

Your guide to the Clarkefield Township Development Plan

MARCH, 2022

APD Projects has submitted a Development Plan to Macedon Ranges Shire Council for the development of 26 hectares of land at the Clarkefield township, Victoria.

The Development Plan realises the vision of a carbon neutral, 20-minute township at Clarkefield with a mix of housing types in keeping with the local aesthetic of the Macedon Ranges Shire.

This guide presents an overview of the submission to the Macedon Ranges Shire Council. The full submission is available at shapeclarkefield.com.au.

About the Clarkefield township

Clarkefield is located in the south-eastern tip of the Macedon Ranges Shire Council. Since mid-2021 APD Projects has been speaking publicly about development of 26 hectares of land at Clarkefield already zoned for a township and potentially beyond this in later stages.

We have an ambitious goal of delivering Australia's first carbon neutral township, taking full responsibility for emissions contained in development infrastructure, while also creating a platform for zero carbon living.

Where is the Clarkefield township up to in terms of development approval?

So far APD Projects has completed a comprehensive range of technical assessment studies as inputs into the future development at Clarkefield. These are outlined on the following pages. There has also been various community consultation activities and updates on the project for the community over the past year which have directly informed the vision for the future township.

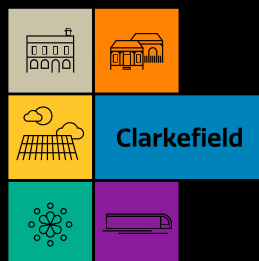
Clarkefield is now entering its first formal step in the Macedon Ranges Shire Council's assessment of the proposal. This takes the form of lodging the Development Plan and related studies with the Council for assessment and determination. The Council's planning process will include consultation with the community.

What is a Development Plan?

The Clarkefield Development Plan is a comprehensive document prepared in response to requirements detailed in the Macedon Ranges Planning Scheme. On any approval it will form part of the planning scheme and guide the future use and development of the land.

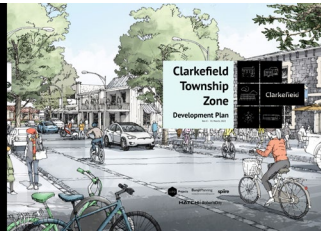

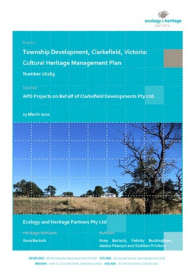
What is next?

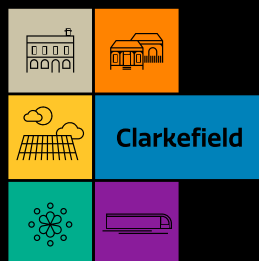
On submission the Clarkefield Township Development Plan will be considered and assessed by the Macedon Ranges Shire Council. Community consultation will be conducted by the Council at their timing and direction. Following community consultation, the Council will assess and determine the request.



Your guide to the Clarkefield Township Development Plan

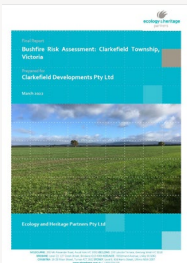
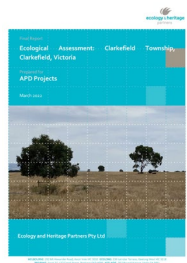

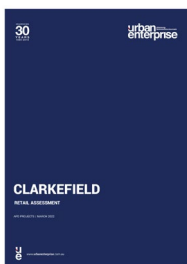

MARCH, 2022

Document	What you will find
 <p>Clarkefield Development Plan</p> <p>Clarkefield Township Zone Development Plan</p> <p><i>APD Projects & others, March 2022</i></p>	<ul style="list-style-type: none"> - Overview document of the proposed development at Clarkefield - Matters arising from assessments of the site - Vision and principles for Clarkefield - How these principles translate into a low carbon township
 <p>Township Design</p> <p>Clarkefield Town Centre Design Guidelines</p> <p><i>Draft for discussion</i> <i>APD Projects & others, November 2021</i></p>	<ul style="list-style-type: none"> - Draft guidelines for how the Clarkefield township is proposed to look and feel - Visual representations of different housing types, streetscapes and pedestrian access
 <p>Planning context</p> <p>Planning Report Clarkefield Development Plan</p> <p><i>Bunjil Planning, March 2022</i></p>	<ul style="list-style-type: none"> - Town planning provisions and policies relevant to the Clarkefield proposal - Assessment of local and state government planning requirements for Clarkefield - Resulting Development Plan requirements
 <p>Community Engagement</p> <p>Shape Clarkefield Community Engagement Report</p> <p><i>Capire, August 2021</i></p>	<ul style="list-style-type: none"> - Pre-Development Plan consultation with the public - Approach and outcomes - Key issues raised and answered during the consultation phase
 <p>Cultural Heritage</p> <p>Township Development, Clarkefield, Victoria: Cultural Heritage Management Plan</p> <p><i>Ecology and Heritage Partners Pty Ltd, March 2021</i></p>	<ul style="list-style-type: none"> - Aboriginal cultural heritage survey of the township area - Desktop review and on the ground survey outcomes - Proposed management of any sites and ongoing liaison



Your guide to the Clarkefield Township Development Plan


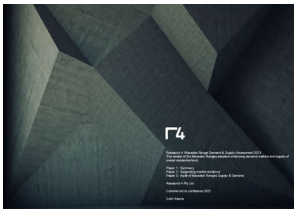


MARCH, 2022

Document	What you will find
 <p>Bushfire Risk</p> <p><i>Bushfire Risk Assessment: Clarkefield Township, Victoria</i></p> <p><i>Ecology and Heritage Partners Pty Ltd, March 2022</i></p>	<ul style="list-style-type: none"> - Areas of biodiversity and settlement - Protection of life and ecology from a bushfire perspective
 <p>Ecology</p> <p><i>Ecological Assessment: Clarkefield Township, Victoria</i></p> <p><i>Ecology and Heritage Partners Pty Ltd, March 2022</i></p>	<ul style="list-style-type: none"> - Desktop and field assessment of the ecology of the Clarkefield township - Proposed management of remnant vegetation and other flora and fauna
 <p>Traffic</p> <p><i>Clarkefield Development Plan – Proposed Subdivision Melbourne-Lancefield Road/ Station Street Intersection Assessment</i></p> <p><i>Traffix Group, March 2022</i></p>	<ul style="list-style-type: none"> - Existing traffic conditions and infrastructure - Change in traffic volumes and mitigation works
 <p>Retail</p> <p><i>Clarkefield Retail Assessment</i></p> <p><i>Urban Enterprise, March 2022</i></p>	<ul style="list-style-type: none"> - Current retail assessment for Clarkefield - Assessment of future retail needs with a township - Proposed retail offering at Clarkefield
 <p>Infrastructure</p> <p><i>Infrastructure Servicing Strategy Report Clarkefield Development</i></p> <p><i>Spiire, March 2022</i></p>	<ul style="list-style-type: none"> - Servicing objectives for Clarkefield - Wastewater, telecommunications, electricity solutions - Water recycling and protection



Your guide to the Clarkefield Township Development Plan

MARCH, 2022

Document	What you will find
 <p>Housing and Demographics</p> <p><i>Clarkefield Macedon Ranges Housing and Demographic Profile</i></p> <p>Urban Enterprise, November 2020</p>	<ul style="list-style-type: none"> - Existing housing profile of the region around Clarkefield - Population and dwelling growth - Housing opportunities for Clarkefield
 <p>Housing Demand and Supply</p> <p><i>Macedon Ranges Demand & Supply Assessment 2021: The review of the Macedon Ranges adopted underlying demand metrics and supply of zoned residential land</i></p> <p>Research 4, November 2021</p>	<ul style="list-style-type: none"> - Current supply of housing in the Macedon Ranges - Anticipated demand for housing - Supply options and shortfalls, and implications
 <p>Social infrastructure</p> <p><i>Clarkefield Township Social Infrastructure Assessment</i></p> <p>ASR Research, March 2022</p>	<ul style="list-style-type: none"> - Existing social infrastructure - Future need for services - Recommendations for new services and facilities
 <p>Land Capability</p> <p><i>Environmental Site Assessment</i></p> <p>Atma Environmental, August 2020</p>	<ul style="list-style-type: none"> - Desktop and field assessment to ascertain if the land is suitable for the proposed development uses

For more information: shapeclarkefield.com.au

APD Projects is a Melbourne-based developer and manager, specialising in landmark residential and retail property and is managing the development plans for the Clarkefield Town Centre.

APD Projects acknowledges that Clarkefield is located on Wurundjeri Woi Wurrung Country whose ancestors and their descendants are the traditional owners of this Country.