



Wallan & Beveridge
Review of Community Infrastructure Needs

Part A – Beveridge North West Precinct Structure Plan

Final Report – Version 4

Prepared by ASR Research
On behalf of the Victorian Planning Authority
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TABLE OF CONTENTS

1.	INTRODUCTION	4
1.1	BACKGROUND	4
1.2	BEVERIDGE NORTH WEST PRECINCT STRUCTURE PLAN (EXHIBITION VERSION – AUGUST 2019)	5
1.3	ASSESSMENT OBJECTIVES.....	9
1.4	METHODOLOGY	9
2.	ASSESSMENT SCOPE & DEMOGRAPHIC PROFILE	10
2.1	SCOPE OF COMMUNITY INFRASTRUCTURE ITEMS REVIEWED	10
2.3	BEVERIDGE AND WALLAN DWELLING & POPULATION CAPACITY ESTIMATES	11
2.4	BEVERIDGE POPULATION & DWELLING FORECASTS.....	12
2.5	2016 ABS CENSUS WALLAN-BEVERIDGE POPULATION PROFILE	14
3	OVERVIEW OF THE COMMUNITY INFRASTRUCTURE PLANNING PROCESS	18
3.1	COMMUNITY INFRASTRUCTURE PLANNING GUIDELINES	18
3.2	ISSUES WITH THE APPLICATION OF CURRENT PROVISION BENCHMARKS.....	19
3.3	PROVISION BENCHMARKS	20
3.4	COST ESTIMATE BENCHMARKS FOR KEY DCP COMMUNITY INFRASTRUCTURE ITEMS	23
3.5	MITCHELL PLANNING SCHEME	24
3.6	PLAN MELBOURNE 2017	26
3.7	OTHER RELEVANT STRATEGIC DOCUMENTS	28
3.8	IMPLICATIONS.....	29
4.	COMMUNITY INFRASTRUCTURE AUDIT ANALYSIS	30
4.1	AUDIT OF EXISTING COMMUNITY INFRASTRUCTURE IN BEVERIDGE & MANDALAY	30
5	ANALYSIS OF COMMUNITY INFRASTRUCTURE DEMAND & SUPPLY ESTIMATES	32
6	SUMMARY OF MAIN FINDINGS & RECOMMENDATIONS	42
6.1	COUNCIL COMMUNITY CENTRES	42
6.2	EARLY YEARS SERVICES	42
6.3	NEIGHBOURHOOD HOUSES / LEARNING CENTRES.....	43
6.4	LIBRARY.....	44
6.5	EDUCATION.....	44
6.6	PUBLIC OPEN SPACE	45
6.7	INDOOR RECREATION	46
6.8	JUSTICE & EMERGENCY SERVICES	46
6.9	HEALTH SERVICES.....	47
6.10	AGED SERVICES.....	48
APPENDICES.....		49
APPENDIX 1A. REVIEW OF RELEVANT CLAUSES FROM THE STATE PLANNING POLICY FRAMEWORK (SPPF)		50
APPENDIX 1B. REVIEW OF RELEVANT CLAUSES FROM THE LOCAL PLANNING POLICY FRAMEWORK (LPPF)		54
APPENDIX 1C. REVIEW OF COUNCIL STRATEGIC DOCUMENTS		61
APPENDIX 1D. REVIEW OF NON-COUNCIL STRATEGIC DOCUMENTS		72
APPENDIX 2. EXISTING & PLANNED COMMUNITY INFRASTRUCTURE ACROSS CAA		77
APPENDIX 3. COMMUNITY INFRASTRUCTURE DEMAND & SUPPLY ESTIMATES FOR THE BNW PSP.....		87
APPENDIX 4. COMMUNITY INFRASTRUCTURE SPECIFICATIONS		99

List of Figures

Figure 1 – Location of Study Area.....	4
Figure 2 – BNW PSP in the Context of the North Growth Corridor Plan	5
Figure 3 – Beveridge North West PSP Future Urban Structure.....	8
Figure 4 – PSP within the Context of the Beveridge ‘Small Area’ Boundary	13
Figure 5 – Nearest Existing and Planned Community Infrastructure to the Beveridge North West PSP.....	31
Figure 6 – Mitchell Heritage Overlay (Subject Site and surrounding Beveridge)	59
Figure 7 – Early Years Services (Long Day Child Care “L”, Occasional Child Care “O”, Kindergarten “K” and Maternal & Child Health “M”) ..	78
Figure 8 – Community Centres, Neighbourhood Houses, Libraries and Meeting Spaces	79
Figure 9 – Arts, Culture, Heritage and Points of Interest	80
Figure 10 – Education Facilities	81
Figure 11 – Open Space.....	82
Figure 12 – Outdoor and Indoor Recreation.....	83
Figure 13 – Acute and Community Health Services	84
Figure 14 - Justice and Emergency Services.....	85
Figure 15 – Residential Aged Care & Other Older Persons Services / Facilities	86

List of Tables

Table 1 – Scope of Community infrastructure Items to Be Assessed.....	10
Table 2 – Beveridge and Wallan Dwelling and Population Capacity Estimates.....	11
Table 3 – Beveridge Small Area Forecast Population, Households and Dwellings: 2019 to 2041.....	13
Table 4 - A Comparison of Wallan-Beveridge, Shire of Mitchell & Greater Melbourne Population Characteristics	15
Table 5 – Key Community Infrastructure Benchmark Cost Estimates.....	24
Table 6 - Detailed Community Infrastructure Assessment of Beveridge North West PSP	33
Table 7 – Existing Strategic Directions & Actions Potentially Relevant to the Assessment.....	61
Table 8 - Current Sports Provision Within Beveridge	64
Table 9 – Priority Sports Development Actions for Wallan & Beveridge	65
Table 10 – Non-Council Strategies and Plans	72
Table 11 – BNW and CAA Community Infrastructure Demand and Supply Estimates.....	88
Table 12 - Typical PSP Active Open Space Specifications by Size.....	99
Table 13 - Typical PSP Sport Pavilion Specifications by Number of Playing Fields	100
Table 14 – Typical PSP Community Centre Configurations x Hierarchy Type	101

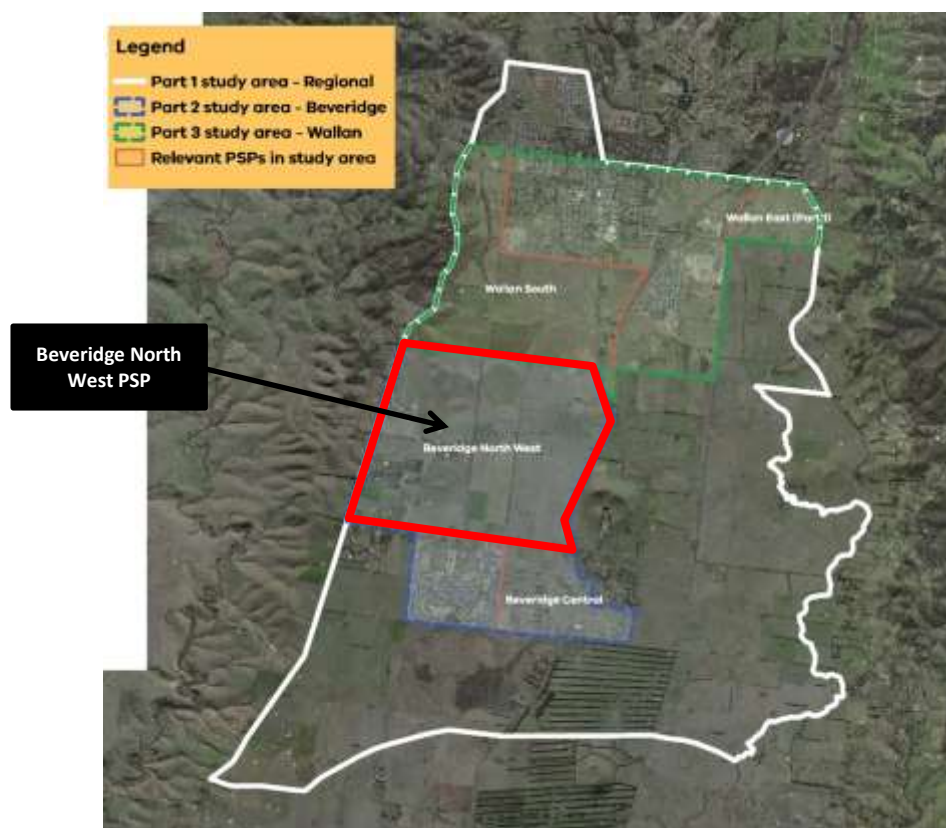
1. Introduction

1.1 Background

ASR Research was engaged by the Victorian Planning Authority (VPA) to review community infrastructure needs across Wallan and Beveridge (the 'Study Area'), located at the southern end of the Shire of Mitchell. The following report (Part A – Beveridge North West Precinct Structure Plan Community Infrastructure Assessment) represents the first component of a broader assessment of the entire Study Area, the location of which is shown below in Figure 1.

The Beveridge North West Precinct Structure Plan (BNW PSP) is situated approximately 40 kilometres north of Melbourne's Central Business District (CBD) and approximately 4 kilometres south of Wallan. The PSP is bound by Hadfield Road to the north, the Hume Freeway to the east, Camerons Lane to the south and Old Sydney Road to the west. Aside from rural land and the Urban Growth Boundary (UGB) to the west, the BNW PSP is surrounded by new development to the south (Mandalay), the existing Beveridge Township to the east, approved PSP's to the south east (Beveridge Central and Lockerbie North) and yet to commence PSPs to the east (the Beveridge North East PSP) and north (Wallan South PSP).

Figure 1 – Location of Study Area

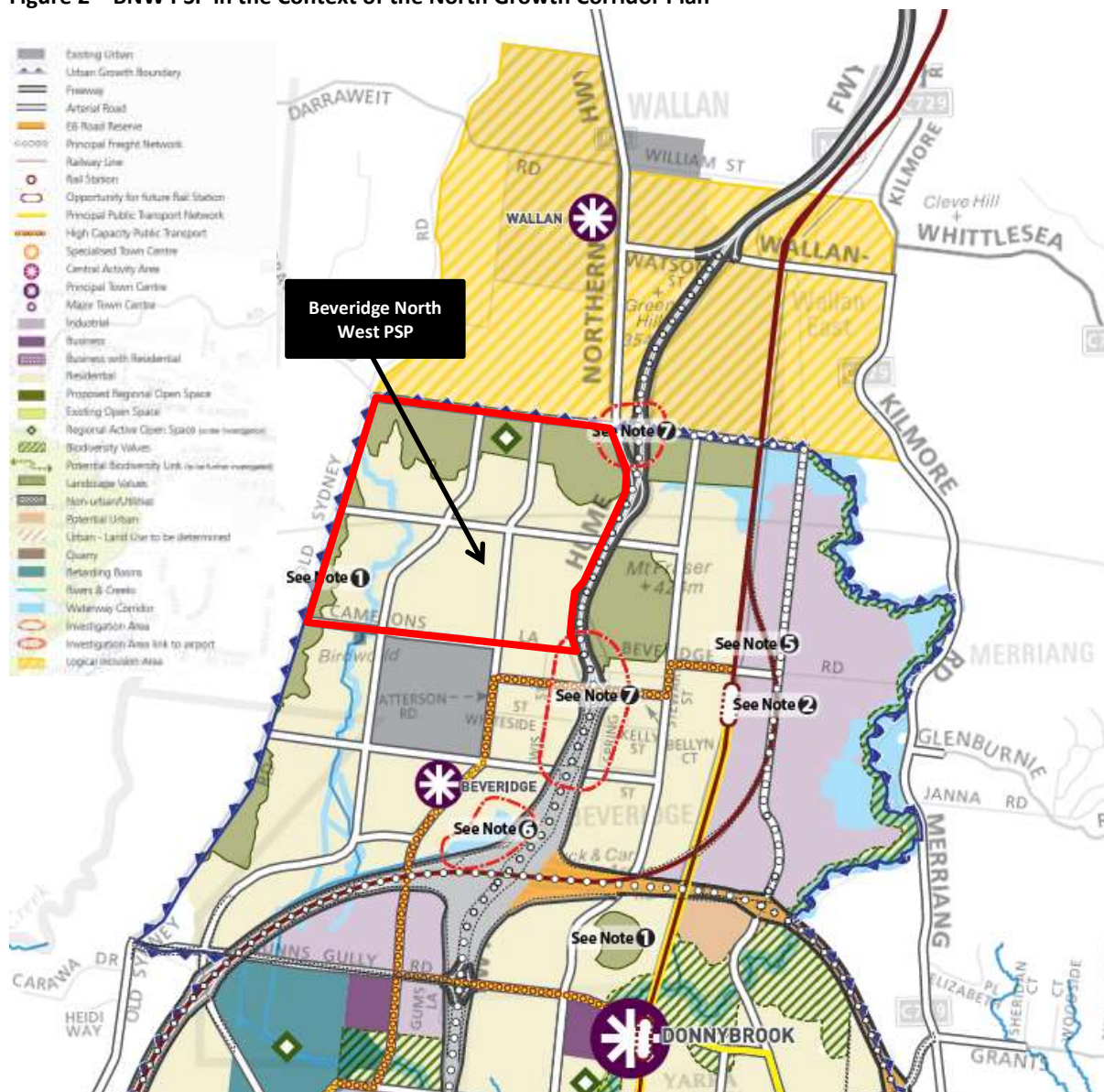


Source: Victorian Planning Authority

Wallon & Beveridge Review of Community Infrastructure Needs: Part A - Beveridge North West PSP Community Infrastructure Assessment

The BNW PSP forms part of the Northern Growth Corridor (NGC) of Metropolitan Melbourne. The NGC Plan (June 2012) identifies the Beveridge North West PSP area as 'residential' with landscape values areas, a waterway corridor and potential future regional active open space located within the precinct boundary.

Figure 2 – BNW PSP in the Context of the North Growth Corridor Plan



Source: Growth Areas Authority (now the VPA), North Growth Corridor Plan (June 2012)

1.2 Beveridge North West Precinct Structure Plan (Exhibition Version – August 2019)

The August 2019 'Exhibition Version' of the Beveridge North West Precinct Structure Plan (the PSP) has been prepared by the Victorian Planning Authority (VPA) with the assistance of Mitchell Shire Council, Government agencies, service authorities and major stakeholders.

The PSP is a long-term plan for urban development. It describes how the land is expected to be developed, and how and where services are planned to support development.

Generally, the PSP:

- sets out plans to guide the delivery of quality urban environments in accordance with the Victorian Government guidelines;
- enables the transition of non-urban land to urban land;
- sets the vision for how the land should be developed, illustrates the future urban structure and describes the outcomes to be achieved by the future development;
- outlines the projects required to ensure that future residents, visitors and workers within the area can be provided with timely access to services and transport necessary to support a quality and affordable lifestyle;
- sets out objectives, requirements and guidelines for land use, development and subdivision;
- provides government agencies, the council, developers, investors and local communities with certainty about future development; and
- addresses the requirements of the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) in accordance with an endorsed program under Part 10.

The PSP is informed by:

- Plan Melbourne – Metropolitan Planning Strategy, May 2017
- The State Planning Policy Framework as set out in the Mitchell Planning Scheme
- The Growth Corridor Plans: Managing Melbourne’s Growth (Growth Areas Authority, June 2012)
- The Local Planning Policy Framework as set out in the Mitchell Shire Planning Scheme
- The Biodiversity Conservation Strategy and Sub Regional Species Strategies for Melbourne’s Growth Areas (Department of Environment and Primary industries, June 2013)
- The Precinct Structure Planning Guidelines.

1.2.1 Development Assumptions

The BNW PSP makes the following development assumptions in relation to residential densities, dwelling yields and overall population yield:

- An average density of approximately 20 dwellings per hectare (dwellings per net developable hectares - NDHA);
- A total of 16,286 dwellings; and

- An estimated total population ranging from 45,601 (@2.8 persons per dwelling) to 50,487 people (@3.1 persons per dwelling).

1.2.2 Proposed BNW PSP Community Infrastructure

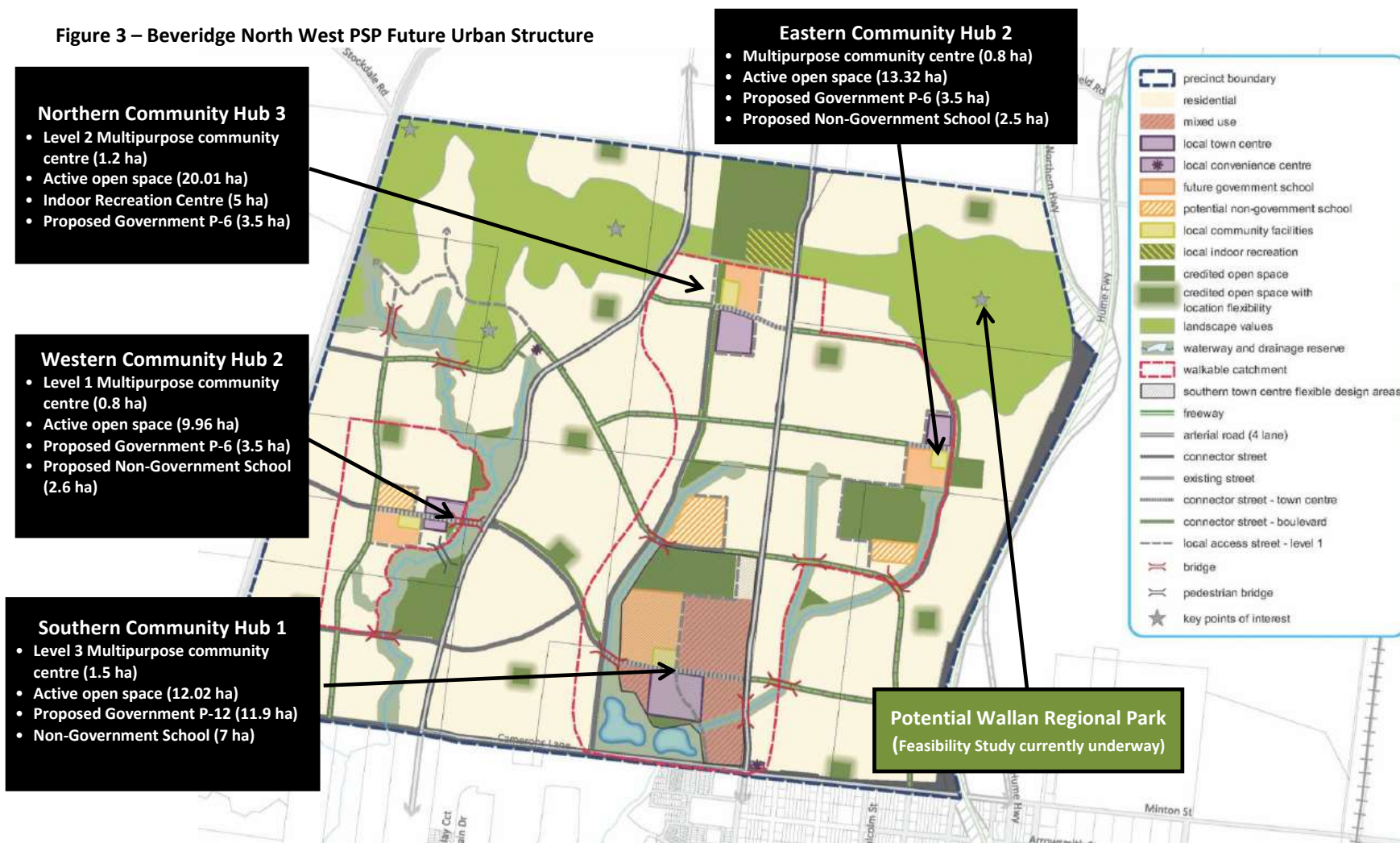
This section identifies the community infrastructure proposed by the BNW PSP. Figure 3 on the following page shows the location and distribution of community infrastructure items identified by the PSP. Most of the community infrastructure is to be delivered across 4 major community infrastructure hubs: 1) Southern Community Hub 1; 2) Eastern Community Hub 2; 3) Northern Community Hub 3 and 4) Western Community Hub 4. Combined, these hubs will deliver:

- Four Council community centres consisting of:
 - Two Level 1 Community Facilities (0.8 hectares each);
 - One Level 2 Community Facility (1.2 hectares); and
 - One Level 3 Community Facility (1.5 hectares);
- Four active open space reserves (a total of 55.31 hectares) consisting of:
 - Southern active open space reserve (12.02 hectares);
 - Eastern active open space reserve (13.32 hectares);
 - Northern active open space reserve (20.01 hectares); and
 - Western active open space reserve (9.96 hectares).
- One indoor recreation centre (5 hectares)
- Six education facilities consisting of:
 - Three Government P-6 Schools (3.5 hectares each);
 - One Government P-12 School (11.9 hectares);
 - Two Non- Government Primary Schools (3 hectares each); and
 - One Non-Government Secondary School (7 hectares).

In addition to these items is the proposed establishment of 25 local passive open space parks (ranging from .22 hectares to 4 hectares in size) and 274 hectares of service open space (consisting of 89.9 hectares of waterways and drainage, and 184 hectares of 'other' open space types which has the potential to form part of the proposed Wallan Regional Park¹).

¹ A State Government study is currently underway to investigate the feasibility of establishing the proposed Wallan Regional Park. As part of its Suburban Parks Package the Victorian State Labor Government has committed to \$150 million to create more than 6,500 hectares of parkland and new walking and bike trails right across Melbourne.

Figure 3 – Beveridge North West PSP Future Urban Structure



Source: Beveridge North West Precinct Structure Plan – Plan 3: Future Urban Structure, page 5

1.3 Assessment Objectives

The objectives of the assessment were to:

1. Review whether the amount, diversity and distribution of community infrastructure proposed by the BNW PSP is adequate given the development assumptions identified by the PSP, the regional planning context for the broader study area, contemporary provision planning standards, guidelines and practices;
2. Review whether the land allocated for community infrastructure purposes is sufficient to meet the community infrastructure needs generated by a population of 45,000 to 50,000 residents; and
3. If warranted, suggest how the BNW PSP should be amended to better meet future community infrastructure needs.

1.4 Methodology

To satisfactorily address the assessment objectives, the following steps were undertaken:

1. Provide clarity about the scope of services and facilities to be covered by the assessment;
2. Provide some understanding about the current and projected demographic profile of the broader Beveridge and Wallan communities;
3. Provide an overview of the community infrastructure planning process and guidelines as they apply to metropolitan growth areas;
4. Undertake a review of many of the more relevant statutory and strategic documents likely to have the most significant influence on the community infrastructure outcomes associated with the preparation of the BNW PSP;
5. Using the development assumptions presented in the BNW PSP undertake a quantitative and qualitative assessment of community infrastructure demand and supply requirements for the BNW PSP; and
6. Determine whether changes to the BNW PSP are required to better meet community infrastructure needs.

2. Assessment Scope & Demographic Profile

2.1 Scope of Community infrastructure Items Reviewed

For the purposes of undertaking this assessment an audit of the following community infrastructure categories were selected:

1. Early years services;
2. Community meeting spaces, libraries and learning centres;
3. Open space (active and passive);
4. Indoor recreation facilities;
5. Education facilities;
6. Health services;
7. Police & Emergency services; and
8. Residential aged care.

Categories 1 to 3 are typically (but not exclusively) Local Government responsibilities and are often (but not always) included in development contribution agreements associated with significant land use developments. However, government education facilities (typically primary and secondary schools), where deemed to be required within a land use development, are generally funded (both land and building costs) by the State Government.

Although not prescriptive different forms of community infrastructure generally have different population catchments as shown in Table 1 below and on the following page.

Table 1 – Scope of Community infrastructure Items to Be Assessed

Population Catchment Hierarchy	Items
Level 1 Neighbourhood Level <i>Provision ratios up to 10,000 people</i>	<ul style="list-style-type: none"> • Open space (passive and active) • Local playgrounds • Local bicycle / pedestrian pathways (on and off-road) • Kindergartens • Playgroups • Government primary schools • Neighbourhood house (Inc. Community education services) • Community meeting spaces (Council and Non-Council) • Senior citizens groups • Long Day Child Care • Public art installations • Social housing
Level 2 Precincts (2-3 Neighbourhoods)	<ul style="list-style-type: none"> • Occasional Child Care • Government secondary Schools • Catholic primary Schools

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Community Infrastructure Assessment**

Population Catchment Hierarchy	Items
<i>Provision ratios between 10,000 and 30,000 people</i>	<ul style="list-style-type: none"> • Maternal and Child Health Services • Indoor recreation centres • Residential aged care
Level 3 Cluster of Precincts (District) <i>Provision ratios between 30,000 people and 60,000 people</i>	<ul style="list-style-type: none"> • Libraries • Council aquatic / leisure centres • Community arts centres • Other non-government secondary schools • Community health centres
Level 4 Municipal Level <i>Provision for the total municipality</i>	<ul style="list-style-type: none"> • Principal Bicycle Network (on and off-road) • Civic centres
Level 5 Regional Level Provision for 2 or more municipalities	<ul style="list-style-type: none"> • Highest Order Performance Arts Facility • Universities/TAFEs • Public and private hospitals

2.3 Beveridge and Wallan Dwelling & Population Capacity Estimates

Table 2 below and over the page summarise the current dwelling and population capacity estimates for the Beveridge and Wallan area. It indicates that these two areas have the capacity to accommodate approximately 36,500 dwellings and 40,100 dwellings. Based on an average household size of 3.1 this indicates a total population capacity of 113,000 to 124,000 people.

Based on these assumptions, the Beveridge North West PSP will represent somewhere between 41% to 45% of all dwellings within the Beveridge and Wallan area.

Table 2 – Beveridge and Wallan Dwelling and Population Capacity Estimates

PSP / Area	Dwelling Yield (Low)	Dwelling Yield (High)	Comments
Wallan South (residential component)	8,400	9,800	$700(\text{GDA}) \times 0.6/0.7 = 420 \text{ to } 490 \text{ NDA}$
Wallan East (Part 1) (as residential)	1,500	1,800	$127(\text{GDA}) \times 0.6-0.7 = 76 \text{ to } 89 \text{ NDA}$
Wallan East (Part 2)	0	0	Assumed employment land
DPO4 (Wallara Waters)	2,935 (2,045 in Wallara Waters and 890 in Newbridge)		Dwelling yield provided by Mitchell Shire Council
DPO8 (Springridge)	1,000		Dwelling yield provided by Mitchell Shire Council
DPO9 (Rowes Lane)	618		Dwelling yield provided by Mitchell Shire Council
DPO14 (King and Queen Streets)	930		Dwelling yield provided by Mitchell Shire Council

PSP / Area	Dwelling Yield (Low)	Dwelling Yield (High)	Comments
DPO15 (Watson Street South)	176		Dwelling yield provided by Mitchell Shire Council
DPO16 (Darraweit Road)	130 dwellings		Dwelling yield provided by Mitchell Shire Council
Beveridge North West (as residential)	16,286	16,286	As per exhibition version
Beveridge North East (as residential)	4,500	6,430	643 (GDA) x.35/0.5 = 225 to 321 NDA
Northern Freight	0	0	Assumed employment land
Total Dwellings	36,475	40,105	
Total Population (@3.1 persons per household)	113,073	124,326	

Source: Victorian Planning Authority and Mitchell Shire Council

2.4 Beveridge Population & Dwelling Forecasts

The Beveridge North West PSP is located within the Beveridge 'Small Area', a geographic area defined by the Shire of Mitchell's *Population and household forecasts, 2016 to 2041* (prepared by .id, the population experts, November 2017). Beveridge is bounded by the boundary with Wallan in the north, the Melbourne-Sydney railway in the east, Gunns Gully Road in the south and Deep Creek in the west.

The Beveridge Small Area is shown in Figure 4 on the following page. It also shows the Beveridge North West PSP located in the north western section of the small area. However, much of the current Beveridge small area population is located the original Beveridge Township located east of the Hume Freeway and the Mandalay development west of the Hume Freeway. Other key future PSP areas approved but yet to be developed within the Beveridge small area are the Beveridge Central PSP, Lockerbie North PSP, Cloverton Estate, Beveridge North East PSP, Donnybrook PSP (Mitchell part) and Lockerbie PSP (Balance).

Figure 4 – PSP within the Context of the Beveridge ‘Small Area’ Boundary



As shown in Table 3 below the population of Beveridge is currently estimated to be approximately 4,000 and is anticipated to increase by approximately 1,000% over the next 22 years. By 2041 the population of Beveridge is forecast to reach approximately 46,000 people (an increase of approximately 1,200 people). The number of dwellings in Beveridge is forecast to grow from approximately 1,200 in 2019 to 14,400 in 2041, with the average household size declining slightly from a relatively large 3.34 to 3.27 persons per household.

Table 3 – Beveridge Small Area Forecast Population, Households and Dwellings: 2019 to 2041

Summary	2019	2021	2026	2031	2036	2041	Total Change	% Change
Average household size	3.34	3.35	3.36	3.31	3.29	3.27	-0.07	-2%
Dwellings	1,236	1,713	3,064	5,397	9,438	14,413	13,177	1066%
Households	1,198	1,661	2,974	5,247	9,190	14,056	12,858	1073%
Total Population	4,006	5,566	9,994	17,407	30,284	46,092	42,086	1051%

Source: Shire of Mitchell Population and household forecasts, 2016 to 2041, prepared by .id the population experts, July 2018

Residential development forecasts assume the number of dwellings in Beveridge will increase by an average of 551 dwellings per annum to 14,413 in 2041. The residential developments underpinning these assumptions are as follows:

- Mandalay Estate East - 583 dwellings (2017-2022)
- Mandalay Estate West - 940 dwellings (2017-2025)

- Beveridge Central PSP - 1,665 dwellings (2021-2041)
- Lockerie North PSP - 1,516 dwellings (2021-2041)
- Cloverton Estate - 3,843 dwellings (2024-2041)
- Beveridge North West PSP - 4,427 dwellings (2025-2041)
- Donnybrook PSP (Mitchell part) - 360 dwellings (2030-2041)
- Lockerie PSP - Balance - 420 dwellings (2035-2041)
- Low level of infill (1 dwelling per annum)

As indicated from the above list, the current forecasts do not currently include the potential development of the Beveridge North East PSP. Consequently, the forecasts are potentially conservative and will most likely need to be reviewed.

2.5 2016 ABS Census Wallan-Beveridge Population Profile

Table 4 on the following page reveals some of the key general population characteristics of Wallan-Beveridge compared to the Shire of Mitchell and Greater Melbourne based on the 2016 ABS Census. Some of the key characteristics that distinguish people living in Wallan-Beveridge, particularly when compared to Greater Melbourne, are:

- A higher level of residential mobility (people who moved address in the last 5 years);
- A younger median age and a higher proportion of people aged under 18 years;
- A much larger average household size;
- A much higher proportion of couple families with children;
- A higher proportion of one parent families with children;
- A much lower proportion of people born overseas;
- Higher median household income levels;
- A much higher proportion of people with trade qualifications;
- A much lower proportion of people with university qualifications;
- A lower unemployment rate;
- A much lower proportion of people employed as managers or professionals;
- A higher proportion of people employed as technicians and trade workers;
- A higher proportion of people who travel to work by car;
- A much lower proportion of people who travelled to work by public transport;
- A much higher proportion of households with two or more cars;
- A much higher proportion households that live in separate houses, particularly dwellings with four or more bedrooms;
- A much higher proportion of households with a mortgage;

**Wallan & Beveridge Review of Community Infrastructure Needs: Part A - Beveridge North West PSP
Community Infrastructure Assessment**

- A much lower proportion of households that rent either privately or some form of social housing; and
- Similar proportions of households in housing stress and mortgage stress, but a higher portion of household in rental stress.

Table 4 - A Comparison of Wallan-Beveridge, Shire of Mitchell & Greater Melbourne Population Characteristics

2016 ABS Census Demographic Characteristic	Wallan-Beveridge	Shire of Mitchell	Greater Melbourne
Population & age structure			
People Who Moved Address in the Last 5 Years	45%	38%	40.1%
Median Age	32	37	36
People aged under 18 years	28.8%	25.1%	21.7%
People aged 85+ years	0.5%	1.4%	2.0%
Households			
Average household size	2.96	2.65	2.61
Couple families with children	41.8%	33%	33.5%
Couple families without children	22.3%	24.4%	22.9%
One parent families with children	12.4%	11.7%	10.1%
Lone person households	13.5%	20.2%	22.0%
Older lone person households	2.7%	7.7%	8.1%
Group households	1.7%	2.2%	4.7%
Diversity			
People born overseas	14.2%	11.5%	33.9%
Overseas Arrivals between 2011 and 2016	12.7%	13.7%	23.5%
Language other than English	12%	7.2%	32.4%
Income & wellbeing			
Median household income	\$1,660	\$1,389	\$1,539
Low income households (less than \$650 per week)	9.2%	16.7%	16.7%
High income households (more than \$2,500 per week)	18.9%	16.4%	22.9%
People in Need of Assistance due to Disability	4%	4.8%	4.9%
Index of Relative Socio-Economic Disadvantage	1,017	997.0	1,021
Education			
People with University Qualifications	11.0%	10.6%	27.5%
People with Trade Qualifications	25.2%	24.6%	15.3%
People with No Qualifications	43.1%	43.4%	38.6%
People Attending University	2.2%	2.3%	6.4%
People Attending TAFE	1.8%	1.9%	1.8%
Work			
Unemployment rate	5.8%	5.7%	6.8%
Labour force participation rate	65.8%	60.2%	61.9%

**Wallan & Beveridge Review of Community Infrastructure Needs: Part A - Beveridge North West PSP
Community Infrastructure Assessment**

2016 ABS Census Demographic Characteristic	Wallan-Beveridge	Shire of Mitchell	Greater Melbourne
People employed as managers or professionals	22.3%	24.3%	38.2%
People employed as technicians and trade workers	17.5%	17.5%	12.6%
Transport			
People who travelled to work on public transport	6.5%	5.1%	15.4%
People who travelled to work by car	75.9%	73.2%	64.1%
People who walked to work	0.5%	2.8%	3.0%
Households with two or more cars	68.4%	60.4%	50.7%
Housing types			
Separate houses	95.3%	92%	66.1%
Medium density dwellings	4.7%	6.4%	22.9%
High density dwellings	0.0%	0.0%	10.1%
Dwellings with four or more bedrooms	48.9%	36%	27.7%
Dwellings with two bedrooms or less	5.2%	12.3%	25.4%
Housing tenure			
Home owners	17.4%	26.7%	29%
Households with a mortgage	56.2%	42.3%	34.3%
Households renting privately	16.7%	18.2%	25.8%
Households renting social housing	0.4%	2.3%	2.6%
Housing costs			
Median weekly mortgage repayments	\$410	\$370	\$421
Median weekly rental payments	\$319	\$272	\$355
Households in housing stress	12.1%	10.5%	11.7%
Households in mortgage stress	11.3%	10.9%	11.2%
Households in rental stress	31.3%	27.9%	27.4%

Based on an analysis of the 2016 ABS Census, it is clear that the Beveridge-Wallan area share many of the typical attributes of an outer growth area suburb including relatively large average household sizes, a large proportion of couple families with children, a younger median age, high levels of car dependency (especially for travelling to work), a much higher proportion of households who live in large (4 bedrooms) detached homes, and a much higher proportion of households with a mortgage. In many ways, the lack of diversity, both demographically and the type of housing available, are the key distinguishing features of the Wallan-Beveridge area. This includes a much lower proportion of persons born overseas, a lower proportion of older persons, and a very small proportion of smaller dwellings including homes located in medium density and higher density settings.

The extent to which these demographic characteristics will be reflected in the future population of the Beveridge North West PSP remains to be seen. However, the PSP planning process has an opportunity to diversify housing product and decrease the level of car dependency (especially methods of travel to

work) by leveraging the site's proximity to future employment nodes (including the Beveridge Intermodal Freight Terminal), advocating for better public transport (including a new train station along the Sydney-Melbourne rail corridor), locating medium and high-density housing near activity centres and public transport and creating high quality walkable catchments that include well-connected pathway networks that link to community hubs and activity centres.

3 Overview of the Community Infrastructure Planning Process

This section reviews many of the more relevant statutory and strategic documents likely to have the most significant influence on the community infrastructure outcomes associated with the development of the Beveridge North West PSP. The material reviewed includes:

- VPA endorsed community infrastructure planning guidelines and provision benchmarks;
- Two key statutory documents that inform future community infrastructure priorities for the Shire of Mitchell: 1) the Mitchell Planning Scheme, and 2) Plan Melbourne 2017; and
- Other Council and non-Council strategic documents of potential relevance to this assessment.

3.1 Community Infrastructure Planning Guidelines

3.1.1 VPA Endorsed Guidelines

Community infrastructure objectives are a central element of many key State Government planning policies and strategies such as *Plan Melbourne 2017-2050*. The Victorian Planning Authority (VPA) plays an important role in implementing many of the directions contained within Melbourne's metropolitan strategy. There are also a number of reports that have been prepared on behalf of the VPA that focus on or include community infrastructure planning guidelines. The key documents include:

- Precinct Structure Planning Guidelines (2009);
- Planning for Community Infrastructure in Growth Areas Communities – PCIGAC (2008);
- Kindergarten Infrastructure Needs Assessment in Greenfield Growth Areas (2015);
- A Short Guide to Growth Area Community Infrastructure Planning (2009);
- A Strategic Framework for Creating Liveable New Communities – April 2008;
- A Strategic Framework for Creating Liveable New Communities – The Framework at a Glance;
- Community Infrastructure – Liveability Planning Checklist – April 2008; and
- Creating Liveable New Communities Promising Practice: A book of good practice – case studies.

Of these documents the Precinct Structure Planning Guidelines (PSP Guidelines), the Planning for Community Infrastructure in Growth Areas Communities (PCIGAC) and the Kindergarten Infrastructure Needs Assessment in Greenfield Growth Areas contain most of the key provision guidelines or benchmarks used by the VPA in the planning of greenfield sites. Key provision guidelines contained within these documents are used throughout this review.

3.2 Issues with the Application of Current Provision Benchmarks

Although community infrastructure covers a potentially wide variety of services and facilities provided by all forms of Government, the private for-profit sector and not-for-profit organisations, much of what is planned for within Precinct Structure Plan (PSP) location largely focus on the following six infrastructure forms:

1. Passive and active open space (bundled together under the term unencumbered public open space);
2. Indoor recreation facilities;
3. Local multipurpose community centres which can have many potential configurations but are typically classified into two main types (Levels 1 & 2 - refer to Section 3.4.3 for more details);
4. Higher order community centres (Level 3 centres which can accommodate services such as libraries, youth programs and Planned Activity Groups - refer to Section 3.4.3 for more details);
5. Government primary and secondary Schools; and
6. Non-Government Schools.

Although indicative provision benchmarks exist for many of these infrastructure forms, there remain many issues with the acceptance of benchmarks as a tool for planning in greenfield locations, ranging from whether specific benchmarks are too high or too low to whether there are better methods for determining and responding to community infrastructure need. Some of the key issues are summarised below:

- Benchmarks provide simplicity but are often 'narrow' (i.e. linked to only a population or dwelling number as a trigger for provision) when other variables and criteria are not taken into account (e.g. age cohort profiles) and used in isolation from other important assessment steps (e.g. the existing capacity of the nearest facilities to a PSP location).
- Most benchmarks are currently expressed as an infrastructure driven model (e.g. 1 Government Primary School per 3,000 dwellings) rather than a demand based model (e.g. 66 4 year olds per 4 year old Kindergarten room).
- Some forms of community infrastructure are more difficult to quantify the demand for (e.g. community meeting spaces, youth services and arts / cultural activities) and thus make the task of assigning a benchmark far more difficult.
- Explicit policies stating preferred provision standards and models of delivery across PSP growth area remains in varying states of 'maturity'.

- There is often a lack of clarity about preferred provision levels and models with many forms of State based social infrastructure (e.g. health and emergency services).

3.3 Provision Benchmarks

3.3.1 Overview

This section provides a brief description of the key community infrastructure provision benchmarks and facility configuration models to review the adequacy of both the number and distribution of community infrastructure proposed by the BNW PSP.

3.3.2 Open Space & Recreation

The VPA PSP Guidelines include some key provision targets for open space and recreation planning. Its focus has largely (but not exclusively) been on 'local' scale provision as opposed to regional / sub-regional provision.

Key guidelines are:

- Unencumbered passive open space (4% of Net Developable Area or NDA);
- Active open space - sports grounds and outdoor court based facilities such as tennis and netball (6% of NDA); and
- Indoor recreation centre land (5 hectares per 60,000 people).

In addition to these documented measures, are other less well documented factors / guidelines influencing open space and recreation outcomes include:

- Encumbered open space, particularly open space set aside for drainage purposes and as part of linear networks along rivers and creeks, typically represent a significant proportion of the gross area of a PSP site. The contribution these assets provide by way of informal recreation outcomes and improved physical and mental health is considerable. Encumbered open space provision outcomes are not prescriptively derived, as each PSP site provides unique topographical, hydrological and environmental characteristics.
- There has been the occasional application of a regional active open space benchmark in previous growth area planning exercises (30 hectares per 50,000 people), but the benchmark is not contained within current PSP guidelines, is not well known and has not been applied uniformly across all Melbourne's growth areas.

In addition to these PSP guideline provision benchmarks this review includes demand-based estimates for organised sport derived from the AusPlay Survey² (AusPlay) which provides the major source of participation data for sport and other informal physical activities in Australia. These estimates are contained within Appendix 3 of this report and referred to in Section 5.

3.3.3 Multipurpose Community Centres

For the purposes of this assessment a multipurpose community centre is defined as a building owned and or managed by Local Government which accommodates a range of services and offers flexible community spaces made available to local residents and community groups for a variety of potential uses.

In the context of greenfield locations community centres have primarily incorporated a range of early years services and offered flexible community meeting spaces. However, the potential range of services and functions a community centre can incorporate is very broad. In order to ensure the effective and efficient use of capital and operational resources contemporary community centres are multipurpose (i.e. offering more than one service and function) rather than stand-alone (i.e. dedicated to one service or function only), and, where practical, co-located with other community infrastructure and public open space. Land area allocations in greenfield locations are reasonably generous in comparison to the actual building footprint provided in order to allow for sufficient on-site car parking and facilitate longer term expansion requirements as local needs evolve and change and shifts in government policy occur (e.g. the Victorian State Government's proposed introduction of 15 hours per week of funded 3 year old Kindergarten over the coming decade).

Other key characteristics and issues associated with multipurpose community centres are outlined below.

- Although not all multipurpose community centres are identical, it is possible to describe the types of services and functions typically incorporated into such facilities.
- Typically, such facilities are a combination of a few (but rarely all) of the following services and functions: Kindergarten; Maternal & child health; Playgroups; Occasional child care; long day child care; community meeting spaces; Planned Activity Groups; Neighbourhood houses / adult education; and Library.

² Ausplay is a large scale national population tracking survey funded and led by Sport Australia. AusPlay collects participation data; not membership data. The club sport data in AusPlay relates to how participation took place (e.g. survey respondents who self-identified that they participated in an activity through a sports club or association).

- Multipurpose community centres can vary greatly in size depending on the services and activities to be accommodated within it and can typically range from 500 square metres to 2,500 square metres.
- Unlike public open space (both passive and active), the VPA PSP Guidelines do not specify a quantitative measure of how many facilities should be provided either using an area based standard (as applies to public open space) or a population based standard. Municipal Planning schemes do not provide any guidance on this matter either.
- In the absence of specific PSP Guidelines and statutory requirements, the VPA has tended to rely on the provision guidelines outlined in the Planning for Community Infrastructure in Growth Area Communities (2008).
- However, it is possible to estimate the level of demand for specific service types likely to be generated by a PSP.

The *Planning for Community Infrastructure in Growth Area Communities* – PCIGAC (2008) report includes guidelines for many discrete services and functions that would typically be accommodated within a Council multipurpose community centre. However, it is assumed that most of these could be included as part of two main types of community centre:

- Level 1 Community Centres provided @ 1 centre per 8,000 to 10,000 people on 0.8 hectare sites; and
- Level 3 Community Centres @ 1 centre per 40,000 to 50,000 people on 1.5 hectare sites.

The *Kindergarten Infrastructure Needs Assessment in Greenfield Growth Areas* (2015) refers to two key benchmarks in relation to the provision of Kindergarten programs, of which Local Government is a major provider:

- 1 kindergarten room per 1,400 households at the peak; and
- 1 kindergarten room per 2,100 households in the long term.

The scope of services and activities covered by these facilities include Kindergarten, Maternal & Child Health, Playgroups, Occasional Child Care, Neighbourhood Houses, Libraries and a variety of flexible community meeting spaces and consulting rooms.

Appendix 4 shows indicative community centre configurations for each of the 3 types of community centres considered by the review and which are included in the VPA commissioned *Benchmark Infrastructure and Costs Guide* (prepared by Cardno). Level 1 and 2 community centres both include Kindergarten and Maternal and Child Health rooms as well as multipurpose community meeting spaces. Level 2 centres have larger community meeting spaces that are capable of accommodating a

neighbourhood house service. Level 3 community centres differ from Level 1 centres by not including early years services such as Kindergarten and Maternal and Child Health. Instead these facilities include higher order services (i.e. services provided to a larger population catchment) such a Library and specialised community space for other service forms and population target groups.

3.3.4 Government Education Provision

There are two key Government education provision benchmarks used for PSP planning purposes. These are:

- 1 Government Primary School per 3,000 dwellings (3.5 ha site); and
- 1 Government Secondary School per 10,000 dwellings (8.4 ha site).

The Department of Education and Training (DET) also identifies a long-term enrolment (LTE) objective for each primary and secondary school. These are:

- Government Primary Schools: 450-475 long term enrolments and generally with a maximum capacity of 600 enrolments; and
- Government Secondary Schools: 1,100 long term enrolments and generally with a maximum capacity to accommodate 50% more (approximately 1,600 to 1,700 enrolments).

3.4 Cost Estimate Benchmarks for Key DCP Community Infrastructure Items

The VPA has also prepared the Benchmark Infrastructure and Costs Guide (prepared by Cardno) to provide context and to guide us in the use of benchmark designs and costs in preparing an Infrastructure Contributions Plan (ICP), the term now used instead of Development Contributions Plan (DCP) when preparing new PSPs. The Guide covers:

- The role of scope and cost estimates in ICPs;
- The development of the benchmark design and costs;
- Role of the Benchmark Infrastructure and Costs Guide in preparing ICPs, including how to adjust the estimates to deal with scope variations if needed; and
- How the Benchmark Infrastructure and Costs Guide will be reviewed and kept up to date; and
- Reproduces the results of the Cardno work.

The use of the guide was approved by the VPA Board on 9 October 2019. A summary of the key benchmark costs are presented in Table 5 below and on the following page.

Table 5 – Key Community Infrastructure Benchmark Cost Estimates

Item	Standard	Cost Application	Cost Estimate
Level 1 Multipurpose community centre	Contemporary standard	Bldg. floor area	\$7,606,000
Level 2 Multipurpose community centre	Contemporary standard	Bldg. floor area	\$8,928,000
Level 3 Multipurpose community centre	Above contemporary standard allowing for place making architectural features	Bldg. floor area	\$11,830,000
Active open space 5 to 6 hectares	Contemporary senior and junior sporting competition standard	Per reserve	\$8,021,000
Active open space 8 to 10 hectares	Contemporary senior and junior sporting competition standard	Per reserve	\$10,355,000
Sports Pavilion serving 2 playing areas	Contemporary standard multipurpose facility	Bldg. floor area	\$1,656,000
Sports pavilion serving 3 playing area	Contemporary standard multipurpose facility	Bldg. floor area	\$2,753,000

Source: Review of Benchmark Infrastructure Costings: Benchmark Infrastructure Costing, Prepared for VPA by Cardno (2018)

3.5 Mitchell Planning Scheme

The Planning Scheme is a statutory document that guides and shapes development in Mitchell. It includes State Government provisions as well as local policies specific to Mitchell and a strategic vision for the municipality.

3.5.1 State Planning Policy Framework (SPPF)

Every Victorian planning scheme includes the State Planning Policy Framework (SPPF) containing general principles for land use and development in Victoria. Planning authorities and responsible authorities must take these general principles and specific policies into account in their integrated decision making process. For the purposes of this assessment the following Clauses are potentially relevant.

11.03 PLANNING FOR PLACES

- 11.03-1S Activity centres
- 11.03-1R Activity centres - Metropolitan Melbourne
- 11.03-6S Regional and local places

19.02 COMMUNITY INFRASTRUCTURE

- 19.02-1S Health facilities
- 19.02-1R Health precincts - Metropolitan Melbourne
- 19.02-2S Education facilities
- 19.02-2R Education precincts - Metropolitan Melbourne
- 19.02-3S Cultural facilities
- 19.02-3R Cultural facilities - Metropolitan Melbourne
- 19.02-4S Social and cultural infrastructure
- 19.02-5S Emergency services
- 19.02-6S Open space
- 19.02-6R Open space - Metropolitan Melbourne

Details of each of these Clauses is provided in Appendix 1a of this report.

3.5.2 Local Planning Policy Framework (LPPF)

The Local Planning Policy Framework (LPPF) sets a local strategic policy context for a municipality. There are two parts to the LPPF

- the Municipal Strategic Statement
- specific local planning policies.

The Mitchell Planning Scheme contains a number of Clauses of potential relevance to the social infrastructure provision requirements associated with the development of the subject site. These are:

- Clause 21.01-2 Key Planning Issues;
- Clause 21.02-1 Urban Growth;
- Clause 21.02-3 Open Space;
- Clause 21.07-1 Residential development;
- 21.10-1 Community facilities;
- 21.11-1 Beveridge (Local Areas);
- Schedule to Clause 43.01 Heritage Overlay; and
- Schedule to Clause 53.01 Public Open Space Contribution and Subdivision.

A summary of each of these Clauses is provided in Appendix 1b.

3.6 Plan Melbourne 2017

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). The directions and policies associated with these two outcomes are summarised below.

Outcome 02: Melbourne provides housing choice in locations close to jobs and services

Manage the supply of new housing in the right locations to meet population growth and create a sustainable city

- Maintain a permanent urban growth boundary around Melbourne to create a more consolidated, sustainable city
- Facilitate an increased percentage of new housing in established areas to create a city of 20-minute neighbourhoods close to existing services, jobs and public transport
- Plan for and define expected housing needs across Melbourne's regions
- Provide certainty about the scale of growth in the suburbs

Deliver more housing closer to jobs and public transport

- Facilitate well-designed, high-density residential developments that support a vibrant public realm in Melbourne's central city
- Direct new housing and mixed-use development to urban-renewal precincts and sites across Melbourne
- Support new housing in activity centres and other places that offer good access to jobs, services and public transport

- Provide support and guidance for greyfield areas to deliver more housing choice and diversity
- Require development in growth areas to be sequenced and staged to better link infrastructure delivery to land release

Increase the supply of social and affordable housing

- Utilise government land to deliver additional social housing
- Streamline decision-making processes for social housing proposals
- Strengthen the role of planning in facilitating and delivering the supply of social and affordable housing
- Create ways to capture and share value uplift from rezonings

Facilitate decision-making processes for housing in the right locations

- Support streamlined approval processes in defined locations
- Facilitate the remediation of contaminated land, particularly on sites in developed areas of Melbourne with potential for residential development

Provide greater choice and diversity of housing

- Facilitate housing that offers choice and meets changing household needs
- Provide a range of housing types in growth areas

Outcome 05: Melbourne is a city of inclusive, vibrant and healthy neighbourhoods

Create a city of 20-minute neighbourhoods

- Create mixed-use neighbourhoods at varying densities
- Support a network of vibrant neighbourhood activity centres

Create neighbourhoods that support safe communities and healthy lifestyles

- Improve neighbourhoods to enable walking and cycling as a part of daily life

Deliver community infrastructure to support strong communities

- Facilitate a whole-of-government approach to the delivery of community infrastructure
- Create health and education precincts to support neighbourhoods
- Support not-for-profit community services to build social capital and stronger communities
- Provide and protect land for cemeteries and crematoria

Deliver local parks and green neighbourhoods in collaboration with communities

- Develop a network of accessible high-quality, local open spaces

- Support community gardens and productive streetscapes

3.7 Other Relevant Strategic Documents

A number of Mitchell City Council and other non-Council agency strategies, plans and policies were identified and reviewed for potential relevance to the community needs analysis. Council policies, strategies and plans are reviewed in Appendix 1c.

The documents reviewed are:

- Mitchell 2020 Community Plan;
- Mitchell Shire Council Plan 2017-2021;
- Mitchell Shire Council Municipal Public Health and Wellbeing Plan 2017-2021;
- Mitchell Shire Open Space Strategy: 2013 – 2023;
- Mitchell Play Space Strategy 2015;
- Mitchell Sports Development Plan (2011);
- Mitchell Shire Council Sports Field Feasibility Study (2014);
- Mitchell Aquatic Strategy (August 2014);
- Mitchell Shire Early Years Plan 2012-16;
- Mitchell Shire Council Youth Strategy (2013);
- Mitchell Shire Council Community Centres Policy (January 2008);
- Mitchell Shire Learning and Library Strategy 2014-2024;
- Arts, Culture & Events Strategy 2014/19; and
- Integrated Community Services and Infrastructure Plan (2013).

Other non-Council agency strategic planning documents also indicate a need to further consult with these agencies and confirm provision strategies. Documents reviewed in this assessment include:

- Melbourne Polytechnic Strategic Plan 2018-2021;
- Northern Health Strategic Plan 2016-2021;
- Victoria Police Blue Paper: A Vision for Victoria Police In 2025;
- VICSES Corporate Plan 2015-2018;
- Ambulance Victoria Strategic Plan 2017-2022; and
- Court Services Victoria Strategic Asset Plan:2016-2031.

A summary of these strategies is provided in Appendix 1d of this report, and where applicable, discussed as part of a more detailed assessment.

3.8 Implications

The community infrastructure provision strategy for the Beveridge North West PSP area will need to be, where practical, consistent with VPA PSP guidelines, and the large suite of statutory policies, strategies and plans of Mitchell Shire Council.

Many of these documents contain specific principles, priorities, guidelines and recommendations which will inform decisions about quantity of provision, how certain forms of community infrastructure are to be configured and locational criteria requirements.

4. Community infrastructure Audit Analysis

4.1 Audit of Existing Community Infrastructure in Beveridge & Mandalay

The existing community infrastructure nearest to the Beveridge North West PSP are located to the south in the Mandalay development, and to the east in the existing Township of Beveridge. Future community infrastructure is also proposed as part of the Lockerbie North PSP to the east and south east. These facilities (shown in Figure 4 on the following page) are as follows:

Mandalay

1. Greater Beveridge Community Centre (2 Kindergarten rooms, 2 maternal and child health rooms, youth service programs, library services, consulting rooms and multi-purpose function and community meeting spaces); and
2. Beveridge Primary School (Senior Campus 3-6).

Existing Beveridge Township

1. Beveridge Reserve (Pony club facility, 2 tennis courts -multi-lined);
2. Beveridge Primary School (Junior Campus P-2);
3. Beveridge Community Centre (meeting space and general community activities); and
4. Beveridge Country Fire Authority.

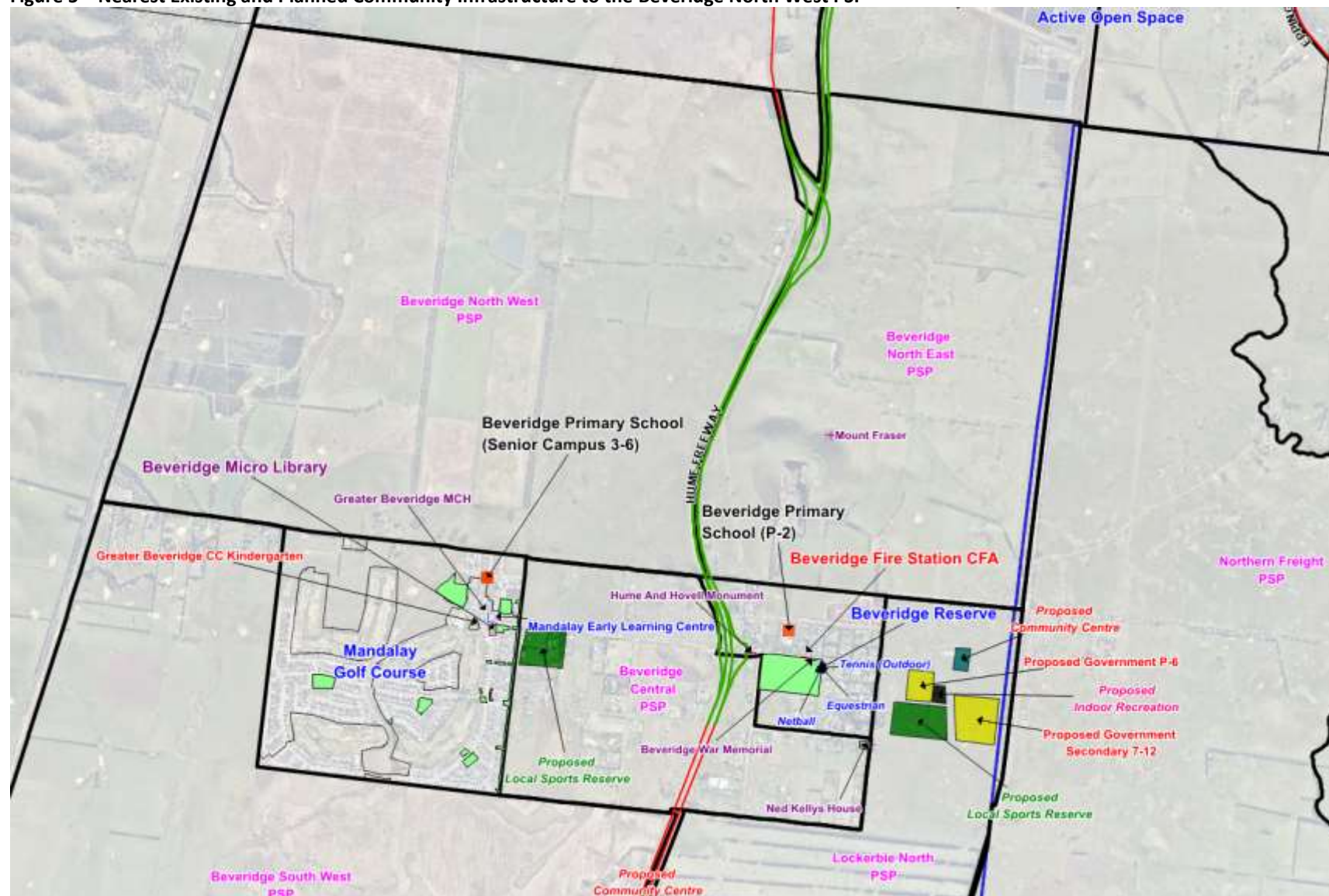
Lockerbie North PSP

1. Two proposed community centres;
2. Two proposed active open spaces;
3. One indoor recreation centre;
4. Two Government P-6 schools;
5. One Government secondary school; and
6. One proposed Non-Government school.

It is anticipated that, depending on the timing and sequencing of development of all the approved and yet to commence PSPs in this area, these existing facilities may meet some of the early needs of the future Beveridge North West PSP, until such time that additional facilities are provided for within the PSP itself and / or other future PSPs.

More detailed maps of various forms of existing and planned community infrastructure across the broader study area are presented in Appendix 2.

Figure 5 – Nearest Existing and Planned Community Infrastructure to the Beveridge North West PSP



5 Analysis of Community Infrastructure Demand & Supply Estimates

This section provides a detailed analysis of community infrastructure need for the BNW PSP and surrounding catchment area using VPA development assumptions and Mitchell Shire Council's population forecasts prepared by .id consulting (<https://forecast.id.com.au/mitchell>).

The BNW PSP makes the following development assumptions in relation to residential densities, dwelling yields and overall population yield:

- An average density of approximately 20 dwellings per hectare (dwellings per net developable hectares - NDHA);
- A total of 16,286 dwellings; and
- An estimated total population ranging from 45,601 (@2.8 persons per dwelling) to 50,487 people (@3.1 persons per dwelling).

Table 6 on the following pages identifies key response measures for each form of community infrastructure by comparing the provision proposed within the BNW PSP with: 1) current and planned provision within and surrounding the PSP area; 2) quantitative supply and demand estimates, and 3) the implications of relevant Local and State Government directions and initiatives.

Appendix 3 of this report provides indicative demand estimates generated by the BNW PSP and surrounding catchment area for various forms of community infrastructure that lend themselves to some form of quantifiable demand and / or supply measure. A description of the measures used to calculate community infrastructure demand, the assumptions that underpin them, and their source is also outlined in Appendix 3

Table 6 - Detailed Community Infrastructure Assessment of Beveridge North West PSP

Service / Community infrastructure type	No. Proposed by BNW PSP & Other Considerations	ASR Research Estimate of Demand / Supply Requirements by Build Out (High Population Scenario)	Recommended Response Measures
Council Community Centres	<p>The BNW PSP proposes 4 multipurpose community centres consisting of:</p> <ul style="list-style-type: none"> • Two Level 1 Community Facilities (0.8 hectares each); • One Level 2 Community Facility (1.2 hectares); and • One Level 3 Community Facility (1.5 hectares). 	<p>Equivalent to 5 multipurpose community centres consisting of:</p> <ul style="list-style-type: none"> • 2 x Level 1 Centres (0.8 ha site) • 2 x Level 2 Centres (1.2 ha site) • 1 x Level 3 Centre (1.5 ha site) 	<ul style="list-style-type: none"> • By full development, the BNW PSP will require as many as 5 multipurpose community centres to satisfy demand. However, the BNW PSP provides for 4 community centres. • Based on the scale of development and analysis of discrete services undertaken in this report, this assessment recommends that the BNW PSP be amended to include an additional Level 1 community centre. This will increase the number of community centres from 4 to 5. • It is recommended that community centre provision strategy for the BNW PSP be amended as follows: <ul style="list-style-type: none"> - Increasing the number of Level 1 community centres from 2 to 3 (0.8 hectares each); - Retaining 1 Level 2 Centre (1.2 ha site); and - Retaining 1 Level 3 Centre (currently proposed as a 1.5 ha site) but increasing its size to 2 hectares.
Early Years Services			
Long Day Child Care	<p>Long day child care service provision is not assumed to be included within each of the four Council community centres proposed by the BNW PSP. This reflects the position of most growth area Councils which have generally not sought to expand their role as a direct provider of long day child care.</p> <p>Most long day child care is provided by the private-for-profit sector and not-for-profit community based agencies.</p> <p>As part of the 10 Local Town Centre design principles, the BNW PSP encourages services such as childcare, medical centres and specialised accommodation (for example, aged care, nursing home, student accommodation, and serviced apartments) to locate within or at the edge of the local town centre to contribute to the centre's activity and the resident's access to services (Principle 4).</p>	<p>Equivalent to eleven 120-place long day child care centres (1,275 places in total).</p>	<ul style="list-style-type: none"> • By full development, the BNW PSP could accommodate as many as 11 long day child care centres. • Mitchell Shire Council has confirmed it will not be a direct provider of additional long day child care services, but will encourage the establishment of private-for-profit and community based not-for-profit centres. On this basis, no change to the BNW PSP is recommended. • Council's role in encouraging and facilitating private and community based long day children provision is a high priority given the service is critical to meeting some of the demand for 3 and 4 year old Kindergarten programs, and ensuring Council based sessional Kindergarten services are not stretched beyond their capacities. • Continue to encourage / facilitate private long day child care provision in a well distributed manner across the BNW PSP and adjacent to community infrastructure hubs and Town Centres, and generally in accordance with Local Town Centre Design Principles (Principle 4).
Sessional Kindergarten		<p>For the purposes of this assessment it has been assumed that Council community centres can accommodate</p>	<ul style="list-style-type: none"> • By full development, the BNW PSP may potentially require as many as 26 sessional kindergarten rooms to satisfy demand.

Wallan & Beveridge Review of Community Infrastructure Needs: Part A - Beveridge North West PSP Community Infrastructure Assessment

Service / Community infrastructure type	No. Proposed by BNW PSP & Other Considerations	ASR Research Estimate of Demand / Supply Requirements by Build Out (High Population Scenario)	Recommended Response Measures
		75% of three and four year olds in Level 1 and Level 2 Centres. Based on this assumption it is anticipated that a total of 26 kindergarten rooms will be required to cater for the needs of the BNW PSP (see below for more details regarding 3 and 4 year old Kindergarten demand). The BNW PSP provides four community centres, each of which assumes sessional Kindergarten provision.	<ul style="list-style-type: none"> The recent announcements by the State Government that three year olds will start to attend kindergarten will result in Council having to deliver additional kindergarten infrastructure capacity to accommodate increased demand. Because of this significant policy development, and significant scale of the PSP area, this assessment recommends that the BNW PSP be amended to include an additional Level 1 community centre. This will increase the number of community centres from 4 to 5, and each centre should anticipate the need to incorporate 4 kindergarten rooms. This will provide capacity for 20 Kindergarten rooms in Council community centres. Additional provision may need to be explored at proposed Government Primary School sites and / or Catholic Primary School sites. Establish all Council owned / operated early years facilities as delivery points for three and four year old sessional programs. Incorporate four (4) kindergarten rooms in all future Council early years facilities within the BNW PSP to cater for the needs of 3 and 4 year old sessional Kindergarten. Where a need for additional kindergarten capacity has been jointly agreed by Council and the Department of Education and Training (DET), Council should engage with DET to explore options to support this need. Possible options could include: <ul style="list-style-type: none"> - applying for grants to create additional capacity, or - jointly identifying school sites which may provide an opportunity to deliver this additional capacity.
4 year old sessional kindergarten ³	The BNW PSP proposes 4 multipurpose community centres with capacity to incorporate 4 year old Kindergarten services.	13 Kindergarten rooms to support sessional 4 year old programs.	Refer above
3 year old sessional kindergarten	The BNW PSP proposes 4 multipurpose community centres with capacity to incorporate 3 year old Kindergarten services.	13 Kindergarten rooms to support sessional 3 year old programs.	Refer above
Maternal & Child Health	The BNW PSP proposes 4 multipurpose community centres with capacity to incorporate MCH services.	8 MCH consulting rooms. Equivalent to four early years facilities containing two rooms each.	<ul style="list-style-type: none"> This assessment considers the BNW PSP provides a sufficient number of proposed Council community centres to satisfy the demand for MCH services. It is recommended that four of the proposed Council community centre accommodate 2 MCH consulting rooms each.

³ Council has a provision ratio of one licenced children's room for every 66 four year olds. Typically, a facility has 3-4 rooms.

Wallan & Beveridge Review of Community Infrastructure Needs: Part A - Beveridge North West PSP Community Infrastructure Assessment

Service / Community infrastructure type	No. Proposed by BNW PSP & Other Considerations	ASR Research Estimate of Demand / Supply Requirements by Build Out (High Population Scenario)	Recommended Response Measures
Playgroups	This assessment assumes most playgroup programs can be accommodated within each proposed multipurpose community centre, complimented by non-Council venues such as school sites and churches.	Equivalent to approximately 60 playgroup sessions per week.	<ul style="list-style-type: none"> This assessment considers the BNW PSP provides a sufficient number of proposed Council community centres to satisfy the demand for playgroup programs.
Neighbourhood Houses / Learning Centres	Although the BNW PSP does not reference Neighbourhood House service provision specifically, the inclusion of a proposed Level 2 Community Centre (1.2 hectares) in the northern Town Centre (LTC 3) assumes the inclusion of a Neighbourhood House service (refer to Appendix 4 for more details in community centre configuration models).	<ul style="list-style-type: none"> This generates a requirement equivalent to approximately 2 Neighbourhood House services. Approximately 1,500 Neighbourhood House users per week 	<ul style="list-style-type: none"> This assessment supports the establishment of two Neighbourhood Houses within the BNW PSP. Although Neighbourhood Houses should ideally be established as part a Level 2 Community Centre, only one of these facilities is currently proposed for the BNW PSP. However, it is feasible to incorporate a Neighbourhood House service as part of a Level 1 Community Centre (e.g. via a two-storey building) and this option should be explored.
Libraries	<p>Although the BNW PSP does not reference library service provision specifically, the inclusion of a proposed Level 3 Community Centre (1.5 hectares) in the main southern Town Centre (LTC 1) assumes the inclusion of a Library service (refer to Appendix 4 for more details in community centre configuration models).</p> <p>Mitchell Shire Council currently offers the Beveridge Micro Library service from the Greater Beveridge Community Centre located within the Mandalay development abutting the southern boundary of the BNW PSP.</p> <p>The Mitchell Shire Learning and Library Strategy (2104-2024) recommends a new 'Beveridge Library' be established to meet the projected scale of demand in the southern portion of the municipality.</p> <p>The Strategy also recommends that this library be located at a major activity centre development such as shopping centre or a Council services and community hub, and easily accessible.</p>	<ul style="list-style-type: none"> This generates a requirement equivalent to 0.8 library facilities. 187,000 loans per annum (approx.) 237,300 visits per annum (approx.) 	<ul style="list-style-type: none"> This assessment supports the establishment of a new Beveridge Library within the BNW PSP and is consistent with the directions of the Mitchell Shire Learning and Library Strategy (2104-2024). The new Library will be included within the Level 3 Community Centre proposed to be located within the main southern Town Centre (LTC 1). Once established, the new Beveridge Library will most likely replace the Beveridge Micro Library service currently operating from the Greater Beveridge Community Centre.
Education Facilities			

Wallan & Beveridge Review of Community Infrastructure Needs: Part A - Beveridge North West PSP Community Infrastructure Assessment

Service / Community infrastructure type	No. Proposed by BNW PSP & Other Considerations	ASR Research Estimate of Demand / Supply Requirements by Build Out (High Population Scenario)	Recommended Response Measures
Government Schools	<p>The BNW PSP proposes:</p> <ul style="list-style-type: none"> • 4 Government Primary school sites • 1 Government Secondary School site • 0 Specialist Government School site 	<ul style="list-style-type: none"> • 5.4 Government Primary Schools (4,675 enrolments) • 1.6 Government Secondary Schools (2,128 enrolments) 	<ul style="list-style-type: none"> • While this report broadly endorses the land area allocations and distribution of Government Schools proposed by the BNW PSP the assessment of indicates a potential shortfall of one Government Primary School. • Discussions with the Department of Education (DET) were held as part of the preparation of this assessment to address this potential shortfall. • DET have agreed to consider a range of mitigation measures to address the situation, including whether proposed schools in adjoining PSPs can be positioned to address demand in BNW PSP.
Catholic Schools	<p>The BNW PSP proposes:</p> <ul style="list-style-type: none"> • 3 non-government school sites, 2 of which are suitable for primary school provision (2.5 hectares and 2.6 hectares) and 1 other 7-hectare site for secondary school provision (or secondary and primary combined). 	<ul style="list-style-type: none"> • 1,510 Catholic Primary Enrolments • 982 Catholic Secondary Enrolments 	<ul style="list-style-type: none"> • This assessment broadly endorses the number of non-government school sites proposed by the BNW PSP and the proposed land allocations for each site. • However, it is recommended that this assessment be provided to Catholic Education Melbourne (CEM) to confirm whether three non-government school sites is sufficient to meet the demand for Catholic education, and whether the land allocated for each site is satisfactory.
Other Independent Schools	As above.	<ul style="list-style-type: none"> • 288 Independent Primary Enrolments • 368 Independent Secondary Enrolments 	<ul style="list-style-type: none"> • In addition to Government and Catholic education provision, the enrolment estimates within the BNW PSP indicate that further provision interest by another independent school provider is likely. However, the BNW PSP indicates only three non-Government school sites currently, all of which may be secured by CEM.
Public Open Space Passive Open Space	<p>The BNW PSP proposes to deliver 27.31 hectares of unencumbered passive open space via the creation of 25 local passive open space parks (ranging from .22 hectares to 4 hectares in size) and 274 hectares of encumbered open space or 'service open space' (consisting of 89.9 hectares of waterways and drainage, and 184 hectares of 'other' open space types).</p> <p>For the purposes of this assessment it has been assumed 184 hectares of service open space is available for the potential establishment of the proposed Greater Wallan-Merri State Park. The Wallan Regional Park Feasibility Study (expected to be completed in late 2020) will conduct a corridor-wide</p>	<p>33 hectares of unencumbered public open space (based on 4% of Net Developable Area Residential).</p>	<ul style="list-style-type: none"> • Although delivering approximately 4.7 less hectares than would typically be generated by the PSP Guidelines, this assessment broadly endorses the quantum, size allocations and distribution of passive open space reserves (27.31 hectares in total) proposed by the BNW PSP. • The quantum of encumbered passive open space is off-set by a larger amount of proposed active open space and a significant percentage of encumbered open space set aside for waterways and drainage and the potential establishment of the proposed Greater Wallan-Merri State Park. The amount of land set aside for waterways and drainage, and the potential establishment of the Wallan Regional Park as part of the broader Greater Wallan-Merri State Park, represents approximately 21% of the entire land area of the BNW PSP and will provide future residents with invaluable informal recreation opportunities (e.g. shared pedestrian and bicycle pathways).

Wallan & Beveridge Review of Community Infrastructure Needs: Part A - Beveridge North West PSP Community Infrastructure Assessment

Service / Community infrastructure type	No. Proposed by BNW PSP & Other Considerations	ASR Research Estimate of Demand / Supply Requirements by Build Out (High Population Scenario)	Recommended Response Measures
Active Open Space	<p>assessment of open space within the North Growth Corridor.</p> <p>The assessment will inform the location, opportunities and challenges for creating a regional park in Wallan. The assessment will also inform potential linkages with the proposed Upper Merri Creek Parkland and proposed landscape in the precinct structure plans.</p> <p>The study area for a regional park includes the following sites of significance:</p> <ul style="list-style-type: none"> • the four hills volcanic cones, (Bald Hill, Mt Fraser, Spring Hill and Green Hill); • Herne Swamp; • the headwaters of Merri Creek; • the buffer area around the Wallan Sewage Treatment facility; and • an area for flood mitigation as part of the upper Merri Catchment. <p>As a number of the above sites of significance are located within the Beveridge North West PSP area, there is potential that the feasibility study recommends some land within the PSP (most likely the north eastern section of the PSP) area be included within the proposed Wallan Regional Park.</p> <p>The BNW PSP contains a total of 815.6 hectares of Net Developable Area (NDA) for the residential components of the PSP.</p> <p>The BNW PSP identifies 4 active open space reserves (55.31 hectares) consisting of:</p> <ul style="list-style-type: none"> • Southern Community Hub 1 (12.02 ha) • Eastern Community Hub 2 (13.32 ha) • Northern Community Hub 3 (20.01 ha) • Western Community Hub 4 (9.96 ha) <p>The BNW PSP contains a total of 815.6 hectares of Net Developable Area (NDA) for the residential components of the PSP.</p>	<p>49 hectares (based on 6% of Net Developable Area Residential).</p> <p>Participation estimates for major participation sports are:</p> <ul style="list-style-type: none"> • AFL - 2,515 participants • Tennis – 1,892 participants • Soccer – 1,870 participants • Netball – 1,523 participants 	<ul style="list-style-type: none"> • This assessment broadly endorses the quantum, size allocations and distribution of active open space reserves proposed by the BNW PSP. • The proposed provision of 55.31 hectares of active open space exceeds the typical provision benchmark for active open space by approximately 6 hectares. • Mitchell Shire Council has expressed a strong interest in securing a much higher quantity of active open space than currently proposed by the BNW PSP. However, the ability to secure additional active open space land is limited by the PSP Guidelines which are not population based but area based (i.e. percentage of the Net Developable Area).

Service / Community infrastructure type	No. Proposed by BNW PSP & Other Considerations	ASR Research Estimate of Demand / Supply Requirements by Build Out (High Population Scenario)	Recommended Response Measures
		<ul style="list-style-type: none"> • Athletics – 1,479 participants • Cricket – 1,462 participants 	<ul style="list-style-type: none"> • Despite a projected increase in dwelling densities for the PSP (and theoretically more participation in organised sport) the Net Developable Area will remain unchanged. Emphasis will need to be placed on securing additional Council / State / Federal Government funding to undertake the following range of measures: <ul style="list-style-type: none"> - Maximising the carrying capacity of future reserves and utilisation of other infrastructure such as government schools. These measures should include: <ul style="list-style-type: none"> ➢ Synthetic multi-playing field infrastructure; ➢ Lighting; ➢ Indoor recreation centre developments (court-based facilities, gyms and aquatic facilities); ➢ Smaller footprint sports; and ➢ Shared school / community recreation assets. - Increasing investment in off-road pathways to cater for the high demand for informal recreation activities such as walking, running and cycling; and - Increasing investment in informal recreational infrastructure within both local passive and active open space parks.
<p>Council Indoor Stadiums & Aquatic Leisure Centres</p> <p><i>Indoor recreation centre land / stadiums & aquatic leisure centres</i></p>	<p>The BNW PSP identifies a 5 hectare site in Northern Community Hub 3.</p> <p>The Mitchell Aquatic Strategy (August 2014) recommends establishing a new aquatic facility in the Shire of Mitchell's southern growth areas. The Strategy recommends the following:</p> <ul style="list-style-type: none"> • Collaborate with the Victorian Planning Authority to make provision for the development of a major indoor/outdoor aquatic centre in the Melbourne North Growth Corridor in Wallan and Surrounds, including the following parameters: <ul style="list-style-type: none"> - Allocate 5ha of land for the centre in a location that will be prominent and accessible. - Preferably the facility will be co-located in a community/civic facilities precinct with one or more sub-municipal or municipal level facilities such as an indoor stadium, library, arts centre, 	<ul style="list-style-type: none"> • 0.8 Aquatic Leisure Centres • Approximately 5 to 6 indoor multipurpose courts • 4.2 hectares of indoor recreation centre land (based on PSP provision guideline) • 10,9726 gym / fitness participants • 6,952 swimming participants • 2,462 basketball participants 	<ul style="list-style-type: none"> • This assessment strongly supports the 5 hectares of land proposed by the BNW PSP for an indoor recreation centre as part of Northern Community Hub 3. This assessment also encourages Council to use this land allocation in accordance with the recommendations contained within the Mitchell Aquatic Strategy (2014). • The 5 hectares exceeds the current PSP guideline for indoor recreation centre land and provides sufficient capacity to incorporate a 6 indoor court stadium along with an aquatic leisure and gym component (e.g. Melton City Council is currently building a six indoor court stadium on a 3-hectare parcel of land in the Cobblebank Metropolitan Activity Centre in the Toolern PSP). • Where an indoor court is proposed at a Government School, Council should explore with the Department of Education and Training the establishment of a joint-use agreement to allow some community use of the facility.

Wallan & Beveridge Review of Community Infrastructure Needs: Part A - Beveridge North West PSP Community Infrastructure Assessment

Service / Community infrastructure type	No. Proposed by BNW PSP & Other Considerations	ASR Research Estimate of Demand / Supply Requirements by Build Out (High Population Scenario)	Recommended Response Measures
	<p>cultural centre, higher standard active recreation reserve, higher standard tennis facility etc.</p> <ul style="list-style-type: none"> - Liaise with the Victorian Planning Authority to identify a suitable location for a new Council aquatic leisure centre and ensure land acquisition costs for the site are appropriately apportioned to future PSP and Structure Plan areas located within Greater Beveridge and Wallan and Surrounds. - Determine the timing of construction, component elements and cost developing and operating the centre in the context of the elements that are provided, or planned to be provided, at other aquatic facilities in the Northern Melbourne Growth Region (this should occur by Year 8 of the Strategy or 2022). - Derive the funding for the new centre from a variety of sources, where appropriate, including development contributions, Local Government and State and Federal Government grants. 		
Justice & Emergency Services			
<i>Police</i>	The BNW PSP does not include a site for a potential new police station. The nearest Police station is located at Wallan (approximately 8 kilometres north).	<ul style="list-style-type: none"> • There are no formal provision benchmarks for Police Stations. 	<p>Although there are no formal provision benchmarks for Police Stations this assessment considers the PSP and surrounding catchment area to be sufficiently large, from both a population and geographic size perspective, to potentially warrant additional police facilities.</p> <p>Subject to Victoria Police confirmation of its provision strategy for the catchment area, set aside land in the BNW PSP for a potential new police station, preferably within or adjacent to the southern town centre.</p>
<i>Fire Services</i>	The BNW PSP does not include a site for a potential new fire station. The nearest fire services are located in the existing Beveridge Township (Beveridge CFA, located approximately 2 kilometres east) and Wallan (Wallan CFA located approximately 8 kilometres north).	<ul style="list-style-type: none"> • There are no formal provision benchmarks for Fire Services. 	<p>Although there are no formal provision benchmarks for Fire Services this assessment considers the PSP and surrounding catchment area to be sufficiently large, from both a population and geographic size perspective, to potentially warrant additional fire station facilities.</p> <p>Subject to Fire Services Victoria confirmation of its provision strategy for the catchment area, set aside land in the BNW PSP for a potential new fire station, and preferably co-located with Ambulance and VicSES services.</p>

Wallan & Beveridge Review of Community Infrastructure Needs: Part A - Beveridge North West PSP Community Infrastructure Assessment

Service / Community infrastructure type	No. Proposed by BNW PSP & Other Considerations	ASR Research Estimate of Demand / Supply Requirements by Build Out (High Population Scenario)	Recommended Response Measures
<i>Ambulance Services</i>	The BNW PSP does not include a site for a potential new ambulance station. The nearest Ambulance Victoria service is located in Wallan (located approximately 8 kilometres north).	<ul style="list-style-type: none"> There are no formal provision benchmarks for Ambulance Services. 	<p>Although there are no formal provision benchmarks for Ambulance Services this assessment considers the PSP and surrounding catchment area to be sufficiently large, from both a population and geographic size perspective, to potentially warrant additional ambulance station facilities. Consult Ambulance Victoria to confirm provision strategy for the BNW PSP.</p> <p>Subject to Ambulance Victoria confirmation of its provision strategy for the catchment area, set aside land in the BNW PSP for a potential new ambulance facility, and preferably co-located with fire and VicSES services.</p>
<i>Victorian State Emergency Services (VicSES)</i>	The BNW PSP does not include a site for a potential new VicSES facility. The nearest SES services are located in Craigieburn (approximately 16 kilometres south) and Kilmore (approximately 22 kilometres north).	<ul style="list-style-type: none"> There are no formal provision benchmarks for VicSES facilities. 	<p>Although there are no formal provision benchmarks for VicSES facilities this assessment considers the PSP and surrounding catchment area to be sufficiently large, from both a population and geographic size perspective, to potentially warrant additional VicSES facilities.</p> <p>Subject to VicSES confirmation of its provision strategy for the catchment area set aside land in the BNW PSP for a potential new facility, and preferably co-located with fire and ambulance services.</p>
<i>Law courts</i>	<p>The BNW PSP does not include a site for a potential new law court facility. The nearest law court facility is the Broadmeadows Magistrates Court (located approximately 30 kilometres south of the PSP).</p> <p>The <i>Court Services Victoria Strategic Asset Plan:2016-2031</i> identifies the need for a new law court facility in the Northern Growth Corridor.</p>	<ul style="list-style-type: none"> Approximately 1 to 2 court rooms. 	<p>Although the <i>Court Services Victoria Strategic Asset Plan:2016-2031</i> identifies the need for a new law court facility in the Northern Growth Corridor, the most appropriate location for such a facility would be the proposed future Cloverton Metropolitan Activity Centre located approximately 10 kilometres to the south east in the Lockerbie PSP.</p> <p>However, further consultation with the Department of Justice and Community Safety is encouraged to confirm its provision strategy for the Northern Growth Corridor.</p>
Health			
<i>Acute health services</i>	<p>The BNW PSP does not include a site for a potential new public or private hospital. The nearest acute hospital facility is the Kilmore & District Hospital (located approximately 23 kilometres north in Kilmore). However, the most frequently attended public hospital by Mitchell Shire residents is the Northern Hospital in Epping (located approximately 27 kilometres to the south).</p> <p>The Victorian Government is investing \$675 million to build ten community hospitals in major growth areas</p>	<ul style="list-style-type: none"> Equivalent to 195 public and private hospital beds Approximately 21,000 hospital admissions per annum Approximately 10,000 emergency service presentations per annum 	<p>This assessment considers additional Government investment in acute health services within the BNW PSP unlikely. Future Government investment in acute health provision is likely to be investigated as part of the development of the future Cloverton Metropolitan Activity Centre located approximately 10 kilometres to the south east in the Lockerbie PSP.</p> <p>However, further consultation with the Department of Health and Human Services is encouraged to confirm its health infrastructure provision strategy for the broader study area.</p>

Wallan & Beveridge Review of Community Infrastructure Needs: Part A - Beveridge North West PSP Community Infrastructure Assessment

Service / Community infrastructure type	No. Proposed by BNW PSP & Other Considerations	ASR Research Estimate of Demand / Supply Requirements by Build Out (High Population Scenario)	Recommended Response Measures
<i>Community health & other primary health services</i>	<p>including Craigieburn to the south and within the City of Whittlesea to the south east.</p> <p>The Statewide Design, Service and Infrastructure Plan for Victoria's Health System (2017–2037) recommends establishing DHHS hubs ("Health & Wellbeing Hubs") within future Metropolitan Activity Centres (e.g. bed-based hospital sites) and Major Activity Centres (day hospital and primary care hubs, Community Service Organisation "CSO" hubs etc).</p> <p>The BNW PSP does not include a site for a potential new community health facility.</p> <p>However, as part of the 10 Local Town Centre design principles, the BNW PSP encourages services such as medical facilities to locate within or at the edge of the local town centre to contribute to the centre's activity and the resident's access to services (Principle 4).</p> <p>The nearest community health service is the Nexus GP Superclinic Wallan (located approximately 10 kilometres north in Wallan). This facility is managed by Nexus Primary Health which also operates from locations in Seymour, Broadford and Kinglake (Shire of Murrindindi).</p>	<ul style="list-style-type: none"> • Approximately 1,500 community health centre clients • Approximately 45 allied health service sites • Approximately 280 drug and alcohol clients • Approximately 760 mental health clients • 45 allied health service sites • 15 general practices • 10 dental health services • 15 pharmacies 	<p>The scale of population of the BNW PSP and surrounding catchment area also indicates that interest from the private hospital sector is a strong possibility in the medium to long term. The establishment of a new private hospital within or adjacent to southern town centre is strongly supported if and when market interest occurs.</p> <p>In line with DHHS' strategic intention to establish health and well-being hubs this assessment recommends the BNW PSP facilitate community health service provision by expanding the proposed land area allocation of the proposed Level 3 Community Centre from 1.5 to 2 hectares. This expansion will also facilitate the potential inclusion other DHHS funded programs such as family support and mental health services.</p>
Aged Services <i>Aged Care</i>	<p>The BNW PSP does not include a preferred site (s) for residential aged care facilities. However, as part of the 10 Local Town Centre design principles, the BNW PSP encourages services such as residential aged care to locate within or at the edge of the local town centre to contribute to the centre's activity and the resident's access to services (Principle 4).</p> <p>There are currently no residential aged care services located within the BNW PSP, nor the surrounding study area. Residential aged care is largely provided by the private-for-profit sector and not-for-profit community based agencies rather than Local Councils.</p>	<ul style="list-style-type: none"> • 318 aged care places (includes home and residential aged care). This indicates a potential need to establish at least two residential aged care sites within the BNW PSP. 	<p>Given the current absence of residential aged care facilities, and the projected increase in demand over the next 20 years in the area, additional provision within the BNW PSP is considered desirable. However, an assessment of need undertaken by the Australian Government for the broader Aged Care Planning Region (ACPR) within which the site is located (i.e. the Hume Region) will determine when and how many places will be funded. This assessment recommends that at least two sites be identified within the BNW PSP for residential aged care facilities subject to market interest from either the private sector or not-for-profit organisations.</p>

6 Summary of Main Findings & Recommendations

Outlined below are the major findings and recommendations based on the information presented and analysed in the previous sections of this report.

6.1 Council Community Centres

- By full development, the BNW PSP will require as many as 5 multipurpose community centres to satisfy demand. However, the BNW PSP provides for 4 community centres.
- Based on the scale of development and analysis of discrete services undertaken in this report, this assessment recommends that the BNW PSP be amended to include an additional Level 1 community centre. This will increase the number of community centres from 4 to 5.
- It is recommended that community centre provision strategy for the BNW PSP be amended as follows:
 - Increasing the number of Level 1 community centres from 2 to 3 (0.8 hectares each);
 - Retaining 1 Level 2 Centre (1.2 ha site); and
 - Retaining 1 Level 3 Centre (currently proposed as a 1.5 ha site) but increasing its size to 2 hectares.

6.2 Early Years Services

Long Day Child Care

- By full development, the BNW PSP could accommodate as many as 11 long day child care centres.
- Mitchell Shire Council has confirmed it will not be a direct provider of additional long day child care services, but will encourage the establishment of private-for-profit and community based not-for-profit centres. On this basis, no change to the BNW PSP is recommended.
- Council's role in encouraging and facilitating private and community based long day children provision is a high priority given the service is critical to meeting some of the demand for 3 and 4 year old Kindergarten programs, and ensuring Council based sessional Kindergarten services are not stretched beyond their capacities.
- Continue to encourage / facilitate private long day child care provision in a well distributed manner across the BNW PSP and adjacent to community infrastructure hubs and Town Centres, and generally in accordance with Local Town Centre Design Principles (Principle 4).

Sessional Kindergarten

- By full development, the BNW PSP may potentially require as many as 26 sessional kindergarten rooms to satisfy demand.
- The recent announcements by the State Government that three year olds will start to attend kindergarten will result in Council having to deliver additional kindergarten infrastructure capacity to accommodate increased demand.
- Because of this significant policy development, and significant scale of the PSP area, this assessment recommends that the BNW PSP be amended to include an additional Level 1 community centre. This will increase the number of community centres from 4 to 5, and each centre should anticipate the need to incorporate 4 kindergarten rooms. This will provide capacity for 20 Kindergarten rooms in Council community centres. Additional provision may need to be explored at proposed Government Primary School sites and / or Catholic Primary School sites.
- Establish all Council owned / operated early years facilities as delivery points for three and four year old sessional programs.
- Incorporate four (4) kindergarten rooms in all future Council early years facilities within the BNW PSP to cater for the needs of 3 and 4 year old sessional Kindergarten.
- Where a need for additional kindergarten capacity has been jointly agreed by Council and the Department of Education and Training (DET), Council should engage with DET to explore options to support this need. Possible options could include:
 - applying for grants to create additional capacity, or
 - jointly identifying school sites which may provide an opportunity to deliver this additional capacity.

Maternal & Child Health

- This assessment considers the BNW PSP provides a sufficient number of proposed Council community centres to satisfy the demand for MCH services. It is recommended that four of the proposed Council community centres accommodate 2 MCH consulting rooms each.

Playgroups

- This assessment considers the BNW PSP provides a sufficient number of proposed Council community centres to satisfy the demand for playgroup programs.

6.3 Neighbourhood Houses / Learning Centres

- This assessment supports the establishment of two Neighbourhood Houses within the BNW PSP.

- Although Neighbourhood Houses should ideally be established as part a Level 2 Community Centre, only one of these facilities is currently proposed for the BNW PSP. However, it is feasible to incorporate a Neighbourhood House service as part of a Level 1 Community Centre (e.g. via a two-storey building) and this option should be explored.

6.4 Library

- This assessment supports the establishment of a new Beveridge Library within the BNW PSP and is consistent with the directions of the Mitchell Shire Learning and Library Strategy (2104-2024).
- The new Library will be included within the Level 3 Community Centre proposed to be located within the main southern Town Centre (LTC 1).
- Once established, the new Beveridge Library will most likely replace the Beveridge Micro Library service currently operating from the Greater Beveridge Community Centre.

6.5 Education

- While this report broadly endorses the land area allocations and distribution of Government Schools proposed by the BNW PSP the assessment of indicates a potential shortfall of one Government Primary School.
- Discussions with the Department of Education (DET) were held as part of the preparation of this assessment to address this potential shortfall.
- DET have agreed to consider a range of mitigation measures to address the situation, including whether proposed schools in adjoining PSPs can be positioned to address demand in BNW PSP.
- This assessment broadly endorses the number of non-government school sites proposed by the BNW PSP and the proposed land allocations for each site.
- However, it is recommended that this assessment be provided to Catholic Education Melbourne (CEM) to confirm whether three non-government school sites is sufficient to meet the demand for Catholic education, and whether the land allocated for each site is satisfactory.
- In addition to Government and Catholic education provision, the enrolment estimates within the BNW PSP indicate that further provision interest by another independent school provider is likely. However, the BNW PSP indicates only three non-Government school sites currently, all of which may be secured by CEM.

6.6 Public Open Space

Passive Open Space

- Although delivering approximately 4.7 less hectares than would typically be generated by the PSP Guidelines, this assessment broadly endorses the quantum, size allocations and distribution of unencumbered passive open space reserves (27.31 hectares in total) proposed by the BNW PSP.
- The quantum of unencumbered passive open space is off-set by a larger amount of proposed active open space and a significant percentage of encumbered open space set aside for waterways and drainage and the potential establishment of the proposed Greater Wallan-Merri State Park (most likely in the north eastern section of the PSP). The amount of land set aside for waterways and drainage and the potential establishment of the Greater Wallan-Merri State Park represents approximately 21% of the entire land area of the BNW PSP and will provide future residents with invaluable informal recreation opportunities (e.g. shared pedestrian and bicycle pathways).

Active Open Space

- This assessment broadly endorses the quantum, size allocations and distribution of active open space reserves proposed by the BNW PSP.
- The proposed provision of 55.31 hectares of active open space exceeds the typical provision benchmark for active open space by approximately 6 hectares.
- Mitchell Shire Council has expressed a strong interest in securing a much higher quantity of active open space than currently proposed by the BNW PSP. However, the ability to secure additional active open space land is limited by the PSP Guidelines which are not population based but area based (i.e. percentage of the Net Developable Area).
- Despite a projected increase in dwelling densities for the PSP (and theoretically more participation in organised sport) the Net Developable Area will remain unchanged. Emphasis will need to be placed on securing additional Council / State / Federal Government funding to undertake the following range of measures:
 - Maximising the carrying capacity of future reserves and utilisation of other infrastructure such as government schools. These measures should include:
 - Synthetic multi-playing field infrastructure;
 - Lighting;
 - Indoor recreation centre developments (court-based facilities, gyms and aquatic facilities);
 - Smaller footprint sports; and
 - Shared school / community recreation assets.

- Increasing investment in off-road pathways to cater for the high demand for informal recreation activities such as walking, running and cycling; and
- Increasing investment in informal recreational infrastructure within both local passive and active open space parks.

6.7 Indoor Recreation

- This assessment strongly supports the 5 hectares of land proposed by the BNW PSP for an indoor recreation centre as part of Northern Community Hub 3. This assessment also encourages Council to use this land allocation in accordance with the recommendations contained within the Mitchell Aquatic Strategy (2014).
- The 5 hectares exceeds the current PSP guideline for indoor recreation centre land and provides sufficient capacity to incorporate a 6 indoor court stadium along with an aquatic leisure and gym component.
- Where an indoor court is proposed at a Government School, Council should explore with the Department of Education and Training the establishment of a joint-use agreement to allow some community use of the facility.

6.8 Justice & Emergency Services

Police

- Although there are no formal provision benchmarks for Police Stations this assessment considers the PSP and surrounding catchment area to be sufficiently large, from both a population and geographic size perspective, to potentially warrant additional police facilities.
- Subject to Victoria Police confirmation of its provision strategy for the catchment area, set aside land in the BNW PSP for a potential new police station, preferably within or adjacent to the southern town centre.

Fire Services

- Although there are no formal provision benchmarks for Fire Services this assessment considers the PSP and surrounding catchment area to be sufficiently large, from both a population and geographic size perspective, to potentially warrant additional fire station facilities.
- Subject to Fire Services Victoria confirmation of its provision strategy for the catchment area, set aside land in the BNW PSP for a potential new fire station, and preferably co-located with Ambulance and VicSES services.

Ambulance

- Although there are no formal provision benchmarks for Ambulance Services this assessment considers the PSP and surrounding catchment area to be sufficiently large, from both a population and geographic size perspective, to potentially warrant additional ambulance station facilities.
- Subject to Ambulance Victoria confirmation of its provision strategy for the catchment area, set aside land in the BNW PSP for a potential new ambulance facility, and preferably co-located with fire and VicSES services.

State Emergency Services

- Although there are no formal provision benchmarks for VicSES facilities this assessment considers the PSP and surrounding catchment area to be sufficiently large, from both a population and geographic size perspective, to potentially warrant additional VicSES facilities.
- Subject to VicSES confirmation of its provision strategy for the catchment area, set aside land in the BNW PSP for a potential new facility, and preferably co-located with fire and ambulance services.

Law Courts

- Although the Court Services Victoria Strategic Asset Plan:2016-2031 identifies the need for a new law court facility in the Northern Growth Corridor, the most appropriate location for such a facility would be the proposed future Cloverton Metropolitan Activity Centre located approximately 10 kilometres to the south east in the Lockerbie PSP.
- However, further consultation with the Department of Justice and Community Safety is encouraged to confirm its provision strategy for the Northern Growth Corridor.

6.9 Health Services

Acute health services

- This assessment considers additional Government investment in acute health services within the BNW PSP unlikely. Future Government investment in acute health provision is likely to be investigated as part of the development of the future Cloverton Metropolitan Activity Centre located approximately 10 kilometres to the south east in the Lockerbie PSP.
- However, further consultation with the Department of Health and Human Services is encouraged to confirm its health infrastructure provision strategy for the broader study area.
- The scale of population of the BNW PSP and surrounding catchment area also indicates that interest from the private hospital sector is a strong possibility in the medium to long term.

The establishment of a new private hospital within or adjacent to southern town centre is strongly supported if and when market interest occurs.

Community health & other primary health services

- In line with DHHS' strategic intention to establish health and well-being hubs this assessment recommends the BNW PSP facilitate community health service provision by expanding the proposed land area allocation of the proposed Level 3 Community Centre from 1.5 to 2 hectares. This expansion will also facilitate the potential inclusion other DHHS funded programs such as family support and mental health services.

6.10 Aged Services

- Given the current absence of residential aged care facilities, and the projected increase in demand over the next 20 years in the area, additional provision within the BNW PSP is considered desirable. However, an assessment of need undertaken by the Australian Government for the broader Aged Care Planning Region (ACPR) within which the site is located (i.e. the Hume Region) will determine when and how many places will be funded. This assessment recommends that at least two sites be identified within the BNW PSP for residential aged care facilities subject to market interest from either the private sector or not-for-profit organisations.

Note

The VPA has proposed the following changes to the exhibited PSP:

- Increasing the size of the community centre in the Southern Local Town Centre from 1.5 hectares to 2.0 hectares;
- The provision of one additional community facility (0.8 hectares) to Parcel 14 (resulting in a total of five proposed Council community centres for the BNW PSP); and
- Increasing the size of the two non-governmental primary schools to 3 hectares each.

Appendices

**Appendix 1a. Review of Relevant Clauses from the State Planning Policy Framework
(SPPF)**

Clause	Objectives / Strategies
11.03 PLANNING FOR PLACES	
11.03-1S Activity centres	<p>Objectives</p> <ul style="list-style-type: none"> To encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres that are highly accessible to the community.
11.03-1R Activity centres - Metropolitan Melbourne	<p>Strategies</p> <ul style="list-style-type: none"> Support the development and growth of Metropolitan Activity Centres by ensuring they: <ul style="list-style-type: none"> Are able to accommodate significant growth for a broad range of land uses. Are supported with appropriate infrastructure. Are hubs for public transport services. Offer good connectivity for a regional catchment. Provide high levels of amenity. Locate significant new education, justice, community, administrative and health facilities that attract users from large geographic areas in or on the edge of Metropolitan Activity Centres or Major Activity Centres with good public transport. Locate new small scale education, health and community facilities that meet local needs in or around Neighbourhood Activity Centres. Ensure Neighbourhood Activity Centres are located within convenient walking distance in the design of new subdivisions.
11.03-6S Regional and local places	<p>To facilitate integrated place-based planning.</p> <p>Strategies</p> <ul style="list-style-type: none"> Integrate relevant planning considerations to provide specific direction for the planning of sites, places, neighbourhoods and towns. Consider the distinctive characteristics and needs of regional and local places in planning for future land use and development.
19.02 COMMUNITY INFRASTRUCTURE	
19.02-1S Health facilities	<p>Objective</p> <ul style="list-style-type: none"> To assist the integration of health facilities with local and regional communities.
19.02-1R Health precincts - Metropolitan Melbourne	<p>Strategies</p> <ul style="list-style-type: none"> Facilitate health and community wellbeing precincts through the co-location of: <ul style="list-style-type: none"> Hospitals, allied health services and not-for-profit health providers at the regional level. General practitioners, community health facilities, allied health services and not-for-profit health providers at the neighbourhood level. Create health precincts in new suburbs in or close to town centres. Ensure health precincts are well serviced by community services.
19.02-2S Education facilities	<p>Objective</p> <ul style="list-style-type: none"> To assist the integration of education and early childhood facilities with local and regional communities.

Clause	Objectives / Strategies
	<p>Strategies</p> <ul style="list-style-type: none"> Consider demographic trends, existing and future demand requirements and the integration of facilities into communities in planning for the location of education and early childhood facilities. Locate childcare, kindergarten and primary school facilities to maximise access by public transport and safe walking and cycling routes. Ensure childcare, kindergarten and primary school facilities provide safe vehicular drop-off zones. Locate secondary school and tertiary education facilities in designated education precincts and areas that are highly accessible to public transport. Locate tertiary education facilities within or adjacent to activity centres. Ensure streets and accessways adjoining education and early childhood facilities are designed to encourage safe bicycle and pedestrian access. Develop libraries as community based learning centres.
19.02-2R Education precincts - Metropolitan Melbourne	<p>Strategy</p> <ul style="list-style-type: none"> Ensure education precincts are well serviced by community services.
19.02-3S Cultural facilities	<p>Objective</p> <ul style="list-style-type: none"> To develop a strong cultural environment and increase access to arts, recreation and other cultural facilities. <p>Strategies</p> <ul style="list-style-type: none"> Encourage a wider range of arts, cultural and entertainment facilities including cinemas, restaurants, nightclubs and live theatres in the Central City and at Metropolitan Activity Centres. Reinforce the existing major precincts for arts, sports and major events of state wide appeal. Establish new facilities at locations well served by public transport.
19.02-3R Cultural facilities - Metropolitan Melbourne	<p>Strategies</p> <ul style="list-style-type: none"> Maintain and strengthen Melbourne's distinctiveness as a leading cultural and sporting city with world-class facilities.
19.02-4S Social and cultural infrastructure	<p>Objective</p> <ul style="list-style-type: none"> To provide fairer distribution of and access to, social and cultural infrastructure. <p>Strategies</p> <ul style="list-style-type: none"> Identify and address gaps and deficiencies in social and cultural infrastructure, including additional regionally significant cultural and sporting facilities. Encourage the location of social and cultural infrastructure in activity centres. Ensure social infrastructure is designed to be accessible. Ensure social infrastructure in growth areas, is delivered early in the development process and in the right locations. Plan and design community places and buildings so they can adapt as the population changes and different patterns of work and social life emerge. Support innovative ways to maintain equitable service delivery to settlements that have limited or no capacity for further growth, or that experience population decline. Identify and protect land for cemeteries and crematoria.
19.02-5S Emergency services	<p>Objective</p>

Clause	Objectives / Strategies
	<ul style="list-style-type: none"> To ensure suitable locations for police, fire, ambulance and other emergency services. <p>Strategies</p> <ul style="list-style-type: none"> Ensure police, fire, ambulance and other emergency services are provided for in or near activity centres. Locate emergency services together in newly developing areas.
19.02-6S Open space	<p>Objective</p> <ul style="list-style-type: none"> To establish, manage and improve a diverse and integrated network of public open space that meets the needs of the community. <p>Strategies</p> <ul style="list-style-type: none"> Plan for regional and local open space networks for both recreation and conservation of natural and cultural environments. Ensure that open space networks: <ul style="list-style-type: none"> Are linked, including through the provision of walking and cycling trails. Are integrated with open space from abutting subdivisions. Incorporate, where possible, links between major parks and activity areas, along waterways and natural drainage corridors, connecting places of natural and cultural interest. Maintain public accessibility on public land immediately adjoining waterways and coasts. Create opportunities to enhance open space networks within and between settlements. Ensure that land is set aside and developed in residential areas for local recreational use and to create pedestrian and bicycle links to commercial and community facilities. Ensure that land use and development adjoining regional open space networks, national parks and conservation reserves complements the open space in terms of visual and noise impacts, preservation of vegetation and treatment of waste water to reduce turbidity and pollution. Improve the quality and distribution of open space and ensure long-term protection. Protect large regional parks and significant conservation areas. Ensure land identified as critical to the completion of open space links is transferred for open space purposes. Ensure that where there is a reduction of open space due to a change in land use or occupation, additional or replacement parkland of equal or greater size and quality is provided. Ensure that urban open space provides for nature conservation, recreation and play, formal and informal sport, social interaction, opportunities to connect with nature and peace and solitude. Accommodate community sports facilities in a way that is not detrimental to other park activities. Ensure open space provision is fair and equitable with the aim of providing access that meets the needs of all members of the community, regardless of age, gender, ability or a person's location. Develop open space to maintain wildlife corridors and greenhouse sinks. Provide new parkland in growth areas and in areas that have an undersupply of parkland. Encourage the preparation of management plans or explicit statements of management objectives for urban parks. Ensure exclusive occupation of parkland by community organisations is restricted to activities consistent with management objectives of the park to maximise broad community access to open space.

Clause	Objectives / Strategies
	<ul style="list-style-type: none"> • Ensure the provision of buildings and infrastructure is consistent with the management objectives of the park. • Ensure public access is not prevented by developments along stream banks and foreshores. • Ensure public land immediately adjoining waterways and coastlines remains in public ownership. • Plan open space areas for multiple uses, such as community gardens, sports and recreation, active transport routes, wildlife corridors and flood storage basins.
19.02-6R Open space - Metropolitan Melbourne	<p>Objective</p> <ul style="list-style-type: none"> • To strengthen the integrated metropolitan open space network. <p>Strategies</p> <ul style="list-style-type: none"> • Develop a network of local open spaces that are accessible and of high-quality and include opportunities for new local open spaces through planning for urban redevelopment projects. • Ensure major open space corridors are protected and enhanced. • Develop open space networks in growth areas and in the surrounding region of Metropolitan Melbourne, where existing open space is limited and demand is growing, including: <ul style="list-style-type: none"> • Cardinia Creek Parklands. • Cranbourne Regional Park. • Kororoit Creek Corridor. • Quarry Hills Regional Park. • Chain of Parks - Sandbelt. • Sunbury Regional Park - Jacksons Creek Valley. • Toolern Creek Regional Park. • Werribee Township Regional Park. • Create continuous open space links and trails along the: <ul style="list-style-type: none"> • Frankston parklands (linking existing parks from Carrum to Mornington). • Maribyrnong River parklands. • Merri Creek parklands (extending to Craigieburn). • Western Coastal parklands (linking Point Gellibrand, Point Cook and Werribee). • Yarra River parklands (extending from Warrandyte to the Port Phillip Bay). • Provide long term planning protection to meet demand for future open space along the Plenty Gorge parklands, Yarra Valley parklands, Cardinia Creek parklands, Heatherton/Dingley 'Sandbelt' parklands and Dandenong Valley parklands. • Protect the metropolitan water's edge parklands from intrusion and encroachment of development that impacts on open space and their natural landscape setting. • Continue development of the lower Yarra River as a focus for sport, entertainment and leisure. • Support establishing community gardens and productive streetscapes.

Appendix 1b. Review of Relevant Clauses from the Local Planning Policy Framework (LPPF)

Clause 21.01-2 Key Planning Issues

This Clause identifies the key planning issues in the municipality as:

- Population growth and changing settlements, including the growth of metropolitan Melbourne.
- Climate change.
- Economic challenges and opportunities.
- Changing legal and policy frameworks.
- Peak oil.
- Changes in the demographic makeup of the Shire.
- Maintaining the country character of the Shire.
- Transport and infrastructure.
- Natural resource management and biodiversity.
- Urban design.
- Diverse housing needs.
- Protecting farming land.

Clause 21.02-1 Urban Growth

Objective 1 - To plan for the orderly development of existing settlements.

Strategies include to ensure that new residential development proposals are based on the full provision of community facilities commensurate with the population level to be supported.

Objective 2 - To manage urban growth.

Strategies include:

- Ensure infrastructure provision does not lag behind population and housing growth.
- Ensure retail facilities and community services are not unnecessarily duplicated across communities.

Clause 21.02-3 Open Space

Objective 1 - To ensure that public open space and recreation facilities are provided in accordance with the needs of the community and planned in accordance with the Mitchell Open Space Strategy 2013-2023 vision principles:

- Diversity,
- Appropriateness,
- Co-location and multiple use,
- Access and inclusion,
- Tailored delivery,
- Community and stakeholder partnerships,
- Protection and enhancement of natural and cultural heritage,
- Affordability.

Strategies

- Integrate landscape and environmental features into the regional open space systems of the Shire and the urban area.
- Develop a diversity of well designed and functional regional, district, neighbourhood and suburban open spaces in strategic locations.
- Ensure all public open space and indoor activity areas are accessible to people regardless of physical ability, age, gender, or cultural background, and are equipped with public amenities that meet the needs of the community.
- Develop walking and cycling paths along creeks and rivers.
- Ensure that there is a network of shared trails, connecting open space areas and providing Shire-wide networks.
- Develop open space areas so that they enhance and protect the natural environment and features, landscape characters and cultural heritage.
- Discourage the use of encumbered land as part of the open space contribution for any development.
- Enhance public open space areas through continuing installation of drought tolerant and synthetic grass, drought tolerant indigenous landscaping, sports ovals and the provision of public art in parks.

Clause 21.07-1 Residential development

Objective 1 - To provide variety and choice in housing styles and densities.

Strategies

- Identify preferred areas for increased residential densities in Structure Plans.
- Support housing and accommodation for the ageing population.

21.10-1 Community facilities

Objective 1 - To provide appropriate community infrastructure.

Strategies

- Support hubs of integrated community services in the regional centres and larger towns.
- Support expansion of the range and depth of educational facilities and services in response to growth and the needs of the community at all stages in its lifecycle.
- Develop and maintain community facilities that are multifunctional and accessible to the community in terms of cost, location, administration and design.
- Support appropriate entertainment, recreation and community facilities that are compatible with the needs, character and socio-economic profile of the local area.

Objective 2 - To improve access to community infrastructure.

Strategies

- Ensure walking and cycling infrastructure is incorporated into the design and development of new neighbourhoods linking to activity centres and other commercial, community, transport and education facilities.
- Support convenient access across the network of settlements to a greater range of health, educational, social and recreational facilities and services.
- Support the competitive advantage of the rail connections throughout the Shire.
- Ensure that open space provisions meets community needs for active and passive recreation.
- Support the provision of a high quality wireless and/or fibre network into emerging new communities.

Clause 21.11-1 Beveridge

***Wallan & Beveridge Review of Community Infrastructure Needs: Part A - Beveridge North West PSP
Community Infrastructure Assessment***

This clause focuses on Local Area implementation of the objectives and strategies set out earlier in the Mitchell Planning Scheme. Each section relates to a particular precinct, settlement or town, and should be read in conjunction with the rest of the Municipal Strategic Statement.

Beveridge has an estimated population of 500 persons. The town is located at the southern end of the Shire, in an area set to see a rapid increase in residential growth in coming years.

Settlement

- Provide for a level of population that will achieve a 'self contained township' with a full range of urban and community facilities.
- Support further residential development only where it can be demonstrated that effluent and stormwater can be wholly contained and disposed of within the site.
- Support the development of a new major activity centre at Beveridge, south of the Mandalay residential development.

Infrastructure

- Ensure that development is in accordance with an approved development plan that establishes the urban growth boundary of the township, location of community facilities according to population needs, provision of infrastructure and the staged release of new residential areas.
- Ensure that development of this area is adequately serviced and integrated with the existing Beveridge township.

Schedule to Clause 43.01 Heritage Overlay

The purpose of the Heritage Overlay (shown as HO on the planning scheme maps) are:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To conserve and enhance heritage places of natural or cultural significance.
- To conserve and enhance those elements which contribute to the significance of heritage places.
- To ensure that development does not adversely affect the significance of heritage places.
- To conserve specified heritage places by allowing a use that would otherwise be prohibited if this
- will demonstrably assist with the conservation of the significance of the heritage place.

The requirements of this overlay apply to heritage places specified in the schedule to this overlay. A heritage place includes both the listed heritage item and its associated land. Heritage places may also be shown on the planning scheme map.

Figure 7 on the following page shows the Heritage Overlay as it affects the subject site and surrounding Beveridge community. The subject site includes the following two heritage sites:

- HO3 - Hume & Hovell Monument (Deloraine Station, Old Hume Highway extension). This is classified as of local significance.
- HO2 - 'Mt Fraser' Homestead Complex (100 Minton Street). This is classified as of local significance.

To the south of the subject site are the following five heritage sites:

- HO1 – Post Office. This is classified as of local significance.
- HO5 - Former St. John's Catholic Church (Spring Street). This is classified as of local significance.
- HO6 - Former Church of England (Spring Street). This is classified as of local significance.
- HO7 - State School No. 1476 (Arrowsmith Street). This is classified as of local significance.
- HO332 - Remnant Chimney (Lithgow Street). This is classified as of local significance.
- HO234 - House and Palm trees (75 Stewart Street). This is classified as of local significance.
- HO4 - John Kelly's Former House (44 Kelly Street, Beveridge). This is classified on the Victorian Heritage Register

Figure 6 – Mitchell Heritage Overlay (Subject Site and surrounding Beveridge)



Schedule to Clause 53.01 Public Open Space Contribution and Subdivision

Schedule 53.01 outlines specific rates for public open space contributions in the Shire of Mitchell by type or location of subdivision. Specified rates are only shown for the following approved PSP areas. It should be noted that the specified rates are in addition to the proposed public open space provision identified within both PSPs including sporting reserves and local parks.

Subdivision and public open space contribution

Type or location of subdivision	Amount of contribution for public open space
Land shown as UGZ1 on planning scheme maps (Lockerbie Precinct Structure Plan)	2.03% Land and/or cash contribution requirements must be in accordance with R21 of Section 3.2 in the Lockerbie Precinct Structure Plan, May 2012.
Land shown as UGZ2 on the planning scheme maps (Lockerbie North Precinct Structure Plan).	3.24% Land and/or cash contribution requirements must be in accordance with R17 of Section 3.2 in the Lockerbie North Precinct Structure Plan, March 2012.

Appendix 1c. Review of Council Strategic Documents

Table 7 – Existing Strategic Directions & Actions Potentially Relevant to the Assessment

Strategy
Corporate Strategies
<p>Mitchell 2020 Community Plan</p> <p>The Mitchell 2020 Community Plan was developed after extensive community consultation undertaken in 2011. This plan describes the Council and community's vision and priorities for the next 10 years and establishes a shared basis for joint planning, service delivery and advocacy.</p> <p>The following priorities have been identified:</p> <ul style="list-style-type: none"> • Community Leadership • Governance and Advocacy • Sustainable Development • Economic Prosperity • Social Wellbeing • Environmental Sustainability
<p>Mitchell Shire Council Plan 2017-2021</p> <p>The Mitchell Shire Council Plan 2017-2021 will be endorsed in June 2017 and reinforces the link between the long-term vision for Mitchell through its Community Plan 2020, Municipal Strategic Statement and Health and Wellbeing Plan.</p> <p>The five strategic objectives for the Council Plan include:</p> <ul style="list-style-type: none"> • Advocacy • Community Participation • Responsible Planning • Strong Communities • Supporting Local Jobs and Quality Investment • Financial and Organisational Management • Caring for Our Environment <p>Relevant actions from the Year 2 Action Plan include:</p> <ul style="list-style-type: none"> • Business Cases for key advocacy priorities are developed including: Greenhill recreation and leisure precinct (Wallan) site investigation and masterplan. • A human services partnership network is developed to focus on planning for health and human services priorities • Southern Park, Wallan Feasibility Study • Crime Prevention Through Environmental Design principles for the design of Council public spaces and developer led projects are adopted • There are regular reviews of the park, open space and other asset plans submitted by Developers to ensure compliance with the Mitchell Open Space Strategy • Review of the Library and Learning Strategy to reflect the changing needs of our community • There is collaboration with education and training providers from within and outside the Shire to support improved vocational training • The Integrated Community Services and Infrastructure Plan (ICSIP) is updated • Construction commences on the Greater Beveridge Community Centre • Develop concept plans, construction and operational costs for the Southern region aquatic and leisure facility • Identify opportunities for advocacy to achieve investment in new and/or expanded specialist education • Finalise and implement the Tourism and Visitor Economy Plan, to assist with growth in the Shire's visitor economy and to support tourism businesses • Planning commences, and advocacy material is developed for a feasibility study into establishing a Southern Regional Park based on the old Herne's Swamp
<p>Mitchell Shire Council Municipal Public Health and Wellbeing Plan 2017-2021</p> <p>The Mitchell Shire Municipal Public Health and Wellbeing Plan 2017-2021 (MPHWP) outlines the health and wellbeing priorities for the Mitchell Shire over the next four years. The MPHWP 2017-2021 builds upon the strengths of the previous 2013-2017 plan and details the initiatives and programs we will promote and deliver to maximise the health and wellbeing of the community.</p>
Open Space
<p>Mitchell Shire Open Space Strategy: 2013 – 2023</p>

Wallan & Beveridge Review of Community Infrastructure Needs: Part A - Beveridge North West PSP Community Infrastructure Assessment

Strategy
<p>The Mitchell Open Space Strategy (OSS) provides a planning and development framework for the provision of open space and off-road trails in the Shire to 2023. The OSS seeks to achieve a balance in the equitable distribution of a diverse range of open space and off road trails for people that live, work and visit the Shire.</p> <p>In relation to Beveridge the OSS states that:</p> <p><i>“Beveridge is currently a small village with few open spaces. However, rapid population growth will necessitate investment in new open space and facilities, including a diversity of open space and a network of off-road trails In Beveridge, the role of existing open spaces will need to be redefined in the context of an expanding urban area. In particular, Beveridge Recreation Reserve is the only open space in the township currently with any sport or social / family recreation function – while the site will continue to have significant value for local residents, additional open spaces will be needed to meet the needs of new residents. This will be for both sport and social / family recreation functions, as well as a network of off-road trails”. page 45</i></p> <p>In relation to Wallan the OSS states that:</p> <p><i>“... residents lack a good distribution to open spaces of a suitable form and function to meet their current needs. The priority for Wallan is to secure and develop new open spaces, particularly to accommodate population growth. This includes, in the long term, at least two new sport open spaces, several local social / family recreation open spaces and a network of off-road trails. Improvements will also be required to existing open spaces in Wallan, including provision of a district social / family recreation (central town park) in conjunction with the activity centre.” page 45.</i></p> <p>Key recommendations for both Beveridge and Wallan are shown below.</p> <p>Beveridge</p> <ul style="list-style-type: none"> • Be1 Ensure the following is provided as part of new residential development: <ul style="list-style-type: none"> - Social / family recreation open spaces that are a minimum of 1ha each and are distributed so that all residential dwellings are within 400m of at least one of these open spaces. - An off-road trail network; and, - Sport open spaces that are a minimum of 8ha each and are distributed so that all residential dwellings are within 1km of at least one of these open spaces. Sports facilities provided should include those recommended in the Sports Development Plan 2011. • Be2 Seek opportunities to enhance the off-road trail network by providing connections between residential areas, the town centre, open spaces and existing trails. • Be3 Investigate ways to ensure key, buffer areas and view corridors are protected in the long-term. • Be4 In light of future growth and open space requirements define future role of Beveridge Recreation Reserve. • Be5 Advocate for a Regional Park in the Wallan / Beveridge growth area. • Be6 Work in partnership with land developers and other agencies to acquire land for open space ensuring appropriate provision in Beveridge growth area. <p>The recommended actions of the OSS for Wallan are as follows:</p> <ul style="list-style-type: none"> • Wa1 - Design and embellish the western half of Hadfield Park as the primary social / family recreation open space in Wallan. This should include: <ol style="list-style-type: none"> a) Provision of improved internal and/or perimeter trails. b) Provision of additional shade trees, seating and BBQ / picnic facilities. c) Provision of an accessible regional playground. d) Provision of informal outdoor sporting facilities, such as kick-about area and basketball court. e) Provision of end of trip facilities (toilet / water / bicycle parking); f) Revegetation of the drainage line and improved treatment of stormwater; and, g) Develop an alternative sports precinct in Wallan where new tennis courts are to be included at a site to be determined in the future. Council will then decommission the tennis courts at Hadfield Park once alternative courts are developed and operational at an alternative site. The land that the current courts in Hadfield Park are located on will be transferred to open space for community use. • Wa2 - Improve the existing off-road trail along Watson Street between the town centre and Wallan Railway Station. • Wa3 - Ensure the following is provided as part of new residential development: <ol style="list-style-type: none"> a) Social / family recreation open spaces that are a minimum of 1ha each and are distributed so that all residential dwellings are within 400m of at least one of these open spaces. b) An off-road trail network; and, c) Sport open spaces that are a minimum of 8ha each and are distributed so that all residential dwellings are within 1km of at least one of these open spaces. Sports facilities provided should include those recommended in the Sports Development Plan 2011. • Wa4 - Seek opportunities to enhance the off-road trail network by providing connections between residential areas, the town centre, open spaces and existing trails. • Wa5 - Ensure key buffer areas and view corridors are protected through planning controls. • Wa6 - Advocate for a Regional Park in northern growth corridor within the Wallan / Beveridge area.

**Wallan & Beveridge Review of Community Infrastructure Needs: Part A - Beveridge North West PSP
Community Infrastructure Assessment**

<p>Strategy</p> <ul style="list-style-type: none"> • Wa7 - Improve connecting trails throughout Wallan with a focus on: <ul style="list-style-type: none"> a) Hidden Valley to Wallan. b) Spring Ridge to Wallan. c) Taylors Creek Reserve. • Wa8 - Undertake development plan for GreenHill Reserve. • Wa9 - As resources allow, undertake land acquisition to improve aggregate of open space provision in Wallan. <p>The OSS also provides commentary on the need for future regional open spaces. It states:</p> <p>A regional park in the southern growth area could potentially encompass one or more of the following significant sites:</p> <ul style="list-style-type: none"> • The four hills volcanic cones, (Bald Hill, Mt Fraser, Spring Hill and Green Hill) • Hernes Swamp • Bald Hill is within the Lockerbie Precinct Structure Plan area. Mt Fraser is outside the Lockerbie North Precinct Structure Plan. A proportion of Mt Fraser is protected by a Heritage Overlay. • the headwaters of Merri Creek • the buffer area around the Wallan Sewage Treatment facility • an area for flood mitigation as part of the upper Merri Catchment.
<p>Mitchell Play Space Strategy 2015</p> <p>The Mitchell Play Space Strategy 2015 (MPSS) provides the framework for the sustainable provision of Council's current and future network of play spaces.</p> <p>The 2014/15 Action Plan of the Mitchell Open Space Strategy 2013-2023 (MOSS) included the development of a Play Space Strategy for Mitchell Shire.</p> <p>The MPSS's primary focus is on publicly accessible play spaces for children aged 2-11 however parks and play spaces also provide play and social opportunities for children younger than two and older than 11, as well as adults.</p> <p>The MOSS defines the 'Play' function area type as 'Open space areas reserved or provided for children's play, and which do not cater for other age groups or recreation facilities, physical activity and environmental components.</p> <p>The MOSS also defines open space catchments as –</p> <ul style="list-style-type: none"> • Local - Open space predominantly serving an immediate local catchment. This has a relatively small size (eg up to 1 ha), services daily and weekly needs, and is generally accessed by walking or cycling from surrounding areas. • District – Open space predominantly serving a township, precinct or group of suburbs. • Regional – Open space predominantly serving the whole municipality or region. This may have significance to a large population including visitors. <p>MOSS Appendix 4: Standards for the provision, design and maintenance of open space. These provide guidance for the provision of services in parks, play spaces and associated infrastructure, where feasible. For areas with a prime functionality of SFR, the service standards or levels reflect the catchment -based classifications above (local, district, shire-wide/regional). For play equipment provision, the following applies –</p> <ul style="list-style-type: none"> • Local parks – May include play equipment depending on proximity to other play areas. • District parks – To include play equipment and natural vegetated areas for play. • Shire-wide/regional parks – To include play equipment and natural vegetated areas for play. <p>The MPSS includes the following play space and design framework.</p>

**Wallan & Beveridge Review of Community Infrastructure Needs: Part A - Beveridge North West PSP
Community Infrastructure Assessment**

Strategy

Play Space and Design Framework

Function Catchment Served	Classification		
	Local	District	Shire Wide/Regional
	Predominantly immediate local	Predominately a township, precinct or group of suburbs.	Predominantly whole municipality or region. May have significance to a large population including visitors.
In urbanised areas 400 m of most households (without having to cross barriers)			
Length and Stay	Short	Short Medium	Longer
Target Groups / Play Opportunities	Primarily toddlers, younger children, depending on other options within the locality's play network. In more rural or isolated areas, needs to cater for older children as well	Toddlers, younger and older children. Some youth and adult options	All ages and range of abilities
Features - Play			
Nature play opportunities	✓	✓✓	✓✓✓
Playground equipment	✓ Depending on proximity, others within area	✓✓	✓✓✓
Hard surfaces - bikes, scooters	✓	✓✓	✓✓✓
Grassed run- about space	✓	✓✓	✓✓✓
Bushland	✓	✓	✓✓
Skate, BMX		✓✓	✓✓✓
Half court basketball		✓	✓✓
Synthetic soft fall	Minimum	May	Some
Amenities			
Seating	✓	✓✓	✓✓✓
Shade trees	✓	✓✓	✓✓✓
Built shade structures		✓✓	✓✓✓
Drinking water		✓✓	✓✓✓
BBQ's		✓ Some Sites	✓✓✓
Picnic shelters		✓ Some Sites	✓✓✓
Pathways	✓	✓	✓✓✓ Accessible
Lighting	Security - may	Pathways - some	Night activities - some
Toilets		✓✓ Accessible	✓✓✓ Accessible
Bins		✓	✓✓✓ Recycling
On site parking		✓	✓ Sealed
Designated disability car parking and assessible pathway		✓	✓✓✓
Bicycle parking		✓✓	✓✓✓
Signage - No Smoking Signs	✓✓✓	✓✓✓	✓✓✓
LESS RELEVANT ✓ MORE RELEVANT ✓✓✓			

Recreation

Mitchell Sports Development Plan (2011)

The Mitchell Sports Development Plan (SDP) focuses on the current and future planning for sports facility provision and management in a context that considers high population growth in the south and the consolidation of sporting opportunities within the established townships throughout the Shire. The SDP enables Council and other stakeholders to prioritise sporting infrastructure development for the next 10 – 15 years.

The SDP identifies the current sports accommodated within Beveridge are summarised in Table 5 below. The table shows that most outdoor and indoor sports are not currently accommodated within Beveridge including AFL, cricket, soccer, athletics and baseball.

Table 8 - Current Sports Provision Within Beveridge

	AFL Ovals	Athletics	Baseball	Basketball	Cricket	Equestrian	Lawn Bowls	Netball	Soccer	Swimming	Tennis
Beveridge	-	-	-	-	-	-	-	1	-	-	2

**Wallan & Beveridge Review of Community Infrastructure Needs: Part A - Beveridge North West PSP
Community Infrastructure Assessment**

Strategy	
<p>Source: Mitchell Sports Development Plan (2011)</p> <p>The SDP also identifies several sports specific provision benchmarks. These are:</p> <ul style="list-style-type: none"> • AFL ovals: 1 oval per 3,000 people; • Bowling greens: 1 green per 10,000 people; • Indoor sports courts: 2 courts per 10,000 people; • Cricket ovals: 1 oval per 3,000 people; • Netball courts: 1 court per 3,500 people; • Soccer fields: 1 field per 5,000 people; and • Tennis courts: 1 court per 2,000 people. <p>The sports development priorities for Beveridge identified by the SDP are summarised in Table 6 below, including the location and sports catered for by the priority.</p>	
Table 9 – Priority Sports Development Actions for Wallan & Beveridge	
Priority Action	Location
Construct new District level reserve (site to be determined), inclusive of footprint for two netball courts. Includes two ovals, synthetic cricket pitches, sub-surface irrigation and drainage, and floodlighting (\$800,000), a pavilion (\$1.5M) and associated infrastructure, including car parking (\$300,000) and allowance for two netball courts.	Wallan - Unnamed Reserve B
Construct new District level reserve (site to be determined), inclusive of footprint for two netball courts. Includes two ovals, synthetic cricket pitches, sub-surface irrigation and drainage, and floodlighting (\$800,000), a pavilion (\$1.5M) and associated infrastructure, including car parking (\$300,000) and allowance for two netball courts.	Beveridge - Unnamed Reserve C
Construct new District level reserve (site to be determined), inclusive of footprint for two netball courts	Beveridge - Unnamed Reserve D
Develop a new four-court indoor sports stadium predominantly to accommodate basketball & netball	Wallan / Beveridge - Unnamed Site E
Develop a new six court District tennis facility in the greater Beveridge area. Includes four plexipave courts (and a footprint for a further two courts), court fencing and line-marking, and two courts floodlit to 350 lux (\$340,000), a clubhouse (\$650,000) and associated infrastructure, including car parking (\$200,000)	Beveridge - Unnamed Site F
Develop a new 12 court Regional tennis complex. Includes six plexi pave courts (and a footprint for a further six courts), court fencing and line-marking, and four courts floodlit to 350 lux (\$540,000), a clubhouse (\$800,000) and associated infrastructure, including car parking (\$300,000)	Wallan - Unnamed Site G
Construct new District level reserve (site to be determined). Includes two rectangular fields (and a footprint for a later third field), sub-surface irrigation and drainage, and floodlighting for one field (\$450,000), a pavilion (\$1.3M) and associated infrastructure, including car parking (\$250,000)	Wallan - Unnamed Reserve F
Construct new District level reserve (site to be determined). Includes two rectangular fields (and a footprint for a later third field), sub-surface irrigation and drainage, and floodlighting for one field (\$450,000), a pavilion (\$1.3M) and associated infrastructure, including car parking (\$250,000)	Beveridge - Unnamed Reserve G
Develop a new four-court indoor sports stadium predominantly to accommodate basketball & netball. Allows for four court stadium, foyer, associated amenities, and car park.	Unnamed Site E in either Wallan or Beveridge

**Wallan & Beveridge Review of Community Infrastructure Needs: Part A - Beveridge North West PSP
Community Infrastructure Assessment**

Strategy	
Wallan Bowling Club: Convert one turf green to synthetic and install floodlights to one green	Wallan Bowling Club
Greenhill Reserve No. 2 Oval: Improve the connection between the oval and the pavilion	Greenhill Reserve (Wallan Recreation Reserve)
RB Robson Stadium: <ul style="list-style-type: none">• Upgrade and refurbish the stadium, in accordance with the Feasibility Report (2009)• Modify the stadium to accommodate ‘minor’ indoor sports of volleyball, futsal, badminton and table tennis• Convert the 3rd court into a dedicated gymnastics facility (Birralee Gymnastics)	Hadfield Park
Resurface courts 1 to 4 at the Wallan Tennis Complex	Wallan Tennis Complex (Hadfield Park)

Mitchell Shire Council Sports Field Feasibility Study (2014)

The Sports Field Feasibility Study was commissioned by the Mitchell Shire Council to provide clear direction on the development of policies and guidelines to assist Council with the future planning and provision of active sporting reserves, and appropriate levels of infrastructure to support the future needs of residents.

The project particularly focuses on the development of guidelines (as shown below) for sports fields and infrastructure for green field sites in Mitchell South, which will experience significant population growth in the next 5 to 10 years.

11. Reserve Development Guidelines

The following information provides a summary of guidelines to be considered for the future provision of new sporting reserves in the Mitchell Shire.

These guidelines are provided in line with Council's existing hierarchy levels and consider relevant growth area planning documents including Parks and Leisure Australia Open Space Guidelines and Planning for Community Infrastructure in Growth Areas.

Local Sporting Reserve

- Approximately 8 ha, catering for a population range of 3,000 – 5,000
- Has a recreational and social focus and a sense of community
- Safe pedestrian and cycle network and connects key destination points
- Has good public surveillance with at least two road and residential frontages
- Buffer from surrounding roads and houses (at least 60% passive surveillance)
- Playing fields with training level lighting ideally suited for junior sport or sports training
- Community pavilion and car parking to support junior sport
- Play spaces for children and youth

District Sporting Reserve

- Open rectangular or oval playing fields with suitable dimensions for senior competition preferably in a north south orientation with elevated / terraced spectator viewing
- Approximately 10 ha catering for a population range of 10,000 to 15,000
- Multipurpose community sports pavilion (up to 600 sqm) with community meeting spaces

- Sufficient car parking to cater for activities held at the reserve
- Play spaces for children and youth
- Buffer from surrounding roads and houses (at least 75% passive surveillance)
- Passive landscaped areas
- Lighting (minimum 4 per playing field for training)
- Spectator areas (sheltered and hard spaces)
- Park furniture
- Ancillary items including irrigation, drainage, scoreboard, practice facilities and storage

Regional Sporting Reserve

- Multiple playing fields with perimeter fencing of premier fields preferably in a north south orientation with suitable dimensions for senior competition and elevated / terraced spectator viewing
- Minimum of 20 ha to cater for a population of 100,000 people, accessible within a 60 minute drive
- Multipurpose community sports pavilion (approx 1,000 sqm) with player and spectator amenity and community meeting spaces
- Sufficient car parking to cater for activities held at the reserve
- Play space for children and youth
- Buffer from surrounding roads and houses (100% passive surveillance)
- Passive landscaped areas
- Match standard lighting
- Spectator areas (sheltered and hard spaces)
- Park furniture
- Other ancillary items including scoreboard, practice facilities and storage areas

Provision recommendations contained within the Feasibility Study are largely based on the Integrated Community Services and Infrastructure Plan (2013) with additional comments included. This is shown below.

**Wallan & Beveridge Review of Community Infrastructure Needs: Part A - Beveridge North West PSP
Community Infrastructure Assessment**

Strategy							
Sport	Current Provision		Population triggers	ICSIP future recommendations at full build out		Preferred facility model	Comments / Future considerations
	Wallan	Beveridge		Wallan	Beveridge		
Australian Rules Football ovals (shared with cricket)	2	0	1 field per 6,000 people	6 (1 school oval)	13 (4 school ovals)	Two senior fields with associated infrastructure for each active reserve	Develop to district level. Consider perimeter fencing of only one premier field and an unfenced second field to retain flexibility of use
Cricket ovals (shared with football)	2	0	1 field per 4,800 people	2 (1 school oval. Additional to those being shared with Australian Rules Football)	3 (4 school ovals. Additional to those being shared with Australian Rules Football)	Generally share Australian Rules Football fields	Cricket pitch surface should be synthetic to provide flexibility of use and maximise play
Soccer pitches	0	0	1 field per 5,000 people	7	16	A reserve catering for four soccer pitches with capacity to be used for other sports	Consider at least one district level four pitch venue with two synthetic and two turf pitches
Outdoor netball courts	2	0	1 court per 5,000 people	7	16	Two netball courts provide at each active reserve	Consider developing a combined indoor / outdoor venue in partnership with a local school
Tennis courts	6	2	1 court per 4,000 people	9	20	Eight to twelve court district level facilities with some floodlit to competition standard	Court surfaces should be acrylic or synthetic to promote multi-use and at least one venue to provide capacity for tennis hot shots

Mitchell Aquatic Strategy (August 2014)

The vision for Mitchell Shire's aquatic services is stated as: 'The residents of the Shire of Mitchell will have reasonable access to a diverse range of high quality, financially viable aquatic facilities, programs and activities'.

The aquatic facilities strategy is aimed at achieving the following objectives:

- Ensuring residents of the Shire have reasonable access to a range of indoor and outdoor aquatic facilities. Reasonable access is based on the travel distance (by car) required to reach an aquatic facility, cost of entry and membership, capacity to access a range of programs and activities, and the physical accessibility of facilities (e.g. for people with a disability).
- Ensuring Shire residents of all ages have reasonable all year round access to a range of informal and organised aquatic programs and activities.
- Ensuring Council's aquatic facilities provide for a range of functions – i.e. rehabilitation, recreation, fitness, relaxation, community gathering, skills development and competition.
- Ensuring Council's aquatic facilities are equitably distributed across the municipality in light of township location, viable population catchments and accessibility by private and public transport.
- Ensuring the aquatic facilities are well managed and maintained and optimally used.
- Establishing more financially sustainable population catchments for both indoor and outdoor Council aquatic facilities.

The major aquatic priorities for Mitchell Shire are as follows:

1. Optimising the financial performance of the aquatic centres.
2. Addressing over or under-provision of aquatic facilities across the Shire.
3. Rectifying defects and design deficiencies in the existing aquatic facilities.
4. Addressing capacity issues at the Kilmore Leisure Centre.
5. Outlining a direction for the provision of a major new aquatic facility in the southern end of the municipality.
6. Strengthening the promotion and marketing of the municipal aquatic facilities and programs in the Shire.

Strategy
<p>In relation to establishing a new aquatic facility in the Shire of Mitchell's southern growth areas the Strategy recommends the following:</p> <ul style="list-style-type: none"> • Collaborate with the Victorian Planning Authority to make provision for the development of a major indoor/outdoor aquatic centre in the Melbourne North Growth Corridor in Wallan and Surrounds, including the following parameters: <ul style="list-style-type: none"> - Allocate 5ha of land for the centre in a location that will be prominent and accessible. - Preferably the facility will be co-located in a community/civic facilities precinct with one or more sub-municipal or municipal level facilities such as an indoor stadium, library, arts centre, cultural centre, higher standard active recreation reserve, higher standard tennis facility etc. - Liaise with the Victorian Planning Authority to identify a suitable location for a new Council aquatic leisure centre and ensure land acquisition costs for the site are appropriately apportioned to future PSP and Structure Plan areas located within Greater Beveridge and Wallan and Surrounds. - Determine the timing of construction, component elements and cost developing and operating the centre in the context of the elements that are provided, or planned to be provided, at other aquatic facilities in the Northern Melbourne Growth Region (this should occur by Year 8 of the Strategy or 2022). - Derive the funding for the new centre from a variety of sources, where appropriate, including development contributions, Local Government and State and Federal Government grants. • Continue to liaise with the Victorian Planning Authority about the likely cost of building a new aquatic centre in the Melbourne North Growth Corridor in Wallan and Surrounds and negotiate whether DCP construction funding for the facility could be apportioned to all future PSPs prepared in the southern part of the municipality. • Develop and implement a water play facility in Wallan by 2015/16, providing early delivery of aquatic features in southern Mitchell prior to the full facility development as described above. Prior to development, consultation and investigation to occur to identify/consider the following: <ul style="list-style-type: none"> - The potential components of the water play facility - The preferred site for the facility - The supervision, safety and security requirements for the facility - The durability of and cost of constructing, operating and maintaining the facility • The potential to relocate the facility to the major aquatic centre when this centre is developed.
Early years and youth services
<p>Mitchell Shire Early Years Plan 2012-16</p> <p>This Plan was developed using the most recent information about the state of Mitchell's children 0-8 years, comprehensive feedback from service providers and planners; analysis of population forecasts for all areas in the Shire and the policy priorities of our local, state and federal governments.</p> <p>The priorities identified by the Plan are as follows:</p> <ol style="list-style-type: none"> 1. The timely provision of infrastructure and spaces for children, particularly in growth areas of Beveridge, Wallan and Kilmore. This will be achieved by careful infrastructure planning and advocacy by Council. It is recommended that Council appoint an Early Years Planner or Social Planner to support this intensive planning. 2. The review and modernisation of information for parents particularly on services and supports available. 3. Managing two big waves of reform in early childhood education (particularly kindergarten programs). These are set to impact in 2013 and 2016. 4. Taking actions to reduce serious service "gaps": <ol style="list-style-type: none"> 4.1 Allied Health and Specialist Services. 4.2 Respite care for families with children who have a disability. 4.3 Reviewing provision of Outside School Hours Care, Vacation Care and promoting and extending school holiday activities. Responses required here are strong advocacy and collaborative planning. 5. Improving the health and safety of our young children <ol style="list-style-type: none"> 5.1 Addressing key findings from Council's Public Health and Wellbeing Plan by supporting responses to reduce family violence and preventing accidents/ injuries at home. 5.2 Initiating 'Kids get Active Campaign' targeting young children and families in Kilmore and Wandong. 5.3 Monitoring commitments for improving children's playgrounds, open space and walking trails across the Shire. 6. Making a difference for most vulnerable children - children in the most disadvantaged areas: <ul style="list-style-type: none"> • Consult with children. • Improve playgrounds. • Family fun days. • Supported playgroups. • Activities for young mums. 7. Making a difference for Aboriginal children: <ul style="list-style-type: none"> • Engaging with Aboriginal children and young parents. • Conducting awareness raising and training.

**Wallan & Beveridge Review of Community Infrastructure Needs: Part A - Beveridge North West PSP
Community Infrastructure Assessment**

<p>Strategy</p> <ul style="list-style-type: none"> • Holding Aboriginal specific sessions. • Extending supported playgroups. • Helping young mums complete their education.
<p>Mitchell Shire Council Youth Strategy (2013)</p> <p>This Strategy provides a framework to guide the development of youth services that is receptive and efficient in meeting the needs and aspirations of all young people within Mitchell Shire. The Strategy is more than a report outlining the future priorities of Council's Youth Services Team; it is a whole of Council and whole of community approach, based on feedback from young people and stakeholders, and research on current best practice.</p> <p>Key themes identified by the Strategy are:</p> <ul style="list-style-type: none"> • Key Themes 1: Being Safe, Being Healthy focuses on bullying; alcohol and other drug use; mental, physical and sexual health and the planning and delivery of programs to support these areas. • Key Themes 2: Learning and Earning recommends a multitude of strategies, all with the purpose of improving career and education opportunities for young people. These strategies included: Improving access to education, employment and training opportunities, increasing the availability of work experience opportunities; increasing flexible learning options and implementing initiatives which encourage retention rates for young people's education. • Key Themes 3: Places to go, Things to do promotes the involvement of young people in the design and delivery of activities and events; planning and developing a collaborative calendar of events; sourcing sustainable funding to allow for successful programs to be run and expanding the range of art and cultural activities available for young people across the Shire. • Key Themes 4: Have your say, Be Involved addresses the need to utilise websites and social media for effective communication with young people in the community; promote linkages to connect young people to volunteer organisations and community groups to strengthen relationships across generations and formally recognise and celebrate youth leadership and achievements. • Key Themes 5: Who, What and Where? Effective Youth Services plans to investigate opportunities to provide a partnership approach to better support young people; strengthening opportunities to improve parent engagement and examine other local government projects to garner learning's around school and community partnerships. <p>Relevant actions include:</p> <ul style="list-style-type: none"> • Build strong relationships with health providers to advocate for greater support for young people. • Identify and create additional 'youth friendly' spaces within the shire e.g. Libraries, Youth Centres, Skateparks. • Advocate for improved transport options targeting young people.
<p>Libraries / Neighbourhood Houses / Community Meeting Spaces</p>
<p>Mitchell Shire Council Community Centres Policy (January 2008)</p> <p>The provision of community facilities to serve existing and emerging residential communities is a basic task of local government. The services provided at such facilities are considered crucial to the balanced development of a local community. Mitchell Shire's Community Facilities Policy is designed to outline Council's expectations to the community and to residential developers regarding the development of future facilities.</p> <ol style="list-style-type: none"> 1. Community centres should provide a wide range of services on the one site whilst still being accessible at the local level to the catchment each centre serves. To achieve this, one community centre will be provided to each population catchment of 10,000 people. 2. Community centres should be designed and constructed to enabled the shared use of facilities between different services and users, and be flexible in its layout to ensure an "extended life" for the centre. 3. Community centres should have a building area of not less than 1,000m². 4. Community centres should have a site area of approximately 0.4 hectares subject to site design requirements. 5. Community centres should be located as central to the population catchment it will serve as possible; 6. Community centres should be located on the main arterial road network; 7. Community centres should be located on a public transport route (existing or future), or no more than 400 metres from a public transport route. 8. Community centres should be co-located with public open space, and where possible, be in the vicinity of an activity node such as shopping facilities and / or schools.
<p>Mitchell Shire Learning and Library Strategy 2014-2024</p> <p>The vision for the Mitchell Shire Council is: "Together with our community, create a sustainable future." The vision for lifelong learning and library services is: "To connect, inform and enrich our community." Council will achieve this through:</p> <ul style="list-style-type: none"> • Providing access to current and relevant resources and technologies

**Wallan & Beveridge Review of Community Infrastructure Needs: Part A - Beveridge North West PSP
Community Infrastructure Assessment**

Strategy	
<ul style="list-style-type: none"> Developing partnerships and creating opportunities to foster learning across all stages of life Delivering services that are adaptable and targeted to the needs of our community Providing spaces that are inviting, accessible and serve diverse community needs Ensuring our staff have technical and local knowledge and are experts in engaging with our community. <p>The Strategy notes: “The traditional model of the library as simply a book repository is no longer valid. Although, lending data shows that some libraries are still strong in terms of their turnover of books, it is also apparent other libraries are lending far less frequently with other services much more popular. In order to maximise the benefits to the community, services need to be tailored to meet these higher community value needs”.</p> <p>Common themes which underpin the Library Strategy are:</p> <ul style="list-style-type: none"> Relevance; Access and Equity; Promotion; Flexibility of Spaces; Technology; Partnerships; and Staff. <p>The action plan contained within the Learning and Library Strategy includes recommendations for the Beveridge growth area and are presented below.</p>	
Library	Comments
<i>Beveridge</i>	
Strategic Focus	<ul style="list-style-type: none"> The forecast population growth is expected to be heavily concentrated in the southern end of the Shire and the Wallan library (in its current form) will not be sufficient to cater to the needs of the growing community In order to accommodate this additional demand a new library will be required, the ‘Beveridge Library’ It is recommended that this library be located at a major activity centre development such as shopping centre or a Council services and community hub The new library should be easily accessible by the community and collocated with other community assets Given Council’s objective of increasing economic and employment opportunity, it is recommended the library is focused on innovation, employment and business development
Short-Term Actions (Years 1-2)	<ul style="list-style-type: none"> Council to ensure the library is included with all planning for the future location/ site of the activity centre and include consideration of supporting infrastructure
Medium-Term Actions (Years 3-5)	<ul style="list-style-type: none"> As planning parameters are finalised, develop design concepts including the library space, supporting infrastructure
Long-Term Actions (Years 6-10)	<ul style="list-style-type: none"> Develop the planned facility Re-assess appropriateness of Kilmore providing centralised functions
Partnership Opportunities	<ul style="list-style-type: none"> Developer of activity centre Other potential users
Priority	<ul style="list-style-type: none"> Library Priority: Low, the development process will be driven by factors external to library services, critical point is to ensure libraries are recognised in the planning process Highest Priority Action: Ensure library services are considered within the plans for the new activity centre
Arts and Culture	
Arts, Culture & Events Strategy 2014/19	
<p>The goal of this Strategy is to provide a strategic approach that will inform Council’s support for arts, culture and events for the coming five years.</p> <p>The Strategy identifies that the Shire lacks dedicated purpose built cultural facilities such as a public art gallery or civic performing arts spaces such as theatre or concert hall which seriously limits the range of touring cultural activities that can be attracted to the Shire.</p>	

<p>Strategy</p> <p>Relevant actions include:</p> <ul style="list-style-type: none"> • Develop a long term cultural and events facility planning framework that includes addressing the predicted needs of the future growth area communities which is sufficiently flexible to meet evolving needs and follows priority plans for event development • Investigate, map and record potential event locations across the Shire in order to provide a register of locations, their attributes and event opportunities • Establish developer contribution guidelines for the funding and provision of cultural and event facilities and public art in growth areas • Plan for the commissioning of identified permanent and temporary public art to maximise resources and be strategic in siting artworks to help develop town identity and point of difference • Establish developer contribution guidelines for the funding and provision of cultural and event facilities in growth areas
<p>Municipal Wide</p> <p>Integrated Community Services and Infrastructure Plan (2013)</p> <p>Vision</p> <p>Mitchell Shire residents and visitors will have access to a range of appropriately designed and located community infrastructure which responds to the changing needs of the community over time. This community infrastructure will provide space for a diverse mix of activities and programs and make a contribution to enhancing the vibrancy and social connectedness of the Mitchell Shire community. Future planning and delivery of community infrastructure will focus on flexible, multi-purpose and multi-generational spaces within a network of community hubs. This will ensure community infrastructure is responsive to services model trends, demographic changes and resource allocations, while supporting greater sustainability, affordability and accessibility.</p> <p>Purpose</p> <p>The purpose of the Integrated Community Services and Infrastructure Plan is to:</p> <ul style="list-style-type: none"> • Identify the Shire's community facility needs over the short (3 years), medium (by 2021) and long term (by 2031), and at full development. • Assess the capacity of existing infrastructure to satisfy these needs and identify what changes to existing infrastructure and additional facilities are required. • Indicate where and when new infrastructure should be provided, with a particular emphasis on the infrastructure required to serve new and infill residential development areas. • Plan for the provision of integrated community infrastructure across the Shire and enable Council to maximise the benefits from its existing investments in community infrastructure assets. • Provide a strong evidence basis for which to advocate/lobby to State and Federal Governments for the facilities required to support the community and to inform the preparation of Precinct Structure Plans. • Guide Council in its planning and allocation of resources for community infrastructure and in fulfillment of its responsibility to manage growth. • Position Council to pursue collaborative partnerships between other levels of government, the private sector and community groups for the provision of or sharing of facilities. <p>A large number of directions and recommendations are contained within this report. The Beveridge area is considered as part of existing Wallan and broader southern growth area of the Shire of Mitchell. This large area is broken into a number of key sub areas. The recommendations for each sub area are summarised in Section 4 of this report as part of the community infrastructure audit section.</p>

Appendix 1d. Review of Non-Council Strategic Documents

Table 10 – Non-Council Strategies and Plans

Document Name
<p>Melbourne Polytechnic Strategic Plan 2018-2021</p> <p>VISION AND VALUE PROPOSITION</p> <p>Developing the capabilities of students and industry to thrive in a rapidly changing world.</p> <p>STRATEGIC DIRECTION</p> <p>We have developed a Strategic Plan, approved by the Board, that includes initiatives across four time horizons. They are: Stabilise (control operating performance), Optimise (address organisation effectiveness), Innovate (implement medium-term strategic initiatives), and Transform (transformational change).</p> <p>DIRECTION AND KEY FOCUS AREAS</p> <p>It is Melbourne Polytechnic’s intention to undertake targeted initiatives throughout 2018 to position the Institute for growth and to:</p> <ul style="list-style-type: none"> • Align courses and programs to meet student and industry needs. • Provide relevant career advice embedded into our student acquisition cycle. • Offer a broad range of multi-language supports including, • but not limited to, enrolment support, career counselling and learning support, marketing materials, website and apps, and campus signage. We will also celebrate the diversity of our students through Melbourne Polytechnic and student-led cultural appreciation events. • Differentiate ourselves in the market by building highly relevant, customised and valued relationships with our past and graduating students. • Provide a well-supported and excellent student experience. • Enhance the performance focus and culture across the Institute through improved autonomy, performance reviews and accountability frameworks. • Upgrade key student-facing services and amenities and introduce new services and amenities. • Welcome local communities to engage with and find value in our campuses. • Complete construction and open the Banyule Nillumbik and Whittlesea Tech schools.
<p>Northern Health Strategic Plan 2016-2021</p> <p>Northern Health is the major provider of acute, sub-acute and ambulatory specialist services in Melbourne’s north. Its campuses include Broadmeadows Health Service, Bundoora Extended Care Centre, Craigieburn Health Service, Panch Health Service and The Northern Hospital in Epping.</p> <p>The Northern Health catchment includes three of the state’s six growth areas: the City of Hume, the City of Whittlesea and the Shire of Mitchell. This includes the rapidly expanding metropolitan region north of Epping and Broadmeadows including Craigieburn and South Morang; the future suburbs of Lockerbie and Merrifield; and the rural communities of Kinglake, Kilmore and Seymour.</p> <p>The Northern Hospital in Epping is a major community hospital. It lies immediately to the west of Epping Plaza. It is a 400-bed hospital serving the northern suburbs of Melbourne, as well as the surrounding country areas of Victoria.</p> <p>Vision</p> <p>Outstanding health care for our community.</p> <p>Mission</p> <p>At Northern Health we are committed to the wellbeing of the people of Melbourne’s north. It draws upon the richness, knowledge and strength of northern communities as we partner with them in their care.</p> <p>Strategic Goals</p>

Document Name
<p>GOAL 1 - Patient First. Our patients' expectations are exceeded because we partner with them to deliver innovative and accessible care.</p> <p>GOAL 2 - Quality and Safety. We pursue the highest quality outcomes of care.</p> <p>GOAL 3 Our People. Passionate and capable people have great careers and provide outstanding health care.</p> <p>GOAL 4 – Sustainability. We ensure long-term sustainability.</p> <p>As part of Goal 4 Northern Health aims to plan for services and infrastructure so as to understand its changing context and respond accordingly.</p> <p>A \$162.7 million project to expand the Northern Hospital in Epping commenced in 2018 and aims to provide the hospital with the capacity to meet the needs of 10,000 additional patients annually through additional beds and operating theatres.</p>
<p>Victoria Police Blue Paper: A Vision for Victoria Police In 2025</p> <p>Based on an understanding of the role of Victoria Police, the principles of policing, and the external and internal challenges facing Victoria Police, A Vision for Victoria Police in 2025 lays out three proposed strategic directions to enhance public safety, and increase value for money for the Victorian community through its investment in Victoria Police:</p> <p>1. Better matching of resources to demand by rethinking the traditional operating model</p> <p>The Paper makes the following observations on this direction:</p> <p><i>The traditional police service delivery model needs to shift from one based on an historical geographic footprint, to one that is mobile, technologically-advanced, and more responsive to changing demand. The type and location of police operations should be determined by what is required to provide the best possible service to the community. For example, larger, consolidated 'supersites' should replace many of the smaller and less operationally-effective traditional police stations. The supersite – or sites - in each Division should be the central 'hub' that supports a variety of other Victoria Police service points for local communities, such as 'shopfronts', mobile police stations, and self-service kiosks for non-urgent issues. In rural Victoria, multiple hubs might be required. Supersites should be multi-disciplinary centres where Victoria Police is co-located with other public services”.</i></p> <p>2. Improving capability through workforce reform and technology</p> <p>The Paper makes the following observations on this direction:</p> <p><i>“Victoria Police officers need to be far better supported by modern technology. They need to have the information and systems to do their work in a more 'virtual' environment, and to be freed from time-consuming paperwork. Technology should also support a strong culture of information security.</i></p> <p><i>Frontline officers should not need to return to their supersite during their shift: the proportion of an officer's time spent in the community (not in a police complex) should increase from 54 per cent to around 80 per cent. Each supersite should be designed to accommodate an IT system which allocates tasks and coordinates police operations. The system would integrate audio and video feeds from mobile and fixed sensor platforms, advanced analytics, and advice from partner agencies. It would also have capacity for a custody suite, operated by a private provider.</i></p> <p><i>Victorians should be able to report crime and suspicious activity through online self-service portals, and provide pictures and video to assist in offender identification. There should also be a dedicated non-emergency telephone line, where the public can talk directly to a staff member who can take their report and provide access to crime prevention information. Individuals should be able to track the progress of their reports via a secure online system. The system would, via social media, provide the community with real time alerts and requests for assistance to solve a crime or problem.”</i></p> <p>3. Collaborating more closely through partnerships</p> <p>The Paper makes the following observations on this direction:</p> <p><i>“Different types of partnerships with the community are necessary:</i></p>

Document Name
<ul style="list-style-type: none"> • <i>An effective model of local policing in collaboration with residents and business owners will remain of vital importance, for maintaining and building community trust and confidence in Victoria Police.</i> • <i>Local policing partnerships should use practical and wide-reaching methods for public participation to shape local priorities (such as community forums and social media platforms). A more personal approach, through greater face-to-face interaction with identified individual police officers – recognisable ‘faces’ – is vital.</i> • <i>Victoria Police must increase the trust that communities of identity (relating to gender, ethnicity, religion, sexuality, age, capacity or otherwise) have in its ability to serve them as well and treat them as fairly as anybody else.</i> • <i>Victoria Police needs to engage with businesses in a different way for mutual benefit, based on enduring structures and processes.</i> • <i>Police and private security firms need to work together to deter crime and maintain public order most effectively, but police should retain an involvement in the regulation of the industry and could become involved in the training of its members”.</i>
<p>VICSES Corporate Plan 2015-2018</p> <p>The mission outlined in this Strategy is for VICSES to partner with communities, government, other agencies and business to provide timely and effective emergency management services, building community preparedness, disaster resilience and contributing to risk prevention.</p> <p>The strategic themes and associated actions outlined by the Plan are:</p> <p>1. People and Culture</p> <ul style="list-style-type: none"> • Implement the VICSES Our People strategy 2014-2018 • Develop a VICSES volunteer strategy <p>2. Community and Industry Partnerships</p> <ul style="list-style-type: none"> • Develop and deliver a community connection program that meets the diverse needs of the communities in which VICSES operates • Foster wide support from industry, business and/or employers for the VICSES, and its volunteer members, to deliver services to the community <p>3. Government Support</p> <ul style="list-style-type: none"> • Develop and deliver a Government and Local Government engagement and advocacy strategy • Develop appropriate business cases for investment in VICSES capability and establish appropriate advocacy programs • Contribute to the delivery of the Emergency Management Victoria Strategic Action Plan <p>4. Service Delivery</p> <ul style="list-style-type: none"> • Implement the Planning the Future Together strategy recommendations • Implement the information communication technology strategy 2014-2018 • Develop a Memorandum of Understanding between emergency services to better deliver support for diverse communities <p>5. Community Awareness</p> <ul style="list-style-type: none"> • Develop and implement a strategic communication strategy and corporate communications plan • Develop a community resilience strategy
<p>Ambulance Victoria Strategic Plan 2017-2022</p> <p>This Strategic Plan outlines how Ambulance Victoria will continue its recent operational reforms, to provide Victorians with a world-class emergency ambulance service over the next five years.</p> <p>The Plan focuses on achieving four key outcomes and associated priorities:</p> <p>Outcome1 - An exceptional patient experience</p>

Document Name
<ul style="list-style-type: none"> • Providing safe, high quality, timely and expert patient care every time • Helping people to make informed decisions about their emergency health care • Connecting people with the care they need • Using research and evidence to continuously learn and improve our services <p>Outcome 2 - Partnerships that make a difference</p> <ul style="list-style-type: none"> • Working with communities to deliver local emergency health care solutions • Collaborating with our partners to improve health outcomes • Planning for and responding to major events and emergencies • Sharing knowledge, experience and data <p>Outcome 3 - A great place to work and volunteer</p> <ul style="list-style-type: none"> • Keeping our people safe, and physically and psychologically well • Providing an inclusive and flexible workplace • Developing a culture of continual learning and development • Embedding an ethical, just and respectful culture <p>Outcome 4 - A high performing organisation</p> <ul style="list-style-type: none"> • Embracing innovative ideas, systems and technology • Being accountable for our actions and outcomes • Improving our integrated service model • Operating in a financially and environmentally sustainable way
<p>Court Services Victoria Strategic Asset Plan:2016-2031</p> <p>The purpose of this Plan is to deliver safe, secure and sustainable court and tribunal assets via excellent and expert asset management.</p> <p>Court Services Victoria (CSV) aims to enable provision of accessible justice for all Victorians through a portfolio of buildings that are safe, secure and sustainable to meet the service needs of the jurisdictions, court and tribunal users and community, now and into the future.</p> <p>The key priority focus areas are:</p> <ul style="list-style-type: none"> • Enabling specialist court infrastructure including family violence response • Ensuring safe, flexible, future proofed and fit-for-purpose environments • Delivering Melbourne CBD Legal Precinct (the Precinct) development requirements • Delivering Melbourne growth corridor development priorities • Implementing the Court Services Delineation Model across metropolitan and regional Victoria • Identifying a set of principles that will determine proper priorities and allocation of resources for new capital works and maintenance of the existing asset base both within and between the CBD, metropolitan Melbourne, and regional Victoria. <p>The strategy responds to the defined service needs of all jurisdictions, incorporating the following components over a 15 year period:</p> <ul style="list-style-type: none"> • Investment in ten new court and tribunal facilities • Expansion of five existing court and tribunal facilities • Upgrade and lifecycle management across the court portfolio <ul style="list-style-type: none"> - Accommodating the new Court Services Delineation Model - Replacing/upgrading critical infrastructure - Increase in recurrent maintenance funding • Divestment of up to thirteen properties • Release of up to ten leased properties.

Appendix 2. Existing & Planned Community Infrastructure Across CAA

Figure 7 – Early Years Services (Long Day Child Care “L”, Occasional Child Care “O”, Sessional Kindergarten “K” and Maternal & Child Health “M”)

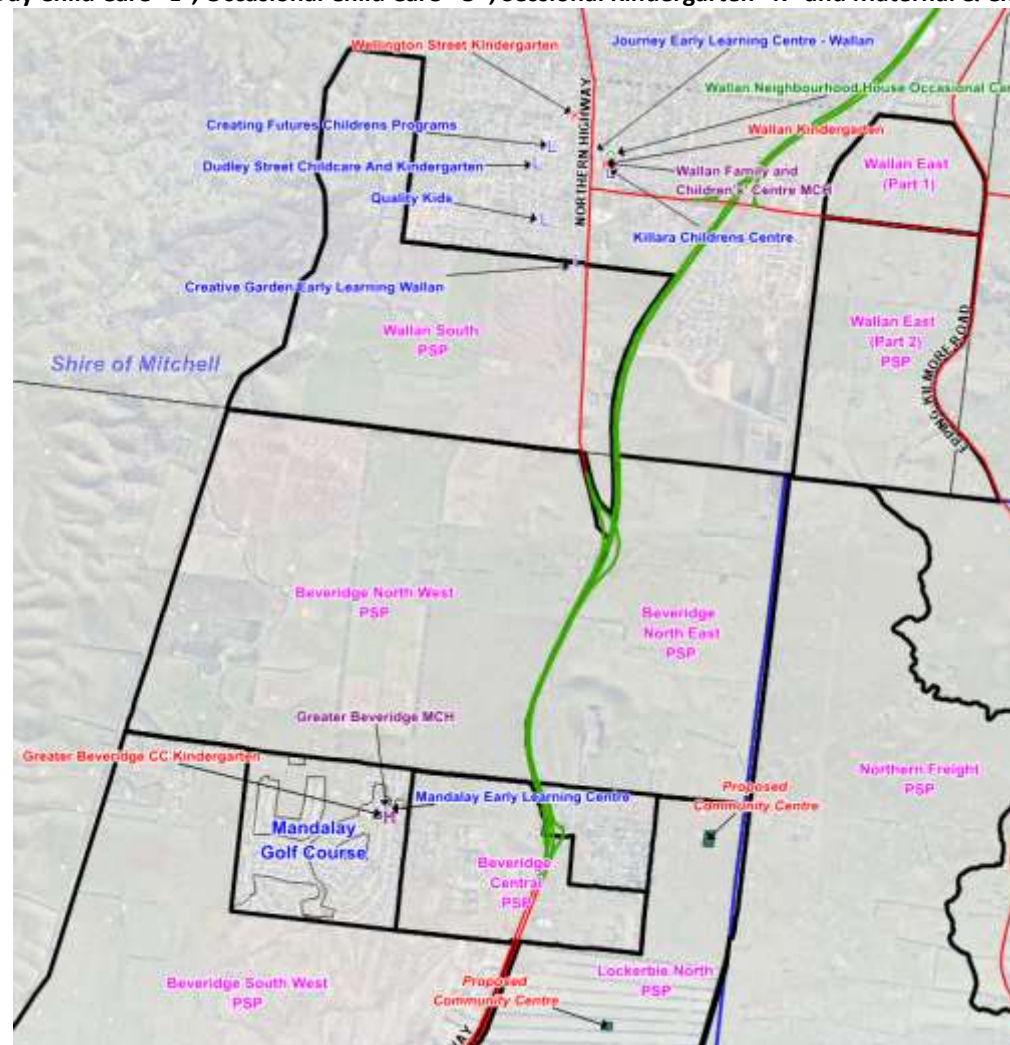


Figure 8 – Community Centres, Neighbourhood Houses, Libraries and Meeting Spaces

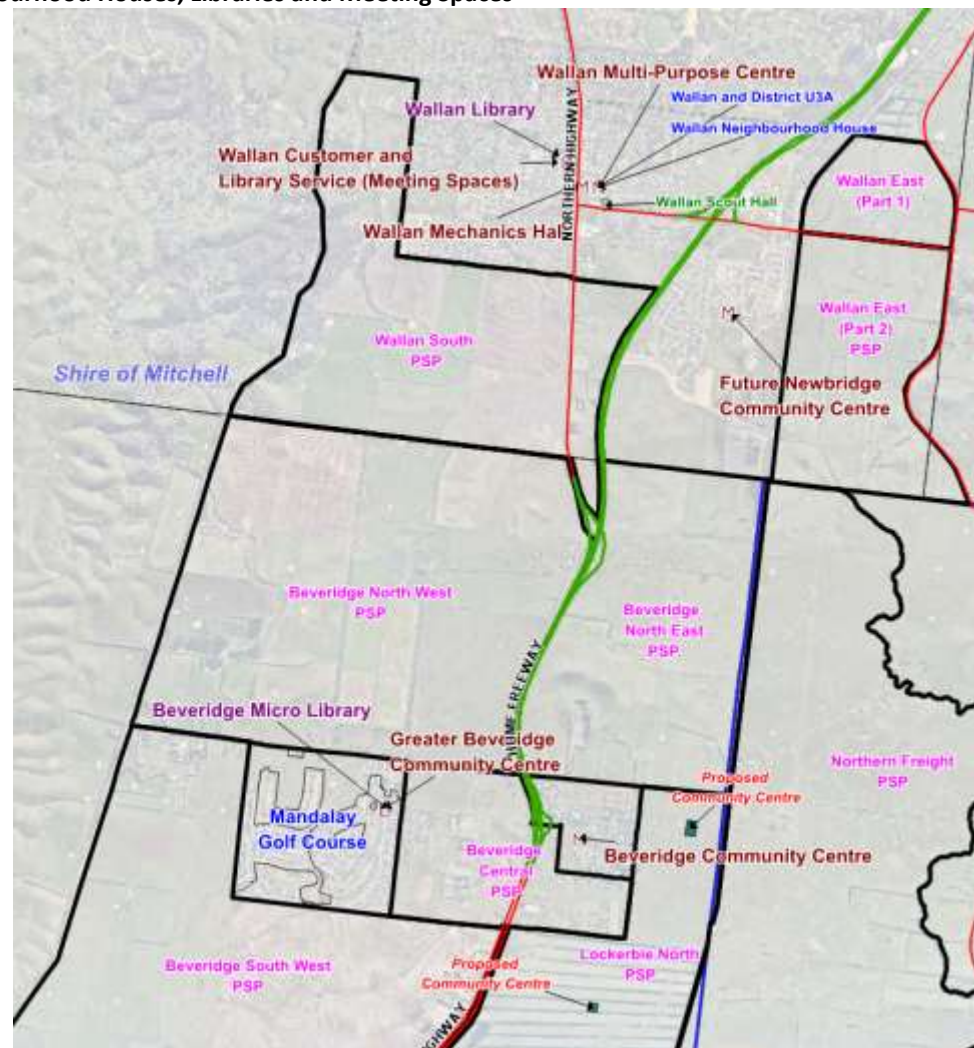


Figure 9 – Arts, Culture, Heritage and Points of Interest

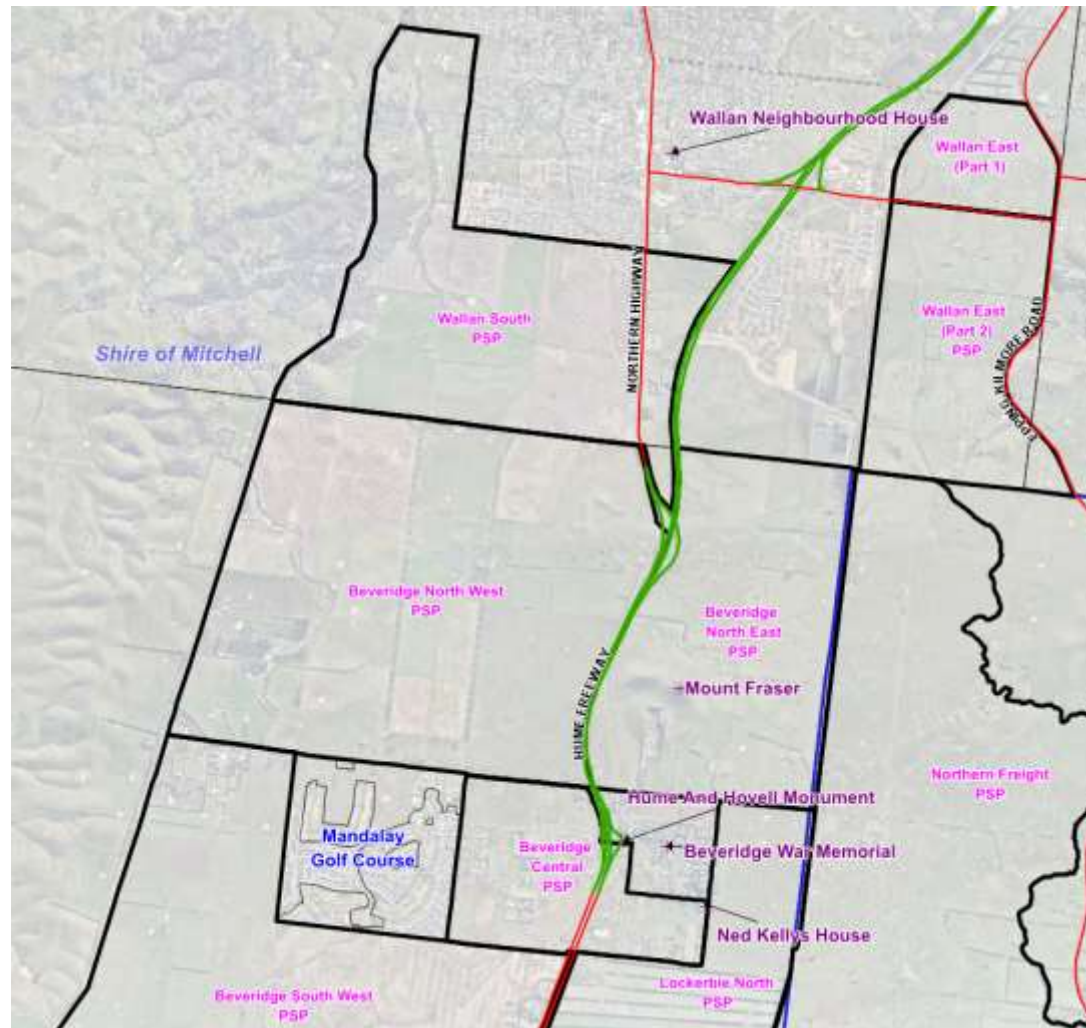


Figure 10 – Education Facilities

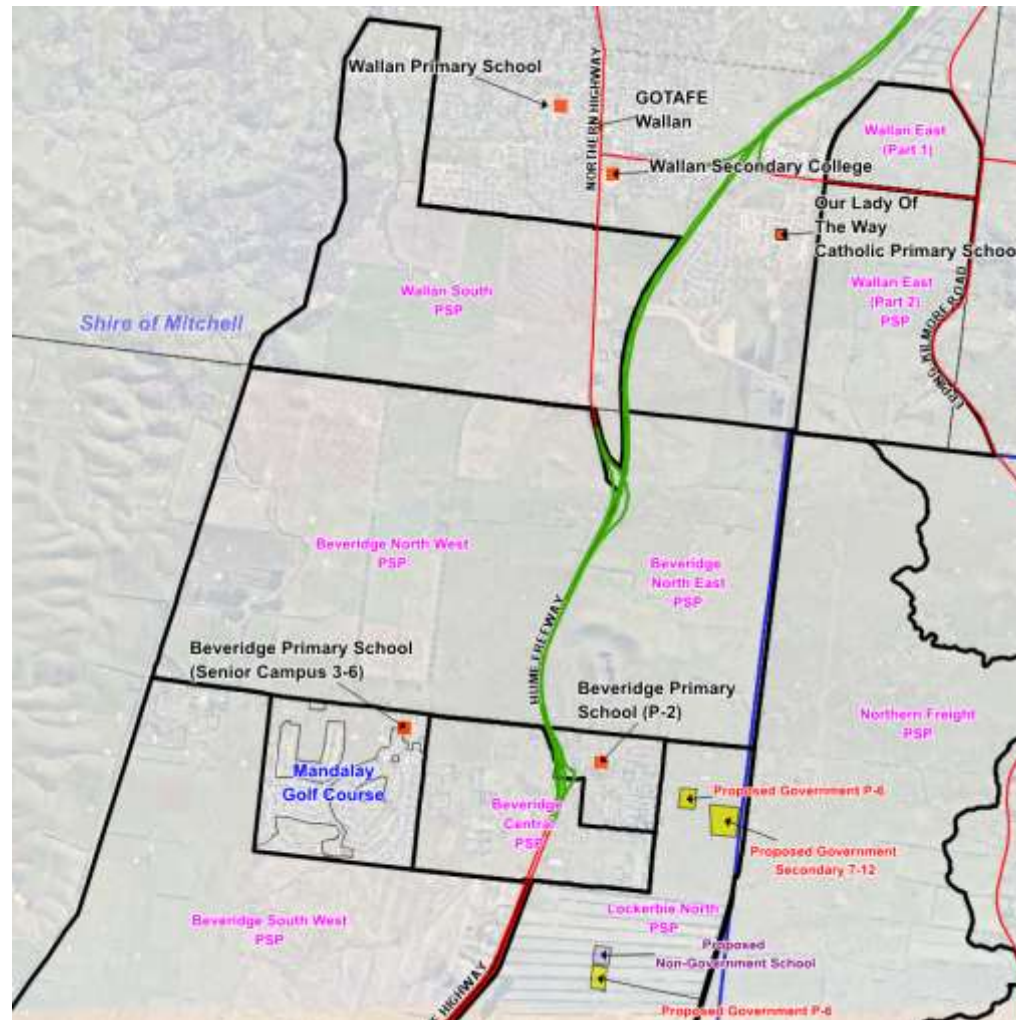


Figure 11 – Open Space

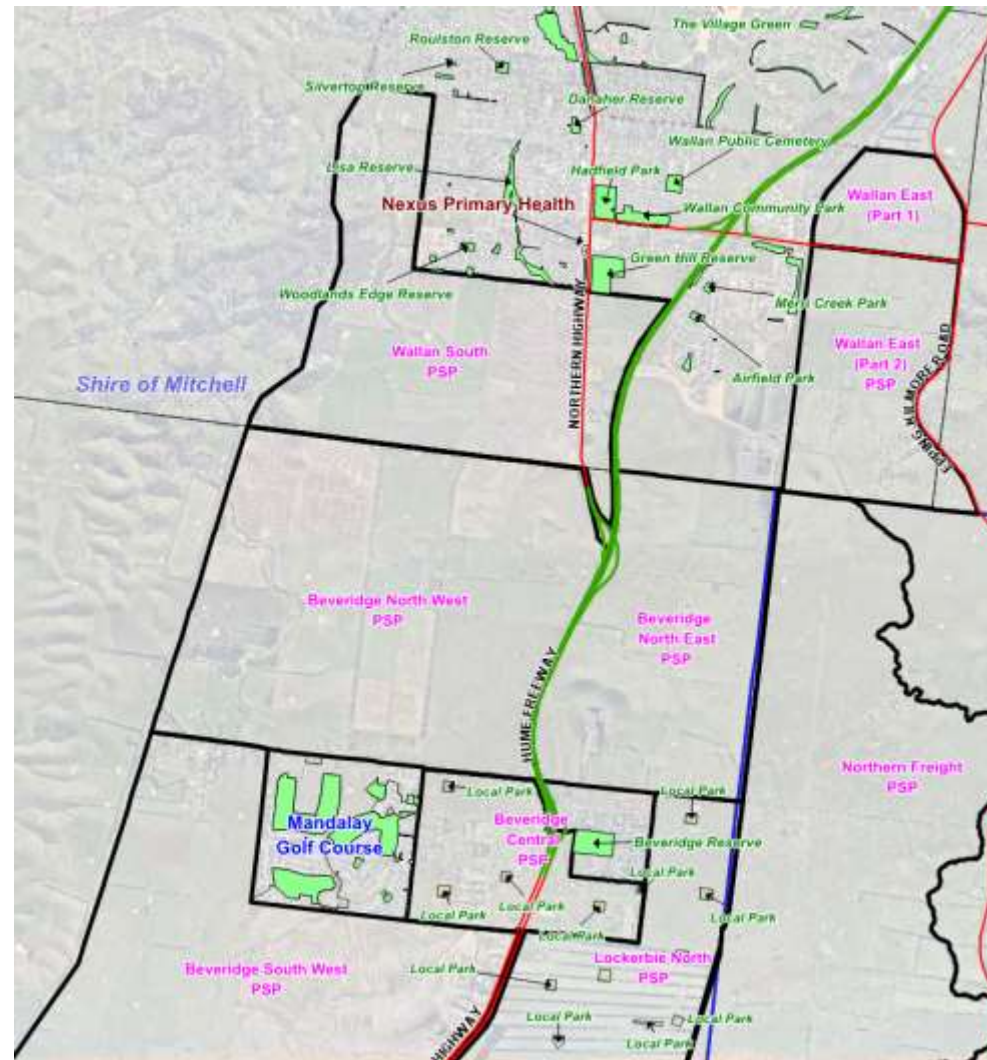


Figure 12 – Outdoor and Indoor Recreation

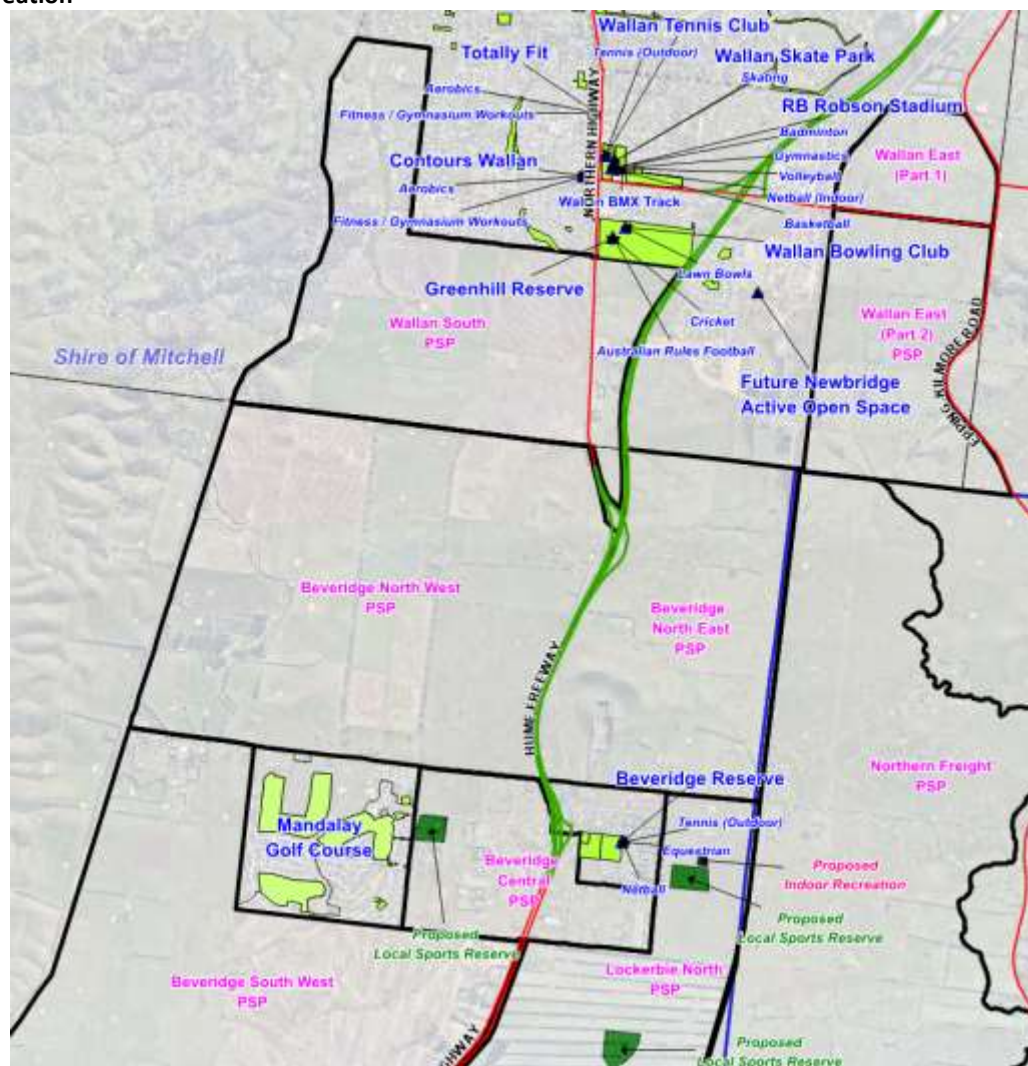


Figure 13 – Acute and Community Health Services

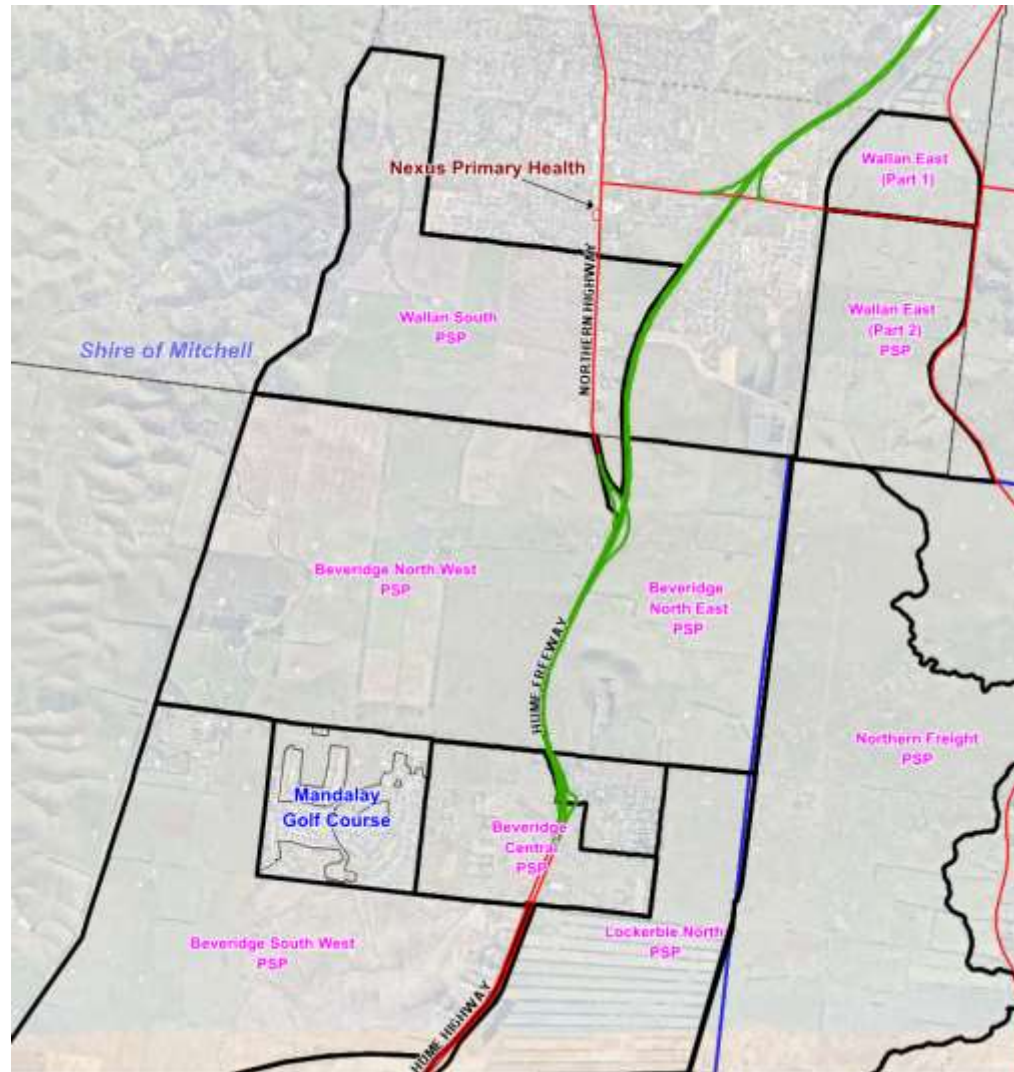


Figure 14 - Justice and Emergency Services

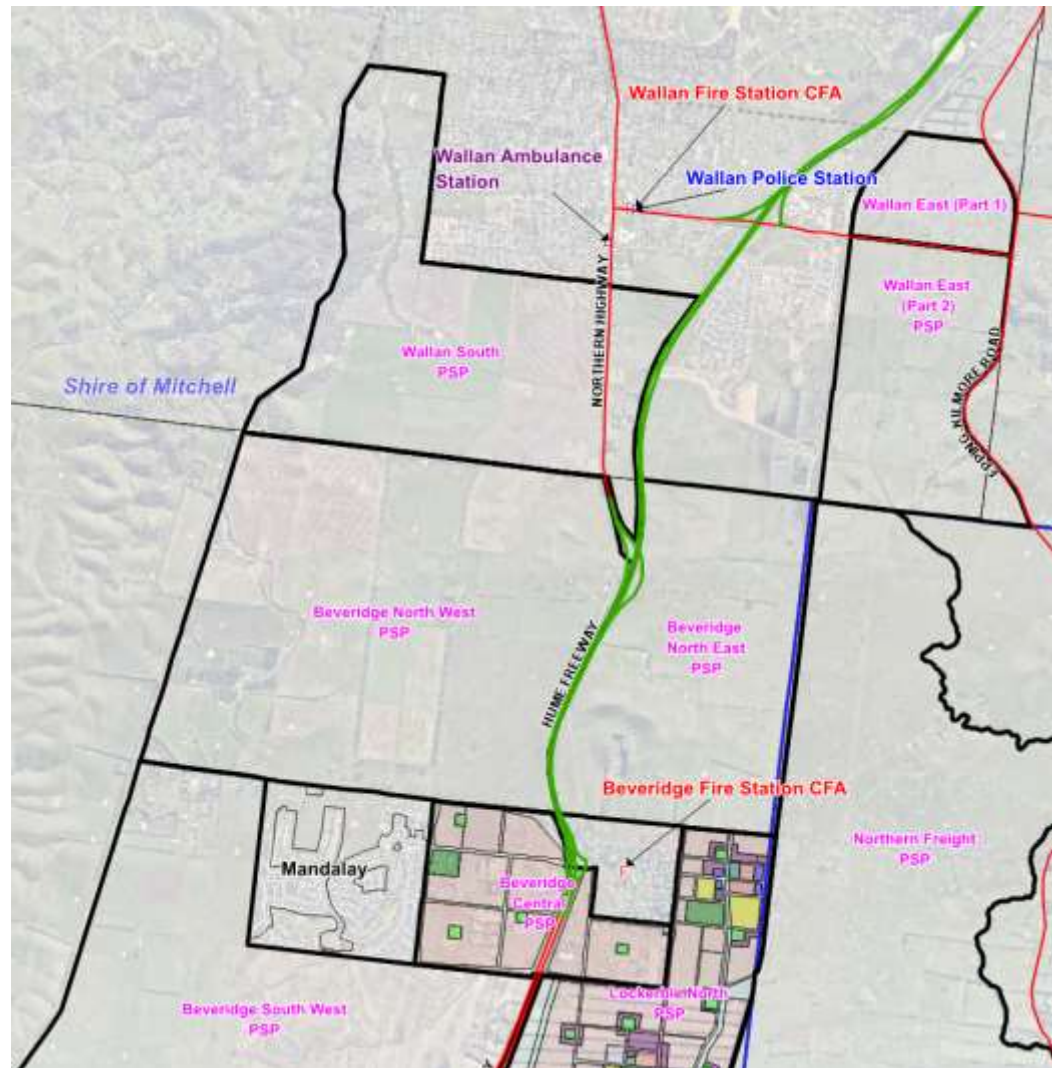
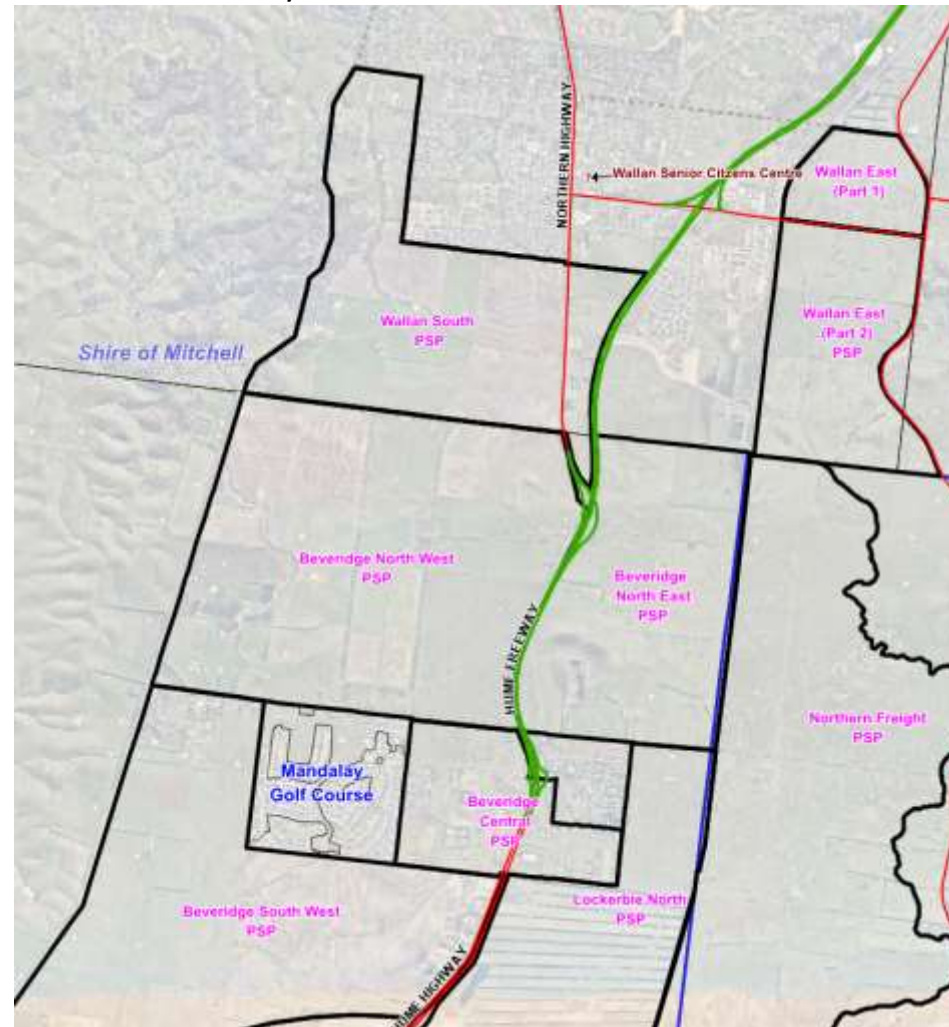


Figure 15 – Residential Aged Care & Other Older Persons Services / Facilities



Appendix 3. Community Infrastructure Demand & Supply Estimates for the BNW PSP

Table 11 – BNW and CAA Community Infrastructure Demand and Supply Estimates

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Beveridge North West PSP	Total Core Assessment Area
Total public open space contribution (local passive + local active)	10.0%	Percentage of net developable area to be provided as unencumbered public open space	Victorian Planning Authority, Precinct Planning Guidelines (2009)	82	T.B.C
Local passive open space	4.0%	Percentage of net developable area to be provided as unencumbered public open space	Victorian Planning Authority, Precinct Planning Guidelines (2009)	33	T.B.C
Local active open space	6.0%	Percentage of net developable area to be provided as unencumbered public open space	Victorian Planning Authority, Precinct Planning Guidelines (2009)	49	T.B.C
Organised Sport Facility & Participation Estimates					
Indoor and outdoor recreation facilities					
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).	5	11.9
Indoor recreation centres / land	12,000	Total population per one hectare of indoor recreation land	Victorian Planning Authority, Precinct Planning Guidelines (2009)	4	9.9
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	1,717	4037

Wallan & Beveridge Review of Community Infrastructure Needs: Part A - Beveridge North West PSP Community Infrastructure Assessment

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Beveridge North West PSP	Total Core Assessment Area
Council aquatic / leisure centres	60,000	Approximate total population per facility	ASR Research	1	2.0
Organised Sport Participation					
Participation in organisation/venue based activity: Adults (people aged 15 and over)					
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)	10,726	25,228
Swimming	9.1%	As above	As above	3,232	7,602
Golf	4.1%	As above	As above	1,456	3,425
Pilates	4.0%	As above	As above	1,412	3,321
Basketball	3.9%	As above	As above	1,385	3,258
Tennis	3.4%	As above	As above	1,203	2,830
Football/soccer	2.5%	As above	As above	888	2,088
Yoga	4.1%	As above	As above	1,456	3,425
Netball	2.4%	As above	As above	852	2,005
Australian football	3.6%	As above	As above	1,279	3,007
Athletics, track and field (includes jogging and running)	3.1%	As above	As above	1,101	2,590
Cricket	2.6%	As above	As above	923	2,172
Organised participation by activity - top 10 activities (children aged 0 to 14)					

Wallan & Beveridge Review of Community Infrastructure Needs: Part A - Beveridge North West PSP Community Infrastructure Assessment

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Beveridge North West PSP	Total Core Assessment Area
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)	3,720	8,750
Australian football	13.1%	As above	As above	1,237	2,909
Basketball	11.4%	As above	As above	1,076	2,532
Cricket	5.7%	As above	As above	538	1,266
Dancing (recreational)	10.6%	As above	As above	1,001	2,354
Netball	7.1%	As above	As above	670	1,577
Football/soccer	10.4%	As above	As above	982	2,310
Tennis	7.3%	As above	As above	689	1,621
Gymnastics	11.0%	As above	As above	1,039	2,443
Athletics, track and field (includes jogging and running)	4.0%	As above	As above	378	888
Early Years Services					
Kindergartens					
% of 4 year olds participating in 4 year old Kindergarten	98.1%	% of all eligible children participating in 4 Year Old Subsidised Kindergarten	Based on indicator 31.1a Number of four year old kindergarten participation rate for Mitchell: 98.1% (2015 data). Victorian Child and Adolescent Monitoring System (VCAMS), Department of Education & Training	1,108	2,606

Wallan & Beveridge Review of Community Infrastructure Needs: Part A - Beveridge North West PSP Community Infrastructure Assessment

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Beveridge North West PSP	Total Core Assessment Area
Total number of enrolments in 4 year old sessional Kindergarten	77%	% 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 Mitchell: 23% (2015 data).	831	2,006
Number of Kindergarten rooms required to satisfy 4 year old Kindergarten demand	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	13	30
Total number of enrolments in 3 year old sessional Kindergarten	75%	% of children participating in 3 Year old Kindergarten	ASR assumption based on proposed introduction of subsidised 3 year old Kindergarten program	851	2,002
Number of Kindergarten rooms required to satisfy 3 year old demand 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	13	30.4
Maternal & Child Health					
Number of MCH Full-Time Nurses	130	1 FT nurse per 130 children 0 years	ASR Research estimate	8	19
Number of MCH consulting units	1	Number of MCH consulting units required per FT nurse	Based on above	8	19
Playgroup					
Number of 2 hr playgroup sessions per week	245	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 website derived data for the Shire of Mitchell - Wallan & Beveridge (2020)	18	42
Occasional Child Care					

Wallan & Beveridge Review of Community Infrastructure Needs: Part A - Beveridge North West PSP Community Infrastructure Assessment

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Beveridge North West PSP	Total Core Assessment Area
Number of occasional child care places	29.1	Total number of licensed places per 1,000 children aged 0 to 4 years	Victorian Planning Authority, Melbourne Metropolitan Community Infrastructure Assessment: Local and Subregional Rates of Provision (MMCIA). A provision rate for occasional child care places equal to that documented by the MMCIA report (2015) for the Shire of Mitchell	161	378
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.	5	12.6
Long Day Child Care Centres					
Number of Long Day Child Care places	4	Total number of children aged 0-6 years per licensed LDC place	Australian Children's Education and Care Quality Authority (ACECQA) National Register Data (Metropolitan Melbourne), June 17, 2020	1,942	4568
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.	16	38.1
Community Centres, Meeting spaces, Neighbourhood Houses & Libraries					
Local multipurpose community centre	3,000	Number of dwellings per local facility	ASR Research constructed measure typically applied in Melbourne's outer growth areas.	5	12.8
Neighbourhood Houses					
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	42	3,562

Wallan & Beveridge Review of Community Infrastructure Needs: Part A - Beveridge North West PSP Community Infrastructure Assessment

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Beveridge North West PSP	Total Core Assessment Area
Number of Neighbourhood Houses	23,000	Approximate total population per facility in Metropolitan Melbourne (2016)	ASR calculation of the number of Neighbourhood Houses identified by Neighbourhood Houses Victoria operating in the Melbourne metropolitan area.	2	5.2
Libraries					
Number of library loans annum	3.7	Total loans per person	Public Libraries Victoria Network, 2016-17 PLVN Annual Statistical Survey (2017), Mitchell Shire L&IS data	186,800	439,358
Number of library visits per annum	4.7	Total visits per person	Public Libraries Victoria Network, 2016-17 PLVN Annual Statistical Survey (2016), Mitchell Shire L&IS data	237,287	558,104
Number of library facilities	50,000	Population per Library facility	Typical growth area standard for Library facilities	1.0	2.4
Education Enrolment & Facility Estimates					
Primary Schools					
Govt Primary Enrolment	65%	% of 5-11 year old population	Australian Bureau of Statistics, 2016 Census of Population and Housing, based on data for Mitchell Shire	4,675	10,995
Catholic Primary Enrolment	21%	% of 5-11 year old population	As above	1,510	3,552
Non Govt Primary Enrolment	4%	% of 5-11 year old population	As above	288	677
Total Primary Enrolment	89%	% of 5-11 year old population	As above	6,401	15,055
Govt Primary School	3,000	Total number of dwellings per facility	Department of Education & Training	5	12.8

Wallan & Beveridge Review of Community Infrastructure Needs: Part A - Beveridge North West PSP Community Infrastructure Assessment

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Beveridge North West PSP	Total Core Assessment Area
Secondary Schools					
Govt Secondary Enrolment	52%	% of 12-17 year old population	Australian Bureau of Statistics, 2016 Census of Population and Housing, based on data for Mitchell Shire	2,128	5,006
Catholic Secondary Enrolment	24%	% of 12-17 year old population	As above	982	2,311
Non Gov Secondary Enrolment	9%	% of 12-17 year old population	As above	368	866
Total Secondary Enrolment	85%	% of 12-17 year old population	As above	3,479	8,183
Govt Secondary School	10,000	Total number of dwellings per facility	Department of Education & Training	2	3.8
TAFE					
TAFE Full-Time Enrolment (15 to 24)	3.2%	% of 15-24 year old population	Australian Bureau of Statistics, 2016 Census of Population and Housing, based on data for Mitchell Shire	183	429
TAFE Full-Time Enrolment (25+)	0.3%	% 25 + year old population	As above	89	210
TAFE Part-Time Enrolment (15 to 24)	4.2%	% of 15-24 year old population	As above	240	564
TAFE Part-Time Enrolment (25+)	1.0%	% 25 + year old population	As above	298	701
Total TAFE Enrolments				810	1,904
Universities					
University Full-Time Enrolment (15 to 24)	7.5%	% of 15-24 year old population	As above	428	1,006
University Full-Time Enrolment (25+)	0.5%	% 25 + year old population	As above	149	351
University Part-Time Enrolment (25 to 24)	1.3%	% of 15-24 year old population	As above	74	174
University Part-Time Enrolment (25+)	1.2%	% 25 + year old population	As above	358	841
Total University Enrolments				1,009	2,373

Wallan & Beveridge Review of Community Infrastructure Needs: Part A - Beveridge North West PSP Community Infrastructure Assessment

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Beveridge North West PSP	Total Core Assessment Area
Primary & Acute Health Services					
Number of public and private hospital beds	3.86	Number of public and private beds per 1,000 people	Australian Institute of Health & Welfare, Australian hospital statistics 2015–16	195	458
Number of public hospital beds	2.41	Number of public beds per 1,000 people	Australian Institute of Health & Welfare, Australian hospital statistics 2015–16	122	286
Community health clients	3%	Proportion of population that is a registered community health client	Victorian Auditor-General's report, Community Health Program (June 2018)	93	3,408
Allied health service sites	0.9	Number of allied health service sites per 1,000 people (Mitchell Shire)	Department of Health and Human Services, Mitchell Shire Health Profile 2015 (https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles)	45	107
General practices	0.30	Number of general practice clinics per 1,000 people (Mitchell Shire)	Department of Health and Human Services, Mitchell Shire Health Profile 2015 (https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles)	15	36
Dental services	0.20	Number of dental service sites per 1,000 people (Mitchell Shire)	Department of Health and Human Services, Mitchell Shire Health Profile 2015 (https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles)	10	24
Pharmacies	0.30	Number of pharmacies per 1,000 people (Mitchell Shire)	Department of Health and Human Services, Mitchell Shire Health Profile 2015 (https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles)	15	36

Wallan & Beveridge Review of Community Infrastructure Needs: Part A - Beveridge North West PSP Community Infrastructure Assessment

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Beveridge North West PSP	Total Core Assessment Area
Projected hospital admissions	408	Hospital inpatient separations per 1,000 people (Mitchell Shire). Note: projected to increase by 5.4% per annum until 2026/27.	Department of Health and Human Services, Mitchell Shire Health Profile 2015 (https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles)	20,599	48,448
Emergency presentations	200.2	Emergency department presentations per 1,000 people (Mitchell Shire). Note: projected to increase by 6.8% per annum until 2026/27	Department of Health and Human Services, Mitchell Shire Health Profile 2015 (https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles)	10,107	23,773
Drug & alcohol clients	5.4	Number of registered Alcohol & Drug Treatment clients per 1,000 people (Mitchell Shire)	Department of Health and Human Services, Mitchell Shire Health Profile 2015 (https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles)	273	641
Mental health clients	15	Number of registered mental health clients per 1,000 people (Mitchell Shire)	Department of Health and Human Services, Mitchell Shire Health Profile 2015 (https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles)	757	1,781
Aged Care & HACC					
Aged Care					
Number of aged care places (residential and home care)	123	Number of aged care places per 1000 people aged 70 years +	Australian Government Planning Ratio 2019	318	749
Short Term Restorative Care Programme	2	Number of STRC places per 1000 people aged 70 years +	Australian Government Planning Ratio by 2019	5	12
Arts & Cultural Activities					

Wallan & Beveridge Review of Community Infrastructure Needs: Part A - Beveridge North West PSP Community Infrastructure Assessment

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Beveridge North West PSP	Total Core Assessment Area
Type of arts / cultural activity participated in (people aged 15 and over)					
Performing in a drama, comedy, musical or variety act	6.2%	% of 15+ population participating in activity	Australian Bureau of Statistics, Participation in Selected Cultural Activities, Australia, 2017–18 (Catalogue Number 4921.0)	2,202	5,179
Singing or playing a musical instrument	4.3%	As above	As above	1,527	3,592
Dancing	4.8%	As above	As above	1,705	4,010
Writing	2.8%	As above	As above	994	2,339
Visual art activities	1.9%	As above	As above	675	1,587
Craft activities	1.8%	As above	As above	639	1,504
Designing websites, computer games or interactive software	2.8%	As above	As above	994	2,339
Fashion, interior or graphic design	5.7%	As above	As above	2,024	4,762
Type of arts / cultural activity participated in (children aged 0 to 14)					
Drama activities	8%	% of 0-14 population participating in activity	Australian Bureau of Statistics, Participation in Selected Cultural Activities, Australia, 2017–18 (Catalogue Number 4921.0)	746	1,754
Singing or playing a musical instrument	23%	As above	As above	2,172	5,108
Dancing	17%	As above	As above	1,567	3,686
Art and craft activities	39%	As above	As above	3,663	8,616
Creative writing	23%	As above	As above	2,124	4,997

Wallan & Beveridge Review of Community Infrastructure Needs: Part A - Beveridge North West PSP Community Infrastructure Assessment

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Beveridge North West PSP	Total Core Assessment Area
Creating digital content	17%	As above	As above	1,558	3,664
Screen based activities	90%	As above	As above	8,526	20,053
Reading for pleasure	79%	As above	As above	7,412	17,432

Appendix 4. Community Infrastructure Specifications

This Appendix shows indicative community infrastructure specifications for the main DCP items typically identified in a PSP. These specifications include active open space reserves, sporting pavilions and community centres.

Table 12 - Typical PSP Active Open Space Specifications by Size

Component	Unit	5 to 6 Hectares	8 to 10 Hectares
Combination of two ovals & three soccer fields	No	1 Ovals 1 soccer	2 Ovals
Car park	Spaces	120	175
Netball / basketball court	No	2	2
Tennis Courts	No	2	
Cricket pitch and practice nets	No	1 / 1	2 / 1
Goals	No	2 sets	4 sets
Internal access road	m2	1350	1980
Landscaping	m2	30430	55435
Lighting – training & site	No	6	14
Signage	No	15	24
Site boundary fencing	m	1000	1300
Driveway crossing access from street	No	1	1
Utility service connections	Item	1	1
Interchange shelters	No	5	8
Turf surface and irrigation system	m2	21340	55440
Score Board	No	2	2

Source: Review of Benchmark Infrastructure Costings: Benchmark Infrastructure Costing, Prepared for VPA by Cardno (2018)

Table 13 - Typical PSP Sport Pavilion Specifications by Number of Playing Fields

Description / Facility	Unit	Two playing areas	Three playing areas
Four changes rooms with toilets and showers	m2	120	
Six change rooms with toilets and showers	m2		240
Two umpire change rooms with toilets	m2	40	
Three umpire change rooms with toilets	m2		60
Storage	m2	80	120
Office / first aid room	m2	20	30
Canteen and kitchen	m2	20	40
Public Toilets	m2	40	60
Multipurpose community room / social room (A small (50-80m2) community meeting space, entry foyer and circulation space)	m2	100	
Multipurpose community room / social room (A small (100-125m2) community meeting space, entry foyer and circulation space)	m2		150
Total Building floor space	m2	420	700
Covered spectator area	m2	80	120

Source: Review of Benchmark Infrastructure Costings: Benchmark Infrastructure Costing, Prepared for VPA by Cardno (2018)

**Wallan & Beveridge Review of Community Infrastructure Needs: Part A - Beveridge North West PSP
Community Infrastructure Assessment**

Table 14 – Typical PSP Community Centre Configurations x Hierarchy Type

Description / Facility	Unit	Level 1	Level 2	Level 3
Kindergarten Facility Two kindergarten rooms to accommodate 99 licensed places, including children's toilets and amenities, storage space, office, staff room and staff toilets and amenities display and circulation space	m2	750	750	
Extra 33-place kindergarten room / multipurpose meeting space	m2	150	150	
Maternal and child health consulting facility (two consulting rooms plus waiting space / program room)	m2	100	100	
Multipurpose community spaces (A combination of small (50-80m2) and medium (100-125m2) community meeting spaces, plus public toilets and amenities, office, staff room and staff toilets and amenities, reception and circulation space)	m2	200	500	
Multipurpose and specialist community spaces (A combination of small (50-80m2), medium (100-125m2) and large (180m2+) community meeting spaces and classrooms plus public toilets and amenities, reception and circulation space)	m2			450
Library	m2			1500
Specialist community space (adult reception / neighbourhood house, arts and cultural facility, youth facility, planned activity group space etc)	m2			250
Total building floor space	m2	1200	1500	2500
Small commercial kitchen	No	1		
Medium commercial kitchen	No		1	
Large commercial kitchen	No			1
Kindergarten outdoor play spaces	m2	700	700	
Car parking spaces	Spaces	60	75	125
Playground	m2	800	800	800
Landscaping	m2	500	500	500

Source: Review of Benchmark Infrastructure Costings: Benchmark Infrastructure Costing, Prepared for VPA by Cardno (2018)