plans and policies were identified and reviewed for potential relevance to the preparation of the assessment. These are listed in Table 1 below. Relevant details from these documents have been considered as part of the more detailed assessment in Section 4 of this report.

*Table 1 – Existing Strategic Directions & Actions Potentially Relevant to the Assessment*

Strategy
Corporate Strategies & Policies
<b>Macedon Ranges Council Plan 2017-2021</b>  The Council Plan outlines key priorities for the next four to ten years, and sets out how Council will invest in services and facilities. At the heart of the Council Plan is its vision for the shire, the community and the future. This plan incorporates our Municipal Public Health and Wellbeing Plan and aligns with the Municipal Strategic Statement and Strategic Resource Plan which also guide our decision-making.  Key priorities identified by the Plan are:  <ol style="list-style-type: none"><li>1. Promote health and wellbeing</li><li>2. Protect the natural environment</li><li>3. Improve the built environment</li><li>4. Enhance the social and economic environment</li></ol>

<p><b>Strategy</b></p> <p>5. Deliver strong and reliable government</p> <p>Key actions identified by the Plan of relevance to the assessment are:</p> <ul style="list-style-type: none"> <li>• improve infrastructure for walking and cycling across the shire</li> <li>• increase the number and diversity of opportunities for our communities to participate in arts and culture</li> <li>• increase the number of change room facilities upgraded to be more accessible to all</li> <li>• ensure people have opportunities for passive recreation and leisure activities in open spaces.</li> <li>• progress construction of primary pedestrian and cycling networks for each town</li> <li>• support appropriately designed diverse housing types</li> </ul>
<p><b>Recreation</b></p> <p><b>Sport and Active Recreation Strategy 2018-2028</b></p> <p>The role of the Sport and Active Recreation Strategy is to set out a framework for enhancing the health and wellbeing of residents through a range of services and facilities aimed at supporting and encouraging participation in physical activity, active recreation and sport and therefore community life. The strategy is an important planning tool that will be used by Council, Council officers and the community as a key reference document to help guide Councils future resource priorities and major projects and initiatives to support participation in community sport and active recreation.</p> <p>Key actions identified by the Strategy for the Gisborne District are:</p> <ul style="list-style-type: none"> <li>• Support staged development of two multi-use ovals and associated infrastructure in New Gisborne over the short-medium term. In consultation with the New Gisborne Tennis Club, consider options to remain at Ross Watt Reserve or explore opportunities to relocate/replace the existing four tennis courts at Ross Watt Reserve to the proposed new Sports Precinct (ovals) in New Gisborne in the long-term (i.e. consider as part of the Master Plan design for this site), including shared use of proposed pavilion facilities.</li> <li>• Investigate and support upgrade / improvement requirements at Gardiner Reserve to reinforce the venue as one of the Shire's three premier AFL/ cricket sporting reserves – particularly cricket net facilities (address safety issues with balls entering the adjacent netball courts, and change room improvements including catering for female participants).</li> <li>• Dixon Field should be progressively developed as a regional standard facility for soccer in the Shire, including possible establishment of a synthetic pitch with match standard lighting in the very long-term (i.e. 10+ years) to cater for possible additional usage loads.</li> <li>• Support court upgrade at Gisborne Tennis Club (Dixon Field) as required. Also support lighting provision to final 2 courts (i.e. all 8 courts to be lit).</li> <li>• Support improvements to South Gisborne Tennis facilities subject to condition audit outcomes.</li> <li>• In consultation with all existing equestrian user groups undertake a Master Plan for I.R. Robertson Reserve (Gisborne) to explore requirements and options for staged upgrade of facilities, including opportunities for shared use.</li> <li>• Support installation of outdoor fitness equipment at suitable locations along Jacksons Creek.</li> <li>• Continue staged implementation of township specific recommendations from Council's Walking &amp; Cycling Strategy and Open Space Strategy.</li> <li>• Continue to consider an expansion of the Gisborne Aquatic Centre and co-location of the Gisborne Fitness Centre should funding opportunities present.</li> </ul> <p><b>Macedon Ranges Shire Council Regional Sports Hub Feasibility Study (2018)</b></p> <p>In mid-2017, Council appointed Otium Planning Group to undertake the development of a Regional Sports Hub Feasibility Study with the aim of providing an evidence-based report on the need for and/or provision of indoor sport facilities within the Macedon Ranges Shire.</p> <p>Key recommendations contained in the report include:</p> <ol style="list-style-type: none"> <li>1. Based on current population and the very high participation levels indicating that by 2036 there may be a shortfall in provision of indoor sports courts of up to 16 courts, development of a Regional Sports Hub as well as a strategy to upgrade existing indoor sports stadiums be supported by Council.</li> <li>2. In keeping with strong community feedback, the vision for a Regional Sports Hub is for:             <ul style="list-style-type: none"> <li>- An attractive and environmentally sustainable building that is a vibrant regional hub of activity for sport, recreation and community.</li> <li>- A warm, comfortable, inspiring and inviting place where people of all ages and backgrounds feel they belong. A place that attracts locals and visitors alike for sport, recreation, events and is also a great place to meet for coffee.</li> <li>- An expression of our pride in the local region and that builds the local region's destination profile</li> </ul> </li> <li>1. The Regional Sports Hub should incorporate:             <ul style="list-style-type: none"> <li>- Four to six multi-lined competition compliant indoor sports courts to host sports competitions.</li> <li>- Capacity for sports courts and spectator facilities to accommodate large community events and presentations.</li> <li>- Community meeting, gathering and café facilities.</li> <li>- Multi-purpose rooms with kitchen facilities for community functions and other activities such as dance, martial arts, circus and exercise classes.</li> <li>- Support facilities such as athlete and umpire change facilities, office and merchandise space, storage, first aid area etc.</li> <li>- Easy pedestrian access in and around the building and connection to the potential regional sports fields site.</li> </ul> </li> <li>4. The Regional Sports Hub should be developed on the site on the corner of Barringo and Hamilton Roads in New Gisborne.</li> </ol>

<p><b>Strategy</b></p> <p><b>Macedon Ranges Aquatic Strategy (2011)</b></p> <p>The primary purpose of the strategy is to develop an integrated strategic approach to planning and provision of affordable aquatic facilities across the Shire.</p> <p>The overall vision of the Council is to provide a range of quality and affordable indoor and outdoor aquatic facilities across the Shire. This vision sees a network of aquatic facilities coordinated with each other in location, use, management, marketing and fitting into an overall regional context.</p> <p>In particular the vision sees: <i>Indoor aquatic facilities being located in the major population centres of Gisborne, Kyneton and Romsey at a time when it is economical to do so. Modern user friendly and exciting outdoor aquatic facilities being managed and maintained for long term sustainability in Woodend and Lancefield serving those communities and, at times, the larger catchment areas.</i></p> <p>The Strategy included a recommendation that Council prepare and submit an application to Sport and Recreation Victoria's Better Pools program for 2012/13 for an expansion of the Gisborne Aquatic Centre and, if successful, allocate Council's share of the funding over the next two financial years.</p> <p><b>Macedon Ranges Open Space Strategy (2013)</b></p> <p>The purpose of the Macedon Ranges Open Space Strategy is to provide direction to Council for the planning and provision of open space within the Shire in an ongoing manner over the next ten or more years.</p> <p>The Strategy identifies the following priority projects for Clarkefield:</p> <ul style="list-style-type: none"> <li>• In the long term consolidate elements in the Clarkefield Recreation Reserve and redesign as the district social / family recreation open space for Clarkefield. This should include social / family recreation facilities, a perimeter trail, play space suitable for a range of age groups and abilities, and additional seating and shade trees. Council may consider taking over management and maintenance of the facility in the longer term.</li> <li>• Other aspirational opportunities:</li> <li>• Investigate the provision of an off-road trail circuit from the Clarkefield Recreation Reserve, along Station Street and back to the rear of the Reserve along the rail corridor.</li> <li>• Support the community establishing a community garden in the Clarkefield Recreation Reserve.</li> <li>• Establish a program to selectively replace mature cypress and Radiata pine trees in the Clarkefield Recreation Reserve.</li> <li>• Should land along the eastern side of the Clarkefield Recreation Reserve be developed for urban purposes (and demand required it), seek a contribution of open space to increase the area of the Reserve so that a second oval can be established.</li> </ul> <p><b>Early years and youth services</b></p> <p><b>Macedon Ranges Early Years Plan: 2016-2020</b></p> <p>The Plan provides a framework to prioritise needs and allocate resources for early years services and programs in Macedon Ranges Shire. The Early Years Plan sets out four themes and related actions. The four themes are:</p> <p>Theme 1 - Learning and Development  Theme 2 - Active and Healthy Lifestyles  Theme 3 - Health and Social Support  Theme 4 - Enabling Environments</p> <p>Although the Plan contains no specific references to proposed initiatives in Gisborne, general actions relevant to the social infrastructure assessment include:</p> <ul style="list-style-type: none"> <li>• Continue to review the availability, quality and suitability of existing infrastructure in light of projected population growth and service needs.</li> <li>• Continue to seek funding to support necessary June 2020 facility upgrades/new facilities.</li> <li>• Ensure infrastructure including footpaths is progressively improved to meet the needs of families.</li> </ul> <p><b>Macedon Ranges Shire Early Year's Infrastructure Plan: 2009-2019</b></p> <p>This report presents the early-years service platform and the associated infrastructure currently available to families and children in the Macedon Ranges Shire. A review of services and facilities together with population data has provided the basis for identifying current pressure on services and facilities; this includes gaps in service provision, outdated infrastructure and opportunities for facility renewal or development. Consideration has also been given to population projections and the service and infrastructure demands that are likely to emerge from the anticipated growth in the number of children (aged 0-8 year's) expected to live in the Macedon Ranges in the next ten years.</p> <p><b>Elevate: Macedon Ranges Youth Strategy 2018-2028</b></p>
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<p><b>Strategy</b></p> <p>Elevate – the Macedon Ranges Shire Council Youth Strategy – is a game plan for what Council will do for young people in the Macedon Ranges over the next ten years. This document outlines how Council will work with young people, parents, schools, workplaces, service providers and other levels of government to raise up young people.</p> <ul style="list-style-type: none"> <li>• Advocate to V-line for improved lighting in and around train stations and to Council for same at skate parks</li> <li>• Continue to deliver Council-run youth spaces, as per demand across the Shire.</li> <li>• Potentially relevant recommendations and actions outlined in the Strategy include:</li> <li>• Consider young people’s needs and include young people’s views in the design of community spaces, services and infrastructure</li> <li>• Promote life skill building workshops run by Neighbourhood Houses (potentially including financial literacy and the legal rights of young people learning)</li> <li>• Explore feasibility of converting existing facilities such as halls and/or mechanics institutes to be multi-purpose youth centres</li> </ul>
<p><b>Arts &amp; Culture</b></p> <p><b>Macedon Ranges Arts and Culture Strategy 2018-2028</b></p> <p>This 10 year strategy aims to enhance the social, cultural and economic development of the Macedon Ranges by building on what its doing well; exploring new opportunities for arts and culture; and making the most of the uniqueness of the shire, particularly its local talent and beautiful natural setting. The strategy’s background document presents the significant amount of research and consultation undertaken during development. Council’s Public Art and Memorial policies sit under this strategy.</p> <p>Actions relating to Gisborne are:</p> <ul style="list-style-type: none"> <li>• Based on existing infrastructure limitations and projected population growth, future planning for upgrades or renewal of the Macedon Ranges library facilities should prioritise Gisborne followed by Kyneton.</li> <li>• Council undertakes further investigation to determine the physical and programming capacity of the proposed sports hub in New Gisborne to accommodate arts and cultural activity.</li> <li>• Council supports GREAT to progress the Gisborne Amphitheatre project.</li> </ul>



## 4 Detailed Social Infrastructure Assessment

### 4.1 Current & Planned Social Infrastructure within Riddells Creek District

Appendix 2 of this report provides a series of maps showing the current locations of all major social infrastructure forms located within 1.5 kilometres of the proposed Clarkefield development and the surrounding 5 kilometre radius catchment area. As these maps shows there are very few community facilities in the Clarkefield Township given its small population size. However, most of the key community services within the 5 kilometre catchment are located in Riddells Creek, approximately a 10 minute drive north west of Clarkefield. Other significant existing social infrastructure is located south of the Clarkefield Township in Sunbury. Clarkefield's proximity to Sunbury North will result in access to a much larger number of diverse social infrastructure forms in future years which will be delivered via the approved Lancefield Road Precinct Structure Plan (PSP) and the future Sunbury North PSP.

Within 1.5 kilometres of the subject site exists the following social infrastructure:

- Clarkefield Recreation Reserve (a 4.36 hectare active open space and passive open space park containing 1 oval with the capacity to accommodate Australian Rules Football and Cricket, 2 Tennis courts a sporting pavilion approximately 380 square metres in size which is also available for hire as a function facility);
- Clarkefield & District Fire Station which is located at the entrance to the Clarkefield Recreation Reserve; and
- The former Clarkefield Primary School site which closed in 2016 but remains in the ownership of the Department of Education & Training.

Between 1.5 kilometres and 5 kilometres of the subject site exists the following social infrastructure:

### 4.2 Development & Population Assumptions

This section provides indicative quantitative community infrastructure demand and supply estimates for the subject site and the Riddells Creek District using Macedon Ranges Shire Council's population forecasts prepared by .id consulting (<http://forecast.id.com.au/macedon-ranges/home>).

For the purposes of this assessment ASR Research has assumed a dwelling yield of approximately 390 for the Development Plan area, generating a potential population of approximately of between 1,100 and 1,200

people<sup>2</sup>. The dwelling estimate exceeds the current Council population forecast assumptions by 290 dwellings. Table 2 below provides an adjusted dwelling and population projection for the Riddells Creek District by 2036 as a result of including the additional 290 dwellings.

It is worth noting that, if approved, the Clarkefield Township Development Plan will increase the number of dwellings in Clarkefield to approximately 500 and the population to 1,400. Despite the increase in dwellings and population the Clarkefield Township will remain classified as a 'small town' based on the settlement hierarchies outlined in Clause 21.03-3 (Strategic framework plans) of the Macedon Ranges Planning Scheme.

Table 2 also indicates that the Clarkefield Township will account for approximately 13% of all dwellings located within the Riddells Creek District by 2036.

Table 2 - Revised Dwelling & Population Forecasts for Clarkefield Township & Riddells Creek District by 2036

Age Cohort	Community infrastructure types the age cohort is relevant to	Clarkefield Township	Riddells Creek by 2036	Adjusted Riddells Creek District by 2036
0-3	MCH, Playgroups	46	310	322
4	4 Year Old Kindergarten	15	103	107
0-4	Long Day Child Care & Occasional Child Care	61	413	429
5-11	Primary School enrolments, out of school hours care	110	744	773
12-17	Secondary School enrolments	218	1483	1,541
0-14	Participation in organised children's sport	874	5935	6,167
15+	Participation in organised youth & adult sport	137	934	971
15-24	Participation in higher education (youth & young adult)	736	5001	5,197
25+	Participation in higher education (older adults)	94	638	663
70+	Residential & home based aged care services	115	779	809
0 to 69 years	NDIS services (younger clients)	977	6639	6,899
<b>Total Population</b>		<b>1092</b>	<b>7418</b>	<b>8,230</b>
<b>Dwellings</b>		<b>390</b>	<b>2809</b>	<b>3,099</b>

#### 4.3 Social Infrastructure Provision Measures and Standards

Appendix 1 of this report provides indicative estimates for various forms of social infrastructure that lend themselves to some form of quantifiable demand and / or supply measure. ***It should be emphasised that the numbers indicated should not be interpreted as final provision recommendations for the structure plan areas.***

<sup>2</sup> Based on average household size of 2.8 for the Riddells Creek District by 2036 (Source: Population and household forecasts, 2016 to 2036, prepared by .id, the population experts, November 2017)

Community infrastructure assessments also require existing strategic priorities be taken into consideration, as well as the capacity of existing services and facility to meet current and future needs.

To assess future need, the service and / or facility provision ratios (or measures) were applied to population projections for the full development scenarios of both structure plan locations. A description of these measures, the assumptions that underpin them, and their source is also outlined in Appendix 1.

It should be emphasised that townships such as Riddells Creek also service population catchments beyond their urban core area, particularly rural and smaller township populations not large enough to sufficiently justify a diverse range of social infrastructure.

#### 4.4 The Limitations of Social Infrastructure Standards

While providing a useful **guide** of demand and supply requirements generated by a given development scenario, social infrastructure standards and “demand estimators” do have limitations. For example, the estimates of organised sporting participation are based on survey data from the ABS and generalised for the Victorian population as a whole.

#### 4.5 Clarkefield Social Infrastructure Assessment

Tables 3 on the following pages discuss the implications of the demand and supply estimates (by full development) provided in Appendix 1 in the context of existing supply characteristics, and other more qualitative considerations.

Table 3 – Clarkefield Township Development Plan Social Infrastructure Assessment

Service / Community infrastructure type	Assessment findings including demand estimates by full development of subject site	Recommended response measures
<b>Public open space contributions</b>	<ul style="list-style-type: none"> <li>The Schedule to Clause 53.01 of the Macedon Ranges Planning Scheme identifies a public open space contribution rate of 5% for all subdivisions.</li> </ul>	<ul style="list-style-type: none"> <li>The current land use budget for the subject site indicates a Net Developable Area (NDA) of 23.29 hectares. Based on the application of the Schedule to Clause 53.01 of the Macedon Ranges Planning Scheme the subject site generates a public open space contribution requirement of 1.2 hectares.</li> <li>The current Development Plan for the subject site anticipates the provision of 1.75 hectares of open space consisting of: <ul style="list-style-type: none"> <li>0.5 hectares of unencumbered public open space; and</li> <li>0.7 hectares of encumbered public open space consisting of drainage reserve land (0.15 ha), conservation and landscape reserve land along Melbourne-Lancefield Road (0.49 ha), landscape reserve land along the railway interface (0.23 ha), landscape reserve land along the eastern boundary of the Clarkefield recreation Reserve (0.14 ha) and a Community Farm (0.23 ha).</li> </ul> </li> <li>Based on these estimates the Development Plan will deliver 7.3% of the NDA as public open space, well above the Macedon Ranges Planning Scheme Requirement of 5%.</li> </ul>
<b>Passive Open Space</b>	<p>The Development Plan is located adjacent to the existing Clarkefield Recreation Reserve which, although primarily functioning as an active open space reserve, has a complementary passive open space function.</p> <p>The Macedon Ranges Open Space Strategy (2013) identifies the following priority passive open space projects for Clarkefield:</p> <ul style="list-style-type: none"> <li>In the long term consolidate elements in the Clarkefield Recreation Reserve and redesign as the district social / family recreation open space for Clarkefield. This should include social / family recreation facilities, a perimeter trail, play space suitable for a range of age groups and abilities, and additional seating and shade trees. Council may consider taking over management and maintenance of the facility in the longer term.</li> <li>Support the community establishing a community garden in the Clarkefield Recreation Reserve.</li> <li>Establish a program to selectively replace mature cypress and Radiata pine trees in the Clarkefield Recreation Reserve.</li> </ul>	<p>If approved, the proposed development will lead to a total supply of 0.5 hectares of unencumbered new parkland for the Clarkefield Township, delivered in the form of 1 new centrally located park. In addition, a new community farm / community garden will be created at the northern end of the Development Plan area, and it is anticipated that some of the proposed encumbered public open spaces will also provide a useable informal recreation function.</p> <p>This assessment supports the quantum and distribution of new passive open space measures proposed by the current Development Plan including:</p> <ul style="list-style-type: none"> <li>A new, centrally located local open space;</li> <li>Linear open spaces including those accommodating off-road pathways; and</li> <li>A new community garden / farm (a priority action identified by the 2013 Macedon Ranges Open Space Strategy).</li> </ul> <p>This assessment also recommends that the Development Plan provide a financial contribution toward the upgrade / redevelopment measures identified for the Clarkefield Recreation Reserve by the Macedon Ranges Open Space Strategy (2013).</p>

Service / Community infrastructure type	Assessment findings including demand estimates by full development of subject site	Recommended response measures
<b>Active Open Space</b>	<p>The subject site includes the Clarkefield Recreation Reserve (4.37 hectares) which primarily functions as a sporting reserve containing one oval and two old tennis courts and with the capacity to cater for AFL, cricket and tennis. The reserve includes a sports pavilion which can also be used as community meeting space.</p> <p>The Macedon Ranges Open Space Strategy identifies the following sport specific project for Clarkefield:</p> <ul style="list-style-type: none"> <li>• Should land along the eastern side of the Clarkefield Recreation Reserve be developed for urban purposes (and demand required it), seek a contribution of open space to increase the area of the Reserve so that a second oval can be established.</li> <li>• Investigate the provision of an off-road trail circuit from the Clarkefield Recreation Reserve, along Station Street and back to the rear of the Reserve along the rail corridor.</li> </ul> <p>In relation to major outdoor participation sports the proposed development is likely to generate the following demand increases:</p> <ul style="list-style-type: none"> <li>• Australian football – 60 participants</li> <li>• Tennis – 46 participants</li> <li>• Soccer – 45 participants</li> <li>• Netball – 36 participants (note: could also play indoor competitions)</li> <li>• Cricket – 35 participants</li> </ul>	<p>The following measures to support the needs of outdoor organised sport are recommended:</p> <ul style="list-style-type: none"> <li>• Provide a financial contribution toward the preparation of a new masterplan for the existing Clarkefield Recreation Reserve.</li> <li>• Provide a financial contribution toward the upgrade / redevelopment of the existing Clarkefield Recreation Reserve as per any future masterplan directions.</li> </ul> <p>In addition to formal sporting needs, the proposed development will include an extensive network of shared pathways providing future residents with opportunities to undertake informal recreation activities such as walking and cycling, the two most significant forms of recreation participation.</p>
<b>Council Indoor Stadiums &amp; Aquatic Leisure Centres and Fitness Centres</b>	<p>The Riddells Creek District includes the Riddells Creek Leisure Centre which is a one-court indoor stadium catering for the needs of basketball, netball and volleyball.</p> <p>The nearest Council aquatic leisure facilities are the Sunbury Aquatic Leisure Centre located approximately 18 kilometres south and the Gisborne Aquatic Leisure Centre located approximately 19 kilometres west.</p> <p>The Macedon Ranges Shire Regional Sports Hub Feasibility Study (2018) recommends that the Riddells Creek Leisure Centre be expanded to two courts in the long term (11 to 20 years).</p> <p>The development is likely to generate the equivalent of an additional 37 Council aquatic leisure centre memberships, 59 basketball participants, 0.1 indoor courts and 0 Council aquatic leisure centres.</p>	<p>The Development Plan area is not considered large enough in population terms to be considered as a suitable location for any new large-scale indoor stadium or aquatic leisure centre facility.</p>
<b>Multipurpose Community Centres and community Meeting Spaces</b>	<p>Key Council community meeting spaces and centres located within the Riddells Creek District include:</p>	<p>The Development Plan area is not considered large enough in population terms to justify the establishment of a new multipurpose community centre typical of most Precinct</p>

Service / Community infrastructure type	Assessment findings including demand estimates by full development of subject site	Recommended response measures
	<ul style="list-style-type: none"> <li>Clarkefield Recreation Reserve sporting pavilion located within the subject site;</li> <li>Riddells Creek Neighbourhood House;</li> <li>Riddells Creek Community Centre;</li> <li>Riddells Creek Mechanics Institute Hall; and</li> <li>Riddells Creek Toy Library.</li> </ul> <p>Outlined below is the analysis of discrete services and activities that are typically accommodated within a Council community facility. These include:</p> <ul style="list-style-type: none"> <li><b>Early Years &amp; Youth Services:</b> <ul style="list-style-type: none"> <li>Log Day Child Care</li> <li>Occasional child care</li> <li>Kindergarten (3 and 4 year old sessional programs)</li> <li>Maternal &amp; Child Health services</li> <li>Playgroups</li> </ul> </li> <li><b>Neighbourhood Houses / Adult Education / Arts / Cultural</b></li> <li><b>Libraries</b></li> </ul>	<p>Structure Plan (PSP) areas in Melbourne's outer greenfield locations. However, the subject site is not a formally recognised PSP location.</p> <p>Instead, this assessment recommends the following measures:</p> <ul style="list-style-type: none"> <li>Provide a financial contribution toward the preparation of a new masterplan for the existing Clarkefield Recreation Reserve which includes an assessment of the future role and functioning of the existing community facility / pavilion.</li> <li>Provide a financial contribution toward the upgrade / redevelopment of the existing Clarkefield Recreation Reserve community pavilion as per any future masterplan directions.</li> </ul>
<b>Early Years &amp; Youth Services</b>		
Long Day Child Care	<p>The Riddells Creek District contains one long day child care facility – the Goodstart Early Learning Riddells Creek service located 10 kilometres west of the subject site.</p> <p>The development is likely to generate the equivalent of an additional 19 Long Day Child Care places.</p>	Given current supply levels and projected demand estimates for the Riddells Creek District, the establishment of one private long day child care service within the proposed development is strongly supported.
4 & 3-year-old sessional Kindergartens	<p>The Riddells Creek District includes 2 existing sessional stand-alone Kindergarten facilities. These are:</p> <ul style="list-style-type: none"> <li>Riddells Creek Kindergarten; and</li> <li>Macedon Ranges Montessori Preschool.</li> </ul> <p>The development is likely to generate an additional 13 enrolments for four-year-old sessional Kindergarten programs and approximately 12 enrolments for three-year-old programs. The equivalent of less than half a kindergarten room is required to accommodate this projected level of demand.</p>	The kindergarten demand estimates do not justify the provision of a new sessional kindergarten service within the Clarkefield Township. Demand generated by the Development Plan area will be met by the provision of a new privately operated long day child care centre (offering an integrated kindergarten program) and existing services in Riddells Creek and / or further south in Sunbury.
Maternal & Child Health	<p>The Riddells Creek District contains one existing Maternal &amp; Child Health service – the Riddells Creek MCH:</p> <p>The development is likely to generate the equivalent of an additional 0.1 MCH consulting rooms.</p>	The MCH demand estimates do not justify the provision of a new MCH service within the Clarkefield Township. However, the delivery of future MCH services in an outreach capacity from the Clarkefield Recreation Reserve community pavilion is potentially feasible subject to Council support.

Service / Community infrastructure type	Assessment findings including demand estimates by full development of subject site	Recommended response measures
Occasional Child Care	The Riddells Creek District does not contain any occasional child care services.  The development is likely to generate the equivalent of an additional 4 Occasional Child Care places.	The occasional child care demand estimates do not justify the provision of a new sessional kindergarten service within the Clarkefield Township.
Playgroups	The Riddells Creek District contains one playgroup venue operating out of the Riddells Creek Leisure Centre.  The development is likely to generate the equivalent of 0.3 playgroup sessions per week.	The playgroup demand estimates do not justify the provision of a new dedicated playgroup venue within the Clarkefield Township. However, the delivery of playgroup sessions from the Clarkefield Recreation Reserve community pavilion is feasible.
Youth Services	The Riddells Creek District does not include any dedicated youth service facilities. Priority Area 7 of the Macedon Ranges Youth Strategy 2018-2028 includes aims to establish creative, multipurpose spaces for young people to learn in, rehearse in and play in.	It is recommended that the Development Plan proponents discuss with Council how any upgrade / redevelopment of the Clarkefield Recreation Reserve community pavilion can be configured to meet the needs of local young people in accordance with the directions of the Macedon Ranges Youth Strategy 2018-2028. The need for youth specific outdoor recreation infrastructure such as a skate park will also be discussed with Council.
Neighbourhood Houses / Adult Education	The Riddells Creek District includes one existing Neighbourhood House – the Riddells Creek House located approximately 10 kilometres west of the subject site.  The proposed development is likely to generate the equivalent of an additional 33 Neighbourhood House users per week and 0.1 Neighbourhood House facilities.	The Development Plan area is not considered large enough in population terms to justify the establishment of a new and dedicated Neighbourhood House service. However, this assessment recommends that flexible community spaces (i.e. spaces which can be configured into classrooms or larger meeting spaces) from which Neighbourhood House type activities and programs can be delivered be considered as part of any upgrade / redevelopment of the Clarkefield Reserve community pavilion. This would provide an opportunity to deliver Neighbourhood House services in an outreach capacity by an existing provider such as the Riddells Creek Neighbourhood House.
Libraries	There are no library facilities located in the Riddells Creek District. The nearest library facilities are the Romsey Library located approximately 15 kilometres north, the Hume Global Learning Centre Sunbury located approximately 16 kilometres south, and the Gisborne Library located approximately 19 kilometres west.  The proposed development is likely to generate the equivalent of an additional 61,800 loans per annum and 47,600 visits per annum. Based on current Macedon Ranges Shire provision levels the development generates the equivalent of 0.6 library facilities.	The Development Plan area is not considered large enough in population terms to justify the establishment of a new Library service.
Education Facilities	Although the Department of Education and Training formerly closed the Clarkefield Primary School in 2016 (due to insufficient enrolments), it still retains ownership of the site which is located just outside the southern boundary of the subject site. The Riddells Creek District has one existing education facility – the Riddells Creek Primary School (340 enrolments) located approximately 10 kilometres west of the subject site. The nearest education facility is Bolinda Primary School (50 enrolments in 2020) located approximately 6 kilometres north of the subject site.	The Development Plan area is not considered large enough in dwelling and population terms to justify the establishment of a new Government Primary School, nor the reinstatement of the former Clarkefield Primary School site. A Government Primary School typically requires 3,000 dwellings to justify provision and a Government secondary School

Service / Community infrastructure type	Assessment findings including demand estimates by full development of subject site	Recommended response measures
	<p>The nearest Government Secondary School is Sunbury Secondary College (1,100 enrolments in 2020) located approximately 17 kilometres south of the subject site and Gisborne Secondary College located approximately 20 kilometres west</p> <p>The Development Plan area is zoned to the Bolinda Primary School for access to a Government Primary School and zoned to Sunbury College for access to a Government Secondary School.</p> <p>The nearest higher education facilities are Kangan Institute Broadmeadows campus (TAFE) located 34 kilometres south east of the subject site, and Victoria University's Sunshine campus located 42 kilometres south.</p> <p>The Lancefield Road Precinct Structure Plan (approved in 2018) includes a health and education precinct (located approximately 8 kilometres south of the subject site) which aims to facilitate the provision of a higher education facility and a Government Secondary College.</p> <p>The development is likely to generate additional enrolments of the following order:</p> <ul style="list-style-type: none"> <li>• 69 Government Primary School enrolments</li> <li>• 25 Catholic Primary School enrolments</li> <li>• 8 Non-Government Primary School enrolments</li> <li>• 37 Government Secondary School enrolments</li> <li>• 29 Catholic Secondary School enrolments</li> <li>• 17 Non-Government Secondary School enrolments</li> <li>• 15 TAFE enrolments</li> <li>• 34 University enrolments</li> </ul>	
<b>Police &amp; Emergency Services</b>	<p>The subject site includes the existing Clarkefield &amp; District Fire Station. The broader Riddells Creek District includes the Riddells Creek Police Station and Riddells Creek Fire Station (approximately 10 kilometres west, or 8 minutes driving time). The nearest ambulance services are located in Sunbury (approximately 18 kilometres south) and Gisborne (approximately 20 kilometres west).</p> <p>For all these services the capacity to respond within short timeframes is often critical. Therefore, likely response times for Police and fire services to the subject site appear to be satisfactory. The proposed development of the subject site and the significant future residential growth projected for Riddells Creek and Sunbury will trigger a medium to long-term need to review infrastructure provision for all police and emergency services.</p>	<p>Given the supply and proximity of nearby facilities, the establishment of additional or relocated police and emergency services as part of the proposed development is unlikely to be a priority. However, ongoing engagement with the Clarkefield &amp; District Fire Station is recommended to determine how the proposed development will impact on both infrastructure and operational resource requirements.</p>
<b>Public Acute &amp; Community Health Services</b>	<p>There are currently no acute hospital or community health service sites located in the Riddells Creek District. The nearest facilities are Sunbury Community Health and Sunbury</p>	<p>Given the Riddells Creek Township is a higher order township compared to Clarkefield, and the significant growth projected for Sunbury (which includes both existing and</p>



Service / Community infrastructure type	Assessment findings including demand estimates by full development of subject site	Recommended response measures
	<p>Day Hospital (approximately 16 kilometres south) and Macedon Ranges Health (approximately 20 kilometres west).</p> <p>The Lancefield Road Precinct Structure Plan (approved in 2018) includes a health and education precinct (located approximately 8 kilometres south of the subject site) which aims to facilitate the provision of a private hospital facility.</p> <p>The proposed development generates the equivalent of 4 public and private hospital beds, 31 community health clients and 0.4 general practice clinics.</p>	<p>proposed community and acute health services), the subject site is not likely to be considered a priority location for either a new acute or community health service. However, it is recommended that the Development Plan proponents discuss with Council how any upgrade / redevelopment of the Clarkefield Recreation Reserve community pavilion can be configured in manner suitable for the delivery of outreach community health programs.</p>
<b>Aged Care Services</b>	<p>There are no existing residential aged care services located in the Riddells Creek District. The nearest residential aged care facilities are located south of the subject site in Sunbury. These are:</p> <ul style="list-style-type: none"> <li>• Riddell Gardens Hostel;</li> <li>• Goonawarra Aged Care Facility; and</li> <li>• Wattle-Brae Supported Residential Service.</li> </ul> <p>The proposed development generates the equivalent of 14 additional aged care places.</p>	<p>The Development Plan area is not considered large enough in population terms to justify the establishment of a new residential aged care facility. However, it is acknowledged that the wider Riddells Creek District has no existing residential aged care provision. The priority location for such as service should be the Riddells Creek Township.</p>

## 5 Conclusions and Recommendations

### 5.1 Suitability of the Subject Site for Social Infrastructure

On social infrastructure grounds, the subject site has a number of attributes which support early commencement. These include:

1. The Clarkefield Train Station provides excellent public transport access to both Riddells Creek to the north west and Sunbury and the Melbourne metropolitan area to the south; and
2. The Clarkefield Recreation Reserve (which also accommodates the Clarkefield CFA facility) will play an important part in meeting the early social interaction needs of the proposed development centred on organised sport, as well as potentially providing a location for other interim community uses such as general community meeting space.

### 5.2 Dwelling & Population Outcomes

3. The proposed Development Plan is anticipated to yield approximately 390 dwellings and a population of approximately 1,100 to 1,200 people.
4. The Clarkefield Township Development Plan will increase the number of dwellings in Clarkefield to approximately 500 and the population to 1,400. Despite the increase in dwellings and population, the Clarkefield Township will be classified as a 'small town' based on the settlement hierarchies outlined in Clause 21.03-3 (Strategic framework plans) of the Macedon Ranges Planning Scheme.
5. If the Development Plan is approved, the Clarkefield Township will account for approximately 13% of all dwellings located within the Riddells Creek District by 2036.
6. Aside from the additional local open space, this assessment concludes that the community infrastructure demands generated by the scale of growth proposed by the Development Plan can be satisfied by a range of improvements and upgrades to the existing facilities located in Clarkefield. These are discussed in more detail below.

### 5.3 Public Open Space & Recreation

#### **Overall Public Open Space Outcomes**

7. Given The current land use budget for the subject site indicates a Net Developable Area (NDA) of 23.29 hectares. Based on the application of the Schedule to Clause 53.01 of the Macedon Ranges

Planning Scheme the subject site generates a public open space contribution requirement of 1.2 hectares.

8. The current Development Plan for the subject site anticipates the provision of 1.75 hectares of open space consisting of:
  - 0.5 hectares of unencumbered public open space; and
  - 0.7 hectares of encumbered public open space consisting of drainage reserve land (0.15 ha), conservation and landscape reserve land along Melbourne-Lancefield Road (0.49 ha), landscape reserve land along the railway interface (0.23 ha), landscape reserve land along the eastern boundary of the Clarkefield recreation Reserve (0.14 ha) and a Community Farm (0.23 ha).
9. Based on these estimates the Development Plan will deliver 7.3% of the NDA as public open space, well above the Macedon Ranges Planning Scheme Requirement of 5%.

### **Passive Open Space**

10. If approved, the proposed development will lead to a total supply of 0.5 hectares of unencumbered new parkland for the Clarkefield Township, delivered in the form of 1 new centrally located park. In addition, a new community farm / community garden will be created at the northern end of the Development Plan area, and it is anticipated that some of the proposed encumbered public open spaces will also provide a useable informal recreation function.
11. This assessment supports the quantum and distribution of new passive open space measures proposed by the current Development Plan including:
  - A new, centrally located local open space;
  - Linear open spaces including those accommodating off-road pathways; and
  - A new community garden / farm (a priority action identified by the 2013 Macedon Ranges Open Space Strategy).
12. This assessment also recommends that the Development Plan provide a financial contribution toward the upgrade / redevelopment measures identified for the Clarkefield Recreation Reserve by the Macedon Ranges Open Space Strategy (2013).

### **Active Open Space**

13. The following measures to support the needs of outdoor organised sport are recommended:
  - Provide a financial contribution toward the preparation of a new masterplan for the existing Clarkefield Recreation Reserve.
  - Provide a financial contribution toward the upgrade / redevelopment of the existing Clarkefield Recreation Reserve as per any future masterplan directions

### **Indoor Recreation Facilities**

14. The Development Plan area is not considered large enough in population terms to be considered as a suitable location for any new large-scale indoor stadium or aquatic leisure centre facility.

## **5.4 Council Community Services**

### **Council Community Centres**

15. The Development Plan area is not considered large enough in population terms to justify the establishment of a new multipurpose community centre typical of most Precinct Structure Plan (PSP) areas in Melbourne's outer greenfield locations. However, the subject site is not a formally recognised PSP location. Instead, this assessment recommends the following measures:
  - Provide a financial contribution toward the preparation of a new masterplan for the existing Clarkefield Recreation Reserve which includes an assessment of the future role and functioning of the existing community facility / pavilion.
  - Provide a financial contribution toward the upgrade / redevelopment of the existing Clarkefield Recreation Reserve community pavilion as per any future masterplan directions.

### **Early Years Services**

16. Long day child care - Given current supply levels and projected demand estimates for the Riddells Creek District, the establishment of one private long day child care service within the proposed development is strongly supported.
17. Three and four year old Kindergarten - The kindergarten demand estimates do not justify the provision of a new sessional kindergarten service within the Clarkefield Township. Demand generated by the Development Plan area will be met by the provision of a new privately operated long day child care centre (offering an integrated kindergarten program) and existing services in Riddells Creek and / or further south in Sunbury.
18. Maternal & Child Health - The MCH demand estimates do not justify the provision of a new MCH service within the Clarkefield Township. However, the delivery of future MCH services in an outreach capacity from the Clarkefield Recreation Reserve community pavilion is potentially feasible subject to Council support.
19. Occasional child Care - The occasional child care demand estimates do not justify the provision of a new sessional kindergarten service within the Clarkefield Township.

20. Playgroups - The playgroup demand estimates do not justify the provision of a new dedicated playgroup venue within the Clarkefield Township. However, the delivery of playgroup sessions from the Clarkefield Recreation Reserve community pavilion is feasible.
21. Youth services - It is recommended that the Development Plan proponents discuss with Council how any upgrade / redevelopment of the Clarkefield Recreation Reserve community pavilion can be configured to meet the needs of local young people in accordance with the directions of the Macedon Ranges Youth Strategy 2018-2028. The need for youth specific outdoor recreation infrastructure such as a skate park will also be discussed with Council.

#### **Neighbourhood Houses**

22. The Development Plan area is not considered large enough in population terms to justify the establishment of a new and dedicated Neighbourhood House service. However, this assessment recommends that flexible community spaces (i.e. spaces which can be configured into classrooms or larger meeting spaces) from which Neighbourhood House type activities and programs can be delivered be considered as part of any upgrade / redevelopment of the Clarkefield Reserve community pavilion. This would provide an opportunity to deliver Neighbourhood House services in an outreach capacity by an existing provider such as the Riddells Creek Neighbourhood House.

#### **Library**

23. The Development Plan area is not considered large enough in population terms to justify the establishment of a new Library service.

### **5.5 Education**

24. The Development Plan area is not considered large enough in population terms to justify the establishment of a new Government Primary School, nor the reinstatement of the former Clarkefield Primary School site.

### **5.6 Police & Emergency Services**

25. Given the supply and proximity of nearby facilities, the establishment of additional or relocated police and emergency services as part of the proposed development is unlikely to be a priority. However, ongoing engagement with the Clarkefield & District Fire Station is recommended to determine how the proposed development will impact on both infrastructure and operational resource requirements.

## 5.7 Health

26. Given the Riddells Creek Township is a higher order township compared to Clarkefield, and the significant growth projected for Sunbury (which includes both existing and proposed community and acute health services), the Development Plan area is not likely to be considered a priority location for either a new acute or community health service. However, it is recommended that the Development Plan proponents discuss with Council how any upgrade / redevelopment of the Clarkefield Recreation Reserve community pavilion can be configured in manner suitable for the delivery of outreach community health programs.

## 5.8 Aged Care Services

27. The Development Plan area is not considered large enough in population terms to justify the establishment of a new residential aged care facility. However, it is acknowledged that the wider Riddells Creek District has no existing residential aged care provision. The priority location for such as service should be the Riddells Creek Township.

## 5.9 Consistency with Statutory Policies and Other Strategic Documents

28. The recommendations outlined above are broadly in accordance with the statutory and strategic documentation reviewed by this assessment, and in particular the requirements and directions outlined in Plan Melbourne, the Macedon Ranges Shire Planning Scheme and other Macedon Ranges Shire Council policies, strategies and plans.

## 5.10 Further Process Related Recommendations

29. Further discussion with Macedon Ranges Shire Council is recommended to confirm its level of support for the conclusions and recommendations outlined by this assessment.

## Appendices

Appendix 1 – Social Infrastructure Demand & Supply Estimates for Proposed Clarkefield Township Development Plan & Riddells Creek District

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Clarkefield Township Development Plan	Riddells Creek by 2036	Adjusted Riddells Creek District by 2036
<b>Public Open Space</b>						
Unencumbered Public open space	5%	Public open space contribution	Schedule to Clause 53.01 Macedon Ranges Planning Scheme	1.2 hectares	Not available	Not available
<b>Organised Sport Facility &amp; Participation Estimates</b>						
<b>Indoor and outdoor recreation facilities</b>						
Indoor recreation centres / courts	10,000	Total population per court	Typical standard used by some Melbourne Growth Area Councils (note: individual LGAs vary on their views about the “desired” benchmark and some have no documented working benchmark).	0.1	0.7	0.8
Council aquatic / leisure centre memberships	3.4%	% of Population who are members of a Council aquatic / leisure centre	Based on 2010 CERM PI® Operational Management Benchmarks for Australian Public Sports & Aquatic Centres	37	252	280
Council aquatic / leisure centres	25,000	Approximate total population per facility in Macedon Ranges (2019)	ASR Research calculation based on Macedon Ranges having 2 Council indoor aquatic leisure centre (2019).	0.0	0.3	0.3
<b>Participation in organisation/venue based activity: Adults (people aged 15 and over)</b>						
Fitness/Gym	30.2%	% of people aged 15 years and over participating in organised physical activity or sport at least once per year	Australian Sports Commission, AusPlay Survey (AusPlay): January 2018 to December 2018 Victoria Data (Table 11)	264	1792	1,862
Swimming	9.1%	As above	As above	80	540	561
Golf	4.1%	As above	As above	36	243	253
Pilates	4.0%	As above	As above	35	236	245
Basketball	3.9%	As above	As above	34	231	241
Tennis	3.4%	As above	As above	30	201	209
Football/soccer	2.5%	As above	As above	22	148	154



**Clarkefield Township Social Infrastructure Assessment**

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Clarkefield Township Development Plan	Riddells Creek by 2036	Adjusted Riddells Creek District by 2036
Yoga	4.1%	As above	As above	36	243	253
Netball	2.4%	As above	As above	21	142	148
Australian football	3.6%	As above	As above	31	214	222
Athletics, track and field (includes jogging and running)	3.1%	As above	As above	27	184	191
Cricket	2.6%	As above	As above	23	154	160
<b>Organised participation by activity - top 10 activities (children aged 0 to 14)</b>						
Swimming	39.4%	% of children aged 0-14 participating in organised physical activity or sport at least once per year	Australian Sports Commission, AusPlay Survey (AusPlay): January 2018 to December 2018 Victoria Data (Table 10)	86	584	607
Australian football	13.1%	As above	As above	29	194	202
Basketball	11.4%	As above	As above	25	169	176
Cricket	5.7%	As above	As above	12	85	88
Dancing (recreational)	10.6%	As above	As above	23	157	163
Netball	7.1%	As above	As above	16	105	109
Football/soccer	10.4%	As above	As above	23	154	160
Tennis	7.3%	As above	As above	16	108	112
Gymnastics	11.0%	As above	As above	24	163	170
Athletics, track and field (includes jogging and running)	4.0%	As above	As above	9	59	62
<b>Early Years Services</b>						
<b>Kindergartens</b>						
Number of 4 year olds participating in 4 year old Kindergarten	100%	% of all eligible children participating in 4 Year Old Subsidised Kindergarten	Based on 100% participation rate	15	103	107

**Clarkefield Township Social Infrastructure Assessment**

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Clarkefield Township Development Plan	Riddells Creek by 2036	Adjusted Riddells Creek District by 2036
Total number of enrolments in 4 year old sessional Kindergarten	85%	% of participating children (see above) enrolled at a Sessional Kindergarten service	Victorian Child and Adolescent Monitoring System (VCAMS), Department of Education & Training Based on indicator 31.4 Number of four year old kindergarten enrolments in a long day care or integrated children's services setting for Macedon Ranges: 15% (2015 data).	13	88	91
Number of Kindergarten rooms required	66	Number of sessional Kindergarten rooms required if 1 Kindergarten room accommodates 66 enrolments per week	ASR Research constructed measure assuming one kindergarten room is licensed for 33 places	0.2	1.3	1.4
Number of 3 year olds participating in 3 year old Kindergarten	90%	% of children participating in 3 Year old Kindergarten	ASR assumption based on proposed introduction of subsidised 3 year old Kindergarten program	12	85	88
Number of Kindergarten rooms when proposed policy changes are implemented	66	Number of sessional Kindergarten rooms required if 1 Kindergarten room accommodates 66 enrolments per week	ASR Research constructed measure assuming one kindergarten room is licensed for 33 places	0.2	1.3	1.3
<b>Maternal &amp; Child Health</b>						
Number of MCH Full-Time Nurses	130	1 FT nurse per 130 children 0 years	ASR Research estimate	0.1	0.5	0.5
Number of MCH consulting units	1	Number of MCH consulting units required per FT nurse	Based on above	0.1	0.5	0.5
<b>Playgroup</b>						
Number of 2 hr playgroup sessions per week	134	Total number of children aged 0-3 years required to generate demand for a 2 hour playgroup session per week	ASR Research constructed measure using Playgroup Victoria	0.3	2.3	2
<b>Occasional Child Care</b>						
Number of occasional child care places	10	Total number people aged 0 to 4 years per licensed place	Macedon Ranges Provision Rate 2019 (2 centre and 33 places)	0.6	4.1	4
Number of occasional child care centres	30	Total number of facilities required based on number of licensed places generated (see above)	ASR Research constructed measure based on a typical sized occasional child care facility.	0.0	0.1	0.1

**Clarkefield Township Social Infrastructure Assessment**

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Clarkefield Township Development Plan	Riddells Creek by 2036	Adjusted Riddells Creek District by 2036
<b>Long Day Child Care Centres</b>						
Number of Long Day Child Care places	316	Total number of licensed places per 1,000 children aged 0 to 4 years	Riddells Creek Provision Rate 2019 (1 centre and 80 places)	19	131	136
Number of Long Day Child Care centres	120	Total number of facilities required based on number of licensed places generated (see above)	ASR Research constructed measure based on a typical large sized long day child care facility.	0.2	1.1	1.1
<b>Community Centres, Meeting spaces, Neighbourhood Houses &amp; Libraries</b>						
multipurpose community meeting space	3000	200m2 per local community centre (1 community centre per 3,000 dwellings)	Based on Victorian Planning Authority, Review of Benchmark Infrastructure Costings Report (2018)	26	187	207
<b>Neighbourhood Houses</b>						
Number of Neighbourhood Houses	8300	Approximate total population per facility in Macedon Ranges Shire (2019)	Macedon Ranges Shire provision rate in 2019 (6 Neighbourhood Houses)	0.1	0.9	1.0
Number of Neighbourhood House users per week	3%	Percentage of population using a Neighbourhood House in a given week	Neighbourhood Houses Victoria, Neighbourhood Houses Survey 2017	33	223	247
<b>Libraries</b>						
Total number of loans of physical items	8.7	Total loans per person, per annum	Public Libraries Victoria Network, 2016-17 PLVN Annual Statistical Survey (2016), Goldfields Libraries data	9,500	64,537	71,601
Number of library visits per annum	6.7	Total visits per person, per annum	Public Libraries Victoria Network, 2016-17 PLVN Annual Statistical Survey (2016), Goldfields Libraries data	7,316	49,701	55,141
Number of library facilities	8.0	Library facilities per 100,000 people	Macedon Ranges Shire provision rate (2019)	0.1	0.6	0.7
<b>Education Enrolment &amp; Facility Estimates</b>						
<b>Primary Schools</b>						

**Clarkefield Township Social Infrastructure Assessment**

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Clarkefield Township Development Plan	Riddells Creek by 2036	Adjusted Riddells Creek District by 2036
Govt Primary Enrolment	63%	% of 5-11 year old population	Australian Bureau of Statistics, 2016 Census of Population and Housing, based on data for Macedon Ranges Shire Local Government Area	69	469	487
Catholic Primary Enrolment	23%	% of 5-11 year old population	As above	25	171	178
Non Govt Primary Enrolment	7%	% of 5-11 year old population	As above	8	52	54
Total Primary Enrolment	93%	% of 5-11 year old population	As above	102	692	719
Govt Primary School	3000	Total number of dwellings per facility	Department of Education & Training	0.1	0.9	1.0
<b>Secondary Schools</b>						
Govt Secondary Enrolment	39%	% of 12-17 year old population	Australian Bureau of Statistics, 2016 Census of Population and Housing, based on data for Macedon Ranges Shire Local Government Area	37	249	259
Catholic Secondary Enrolment	31%	% of 12-17 year old population	As above	29	198	206
Non Gov Secondary Enrolment	18%	% of 12-17 year old population	As above	17	115	119
Total Secondary Enrolment	88%	% of 12-17 year old population	As above	83	561	583
Govt Secondary School	10,000	Total number of dwellings per facility	Department of Education & Training	0.0	0.0	0.0
<b>TAFE</b>						
TAFE Full-Time Enrolment (15 to 24)	2.0%	% of 15-24 year old population	Australian Bureau of Statistics, 2016 Census of Population and Housing, based on data for Macedon Ranges Shire Local Government Area	3	19	19
TAFE Full-Time Enrolment (25+)	0.1%	% 25 + year old population	As above	1	5	5
TAFE Part-Time Enrolment (15 to 24)	4.4%	% of 15-24 year old population	As above	6	41	43
TAFE Part-Time Enrolment (25+)	0.7%	% 25 + year old population	As above	5	35	36
Total TAFE students			As above	15	100	104
<b>Universities</b>						

**Clarkefield Township Social Infrastructure Assessment**

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Clarkefield Township Development Plan	Riddells Creek by 2036	Adjusted Riddells Creek District by 2036
University Full-Time Enrolment (15 to 24)	13.2%	% of 15-24 year old population	As above	18	123	128
University Full-Time Enrolment (25+)	0.6%	% 25 + year old population	As above	4	30	31
University Part-Time Enrolment (25 to 24)	1.6%	% of 15-24 year old population	As above	2	15	16
University Part-Time Enrolment (25+)	1.3%	% 25 + year old population	As above	10	65	68
Total University students		% 25 + year old population	As above	34	233	242
<b>Primary &amp; Acute Health Services</b>						
Number of public and private hospital beds	3.9	Number of public and private beds per 1,000 people	Australian Institute of Health & Welfare, Australian hospital statistics 2015–16	4	29	32
Number of public hospital beds	2.4	Number of public beds per 1,000 people	Australian Institute of Health & Welfare, Australian hospital statistics 2015–16	3	18	20
Community health clients	3%	Proportion of population that is a registered community health client	Victorian Auditor-General's report, <i>Community Health Program</i> (June 2018)	31	213	236
Allied health service sites	0.90	Number of allied health service sites per 1,000 people (Macedon Ranges Shire)	Department of Health and Human Services, Macedon Ranges Shire Health Profile 2015 ( <a href="https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles">https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles</a> )	0.4	2.5	2.8
General practice clinics	0.40	Number of general practice clinics per 1,000 people (Macedon Ranges Shire)	Department of Health and Human Services, Macedon Ranges Health Profile 2015 ( <a href="https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles">https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles</a> )	0.4	3.0	3
Dental service sites	0.20	Number of dental service sites per 1,000 people (Macedon Ranges Shire)	Department of Health and Human Services, Macedon Ranges Health Profile 2015 ( <a href="https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles">https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles</a> )	0.2	1.5	2
Pharmacies	0.20	Number of pharmacies per 1,000 people (Macedon Ranges Shire)	Department of Health and Human Services, Macedon Ranges Health Profile 2015 ( <a href="https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles">https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles</a> )	0.2	1.5	2
Projected hospital admissions	387.3	Hospital inpatient separations per 1,000 people (Macedon Ranges Shire). Note: projected	Department of Health and Human Services, Macedon Ranges Health Profile 2015 ( <a href="https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles">https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles</a> )	423	2873	3,187

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Clarkefield Township Development Plan	Riddells Creek by 2036	Adjusted Riddells Creek District by 2036
Emergency presentations	150.6	to increase by 2.7% per annum until 2026/27.  Emergency department presentations per 1,000 people (Macedon Ranges Shire). Note: projected to increase by 3.0% per annum until 2026/27	Department of Health and Human Services, Macedon Ranges Health Profile 2015 ( <a href="https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles">https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles</a> )	164	1117	1,239
Drug & alcohol clients	3.2	Number of registered Alcohol & Drug Treatment clients per 1,000 people (Macedon Ranges Shire)	Department of Health and Human Services, Macedon Ranges Health Profile 2015 ( <a href="https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles">https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles</a> )	3	24	26
Mental health clients	9.2	Number of registered mental health clients per 1,000 people (Macedon Ranges Shire)	Department of Health and Human Services, Macedon Ranges Health Profile 2015 ( <a href="https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles">https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles</a> )	10	68	76
<b>Aged Care &amp; HACC</b>						
<b>Aged Care</b>						
Number of aged care places (residential and home care)	123	Number of beds per 1000 people aged 70 years +	Australian Government Planning Ratio 2019	14	96	100
Short Term Restorative Care Programme	2	Number of Community Aged Care Packages per 1000 people aged 70 years +	Australian Government Planning Ratio by 2019	0	2	2

## Appendix 2 – Social Infrastructure Audit Maps

Figure 7 – Existing Early Years Services

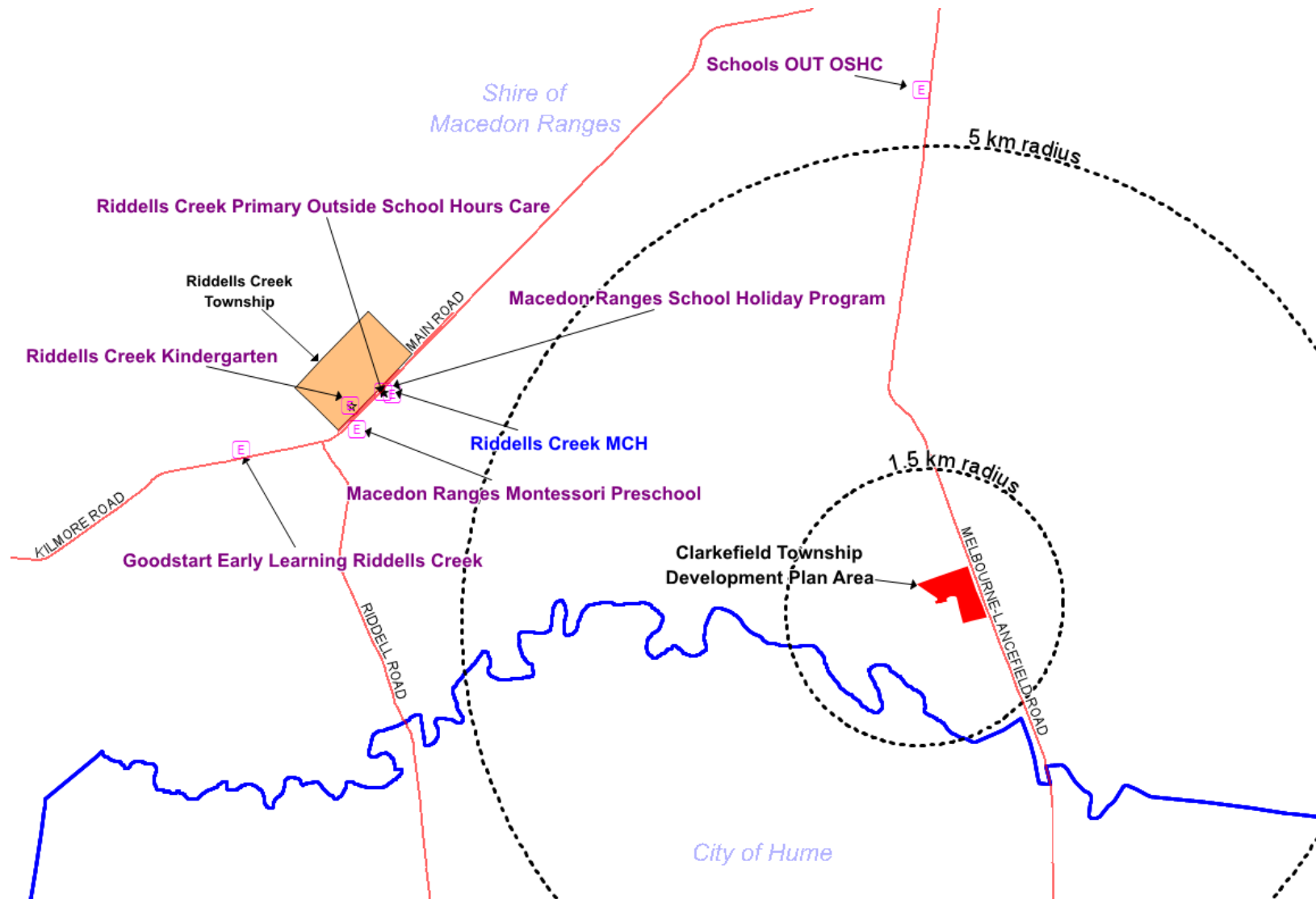


Figure 8 - Library, Neighbourhood Houses & Community Meeting Spaces

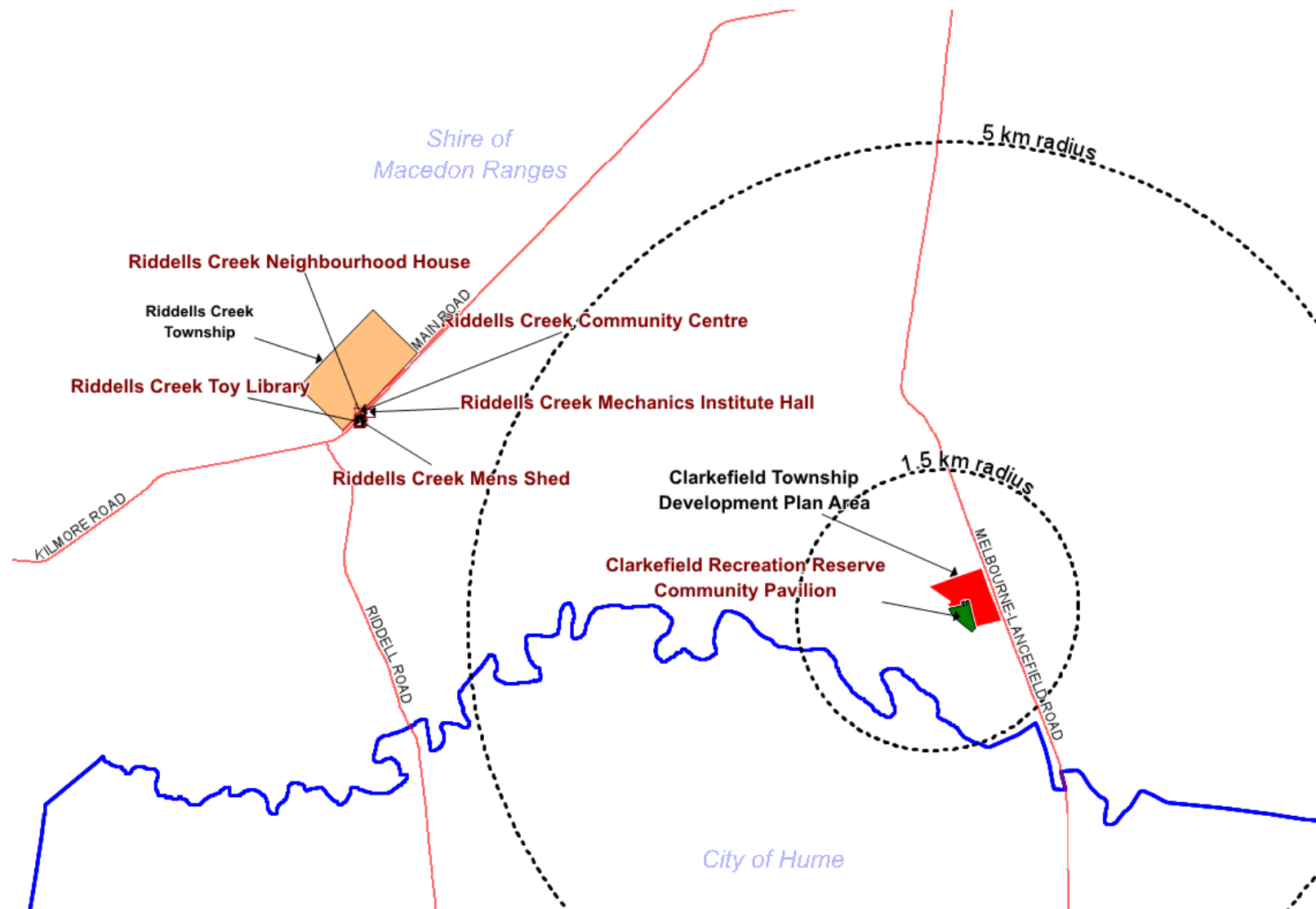


Figure 9 - Education Facilities



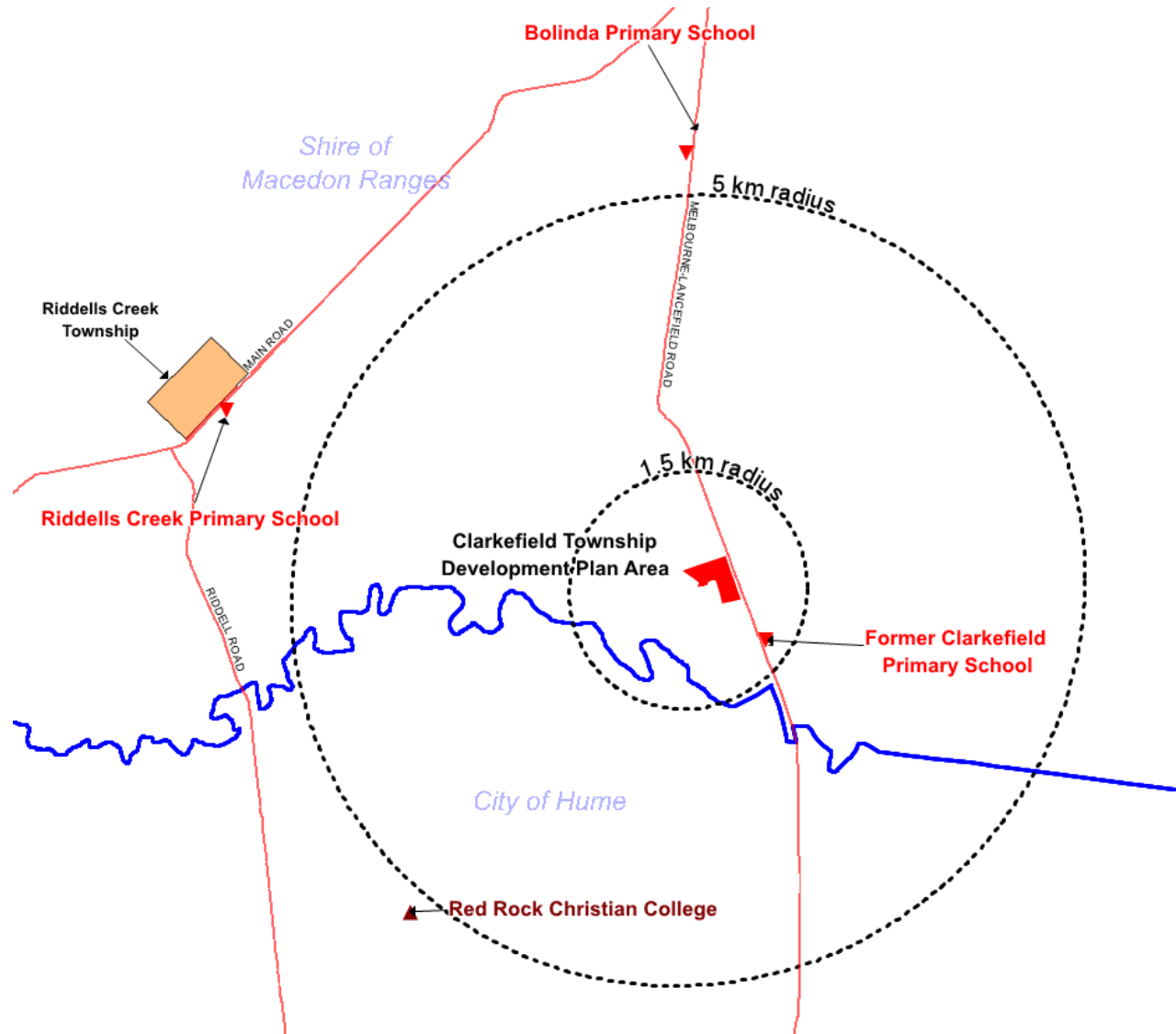


Figure 10 - Indoor & Outdoor Recreation & Aquatic Facilities

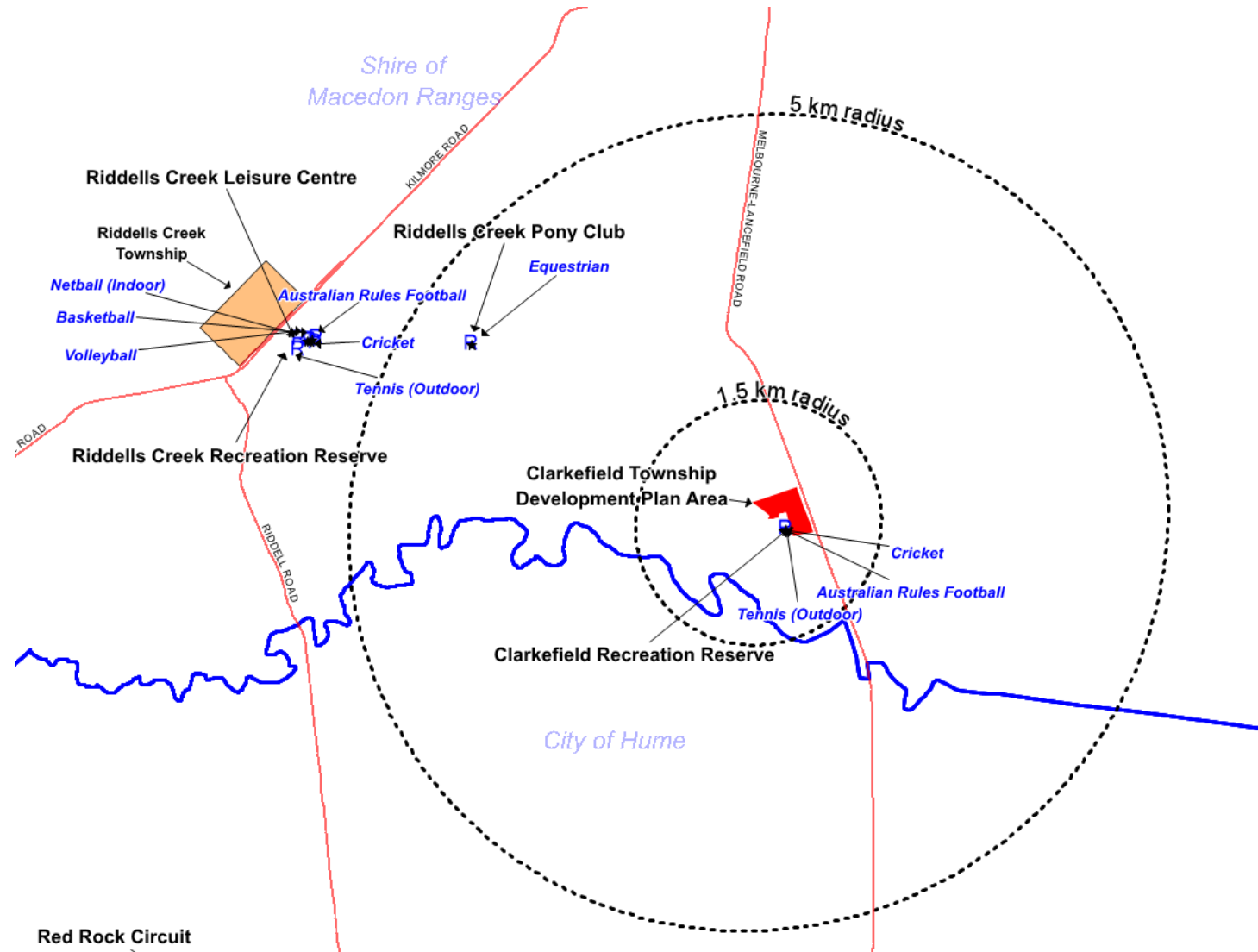


Figure 11 – Open Space

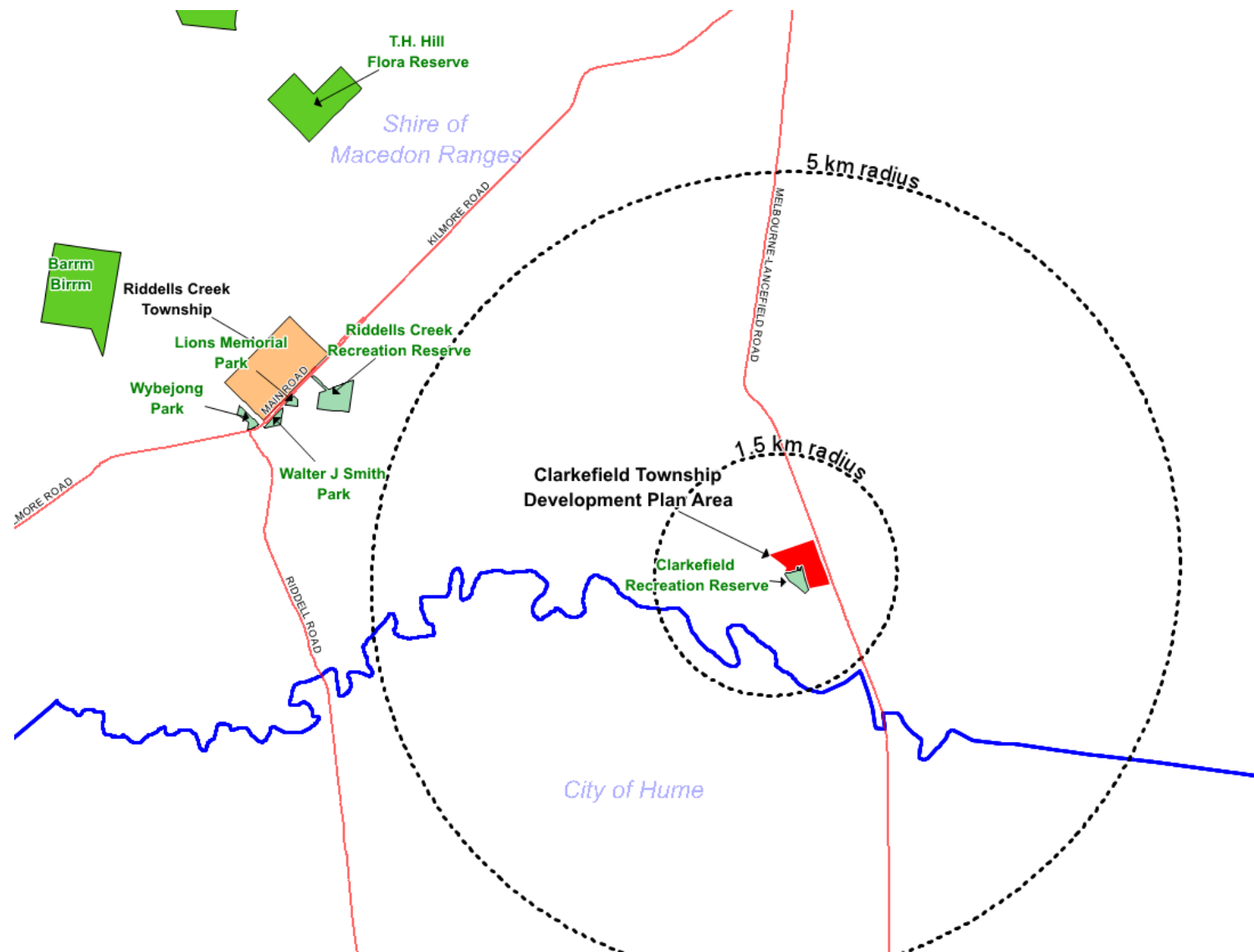


Figure 12 - Residential Aged Care

Figure 13 - Primary & Acute Health Services

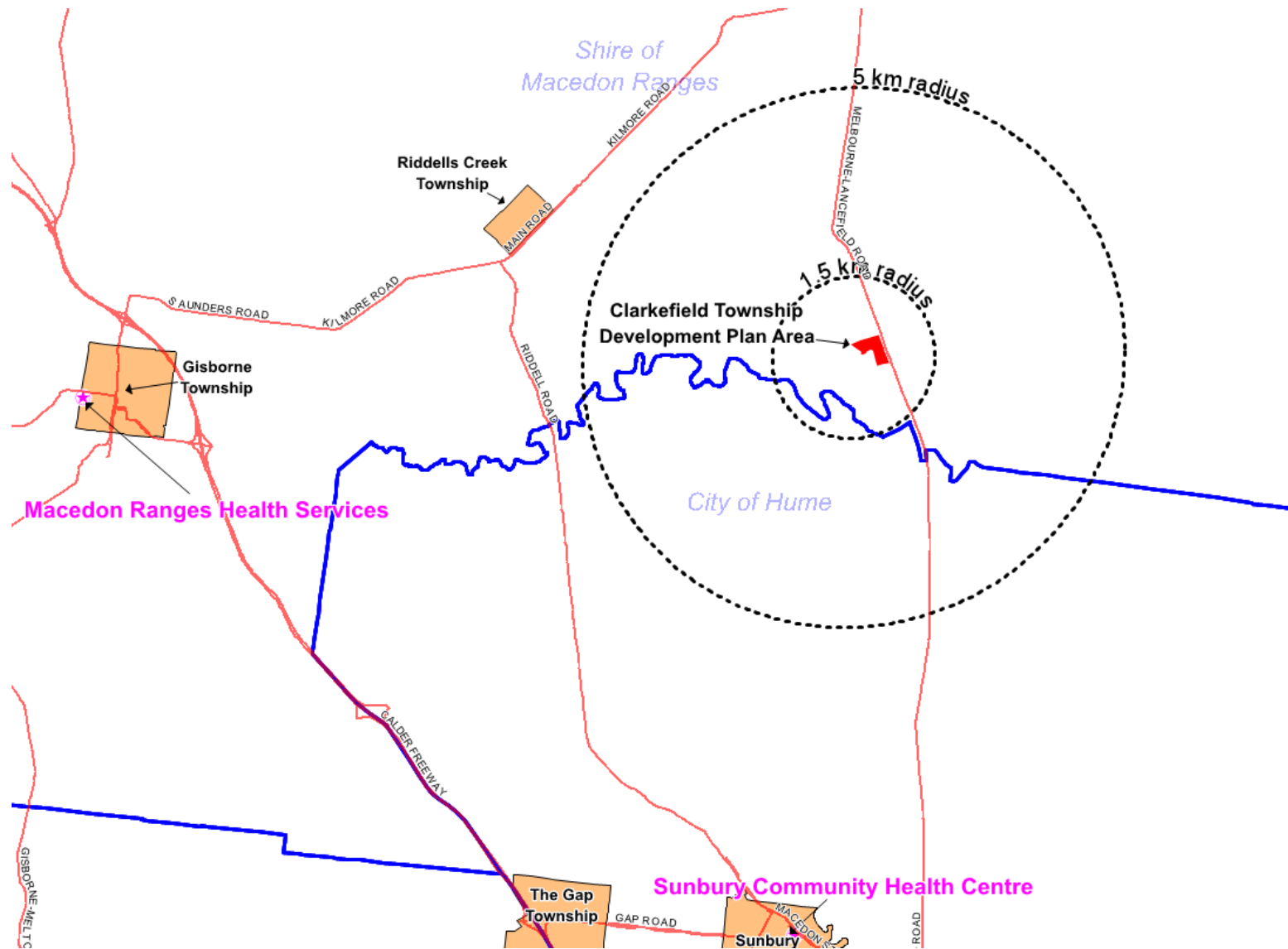


Figure 14 - Police & Emergency Services

