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# 89 Ross Watt Road Gisborne Social Infrastructure Assessment

## Final Report

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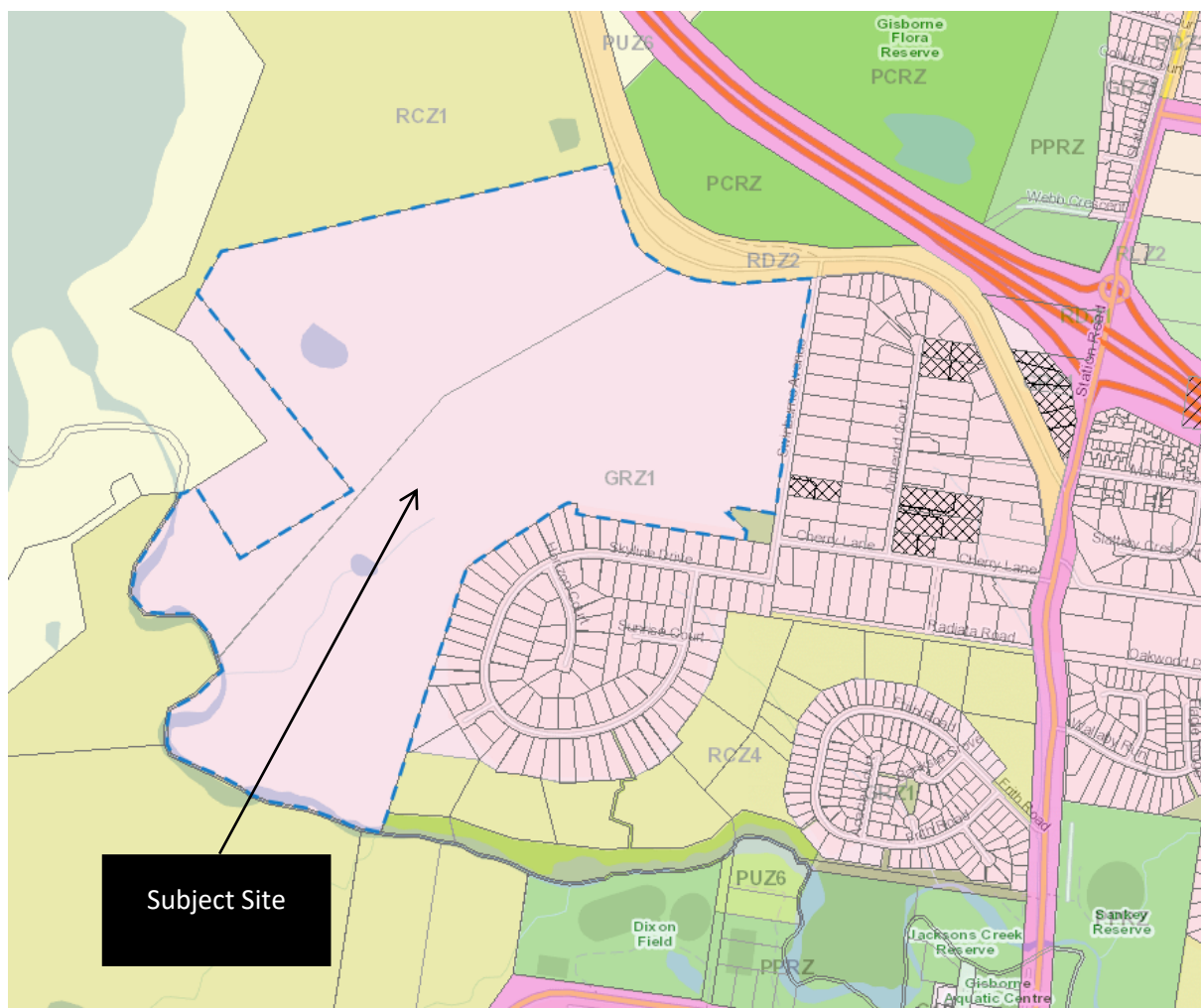
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## 1 Introduction

### 1.1 Assessment Objectives

ASR Research was engaged by ID land (“the client”) to prepare the social infrastructure assessment as part of the proposed development of 89 Ross Watt Road, Gisborne (the “subject site”), shown below in Figure 1. The subject site is covered by a Development Plan Overlay which requires ID Land to submit a Development Plan prior to the lodgment of a planning permit application.

**Figure 1 - Location of Subject Site**



### 1.2 Scope of Assessment

The assessment includes an audit of the existing and planned supply of social infrastructure within the subject site and the surrounding area (i.e. the Gisborne District) and indicative estimates of demand and / or supply

requirements for each form of social infrastructure. It is envisaged that the development plan will have the greatest impact on what is considered neighbourhood or local level social infrastructure forms that are typically managed by local government.

The assessment will focus on the following main community infrastructure categories:

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

It is important to note that categories 1 to 4 are typically (but not exclusively) Local Government responsibilities.

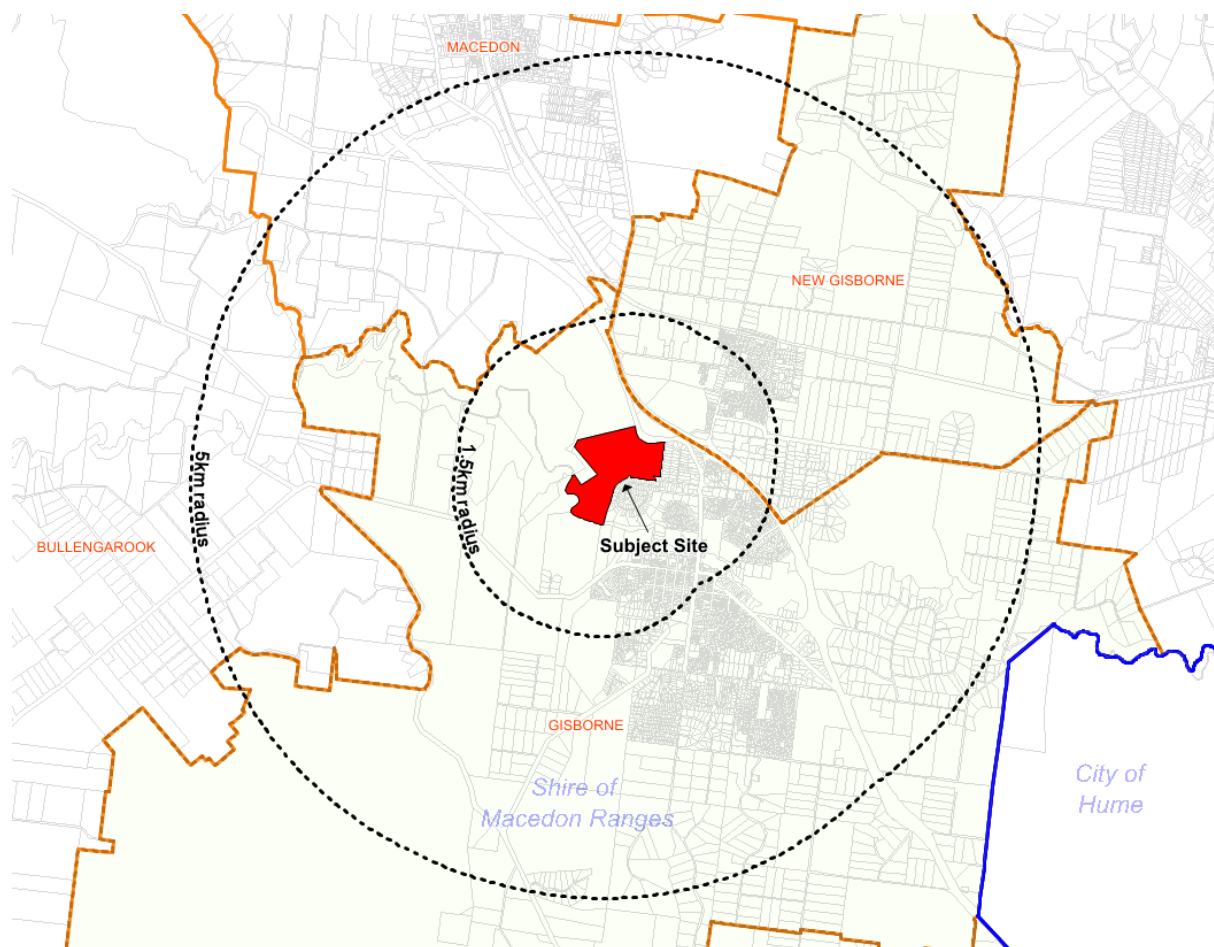
**Table 1 – Scope of Community Infrastructure Items Assessed**

Population Catchment Hierarchy	Items
<b>Level 1</b> <ul style="list-style-type: none"> <li>• Neighbourhood Level</li> <li>• <i>Provision ratios up to 10,000 people</i></li> </ul>	<ul style="list-style-type: none"> <li>• Open space (passive and active)</li> <li>• Local playgrounds</li> <li>• Local bicycle / pedestrian pathways (on and off-road)</li> <li>• Early Years (Kindergartens, Long Day Child Care, Playgroups)</li> <li>• Government primary schools</li> <li>• Neighbourhood house (Inc. Community education services)</li> <li>• Community meeting spaces (Council and Non-Council)</li> <li>• Senior citizens groups</li> <li>• Public art installations</li> <li>• Social housing</li> </ul>
<b>Level 2</b> <ul style="list-style-type: none"> <li>• Precincts ( 2-3 Neighbourhoods)</li> <li>• <i>Provision ratios between 10,000 and 30,000 people</i></li> </ul>	<ul style="list-style-type: none"> <li>• Occasional Child Care</li> <li>• Government secondary Schools</li> <li>• Catholic primary Schools</li> <li>• Maternal and Child Health Services</li> <li>• Indoor recreation centres</li> <li>• Residential aged care</li> </ul>
<b>Level 3</b> <ul style="list-style-type: none"> <li>• Cluster of Precincts ( District)</li> <li>• <i>Provision ratios between 30,000 people and 60,000 people</i></li> </ul>	<ul style="list-style-type: none"> <li>• Libraries</li> <li>• Council aquatic / leisure centres</li> <li>• Community arts centres</li> <li>• Other non-government secondary schools</li> <li>• Community health centres</li> </ul>
<b>Level 4</b> <ul style="list-style-type: none"> <li>• Municipal Level <i>Provision for the total municipality</i></li> </ul>	<ul style="list-style-type: none"> <li>• Principal Bicycle Network (on and off-road)</li> <li>• Civic centres</li> </ul>
<b>Level 5</b> <ul style="list-style-type: none"> <li>• Regional Level</li> <li>• Provision for 2 or more municipalities</li> </ul>	<ul style="list-style-type: none"> <li>• Highest Order Performance Arts Facility</li> <li>• Universities/TAFEs</li> <li>• Public and private hospitals</li> </ul>

### 1.3 Study Area

In order to determine the need for, and the optimal location of proposed social infrastructure within the subject site, this assessment reviewed requirements across a larger study area constructed using the Shire of Macedon Ranges small area population forecasts, prepared on behalf of Council by .id consulting (source: <https://forecast.id.com.au/macedon-ranges>). Figure 2 below shows the Gisborne District area which was used to define the study area for this assessment and which consists of the Gisborne, New Gisborne and Gisborne South communities.

**Figure 2 - Assessment Study Area: Gisborne District**



## 1.4 The Development Proposal

A draft subdivision plan for the subject site has been prepared on behalf of the client and is shown in Figure 3 on the following page. The proposed development aims to deliver approximately 750 to 800 new dwellings consisting of:

- Low density lots (1500m<sup>2</sup> and greater);
- Low to conventional density lots (800m<sup>2</sup> to 1,499m<sup>2</sup> to);
- Conventional density lots (500m<sup>2</sup> to 799m<sup>2</sup>);
- Medium density lots (300m<sup>2</sup> to 499m<sup>2</sup>); and
- Townhouse lots (less than 300 m<sup>2</sup>).

For the purposes of preparing this assessment, including calculating community infrastructure demands, a dwelling yield of 790 has been assumed.

This new residential community will be supported with a number of amenities and services including the establishment of a central community hub consisting of a local convenience centre, public open space and a proposed long day child care centre site<sup>1</sup>.

The total site area of the development is 85.57 hectares, of which 65.31 hectares is classified as the Net Developable Area (NDA). Of relevance to this assessment are the following on site social infrastructure and open space proposals:

- Four local unencumbered public open spaces (3.279 ha in total);
- A network of diverse public open spaces performing a range of functions consisting of:
  - Conservation reserves including the Jacksons Creek Conservation Reserve (12.927ha);
  - Three drainage reserves (4.055 ha in total); and
  - Landscape / tree reserves (0.924 ha).
- A local convenience centre (0.8 ha);
- One long day child care centre site (0.2ha); and
- An extensive shared pathway and footpath network.

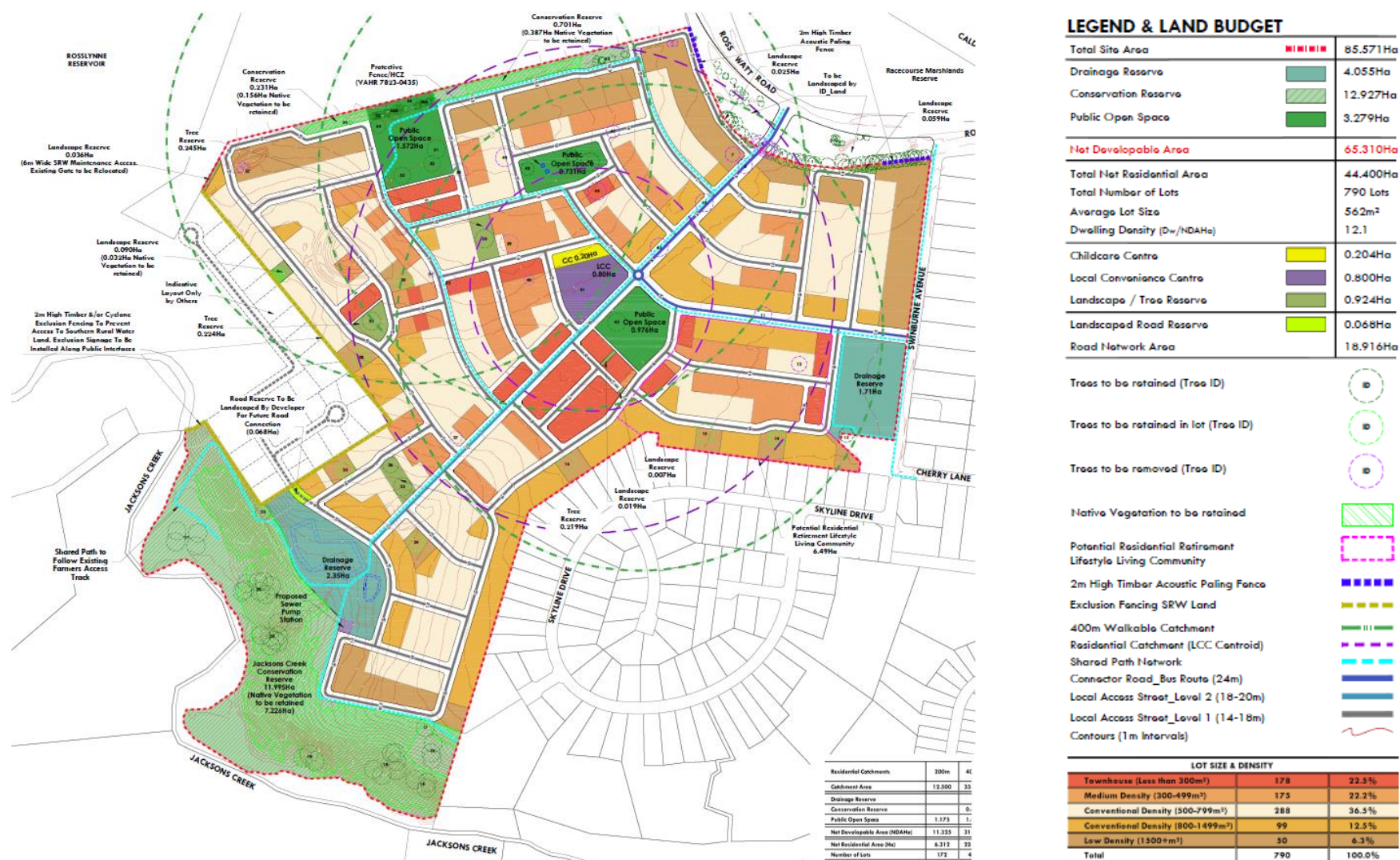
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<sup>1</sup> Note: This is proposed to be a new privately operated long day child care centre and is to be interpreted as in addition to the Swinburne Avenue Children's Centre, an existing Council owned two-room kindergarten facility abutting the south east corner of the subject site.



## 89 Ross Watt Road, Gisborne Social Infrastructure Assessment

Figure 3 – Draft Subdivision Plan for Ross Watt Road, Gisborne



Source: Breese Pitt Dixon (22/12/2022)



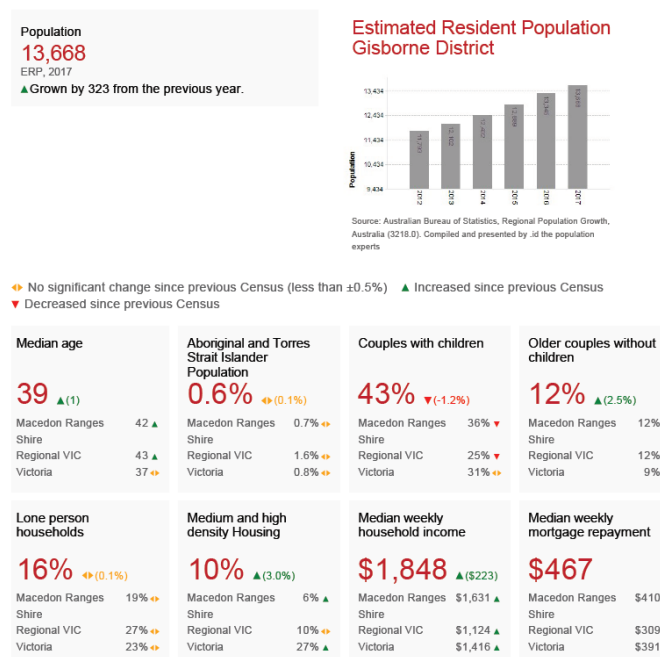
## 2 An Overview of Gisborne District

### 2.1 Population Characteristics

Figure 4 below reveals some of the main demographic characteristics of the Gisborne District and compares these to the Shire of Macedon Ranges, Regional Victoria and Victoria. The Gisborne District, with a population of approximately 14,000 residents, has:

- A younger median age (39) than Macedon Ranges and Regional Victoria, but older than Victoria;
- A lower proportion of Aboriginal and Torres Strait Islander people;
- A much higher percentage of couples with children than Macedon Ranges, Regional Victoria and Victoria;
- A similar percentage of older couples without children than Macedon Ranges, Regional Victoria, but higher than Victoria;
- A higher proportion of medium and high density housing than Macedon Ranges, the same as Regional Victoria and much lower than Victoria;
- A higher median weekly household income than Macedon Ranges, Regional Victoria and Victoria; and
- A higher median weekly mortgage repayment than Macedon Ranges, the same as Regional Victoria and much lower than Victoria.

Figure 4 - Population Highlights



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

## 2.2 Population Forecasts Development Assumptions

According to Council's population forecasts, shown below in Table 2 below, the Gisborne District currently (2021) has a population of approximately 14,700. By 2036 the population of the Gisborne District is projected to increase to approximately 20,500 (a 39% increase over 15 years) and accommodate an additional 5,700 residents.

**Table 2 - Gisborne District Population Forecasts**

	Year				Change from 2021 to 2036 No.	Change from 2021 to 2036 %
	2021	2026	2031	2036		
Average household size	2.79	2.77	2.76	2.76	-0.03	-1%
Dwellings	5,468	6,101	6,750	7,754	2,286	42%
Total Population	14,716	16,297	17,850	20,454	5,738	39%

*Source: Macedon Ranges Population and household forecasts, 2016 to 2036, prepared by .id (informed decisions), November 2017.*

Council's current development assumptions for the Gisborne District includes the subject site. However, these forecasts, prepared in 2017, are now relatively old and pre-date the latest Census (2021).

## 2.3 Current & Planned Social Infrastructure within Gisborne

Appendix 2 of this report provides a series of maps showing the current locations of all major social infrastructure forms located within the Gisborne District. Both existing and planned social infrastructure for the Gisborne District has been taken into consideration in preparing this assessment.

## 3 Policy Context & Review of Strategic Documents

This section reviews:

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

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

### 3.1 Macedon Planning Scheme

#### 3.1.1 Clause 21.01 Municipal Profile

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

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

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

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

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

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

#### 3.1.3 Clause 21.03-3 Strategic framework plans

The Macedon Ranges strategic framework plan interprets the land use vision and identifies the vision's key elements influencing land use planning up to 2036. Figure 5 on the following page defines settlement types in the Shire.

Figure 5 - Settlement Types and Hierarchy Definitions

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

This Clause is relevant in so far as it identifies a Town the size of Gisborne as a Large District Town moving towards, if not already performing the role of a Reginal Centre.

### 3.1.4 Clause 21.04 Settlement

One of the key settlement strategies in Macedon Ranges is to encourage the development of Gisborne as a regional centre by facilitating the provision of a large, diverse, employment and housing base and the provision of higher order goods and services.

### 3.1.5 Clause 21.12-1 Community Development

#### Objective 1

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

#### Strategies

- *Strategy 1.1 Ensure new areas of public open space and new public buildings are safe and attractive for users of all ages and abilities, through providing appropriate areas of shade, seating, lighting and physical infrastructure such as drinking fountains and toilets.*

- *Strategy 1.2 Promote passive surveillance of public spaces through design including having regard for orientation issues; boundary treatments and use of physical and symbolic barriers.*
- *Strategy 1.3 Encourage developments to incorporate appropriate walking trails, bicycle paths, playgrounds and social infrastructure.*
- *Strategy 1.4 Enhance the walkability and safety of existing residential areas with improvements to footpaths and recreational areas to ensure consistency with disability discrimination act requirements.*
- *Strategy 1.5 Require development contributions to fund the provision of community services and facilities.*
- *Strategy 1.6 Facilitate the inclusion and identification of community facilities in structure plans.*

### 3.1.6 Clause 21.12-2 Development infrastructure

#### Objective 1

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

#### Strategies

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

### 3.1.7 Clause 21.13-1 Gisborne and New Gisborne

Key objectives and strategies for this Clause relevant to this assessment are outlined below.

#### Natural environment and open space objectives

#### Objective 1

*To protect and improve areas of remnant vegetation, fauna habitat, natural drainage corridors, Gisborne Racecourse Marshlands Reserve and the landscape and open space corridor along Jacksons Creek as essential elements of Gisborne and New Gisborne's natural setting.*

#### Objective 2

*To create an attractive urban environment with a strong sense of place that contributes to Gisborne and New Gisborne's natural setting through provision of a range of open space areas.*

#### Objective 3

*To ensure open space areas meet the active and passive needs of the community, in conjunction with required drainage infrastructure, areas of flora and fauna, and linkages to key destinations.*

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### *Natural environment and open space strategies*

- 1.1 Provide buffer areas between new residential development and vegetated public and recreation land areas, such as Gisborne Racecourse Marshlands Reserve and Golf Course.*
- 1.2 Require new development to front public open space areas with roads or lots with open-style fencing to encourage use and safety through passive surveillance and active frontages, where relevant.*
- 1.3 Ensure open space and buffer areas provided along waterways and drainage corridors are wide enough to accommodate drainage functions, riparian buffers and shared pedestrian / cycling paths.*

### Infrastructure objectives

#### *Objective 1*

*To provide a sustainable transport network that reduces dependence on car use and encourages public transport, walking and cycling within and between neighbourhoods.*

#### *Objective 2*

*To create sustainable and liveable residential areas that provide a healthy environment and enable opportunities for social interaction and access to services and facilities for all residents.*

#### *Objective 3*

*To optimise the use of existing infrastructure, particularly the New Gisborne railway station.*

#### *Objective 4*

*To ensure residential development occurs in a sequential manner allowing for the efficient and timely provision of social and physical infrastructure, and integration with existing development.*

### *Infrastructure strategies*

- 1.1 Develop safe, attractive and efficient bicycle and pedestrian networks using public open spaces, linear links and road networks through all urban areas.*
- 1.2 Give priority to connecting new residential areas to the town centre, local neighbourhood centres, community facilities, open space, public transport and the railway station when planning and designing pedestrian and bicycle paths.*
- 1.3 Encourage the continued improvement of public transport services within and between Gisborne and New Gisborne.*
- 1.4 Ensure new development is designed to accommodate future bus routes, including suitable road widths and intersection treatments to enable the safe and efficient operation of bus movements.*
- 1.5 Retain and protect Station Road as the key north-south road between Gisborne and New Gisborne.*
- 1.6 Develop a new north-south collector road within the New Gisborne growth area to alleviate traffic pressure on Station Road.*
- 1.7 Develop the road hierarchy in Gisborne / New Gisborne and undertake the upgrades identified in the Gisborne Movement Network Study 2007.*
- 1.8 Ensure new residential development addresses issues relating to the sequence of development and timely provision of physical and social infrastructure, including connecting roads, open space and walking / cycling paths.*



*1.9 Discourage residential development that requires 'leapfrogging' of services or cannot be fully serviced or interface with existing development at the time of development.*

### **3.1.8      Schedule 4 to Clause 43.04 Development Plan Overlay (DPO4) – Gisborne Residential Areas**

DPO4 affects land zoned for residential purposes in Gisborne. This schedule aims to ensure the co-ordinated and sequential development of the land to provide for the immediate and longer term residential requirements of Gisborne. The adopted Gisborne / New Gisborne Outline Development Plan Revised Final Report, September 2009 (ODP) provides the basis for this schedule.

*Requirements for a development plan in the Gisborne area include:*

*The proposed public open space network which:-*

- *Provides links to existing or proposed open space areas.*
- *Is fronted by roads or lots, to enhance passive surveillance of the area.*
- *Integrates with areas and corridors of habitat significance where possible.*
- *Incorporates passive and active recreation opportunities, including shared pedestrian/bicycle paths, urban art and playgrounds.*
- *Is not encumbered by any constraints, such as drainage reserves or land slope. Any encumbered open space areas must be provided in addition to an unencumbered public open space contribution of at least 5% of the development plan area.*
- *The provision and timing of physical and social infrastructure including retail, community, open space and recreational facilities (where required); clearly demonstrating the ability to provide any reticulated service or infrastructure item required by the proposed development.*

Area specific requirements are identified for the subject site as “West Gisborne”. The following requirements must be incorporated into a development plan for the West Gisborne area identified as Development Area 1 in the Planning Scheme of this schedule, unless agreed in writing by the responsible authority to vary such requirements where necessary.

- *A conceptual urban design for the development of the Local Neighbourhood Activity Centre (approximate floor space of 500sqm) that includes:*
  - *Integration with proposed active and passive open space areas, and the existing childcare facility on Swinburne Avenue.*
  - *A high quality urban design and pedestrian focused development outcome.*
- *An active open space area of appropriate size and dimensions to accommodate formal recreation activities. This open space area must be integrated with the Local Neighbourhood*

*Activity Centre. Linear open space linkages from this area through the development and connecting to the Jacksons Creek escarpment open space area must also be provided.*

- *A low density interface to the Calder Freeway, Ross Watt Road opposite Gisborne Racecourse Marshlands Reserve, Jacksons Creek escarpment and adjoining rural land, and protection of the Jacksons Creek escarpment via an open space designation.*
- *Consideration of drainage and other development impacts on the Gisborne Racecourse Marshlands Reserve to the north to ensure that the existing biodiversity and hydrological values of the marshlands area are protected and enhanced.*
- *Building siting, design (including materials and colours) and height controls for future development in order to address the landscape sensitivity of the site resulting from significant view lines from the Calder Freeway and Jacksons Creek.*
- *Measures to protect, enhance and manage identified environmental values of Gisborne Racecourse Marshlands Reserve from impacts of the proposed development during pre-construction, construction and post-development, as identified in the Environmental and Drainage Assessment for Gisborne Racecourse Marshlands Reserve and Conservation Management Plans for Growling Grass Frog and migratory water birds.*

### 3.1.9 Schedule 2 to Clause 45.06 Development Contributions Plan Overlay (DCP02)

DCPO2 applies to all land in Gisborne and New Gisborne covered by the DCPO2 Area which also includes the subject site. As shown in Figure 6 on the following page, the subject site is located within charge area 4<sup>2</sup>. Charge area 4 requires residential development to pay \$2,164.09 per residential lot<sup>3</sup>.

- Bicycle and pedestrian links along Ross Watt Way;
- Jacksons Creek pedestrian and bicycle link;
- Upgrade Gardiner Reserve oval surface;
- Additional Netball complex inclusive of lighting; and
- Land for additions to active sportsfields.

It should be noted that all the above items are classified as Development Infrastructure Levy (DIL) items. Section 46J of the Act requires that infrastructure in a DCP be classified in one of two categories: Development Infrastructure Levy (DIL) or Community Infrastructure Levy (CIL). In accordance with the relevant Victorian State

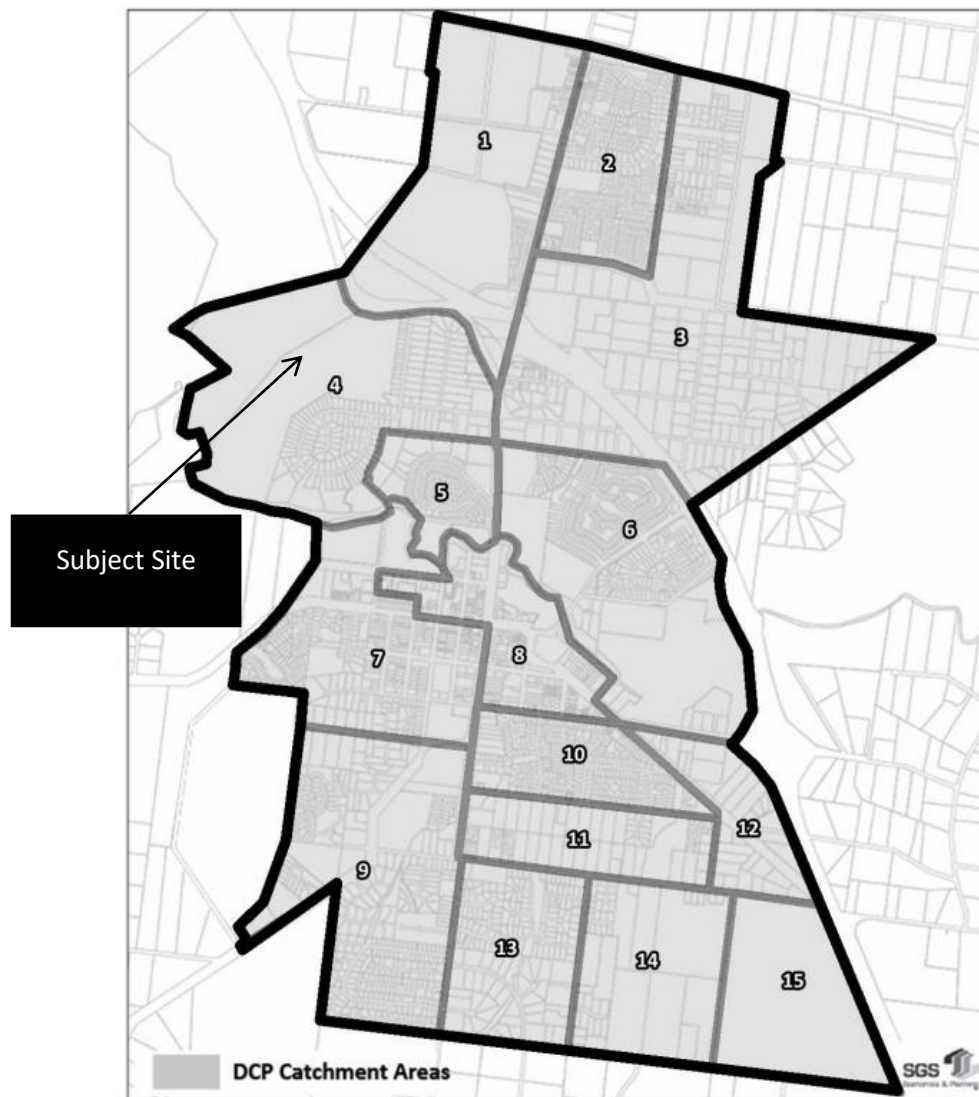
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<sup>2</sup> In a DCP, contribution rates are set for areas known as 'charging areas'. A charging area is a small land area for which a discrete development contribution rate is calculated. All development within a particular charging area will be required to pay the same contribution amount.

<sup>3</sup> This is a July 1, 2013 figure which is adjusted annually. Capital works items are adjusted annually by applying the Building Price Index, June Quarter, Melbourne, in Rawlinsons Australian Construction Handbook. Land acquisition costs (open space land) are adjusted annually based on either the rise or fall of the relevant value as determined by the average of two registered valuations of the land involved, one of which is to be provided by the Victorian Valuer General.

Government DCP Guidelines and Ministerial Direction, there are no selected DCP projects that are classified as Community Infrastructure in this DCP.

**Figure 6 – Subject Site in Relation to Gisborne Township Development Contributions Plan Charge Areas**



**Notes:**  
The DCP charge areas were established during the DCP preparation process having regard to infrastructure project catchment characteristics and other planning information.

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

The objective of this Clause is:

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

Standard C4

A subdivision should:

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

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

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

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

The objectives of this Clause are:

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

#### Standard C13

The provision of public open space should:

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

Public open space should:

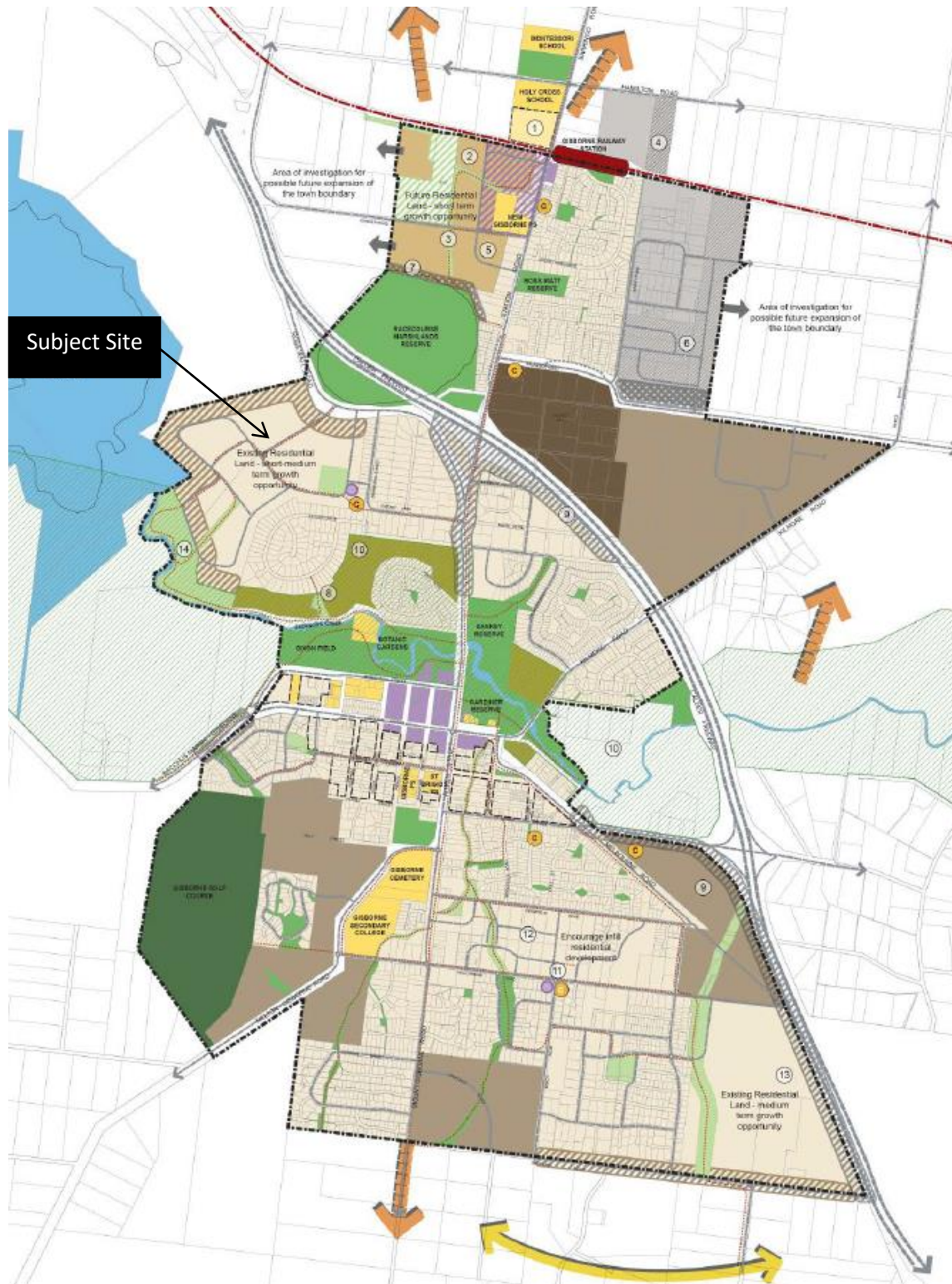
- Be provided along foreshores, streams and permanent water bodies.
- Be linked to existing or proposed future public open spaces where appropriate.
- Be integrated with floodways and encumbered land that is accessible for public recreation.
- Be suitable for the intended use.

### 3.2 Gisborne Town Structure Plan

An Outline Development Plan (ODP), now known as a Town Structure Plan, has been developed for Gisborne/New Gisborne to ensure future development in the town is managed in an orderly, coordinated and sustainable way. Planning Scheme Amendment C67 (Parts 1 & 2) have introduced the recommendations of the Gisborne/New Gisborne Outline Development Plan Final Report (September 2009) into the Macedon Ranges Planning Scheme. The Gisborne / New Gisborne Framework Plan is shown on the following page in Figure 7 (along with the location of the subject site) and the notes and legend accompanying the Framework Plan are shown in Figure 8 following Figure 7.



Figure 7 - Gisborne / New Gisborne Framework Plan




























Source: Macedon Ranges Planning Scheme, Clause 21.13-1 Gisborne and New Gisborne

Figure 8 - Gisborne / New Gisborne Framework Plan Notes and Legend

**NOTES (refer to numbers on plan):**

- ① Provide the opportunity for a new education facility or an increase in size of the existing Holy Cross School, and ensure the recreation reserve is retained for future active sports facilities.
- ② Facilitate limited expansion of New Gisborne to the west to create a critical mass that provides an opportunity for the area to support a localised neighbourhood activity and community precinct within walking distance of most dwellings in New Gisborne.
- ③ Proposed drainage retarding basin required in this growth area subject to Melbourne Water approval.
- ④ Further investigate whether this area should be developed for industrial purposes or whether new industrial development should be confined to the area immediately south of the railway line.
- ⑤ Provision of a collector road linking the northern and southern ends of the proposed growth area to assist in alleviating traffic pressure on Station Road and protecting the character of Station Road, subject to a detailed traffic assessment.
- ⑥ Proposed future expansion of the New Gisborne Industrial Estate to Saunders Road and to the east, to provide for more local employment opportunities. Ensure a high quality built and landscaped interface with Saunders Road.
- ⑦ Protect the interface with the Racecourse Marshlands Reserve.
- ⑧ Acquire additional land to provide space for an accessible public walkway link from the Skyline Drive estate to the Jacksons Creek linear parkland.
- ⑨ Protect the interface and viewlines along the Calder Freeway with lower densities.
- ⑩ Ensure that the Jacksons Creek valley and escarpments continue to be protected from development to maintain the natural setting of Gisborne.
- ⑪ Provide for a neighbourhood convenience store and community facility (ie. community centre/kindergarten) to service local needs. Subject to review, this community centre could be either additional to the Grant Avenue centre, or a site for its relocation if required in the future.
- ⑫ Maximise connectivity of roads and open spaces to provide opportunities for pedestrian and bicycle networks.
- ⑬ Protect the interface of Gisborne and view lines along the Calder Freeway with lower densities (lots greater than 1,500sqm in area) and landscape screening.
- ⑭ Protect the interface with the Rosslynne Reservoir and Jacksons Creek by providing low density buffers along boundaries and protecting the Jacksons Creek escarpment with the PCRZ.

**LEGEND**

	Existing and proposed Residential 1 Zoned land
	Existing Low Density Residential Zoned land
	Existing Rural Living Zone
	Existing Rural Conservation Zone
	Existing and proposed Industrial Zoned land
	Existing Business Zoned land
	Community Facilities and Public Use
	Existing Public Open Space and Reserves
	Gisborne Golf Course
	Waterways
	Existing Child Care and Kindergartens
	Existing and indicative road structure
	Railway corridor and Station
	Proposed open space areas
	Proposed significant reserve areas (EVC - area identified with flora and flora values)
	Jacksons Creek Escarpment and Open Space Corridor
	Proposed community facility
	Proposed local neighbourhood retail (ie. local shop)
	Potential future mixed use precinct (ie. general store and community uses/medical centre) in New Gisborne
	Preferred area for medium density housing (Gisborne)
	Low Density Interface
	Preferred location for any new education facility site in New Gisborne
	Indicative bicycle and pedestrian networks
	Visually sensitive area
	Sensitive interface/design response required
	Protect Prominent Viewlines
	Mt. Gisborne - protect ridgelines and viewlines of and from Mt. Gisborne
	<b>Township Boundary</b> Restrict urban expansion to within the township boundary to the year 2031, in line with population projections.
	Indication of areas for investigation for township expansion opportunities post 2031, or once existing land supply within the township boundaries is limited.

Source: Macedon Ranges Planning Scheme, Clause 21.13-1 Gisborne and New Gisborne

### 3.3 Other Relevant Strategic Documents

A number of other Macedon Ranges Shire Council and non-Council agency strategies, plans and policies were identified and reviewed for potential relevance to the preparation of the assessment. These are listed in Table 3 below. Relevant details from these documents have been considered as part of the more detailed assessment in Section 4 of this report.

**Table 3 – Existing Strategic Directions & Actions Potentially Relevant to the Assessment**

Strategy
Corporate Strategies & Policies
<p><b>Macedon Ranges Council Plan 2021-2031</b></p> <p>The Council Plan sets out the strategic direction for the future of the Macedon Ranges Shire. It outlines Council's key priorities for the next four years, covering the term of the current elected Council, and supports the achievement of the Community Vision through planned objectives and strategies.</p> <p>The Local Government Act 2020 introduced strategic planning principles for Victorian councils, which include an integrated approach to planning, monitoring and performance reporting. The Council Plan forms part of the core legislated elements of the Integrated Strategic Planning and Reporting Framework.</p> <p>The four key strategic objectives identified by the Plan are:</p> <ol style="list-style-type: none"> <li>1. Connecting communities</li> <li>2. Healthy environment, healthy people</li> <li>3. Business and tourism</li> <li>4. Deliver strong and reliable government</li> </ol> <p>Key actions identified by the Plan of relevance to the assessment are:</p> <ul style="list-style-type: none"> <li>• Continue to improve continuous accessible paths of travel to key destinations, such as recreation and community facilities, through the funding of the Footpath Construction Program</li> <li>• Progress the Gisborne Structure Plan incorporating the Neighbourhood Character Study and Town Centre Urban Design Framework Plan to Council for decision and consider implementation into the Macedon Ranges Planning Scheme</li> <li>• Progress the review of Council's Developer Contributions Plans (Gisborne and Romsey) and consider any future changes to the Macedon Ranges Planning Scheme recommended by its findings</li> <li>• Progress the development of a new Open Space Strategy and consider implementation into the Macedon Ranges Planning Scheme</li> <li>• Commence construction on stage 1 of the Macedon Ranges Regional Sports Precinct project and continue advocacy for funding towards future stage delivery</li> <li>• Commence implementation of recommended master plan actions at the Gisborne, Kyneton and Malmsbury Botanic Gardens, including the delivery of an entry garden (western entrance) at the Gisborne Botanic Gardens</li> <li>• Optimise accessibility and usage of open space and facilities through a program of development and renewals for open space, playgrounds and sporting infrastructure</li> <li>• Work with the Department of Education to support current education reforms, such as the rollout of three-year-old kindergarten in the Macedon Ranges Shire and School Readiness Funding.</li> <li>• Provide and support access to quality kindergarten programs across the shire</li> <li>• Improve social connection for children and families with barriers to social engagement</li> <li>• Deliver the first-year actions for Council's Early Years Plan – CREATE</li> <li>• Strengthen municipal planning of early years' services</li> </ul>
Recreation
<p><b>Sport and Active Recreation Strategy 2018-2028</b></p> <p>The role of the Sport and Active Recreation Strategy is to set out a framework for enhancing the health and wellbeing of residents through a range of services and facilities aimed at supporting and encouraging participation in physical activity, active recreation and sport and therefore community life. The strategy is an important planning tool that will be used by Council, Council officers and the community as a key reference document to help guide Councils future resource priorities and major projects and initiatives to support participation in community sport and active recreation.</p> <p>Key actions identified by the Strategy for the Gisborne District are:</p>

<p><b>Strategy</b></p> <ul style="list-style-type: none"> <li>• Support staged development of two multi-use ovals and associated infrastructure in New Gisborne over the short-medium term. In consultation with the New Gisborne Tennis Club, consider options to remain at Ross Watt Reserve or explore opportunities to relocate/replace the existing four tennis courts at Ross Watt Reserve to the proposed new Sports Precinct (ovals) in New Gisborne in the long-term (i.e. consider as part of the Master Plan design for this site), including shared use of proposed pavilion facilities.</li> <li>• Investigate and support upgrade / improvement requirements at Gardiner Reserve to reinforce the venue as one of the Shire's three premier AFL/ cricket sporting reserves – particularly cricket net facilities (address safety issues with balls entering the adjacent netball courts, and change room improvements including catering for female participants).</li> <li>• Dixon Field should be progressively developed as a regional standard facility for soccer in the Shire, including possible establishment of a synthetic pitch with match standard lighting in the very long-term (i.e. 10+ years) to cater for possible additional usage loads.</li> <li>• Support court upgrade at Gisborne Tennis Club (Dixon Field) as required. Also support lighting provision to final 2 courts (i.e. all 8 courts to be lit).</li> <li>• Support improvements to South Gisborne Tennis facilities subject to condition audit outcomes.</li> <li>• In consultation with all existing equestrian user groups undertake a Master Plan for I.R. Robertson Reserve (Gisborne) to explore requirements and options for staged upgrade of facilities, including opportunities for shared use.</li> <li>• Support installation of outdoor fitness equipment at suitable locations along Jacksons Creek.</li> <li>• Continue staged implementation of township specific recommendations from Council's Walking &amp; Cycling Strategy and Open Space Strategy.</li> <li>• Continue to consider an expansion of the Gisborne Aquatic Centre and co-location of the Gisborne Fitness Centre should funding opportunities present.</li> </ul>
<p><b>Macedon Ranges Aquatic Strategy (2011)</b></p> <p>The primary purpose of the strategy is to develop an integrated strategic approach to planning and provision of affordable aquatic facilities across the Shire.</p> <p>The overall vision of the Council is to provide a range of quality and affordable indoor and outdoor aquatic facilities across the Shire. This vision sees a network of aquatic facilities coordinated with each other in location, use, management, marketing and fitting into an overall regional context.</p> <p>In particular the vision sees: <i>Indoor aquatic facilities being located in the major population centres of Gisborne, Kyneton and Romsey at a time when it is economical to do so. Modern user friendly and exciting outdoor aquatic facilities being managed and maintained for long term sustainability in Woodend and Lancefield serving those communities and, at times, the larger catchment areas.</i></p> <p>The Strategy included a recommendation that Council prepare and submit an application to Sport and Recreation Victoria's Better Pools program for 2012/13 for an expansion of the Gisborne Aquatic Centre and, if successful, allocate Council's share of the funding over the next two financial years.</p>
<p><b>Macedon Ranges Open Space Strategy (2013)</b></p> <p>The purpose of the Macedon Ranges Open Space Strategy is to provide direction to Council for the planning and provision of open space within the Shire in an ongoing manner over the next ten or more years.</p> <p>Priority projects identified for Gisborne were:</p> <ul style="list-style-type: none"> <li>• G1 - Complete a study to identify open space that can provide for sports fields functions to cater for growth into the future.</li> <li>• G2 - Prepare a master plan for Gisborne Racecourse Reserve / Magnet Hill.</li> </ul> <p>Other aspirational priorities identified for Gisborne by the Strategy were:</p> <ul style="list-style-type: none"> <li>• G3 - Consolidate existing play equipment in Jacksons Creek Reserve and improve as a district social / family recreation open space.</li> <li>• G4 - Prepare a master plan for UL Daly Nature Reserve.</li> <li>• G5 - Redesign Ross Watt Reserve as a local social / family recreation open space, and sporting reserve.</li> <li>• G6 - Seek provision of a new local social / family recreation open space as part of new residential development south of Willowbank Road.</li> <li>• G7 - Seek provision of a new local social / family recreation open space as part of new residential development between Fersfield and Willowbank Roads.</li> <li>• G8 - Further develop the Jacksons Creek corridor.</li> <li>• G9 - Seek environment funding to contribute towards management of the Gisborne Racecourse Reserve, Jacksons Creek, and further embellishment of the Gisborne Botanic Gardens.</li> <li>• G10 - Investigate the provision of continuous off-road trails in southern Gisborne.</li> <li>• G11 - Provide an off-road trail circuit around New Gisborne.</li> <li>• G12 - Protect existing street trees throughout Gisborne.</li> <li>• G13 - Undertake improvements to the Gisborne Botanic Gardens and vicinity, in accordance with the existing master plan.</li> <li>• G14 - In line with the Management Plan, provide directional signage and consideration of parking at the base of Mt Gisborne.</li> </ul>



<p><b>Strategy</b></p> <ul style="list-style-type: none"> <li>• G15 - Consider providing parking at the base of Mt Aitken, and develop a walking trail to the summit.</li> <li>• G16 – Continue to preserve the drainage way in southern Gisborne as an open space corridor, and develop a trail along it towards Mt Gisborne.</li> <li>• G17 - In conjunction with Council's Domestic Animal Management Plan 2012-2016 identify an off-leash area to exercise and socialise dogs, to serve New Gisborne, and both the northern and southern areas of Gisborne.</li> <li>• G18 - Should the pine plantation between Gisborne Cemetery and Gisborne Secondary College be harvested and the cemetery expanded: seek a portion of the site to be retained as open space and revegetated with appropriate native species.</li> <li>• G19 - Work closely with user groups of Gilligan Reserve and IR Robertson Reserve in South Gisborne to continue to improve landscaping, environmental management.</li> <li>• G20 - Retain Pleasant View Court Reserve as open space for its restorative values. Allow for people to enjoy views through providing additional shade trees and seating.</li> </ul> <p>In terms of relevance to the assessment actions G1, G6 and G10 are considered to be the highest priorities.</p>
<p><b>Early years and youth services</b></p> <p><b>CREATE Macedon Ranges Shire Early Years Plan: 2021-2025</b></p> <p>CREATE is a five year plan that responds to the needs, priorities and aspirations of children, as identified by the community. The plan now replaces the previous Early Years Plan 2016-2020.</p> <p>CREATE is informed by community and sector consultation undertaken in late 2019 and early 2021, and includes children's voices. It includes priority areas for action and responsibilities across Council departments and, in some instances, shared with the community.</p> <p>The Plan highlights the key achievements of the previous Plan including:</p> <ul style="list-style-type: none"> <li>• Upgrade of Swinburne Avenue, Romsey and Woodend kindergarten outdoor areas.</li> <li>• Review of Occasional Care program across the shire and cessation of program due to poor utilisation.</li> <li>• Advocacy to State and Federal Government for a long term commitment to fund 15 hours of kindergarten for eligible four year olds.</li> </ul> <p>The vision statement of the new Plan is as follows: "The Macedon Ranges is a place where childhood is valued and where every child can thrive, reach their potential and actively participate in the community, now and into the future."</p> <p>The new Plan identifies the following priorities:</p> <ul style="list-style-type: none"> <li>• Children are socially connected and active</li> <li>• Children thrive in their community</li> <li>• Children's needs are recognised in infrastructure and the built environment</li> <li>• Children are respected and valued in their community</li> </ul> <p>Although the Plan contains no specific references to proposed initiatives in Gisborne, general actions relevant to the social infrastructure assessment include:</p> <ul style="list-style-type: none"> <li>• 1.2.1 In conjunction with community consultation, Early Years and Maternal and Child Health are engaged as knowledge experts for projects in the community impacting children and families, to gain a better understanding of children's and families' needs, including footpath improvements and better connectivity to meet community expectations, child/family needs and address safety concerns.</li> <li>• 1.3.1 In conjunction with community consultation, Early Years and Maternal and Child Health are engaged as knowledge experts for projects in the community impacting children and families, to gain a better understanding of children's and families' needs, including more interconnected bike paths that benefit the whole community.</li> <li>• 1.10.1 Explore partnerships with local schools around children's use of school grounds outside of school hours and during school holidays</li> <li>• 2.1.2 Advocate for increased funding and resource investment by the State Government to co-locate new facilities with relevant early childhood services, eg schools and Maternal and Child Health</li> <li>• 2.1.3 Explore new partnership opportunities with not-for-profit and private sector agencies</li> <li>• 2.1.4 Explore feasibility of bush kinder programs being run across the shire</li> <li>• 2.2.1 Implement funded three year old kindergarten in Council managed kindergartens from 2022</li> <li>• 3.1.1 In conjunction with community consultation, Early Years and Maternal and Child Health are engaged as knowledge experts for projects in the community impacting children and families, to gain a better understanding of children's and families' needs, including:             <ul style="list-style-type: none"> <li>➢ all ability access to Council outdoor and community open spaces including seating, shade, BBQ facilities and toilets with baby change facilities and breast feeding amenities</li> <li>➢ improvements to parks and public spaces to make them more child and family friendly</li> <li>➢ fencing of playgrounds as appropriate to increase safety of children</li> </ul> </li> </ul>

<b>Strategy</b>
<ul style="list-style-type: none"> <li>3.3.2 Work with stakeholders on a process that considers early years expertise in the provision of public play spaces and early years infrastructure in the shire, and broader infrastructure and development projects including new planning applications</li> </ul>
<p><b>ELEVATE Macedon Ranges Shire Council Youth Strategy 2018-2028</b></p> <p>The Youth Strategy 2018–2028 is a ten year strategic plan that will provide overall direction for Council’s Youth Development unit and guide the programs, initiatives, advocacy and support work for young people and their families.</p> <p>The eight key priorities of the Youth Strategy are to:</p> <ul style="list-style-type: none"> <li>Priority Area 1: Young people feel healthy and well</li> <li>Priority Area 2: Young people feel safe</li> <li>Priority Area 3: Young people feel connected to each other, and those around them</li> <li>Priority Area 4: Young people feel proud</li> <li>Priority Area 5: Young people feel embraced and heard</li> <li>Priority Area 6: Young people feel supported</li> <li>Priority Area 7: Young people feel inspired</li> <li>Priority Area 8: Young people feel informed</li> </ul> <p>Although no Gisborne specific recommendations are identified by the Strategy a number of general actions are potentially relevant to the assessment including:</p> <ul style="list-style-type: none"> <li>Advocate to all levels of government for more appropriate emergency and affordable housing for young people within the Macedon Ranges</li> <li>Consider young people’s needs and include young people’s views in the design of community spaces, services and infrastructure</li> <li>Support the Macedon Ranges libraries to become tech learning hubs for young people</li> <li>Explore feasibility of converting existing facilities such as halls and/or mechanics institutes to be multi-purpose youth centres</li> </ul>
<b>Arts &amp; Culture</b>
<p><b>Macedon Ranges Shire Council Arts and Culture Strategy 2018-2028</b></p> <p>This 10 year strategy aims to enhance the social, cultural and economic development of the Macedon Ranges by building on what its doing well; exploring new opportunities for arts and culture; and making the most of the uniqueness of the shire, particularly its local talent and beautiful natural setting. The strategy’s background document presents the significant amount of research and consultation undertaken during development. Council’s Public Art and Memorial policies sit under this strategy.</p> <p>Actions relating to Gisborne are:</p> <ul style="list-style-type: none"> <li>Based on existing infrastructure limitations and projected population growth, future planning for upgrades or renewal of the Macedon Ranges library facilities should prioritise Gisborne followed by Kyneton.</li> <li>Council undertakes further investigation to determine the physical and programming capacity of the proposed sports hub in New Gisborne to accommodate arts and cultural activity.</li> <li>Council supports GREAT to progress the Gisborne Amphitheatre project.</li> </ul>

## 4 Future Social Infrastructure Demand & Supply Estimates

### 4.1 Development & Population Assumptions

This section provides indicative quantitative community infrastructure demand and supply estimates for the subject site and the Gisborne District using Macedon Ranges Shire Council’s population forecasts prepared by .id consulting (<http://forecast.id.com.au/macedon-ranges/home>). For the purposes of this assessment ASR



Research has assumed an indicative dwelling yield of 790 for the subject site, generating a potential population of approximately 2,200 people<sup>4</sup>.

Table 4 below shows the likely age cohort populations generated by the subject site and the wider Gisborne District by 2036. It also indicates that the subject site will account for approximately 10% of all dwellings located within the Gisborne District by 2036 (adjusted figure).

**Table 4 - Revised Dwelling & Population Forecasts for Subject Site & Gisborne District by 2036**

Age Cohort	Community infrastructure types the age cohort is relevant to	Subject Site by Build Out	Gisborne District by 2036	Adjusted Gisborne District by 2036
0-3	MCH, Playgroups	132	1,222	1,240
4	4 Year Old Kindergarten	37	339	344
0-4	Long Day Child Care & Occasional Child Care	169	1,561	1,584
5-11	Primary School enrolments, out of school hours care	257	2,375	2,409
12-17	Secondary School enrolments	527	4,874	4,945
0-14	Participation in organised children's sport	1,685	15,578	15,804
15+	Participation in organised youth & adult sport	256	2,364	2,398
15-24	Participation in higher education (youth & young adult)	1,429	13,214	13,406
25+	Participation in higher education (older adults)	193	1,785	1,811
70+	Residential & home based aged care services	298	2,757	2,797
0 to 69 years	NDIS services (younger clients)	1,914	17,695	17,952
<b>Total Population</b>		<b>2,212</b>	<b>20,452</b>	<b>21,284</b>
<b>Dwellings</b>		<b>790</b>	<b>7,754</b>	<b>8,051</b>

## 4.2 Social Infrastructure Provision Measures and Standards

Appendix 1 of this report provides indicative estimates for various forms of social infrastructure that lend themselves to some form of quantifiable demand and / or supply measure. ***It should be emphasised that the numbers indicated should not be interpreted as final provision recommendations for the structure plan areas.*** Community infrastructure assessments also require existing strategic priorities be taken into consideration, as well as the capacity of existing services and facility to meet current and future needs.

<sup>4</sup> Based on average household size of 2.76 for the Gisborne District by 2036.

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

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

### 4.3 The Limitations of Social Infrastructure Standards

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

### 4.4 89 Ross Watt Road, Gisborne Social Infrastructure Assessment

Tables 5 on the following pages discusses the implications of the demand and supply estimates provided in Appendix 1 in the context of existing supply characteristics, and other more qualitative considerations.

Table 5 – 89 Ross Watt Road Gisborne Social Infrastructure Assessment

Service / Community infrastructure type	Need generated by subject site	Likely requirements within the subject site / or off-site contributions
Public open space	<p>DPO4 outlines public open space requirements as follows:</p> <ul style="list-style-type: none"> <li>Provides links to existing or proposed open space areas.</li> <li>Is fronted by roads or lots, to enhance passive surveillance of the area.</li> <li>Integrates with areas and corridors of habitat significance where possible.</li> <li>Incorporates passive and active recreation opportunities, including shared pedestrian/bicycle paths, urban art and playgrounds.</li> <li>Is not encumbered by any constraints, such as drainage reserves or land slope. Any encumbered open space areas must be provided in addition to an unencumbered public open space contribution of at least 5% of the development plan area.</li> <li>The provision and timing of physical and social infrastructure including retail, community, open space and recreational facilities (where required); clearly demonstrating the ability to provide any reticulated service or infrastructure item required by the proposed development.</li> </ul> <p>In relation to the subject site the DPO4 specifies:</p> <ul style="list-style-type: none"> <li>Integration with proposed active and passive open space areas, and the existing childcare facility on Swinburne Avenue.</li> <li>A high quality urban design and pedestrian focused development outcome.</li> <li>An active open space area of appropriate size and dimensions to accommodate formal recreation activities. This open space area must be integrated with the Local Neighbourhood Activity Centre. Linear open space linkages from this area through the development and connecting to the Jacksons Creek escarpment open space area must also be provided.</li> </ul>	<p>Based on a Net Developable Area (NDA) of 65.31 hectares the theoretical minimum unencumbered public open space requirement is 3.266 hectares (5.0% of NDA). The draft concept plan proposes to establish four new unencumbered public open spaces supplying a total of 3.279 hectares of unencumbered public open space (5.02% of NDA). On this basis, the concept plan satisfies the unencumbered public open space obligations stipulated by DPO4 of the Macedon Ranges Planning Scheme.</p> <p>In addition to these unencumbered public open space reserves, the draft concept plan identifies a number of other significant encumbered public open spaces consisting of:</p> <ul style="list-style-type: none"> <li>Conservation reserves including the Jacksons Creek Conservation Reserve (12.927 ha);</li> <li>Two drainage reserves (4.055 ha in total); and</li> <li>Landscape / tree reserves (0.92 ha).</li> </ul> <p>Although encumbered, drainage reserve land can potentially play an important informal recreational role for local residents (e.g. by accommodating a shared pedestrian and bicycle pathway which provides linkages to existing residential areas to the east and south).</p> <p>The client has advised that it intends to prepare a landscape concept plan which will detail the function and embellishments proposed for both the active open space and other encumbered public open spaces.</p>

## 89 Ross Watt Road, Gisborne Social Infrastructure Assessment

Service / Community infrastructure type	Need generated by subject site	Likely requirements within the subject site / or off-site contributions
	The distribution of local passive parks should typically be accessible within 400 metres of most households. Active open space reserves should typically be available within 1 kilometre of most residents in an urbanised area.	
<b>Active Open Space &amp; Informal Outdoor Recreation</b>	<p>The nearest active open space reserves to subject site include: 1) Dixon Field (cricket, soccer, tennis, athletics and croquet); 2) Ross watt Recreation Reserve (tennis and BMX); 3) Sankey Reserve (cricket and Australian rules football) and 4) Gardiner Reserve (Australian rules football, cricket, netball and lawn bowls).</p> <p>The Gisborne District remains the focus for sports infrastructure development for the Shire including the 8 outdoor court Macedon Ranges Regional Netball Complex (opened in 2016), the proposed Regional Sports Hub (envisioned as a four-to-six court indoor stadium adjacent to the Regional Netball Complex) and the proposed New Gisborne Sports Fields project (located adjacent to the Regional Sports Hub and Netball Complex) which will deliver two ovals (catering for Australian rules football and cricket), 8 tennis courts and 2 outdoor multi-purpose courts.</p> <p>In relation to major outdoor participation sports the subject site is likely to generate the following demand by full development:</p> <ul style="list-style-type: none"> <li>• Australian football – 130 participants;</li> <li>• Tennis – 96 participants;</li> <li>• Soccer – 97 participants;</li> <li>• Netball – 78 participants (note: could also play indoor competitions); and</li> <li>• Cricket – 74 participants.</li> </ul> <p>It is worth noting that the majority of recreation activities undertaken are of an informal unstructured nature (i.e.</p>	Given the subject site generates an unencumbered public open space requirement of 3.3 hectares, there remains little capacity to allocate sufficient land for a formal active open space reserve without compromising on the supply of smaller passive open space reserves. On this basis this assessment does recommend the inclusion of a formal active open space reserve as part of the proposed development.

## 89 Ross Watt Road, Gisborne Social Infrastructure Assessment

Service / Community infrastructure type	Need generated by subject site	Likely requirements within the subject site / or off-site contributions
Council Indoor Recreation Courts & Aquatic Leisure Centres	<p>where participation in the activity is not via an organisation such as a sporting club). In Victoria, the main informal recreation activities are walking, fitness / gym activities, running / jogging, swimming and cycling.</p> <p>Council aquatic leisure centres</p> <ul style="list-style-type: none"> <li>• 0.1 facilities for the subject site</li> <li>• 0.9 aquatic leisure centres for the Gisborne District</li> </ul> <p>Indoor multipurpose courts</p> <ul style="list-style-type: none"> <li>• 0.2 courts for the subject site</li> <li>• 2 courts for the Gisborne District</li> </ul>	<p>Gisborne contains the Gisborne Aquatic Centre, Gisborne Fitness Centre and the recently developed Gisborne Stadium, a 2-court indoor stadium located within the Gisborne Secondary College.</p> <p>In 2018, Macedon Ranges Council endorsed the integration of two projects in Gisborne - the New Gisborne Sports Fields project and the Macedon Ranges Regional Sports Hub project—embracing a vision for the Macedon Ranges Regional Sports Precinct. The precinct has the potential to be constructed as one project or as a multi-stage development that will feature a mix of state-of-the-art sports facilities.</p> <p>The Regional Sports Hub concept is envisioned as a four-to-six court indoor stadium and community activity hub in New Gisborne which will service the growing needs of participants across the shire.</p> <p>The facilities will be spread across two interconnected sites in New Gisborne at the corner of Barringo Rd and Hamilton Road (located 9 kilometres west of the PSP, or 7 minutes driving time) and support a wide range of local sporting and community organisations and clubs; and also attract regional, state and other elite level competitions. Construction of the Hub is anticipated to commence in 2021.</p> <p>Given the existing facilities and proposed new facilities, and the moderate demand generated by the subject site, no additional indoor recreation facility provision within the subject site is likely to be sought by Council.</p>
Early Years Services	The subject site generates the equivalent of:	
Long Day Child Care	<ul style="list-style-type: none"> <li>• <i>Approximately 40 long day child care places (one third of a large long day child care centre operating with 120 places)</i></li> </ul>	The future demand for long day child care in the Gisborne District will continue to increase over the coming decades, inclusive of the growth generated by the subject site. This assessment recommends that the subject site makes provision for a Long Day Child Care Centre that includes an integrated Kindergarten program for the community.

## 89 Ross Watt Road, Gisborne Social Infrastructure Assessment

Service / Community infrastructure type	Need generated by subject site	Likely requirements within the subject site / or off-site contributions
4-year-old sessional Kindergartens	<ul style="list-style-type: none"> <li>Approximately 1 Kindergarten room for 4-year-old and 3-year-old sessional kindergarten programs (60 three and four year old enrolments)</li> </ul>	The proposed inclusion of a new long day child care facility would satisfy the demand for kindergarten services by providing an integrated Kindergarten program.
Maternal & Child Health (MCH)	<ul style="list-style-type: none"> <li>0.2 MCH consulting suites</li> </ul>	Due to insufficient demand generated by the subject site and sufficient existing supply levels within the Gisborne District, no additional MCH service is recommended for the subject site.
Playgroups	<ul style="list-style-type: none"> <li>1 playgroup session per week</li> </ul>	Due to the relatively small demand generated by the subject site future playgroup needs are best accommodated within existing services in the Gisborne and New Gisborne Townships.
Community Centres / Community Meeting Space)	<p>The subject site generates the equivalent of:</p> <ul style="list-style-type: none"> <li>0.2 to 0.3 community centres (50 sqm of community meeting space)</li> </ul>	The subject site does not have a sufficient number of dwellings to justify a multipurpose community centre.
Libraries & Neighbourhood House Facilities	<p>The subject site generates the equivalent of:</p> <ul style="list-style-type: none"> <li>0.2 Libraries (19,200 loans per annum and 14,800 library visits per annum).</li> <li>0.3 Neighbourhood Houses (approximately 70 users per week).</li> </ul>	The Gisborne District is serviced by the existing Gisborne Library and one Neighbourhood House (Macedon Ranges Further Education Centre). Given these existing facilities and the moderate demand generated by the subject site, no additional library or neighbourhood house provision within the Gisborne District is likely to be sought by Council.
Health Facilities	<p>The subject site generates the equivalent of:</p> <ul style="list-style-type: none"> <li>9 public / private hospital beds;</li> <li>63 community health clients; and</li> <li>0.4 general practices</li> </ul>	Although the provision of a variety of private and public health services is likely to expand within the Gisborne District over the coming decades, the subject site does not have locational attributes that make it a desirable location for future health services.
Aged Care Places	<p>The subject site generates the equivalent of:</p> <ul style="list-style-type: none"> <li>37 aged care places (including residential aged care).</li> </ul>	The Gisborne District contains 3 existing residential aged care providers supplying 131 beds. Approximately 220 beds will be required by 2036 to meet the future needs of the Gisborne District. This indicates that the subject site potentially offers an attractive location to establish a new residential aged care facility. This assessment encourages the proponent of the subject site to explore market interest in establishing an additional residential aged care facility. However, Council should not interpret the inclusion of a residential aged care facility within the subject site as a mandatory requirement.
Education Facilities	In relation to the Government education provision the subject site generates the equivalent of:	There are two existing Government Primary Schools and one Government Secondary College (Gisborne Secondary College) within the Gisborne District. A third Government Primary School – Willowbank Primary School - is currently being constructed and will open in 2022.



Service / Community infrastructure type	Need generated by subject site	Likely requirements within the subject site / or off-site contributions
	<ul style="list-style-type: none"> <li>• 0.3 Government Primary Schools (approximately 160 Government Primary School enrolments); and</li> <li>• 0.0 Government Secondary Schools (approximately 75 Government Secondary School enrolments).</li> </ul> <p>In relation to the non-government education provision the subject site generates the equivalent of:</p> <ul style="list-style-type: none"> <li>• approximately 60 Catholic primary school enrolments;</li> <li>• approximately 20 other non-government primary school enrolments;</li> <li>• approximately 60 Catholic secondary school enrolments; and</li> <li>• approximately 35 other non-government secondary school enrolments.</li> </ul> <p>In relation to higher education provision the subject site generates the equivalent of:</p> <ul style="list-style-type: none"> <li>• approximately 30 TAFE student enrolments; and</li> <li>• approximately 60 university student enrolments</li> </ul>	<p>Based on current population forecasts the Gisborne District will require 3 Government Primary Schools by 2036 and 1 Government Secondary College.</p> <p>Given the existing Government education facilities and soon to open Willowbank Primary School, and the moderate demand generated by the subject site, no additional Government Primary School or Government Secondary School is likely to be required within the Gisborne District.</p> <p>Non-government education provision within the Gisborne District consists of two Catholic Primary Schools (Holy Cross and St Brigid's School) and the Gisborne Montessori School (also a primary school). The Gisborne District does not currently contain a non-government secondary school.</p> <p>Provision strategies for non-government schools will need to be confirmed with existing local schools and / or their respective planning agencies (e.g. Catholic Education Melbourne). Any potential future interest from such providers may not be limited to the subject site.</p>

## 5 Conclusion and Summary of Social Infrastructure Requirements

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

On social infrastructure grounds, the subject site has a number of attributes which support early commencement. These can be described as follows:

- Based on the indicative dwelling yield assumed for this assessment (750 dwellings and a population of 2,100), the location attributes of the subject site, the proposed development triggers the need for some additional local level community infrastructure to be included. However, as described below, the early demands of the subject site can be met by a diverse range of existing services and facilities located more centrally within Gisborne and within the township of New Gisborne.
- The growth projected to occur within the Gisborne District, is made somewhat easier by the presence of many existing and planned higher order community infrastructure forms within Gisborne such as an aquatic leisure centre and library.

### 5.2 Subject Site Social Infrastructure Requirements

A summary of the key social infrastructure requirements for the subject site are presented below.

#### 5.2.1 Public Open Space

1. Based on a Net Developable Area (NDA) of 65.31 hectares the theoretical minimum unencumbered public open space requirement is 3.266 hectares (5.0% of NDA). The draft concept plan proposes to establish four new unencumbered public open spaces supplying a total of 3.279 hectares of unencumbered public open space (5.02% of NDA). On this basis, the concept plan satisfies the unencumbered public open space obligations stipulated by DPO4 of the Macedon Ranges Planning Scheme.
2. In addition to this unencumbered public open space reserve, the draft concept plan identifies a number of other significant encumbered public open spaces consisting of:
3. In addition to this unencumbered public open space reserve, the draft concept plan identifies a number of other significant encumbered public open spaces consisting of:
  - Conservation reserves including the Jacksons Creek Conservation Reserve (12.927 ha in total);
  - Two drainage reserves (4.055 ha in total); and
  - Landscape / tree reserves (0.92 ha).

4. Although encumbered, drainage reserve land can potentially play an important informal recreational role for local residents (e.g. by accommodating a shared pedestrian and bicycle pathway which provides linkages to existing residential areas to the east and south).
5. The client has advised that it intends to prepare a landscape concept plan which will detail the function and embellishments proposed for both the active open space and other encumbered public open spaces.

#### 5.2.2 Active Open Space and Indoor Recreation

##### Active Open Space

- 5 Given the subject site generates an unencumbered public open space requirement of 3.3 hectares, there remains little capacity to allocate sufficient land for a formal active open space reserve without compromising on the supply of smaller passive open space reserves. On this basis this assessment does not recommend the inclusion of a formal active open space reserve as part of the proposed development.
- 6 It is also worth noting that the proposed development will include an extensive network of shared pathways which will facilitate informal recreation activities such as cycling and running.

##### Indoor Recreation

- 7 Gisborne contains the Gisborne Aquatic Centre, Gisborne Fitness Centre and the recently developed Gisborne Stadium, a 2-court indoor stadium located within the Gisborne Secondary College.
- 8 In 2018, Macedon Ranges Council endorsed the integration of two projects in Gisborne - the New Gisborne Sports Fields project and the Macedon Ranges Regional Sports Hub project—embracing a vision for the Macedon Ranges Regional Sports Precinct. The precinct has the potential to be constructed as one project or as a multi-stage development that will feature a mix of state-of-the-art sports facilities.
- 9 The Regional Sports Hub concept is envisioned as a four-to-six court indoor stadium and community activity hub in New Gisborne which will service the growing needs of participants across the shire.
- 10 The facilities will be spread across two interconnected sites in New Gisborne at the corner of Barringo Rd and Hamilton Road (located 9 kilometres west of the PSP, or 7 minutes driving time) and support a wide range of local sporting and community organisations and clubs; and also attract regional, state and other elite level competitions. Construction of the Hub is anticipated to commence in 2021.
- 11 Given the existing facilities and proposed new facilities, and the moderate demand generated by the subject site, no additional indoor recreation facility provision within the subject site is likely to be sought by Council.

### 5.2.3 Early Years Services

- 12 Long day Child Care. The future demand for long day child care in the Gisborne District will continue to increase over the coming decades, inclusive of the growth generated by the subject site. This assessment recommends that the subject site makes provision for a Long Day Child Care Centre that includes an integrated Kindergarten program for the community.
- 13 Kindergarten. The proposed inclusion of a new long day child care facility would satisfy the demand for kindergarten services by providing an integrated Kindergarten program.
- 14 Maternal & Child Health. Due to insufficient demand generated by the subject site and sufficient existing supply levels within the Gisborne District, no additional MCH service is recommended for the subject site.
- 15 Playgroups. Due to the relatively small demand generated by the subject site future playgroup needs are best accommodated within existing services in the Gisborne and New Gisborne Townships.

### 5.2.4 Community Centres

- 16 The subject site does not have a sufficient number of dwellings to justify a multipurpose community centre.

### 5.2.5 Libraries & Neighbourhood Houses

- 17 The Gisborne District is serviced by the existing Gisborne Library and one Neighbourhood House (Macedon Ranges Further Education Centre). Given these existing facilities and the moderate demand generated by the subject site, no additional library or neighbourhood house provision within the Gisborne District is likely to be sought by Council.

**5.2.6 Health Services**

- 18 Although the provision of a variety of private and public health services is likely to expand within the Gisborne District over the coming decades, the subject site does not have locational attributes that make it a desirable location for future health services.

**5.2.7 Residential Aged Care**

- 19 The Gisborne District contains 3 existing residential aged care providers supplying 131 beds. Approximately 220 beds will be required by 2036 to meet the future needs of the Gisborne District. This indicates that the subject site potentially offers an attractive location to establish a new residential aged care facility. This assessment encourages the proponent of the subject site to explore market interest in establishing an additional residential aged care facility. However, Council should not interpret the inclusion of a residential aged care facility within the subject site as a mandatory requirement.

**5.2.8 Education**

- 20 There are two existing Government Primary Schools and one Government Secondary College (Gisborne Secondary College) within the Gisborne District. A third Government Primary School – Willowbank Primary School - is currently being constructed and will open in 2022. Based on current population forecasts the Gisborne District will require 3 Government Primary Schools by 2036 and 1 Government Secondary College.
- 21 Given the existing Government education facilities and soon to open Willowbank Primary School, and the moderate demand generated by the subject site, no additional Government Primary School or Government Secondary School is likely to be required within the Gisborne District.
- 22 Non-government education provision within the Gisborne District consists of two Catholic Primary Schools (Holy Cross and St Brigid's School) and the Gisborne Montessori School (also a primary school). The Gisborne District does not currently contain a non-government secondary school.
- 23 Provision strategies for non-government schools will need to be confirmed with existing local schools and / or their respective planning agencies (e.g. Catholic Education Melbourne). Any potential future interest from such providers may not be limited to the subject site.

### 5.3 Development Contributions Plan Obligations

Beyond the conclusions and recommendations outlined above all future residential development within the subject site will also be required to pay a development contribution to Council. Schedule 2 to Clause 45.06 Development Contributions Plan Overlay (DCP02) applies to all land in Gisborne and New Gisborne covered by the DCPO2 Area which also includes the subject site. The subject site is located within charge area 4 which requires residential development to pay \$2,164.09 per residential lot (July 1, 2013 figure). The actual figure will be higher than this as the levy is indexed annually. The DCP levy paid by the proposed development will fund a range of projects including the following community infrastructure and open space projects:

- Bicycle and pedestrian links along Ross Watt Way;
- Jacksons Creek pedestrian and bicycle link;
- Upgrade Gardiner Reserve oval surface;
- Additional Netball complex inclusive of lighting; and
- Land for additions to active sportsfields.

## Appendices

## 89 Ross Watt Road, Gisborne Social Infrastructure Assessment

### Appendix 1 – Social Infrastructure Demand & Supply Estimates for Ross Watt Road, Gisborne & Gisborne District

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Ross Watt Road Development	Gisborne District by 2036	Adjusted Gisborne District by 2036
<b>Public Open Space</b>						
Unencumbered Public open space	5%	Public open space contribution	Schedule to Clause 53.01 Macedon Ranges Planning Scheme	3.266	Not available	Not available
<b>Organised Sport Facility &amp; Participation Estimates</b>						
<b>Indoor and outdoor recreation facilities</b>						
Indoor recreation centres / courts	10,000	Total population per court	Typical standard used by some Melbourne Growth Area Councils (note: individual LGAs vary on their views about the “desired” benchmark and some have no documented working benchmark).	0.2	2.0	2.1
Council aquatic / leisure centre memberships	3.4%	% of Population who are members of a Council aquatic / leisure centre	Based on 2010 CERM PI® Operational Management Benchmarks for Australian Public Sports & Aquatic Centres	75.2	695	724
Council aquatic / leisure centres	25,000	Approximate total population per facility in Macedon Ranges (2019)	ASR Research calculation based on Macedon Ranges having 2 Council indoor aquatic leisure centre (2019).	0.1	0.8	0.9
<b>Participation in organisation/venue based activity: Adults (people aged 15 and over)</b>						
Fitness/Gym	30.2%	% of people aged 15 years and over participating in organised physical activity or sport at least once per year	Australian Sports Commission, AusPlay Survey (AusPlay): January 2018 to December 2018 Victoria Data (Table 11)	509	4705	4,773
Swimming	9.1%	As above	As above	153	1418	1,438
Golf	4.1%	As above	As above	69	639	648
Pilates	4.0%	As above	As above	67	619	628
Basketball	3.9%	As above	As above	66	608	616
Tennis	3.4%	As above	As above	57	528	535
Football/soccer	2.5%	As above	As above	42	389	395



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Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Ross Watt Road Development	Gisborne District by 2036	Adjusted Gisborne District by 2036
Yoga	4.1%	As above	As above	69	639	648
Netball	2.4%	As above	As above	40	374	379
Australian football	3.6%	As above	As above	61	561	569
Athletics, track and field (includes jogging and running)	3.1%	As above	As above	52	483	490
Cricket	2.6%	As above	As above	44	405	411
<b>Organised participation by activity - top 10 activities (children aged 0 to 14)</b>						
Swimming	39.4%	% of children aged 0-14 participating in organised physical activity or sport at least once per year	Australian Sports Commission, AusPlay Survey (AusPlay): January 2018 to December 2018 Victoria Data (Table 10)	208	1920	1,948
Australian football	13.1%	As above	As above	69	638	648
Basketball	11.4%	As above	As above	60	556	564
Cricket	5.7%	As above	As above	30	278	282
Dancing (recreational)	10.6%	As above	As above	56	517	524
Netball	7.1%	As above	As above	37	346	351
Football/soccer	10.4%	As above	As above	55	507	514
Tennis	7.3%	As above	As above	38	356	361
Gymnastics	11.0%	As above	As above	58	536	544
Athletics, track and field (includes jogging and running)	4.0%	As above	As above	21	195	198
<b>Early Years Services</b>						
<b>Kindergartens</b>						
Number of 4 year olds participating in 4 year old Kindergarten	100%	% of all eligible children participating in 4 Year Old Subsidised Kindergarten	Based on 100% participation rate	37	339	344

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Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Ross Watt Road Development	Gisborne District by 2036	Adjusted Gisborne District by 2036
Total number of enrolments in 4 year old sessional Kindergarten	85%	% of participating children (see above) enrolled at a Sessional Kindergarten service	Victorian Child and Adolescent Monitoring System (VCAMS), Department of Education & Training Based on indicator 31.4 Number of four year old kindergarten enrolments in a long day care or integrated children's services setting for Macedon Ranges: 15% (2015 data).	31	288	292
Number of Kindergarten rooms required	66	Number of sessional Kindergarten rooms required if 1 Kindergarten room accommodates 66 enrolments per week	ASR Research constructed measure assuming one kindergarten room is licensed for 33 places	0.5	4.4	4.4
Number of 3 year olds participating in 3 year old Kindergarten	90%	% of children participating in 3 Year old Kindergarten	ASR assumption based on proposed introduction of subsidised 3 year old Kindergarten program	32	294	299
Number of Kindergarten rooms when proposed policy changes are implemented	66	Number of sessional Kindergarten rooms required if 1 Kindergarten room accommodates 66 enrolments per week	ASR Research constructed measure assuming one kindergarten room is licensed for 33 places	0.5	4.5	4.5
<b>Maternal &amp; Child Health</b>						
Number of MCH Full-Time Nurses	130	1 FT nurse per 130 children 0 years	ASR Research estimate	0.2	2.2	2.2
Number of MCH consulting units	1	Number of MCH consulting units required per FT nurse	Based on above	0.2	2.2	2.2
<b>Playgroup</b>						
Number of 2 hr playgroup sessions per week	134	Total number of children aged 0-3 years required to generate demand for a 2 hour playgroup session per week	ASR Research constructed measure using Playgroup Victoria	1.0	9.1	9
<b>Occasional Child Care</b>						
Number of occasional child care places	10	Total number people aged 0 to 4 years per licensed place	Macedon Ranges Provision Rate 2019 (2 centre and 33 places)	1.7	15.6	16

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Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Ross Watt Road Development	Gisborne District by 2036	Adjusted Gisborne District by 2036
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.	0.1	0.5	0.5
<b>Long Day Child Care Centres</b>						
Number of Long Day Child Care places	252	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 of long day child care places equal to that documented by the MMCIA report (2015) for Interface Councils.	43	393	399
Number of Long Day Child Care centres	120	Total number of facilities required based on number of licensed places generated (see above)	ASR Research constructed measure based on a typical large sized long day child care facility.	0.4	3.3	3.3
<b>Community Centres, Meeting spaces, Neighbourhood Houses &amp; Libraries</b>						
multipurpose community meeting space	3000	200m2 per local community centre (1 community centre per 3,000 dwellings)	Based on Victorian Planning Authority, Review of Benchmark Infrastructure Costings Report (2018)	53	517	537
<b>Neighbourhood Houses</b>						
Number of Neighbourhood Houses	8300	Approximate total population per facility in Macedon Ranges Shire (2019)	Macedon Ranges Shire provision rate in 2019 (6 Neighbourhood Houses)	0.3	2.5	2.6
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	66	614	639
<b>Libraries</b>						
Total number of loans of physical items	8.7	Total loans per person, per annum	Public Libraries Victoria Network, 2016-17 PLVN Annual Statistical Survey (2016), Goldfields Libraries data	19,244	177,932	185,167

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Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Ross Watt Road Development	Gisborne District by 2036	Adjusted Gisborne District by 2036
Number of library visits per annum	6.7	Total visits per person, per annum	Public Libraries Victoria Network, 2016-17 PLVN Annual Statistical Survey (2016), Goldfields Libraries data	14,820	137,028	142,600
Number of library facilities	8.0	Library facilities per 100,000 people	Macedon Ranges Shire provision rate (2019)	0.2	1.6	1.7
<b>Education Enrolment &amp; Facility Estimates</b>						
<b>Primary Schools</b>						
Govt Primary Enrolment	63%	% of 5-11 year old population	Australian Bureau of Statistics, 2016 Census of Population and Housing, based on data for Macedon Ranges Shire Local Government Area	162	1496	1,518
Catholic Primary Enrolment	23%	% of 5-11 year old population	As above	59	546	554
Non Govt Primary Enrolment	7%	% of 5-11 year old population	As above	18	166	169
Total Primary Enrolment	93%	% of 5-11 year old population	As above	239	2209	2,241
Govt Primary School	3000	Total number of dwellings per facility	Department of Education & Training	0.3	2.6	2.7
<b>Secondary Schools</b>						
Govt Secondary Enrolment	39%	% of 12-17 year old population	Australian Bureau of Statistics, 2016 Census of Population and Housing, based on data for Macedon Ranges Shire Local Government Area	75	696	706
Catholic Secondary Enrolment	31%	% of 12-17 year old population	As above	60	553	561
Non Gov Secondary Enrolment	18%	% of 12-17 year old population	As above	35	321	326
Total Secondary Enrolment	88%	% of 12-17 year old population	As above	170	1571	1,594
Govt Secondary School	10000	Total number of dwellings per facility	Department of Education & Training	0.0	0.1	0.1
<b>TAFE</b>						

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Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Ross Watt Road Development	Gisborne District by 2036	Adjusted Gisborne District by 2036
TAFE Full-Time Enrolment (15 to 24)	2.0%	% of 15-24 year old population	Australian Bureau of Statistics, 2016 Census of Population and Housing, based on data for Macedon Ranges Shire Local Government Area	5	47	48
TAFE Full-Time Enrolment (25+)	0.1%	% 25 + year old population	As above	1	13	13
TAFE Part-Time Enrolment (15 to 24)	4.4%	% of 15-24 year old population	As above	11	104	106
TAFE Part-Time Enrolment (25+)	0.7%	% 25 + year old population	As above	10	92	94
Total TAFE students			As above	28	257	261
<b>Universities</b>						
University Full-Time Enrolment (15 to 24)	13.2%	% of 15-24 year old population	As above	34	312	317
University Full-Time Enrolment (25+)	0.6%	% 25 + year old population	As above	9	79	80
University Part-Time Enrolment (25 to 24)	1.6%	% of 15-24 year old population	As above	4	38	38
University Part-Time Enrolment (25+)	1.3%	% 25 + year old population	As above	19	172	174
Total University students		% 25 + year old population	As above	65	601	610
<b>Primary &amp; Acute Health Services</b>						
Number of public and private hospital beds	3.9	Number of public and private beds per 1,000 people	Australian Institute of Health & Welfare, Australian hospital statistics 2015–16	9	79	82
Number of public hospital beds	2.4	Number of public beds per 1,000 people	Australian Institute of Health & Welfare, Australian hospital statistics 2015–16	5	49	51
Community health clients	3%	Proportion of population that is a registered community health client	Victorian Auditor-General's report, <i>Community Health Program</i> (June 2018)	63	587	611
Allied health service sites	0.90	Number of allied health service sites per 1,000 people (Macedon Ranges Shire)	Department of Health and Human Services, Macedon Ranges Shire Health Profile 2015 ( <a href="https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles">https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles</a> )	0.7	7.0	7.2

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Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Ross Watt Road Development	Gisborne District by 2036	Adjusted Gisborne District by 2036
General practice clinics	0.40	Number of general practice clinics per 1,000 people (Macedon Ranges Shire)	Department of Health and Human Services, Macedon Ranges Health Profile 2015 ( <a href="https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles">https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles</a> )	0.9	8.2	9
Dental service sites	0.20	Number of dental service sites per 1,000 people (Macedon Ranges Shire)	Department of Health and Human Services, Macedon Ranges Health Profile 2015 ( <a href="https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles">https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles</a> )	0.4	4.1	4
Pharmacies	0.20	Number of pharmacies per 1,000 people (Macedon Ranges Shire)	Department of Health and Human Services, Macedon Ranges Health Profile 2015 ( <a href="https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles">https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles</a> )	0.4	4.1	4
Projected hospital admissions	387.3	Hospital inpatient separations per 1,000 people (Macedon Ranges Shire). Note: projected to increase by 2.7% per annum until 2026/27.	Department of Health and Human Services, Macedon Ranges Health Profile 2015 ( <a href="https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles">https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles</a> )	857	7921	8,243
Emergency presentations	150.6	Emergency department presentations per 1,000 people (Macedon Ranges Shire). Note: projected to increase by 3.0% per annum until 2026/27	Department of Health and Human Services, Macedon Ranges Health Profile 2015 ( <a href="https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles">https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles</a> )	333	3080	3,205
Drug & alcohol clients	3.2	Number of registered Alcohol & Drug Treatment clients per 1,000 people (Macedon Ranges Shire)	Department of Health and Human Services, Macedon Ranges Health Profile 2015 ( <a href="https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles">https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles</a> )	7.1	65	68
Mental health clients	9.2	Number of registered mental health clients per 1,000 people (Macedon Ranges Shire)	Department of Health and Human Services, Macedon Ranges Health Profile 2015 ( <a href="https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles">https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles</a> )	20	188	196

**89 Ross Watt Road, Gisborne Social Infrastructure Assessment**

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Ross Watt Road Development	Gisborne District by 2036	Adjusted Gisborne District by 2036
			planning-data/gis-and-planning-products/geographical-profiles)			
<b>Aged Care &amp; HACC</b>						
<b>Aged Care</b>						
Number of aged care places (residential and home care)	123	Number of beds per 1000 people aged 70 years +	Australian Government Planning Ratio 2019	37	339	344
Short Term Restorative Care Programme	2	Number of Community Aged Care Packages per 1000 people aged 70 years +	Australian Government Planning Ratio by 2019	0.6	6	6



Appendix 2 – Social Infrastructure Audit Maps

Figure 9 – Existing Early Years Services

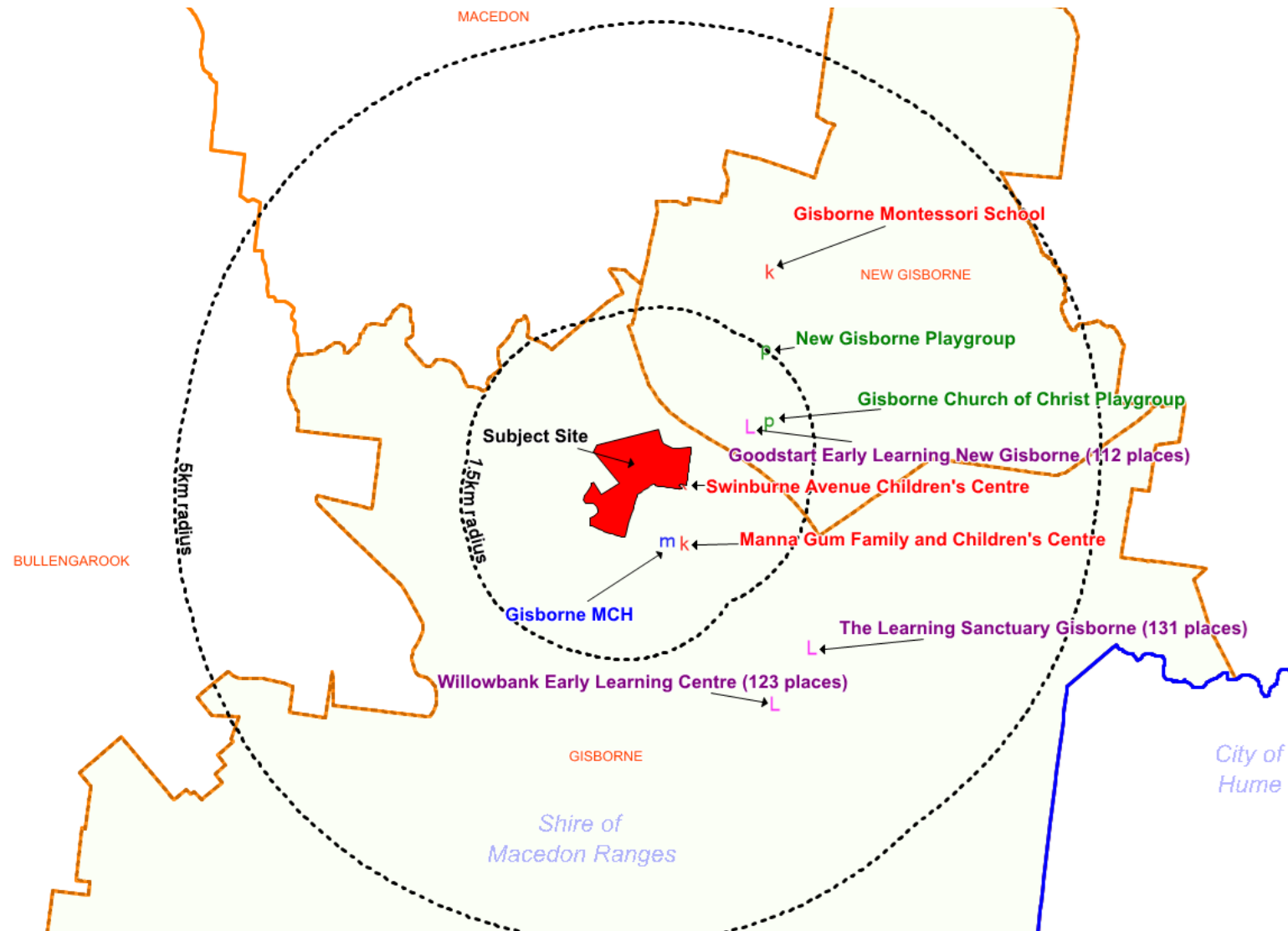


Figure 10 - Library, Neighbourhood Houses & Community Meeting Spaces

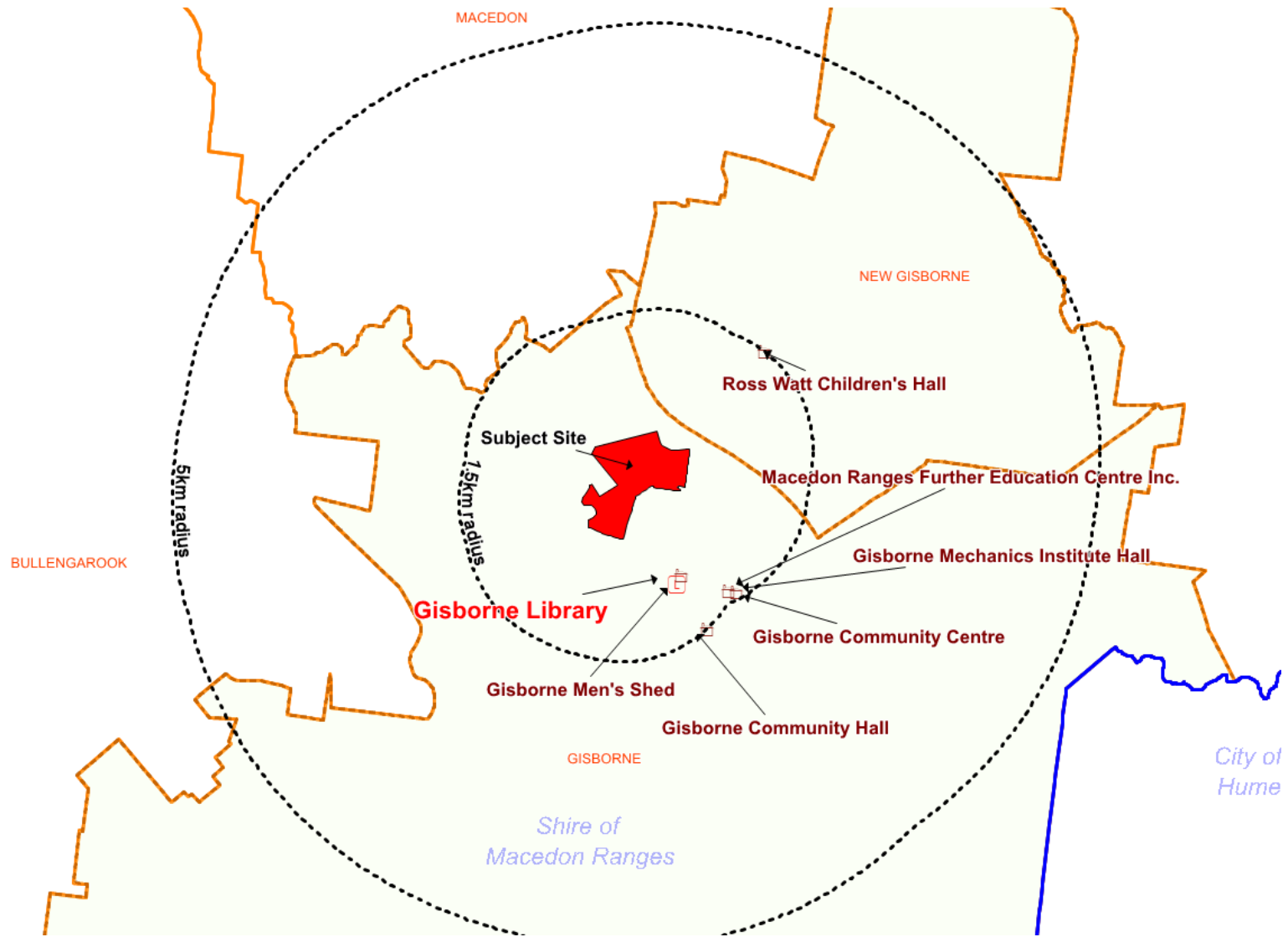


Figure 11 - Education Facilities

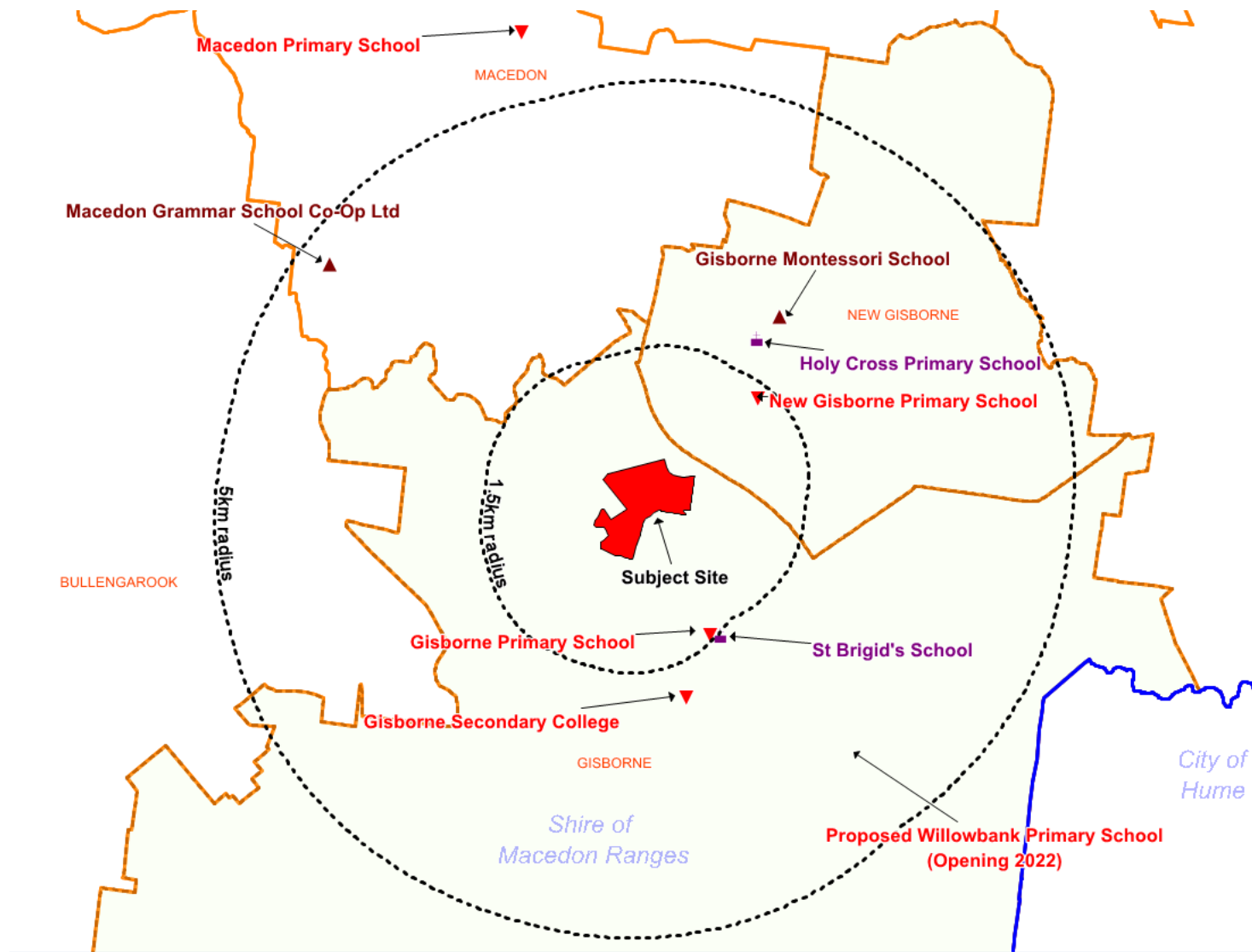


Figure 12 - Indoor & Outdoor Recreation & Aquatic Facilities

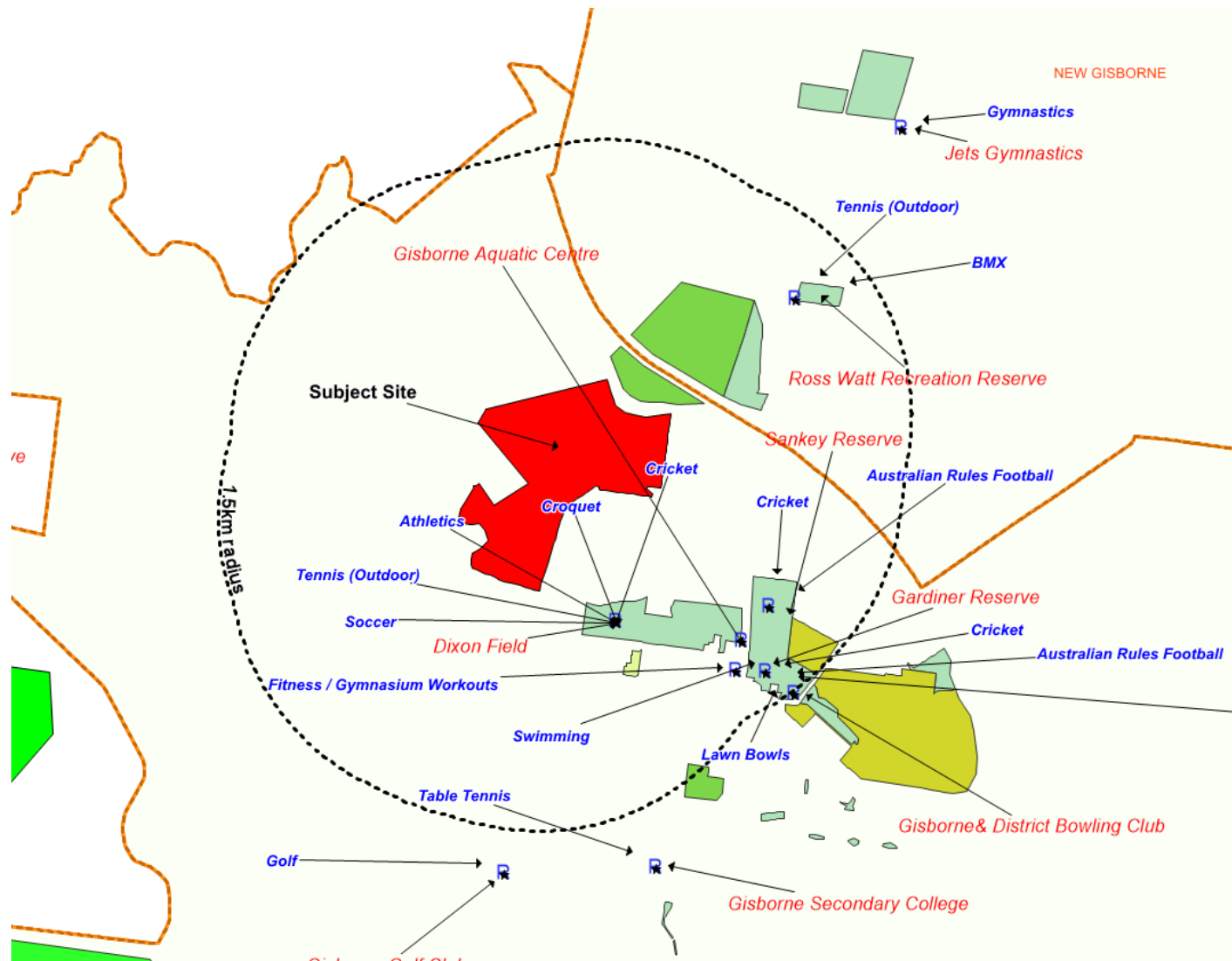


Figure 13 – Open Space

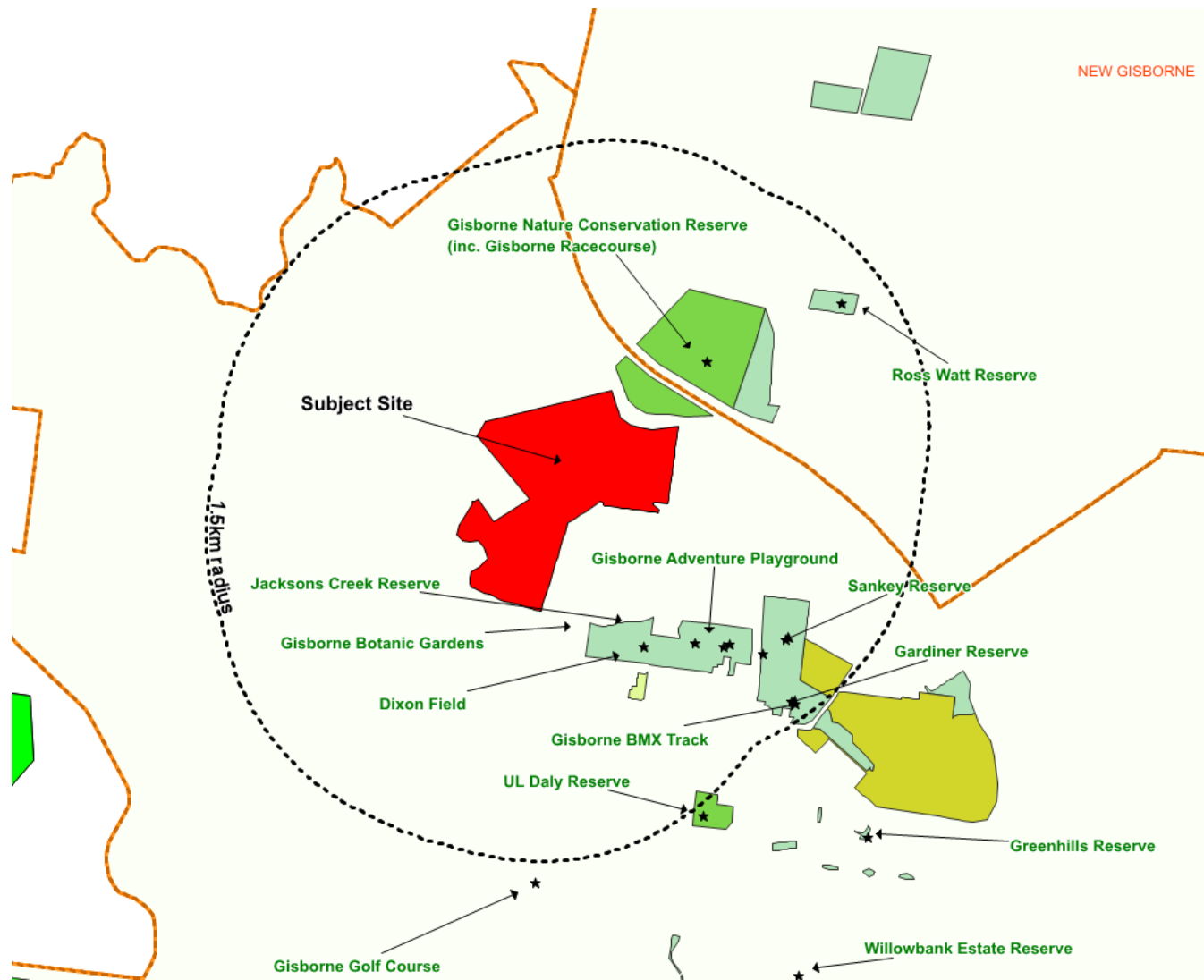


Figure 14 - Residential Aged Care

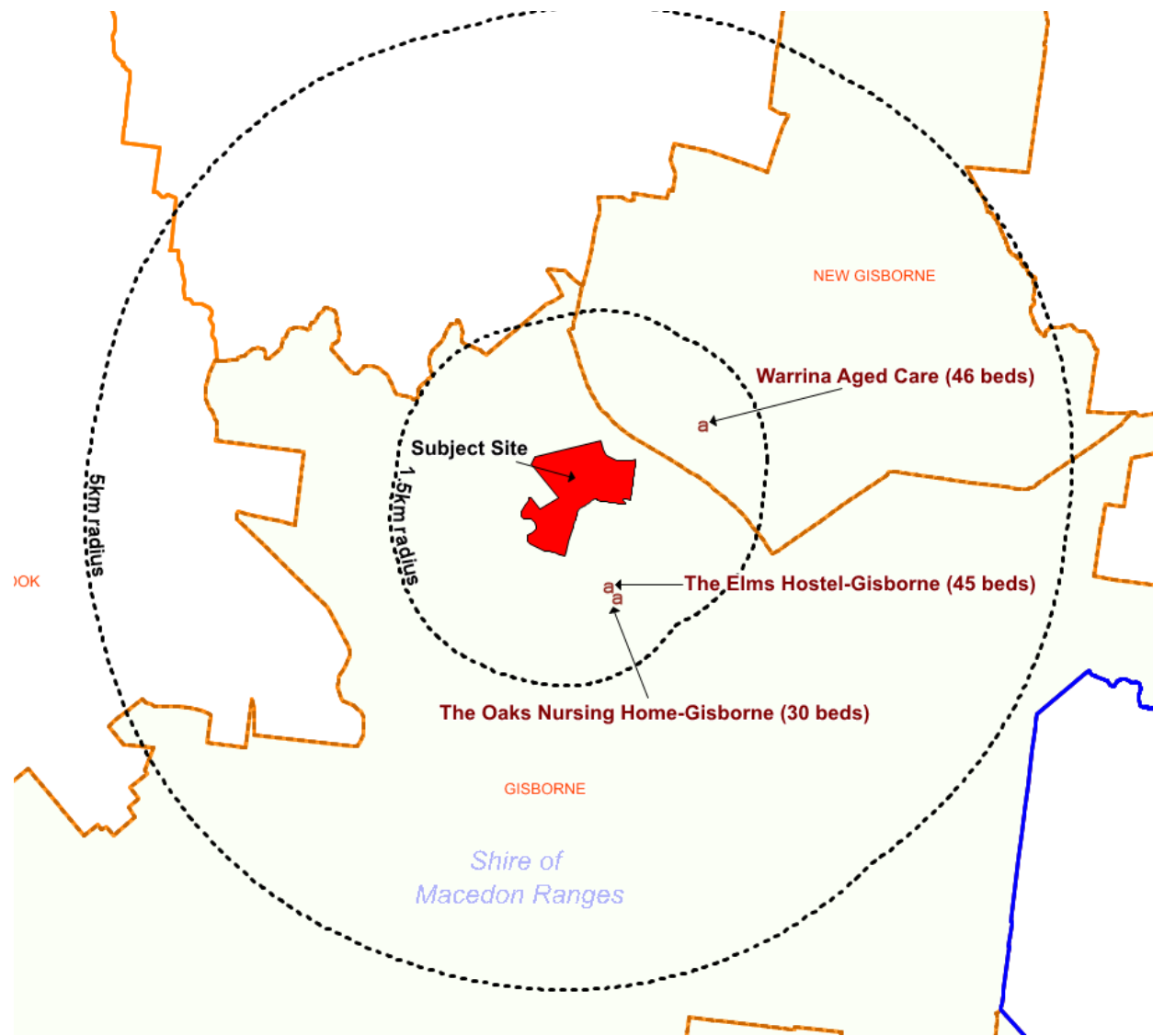




Figure 15 - Primary & Acute Health Services

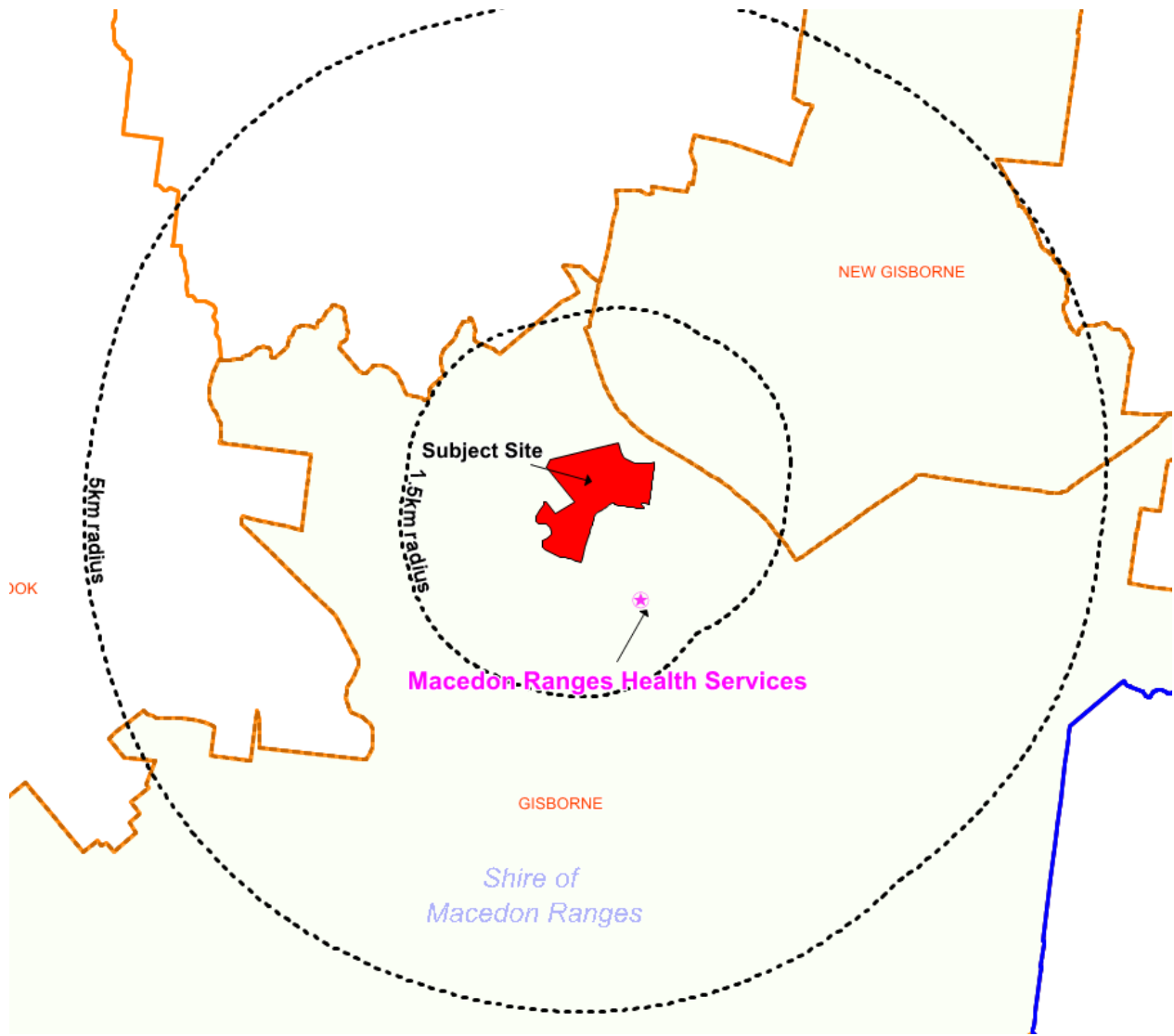


Figure 16 - Police & Emergency Services

