



Planning today for the communities of tomorrow

Wallan & Beveridge Review of Community Infrastructure Needs

Part C – Wallan East (Part 1) Precinct Structure Plan

Final Report

Version 3

Prepared by ASR Research
On behalf of the Victorian Planning Authority
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1. Introduction

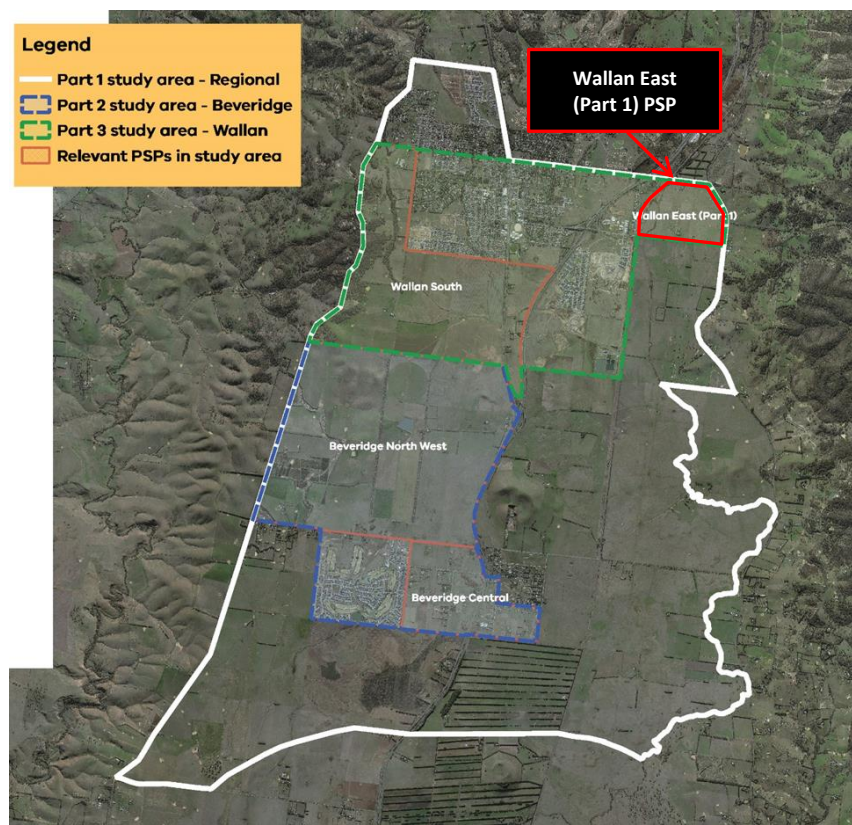
1.1 Background

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 represents the third component (Part C) of a broader assessment of the entire Study Area focusing on the Wallan East (Part 1) Precinct Structure Plan area (Wallan East PSP) which consists of two development scenarios:

- Low development scenario of 1,547 dwellings; and
- High development scenario of 1,956 dwellings.

The location of the Wallan East (Part 1) PSP is shown below in Figure 1 in the context of the wider Study Area.

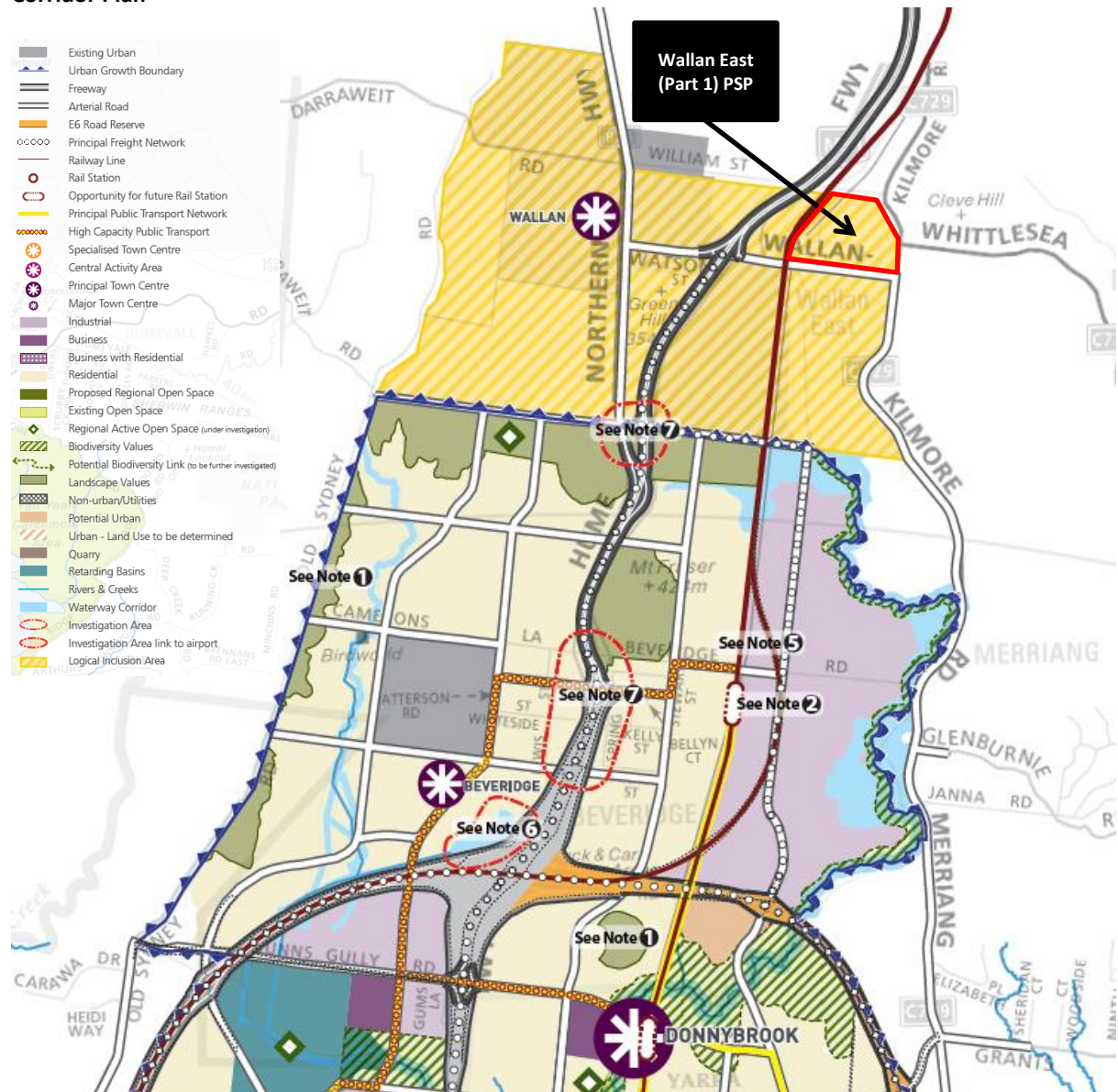
Figure 1 – Location of Study Area



Source: Victorian Planning Authority

The Wallan East PSP (Part 1) forms part of the 2012 Northern Growth Corridor (NGC) of Metropolitan Melbourne. As shown in Figure 2 below, the PSP is located at the far north eastern end of the Corridor Plan.

Figure 2 – Wallan East PSP (Part 1 & Part 2 Residential Option) in the Context of the North Growth Corridor Plan



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

1.2 About Precinct Structure Plans

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.

1.3 Wallan East (Part 1) Precinct Structure Plan: Pitching Report (August 2020)

The Wallan East PSP has followed the new VPA PSP model of early engagement that begins with pitching sessions from key agencies and landowners. This report captures the key themes that have emerged from the pitching sessions.

Pitching sessions were held on 21-22 November 2019 as part of the Wallan South PSP process. Most of the stakeholders involved in Wallan South overlap with Wallan East and have raised similar issues. Therefore, to avoid duplication, VPA only arranged pitching sessions for stakeholders that either had no involvement in Wallan South or were involved in Wallan South but have a specific interest in Wallan East.

The Wallan East (Part 1) Precinct Structure Plan Pitching Report (August 2020) was cognisant of the emerging themes from the Wallan South pitching sessions. These emerging themes were tailored, however, where unique opportunities and challenges presented themselves in relation to the Wallan East PSP. The key themes identified were:

1. Completing the future 'City' of Wallan;
2. Responding to the natural and physical context;

3. Managing water in an integrated and sustainable way;
4. Supporting transit-oriented development around future Wallan Station;
5. Contributing to the local economy; and
6. Encouraging sustainable and responsive development outcomes.

The report indicates that stakeholders have expressed a common desire for Wallan East to integrate well into the existing and future Wallan township, as well as the broader growth corridor.

Key opportunities identified in the report for the Wallan East PSP include:

1. Hume Freeway is an interstate connection between Melbourne and Sydney.
2. Potential to strengthen passenger rail connection to Melbourne and regional Victoria.
3. Active transport linkages into the existing Wallan township, particularly between Wallan Station and Wallan town centre.
4. Leveraging existing local infrastructure in Wallara Waters and Newbridge.
5. Co-locating a school site (if identified) with other community infrastructure.
6. Wallan Station in close proximity to the PSP site.

Key issues identified in the report for the Wallan East PSP include:

1. Connection to the north via Kelby Lane unresolved.
2. Points of connection to the existing Wallan township unresolved.
3. Connection to surrounding neighbourhoods unresolved (e.g. Wallara Waters, Newbridge). Department of Transport (DoT) is currently preparing a preliminary business case for the Outer Metropolitan Ring Transport Corridor. This is due for completion in late 2020.
4. No decision has been made on the form of the grade separation of the arterial road (Wallan-Whittlesea Road). Intersections along Wallan-Whittlesea Road are also unresolved. Any land requirements for the grade separation will need to be incorporated into the PSP.
5. Wallan-Whittlesea Road will require widening and upgrade. Any land requirements will need to be incorporated into the PSP.
6. Options to access Wallan Station across the rail corridor require further investigation.
7. Potential amenity impacts arising from the adjoining rail corridor (passenger and freight) need to be investigated further. Council and DoT have commenced discussions as part of the master planning work.
8. Wallan-Whittlesea Road forms part of the future Principal Freight Network (PFN). Consideration of the impacts on general traffic accessing the PSP area from the Hume Freeway will need to be investigated, including network resilience. The amenity impact of

potential 24 hour operation of freight to the Beveridge Intermodal Freight Precinct (BIFP) site along the Principal Freight Network (PFN) needs to be considered.

9. Total land required to meet the State's future car parking requirements around the train station requires further consideration. Also relevant to Theme 2.4 Supporting transit-oriented development around future Wallan station.
10. The provision of a crossing over the rail corridor and Hume Freeway (as shown in the regional context plan) to the north of the PSP site needs to be investigated.
11. The future design and configuration of Wallan Station, including future train stabling, is currently unknown.
12. DoT is preparing a detailed business case (DBC) for the Beveridge Intermodal Freight Precinct (BIFP), due for completion in late 2020. Land uses adjoining the PSP site are currently unknown and will require further consideration.
13. School provision to be determined based on growth projections in the broader catchment.

The themes from pitching have been summarised at a high level to leave flexibility for further discussion on specific issues. Opportunities and issues outlined in this report will form the basis for further exploration in upcoming stakeholder engagement, including a Vision and Purpose Co-Design workshop and Place-based Plan Co-Design workshop.

1.4 Assessment Objectives

Given the context presented above, the specific objectives addressed by the Community Infrastructure Assessment were:

1. Review existing strategies, plans and policies that may be of relevance to community infrastructure provision within the Wallan East PSP;
2. Identifying and classify the nearest existing and planned community infrastructure to the Wallan East PSP;
3. Assess potential community infrastructure demands, requirements and opportunities associated with the development of the Wallan East PSP based on two development scenarios: 1) a low development scenario and 2) a high development scenario; and
4. Provide the Wallan East process with clear community infrastructure recommendations including types of services and facilities to be incorporated within the PSP, including land area requirements and building sizes.

1.5 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 Wallan East PSP;
5. Using the two development scenarios being considered for the Wallan East PSP, undertake a quantitative and qualitative assessment of community infrastructure demand and supply requirements for the Wallan East PSP; and
6. Determine what types of services and facilities are required for either development scenario in order to satisfy the needs of the future Wallan East PSP area.

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

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 Wallan east PSP will represent somewhere between 4% to 5% 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(GDA)x0.6/0.7 = 420 to 490 NDA
Wallan East (Part 1) (as residential)	1,500	1,800	127(GDA)x0.6-0.7 = 76 to 89 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 Wallan Population & Dwelling Forecasts

The Wallan East PSP is located within the Wallan ‘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). Wallan is bounded by the boundary of Bylands in the north, the Hume Freeway and Wallan-Woodstock Road in the east, the boundary with Beveridge in the south and Deep Creek in the west. The location of the Wallan East PSP in the context of the Wallan Small Area is shown in Figure 3 on the following page and is situated at the far eastern central end of the small area.

Figure 4 on the following page shows the existing and planned (both approved and yet to be approved) urban development components of the Wallan area which consists of the Wallan Township and a series of approved estates which continue to develop including Spring Ridge, King & Queen Street, Rows Lane, Newbridge, Wallara Waters. Planning work for the Wallan South PSP is currently in progress and is addressed in the Part B component of the Wallan & Beveridge Review of Community Infrastructure Needs Assessment.

Figure 3 – Wallan East (Part 1) PSP within the Context of the Wallan ‘Small Area’ Boundary

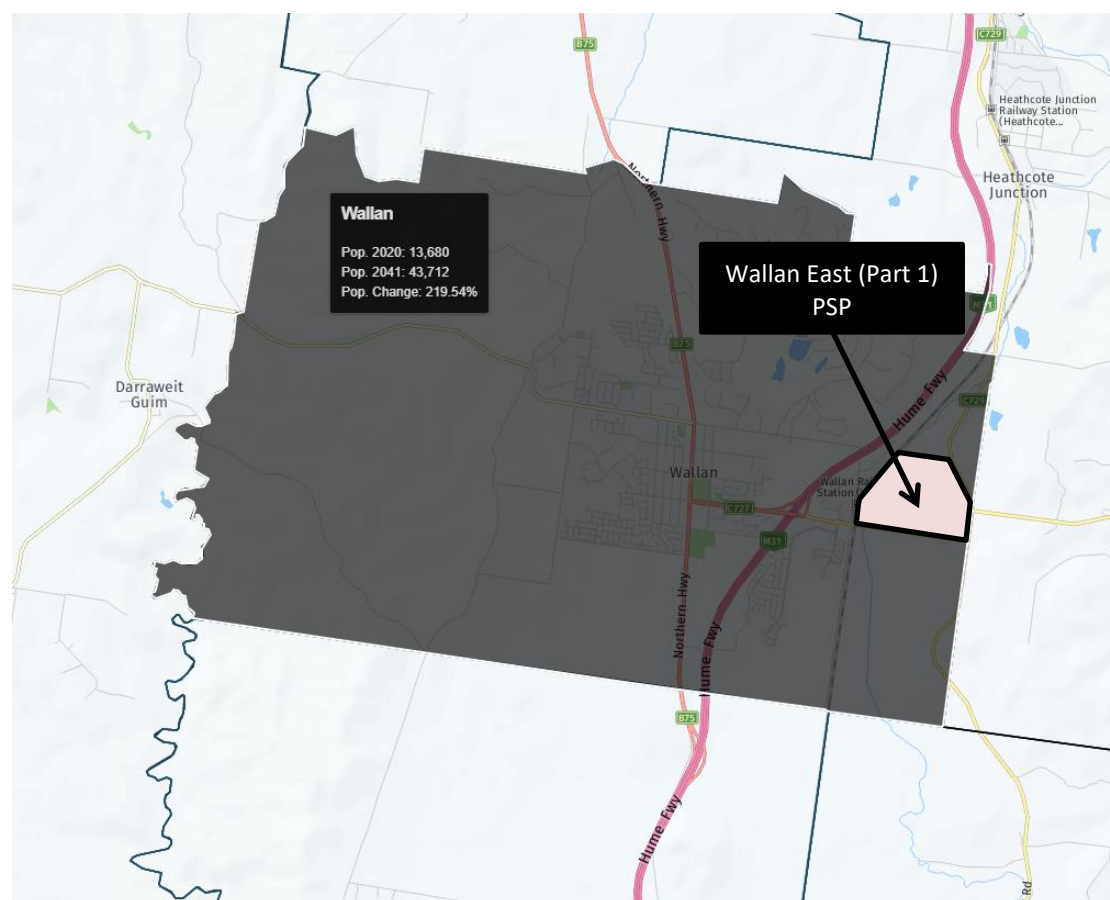
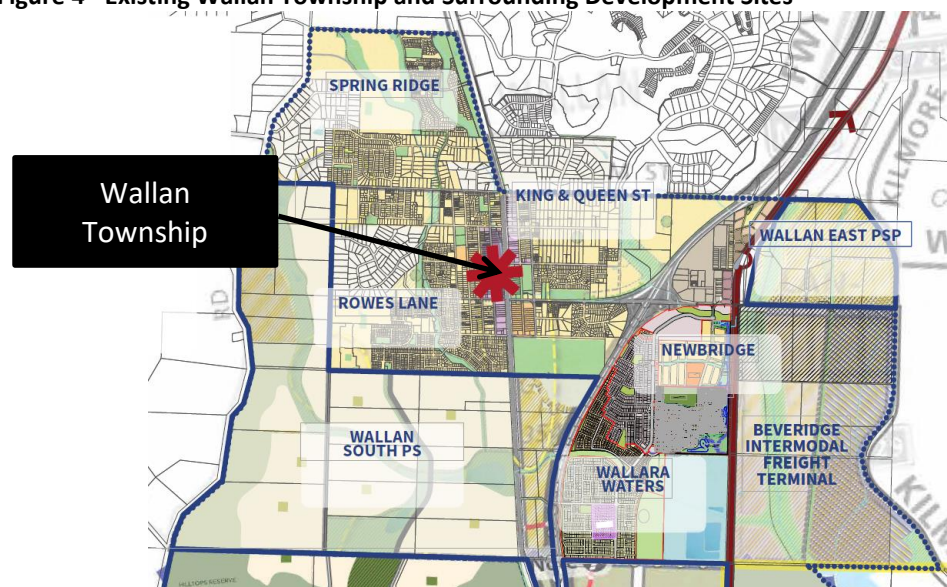


Figure 4 - Existing Wallan Township and Surrounding Development Sites



As shown in Table3 below the population of Wallan is currently estimated to be approximately 16,400 (Year 2022) and is anticipated to increase by approximately 235% over the next 20 years. By 2041 the population of Wallan is forecast to reach approximately 50,000 people (an increase of approximately 35,000 people). The number of dwellings in Wallan is forecast to grow from approximately 5,200 in 2021 to 17,300 in 2041, with the average household size remaining relatively stable approximately 3 persons per household.

Table 3 – Wallan Small Area Forecast Population, Households and Dwellings: 2021 to 2041

Summary	2021	2022	2026	2031	2036	2041	Total Change	% Change
Average household size	2.97	2.98	2.98	2.98	2.98	2.98	0.01	0.3%
Dwellings	5,184	5,693	7,938	10,848	13,988	17,296	12,112	234%
Households	5,017	5,509	7,681	10,497	13,536	16,737	11,720	234%
Total Population	14,898	16,444	22,877	31,275	40,392	49,870	34,972	235%

Source: Shire of Mitchell Population and household forecasts, 2016 to 2041, prepared by .id the population experts, July 2022

2.5 2021 ABS Census Wallan-Beveridge Population Profile

Table 4 on the following page reveals some of the key general population characteristics of Wallan compared to the Shire of Mitchell and Greater Melbourne based on the 2021 ABS Census. Some of the key characteristics that distinguish people living in Wallan, particularly when compared to Greater Melbourne, are:

- 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;
- A much lower proportion of people born overseas;
- Higher median household income levels;
- 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; and
- A much lower proportion of households that rent either privately or some form of social housing.

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

2021 ABS Census Demographic Characteristic	Wallan	Shire of Mitchell	Greater Melbourne
Population & age structure			
Median Age	33	36	37
People aged under 18 years	28.1%	24.5%	21.5%
People aged 85+ years	0.5%	1.5%	2.0%
Households			
Average household size	3	2.7	2.6
Couple families with children	51.5%	46.1%	47.8%
Couple families without children	30.0%	35.9%	35.4%
One parent families	17.4%	16.7%	15%
Lone person households	16.1%	22.1%	24.8%
Group households	1.8%	2.1%	4.3%
Diversity			
People born overseas	23.7%	14.7%	33.1%
Language other than English	18.5%	11.3%	24.8%
Income			
Median weekly household income	\$1,914	\$1,719	\$1,901
Disability			
People in Need of Assistance due to Disability	5.3%	6.0%	5.5%
Transport			
Households with two or more cars	72.3%	68%	53.5%
Housing types			
Separate houses	92.7%	93.0%	67.8%
Medium density dwellings	7.2%	6.4%	16.2%
High density dwellings	0.1%	0.2%	15.6%
Dwellings with four or more bedrooms	56.7%	46.3%	32.8%
Dwellings with two bedrooms or less	5.0%	11.2%	26.5%
Housing tenure			
Home owners	18.8%	28.6%	29.7%
Households with a mortgage	57.5%	47.3%	37.1%
Households renting privately	21.2%	20.7%	30.2%
Households renting social housing	0.4%		2.3%
Housing costs			
Median monthly mortgage repayments	\$1,733	\$1,733	\$2,000
Median weekly rental payments	\$360	\$328	\$390
Renter households with rent payments greater than 30% of household income	31.4%	29.1%	30.9%
Owner with mortgage households with mortgage repayments greater than 30% of household income	15.3%	14.3%	16.8%

Based on an analysis of the 2021 ABS Census, it is clear that the Wallan area shares 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, 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 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 Wallan East 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. Review of Guidelines, Policies and Strategies

This section reviews relevant guidelines, statutory and strategic documents likely to have the most significant influence on the community infrastructure outcomes associated with the preparation of the Wallan East (Part 1) PSP. The material reviewed includes:

- VPA endorsed Precinct Structure Planning Guidelines and other 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 Precinct Structure Planning Guidelines: New Communities in Victoria (October 2021)

The Precinct Structure Planning Guidelines: New Communities in Victoria (the Guidelines) are a Victorian Government initiative to ensure the Victorian Planning Authority (VPA) and other planning authorities prepare plans for places that enable best practice, liveable new communities for Victoria.

The purpose of the Guidelines is to provide the framework for preparing PSPs that guarantees quality outcomes while also being flexible, responsive and supportive of innovation by setting aspirational goals for our future communities. The approach provides a transitional model enabling 20-minute neighbourhoods to evolve over time and achieve the objectives as the area matures. The Guidelines are based on planning for 20-minute neighbourhoods, a principle in Plan Melbourne 2017-2050 (Plan Melbourne) that advocates for living locally to ensure accessible, safe and attractive local communities.

The Guidelines are structured in the following four parts:

- PART 1 - PURPOSE AND PLANNING CONTEXT. Provides the context for preparing a PSP, including how the Guidelines ensure a future where Victoria is socially and economically strong, environmentally resilient and engaged with the opportunities of a rapidly changing world. It outlines the United Nations Sustainable Development Goals (UN SDGs) and relevant Plan Melbourne policy and explains the 20-minute neighbourhood integrating framework and where PSPs fit in the planning hierarchy.
- PART 2 - PSP PATHWAYS AND PROCESSES (PSP 2.0). Outlines the process for co-designing a PSP with key stakeholders using the PSP 2.0 approach to develop a shared vision for the

precinct and resolve key planning challenges early. It also outlines the innovation pathway, which provides new opportunities to deliver over and above expected outcomes.

- **PART 3 - CONSTRUCTING A PSP.** Provides specific guidance on the General Principles and Performance Targets to be adopted when preparing a PSP. The principles and targets reflect the aspirations of policies such as Plan Melbourne and UN SDGs. They also reflect broader updates to State Government policies including the Department of Transport's Movement and Place Framework and Resilient Melbourne's Living Melbourne – Our Metropolitan Urban Forest. Part 3 also provides guidance on how to demonstrate a PSP has achieved its principles and targets, and where the innovation pathway should be considered.
- **PART 4 - PRACTITIONER'S TOOLBOX.** Provides guidance on the more detailed aspects of planning for Victoria's new communities. The Practitioner's Toolbox is available online and kept up to date with the latest tools and practices, including updates and changes to relevant government planning policies and guidance notes.

The Guidelines have a hierarchy of elements to explain what needs to be considered and delivered in a PSP. Elements are grounded in state policy and strategy or key future directions for greenfield precincts as determined by the VPA through the preparation process.

There are a number of sections within the PSP Guidelines that specifically relevant to the preparation of a Community Infrastructure Assessment. The most relevant elements are located in Part 3 (Constructing a PSP) and include:

- **Offer High-Quality Public Realm**
 - Offer high-quality public realm and open space
 - The public realm and open space network are crucial to creating the identity of a neighbourhood, and can have a significant impact on liveability, social cohesiveness, sense of place, the community's health and wellbeing, and the urban heat island effect.
- **Services and Destinations**
 - Provide services and destinations that support local living
 - Encouraging communities to 'live locally' means ensuring facilities and services are located close to housing and that the services meet the community's daily needs.
- **Infrastructure and Coordination**
 - Smarter infrastructure investment, and an integrated approach to land-use planning, is essential to unlocking development and ensuring housing affordability PSPs identify infrastructure needs and coordinate their integration with appropriate future land uses in order to provide for future communities.

- The Guidelines provide direction around the distribution of community facilities, open space and transport required to support compact, walkable 20-minute neighbourhoods. Coordinated and timely delivery of this infrastructure is critical to enable development in greenfield areas and therefore affordability of land. The logical and orderly development of precincts also ensures that new communities have the things they need to thrive.

Table 5 on the following page provides a summary of the key community infrastructure assessment principles, the application of these principles to the PSP process, and key PSP targets.

Table 5 – Key Elements of the PSP Guidelines Relevant to the Community Infrastructure Assessment Process

PSP Feature & General Principles	How to Apply to PSP	PSP / Performance Targets
Offer High-Quality Public Realm		
F 10. Local recreational spaces and facilities		
Networks of open space and facilities that optimise the use of available land and provide equitable access to sport and recreation, leisure, environmental benefits, cultural benefits and visual amenity.		
<p>F 10.1 The open space network should include local parks that:</p> <ul style="list-style-type: none"> • have a variety of sizes and proportions, generally ranging from 0.1 to 3 hectares • are located to enable access by local residents without having to cross significant barriers such as arterial roads, railways or waterways • provide a diversity of amenity experiences – both internal to the park and external interfaces that will provide an amenity context for development. <p>Relevant VPP: Clause 56.05-2</p>	<ul style="list-style-type: none"> • A Public Realm & Water Plan should be developed. The plan may demonstrate a diverse range of open space typologies that respond to place (for example, linear open space, waterway corridors, biodiversity areas and the productive use of encumbered land). The plan should show park sizes, preferred interfaces and walkable catchments (adjusted for significant barriers). 	<p>T11 The open space network should seek to meet the following minimum targets:</p> <ul style="list-style-type: none"> • Within residential areas (including activity centres): <ul style="list-style-type: none"> - 10% of net developable area for local parks and sports field reserves - 3-5% of net developable area set aside for local parks - 5-7% of net developable area set aside for sports field reserves. • Within dedicated employment and/ or economic activity areas, 2% of the net developable area for local parks. <p>Relevant VPP: Clause 19.02-6S, 53.01</p> <p>T12 Open space and sports reserves should be located to meet the following distribution targets:</p> <ul style="list-style-type: none"> • A sports reserve or open space larger than 1 hectare within an 800m safe walkable distance of each dwelling • A local park within a 400m safe walkable distance of each dwelling. <p>Relevant VPP: Clause 56.05-2</p> <p>Note: Includes sports reserves and public land that is encumbered by other uses but is capable of being utilised for open space purposes.</p>
<p>F 10.2 Proposed sporting reserves should be located, designed and configured to be:</p> <ul style="list-style-type: none"> • targeted to forecast community needs, including design, landscaping and functionality accessible • appropriately meeting their purpose, having regard to shared use opportunities 	<ul style="list-style-type: none"> • A community needs analysis should be undertaken to inform the plan at preparation stage. • A Public Realm & Water Plan should show sporting reserve size, purpose and walkable catchments. • Typography should be considered when determining the appropriate location of sport reserves. 	

PSP Feature & General Principles	How to Apply to PSP	PSP / Performance Targets
<ul style="list-style-type: none">able to take advantage of opportunities for alternative water supply (including co-location with stormwater harvesting and treatment facilities)distinctive and responsive to local character and surrounding land use.		
F 10.3 A network of diverse open space should be provided across the precinct that connects (via open space or major pedestrian/cycle links) to metropolitan or regional open space networks.	<ul style="list-style-type: none">A Public Realm & Water Plan should show linkages and connections, any barriers to connectivity, and measures to overcome barriers.	
F 10.4 The location and scale of open space should respond to and optimise integration with the existing topography, waterway features, landscape features, biodiversity conservation areas and cultural heritage values.	<ul style="list-style-type: none">A Public Realm & Water Plan should detail the features the open space network is responding to.A PSP may include any relevant cross section/s of existing or proposed features. For example, waterway, conservation area, Water Sensitive Urban Design (WSUD) element with the surrounding urban form to clearly show expected development interface outcomes.	
F 10.5 The public realm network should be located, configured and designed to enhance and optimise the role of encumbered or restricted public land (for example, waterways, conservation, utility easements, schools) for multifunctional spaces and cater for a broad range of local users and visitors. Where possible, the provision of open space should be integrated with and/or link with waterways and Water Sensitive Urban Design (WSUD) elements. The public realm network should account for provision of multifunctional water management assets. Relevant VPP: Clause 56.05-2, 19.03-3S	<ul style="list-style-type: none">The community needs analysis should identify possible functions of each space. This could also include the potential role and function of school sports fields, waterways and/or floodways in contributing to the network.Place-specific guidance should express expectations with regard to landscaping outcomes in open spaces and the public realm.	
Services And Destinations		
F 14. Local schools and community Infrastructure		
Education and community infrastructure and facilities that are located to equitably and efficiently maximise their accessibility and shared use.		
F 14.1 Education and community facilities (i.e. primary, secondary and specialist schools, kindergartens, community centres, health facilities and sport reserves) should: <ul style="list-style-type: none">be co-located within community hubs	<ul style="list-style-type: none">A Community Infrastructure Plan should show the preferred location of education and community facilities and identify their locational advantages. The assessment should ensure that the context of surrounding or planned development is considered to	T18 The location of dwellings should achieve the following accessibility targets in relation to education and community facilities:

PSP Feature & General Principles	How to Apply to PSP	PSP / Performance Targets
<ul style="list-style-type: none"> • have good visual and physical links to a local centre • be located on connector streets, linked by walking and cycling paths • be located in proximity to high-quality public transport where possible • be located away from potential hazards. <p>Relevant VPP: Clause 56.03-3</p>	<p>inform the role and location of education and community facilities.</p> <ul style="list-style-type: none"> • Where a specialist school is required, it should wherever possible, be located adjacent to an existing or proposed government school—preferably a secondary school. • Planning to co-locate kindergartens with all new government primary schools (including within co-located community facilities) should be undertaken in consultation with Department of Education and Training (DET) to determine appropriate land take and design requirements. <p>Note: PSPs are only capable of accommodating the provision of infrastructure. Timing of delivery is subject to the discretion of the relevant service provider.</p>	<ul style="list-style-type: none"> • 70% of dwellings located within 800m of a government primary school • 100% of dwellings located within 3,200m of a government secondary school • 80% of dwellings located within 800m of a community facility • 80% of dwellings located within 800m of a health facility. <p>Note: A health facility may include areas where a general practitioner would be capable of operating (for example, commercial or mixed use zone).</p>
F 14.2 High intensity facilities such as libraries, childcare centres, justice/emergency services and community centres should be located within close proximity of an activity centre or have good visual and physical links to an activity centre and active transport routes.	<ul style="list-style-type: none"> • Consultation with agencies and service providers should explore spatial and locational needs of these facilities, as well as likely delivery models. • A community infrastructure needs assessment should be prepared to inform plan preparation, identifying potential local synergies available in the PSP area. 	
F 14.3 Upgrades to existing infrastructure and/or the provision of new infrastructure should align with council and/or agency service plans and provide guidance to reflect the most cost-efficient approach to addressing service needs. This includes making use of any spare capacity of existing facilities within the catchment area and pursuing integrated service planning and delivery opportunities.	<ul style="list-style-type: none"> • A community infrastructure needs assessment should be undertaken to inform plan preparation, identifying spare capacity within the catchment and exploring integrated delivery opportunities. • Consultation with community infrastructure service providers should be undertaken to explore integrated delivery opportunities. 	
<p>F 14.4 Where feasible, education and community infrastructure should provide space for not-for-profit organisations.</p> <p>Opportunities should also be explored in town centres for space that not-for-profits may be able to rent</p>	<ul style="list-style-type: none"> • Consultation with not-for-profit organisations and DET, Council and other community land use managers, as well as developers of town centres, should be undertaken early to identify and co-design opportunities for shared facilities. 	
F 14.5 The location of emergency services should be within easy access to the arterial road network to maximise coverage and reduce response times.	<ul style="list-style-type: none"> • A community infrastructure needs assessment should be undertaken to inform plan preparation, identifying the location of existing or proposed emergency service facilities. • A Community Infrastructure Plan should identify the preferred location of emergency services if located within the precinct. 	

PSP Feature & General Principles	How to Apply to PSP	PSP / Performance Targets
F 15. Lifelong learning opportunities Education and community infrastructure and facilities that cater for the many social needs of the community and individuals at any stage of their lives.		
<p>F 15.1 The amount of land allocated for education and community facilities, and their role and function, should be determined in consultation with service providers and should respond to the local context, the broader strategic context, and the forecast service needs of the new or changing community.</p> <p>Relevant VPP: Clause 56.03-3</p>	<ul style="list-style-type: none"> • A community infrastructure needs assessment should identify likely community needs. The assessment should ensure that the context of surrounding or planned development is considered to inform the role and location of education and community facilities. • Consultation with community infrastructure service providers should be undertaken to explore opportunities to respond to changing needs in an innovative way. 	Refer to T18 Targets
<p>F 15.2 The location and design of education and community facilities should cost-effectively maximise functional use, flexibility, safety, amenity and operational efficiency (e.g. shared use of facilities with active open space, alternative funding models, adaptable design models, community access to school grounds, etc.)</p>	<ul style="list-style-type: none"> • A Community Infrastructure Plan should show any proposed agreement for shared use. • A Precinct Infrastructure Plan should identify timing, delivery responsibility, potential funding sources and commitments to shared delivery and use of facilities. 	
<p>F 15.3 Opportunities for non-government schools and tertiary education facilities should be identified through engagement with the non-government school and tertiary education sectors.</p>	<ul style="list-style-type: none"> • Consultation with non-government education providers should be undertaken early in the PSP process. • A Community Infrastructure Plan should identify any nongovernment education facilities (where known). 	
<p>F 15.4 Future opportunities for higher order health and education (e.g. tertiary education) should be considered during the PSP process and land areas or 'areas of strategic interest' should be nominated where known.</p>	<ul style="list-style-type: none"> • Consultation with higher order health and education providers should be undertaken early in the PSP process to explore any opportunities for these sites to be nominated and for partnerships to be forged. • A Community Infrastructure Plan should identify any facilities (where known) and identify any catalyst impacts of these facilities. 	

PSP Feature & General Principles	How to Apply to PSP	PSP / Performance Targets
Infrastructure Coordination		
F 17. Staging and location of development Directing the staging and location of development within a PSP to: <ul style="list-style-type: none"> • use available capacity in existing infrastructure • support the orderly and economic extension or augmentation of existing infrastructure • match the timely provision of new infrastructure. This will include directing the location and timing of development and identifying trigger points for the provision of required infrastructure.		
F 17.1 The structure and design of a PSP should accommodate the coordinated delivery of key infrastructure (basic and essential infrastructure and other infrastructure) and appropriate staging of development to provide for: <ul style="list-style-type: none"> • integration and shared-use opportunities • timely delivery, taking into consideration likely sequencing of development, land ownership constraints and funding sources • efficient delivery, taking into consideration likely sequencing of development • development that will not be isolated from basic and essential infrastructure and services • ensuring that development does not take place unless it can be serviced in a timely manner • ensuring that development within a PSP can be staged to match the attainment of infrastructure triggers and the provision of infrastructure and services • opportunities for alternative delivery models that achieve sustainability or other community benefits. 	<ul style="list-style-type: none"> • Encourage active engagement with government departments, service providers and utility agencies to input their forward plans, identify and define essential infrastructure and to explore strategic partnerships for planning, funding and delivery. • A Precinct Infrastructure Plan should identify all infrastructure needed to service the new neighbourhoods, indicative timing, delivery responsibility, other potential funding sources and any agreed commitments to partnerships or alternative delivery models. • The indicative locations of essential infrastructure should consider the local requirements of service providers relevant to the PSP. 	T20 Identify all basic and essential infrastructure with spatial requirements on the future place-based structure plan (e.g. open space, schools, community centres, integrated water management, etc.)
F 17.2 The staging of development within PSPs should consider: <ul style="list-style-type: none"> • proximity to existing or proposed development fronts or serviced land • proximity to significant public transport infrastructure or public transport services • proximity to existing or committed community infrastructure such as schools • proximity to new or existing arterial or connector road infrastructure 	<ul style="list-style-type: none"> • Active engagement with government departments, service providers, utility providers, landowners, developers and local government to explore the potential staging of development that aligns with potential planning, funding and delivery of infrastructure. • Spatial arrangement of land uses within a PSP and the provision of infrastructure within a Precinct Infrastructure Plan are aligned to encourage appropriate staging of development. 	

PSP Feature & General Principles	How to Apply to PSP	PSP / Performance Targets
<ul style="list-style-type: none">existing uses (for example, extractive uses) which may transition over a longer period of timeits role in facilitating delivery of this infrastructure.	<ul style="list-style-type: none">Direction is provided on the location and timing of development fronts within a PSP and the trigger points for required infrastructure, where relevant, in order to ensure development matches the timely provision of infrastructure.An indicative staging plan should be prepared where appropriate.	
F 17.3 Land should be set aside and reserved to allow for all public land uses, including schools, community centres, health, emergency and justice facilities, road widening and grade separation of rail from all transport corridors (includes roads, pedestrian and bicycle paths) where a delivery agency has agreed to the commitment.	<ul style="list-style-type: none">Land required in the future should be identified in a Place Infrastructure Plan.	
F 17.4 Structure and design of a PSP should seek to maximise opportunities for development to utilise existing infrastructure or to capitalise on planned infrastructure commitments.	<ul style="list-style-type: none">An infrastructure and servicing assessment should be prepared to inform plan preparation and should identify existing capacity of infrastructure.Consultation should be undertaken with agencies and servicing authorities to identify opportunities to leverage planned infrastructure commitments.	
F 18. Innovative and sustainable infrastructure delivery		
Actively pursuing innovative and sustainable models for infrastructure delivery, and long-term strategic infrastructure opportunities that align with the UN SDGs and the 20-minute neighbourhood framework.		
F 18.1 Alternative and innovative infrastructure and service delivery approaches should be explored early in the PSP place-shaping and visioning stages to ensure new and innovative initiatives are embedded in the design and structure of a PSP. Implications for urban form, housing, jobs and other features of the 20-minute neighbourhood should be considered and addressed through the PSP.	<ul style="list-style-type: none">The PSP vision statement should identify any proposed infrastructure or service delivery innovations, as well as actions to support the vision.	Refer to Performance Target T18
F 18.2 Potential mechanisms to incentivise the early delivery of key infrastructure should be explored, particularly where fragmented land parcels and/or other site constraints exist that prohibit the logical delivery of infrastructure to support new job growth.	<ul style="list-style-type: none">Active engagement with key implementing stakeholders will identify opportunities and commitment to bring forward infrastructure.All commitments should be identified in the Precinct Infrastructure Plan.A staged approach to drainage outfall should be considered to align with incremental development of the precinct.	

3.2 Other Precinct Structure Planning Guidelines

In addition to the PSP Guidelines the VPA, Department of Education and Training and Catholic Education Melbourne has prepared a number of additional resources to assist with the community infrastructure planning process in PSP locations. These include:

- Victorian Planning Authority – Guidance Note – PSP2.0 (November 2021);
- Victorian Planning Authority – Community Infrastructure Planning in New Communities Guidance Note (November 2021);
- Victorian Planning Authority – Infrastructure Contributions Plan Guidelines (March 2021);
- Department of Education & Training - Victorian Government School Site Selection Criteria – Toolbox (October 2021);
- Victorian Planning Authority – PSP Note – Non-Government Schools; and
- Melbourne Archdiocese Catholic Schools - Catholic Schools Site Selection Criteria Guidelines (2021).

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 Wallan East (Part 1) 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 Survey¹ (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

¹ 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).

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.
- 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: Planned capacity of 525 enrolments and generally with a maximum capacity of 700 enrolments;
- Government Secondary Schools: Planned capacity of 1,200 enrolments and generally with a maximum capacity to accommodate 50% more (approximately 1,800 enrolments); and
- Government Specialist School: Planned capacity of 144 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 6 below.

Table 6 – 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	Bldg. floor area	\$2,753,000

Item	Standard	Cost Application	Cost Estimate
	facility		

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 2050 Community Vision;
- Mitchell Shire Council Plan 2021-2025;
- Mitchell Shire Council Municipal Public Health and Wellbeing Plan 2021-2025;
- 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:

- Mitchell Shire Kindergarten Infrastructure and Services Plan (KISP), Department of Education & Training, 2022;
- Victorian State Government Best Start, Best Life Policy (June 2022);
- 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 Wallan East (Part 1) 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 & Planned Community Infrastructure in Wallan

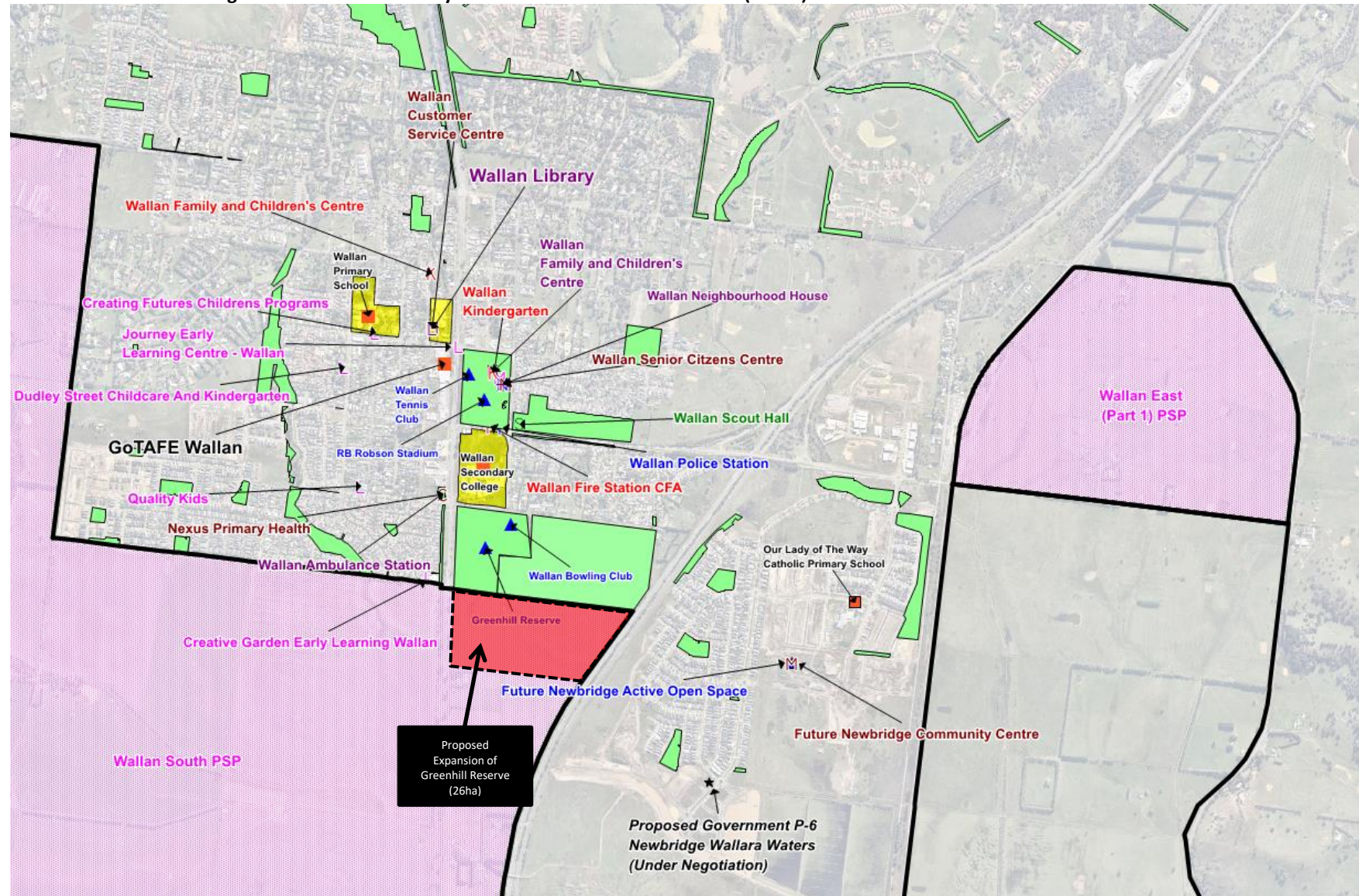
The existing community infrastructure nearest to the Wallan East PSP are located in the existing Wallan Township to the west. Future community infrastructure is also proposed as part of the Wallan South PSP (planning stages currently in progress) to the south west and the Beveridge North East PSP (planning stages yet to formally commence). The nearest main existing and proposed community infrastructure are summarised in Table 7 below and shown in Figure 5 following the Table.

Table 7 – Nearest Main Existing and Planned Community Infrastructure to Wallan East PSP

Wallan Township (Including Wallara Waters and Newbridge Estates)	Approx. Travel distance from Wallan East PSP (cnr Wallan-Whittlesea Road & Hart Crt)
Council Community Services & Buildings	
Wallan Library	3.6 km
Wallan Family and Children's' Centre (includes Kindergarten and MCH)	3.6 km
Wallan Kindergarten	3 km
Wallan Multipurpose Community Centre (includes Wallan Neighbourhood House)	3 km
Future Newbridge Multipurpose Community Centre	2 km
Council Open Space & Recreation	
Greenhill Reserve (includes Green Hill, two ARF & Cricket ovals & Wallan Lawn Bowls Club) & Proposed Expansion of Greenhill Reserve (approximately 26 additional hectares) for both passive and active recreation purposes.	3.2 km
Hadfield Park	3.1 km
RB Robson Stadium (Hadfield Park)	3.1 km
Wallan Tennis Club (Hadfield Park)	3.3 km
Future Newbridge Active Open Space	2 km
Education	
Wallan Primary School	3.8 km
Wallan Secondary School	3.2 km
Our Lady of the Way Catholic Primary School	1.5 km
GoTAFE Wallan	3.2 km
Proposed Government P-6 Newbridge / Wallara Waters (under negotiation)	Potentially 2.5 km (T.B.C)
Health Services	
Nexus Primary Health	3.3
Police and Emergency Services	
Wallan Police Station	2.8 km
Wallan Ambulance Station	3.4 km
Wallan Fire Station	2.8 km

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 Main Existing and Planned Community Infrastructure to the Wallan East (Part 1) PSP



5 Analysis of Community Infrastructure Demand & Supply Estimates

This section provides a detailed analysis of community infrastructure need for the Wallan East 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/>). For the purposes of preparing this assessment, a number of preliminary development assumptions have been used based on advice provided by the VPA. However, given that a number of key matters have yet to be confirmed, including the amount of land to be included within the PSP and the amount of land required to be set aside for drainage purposes, the development assumptions are subject to change and may trigger further amendments to the recommendations presented in this report.

The VPA has requested an assessment of two development scenarios for the Wallan East PSP: 1) a low development scenario, and 2) a high development scenario. The key development assumptions used for both scenarios are as follows:

	Low Development Scenario Wallan East (Part 1) PSP + Department of Transport land (1 hectare)	High Development Scenario Wallan East (Part 1) PSP + + Department of Transport land (3 hectares)
Estimated Net Developable Area	A potential Net Developable Area of 75.61 hectares	A potential Net Developable Area of 75.61 hectares
Anticipated residential dwelling density	An average density of approximately 20 dwellings per hectare (dwellings per net developable hectares - NDHA). An average of 35 dwellings per NDHA for DOT land (1 hectare).	An average density of approximately 25 dwellings per hectare (dwellings per net developable hectares - NDHA). An average of 22 dwellings per NDHA for DOT land (3 hectares).
Total Number of Dwellings	A total of 1,547 dwellings consisting of: <ul style="list-style-type: none"> • A total of 1,512 dwellings for the Wallan East PSP; and • A total of 35 dwellings for the DOT land. 	A total of 1,956 dwellings consisting of: <ul style="list-style-type: none"> • A total of 1,890 dwellings for the Wallan East PSP; and • A total of 66 dwellings for the DOT land.
Total Estimated Population	An estimated total population ranging from 4,332 (@2.8 persons per dwelling) to 4,796 people (@3.1 persons per dwelling)	An estimated total population ranging from 5,477 (@2.8 persons per dwelling) to 6,064 people (@3.1 persons per dwelling)

5.1 Wallan East (Part 1) Community Infrastructure Assessment

Table 8 on the following pages identifies key response measures for the low development scenario for each form of community infrastructure by comparing the provision proposed within the Wallan East 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 Wallan East PSP (both low and high development scenarios). 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 8 - Detailed Community Infrastructure Assessment of Wallan East (Part 1) PSP

Service / Community infrastructure type	Nearest Existing and Planned Community Infrastructure	ASR Research Estimate of Demand / Supply Requirements by Build Out	Recommended Response Measures
Council Community Centres	<p>The main existing Council community centres nearest to the Wallan East PSP include the Wallan Multipurpose Community Centre (approximately 3 kilometres west of the PSP) located in Hadfield Park. This facility accommodates the Wallan Neighbourhood House. A number of other discrete services are located within Hadfield Park and operate within close proximity of the Wallan Multipurpose Community Centre including the Wallan Kindergarten.</p> <p>Other key Council community facilities in the Wallan Township include the Wallan Library (approximately 3.6 kilometres from the PSP) and the Wallan Family and Children's' Centre (also approximately 3.6 kilometres from the PSP).</p> <p>A new multipurpose community centre will also be established within the next 5 years as part of the Newbridge Estate (approximately 2 kilometres west of the PSP).</p>	<p>Ranging from 0.5 to 0.7 multipurpose community centres consisting of:</p> <ul style="list-style-type: none"> • 0.3 Level 1 Centres; • 0.3 Level 2 centres and • 0.1 Level 3 centres. 	<ul style="list-style-type: none"> • Given the type of facilities planned in Wallara Waters and Newbridge and the PSP's relative isolation and limited access to existing infrastructure west of the train line, a Level 2 Community Centre (1.2 ha site) can be justified on the basis it should accommodate a broader range of services.
Early Years Services Long Day Child Care	<p>While there is no existing long day child care service within the Wallan East PSP, the following four services are located in the Wallan Township:</p> <ul style="list-style-type: none"> • Creative Garden Early Learning Centre (120 places); • Quality Kids Childcare & Kindergarten (85 places); • Dudley Street Childcare and Kindergarten (96 places); and • Journey Early Learning Centre (110 places). <p>Long day child care service provision is not assumed to be included as part of Council community centres proposed by the Wallan East 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>Ranging from approximately 157 to 198 long day child care places (equivalent to approximately 2 medium sized centre @ 80 places each, or 2 larger centres @ 100 places each).</p>	<ul style="list-style-type: none"> • By full development, the Wallan East PSP could accommodate as many as 2 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. • 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. • This assessment recommends that Council continue to encourage / facilitate private long day child care provision in a well distributed manner across the Wallan East PSP and adjacent to proposed community infrastructure hubs and Town Centres, and generally in accordance with Local Town Centre Design Principles.

Service / Community infrastructure type	Nearest Existing and Planned Community Infrastructure	ASR Research Estimate of Demand / Supply Requirements by Build Out	Recommended Response Measures
<i>Sessional Kindergarten</i>	<p>Most long day child care is provided by the private-for-profit sector and not-for-profit community based agencies.</p> <p>The nearest sessional Kindergarten services to the Wallan East PSP are: 1) the Wallan Family and Children's Centre (containing 2 Kindergarten rooms), and 2) the Wallan Kindergarten (containing 2 Kindergarten rooms). Both these facilities provide 3 and 4 year old kindergarten programs.</p> <p>The following private long day child care services located within the Wallan Township also offer funded 4 year old kindergarten programs:</p> <ul style="list-style-type: none"> • Creative Garden Early Learning Centre (120 places); • Quality Kids Childcare & Kindergarten (85 places); • Dudley Street Childcare and Kindergarten (96 places); and • Journey Early Learning Centre (110 places). 	<p>Based on a review of Mitchell Kindergarten Services Infrastructure Plan (KISP), and Mitchell Shire Council feedback, this assessment has assumed the Wallan East PSP will require 1 place per for every two kindergarten enrolments (both three and four year old kindergarten). It is also assumed that a standard sessional kindergarten room will accommodate 33 licenced places.</p> <p>On this basis it is assumed that the Wallan East PSP will generate a need for 3 to 4 kindergarten rooms.</p> <p>It is also worth noting the if the Victorian Government implements a recently announced \$9 billion commitment to expand kindergarten programs across the state, including the roll-out of a universal 30-hour a week program of play-based learning for every four-year-old child in Victoria, additional Kindergarten rooms are likely to be required.</p>	<ul style="list-style-type: none"> • By full development, the Wallan East PSP may potentially require as many as 4 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 the proposed Council multipurpose community centre should anticipate the need to incorporate 4 kindergarten rooms (@ 33 licenced places each). • All Council owned / operated early years facilities should be established as delivery points for three and four year old sessional programs. • 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.
Maternal & Child Health	The nearest MCH service to the Wallan East PSP is located within the Wallan Township (approximately 4 kilometres west) and based within the Wallan Family and Children's' Centre (containing 2 consulting rooms).	Approximately 1 MCH consulting room.	<ul style="list-style-type: none"> • Assuming the provision of 1 multipurpose community centre within the PSP area, this will provide sufficient capacity to satisfy the demand for MCH services. However, it is recommend that two consulting rooms rather than one be included in the facility to facilitate a dual nurse model of service delivery and as a contingency for any potential future expansion of residential development south of the PSP area.
Playgroups	The nearest main Playgroup venue to the Wallan East PSP is located within the RB Robson Stadium in the Wallan Township (approximately 3 kilometres west).	Equivalent to approximately 2 playgroup sessions per week.	<ul style="list-style-type: none"> • Assuming the provision of 1 multipurpose community centre within the PSP area, this will provide sufficient capacity to satisfy the demand for playgroup programs.

Service / Community infrastructure type	Nearest Existing and Planned Community Infrastructure	ASR Research Estimate of Demand / Supply Requirements by Build Out	Recommended Response Measures
Neighbourhood Houses / Learning Centres	The nearest existing Neighbourhood House service to the Wallan East PSP is the Wallan Neighbourhood House located within the Wallan Multipurpose Community Centre (approximately 3 kilometres west of the PSP) in Hadfield Park.	<ul style="list-style-type: none"> • Ranging from the equivalent of 0.2 to 0.3 Neighbourhood House services. • Ranging from approximately 144 to 182 Neighbourhood House users per week 	<ul style="list-style-type: none"> • Given the relative isolation of the Wallan East PSP from the rest of Wallan, this assessment supports the establishment of one Neighbourhood House within the Wallan East PSP and that this service be incorporated within a proposed Level 2 Community Centre.
Libraries	<p>The nearest existing Library service to the Wallan East PSP is the Wallan Library located within the Wellington Square Shopping Centre (approximately 4 kilometres west of the PSP) in the Wallan Township.</p> <p>The Wallan Library is relatively small by contemporary standards and is leased by Council in a location that prevents its expansion. Council considers the Wallan Library is not fit for purpose, due largely to its lack of space for the full range of activities and resources required of a contemporary library.</p>	<ul style="list-style-type: none"> • This generates a requirement equivalent to 0.1 library facilities. • Ranging from 14,387 to 18,191 loans per annum • Ranging from 19,662 to 24,861 visits per annum (approx.) 	<ul style="list-style-type: none"> • Given the proximity of the PSP to the existing Wallan Library and the PSP's relatively small population and isolation from the rest of Wallan, a new Library facility is not recommended for the Wallan East PSP.
Education Facilities			
Government Schools	<p>The nearest existing Government Schools to the Wallan East PSP are:</p> <ul style="list-style-type: none"> • Wallan Primary School (559 enrolments in 2019) • Wallan Secondary College (634 enrolments in 2019) <p>There are currently no Government Special Development Schools in Wallan or Beveridge.</p>	<ul style="list-style-type: none"> • Ranging from approximately 0.5 to 0.8 Government Primary Schools (290 to 366 enrolments) • Approximately 0.2 Government Secondary Schools (149 to 188 enrolments) 	<ul style="list-style-type: none"> • Given the projected scale of population growth and proximity to existing and planned schools, this assessment recommends the Wallan East PSP include 1 Government Primary School site (3.5 hectares). • Given the proximity of the PSP to the existing Wallan Secondary College and the PSP's relatively small population and isolation from the rest of Wallan, a new Government Secondary school is not recommended for the Wallan East PSP. • For similar reasons, the PSP is not considered an optimal location for Government Special Needs school. However, this type of facility is likely to be included in the Wallan South PSP. • It is recommended that this assessment be provided to DET to confirm the provision strategy recommended above.
Catholic Schools	The nearest existing Catholic School (and only independent school in Wallan and Beveridge) to the Wallan East PSP is the recently established Our Lady of the Way Catholic Primary School (163 enrolments in 2020) located on the eastern side of Wallan in the Newbridge Estate (approximately 1.5 kilometres from the Wallan East PSP).	<ul style="list-style-type: none"> • Ranging from approximately 109 to 138 Catholic Primary Enrolments • Ranging from approximately 243 to 308 Catholic Secondary Enrolments 	<ul style="list-style-type: none"> • Given the proximity of the PSP to the existing Our Lady of the Way Catholic Primary School and the PSP's relatively small population and isolation from the rest of Wallan, a new Catholic school is not recommended for the Wallan East PSP. • Although the enrolment demand generated by the PSP is relatively small its proximity to the Wallan East Train Station may draw interest from independent secondary school providers which typically draw from a much larger geographic catchment than a Government Secondary School.

Service / Community infrastructure type	Nearest Existing and Planned Community Infrastructure	ASR Research Estimate of Demand / Supply Requirements by Build Out	Recommended Response Measures
	<p>The Wallan South PSP is likely to include two independent school sites suitable for primary school provision.</p> <p>The Beveridge North West PSP to the south proposes 3 non-government school sites, 2 of which are suitable for primary school provision (3 hectares each) and 1 other 7-hectare site for secondary school provision (or secondary and primary combined).</p>		<ul style="list-style-type: none"> However, it is recommended that this assessment be provided to Melbourne Archdiocese Catholic Schools (MACS) to confirm its support for this provision recommendation.
Other Independent Schools	There are no other independent school sites in either Wallan or Beveridge.	<ul style="list-style-type: none"> Ranging from approximately 17 to 22 Independent Primary Enrolments Ranging from approximately 20 to 25 Independent Secondary Enrolments 	<ul style="list-style-type: none"> For similar reasons as those expressed above for Catholic Education provision, the Wallan East PSP may draw interest from other independent secondary school providers which typically draw from a much larger geographic catchment than a Government Secondary School.
Higher Education	<p>The nearest existing highest education facility to the Wallan East PSP is the relatively small Wallan campus of GoTAFE (approximately 3 kilometres to the west).</p> <p>The nearest university is the Bundoora campus of RMIT University (approximately 34 kilometres south).</p>	<ul style="list-style-type: none"> Ranging from approximately 110 TAFE Enrolments Ranging from approximately 133 to 168 University Enrolments 	<ul style="list-style-type: none"> Although the enrolment demand generated by the PSP is relatively small its proximity to the Wallan East Train Station may draw interest from higher education providers which typically draw from a much larger geographic catchment than other education providers. Given the minimal provision of higher education facilities in Wallan and Beveridge, the significant scale of projected growth across the broader Wallan-Beveridge study area, and the long distances to the nearest Universities, this assessment recommends the Wallan East PSP include a higher education special investigation location that will form the basis of a more detailed assessment and engagement process with existing higher education providers.
Public Open Space Passive Open Space	<p>The Wallan East PSP contains no existing public open spaces.</p> <p>Other significant existing passive open spaces nearest to the Wallan East PSP include Hadfield Park and Wallan Community Park to the west.</p>	<p>Preliminary estimates indicate the Wallan East PSP will contain a Net Developable Area (NDA) of approximately 75.61 hectares. On this basis the PSP will be required to set aside approximately 3 hectares of unencumbered public open space (based on 4% of Net Developable Area Residential) in the form of passive open space (potential range of 2.3 to 3.8 hectares).</p> <p>The amount of encumbered public open space which may provide a</p>	<ul style="list-style-type: none"> This assessment broadly recommends that approximately 3 hectares of unencumbered passive open space be set aside for the Wallan East PSP, and configured and distributed (within 400 metres of every household) in accordance with the Mitchell Open Space Strategy standards described in Appendix 4.

Service / Community infrastructure type	Nearest Existing and Planned Community Infrastructure	ASR Research Estimate of Demand / Supply Requirements by Build Out	Recommended Response Measures
Active Open Space	<p>The nearest existing active open space reserves to the Wallan East PSP are:</p> <ul style="list-style-type: none"> The existing developed northern component of the Greenhill Reserve which contains 2 ARF / cricket ovals, 2 netball courts and 2 lawn bowl rinks; Wallan Tennis Club located within Hadfield Park (x 6 courts); Wallan Secondary College joint school / community use oval (x1), rugby league / union pitch (x1), outdoor netball courts (x 2) and indoor multipurpose court (x1). <p>A new active open space reserve will also be established within the next 5 years as part of the Newbridge Estate (approximately 1 kilometre west of the PSP).</p>	<p>useable informal recreation role has yet to be determined.</p> <p>Preliminary estimates indicate the Wallan East PSP will contain a Net Developable Area (NDA) of approximately 75.61 hectares. On this basis the PSP will be required to set aside approximately 4.5 hectares of unencumbered public open space (based on 6% of Net Developable Area Residential) in the form of active open space (potential range of 3.8 to 5.3 hectares).</p> <p>Participation estimates generated by the Wallan East PSP for major participation outdoor sports are:</p> <ul style="list-style-type: none"> Ranging from 228 to 288 AFL participants Ranging from 154 to 194 Tennis participants Ranging from 184 to 232 Soccer participants Ranging from 154 to 194 Netball participants² Ranging from 120 to 152 Cricket participants 	<ul style="list-style-type: none"> This assessment recommends that the active open space strategy for the Wallan East PSP consist of the establishment of one (1) new active open space reserve (approximately 8 hectares in size). Although this land allocation exceeds typical PSP guideline requirements, the shortage of active open space in the neighbouring Wallara Waters / Newbridge development indicates that a larger allocation is warranted. This core provision strategy should be complimented by the following range of recreation 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.
Council Indoor Stadiums & Aquatic Leisure Centres <i>Indoor recreation centre land / stadiums & aquatic leisure centres</i>	<p>There are no existing Council indoor aquatic leisure facilities in the Wallan Township nor the Wallan East PSP. The nearest Council facilities are located in Kilmore (Kilmore Leisure Centre located 17 kilometres to the north in the Shire of Mitchell) and Craigieburn (Splash Aqua Park and Leisure Centre located 26</p>	<ul style="list-style-type: none"> 0.1 Aquatic Leisure Centres Ranging from 0.6 to 0.7 indoor multipurpose courts Ranging from 0.4 to 0.5 hectares of indoor recreation centre land 	<ul style="list-style-type: none"> This assessment supports the allocation of a 6,000 square metre site within the PSP toward the provision of a small indoor recreation centre containing two indoor multipurpose courts. This land allocation should ideally be co-located with a future Government Primary School proposed for the PSP to facilitate joint school / community use outcomes.

² Competition netball may also use indoor courts.

Service / Community infrastructure type	Nearest Existing and Planned Community Infrastructure	ASR Research Estimate of Demand / Supply Requirements by Build Out	Recommended Response Measures
	<p>kilometres to the south, a facility located in the City of Hume).</p> <p>Wallan currently has one main indoor stadium - RB Robson Stadium located within Hadfield Park – catering for basketball, netball, volleyball, badminton and gymnastics. This Council facility contains 3 indoor courts. An additional indoor court is located within Wallan Secondary College and is available for both school and community use.</p> <p>The Wallan South PSP includes an undeveloped component of the Greenhill Recreation Reserve. The expansion and development of the Greenhill Reserve provides an opportunity to expand both indoor and outdoor recreation opportunities in Wallan.</p> <p>The Beveridge North West PSP proposes to include 5 hectares of land for an indoor recreation centre as part of 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, cultural centre, higher standard active recreation reserve, higher standard tennis facility etc. 	<ul style="list-style-type: none"> • 1,490 gym / fitness participants • Ranging from 575 to 726 swimming participants • Ranging from 235 to 297 basketball participants • 154 to 195 netball participants³ • 156 to 197 yoga participants • 145 to 183 pilates participants 	<ul style="list-style-type: none"> • The provision of an aquatic leisure centre within the Wallan East PSP is not supported given alternative locations such as the Beveridge North West PSP are likely to be preferred by Council.

³ Competition netball may also use outdoor courts.

Service / Community infrastructure type	Nearest Existing and Planned Community Infrastructure	ASR Research Estimate of Demand / Supply Requirements by Build Out	Recommended Response Measures
	<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 nearest Police station is located at Wallan (approximately 3 kilometres west). Further provision will be investigated as part of the broader study area with a particular focus on the Beveridge North West PSP.	<ul style="list-style-type: none"> • There are no formal provision benchmarks for Police Stations. 	Subject to further consultation with Victoria Police to confirm its provision strategy for the catchment area, the preliminary view of this assessment is that there is unlikely to be a need for a police station within the Wallan east PSP.
<i>Fire Services</i>	The nearest fire services are located in Wallan (Wallan CFA located approximately 3 kilometres west) and the existing Beveridge Township (Beveridge CFA, located approximately 10 kilometres south). Further provision will be investigated as part of the broader study area with a particular focus on the Beveridge North West PSP.	<ul style="list-style-type: none"> • There are no formal provision benchmarks for Fire Services. 	Subject to further consultation with Fire Services Victoria to confirm its provision strategy for the catchment area, the preliminary view of this assessment is that there is unlikely to be a need for a fire station within the Wallan East PSP.
<i>Ambulance Services</i>	The nearest Ambulance Victoria service is located in Wallan (located approximately 3.4 kilometres west). Further provision will be investigated as part of the broader study area with a particular focus on the Beveridge North West PSP.	<ul style="list-style-type: none"> • There are no formal provision benchmarks for Ambulance Services. 	Subject to further consultation with Ambulance Victoria to confirm its provision strategy for the catchment area, the preliminary view of this assessment is that there is unlikely to be a need for an ambulance station within the Wallan East PSP.
<i>Victorian State Emergency Services (VicSES)</i>	The nearest SES services are located in Craigieburn (approximately 25 kilometres south) and Kilmore (approximately 16 kilometres north). Further	<ul style="list-style-type: none"> • There are no formal provision benchmarks for VicSES facilities. 	Subject to further consultation with VicSES to confirm its provision strategy for the catchment area, the preliminary view of this assessment is that there is unlikely to be a need for a VicSES facility within the Wallan East PSP.

Service / Community infrastructure type	Nearest Existing and Planned Community Infrastructure	ASR Research Estimate of Demand / Supply Requirements by Build Out	Recommended Response Measures
<i>Law courts</i>	<p>provision will be investigated as part of the broader study area with a particular focus on the Beveridge North West PSP.</p> <p>The nearest law court facility is the Broadmeadows Magistrates Court (located approximately 43 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 court room. 	<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 19 kilometres to the south 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 nearest acute hospital facility is the Kilmore & District Hospital (located approximately 17 kilometres north in Kilmore). However, the most frequently attended public hospital by Mitchell Shire residents is the Northern Hospital in Epping (located approximately 28 kilometres to the south).</p> <p>The Victorian Government is investing \$675 million to build ten community hospitals in major growth areas 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>	<ul style="list-style-type: none"> Ranging from the equivalent to 17 to 22 public and private hospital beds Ranging from the equivalent of 1,957 to 2,474 hospital admissions per annum Ranging from the equivalent of 960 to 1,214 emergency service presentations per annum 	<p>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 17 kilometres to the south 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> <p>Although the health service demands generated by the PSP are relatively small its proximity to the Wallan East Train Station and the scale of population projected for the Wallan and Beveridge area (in excess of 100,000 people) may draw interest from the private hospital sector in the long term.</p>
<i>Community health & other primary health services</i>	<p>The nearest community health service is the Nexus GP Superclinic Wallan (located approximately 3.3 kilometres west). 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"> Ranging from approximately 138 to 174 community health centre clients Ranging from approximately 4 to 5 allied health service sites Ranging from approximately 22 to 33 drug and alcohol clients Ranging from approximately 72 to 91 mental health clients 	<p>In line with DH's strategic intention to establish health and well-being hubs this assessment recommends the Wallan East PSP be discussed with the Department as a potential site option for DH funded programs such as family support and mental health services.</p>

Service / Community infrastructure type	Nearest Existing and Planned Community Infrastructure	ASR Research Estimate of Demand / Supply Requirements by Build Out	Recommended Response Measures
		<ul style="list-style-type: none"> • Ranging from 1 to 2 general practices • Approximately 1 dental service • Ranging from 1 to 2 pharmacies 	
Aged Services <i>Aged Care</i>	<p>There are currently no residential aged care services located within the Wallan East 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"> • Ranging from 41 to 52 aged care places (includes home and residential aged care). This indicates a potential need to establish one residential aged care site within the Wallan East 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 Wallan East 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 one site be identified within the Wallan East PSP for residential aged care 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

Given the type of facilities planned in Wallara Waters and Newbridge and the PSP's relative isolation and limited access to existing infrastructure west of the train line, a Level 2 Community Centre (1.2 ha site) can be justified on the basis it should accommodate a broader range of services.

6.2 Early Years Services

Long Day Child Care

- By full development, the Wallan East PSP could accommodate as many as 2 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.
- 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.
- This assessment recommends that Council continue to encourage / facilitate private long day child care provision in a well distributed manner across the Wallan East PSP and adjacent to proposed community infrastructure hubs and Town Centres, and generally in accordance with Local Town Centre Design Principles.

Kindergarten

- By full development, the Wallan East PSP may potentially require as many as 4 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 the proposed Council multipurpose community centre should anticipate the need to incorporate 4 kindergarten rooms (@ 33 licensed places each).
- All Council owned / operated early years facilities should be established as delivery points for three and four year old sessional programs.
- 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

- Assuming the provision of 1 multipurpose community centre within the PSP area, this will provide sufficient capacity to satisfy the demand for MCH services. However, it is recommend that two consulting rooms rather than one be included in the facility to facilitate a dual nurse model of service delivery and as a contingency for any potential future expansion of residential development south of the PSP area.

Playgroups

- Assuming the provision of 1 multipurpose community centre within the PSP area, this will provide sufficient capacity to satisfy the demand for playgroup programs.

6.3 Neighbourhood Houses / Learning Centres

This assessment supports the establishment of one Neighbourhood House within the Wallan East PSP and that this service be incorporated within a proposed Level 2 Community Centre.

6.4 Library

Given the proximity of the PSP to the existing Wallan Library and the PSP's relatively small population and isolation from the rest of Wallan, a new Library facility is not recommended for the Wallan East PSP.

6.5 Education

Government Schools

- Given the projected scale of population growth and proximity to existing and planned schools, this assessment recommends the Wallan East PSP include 1 Government Primary School site (3.5 hectares).
- Given the proximity of the PSP to the existing Wallan Secondary College and the PSP's relatively small population and isolation from the rest of Wallan, a new Government Secondary school is not recommended for the Wallan East PSP.
- For similar reasons, the PSP is not considered an optimal location for Government Special Needs school. However, this type of facility is likely to be included in the Wallan South PSP.
- It is recommended that this assessment be provided to DET to confirm the provision strategy recommended above.

Catholic and Other Independent Schools

- Given the proximity of the PSP to the existing Our Lady of the Way Catholic Primary School and the PSP's relatively small population and isolation from the rest of Wallan, a new Catholic school is not recommended for the Wallan East PSP.
- Although the enrolment demand generated by the PSP is relatively small its proximity to the Wallan East Train Station may draw interest from independent secondary school providers which typically draw from a much larger geographic catchment than a Government Secondary School.
- However, it is recommended that this assessment be provided to Melbourne Archdiocese Catholic Schools (MACS) to confirm its support for this provision recommendation.
- For similar reasons as those expressed above for Catholic Education provision, the Wallan East PSP may draw interest from other independent secondary school providers which typically draw from a much larger geographic catchment than a Government Secondary School.

Higher Education

- Although the enrolment demand generated by the PSP is relatively small its proximity to the Wallan East Train Station may draw interest from higher education providers which typically draw from a much larger geographic catchment than other education providers.
- Given the minimal provision of higher education facilities in Wallan and Beveridge, the significant scale of projected growth across the broader Wallan-Beveridge study area, and the long distances to the nearest Universities, this assessment recommends the Wallan East PSP include a higher education special investigation location that will form the basis of a more detailed assessment and engagement process with existing higher education providers.

6.6 Public Open Space

Passive Open Space

- This assessment broadly recommends that approximately 3 hectares of unencumbered passive open space be set aside for the Wallan East PSP, and configured and distributed (within 400 metres of every household) in accordance with the Mitchell Open Space Strategy standards described in Appendix 4.

Active Open Space

- This assessment recommends that the active open space strategy for the Wallan East PSP consist of the establishment of one (1) new active open space reserve (approximately 8 hectares in size). Although this land allocation exceeds typical PSP guideline requirements, the shortage of active open space in the neighbouring Wallara Waters / Newbridge development indicates that a larger allocation is warranted.
- This core provision strategy should be complimented by the following range of recreation 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 park.

6.7 Indoor Recreation

- This assessment supports the allocation of a 6,000 square metre site within the PSP toward the provision of a small indoor recreation centre containing two indoor multipurpose courts. This land allocation should ideally be co-located with a future Government Primary School proposed for the PSP to facilitate joint school / community use outcomes.
- The provision of an aquatic leisure centre within the Wallan East PSP is not supported given alternative locations such as the Beveridge North West PSP are likely to be preferred by Council.

6.8 Justice & Emergency Services

<p>Police</p> <p>Subject to further consultation with Victoria Police to confirm its provision strategy for the catchment area, the preliminary view of this assessment is that there is unlikely to be a need for a police station within the Wallan East PSP.</p>
<p>Fire Services</p> <p>Subject to further consultation with Fire Services Victoria to confirm its provision strategy for the catchment area, the preliminary view of this assessment is that there is unlikely to be a need for a fire station within the Wallan East PSP.</p>
<p>Ambulance</p> <p>Subject to further consultation with Ambulance Victoria to confirm its provision strategy for the catchment area, the preliminary view of this assessment is that there is unlikely to be a need for an ambulance station within the Wallan East PSP.</p>
<p>State Emergency Services</p> <p>Subject to further consultation with VicSES to confirm its provision strategy for the catchment area, the preliminary view of this assessment is that there is unlikely to be a need for a VicSES facility within the Wallan East PSP.</p>
<p>Law Courts</p> <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 19 kilometres to the south 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>

6.9 Health Services

Acute / Sub-acute Health Services

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 17 kilometres to the south in the Lockerbie PSP.

However, further consultation with the Department of Health is encouraged to confirm its health infrastructure provision strategy for the broader study area.

Although the health service demands generated by the PSP are relatively small its proximity to the Wallan East Train Station and the scale of population projected for the Wallan and Beveridge area (in excess of 100,000 people) may draw interest from the private hospital sector in the long term.

Community Health & Other Support Services

In line with DH's strategic intention to establish health and well-being hubs this assessment recommends the Wallan East PSP be discussed with the Department as a potential site option for DH / FFH funded programs such as family support and mental health services.

6.10 Aged Services

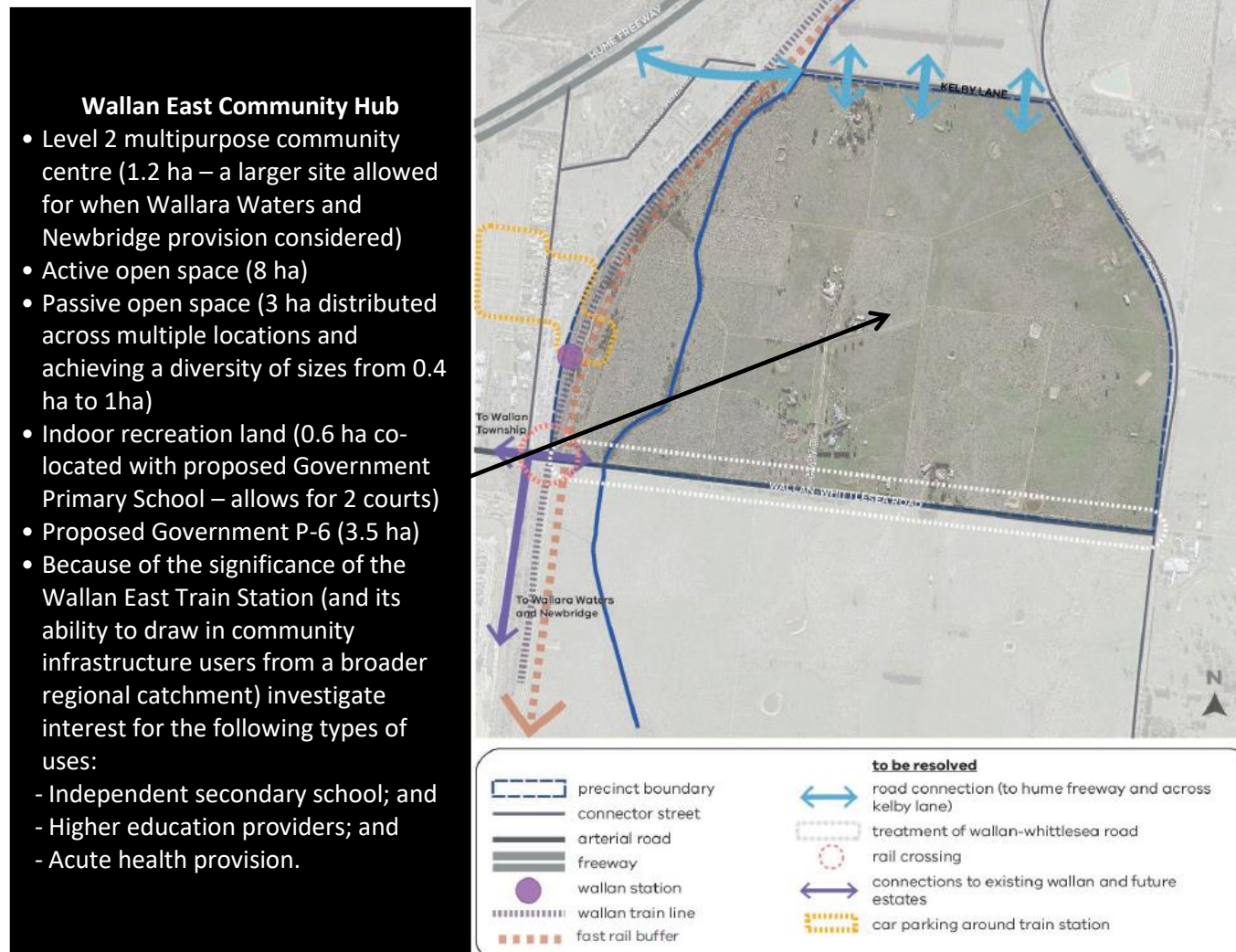
Given the current absence of residential aged care facilities, and the projected increase in demand over the next 20 years in the area, additional provision within the Wallan East PSP is considered desirable. However, an assessment of need undertaken by the Australian Government for the broader Aged 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 one site be identified within the Wallan East PSP for residential aged care subject to market interest from either the private sector or not-for-profit organisations.

7 Recommended Community Infrastructure Provision Plan

Based on the material reviewed and development assumptions used, this assessment outlines the following preliminary community infrastructure provision plan for the Wallan East (Part 1) PSP based on the high development scenario. The Plans are preliminary as final dwelling and population yields have yet to be confirmed.

Future hub locations are indicative only and reflect an attempt to distribute the recommended community infrastructure into viable local population catchments, and with consideration given to likely land use constraints (e.g. drainage land) and transport accessibility. Subject to final confirmation of the dwelling and population capacity of the Wallan East (part 1) PSP area, and ongoing consultation with stakeholders, the number, and precise location of hubs may be amended.

Figure 6 - Indicative Community Infrastructure Provision Plan Based on High Development Scenario (1,956 dwellings, 6,064 population)



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 21.11-9 Wallan

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.

Wallan is located within the Urban Growth Boundary and has an estimated population of about 10,000 persons. State government projections anticipate that the population will increase to 50,000 persons over the coming decades.

Wallan is located to the south as a gateway to the Mitchell Shire where the Northern Highway meets the Hume Freeway and is a potential gateway to the region encapsulated by the new Goulburn River Valley Tourism (Shepparton, Strathbogie, Murrindindi and Mitchell) initiative.

Major objectives for Wallan are to:

- Reinforce Wallan's Country Town Character;
- Provide sustainable growth and housing for all;
- Create opportunities for local employment;
- Create thriving, active and complementary local centres;
- Ensure people can move easily and safely throughout Wallan;
- Enhance Wallan's open space and environmental networks;
- Encourage a healthy mix of land uses that foster prosperity and activity;
- Make the Northern Highway a great 'country town' main street;
- Transform Wallan's shopping strip into a vibrant and engaging public space;
- Encourage a town structure that supports potential change and redevelopment;
- Develop a great modern Victorian 'country town';
- Promote civic pride in the town centre; and
- Make Hadfield Park an iconic open space.

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 8 below shows that there are no Heritage Overlay items within the Wallan East PSP area. To the east of the PSP area are the following heritage sites within the Wallan Township:

- HO210 – World War 1 Memorial and Avenue of Honour inc 48 Purple leaved Dutch Elms (*Ulmus x hollandica 'Purpurascens'*). Both sides of Northern Highway between Queens & Watson Streets.
- HO211 – Free Library High Street.
- HO212 – Former Methodist Church (1865) High Street.
- HO289 - Uniting (former Presbyterian) Church.
- HO292 - Wallan Cemetery.

Figure 7 – Mitchell Heritage Overlay (Subject Site and surrounding Wallan)



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 9 – Existing Strategic Directions & Actions Potentially Relevant to the Assessment

Strategy
Corporate Strategies
<p>Mitchell 2050 Community Vision</p> <p>The Mitchell 2050 Community Vision is a high-level plan that captures the long-term aspirations of the community. The 2050 Vision is driven, developed, and owned by the Mitchell community, with Council as the facilitator in the development process. The Mitchell 2050 Community Vision has been built upon 6 key themes which arose through a range of consultations which took place with the community over April and May 2021. These themes are:</p> <ul style="list-style-type: none"> • Theme 1 Vibrant Communities • Theme 2 Working, Learning and Tourism • Theme 3 Travelling and Getting Around • Theme 4 Shaping Neighbourhoods • Theme 5 Nature and Parks • Theme 6 Climate Action
<p>Mitchell Shire Council Plan 2021-2025</p> <p>The Mitchell Shire Council Plan 2021-2051 outlines the following key themes and strategic objectives.</p> <ul style="list-style-type: none"> • Council - council is accountable to, engaged with, and respected by our community. • Nature - our natural environment is protected, cared for and enhanced. • Built Environment - our history is protected and embraced, our present is enriched, and our future is well planned to retain our country-feel. • Community - our communities are welcoming, engaged, prosperous, safe and healthy. <p>Relevant actions include:</p> <ul style="list-style-type: none"> • Provide open spaces that serve the diverse needs of all our community • Plan and partner to deliver open spaces, community facilities, recreation and aquatics facilities where needed • Plan, advocate for, and deliver infrastructure to meet the increasing service needs of all our communities • Facilitate the development of programs, groups and events that strengthen social cohesion, resilience, and safety • Build strong relationships with our first nations people and their supporting organisations • Advocate for, and collaborate with partners for improved accessibility for a broader range of services in the Shire • Grow visitation and tourism product through investment attraction, partnerships, and promotion of our natural, cultural and heritage attractions and events • Look for innovative ways to attract and support businesses, education and employment providers • Enhance health and wellbeing outcomes through collaboration with community and partners
<p>Mitchell Shire Council Municipal Public Health and Wellbeing Plan 2021-2025</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.</p> <p>Goals and strategies in the Plan have been group in four broad priorities:</p> <ol style="list-style-type: none"> 1. Active and healthy – Access to active living, healthy eating and reduction of harm in lifestyle choices; 2. Informed and connected – including social connectedness, mental health and service access; 3. Safe and respectful – safety in the home and in the community and freedom from all forms of discrimination; and 4. Liveable and thriving – planning communities and environments for health and wellbeing.
Open Space
<p>Mitchell Shire Open Space Strategy: 2013 – 2023</p> <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</i></p>

Strategy
<p><i>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. • Wa7 - Improve connecting trails throughout Wallan with a focus on: <ol 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>Strategy</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>

Strategy

Play Space and Design Framework

	Classification		
	Local	District	Shire Wide/Regional
Function Catchment Served	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 10 - Current Sports Provision Within Beveridge

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

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 11 below, including the location and sports catered for by the priority.</p>	
Table 11 – 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

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.

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
<p>Mitchell Aquatic Strategy (August 2014)</p> <p>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'.</p> <p>The aquatic facilities strategy is aimed at achieving the following objectives:</p> <ul style="list-style-type: none"> • 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. <p>The major aquatic priorities for Mitchell Shire are as follows:</p> <ol style="list-style-type: none"> 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. 							

<p>Strategy</p> <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.
<p>Early years and youth services</p> <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.

<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

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>The Strategy notes that Currently 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>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 12 – Non-Council Strategies and Plans

Document Name
<p>Victorian State Government, Best Start, Best Life Policy (June 2022)</p> <p>The Andrews Labor Government will expand the Best Start, Best Life program with three major new initiatives:</p> <ul style="list-style-type: none"> • Making kinder free across the state • Delivering a new year of universal Pre-Prep for 4-year-olds • Establishing 50 government operated childcare centres <p>This means from 2023, any family with a three or four-year-old will pay nothing for kinder – a saving of up to \$2,500 per child every year.</p> <p>Three-Year-Old Kinder is already rolling out across the state, expanding universal access to 15 hours of government funded kinder every week – and from next year, it will be free.</p> <p>Four-Year-Old Kinder will also be free, providing much-needed relief for family budgets and giving more women a choice to return to the workforce.</p> <p>Over the next decade, Four-Year-Old Kinder will transition to Pre-Prep – increasing to a universal 30-hour a week program of play-based learning for every four-year-old child in Victoria. Pre-Prep will be delivered through kinders and long day care centres, creating a high-quality, universal program to give four-year-old kids the opportunity to socialise and learn through play.</p>
<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>

Document Name
<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> <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>

Document Name
<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> <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> <ol style="list-style-type: none"> 1. People and Culture <ul style="list-style-type: none"> • Implement the VICSES Our People strategy 2014-2018 • Develop a VICSES volunteer strategy 2. Community and Industry Partnerships <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 3. Government Support <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

Document Name
<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> <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>

Document Name
<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 8 – Early Years Services (Long Day Child Care “L”, Occasional Child Care “O”, Sessional Kindergarten “K” and Maternal & Child Health “M”)

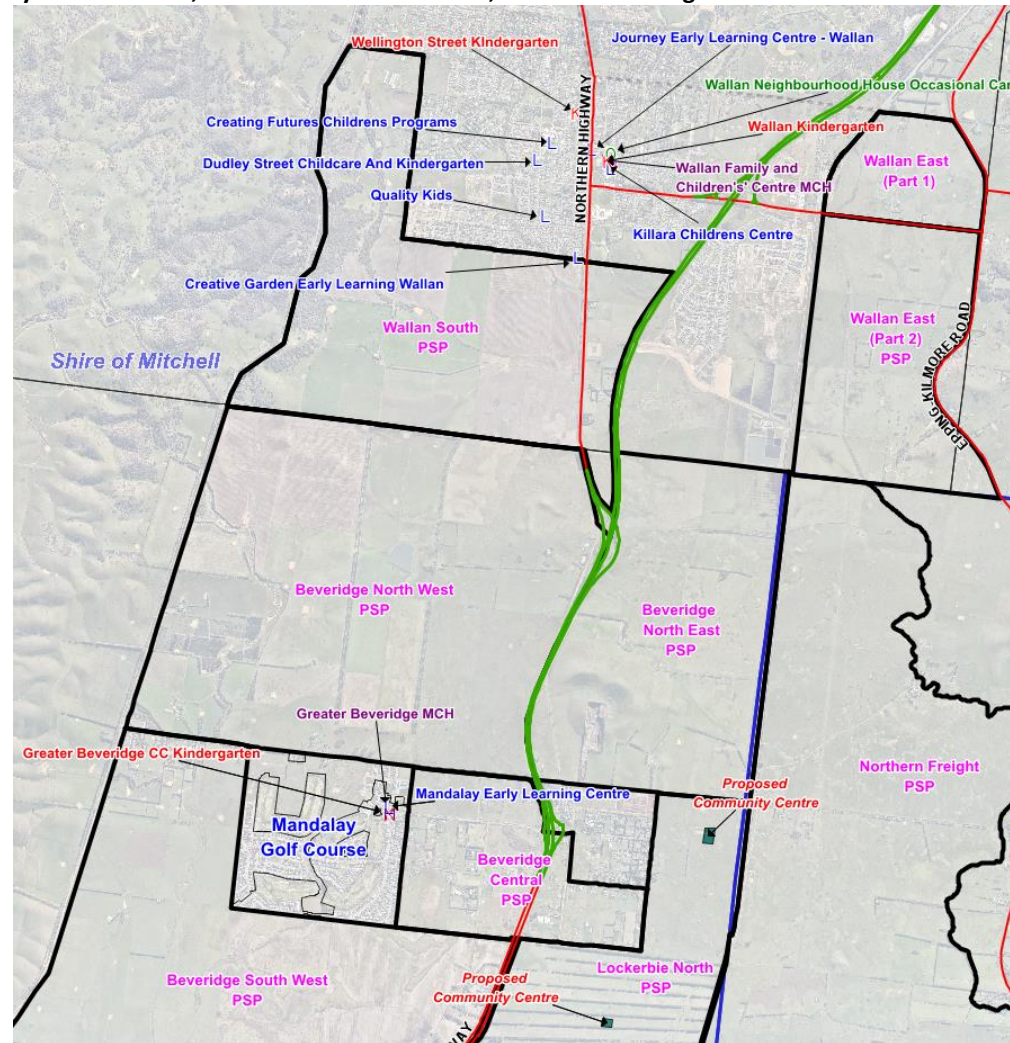


Figure 9 – Community Centres, Neighbourhood Houses, Libraries and Meeting Spaces

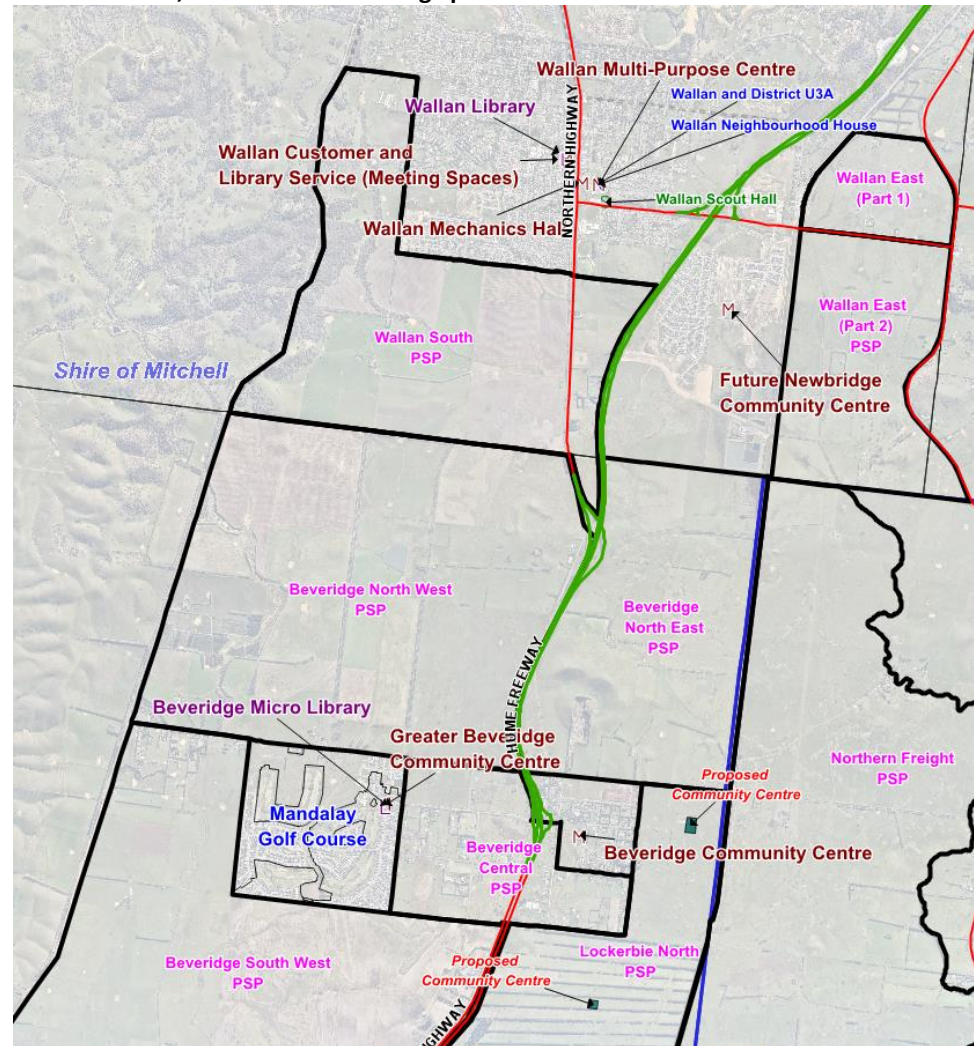


Figure 10 – Arts, Culture, Heritage and Points of Interest

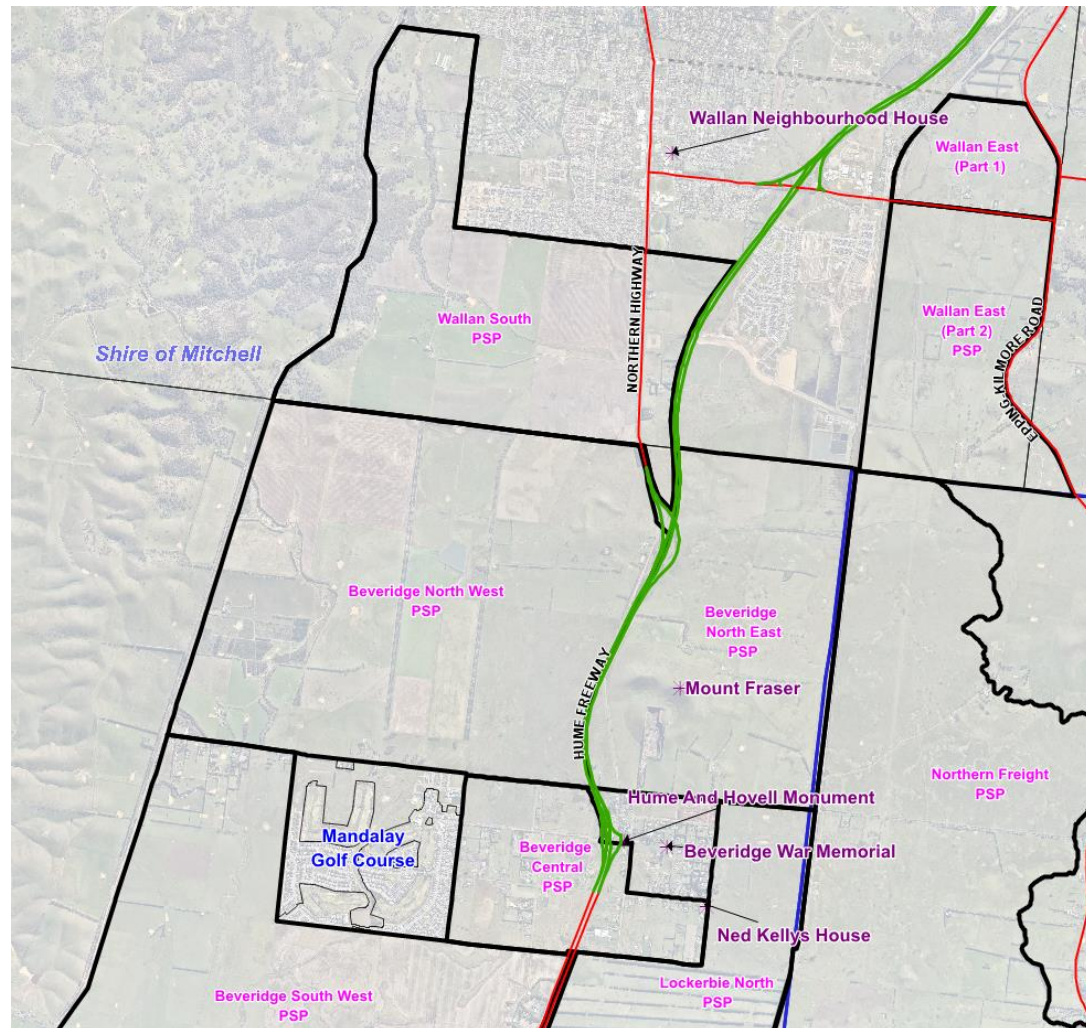


Figure 11 – Education Facilities

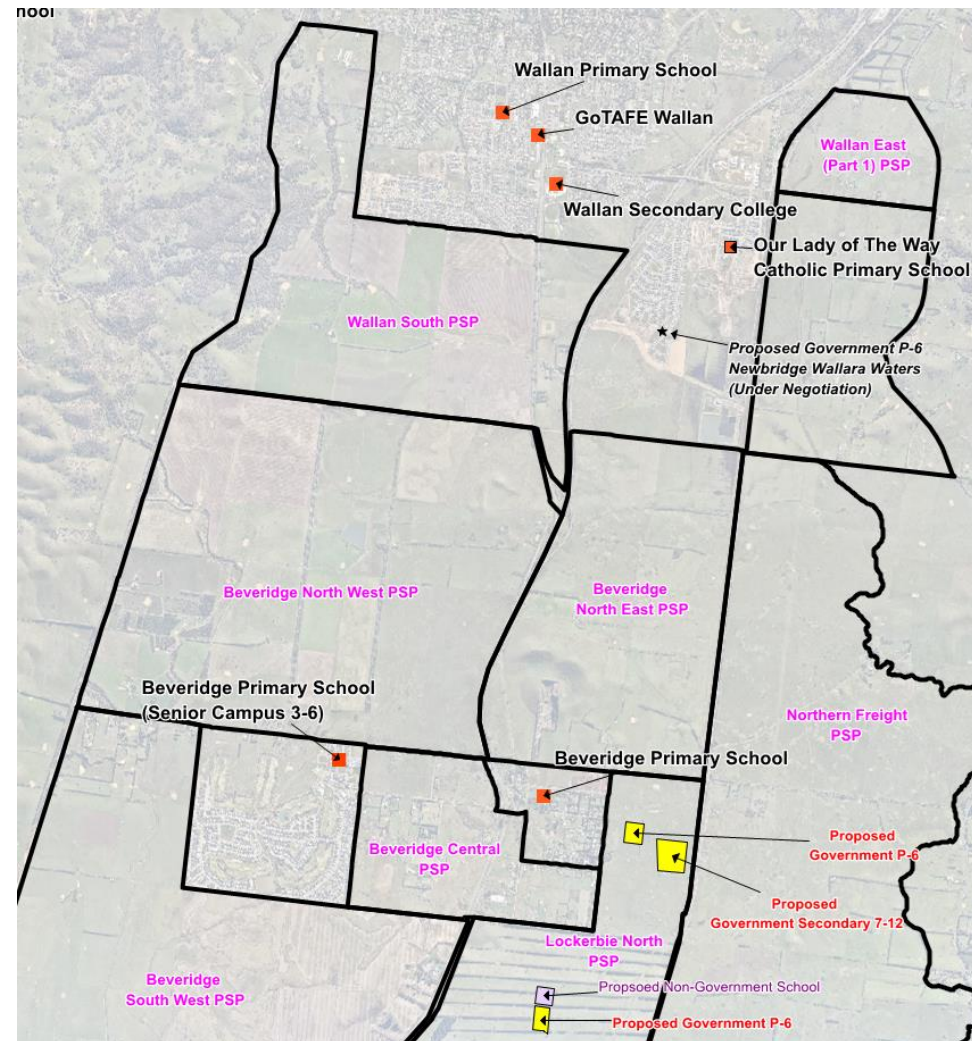


Figure 12 – Open Space

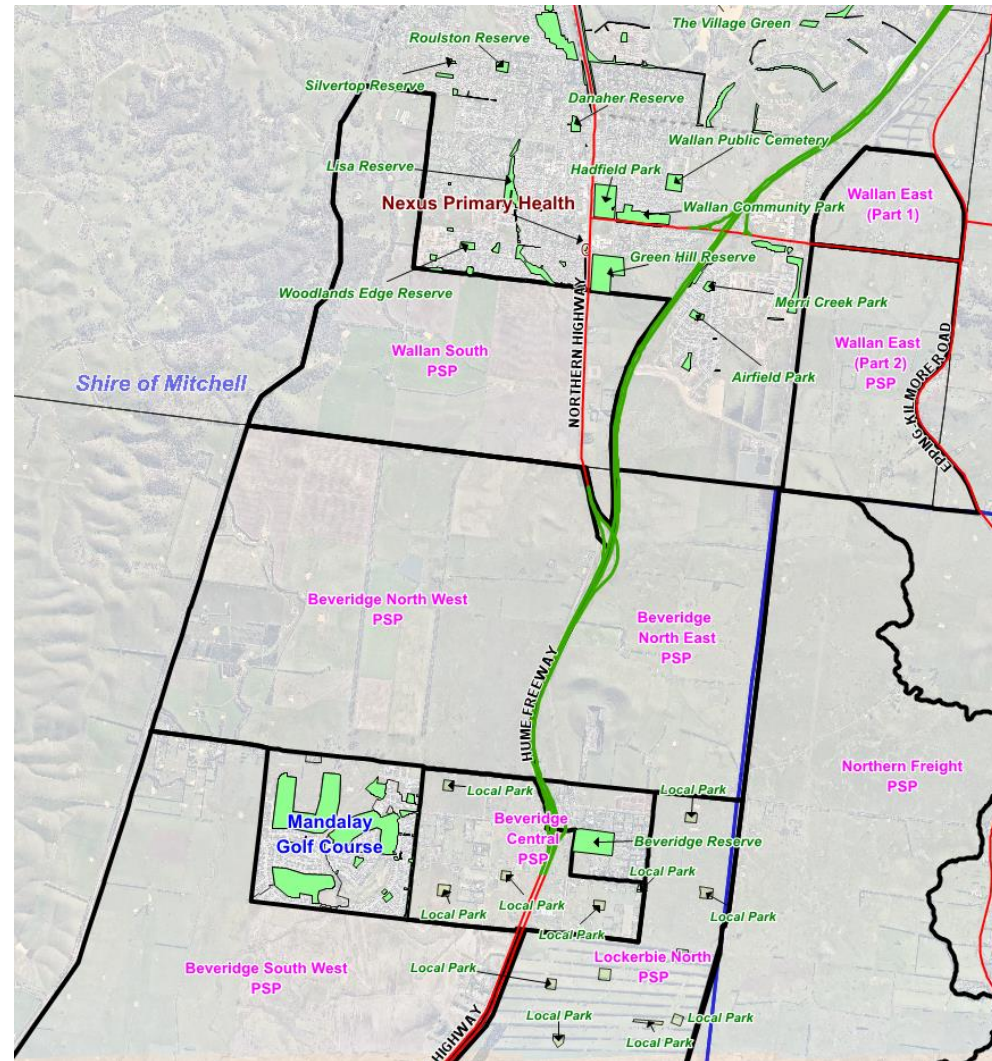


Figure 13 – Outdoor and Indoor Recreation

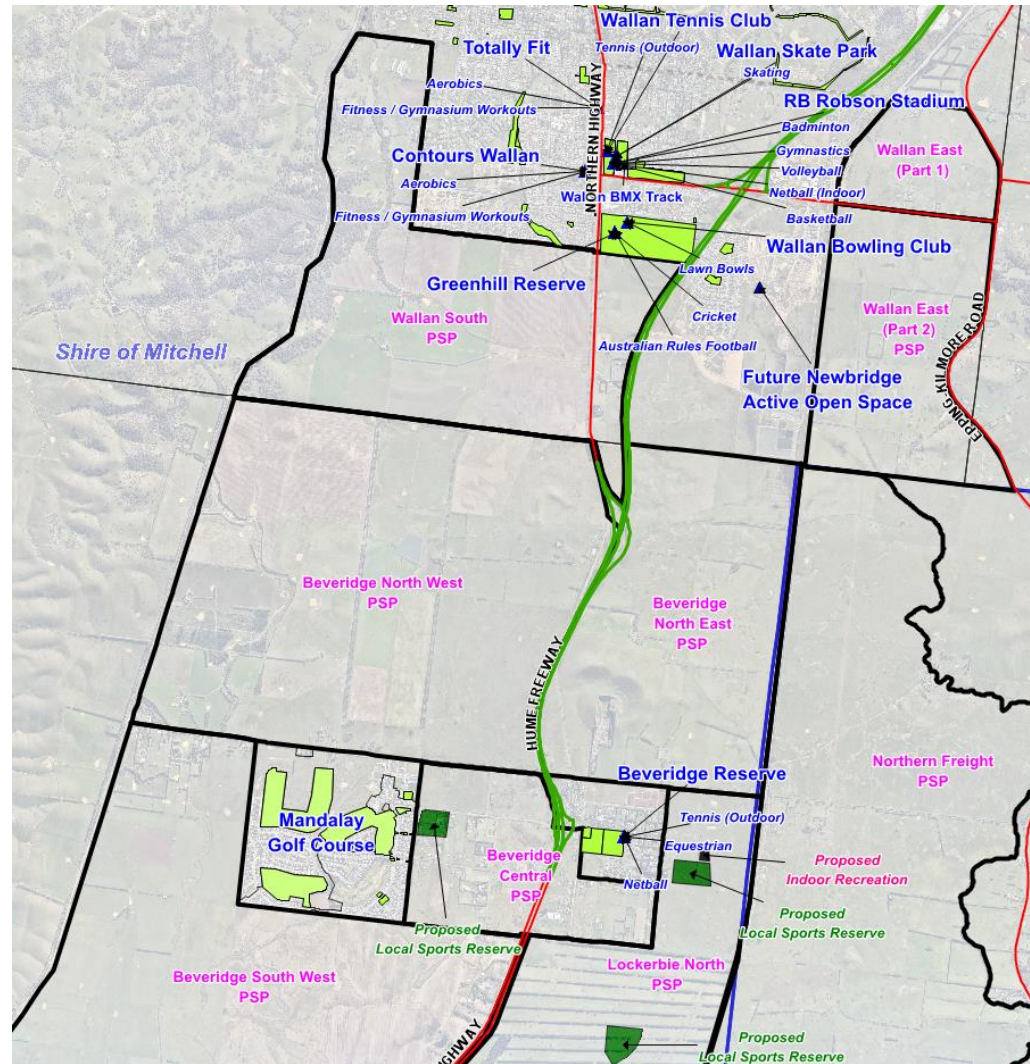


Figure 14 – Acute and Community Health Services

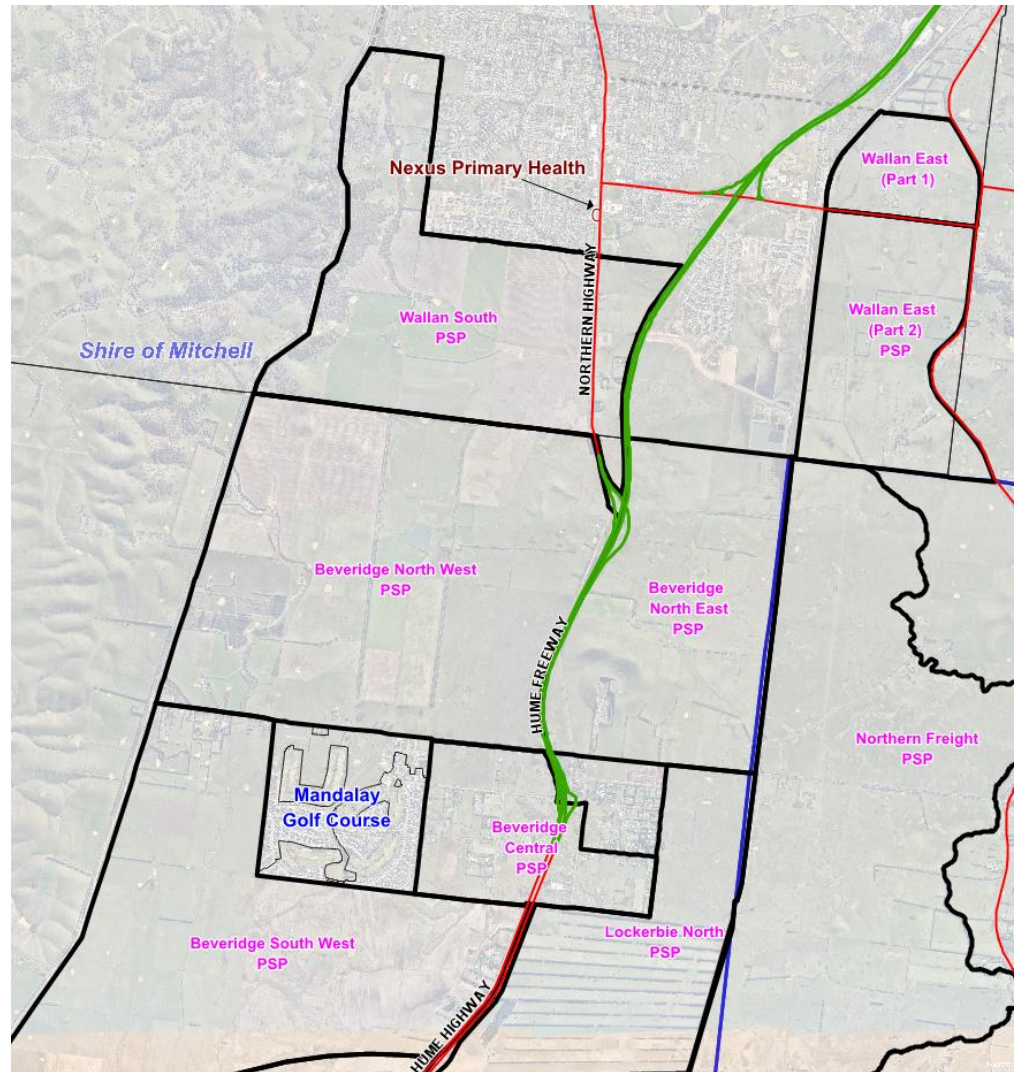


Figure 15 - Justice and Emergency Services

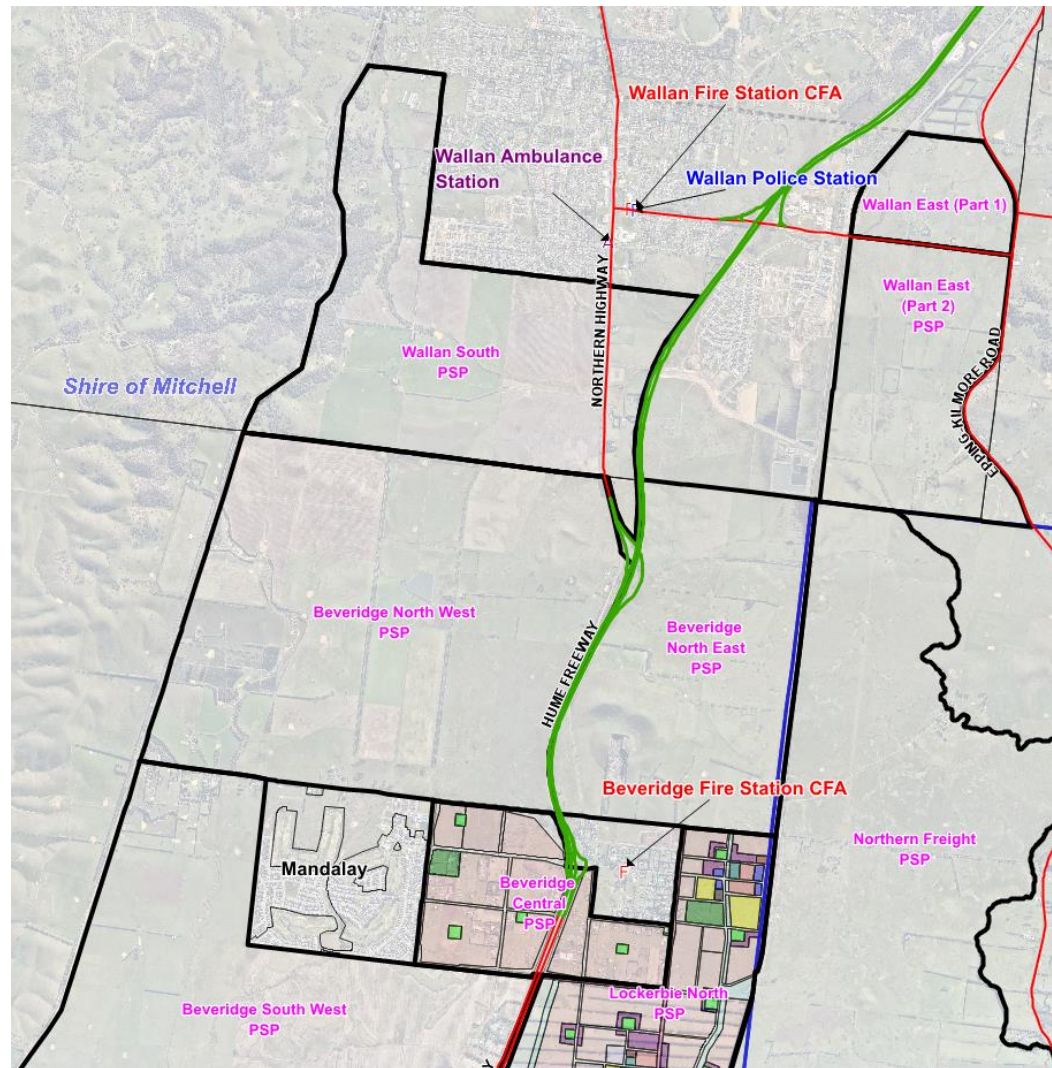
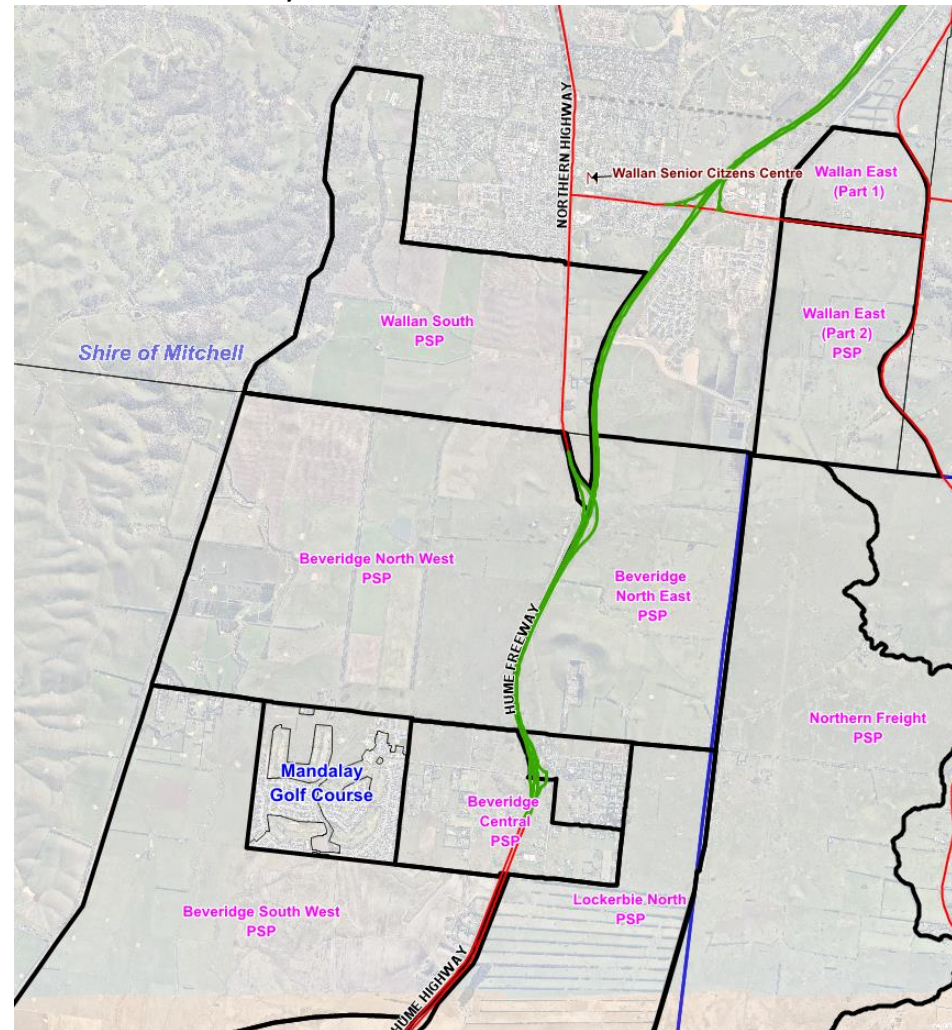


Figure 16 – Residential Aged Care & Other Older Persons Services / Facilities



**Appendix 3. Community Infrastructure Demand & Supply Estimates for the Wallan
East (Part 1) PSP**

Table 13 – Wallan East (Part 1) PSP Community Infrastructure Demand Estimates and Supply Requirements

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Wallan East (Part 1) PSP Low Scenario	Wallan East (Part 1) PSP High Scenario
Public Open Space					
Total public open space contribution (local passive + local active)	Total (NDA-Residential + NDA-Employment)	Percentage of net developable area to be provided as unencumbered public open space within residential areas (including activity centres)	Victorian Planning Authority, Precinct Structure Planning Guidelines: New Communities in Victoria (October, 2021)	7.6	7.6
Local passive open space	4.0%	Percentage of net developable area to be provided as unencumbered public open space	Victorian Planning Authority, Precinct Structure Planning Guidelines: New Communities in Victoria (October, 2021)	3.0	3.0
Local active open space	6.0%	Percentage of net developable area to be provided as unencumbered public open space	Victorian Planning Authority, Precinct Structure Planning Guidelines: New Communities in Victoria (October, 2021)	4.5	4.5
Employment land open space	2.0%	2% of the net developable area for local parks within dedicated employment and/ or economic activity areas	Victorian Planning Authority, Precinct Structure Planning Guidelines: New Communities in Victoria (October, 2021)	0.0	0.0
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).	0.5	0.6
Indoor recreation centres / land	12,000	Total population per one hectare of indoor recreation land	Victorian Planning Authority, Precinct Structure Planning Guidelines: New Communities in Victoria (October, 2021)	0.4	0.5
Council aquatic / leisure centre memberships	5.1	Number of visits per person per annum	Victorian Department of Jobs, Precincts & Regions, Know Your Council: 2018-2019 Dataset (All Victorian LGA average)	24,458	30,924
Council aquatic / leisure centres	60,000	Approximate total population per facility	ASR Research	0.1	0.1
Organised Sport Participation					
Participation in organisation/venue based activity: Adults (people aged 15 and over)					

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Wallan East (Part 1) PSP Low Scenario	Wallan East (Part 1) PSP High Scenario
Fitness/Gym	32.2%	% 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 2019 - December 2019 Victoria Data (Table 11)	1,197	1,514
Swimming	9.7%	As above	As above	361	456
Golf	4.0%	As above	As above	149	188
Pilates	3.9%	As above	As above	145	183
Basketball	4.1%	As above	As above	152	193
Tennis	3.1%	As above	As above	115	146
Football/soccer	3.3%	As above	As above	123	155
Yoga	4.2%	As above	As above	156	197
Netball	3.2%	As above	As above	119	150
Australian football	3.4%	As above	As above	126	160
Athletics, track and field (includes jogging and running)	3.9%	As above	As above	145	183
Walking (Recreational)	2.9%	As above	As above	108	136
Cycling	1.4%	As above	As above	52	66
Bowls	1.4%	As above	As above	52	66
Cricket	2.2%	As above	As above	82	103
Organised participation by activity - top 10 activities (children aged 0 to 14)					
Swimming	35.5%	% of children aged 0-14 participating in organised physical activity or sport at least once per year	Australian Sports Commission, AusPlay Survey (AusPlay): January 2019 - December 2019 Victoria Data (Table 10)	214	270
Australian football	16.8%	As above	As above	101	128
Basketball	13.7%	As above	As above	83	104

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Wallan East (Part 1) PSP Low Scenario	Wallan East (Part 1) PSP High Scenario
Cricket	6.4%	As above	As above	39	49
Dancing (recreational)	10.2%	As above	As above	61	78
Netball	5.8%	As above	As above	35	44
Football/soccer	10.1%	As above	As above	61	77
Tennis	6.4%	As above	As above	39	49
Gymnastics	11.8%	As above	As above	71	90
Karate	5.2%	As above	As above	31	40
Early Years Services					
Kindergartens					
% of 3 & 4 year olds participating in funded Kindergarten	100.0%	% of all eligible children participating in 3 and 4 Year Old Funded Kindergarten	State Government Objective to achieve 100% participation in funded kindergarten programs	181	229
Number of sessional kindergarten rooms required	66	Based on 1 place for every 2 enrolments and 33 places per kindergarten room.	ASR constructed calculation	2.7	3.5
Maternal & Child Health					
Number of MCH Full-Time Nurses	130	1 FT nurse per 130 children 0 years	ASR Research estimate	0.7	0.9
Number of MCH consulting units	1	Number of MCH consulting units required per FT nurse	Based on above	0.7	0.9
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)	1.6	2.0
Occasional Child Care					
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	14	17

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Wallan East (Part 1) PSP Low Scenario	Wallan East (Part 1) PSP High Scenario
Number of occasional child care centres	30	Total number of facilities required based on number of licensed places generated (see above)	ASR Research constructed measure based on a typical sized occasional child care facility.	0.5	0.6
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	157	198
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.	1.3	1.7
Community Centres, Meeting spaces, Neighbourhood Houses & Libraries					
All council community centres	3,000	Dwellings per all community centres for a catchment of 20,000 dwellings	Based on typical provision levels in PSP growth areas	0.5	0.7
Level 1 community centre	6,000	Dwellings per Level 1 facility for a catchment of 20,000 dwellings	Based on typical provision levels in PSP growth areas	0.3	0.3
Level 2 community centre	6,000	Dwellings per Level 2 facility for a catchment of 20,000 dwellings	Based on typical provision levels in PSP growth areas	0.3	0.3
Level 3 community centre	20,000	Dwellings per Level 3 facility for a catchment of 20,000 dwellings	Based on typical provision levels in PSP growth areas	0.1	0.1
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	144	182
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.	0.2	0.3
Libraries					
Number of library loans annum	3.00	Total loans per person	Public Libraries Victoria Network, 2018-19 PLVN Annual Statistical Survey (2019), Mitchell Shire L&IS data	14,387	18,191

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Wallan East (Part 1) PSP Low Scenario	Wallan East (Part 1) PSP High Scenario
Number of library visits per annum	4.1	Total visits per person	Public Libraries Victoria Network, 2018-19 PLVN Annual Statistical Survey (2019), Mitchell Shire L&IS data	19,662	24,861
Number of library facilities	60,000	Population per Library facility	Typical standard used by some Melbourne Growth Area Councils (note: individual LGAs vary on their views about the “desired” benchmark and some have no documented working benchmark).	0.1	0.1
Education Enrolment & Facility Estimates					
Primary Schools					
Govt Primary Enrolment	64%	% of 5-11 year old population	Australian Bureau of Statistics, 2021 Census of Population and Housing, based on data for Mitchell Shire	290	366
Catholic Primary Enrolment	24%	% of 5-11 year old population	As above	109	138
Non Govt Primary Enrolment	4%	% of 5-11 year old population	As above	17	22
Total Primary Enrolment	93%	% of 5-11 year old population	As above	416	526
Govt Primary School	3,000	Total number of dwellings per facility	Department of Education & Training	0.5	0.7
Secondary Schools					
Govt Secondary Enrolment	52%	% of 12-17 year old population	Australian Bureau of Statistics, 2021 Census of Population and Housing, based on data for Mitchell Shire	149	188
Catholic Secondary Enrolment	26%	% of 12-17 year old population	As above	74	93
Non Gov Secondary Enrolment	7%	% of 12-17 year old population	As above	20	25
Total Secondary Enrolment	86%	% of 12-17 year old population	As above	243	308
Govt Secondary School	10,000	Total number of dwellings per facility	Department of Education & Training	0.2	0.2
TAFE					
TAFE Full-Time Enrolment (15 to 24)	3.5%	% of 15-24 year old population	Australian Bureau of Statistics, 2021 Census of Population and Housing, based on data for Mitchell Shire	24	30
TAFE Full-Time Enrolment (25+)	0.5%	% 25 + year old population	As above	16	21
TAFE Part-Time Enrolment (15 to 24)	6.0%	% of 15-24 year old population	As above	42	52

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Wallan East (Part 1) PSP Low Scenario	Wallan East (Part 1) PSP High Scenario
TAFE Part-Time Enrolment (25+)	1.3%	% 25 + year old population	As above	41	51
Total TAFE Enrolments				123	155
Universities					
University Full-Time Enrolment (15 to 24)	8.7%	% of 15-24 year old population	As above	60	76
University Full-Time Enrolment (25+)	0.7%	% 25 + year old population	As above	21	26
University Part-Time Enrolment (25 to 24)	1.3%	% of 15-24 year old population	As above	9	12
University Part-Time Enrolment (25+)	1.4%	% 25 + year old population	As above	43	54
Total University Enrolments				133	168
Primary & Acute Health Services					
Number of public and private hospital beds	3.55	Number of public and private beds per 1,000 people	Australian Institute of Health & Welfare, Hospital resources 2017–18: Australian hospital statistics	17	22
Number of public hospital beds	2.34	Number of public beds per 1,000 people	Australian Institute of Health & Welfare, Hospital resources 2017–18: Australian hospital statistics	11	14
Community health clients	3%	Proportion of population that is a registered community health client	Victorian Auditor-General's report, Community Health Program (June 2018)	138	174
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)	4	5
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)	1	2
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)	1	1

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Wallan East (Part 1) PSP Low Scenario	Wallan East (Part 1) PSP High Scenario
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)	1	2
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)	1,957	2,474
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)	960	1,214
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)	26	33
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)	72	91
Aged care					
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	41	52
Short Term Restorative Care Programme	2	Number of STRC places per 1000 people aged 70 years +	Australian Government Planning Ratio by 2019	1	1

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 14 - 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 15 - 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)

Table 16 – 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)