



Gisborne Community Infrastructure Assessment

Macedon Ranges Shire Council

June 2023





© SGS Economics and Planning Pty Ltd 2023

This report has been prepared for Macedon Ranges Shire Council. SGS Economics and Planning has taken all due care in the preparation of this report. However, SGS and its associated consultants are not liable to any person or entity for any damage or loss that has occurred, or may occur, in relation to that person or entity taking or not taking action in respect of any representation, statement, opinion or advice referred to herein.

SGS Economics and Planning Pty Ltd
ACN 007 437 729
www.sgsep.com.au

OFFICES IN CANBERRA, HOBART, MELBOURNE, AND SYDNEY ON THE COUNTRY OF THE NGAMBRI/NGUNNAWAL/NGARIGO, MUWININA, WURUNDJERI, AND GADIGAL PEOPLES.

Contents

Executive summary	5
1. Introduction.....	19
1.1 Project context	19
1.2 Purpose of this report.....	19
1.3 Definition of community infrastructure.....	20
1.4 Scope of infrastructure	20
2. Approach	22
2.1 Overview of methodology	22
2.2 Principles of infrastructure planning	26
3. Local context	29
3.1 Overview.....	29
3.2 Community profile.....	30
3.3 Forecast population.....	31
3.4 New Gisborne town centre.....	33
4. Policy context	34
4.1 Scope of review	34
4.2 Key policy themes and implications.....	35
5. Stakeholder and community feedback	39
5.1 Stakeholder design charette.....	39
5.2 Community feedback.....	40
6. Needs assessment	42
6.1 Overview.....	42
6.2 Education.....	47
6.3 Early Years	50
6.4 Services for older people	54
6.5 Libraries	57
6.6 Arts and cultural facilities	59
6.7 Community Meeting Spaces.....	61
6.8 Community Health.....	64

6.9	Emergency Services, Law and Order, Hospitals	66
6.10	Indoor and outdoor recreation facilities	68
7.	Conclusion	72
7.1	Summary of recommendations	72
7.2	Funding pathways.....	75
7.3	Next steps.....	75

APPENDICES

Appendix A:	Provision ratios.....	77
Appendix B:	Detailed policy review	87
Appendix C:	Multipurpose community centre case studies	94
Appendix D:	Funding pathways	99

Executive summary

Purpose of this assessment

Macedon Ranges Shire Council (Council) is currently preparing the Gisborne Structure Plan (the Structure Plan). The Structure Plan will designate appropriate land uses for the Gisborne-New Gisborne area, including areas for additional residential development and the infrastructure required to manage population growth and change over the next 30 years.

A high-level community needs assessment was prepared in 2020 in the early stages of the Gisborne Futures project. Since this time the potential population growth envisioned under the Structure Plan has been revised and both Council and the community have identified a need to understand the infrastructure implications of this growth in greater depth.

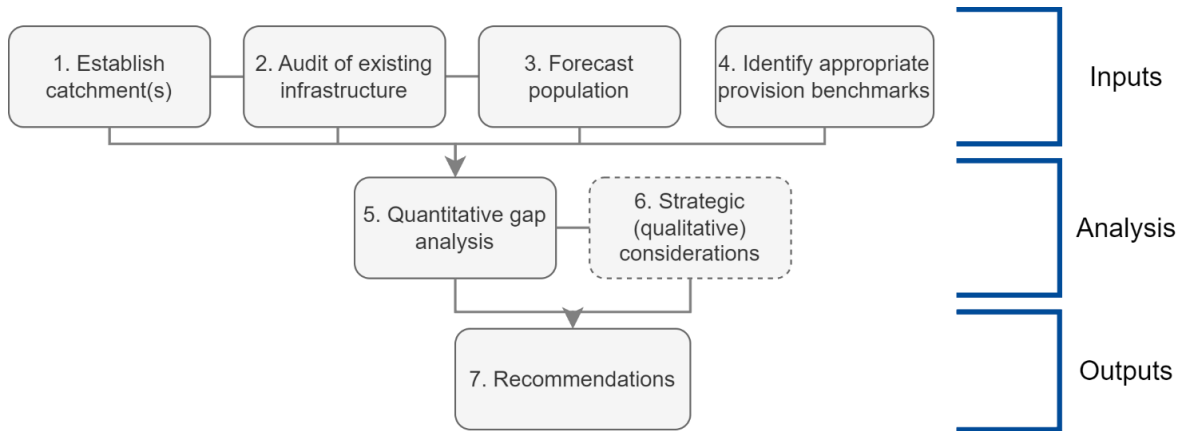
Council engaged SGS Economics and Planning (SGS) to undertake a comprehensive community infrastructure assessment of the Gisborne District to assess infrastructure needs based on updated forecast population, a quantitative assessment of current supply and future demand, strategic directions from state and Council policy, and stakeholder and community feedback. This report identifies opportunities to address shortfalls and surpluses in community infrastructure provision as well as opportunities to improve accessibility, functionality, and integration of community infrastructure in line with contemporary infrastructure delivery and service models. It will serve as a technical input to the Structure Plan.

Approach

Community infrastructure includes both public and privately provided facilities and services, including Council and non-Council facilities. For the purpose of this assessment, the scope of community infrastructure falls across eight broad categories:

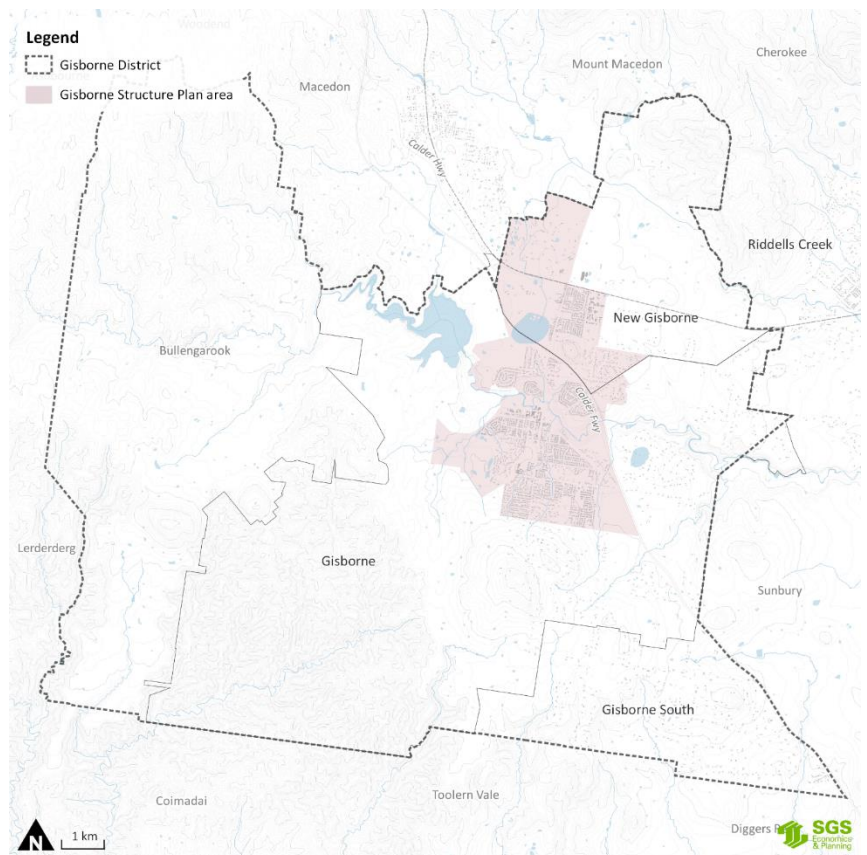
- Education
- Early years
- Libraries
- Services for older people
- Arts and cultural facilities
- Community meeting spaces
- Community health
- Emergency services, law and order, hospitals
- Indoor and outdoor recreation facilities

The approach for undertaking community infrastructure needs assessments is undertaken as three key phases:



Recommendations will feed directly into the Structure Plan and other strategic local documents, and eventually, capital works programs. They seek to address the gaps and surpluses identified in the analysis, balanced against strategic considerations explored earlier in the assessment.

The Statistical Area Level 2 (SA2) of Gisborne has been adopted as the study area for the purposes of the community infrastructure assessment, also referred to as the Gisborne District. The SA2 includes Gisborne, Gisborne South, New Gisborne, and Bullengarook. The Structure Plan area is situated within the Gisborne District, covering only Gisborne and New Gisborne.



Principles of infrastructure planning

The delivery of community infrastructure and the services that use this infrastructure is adapting to community needs, changes in technology, partnerships, and financial and environmental sustainability. Contemporary needs and models differ significantly to those that were standard even 10 to 20 years ago. The following serve as principles to guide the recommendations within this report.

- **Integration and co-location:** more cost effective and beneficial to community groups than traditional standalone facilities under exclusive use
- **Flexibility and adaptability:** ability to respond to a wide range of activities and programs through design solutions
- **Shared use:** managing lease and license agreements to enable shared use of facilities and maximise utilisation
- **Partnerships and agreements:** increasing provision through the private and not-for-profit sectors to promote choice and financial viability
- **Technology:** digital equipment to support work and study, and online service delivery options
- **Accessibility:** locating community infrastructure where there are strong links to public transport, bike paths, and footpaths to achieve 20-minute neighbourhood objectives
- **Equity and inclusion:** facilities that include all, regardless of their gender, cultural background, identity, age, or ability

Socioeconomic context

As the largest town in the local government area, Gisborne District is similar to the wider Council area across many socioeconomic indicators including: education, employment, level of advantage, and cultural diversity. It differs from the rest of the Shire in the following ways:

- Household characteristics – Gisborne has more medium and high-density dwellings, larger households, and fewer lone-person households
- Fewer low-income and more high-income, socio-economically advantaged households

Compared to the Victorian average, Gisborne households are larger with more children, wealthier, have far fewer people born overseas or speaking a language other than English, more advantaged, and have lower unemployment and youth disengagement.

The District, along with the broader local government area however do have increased mental health needs, particularly among young people.

Future population scenarios

Population estimates have been provided to SGS by Council for three different scenarios. The low growth scenario extends to 2036 and is therefore a short- to medium-term scenario in which the population increases to a total of 20,500 people for the Gisborne District. Under the medium and high growth scenarios, population by 2051 would increase to 27,000 and 31,000 people, respectively. The change in population growth is driven by the release of additional land for residential development and potential for higher densities, particularly in New Gisborne.

Scenario	Description	Additional pop.	Total pop.
Low (2036)	Existing supply - this is what the town needs in the short - med term (to 2036) based on existing land supply, predominantly focussed in Gisborne.	5,700	20,500
Medium (2051)	Existing supply + a population of 8,000 - 10,000 in New Gisborne.	Approx. 12,000	27,000
High (2051)	Based on a high demand rate to meet 30-year residential land supply targets. Predominantly focussed in New Gisborne.	Approx. 16,000	31,000

Source: Macedon Ranges Shire Council, 2023

The forecast population age structure for 2036 (.id consulting, 2023) has been applied to all growth scenarios. This will result in an increase in persons across all age cohorts as the population grows. Proportionally, the age groups that will see the largest growth compared to 2021 levels include babies and pre-schoolers (0-4), followed by the young workforce (25-34) and tertiary education and independence (18-24), reflecting the increase of younger families to growth areas.

Strategic context

Planning for community infrastructure is influenced by a range of key directions at the state, regional and local government level. Many of these policies include community feedback. Council also undertook further community consultation on the Gisborne Future project to understand potential gaps and opportunities. Key implications for this needs assessment include:

- Policy encourages the design and provision of community infrastructure that is accessible, flexible/multipurpose, co-located, and able to respond to contemporary needs – broadly aligning with the principles outlined in this report.
- Due to the State Government Best Start, Best Life reforms there is a forecast undersupply of kindergarten places across most municipalities, including Macedon Shire.
- Within Gisborne a lack of capacity in local schools have been observed in recent years– however this was prior to the opening of Willowbank Primary School.
- Existing community facilities in the Gisborne District are generally small in scale, reaching the end of their asset life, and not fit-for-purpose. Assets that house services such as the library, arts and cultural, youth, and other multipurpose spaces are falling short of need.
- Although there is interest in provision of dedicated arts and cultural facilities in Gisborne, policy identifies Kyneton as the main destination for these facilities.
- Recreation infrastructure, including open spaces, should consider informal activities as well as more formal sport. While there is a new Regional Sports Precinct being developed within New Gisborne, this is unlikely to service local needs.
- A new town centre is proposed for New Gisborne, based on technical work undertaken for the Structure Plan. This has the potential to provide an additional new community heart for residents

as this part of the District grows. Given this, it could be well placed to support future community infrastructure.

Overview of community infrastructure needs

As a well-established regional centre, the Gisborne District is already well-served by community infrastructure across a number of categories. Most of the existing community infrastructure is within the established township and urban areas of Gisborne with a smaller amount in New Gisborne. There are also several facilities (2) located in Bullengarook (about 8km to the west of Gisborne) and one recreation facility (tennis) about 12km to the south in South Gisborne. Under all growth scenarios being explored for the Gisborne Structure Plan (low, medium, and high), new community infrastructure will be required.

Findings from the needs assessment are summarised by service area below. For each section, there is a table that summarises the gap (-) or surplus (+) of facilities/services under each growth scenario, and corresponding recommendations.

Education

There are currently eight education facilities in the Gisborne District, with three government primary schools, two Catholic primary schools, one government secondary school, one Independent primary/secondary school, and one specialist school. Collectively they offer a diverse range of options for residents to choose from. While population growth numbers alone do not trigger the need for a full additional primary school, based on the existing high enrolment rates under both the medium and high growth scenarios the existing schools will not have capacity. Given this, an additional primary school is likely required under these scenarios.

Only modest gaps emerge for Catholic primary schools and Government secondary schools. Catholic secondary schools indicate some supply gap across all three scenarios, but it is not necessarily sufficient to trigger provision of a full school. Provision of a Catholic secondary school could improve school choice and access to secondary education in the area, however this is subject to planning by Melbourne Archdiocese Catholic Schools (MACS) and is ultimately not likely to be required. Nonetheless, engagement with MACS would ensure Council has an understanding of their schools planning for the area.

The population growth scenarios would not necessitate provision of any tertiary education facilities locally. Moreover, the new TAFE campuses in both Sunbury and Melton will significantly improve access to higher education and training opportunities for people in the community. To increase local access, Council could facilitate partnerships between TAFE campuses, local businesses, and secondary schools to ensure that young people and local residents can benefit from local access to tertiary education opportunities.

Facility/service	Gap/surplus			Recommendation(s)
	Low (2036)	Medium (2051)	High (2051)	
Education				
Government Primary School	0.7	0.0	-0.4	Engage with the Department of Education regarding population growth and the need for an additional government primary school in the Gisborne District under the medium and high growth scenarios (between 2036 and 2051).
Catholic Primary School	0.5	0.1	-0.2	None
Government Secondary School	0.3	0.0	-0.1	None
Catholic Secondary School	-0.5	-0.6	-0.7	Engage with Melbourne Archdiocese Catholic Schools (MACS) regarding the potential for a Catholic secondary school in the Gisborne District.
Government Specialist School	0.6	0.5	0.4	None
TAFE	-0.1	-0.2	-0.2	None

Early years

There are currently four sessional kindergartens, four childcare centres with integrated kindergarten programs, four playgroups, and one Maternal Child Health (MCH) facility in the Gisborne District.

The increase in kindergarten program hours as a result of the state government kindergarten Best Start Best Life reforms will effectively double existing four-year-old services (from a 15hr to a 30hr program) and continue to expand a newly introduced service for three-year-olds (15hr program). This is placing significant pressure on the delivery of kindergarten services and the supporting infrastructure across the state. Given most rooms will provide a mix of three- and four-year-old services, the gap in rooms based on the combined demand for three- and four-year-old Kindergarten reaches 8.6 rooms (approximately three kindergarten facilities) in the high growth scenario.

Much of this demand may be addressed through the growing prominence of the private sector in kindergarten service provision. Council should monitor private sector provision closely to understand if it is able to meet the forecast gaps in demand. While Council have recently received a high volume of planning permit applications for new childcare centres, it is as yet unknown if these will also offer Kindergarten programs.

That said, it is likely that Council or a community provider will need to provide at least one two-room kindergarten if the low growth scenario is reached, and at a minimum two kindergartens (both two-room facilities) if the medium or high growth scenarios are reached to ensure that vulnerable children are able to access services. Meanwhile, there is sufficient provision of childcare places across all growth scenarios.

It is important to note that even with the hard infrastructure (rooms/places) in place, the early childhood education and care sector is facing workforce shortages, and there may be challenges in recruiting the staff to deliver the number of services required to meet demand. This is an even greater challenge in areas such as Macedon Ranges Shire where housing costs are high.

Space for playgroups should be provided as part of new kindergarten facilities where possible, with one room able to accommodate multiple groups, and an additional Maternal Child Health service should be provided at one facility under the medium and high growth scenarios.

Facility/service	Gap/surplus			Recommendation(s)
	Low (2036)	Medium (2051)	High (2051)	
Early Years				
Kindergarten (3+4-year-old) rooms	-3.0	-6.5	-8.6	Consider the delivery of one additional two-room kindergarten under the low growth scenario. Under the medium or high growth scenario, consider the delivery of at least two kindergartens (both two rooms). The services at these facilities could be delivered by a not-for-profit provider rather than Council. In addition, Council should continue to work with the private sector to support their delivery of kindergarten services within the District. This ensures that the community continues to have choice of service providers, as well as ensures that Council is not left to be the only provider.
Childcare Centre - Long Day Care	1.7	1.0	0.6	None
Playgroup	0.4	-0.8	-1.5	Provide a space for the delivery of a playgroup within new kindergarten facilities where possible.
Maternal and Child Health (MCH)	-0.3	-0.7	-0.9	If the medium or high growth is reached, deliver an additional MCH service within one of the new kindergarten facilities.
Toy Library	0.2	-0.1	-0.2	Consider integrating toy library services at the Gisborne Library.

All of the above services could be delivered through an **early years hub**, similar to Manna Gum Family and Childrens Centre. In relation to location, this facility should be located in New Gisborne to support greater access and to service the future growth population. If the high growth scenario is reached, the second kindergarten could be located within the south west of Gisborne to address a current accessibility gap.

Services for older people

There are currently two residential aged care facilities in the Gisborne District, one in Gisborne and one in New Gisborne. The two existing facilities will be joined by an additional five aged care and retirement facilities that are at various stages of development, providing an additional range of options for

residents in the short to long term. While the supply of residential aged care will be in surplus with if all new residential developments are permitted, these services provide users choice and provide the broader community with employment opportunities and encourage the co-location of additional health services. Given this, Council should continue to support this type of development.

In relation to seniors’ centres there are none located within Gisborne. Best practice indicates that these facilities should be integrated within boarder facilities, rather than the standalone centres that were provided historically. Council should review existing facilities to understand if seniors groups could be co-located. In addition, if new community facilities are developed spaces for seniors should be considered.

Facility/service	Gap/surplus			Recommendation(s)
	Low (2036)	Medium (2051)	High (2051)	
Services for older people				
Seniors Groups Facilities - (within designated Multi-Purpose Community Centre): 1 large multi-purpose meeting space	-2.3	-3.0	-3.4	Review existing community facilities to see if they can be used to support seniors’ groups (e.g. a meeting room dedicated to seniors at a specific time during the week for them to gather, socialise and connect). In addition, if additional community centres are being developed ensure there is enough space (including storage) to be able to support seniors’ groups.
Residential Aged Care - Low Care (44 low-level beds) ¹	-7.9	-40.6	-60.6	Continue to support the allocation of residential aged care within the District. This brings with it a diversity of choice in service users and service mix. These services will also provide the District with additional employment and supplementary health services.
Residential Aged Care - High Care (44 high-level beds) ¹	-8.9	-41.6	-61.6	

Library

There is currently one library facility in the Gisborne District, located in Gisborne. While the facility is located within the Gisborne township and near other facilities, the library is not integrated with other spaces or services. In addition, the facility is ageing, has heritage components, and has limited capacity at the current site to expand.

This service is technically in surplus across all growth scenarios according to the demand assessment. That said, this library services a larger geographic catchment than just the Gisborne District, playing an important role in the Shire. Given the age of the existing facility, the poor fitness-for-purpose and increase in broader service demands expected to result from a growing population, it is likely that a

¹ The current supply of residential aged care facilities do not reflect the additional proposed facilities, which would result in an additional 147 high care beds and 148 low care beds. This will take the total supply to 241 high care beds and 243 low care beds and a result in a generous surplus under all growth scenarios.

significant redevelopment will be required in the medium- to long-term future. This could provide Council with an opportunity to consider alternative sites and integration with other services, such as the below future community hub (see community meeting spaces).

Facility/service	Gap/surplus			Recommendation(s)
	Low (2036)	Medium (2051)	High (2051)	
Libraries				
Library	0.5	0.4	0.3	Consider the disposal of the current asset and deliver a new integrated Gisborne Library within a future integrated community hub. Undertake an asset assessment and feasibility study to further understand viability of this opportunity.

Arts and cultural facilities

There are currently no arts and cultural facilities in Gisborne. The majority of the Shire’s arts and cultural facilities are concentrated in and around Kyneton – a 25-minute drive or 20-minute train ride to the north.

There are gaps in community arts facilities across all scenarios that equate to 2.3 to 3.4 spaces. There may be opportunities to integrate these services within existing and planned facilities in Gisborne and New Gisborne through provision of access to wet spaces (rooms with taps/sinks) and storage to ensure they can be used for a range of arts and cultural activities.

There is no requirement for a new dedicated centre under any of the scenarios. For more large-scale activities and events such as festivals, concerts, and performances, the new Macedon Ranges Regional Sports Precinct presents an opportunity for hosting some of these events. In addition, Kyneton will continue to function as the arts and cultural hub for the region according to municipal policy.

Facility/service	Gap/surplus			Recommendation(s)
	Low (2036)	Medium (2051)	High (2051)	
Arts and cultural facilities				
Community Arts Facility	-2.3	-3.0	-3.4	Ensure existing and new multipurpose community facilities integrate spaces that can support arts and cultural activities through the inclusion of wet spaces and storage
Community Arts Centre	-0.4	-0.5	-0.6	Explore the potential for arts and cultural events and activities at the new Macedon Ranges Regional Sports Precinct.
Regional Arts Centre	NA	NA	NA	None

Community meeting spaces

There are seven facilities in Gisborne offering a variety of community meeting spaces. These range from single room halls such as the Gisborne Community Hall to larger facilities with multiple spaces such as the Gisborne Community Centre.

Based on the current supply of eight meeting spaces across six facilities, there is a shortfall of community meeting spaces (including youth spaces, neighbourhood houses, and community centres) across nearly all growth scenarios and all room sizes, ranging from around one level 2 multi-purpose community centre and upwards of nearly six small meeting spaces. Given that current best practice seeks to avoid inefficient standalone facilities, and that community centres offer a range of configurable room sizes that can accommodate a range of activities and community groups, much, if not all of the demand for additional community spaces could be addressed within a larger multi-purpose community centre. This centre could be managed by either Council or a neighbourhood house type model.

In addition, Council should review the lease and license arrangements with local sporting clubs to ensure pavilions can be utilised by the public when they are not in use.

Facility/service	Gap/surplus			Recommendation(s)
	Low (2036)	Medium (2051)	High (2051)	
Community Meeting Spaces				
Meeting Space - Small (1-20 people) ²	-3.1	-4.8	-5.8	<ul style="list-style-type: none"> ▪ Review the current lease/license arrangements with sports clubs at pavilions to identify opportunities for broader community use of these spaces. This includes Dixon Field, where a new multipurpose social space is planned as part of the redevelopment of the pavilion. ▪ Under all growth scenarios, deliver an integrated community centre – which could be managed by either a neighbourhood house or Council. It should include a range of flexible meeting spaces to support the diverse community needs such as youth, seniors, and arts space. This could include: <ul style="list-style-type: none"> - 2 x medium to large meeting spaces that are flexible and can be
Meeting Space - Small to Medium (21-50 people) ²	0.4	-0.4	-0.9	
Meeting Space - Medium (51-100 people)	-0.6	-1.4	-1.9	
Meeting Space - Medium to Large (101-200 people)	-2.6	-3.4	-3.9	
Meeting Space - Large (>200 people)	0.0	-0.4	-0.6	
Youth Space (as part of Level 1 multi-purpose Council community centre)	-2.6	-3.4	-3.9	
Multi-Purpose Community Centre – Level 2 ³	-0.8	-1.0	-1.1	

² The Gisborne Community Centre has been counted across multiple facility types in the forecast demand assessment, including its individual room provision (Meeting Spaces) and overall as a Multi-Purpose Community Centre – Low Order.

³ This is a variation of the ASR benchmark to align with current planning practices.

				<p>expanded to a large space as well as divided into smaller spaces</p> <ul style="list-style-type: none"> - 2 x medium spaces that can be adjusted to smaller spaces - 2 x small meeting spaces <ul style="list-style-type: none"> ▪ This facility could also include the services within the previously mentioned early years hub and the delivery of a new library. The location of this facility should be within New Gisborne to account for the increased population as well as the current lack of community facilities within this part of the District. Refer to Appendix C for community case studies that illustrate potential delivery models
Neighbourhood House Service	-0.4	-0.8	-1.1	None

Community health facilities

There is one Level 2 health centre that services the Gisborne District. Level 2 facilities are typically lower-order, stand-alone health facilities that provide a base for dedicated outreach health services providing primary care. Though not strictly defined as community health facilities, there are a number of other private sector medical and health services located in Gisborne and New Gisborne. This means that Gisborne is generally well serviced by lower-order community health services. Higher-order health services are typically provided more at the regional level.

While additional lower-order or higher-order facilities are not necessitated by even the high growth scenario for the District, it is important to note that local policy identifies mental health as a key challenge in the Shire, particularly among young people. The District would benefit from additional mental health service provision from a Headspace or a similar organisation that is highly accessible to young people.

Facility/service	Gap/surplus			Recommendation(s)
	Low (2036)	Medium (2051)	High (2051)	
Community health facilities				
Community Based Health Care - Level 2	0.3	0.1	0.0	None
Community Based Health Care - Level 3	-0.3	-0.4	-0.4	None
Community Based Health Care – Large (higher-order)	-0.1	-0.2	-0.2	None

(Other recommendation): Explore the potential for a Headspace or similar free/low-cost mental health service. This could take the form of a permanent service at a new integrated community centre, or an outreach service/initiative in partnership with the government secondary school or at a Council venue.

Emergency services, law and order, hospitals

The Gisborne District is home to four main emergency services, and all are located in the Gisborne township, clustered along Robertson Street.

Based on potential population growth, an additional fire station/CFA may be needed for the medium and long-term scenarios however this should be reviewed in conversations with the authorities.

Facility/service	Gap/surplus			Recommendation(s)
	Low (2036)	Medium (2051)	High (2051)	
Emergency Services, Law and Order, Hospitals				
Ambulance Station	0.6	0.5	0.4	Continue to liaise with local service providers in relation to forecast population growth and to ensure services have adequate access and broader infrastructure (road network) to access future residential developments and respond to extreme events in the context of climate change
Fire Station/CFA	-0.4	-0.8	-1.1	
Police Station	0.5	0.3	0.2	
SES	0.8	0.7	0.7	
Law Courts	-0.1	-0.1	-0.1	Review public transport links to hospitals and law courts to ensure they are appropriate to meet current and future community needs.
Hospital – Public	0.0	-0.1	-0.1	

Indoor and outdoor recreation facilities

There are currently 13 indoor and outdoor recreation facilities across 10 locations in the Gisborne District. These are distributed primarily in Gisborne. The Macedon Ranges Regional Sports Precinct will deliver significant new indoor and outdoor recreation facilities, noting that these will primarily be used for regional competition rather than servicing local demand.

Indoor recreation centre/ stadium - higher order (4-6 courts) is a gap under all scenarios, as no facilities currently meet this definition in the study area. However, this is likely balanced out by the surplus in lower-order indoor recreation centre/stadium (2 courts) facilities.

Other gaps are in outdoor netball courts and level 1 pavilions. There is potential for netball courts to be accommodated at existing open space reserves. In relation to pavilions, Council should review existing active recreation reserves that are currently not serviced by a pavilion and consider development of at least one to two pavilions.

Facility/service	Gap/surplus			Recommendation(s)
	Low (2036)	Medium (2051)	High (2051)	
Indoor and outdoor recreation facilities				
Indoor Recreation Centre / Stadium – Lower Order (2 courts)	1.2	0.9	0.8	None
Indoor Recreation Centre / Stadium – Higher Order (4-6 courts)	-0.4	-0.5	-0.6	None
Indoor Aquatic / Leisure / Fitness Centre (50m pool)	0.5	0.4	0.3	None
Outdoor Netball Facility – Overall Provision	2.1	0.3	-0.9	If the high growth scenario is realised, deliver an additional netball court.
Tennis Facility – Small / Low-Order (2 courts, no pavilion, free to public)	0.3	0.1	0.0	None
Tennis Facility – Higher Order (6-10 courts, with pavilion)	2.3	2.1	2.0	None
Lawn Bowls Facility (4 greens)	0.5	0.3	0.2	None
Synthetic Athletics Track ⁴	NA	NA	NA	None
Pavilion – Level 1	-1.4	-2.5	-3.2	Review existing active recreation reserves that are currently not serviced by a pavilion and consider development. One new level 1 pavilion is required under the low growth scenario, 2 under the medium growth scenario, and 3 under the high growth scenario. Each should include male and female changerooms and be located in active open space reserves with fields/pitches to support cricket/soccer/football.
Pavilion – Level 3	0.6	0.5	0.4	None
<i>(General recommendation):</i> Council should first conduct site and feasibility assessments to investigate the potential to accommodate these facilities at existing reserves and tennis/netball facilities.				

⁴ This facility is benchmarked only at the municipal level, rather than for individual communities.

Next steps

Further planning, investigation of site-specific options, and consideration of funding pathways is required to ensure Council can respond to the growing demand for community infrastructure in the Gisborne District.

The Gisborne Structure Plan will incorporate the recommendations of this assessment and explore potential solutions. Additional strategic work to better understand the condition, fitness-for-purpose, utilisation, and accessibility of existing infrastructure is also recommended. This would enable a coordinated, whole-of-Shire approach to providing and managing community infrastructure over the long term via a strategy/plan.

Based on population growth the below infrastructure should be prioritised for further investigation:

- 1 x integrated community hub
- Review Gisborne Library and potential to relocate to integrated community hub
- 1 x two room kindergarten
- Continue to support allocation of residential aged care within the District
- 1 x pavilion at existing active recreation reserve that is currently not serviced by a pavilion

If a high growth scenario is reached Council should also consider:

- 1 x early years hub with MCH facility, playgroup, and two kindergarten rooms
- Engage with DoE to discuss potential need for a primary school
- Engage Catholic schools to discuss potential need for a Catholic secondary school
- An additional pavilion at an existing active recreation reserve that is currently not serviced by a pavilion
- 1 x netball court

1. Introduction

1.1 Project context

The Macedon Ranges Shire local government area is located just outside of the metropolitan district, providing strong connections to both Melbourne and Bendigo. The Shire includes a number of townships which are connected through rail and major road networks. Macedon Ranges was declared under the Distinctive Areas and Landscapes Act 2018, requiring all townships within Macedon Ranges Shire to establish a settlement boundary. The Macedon Ranges Statement of Planning Policy specifies that “a protected settlement boundary will be determined for Gisborne as part of the review of the Gisborne/New Gisborne Outline Development Plan”.⁵

Council is currently working through the process for establishing the settlement boundary for the township of Gisborne. This is being determined through the development of a structure plan, under the Gisborne Futures project led by Council. The Structure Plan will designate appropriate land uses for the Gisborne-New Gisborne area, including areas for additional residential development, forecast population growth, and infrastructure required to manage growth and change over the next 30 years.

One of the Principles of the Gisborne Futures project is to:

Provide for well serviced, connected communities that have access to essential services and community infrastructure.

A previous high-level community needs assessment was prepared in 2020 in the early stages of the Gisborne Futures project. However, the potential population growth envisioned under the Plan has since been revised and both Council and the community have identified a need to understand the infrastructure implications of this growth in greater depth.

1.2 Purpose of this report

Council engaged SGS to undertake a comprehensive community infrastructure assessment of Gisborne to test infrastructure needs based on a quantitative assessment of current supply and future demand, strategic directions from state and Council policy, and stakeholder and community feedback. The objectives of this assessment are to:

- identify the community infrastructure needs of existing and future communities of Gisborne and New Gisborne;
- Identify opportunities to address shortfalls and surpluses in community infrastructure provision;
- identify opportunities to improve accessibility, functionality, and integration of community infrastructure in line with contemporary delivery and service models; and
- provide an evidence base to inform the subsequent Structure Plan.

⁵ https://www.planning.vic.gov.au/__data/assets/pdf_file/0026/444905/Macedon_Ranges_Statement_Planning_Policy.pdf

1.3 Definition of community infrastructure

Community infrastructure can be broadly defined as the:

Spaces and programs through which people socialise, learn, recreate, create, and celebrate culture. It is the sum of ‘hard’ infrastructure (buildings) and ‘soft’ infrastructure (support services and programs)

Community infrastructure includes both public and privately provided facilities and services, including Council and non-Council facilities.

1.4 Scope of infrastructure

For the purpose of this assessment, the scope of community infrastructure falls across eight broad categories. The categorisation and definition of each infrastructure item is broadly in alignment with the 2008 Guideline.

TABLE 1: COMMUNITY INFRASTRUCTURE

Education	Early Years
<ul style="list-style-type: none"> ▪ Government Primary School ▪ Government Secondary School ▪ Catholic Primary School ▪ Catholic Secondary School ▪ Independent Primary School ▪ Independent Secondary School ▪ Government Specialist School ▪ TAFE 	<ul style="list-style-type: none"> ▪ Kindergarten (3- and 4-year-olds) ▪ Childcare (long day care) ▪ Playgroup ▪ Maternal and child health services ▪ Toy library
Service for older people	Community Health
<ul style="list-style-type: none"> ▪ Senior’s facilities ▪ Residential aged care 	<ul style="list-style-type: none"> ▪ Community based health care – Level 2, Level 3, and Large
Emergency Services, Law and Order, Hospitals	Community Meeting Spaces
<ul style="list-style-type: none"> ▪ Ambulance station ▪ Fire station ▪ Police station ▪ SES ▪ Courts 	<ul style="list-style-type: none"> ▪ Meeting spaces (various sizes) ▪ Neighbourhood house ▪ Youth space and facilities ▪ Multi-purpose community centre

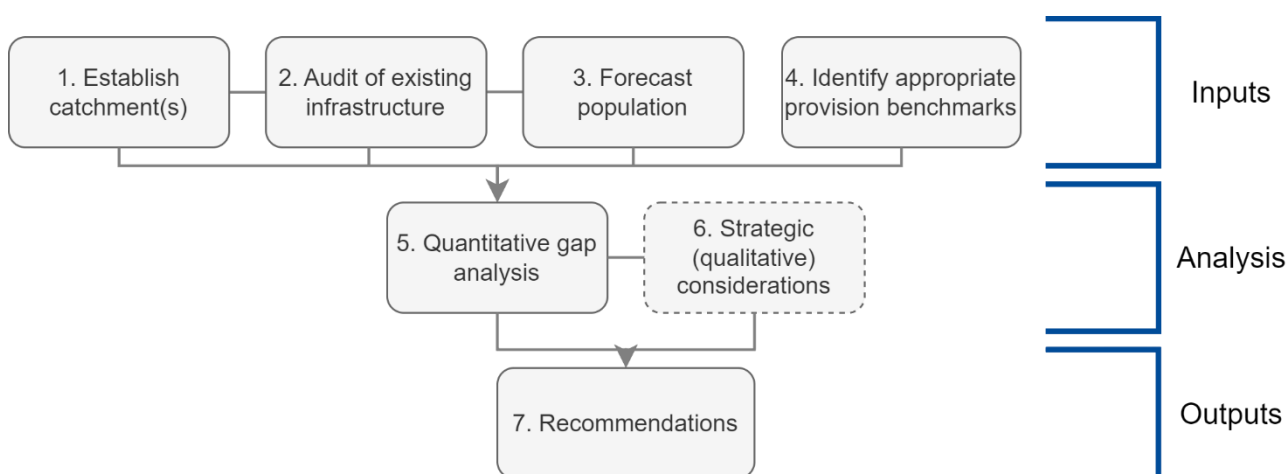
<ul style="list-style-type: none"> ▪ Public Hospital 	
Libraries	Arts and Cultural Facilities
<ul style="list-style-type: none"> ▪ Library 	<ul style="list-style-type: none"> ▪ Community Arts Facility ▪ Community Arts Centre ▪ Regional Arts Centre
Indoor and Outdoor Recreation Facilities	
<ul style="list-style-type: none"> ▪ Indoor recreation/stadium ▪ Indoor aquatic/leisure/fitness centre ▪ Netball facility ▪ Tennis facility ▪ Lawn bowls facilities ▪ Synthetic athletics track ▪ Pavilion 	

2. Approach

2.1 Overview of methodology

The SGS approach to community infrastructure needs assessments balances the quantitative gap analysis with a strategic consideration of opportunities. As articulated in Figure 1, and further outlined below, the assessment progresses across three key stages. The inputs utilised for this assessment are clarified under parts 1-4.

FIGURE 1: INFRASTRUCTURE ASSESSMENT METHODOLOGY



Source: SGS, 2022

Inputs

1. Establish study area/catchment

In order to undertake an infrastructure assessment a catchment/study area needs to be established, including current and future land uses. This study area defines the boundary for the existing and forecast population (and therefore must align with statistical area boundaries or boundaries for which there are existing population profiles and estimates) as well as the area for which to audit the existing infrastructure for the gap analysis.

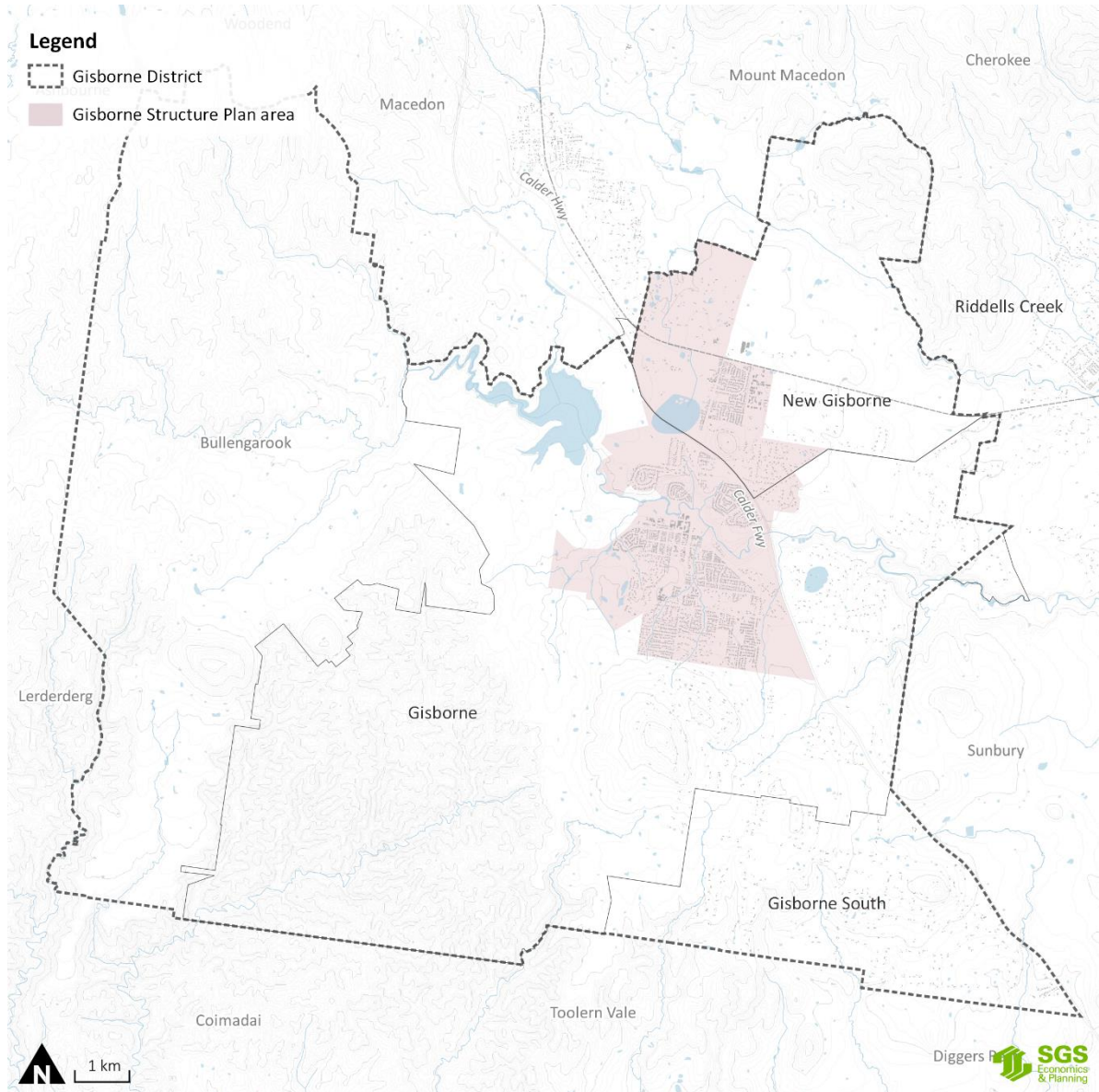
Generally, this area will only generate demand for the delivery of local level infrastructure. The population however will also require access to district and regional infrastructure. Given this, district and regional infrastructure are assessed as part of the analysis, with a focus on strategic considerations such as accessibility to existing district and regional facilities as well as capacity within these facilities.

The Statistical Area Level 2 (SA2) of Gisborne has been adopted as the study area for the purposes of the community infrastructure assessment, also referred to as the Gisborne District. The SA2 includes Gisborne, Gisborne South, New Gisborne, and Bullengarook (Figure 2 and Figure 5). The Structure Plan area is situated within the Gisborne District, covering only Gisborne and New Gisborne.

FIGURE 2: COMMUNITY INFRASTRUCTURE STUDY AREA: GISBORNE DISTRICT IN THE MACEDON RANGES LGA



FIGURE 3: COMMUNITY INFRASTRUCTURE STUDY AREA: GISBORNE DISTRICT



2. Audit of existing infrastructure and services

An audit (survey) of existing infrastructure within the catchment is undertaken along with district and regional infrastructure (e.g. tertiary education) outside the catchment that likely services the local population. This includes services and facilities, which are then categorised according to their type. The quantum of provision is documented (e.g. two rooms) as well as data regarding the current capacity and lifecycle of this infrastructure related to service utilisation, service standards, asset condition, and fitness-for-purpose.

The scope of infrastructure assessed is included at section 1.4, and a summary of the audit for each service area is contained at section 6 of this report.

3. Forecast population

Population forecasts are adopted for the catchment, and segmented across service ages (e.g. 5-11 years-old) to understand forecast change. Forecasts are a key input to the gap analysis, as the size and demographics of the population determines demand for infrastructure.

This assessment adopts three future population scenarios – low, medium, and high. The forecasts have been developed by Council based on potential residential land use outcomes. The use of three scenarios provides a greater understanding of demand in responding to various potential growth outcomes for Gisborne District.

4. Provision ratios

There are a range of provision benchmarks (ratios) used across the community infrastructure planning sector. Provision ratios provide a useful starting point to understand supply and demand. For each infrastructure type, they establish the trigger for delivery (e.g. population, floor size, households), and the unit for provision (e.g. 1 school). They also typically include standards for delivery, e.g. typical size and components of a facility, or model for service.

The state government-endorsed benchmarks from the Planning for Community Infrastructure in Growth Areas Guideline, prepared 2008 (the 2008 Guideline) have been adopted for the purposes of this assessment, with the exception of Kindergarten services. SGS has created new benchmarks for three- and four-year-old Kindergarten based on recent state government service changes.

An index of benchmarks and their assumptions can be found at Appendix A. Benchmarks should never be used in isolation, rather should be an input alongside the infrastructure audit (service utilisation and service standards).

Analysis

5. Gap analysis

Based on the above inputs, a gap analysis of supply and demand for community infrastructure within the catchment area is undertaken. This compares the future demand for infrastructure against current provision levels, and is expressed as a surplus (+) or gap (-).

For infrastructure where the forecast community does not demand a full facility, however some of the population will still require/access this infrastructure, a high-level analysis of infrastructure availability outside the catchment is undertaken. This assesses where the nearest infrastructure is located, if it is accessible, and if there is likely capacity for the forecast population.

6. Strategic considerations

While the supply-demand gap analysis provides a useful starting point for assessing community needs, equally important to the planning process are site-specific considerations. Need for infrastructure and services is not homogenous across every growing Victorian community; policy, emerging trends, existing facilities, local needs, area context, and stakeholder and community feedback should all contribute to each local planning process. Accordingly, the community infrastructure needs assessment considers the following strategic factors:

- Community infrastructure principles and best practice
- Local and State policy directions for community infrastructure including service reforms
- Private market trends for community infrastructure (e.g. childcare)
- Population/social trends that influence demand for services
- Feedback from stakeholders and the community
- Opportunities to fill gaps/ address needs in the network, including for higher-order infrastructure.

Outputs

7. Recommendations

Following the analysis, recommendations are made for each service area. Some may concern the delivery of new facilities, while others may be relevant to service changes. In addition, some will require further work (such as site assessments or brokering of partnerships).

Recommendations will feed directly into the Structure Plan and other strategic local documents, and eventually, capital works programs. They seek to address the gaps and surpluses identified in the analysis, balanced against strategic considerations explored earlier in the assessment.

2.2 Principles of infrastructure planning

Community infrastructure is undergoing changes alongside the populations that it serves; contemporary needs and models differ significantly to those that were standard even 10-20 years ago. This section contains a summary of trends in infrastructure planning and delivery that serve as principles for the purposes of this assessment.

Integration and co-location

Traditional standalone models for the exclusive use of specific community or socio-demographic groups do not offer the same cost-effectiveness or benefits as an integrated community hub or co-location of infrastructure. Standalone infrastructure often leads to limited use and or exclusive use to one community group, increased maintenance costs due to the increase in number of assets, in ability to change with community needs, and limited opportunities for sharing ideas, resources, and social interactions between community groups.

Integrated facilities are generally in the form of a community hub which include services such as community centre or neighbourhood house, library, arts, youth, seniors, early years, and meeting room spaces. Integration can also occur in recreation pavilions and school infrastructure such as integrated kindergartens.

Co-location involves a number of facilities located within the same area. These generally include community centres/hubs, schools, kindergartens, recreation facilities, and open spaces. In recognition

of the importance of co-location, the Victorian Government has a policy that all new primary schools should have a kindergarten on-site or next-door.⁶

Flexibility and adaptability

There is growing recognition of the need for flexible facilities that can respond to changes in community needs.⁷ Community infrastructure must be designed and managed to be flexible and adaptable over the long-term to ensure it can change with community needs and be used by a variety of groups for many different types of activities. Key ways in which this can be achieved is through having a range of shared spaces, developing rooms with moveable wall dividers, designing with universal design and disability access considerations, and having unprogrammed spaces (also referred to as ‘bumping spaces’ – for informal activities and socialising, both indoors and outdoors) to activate a space, encourage casual interactions and the forming of social connections across different user groups.

Shared use

Management of spaces can be just as important as their design and fit-out in ensuring they can be enjoyed by different groups in the community. Facilities that are under lease/license agreements for exclusive use by certain groups can be inappropriate to be shared, especially where a facility may be highly fit-for-purpose for those groups alone. For multipurpose spaces however, if they are not shared, it typically means the facility is at risk of underutilisation. Many providers are now reviewing their agreements with committees of management and tenants to share access with more user groups.

Partnerships and agreements

While state and local government have historically been the providers of the majority of community infrastructure spaces, innovative partnerships between the private sectors now play an important role. Major residential developments may deliver community spaces that can be used by residents as well as the surrounding community, and some services—such as kindergarten—may occur at a privately owned and run facility, with programs subsidised by state government. In addition, private providers are delivering co-working spaces, and local governments are partnering with schools to deliver shared infrastructure outcomes.

This can reduce or even eliminate up-front costs if a facility is provided by the private sector and handed over to Council, service provider, or community group. Throughout operation, casual hire fees and lease agreements for use of Council-owned spaces can help cover ongoing costs and improve the financial viability of many services and facilities.

Technology

Rapid technological changes mean it can be hard for many, particularly those experiencing socioeconomic disadvantage, to keep up with the latest advances. Community infrastructure (both indoor and outdoor spaces) is increasingly providing spaces and tools to support effective online

⁶ <https://www.premier.vic.gov.au/land-locked-new-school-name-consultation-begins>

⁷ Landcom, Community centre guidelines, NSW Government, 2008, viewed 2 March 2022, <https://www.landcom.com.au/assets/Publications/Statement-of-Corporate-Intent/95cff2c1fe/community-centre-guidelines.pdf>.

working and learning. The COVID-19 pandemic reinforced the importance of this infrastructure, with many relying on quality internet and conferencing equipment for their work, daily tasks, and socialising.

In addition to this, community centres are having an online presence, delivering services online to support community members that might not be able to access the community centre and or are looking for alternative ways to engage. These shifts have re-emphasised the importance of tech-enabled spaces, particularly at multipurpose facilities.

Accessibility

Access to infrastructure is a critical principle in planning and delivery, and a key focus under the 20-minute neighbourhood model. 20-minute neighbourhoods envision communities that support walkability to all, or at least most, daily needs. This requires a certain degree of population density to support this level of accessibility and ensure there is enough population to make services viable.

As such, it is especially challenging to achieve in rural/regional areas. Trade-offs are therefore required to balance the efficient use of facilities and resources and the most accessible location of facilities for the greatest number of people. This is achieved by locating community infrastructure where there are strong links to public transport, bike paths, and footpaths. Co-location also plays a role, where community facilities that are co-located with other infrastructure or activity centres/retail precincts can 'draw in' people that have already travelled to the area and reduce the need for multiple trips.

Equity and inclusion

Community facilities that are equitable and inclusive go beyond thinking about walkability or public transport access. An equitable and inclusive facility meets universal design standards to accommodate people regardless of their physical abilities. It considers how the services it provides can be accessed by people regardless of their level of advantage or disadvantage. It supports environments that are safe and welcoming of all genders, cultures, identities and ages. The design process is critical to equity and inclusion – engagement with target groups should be undertaken to ensure that the facility is welcoming to and inclusive of all communities that will use it.

3. Local context

3.1 Overview

The communities of Gisborne, Gisborne South, New Gisborne, and Bullengarook, forming the Gisborne District, are on the lands of the Dja Dja Wurrung, Taungurung and Wurundjeri Woi Wurrung Peoples. The area was first occupied by pastoralists from the 1830s and would soon establish a burgeoning timber industry, further buoyed by the discovery of gold in the 1850s. It was surveyed in 1851, from which time the area continued to develop with the introduction rail and then cars bringing many wealthy residents to the area from Melbourne.⁸

The Gisborne District is located approximately 54km north-west of Melbourne, approximately 90km south of Bendigo and 65km east of Ballarat. It is serviced by the Calder Freeway and the Gisborne train station along the Melbourne-Bendigo rail line, providing easy access to Metropolitan Melbourne and the international airport. Within the Macedon Ranges Shire, Gisborne is the major urban centre in the southern part of the Shire. It is expected to develop from a large district town to a regional centre by 2036, with the expectation that it also serves the wider regional community and smaller surrounding settlements.

It is surrounded by Mount Gisborne to the South and the Macedon Ranges to the north, which contribute to the town's semi-rural character. Uninterrupted sightlines to these key features are an important element of what residents consider as definitive of the character and "feel" of this area, further enhanced by the botanical gardens and Jacksons Creek running through the centre of town. Established Gisborne enjoys a village character of homesteads, mature trees and heritage buildings while providing a mix of contemporary cafes and services in the town centre.

As in many Victorian communities, there is a natural and ongoing tension between growth and development and the desire to retain the historical and existing character of Gisborne, Gisborne South, and New Gisborne that residents highly value. This has been reflected in the consultation for the Gisborne Futures project since 2020, with top responses divided between protecting the "feel" and character of the town, its heritage, its open space and landscape features, diminished traffic congestion, and improved pedestrian and cycling infrastructure on the one hand, with improved car parking, additional economic development support for local businesses, and more community and retail services on the other.⁹

With larger than average lot sizes still the norm, residential development has continued to expand north and south of the town centre while commercial and retail activity remains concentrated in the town centre south of the highway in established Gisborne. This is placing growing pressure on the accessibility of these services and their ability to effectively service the population.

⁸ Gisborne & Mount Macedon Districts Historical Society Inc. (2021), <https://www.gisbornemountmacedon.org.au/history.htm>

⁹ Macedon Ranges Shire Council (2020), Gisborne Futures - Background & Technical Analysis Report DRAFT July 2020; Gisborne Futures Phase 3 Consultation Report, Version 3 – Final - August 2022

Though Gisborne (including Gisborne South) and New Gisborne comprise a single community that share facilities and wider resources, the Calder Freeway divides them. This is not only caused by the characteristics of the interchange itself - comprised of slip roads and two very large roundabouts that have no dedicated pedestrian or cyclist infrastructure - but by the fact that the nearest point of the retail and commercial centre of Gisborne is approximately 2.5 kilometres from the centre of New Gisborne. As this is the only direct road connecting these two communities, it funnels all traffic between them and needs to accommodate all modes. Though there is a bus route that travels between the communities, service frequency varies between 25 minutes to over an hour, with many stops not operational in the afternoon, and overall service not running past 8:00pm.¹⁰

While local accessibility is a concern, additional pressure on local services comes from the surrounding townships due to the services' close proximity to the highway.

3.2 Community profile

Table 2 provides a summary of key characteristics of the Gisborne District community benchmarked against the Macedon Ranges LGA to better understand the social profile of the area, based on the most up-to-date ABS Census data (2021 unless otherwise indicated).

TABLE 2: GISBORNE DISTRICT COMMUNITY PROFILE 2021

Indicator	Gisborne District	Macedon Ranges Shire	Victoria
Total population (ERP)	14,332	51,576	6,548,040
Average household size (persons per dwelling)	2.82	2.65	2.52
Medium & high-density dwellings (combined)	9.7%	6.4%	27.9%
Households with children	41.9%	35.5%	30.9%
Lone person households	17.1%	19%	24.7%
Median age (years)	40	43	38
Born overseas	12.9%	13.1%	30%
Language other than English spoken at home	5.2%	4.5%	27.6%
Identify as Aboriginal or Torres Strait Islander	1%	0.9%	1%
Low-income households (\$800 per week or less)	14.6%	17.4%	21%
High income households (\$3,000 per week or more)	34.2%	29.1%	22.6%
Year 12 or equivalent completed	57.8%	56.3%	59.5%
Unemployment rate	3.3%	3.2%	5%
Youth disengagement	4.5%	5.4%	7.5%

¹⁰ Public Transport Victoria (2023), Gisborne Transit, <https://d309ul1fvo6zfp.cloudfront.net/1678943992591/bus-11711-2021-01-31-2023-12-31.pdf>

SEIFA Index of Relative Socio-economic Disadvantage (2016) – lower score indicates greater disadvantage	1,083	1,060	1,010
---	-------	-------	-------

Source: ABS Census 2021

As the largest town in the LGA, Gisborne District is similar to the wider Council area across many categories such as education, employment, level of advantage, and cultural diversity. It differs from the rest of the Shire in the following ways:

- Household characteristics – Gisborne has more medium and high-density dwellings, larger households, and fewer lone-person households
- Fewer low-income and more high-income, socio-economically advantaged households

Compared to the Victorian average, Gisborne households are larger with more children, wealthier, have far fewer people born overseas or speaking a language other than English, more advantaged, and have lower unemployment and youth disengagement.

In addition to the above, the Municipal Public Health and Wellbeing 2021-2025 notes that residents of Macedon Shire are generally physically healthier and more active with lower rates of gambling and smoking compared to the Victorian average. However, the challenges for the community include high rates of harmful alcohol consumption and diagnoses of anxiety and depression, much higher than average rates of suicide compared to the rest of Victoria, and affordable housing that gone from 80 per cent to five per cent in just 15 years.

Council’s Youth Strategy 2018-2028 identified the top concerns voiced by young people (aged 12-25) in the Shire. The issue with the most personal impact was mental, with the next four of five issues also closely related (body image, isolation, bullying, feeling unsafe – the fifth issue was access to public transport). Community infrastructure that is accessible, and provides non-judgemental and supportive environments for young people are key pieces of infrastructure to support younger members of the community with these challenges.

3.3 Forecast population

Future population estimates have been provided to SGS by Council for three different scenarios. The low growth scenario extends to 2036 and is therefore a short- to medium-term scenario in which the population increases to a total of 20,500 persons for the Gisborne District. Under the medium and high growth scenarios, population by 2051 would increase to 27,000 and 31,000, respectively, driven by the release of additional land for residential development and potential for higher densities, particularly in New Gisborne. Scenarios are summarised in Table 3.

TABLE 3: FUTURE POPULATION SCENARIOS

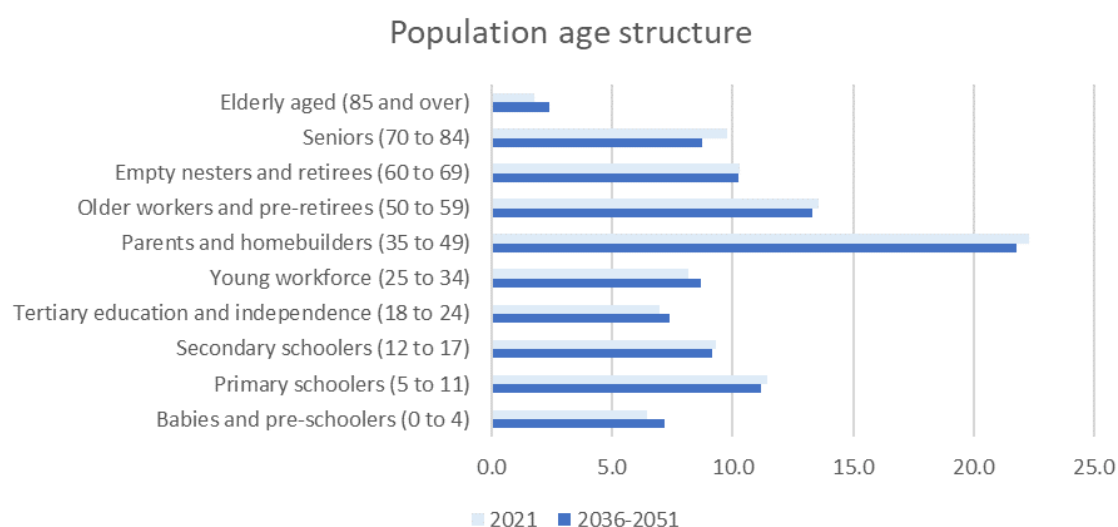
Scenario	Description	Additional pop.	Total pop.
Low (2036)	Existing supply - this is what the town needs in the short - med term (to 2036) based on existing land supply, predominantly focussed in Gisborne.	5,700	20,500
Medium (2051)	Existing supply + a population of 8,000 - 10,000 in New Gisborne.	Approx. 12,000	27,000

High (2051)	Based on a high demand rate to meet 30-year residential land supply targets. Predominantly focussed in New Gisborne.	Approx. 16,000	31,000
--------------------	--	----------------	--------

Source: Macedon Ranges Shire Council, 2023

The forecast population age structure for 2036 (.id consulting, 2023) has been applied to all growth scenarios. Proportionally, the age groups that will see the largest growth compared to 2021 levels include babies and pre-schoolers (0-4), followed by the young workforce (25-34) and tertiary education and independence (18-24). Meanwhile, the share of seniors (70-84) in the total population will decrease slightly, but the share of elderly aged persons (85+) will increase.

FIGURE 4: CURRENT AND FORECAST POPULATION AGE STRUCTURE, GISBORNE DISTRICT



Source: .id consulting, 2023

In real numbers, all age cohorts will see an increase under each growth scenario. The age group that will grow the most in outright numbers are parents and homebuilders (35-49), followed by older workers and pre-retirees (50-59) and then primary schoolers (5-11) due to these groups having the largest shares and outright populations in 2021.

TABLE 4: GISBORNE POPULATION FORECAST 2036

Service age groups (years)	%	Low Scenario (2036)	Medium Scenario (2051)	High Scenario (2051)
		Number	Number	Number
Babies and pre-schoolers (0-4)	7.2	1,476	1,944	2,232
Primary schoolers (5-11)	11.2	2,296	3,024	3,472
Secondary schoolers (12-17)	9.2	1,886	2,484	2,852
Tertiary education and independence (18-24)	7.4	1,517	1,998	2,294
Young workforce (25-34)	8.7	1,784	2,349	2,697

Parents and homebuilders (35-49)	21.8	4,469	5,886	6,758
Older workers and pre-retirees (50-59)	13.3	2,727	3,591	4,123
Empty nesters and retirees (60-69)	10.2	2,091	2,754	3,162
Seniors (70-84)	8.8	1,804	2,376	2,728
Elderly aged (85+)	2.4	492	648	744
Total	100	20,500	27,000	31,000
Alternative service age groups		Number	Number	Number
0-5yo	8.8	1804	2,376	2,728
0-6yo	10.4	2132	2,808	3,224
5-12yo	12.7	2,610	3,438	3,947

Note: Age groups are based on ABS service age groups with the addition of further alternative service age groups to reflect cohorts utilised for the needs assessment. Household size, which is currently 2.8 people, is based on .id population forecasts to 2036 and remain unchanged. As.id forecasts do not go beyond 2036, both household size and the proportions used for age groups to 2051 are held constant at 2036 levels to 2051. Totals are slightly different due to differences between ABS data and population totals provided by Council.

3.4 New Gisborne town centre

The Gisborne Futures project proposes a new town centre for New Gisborne. The exact location and scale/extent of this new centre will be confirmed through the Structure Plan, but preliminary analysis from Urban Enterprise suggests that a Neighbourhood Activity Centre (NAC) with retail floorspace in the order of 6,000sqm will be supportable in New Gisborne, anchored by a full-line supermarket. This is based on a population of at least 8,000 residents in New Gisborne in 2051.

Planning policy encourages co-location of retail, civic, employment, and community uses at sites central to residential communities. The new activity centre therefore presents an attractive option for locating new community infrastructure to support both the current and future community. This infrastructure would ensure that the residents of New Gisborne have walkable access to community spaces, reducing the number of trips required between the townships. Community spaces could also support the activation of a new centre, contributing to a vibrant, convenient centre that meets a broad range of community needs.

4. Policy context

4.1 Scope of review

Planning for community infrastructure is influenced by a range of key directions at the state, regional and local government level. The documents reviewed in this assessment are summarised below. A detailed policy review can be found at Appendix B.

Victorian Government

- Safe and Strong: A Victorian Gender Equality Strategy (2016)
- Absolutely Everyone – State Disability Plan (2017-2020)
- Victoria’s Infrastructure Strategy 2021-2051

Macedon Ranges Shire

- Arts and Culture Strategy 2018-2028
- Council Plan 2021-2031 (Year Two 2022-2023)
- Disability Action Plan 2021-2025
- Economic Development Strategy 2021-2031
- Asset Plan 2021-2031
- CREATE: Municipal Early Years Plan 2021-2025
- Municipal Public Health and Wellbeing Plan 2021-2025
- Open Space Strategy, 2013
- PARTICIPATE: Positive Ageing Plan 2020-2025
- Settlement Strategy, 2011
- Sport and Active Recreation Strategy 2018-2028
- ELEVATE: Youth Strategy 2018-2028
- SGS MRSC Early Years Modelling report (2021)
- Macedon Ranges Shire KISP

Gisborne

- Gisborne Futures Structure Plan, 2020
- Gisborne Futures: Phase 3 Consultation Report, 2022
- Gisborne Futures Background Technical Analysis – Open Space and Community Infrastructure (2020)

4.2 Key policy themes and implications

Community infrastructure principles for delivery

There are a number of general principles that guide effective and equitable provision of community infrastructure.

Equity is a cornerstone of both State and local policy, highlighting the need for infrastructure to be inclusive of all abilities, ages, genders, and cultures. A key way in which infrastructure can do this is through the use of universal design.

Council's Disability Action Plan 2021-2025 further outlines the need to inform the community about existing accessibility facilities and features, such as the Changing Places toilets in Gisborne (larger than standard accessible toilets to support people with high support needs and people with a disability) and working with community groups and clubs to strengthen inclusion. The Council Plan 2021-2031 seeks to optimise accessibility and usage of facilities such as the addition of a modular change room at the Gisborne Aquatic Centre.

State and local policy also emphasizes the importance of community facilities that are multipurpose and able to be used for different activities by different community groups. While this is also important for planning for urban communities, this is particularly important for regional areas, where councils spend more on facilities per person than their metropolitan counterparts.¹¹ Co-location is another key principle, with Victoria's Infrastructure Strategy 2021-2051 and the Shire's Open Space Strategy (2013) calling for the co-location of open space with other community facilities such as schools, children's centres, and halls to create 'whole-of-community hubs', and the shared use of flexible recreation facilities.

Regional communities also face increased risk of bushfire and other environmental threats, and Victoria's Infrastructure Strategy 2021-2051 highlights the need to provide access to designated, accessible climate-adapted community buildings to manage the health impacts of extreme heat and bushfire smoke.

Education and Early Years

The Municipal Early Years Plan 2021-2025, the Gisborne Futures Structure Plan (2020), and the community consultation that emerged from the Gisborne Futures work from 2020-2022, point to the community's concern about limited availability of a wide range of early childhood education and care (ECEC) services such as childcare, kindergarten, day care and afterschool programs, clubs, groups and activities, increased hours for the 3-year-old kinder program.

Council currently run 8 Kindergarten programs across the Shire, and have recently endorsed has a decision to not grow their footprint in the sector, and only to maintain it moving forward. Not-for-profit and private providers will therefore have a more prominent role in providing this service in future. The Municipal Early Years Plan 2021-2025 includes an action to explore new partnership

¹¹ Infrastructure Victoria (2020), Infrastructure Priorities for the Regions, <https://www.infrastructurevictoria.com.au/wp-content/uploads/2020/12/Infrastructure-Priorities-for-the-Regions-December-2020-1.pdf>

opportunities with these sectors to ensure all children in the Shire have access to Kindergarten and childcare services with no wait lists.

The State Government Kindergarten Infrastructure and Services Plan (KISP) identifies that the only kindergarten provision gaps to 2029 are in Romsey. This advice however was prepared prior to the announcement of additional funded hours for four-year-old kindergarten. As a result, demand will surpass what was anticipated under the KISP.

These documents also reflect the community's concerns about the need for schools more generally and the limited options for different schools, with a desire for a government primary school (which has since been provided), and potentially an additional secondary school. The Victorian School Building Authority has committed to upgrades and modernisation of the Gisborne Secondary College, which are currently in the design phase and slated for completion in late 2024.¹²

Community Meeting Spaces and Libraries

Accommodating the younger population of Gisborne is another key concern within policy and of the community. The Shire's Youth Strategy (ELEVATE: Youth Strategy 2018-2028) identifies the need for more multi-purpose youth-friendly spaces that include libraries that support tech learning hubs, as well as cinemas, sports courts and gyms. This is supported at the State level with Victoria's Infrastructure Strategy 2021-2051 suggesting a focus on youth foyers and libraries with internet access. The Shire's Youth Strategy makes recommendations for programs to support youth mental health and wellbeing (such as the Live4Life program, general Shire programs, school programs, and advocating for a full-time generalist youth support worker) and for youth-friendly places and spaces generally and the library specifically. Here is recommends improving libraries to be places young people want to spend time, and consulting young people with the design and development of current and new spaces. Community feedback informing the Gisborne Futures Structure Plan (2020; 2022) and the Urban Design Framework (2019) also calls for a community and youth hub with integrated arts, cultural and social spaces, and an expanded library.

The Youth Strategy revealed that mental health is the most pressing concern among Gisborne's younger population and made worse by a low proportion of young people being comfortable seeking out formal assistance (parents and friends are the dominant sources of support). Accordingly, 'youth spaces' were widely discussed during consultation as an important tool for providing spaces for young people to socialise and support each other. While the support of peers is important, given the above average and increasing prevalence of mental health issues in the Shire, providing better access to more formal and professional support systems that young people feel comfortable accessing is important.

Libraries have increasingly been a location where a range of community services are provided for. Mental health is one of the primary impact areas that both Public Libraries Victoria and the Goldfields Library Corporation are focused on,¹³ recognising the role libraries can play in social connection for

¹² Victorian School Building Authority (2022), Gisborne Secondary College, <https://www.schoolbuildings.vic.gov.au/gisborne-secondary-college>

¹³ State Library Victoria and Public Libraries Victoria (2021), Libraries for Health and Wellbeing, A strategic framework for Victorian public libraries towards 2024, https://www.slv.vic.gov.au/sites/default/files/LFHAWB-vFIN-web_0.pdf; Goldfields Library Corporation, Goldfields Library Strategy 2021-2025, https://www.ncgrl.vic.gov.au/sites/default/files/Library%20Plan%202021-25-web_0.pdf

young people. However, there is little discussion across the various Council plans around expanding the library. Further, as consultation for Council's Youth Strategy found, young people felt that libraries were for children and old people and heard that the average use of libraries for youth was between once a month and never. Given this, an important job for Council will be around rethinking the types of spaces youth are willing to engage with, whether libraries are best placed to serve this cohort, and if so, how they are designed and implemented to be a desirable 'youth space'.

The background report for the Gisborne Futures report (2020) identified that existing community facilities in Gisborne are generally small in scale, often dated, and not fit-for-purpose.

Arts and cultural facilities

The Shire's Arts and Culture Strategy 2018-2028 identifies increasing demand for new arts and cultural spaces and events in Gisborne and across the Shire. Though the Shire's Arts and Cultural Strategy 2018-2028 does identify an ambition for Gisborne to support "new cultural spaces", the Strategy identifies the following locations as the focus for arts and cultural infrastructure: Woodend, Hanging Rock, and Kyneton.

Recreation

The community is also concerned about the availability and quality of recreation facilities, and there are many such initiatives outlined across Shire plans. The Open Space Strategy (2013) is currently being updated, but states that open space should be widely available and provide for social / family recreation spaces in addition to off-road trails, sports facilities, and conservation reserves. The Municipal Public Health and Wellbeing Plan 2021-2025 places a focus on continual investment to existing infrastructure to create supportive, low-cost environments for physical activity, including continuous and accessible paths of travel to key destinations. The need for continuous investment is mirrored in the Asset Plan 2021-2031 as recreation facilities are among the facilities that receive the most requests for maintenance.

It is worth considering that there is a body of research that has noted a shift away from organised and competitive sport towards more informal activities, and investment in recreational community infrastructure should consider this trend when deciding on the types of facilities and spaces to cater for.¹⁴

¹⁴ For more on this topic, see:

Roy Morgan Research (2017), Aussies are losing their competitive spirit for sport, viewed 2 March 2022, <http://www.roymorgan.com/findings/7182-decline-in-competitive-sports-participation-australia-december-2016-201703200905>

Boston Consulting Group (2017), Intergenerational Review of Australian Sport 2017, prepared for Australian Government, 2017, viewed 2 March 2022, https://www.sportaus.gov.au/__data/assets/pdf_file/0011/660395/Intergenerational_Review_of_Australian_Sport_2017.pdf

CSIRO (2013), The Future of Australia Sport: Megatrends shaping the sports sector over coming decades, Australian Government, viewed 2 March 2022, <https://publications.csiro.au/rpr/download?pid=csiro:EP131275&dsid=DS1>

A Taylor (2019), "Tennis is not booming": Why Australians are shunning competitive sports,' Sydney Morning Herald, 26 May 2019, <https://www.smh.com.au/national/nsw/tennis-is-not-booming-why-australians-are-shunning-competitive-sports-20190523-p51qip.html>

City of Monash (2021), 'Asset Plan 2021-2031', https://hdp-au-prod-app-mon-shape-files.s3.ap-southeast-2.amazonaws.com/7416/3790/3125/Asset_Plan_2021-2031.pdf

City of Monash (2021), Draft Asset Plan 2021-2031, City of Monash, viewed 2 March 2022, https://hdp-au-prod-app-mon-shape-files.s3.ap-southeast-2.amazonaws.com/8816/3046/8994/Draft_Asset_Plan_-_V4.pdf

There are potentially opportunities for Council to partner with schools that have indoor and or outdoor recreation facilities to support greater access by community members. This might alleviate any gaps over the short term, however over the longer term, generally this type of arrangement provides very restricted community use.

Specific projects identified across policy include:

- Adding new playgrounds and skate park facilities and improving facilities such as BBQ areas and toilets near playgrounds (Municipal Early Years Plan 2021-2025).
- Improvements to surfaces at the Gisborne Tennis Club and lighting to extend hours of use, exploring options to provide outdoor fitness equipment / stations in priority order along Jacksons Creek in Gisborne, and also calls for the continued improvement of the skate park facilities (Sport and Active Recreation Strategy 2018-2028).
- The Macedon Ranges Regional Sports Precinct in New Gisborne will deliver significant additional active recreation facilities and some community spaces, including arts and cultural opportunities.

5. Stakeholder and community feedback

5.1 Stakeholder design charette

On the 2 March 2023 the Gisborne Futures project team (Council officers, SGS, Urban Enterprise, Movement and Place, and the Department of Transport) came together to share initial findings and unpack potential solutions for the Structure Plan.

In relation to community infrastructure, below were the key findings:

Existing infrastructure

- Officers noted that while Gisborne has a number of community facilities, the existing infrastructure was considered to be underutilised and ageing.
- The existing community centre in Gisborne is changing its model to become a neighbourhood house.
- The Department of Education (DoE) has since made changes to the catchment boundaries for Gisborne secondary school enrolments as many students were enrolled from areas outside of Gisborne such as Sunbury. The new boundaries are more favourable to local students, and DoE enrolment data shows that there has been a resultant drop in enrolments compared to 2020 figures, freeing up more capacity for local students.

Future infrastructure:

- Based on initial findings from Urban Enterprise, there is potential need for a new neighbourhood activity centre within New Gisborne (located north of the train station). This centre would have a strong focus on retail with the potential opportunity to co-locate any future community infrastructure demands.
- Movement and Place reiterated that any community infrastructure and activity centre should include strong active and public transport connections, and where possible, increased residential density to encourage walkability.

Early years and health

- Council is currently running kindergarten services and have the main market share, however more and more privates are entering the market and they do not intend to expand their footprint in the service
- Council is running both a 7.5hr and 15hr 3-year-old program (depending on centre). Council is planning to move to a 30hr 4yr old program around 2028.
- It was noted that access to birthing facilities can be challenging, with data showing that babies are born across a wide geographic spread given the lack of facilities within Macedon Ranges Shire.
- In 1958 the Gisborne and District Bush Nursing Hospital opened, with six beds. After multiple expansions, in 1997 the Gisborne Hospital closed. This made way for the Lifestyle Enhancement

Program which supports people over 60 years. For many in the community, access to a local hospital is still a priority.

Arts and culture

- Kyneton is the hub for regional arts and Officers noted that this should remain.
- There is potential that the Macedon Ranges Sports Precinct in New Gisborne could potentially be used for larger arts performances, however this will be dependent on capacity.
- It was noted that Gisborne has limited arts space. Officers indicated that arts within an integrated facility should be small to mid-size.
- A new performing arts space is planned for Woodend.

Libraries

- Councils' libraries are run and managed by Goldfields Library Corporation.
- Officers noted that the Gisborne library is in a heritage building which lacks the ability to expand. It is not well located and potentially could be integrated with other facilities.
- Officers are looking to explore if this service should be integrated into new community space and potentially re-located to New Gisborne if a community hub is developed.

Young people

- Officers indicated that there is a lack of services available for young people. With the proposed additional development in New Gisborne, a service well located and connected with the train station, with strong public and active transport links to Gisborne was seen as an opportunity to further support this cohort.

Aged care

- Council have indicated that they have received a high volume of planning permit applications for residential aged care facilities.

Sports and recreation

- Currently meeting rooms within pavilions are not accessible for use by general community when they are not being used by the clubs. Council noted that this is resulting in an underutilising of these facilities, especially during the day. Council does not have an agreement with clubs that they have to share the facilities.
- It was noted that the Macedon Ranges Sports Precinct which is being developed in New Gisborne will provide greater access to facilities for the local Gisborne community. As this is regional facility however, Officers noted that it will likely already be at capacity with regional demands therefore have limited impact on alleviating local needs.

5.2 Community feedback

Council has been engaging the community to hear their feedback regarding the Gisborne Futures work including the settlement plan, urban design framework, and neighbourhood character study. This

includes feedback on education and community services. A key message from surveys responses, submissions, and public meetings was that residents did not feel that Gisborne has the infrastructure it needs to accommodate growth. While this view applies to the full range of community facilities (open space, health, education, meeting spaces, childcare, etc.), key components have been a perceived lack of schools (especially a secondary school) and youth spaces, with additional concern for community arts spaces and open space. There is strong desire for any additional services and infrastructure to be provided without detriment to the current character of the community.

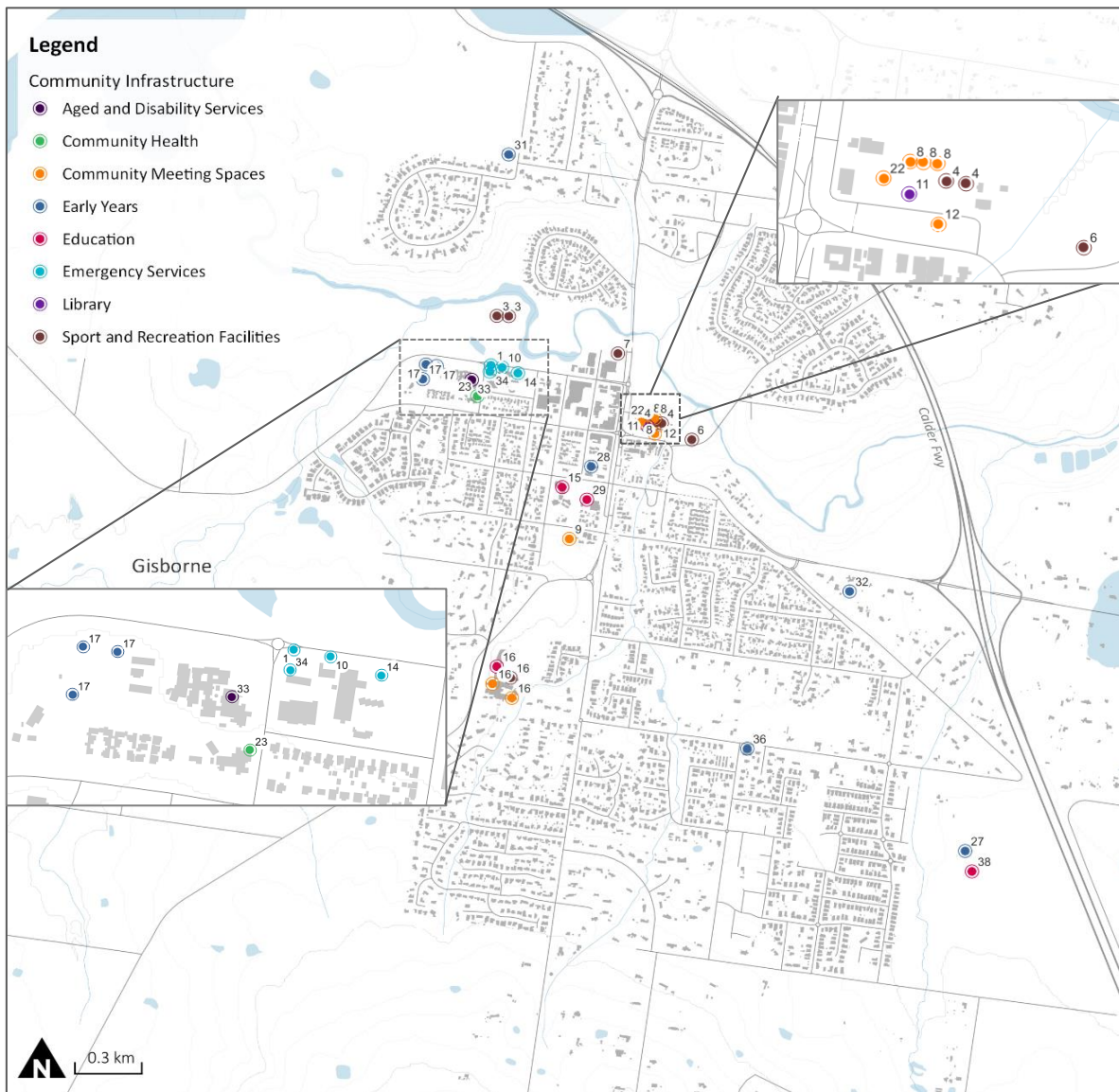
The follow up actions from the latest phase of this work are to enquire with Department of Education about their previous advice that there is not sufficient demand for a new secondary school has changed, and for a re-evaluation of the capacity of current community services and infrastructure.

6. Needs assessment

6.1 Overview

A review of existing and planned community infrastructure within the Gisborne District has been undertaken (shown in Figure 5 and Figure 3 below).

FIGURE 5: COMMUNITY INFRASTRUCTURE WITHIN GISBORNE



Source: SGS Economics and Planning (2023)

TABLE 5: EXISTING INFRASTRUCTURE WITHIN GISBORNE

Facility #	Facility name	Facility #	Facility name
1	Ambulance Victoria	16	The Stadium
2	Bullengarook Playgroup (<i>not shown on map</i>)	17	Manna Gum Family and Children's Centre
3	Dixon Field	22	Macedon Ranges Further Education Centre Inc.
4	Gardiner Reserve	23	Macedon Ranges Health Services
5	Gilligan Reserve (<i>not shown on map</i>)	27	Rothschild Road Kindergarten at Willowbank Primary School
6	Gisborne & District Bowling Club	28	St Paul's Playgroup
7	Gisborne Aquatic Centre	29	St. Brigid's School
8	Gisborne Community Centre	30	Sunbury and Macedon Ranges Specialist School, Bullengarook Campus (<i>not shown on map</i>)
9	Gisborne Community Hall	31	Swinburne Avenue Children's Centre
10	Gisborne Fire Brigade CFA	32	The Learning Sanctuary Gisborne
11	Gisborne Library	33	The Oaks Nursing Home - Gisborne
12	Gisborne Mechanics Institute Hall	34	VICSES Gisborne Unit
14	Gisborne Police Station	36	Willowbank Early Learning Centre Gisborne
15	Gisborne Primary School	38	Willowbank Primary School

The Gisborne District is currently well-serviced across all categories of community infrastructure with the only category not found within the District being arts and cultural facilities (**Error! Reference source not found.**). Arts and cultural facilities are concentrated around Kyneton with additional facilities found in Macedon and Mount Macedon.

Most of the community infrastructure is within the established urban area of Gisborne and New Gisborne with a small number of facilities (2) located in Bullengarook (~8km to the west) and one recreation facility (tennis) ~12km to the south in South Gisborne.

Gisborne contains 25 facilities providing 34 services which are mostly located in four broad clusters as seen in the above map (between Hamilton Street and Robertson Street, around the Gisborne Cricket and Recreation Reserve, to the west of Aitken Street, and around the Gisborne Secondary College). It is serviced by four schools (three primary and one secondary), eight early years services across six facilities, contains the District's only library, five facilities offering a range of community meeting spaces,

and five facilities providing sports and recreation facilities which include two pavilions that are additional to the facilities included here. There is one residential aged care facility located in Gisborne, with five future facilities currently seeking Council approval.

New Gisborne contains 10 facilities providing 16 services which are more evenly distributed across the community but generally follow the Station Road corridor. There are a number of schools, including one government primary school, one Catholic primary schools, one Independent primary school, and one Independent secondary school. Early years services include four facilities providing five services, though there is only one small community meeting space. There are three sports and recreation facilities providing four services, though one is a gymnastics facility and one is a Pavilion, which is not recorded in the tables below. There is one residential aged care facility offering both low and high levels of care.

In Bullengarook there are two facilities providing 4 services. This includes one specialist secondary school and three recreational facilities. Gisborne South, which is similarly sparsely populated, is home to one recreation facility.

The proceeding sections provide further detail for each of the existing and proposed/planned community infrastructure categories, including the asset type, service utilisation, ownership, and information about future plans / development, where available.

FIGURE 6: COMMUNITY INFRASTRUCTURE WITHIN NEW GISBORNE



Source: SGS Economics and Planning (2023)

TABLE 6: EXISTING INFRASTRUCTURE WITHIN NEW GISBORNE

Facility #	Facility name	Facility #	Facility name
13	Gisborne Montessori School	24	Macedon Ranges Regional Netball Complex
18	Goodstart Early Learning New Gisborne	25	New Gisborne Primary School
19	Ross Watt Children's Hall	35	Warrina Aged Care
20	Holy Cross Primary School	37	Willowbank Early Learning Centre New Gisborne
21	Jets Gymnastics		

The following table outlines the quantity of existing infrastructure found across the Gisborne District.

TABLE 7: EXISTING INFRASTRUCTURE WITHIN GISBORNE DISTRICT

Facility	Existing Infrastructure
Government primary schools	3
Non-Government / Independent Primary School	1
Catholic primary schools	2
Government secondary schools	1
Non-Government/ Independent Secondary school	1
Government Special school (P-12)	1 (Located in Bullengarook)
Kindergarten	4 (2 are private providers)
Childcare	4 (+ 1 under construction)
Playgroup	4 (3 are private or NFP providers)
Maternal and child health	1
Services for older people	2 (+ 5 future facilities)
Community health	1 (private)
Emergency services, law and order, hospitals	4 (SES, CFA, Ambulance, Police)
Community meeting spaces	6 (including 1 Low Order Multi-purpose community centre, and 1 located in Bullengarook)
Neighbourhood House Service	1
Libraries	1
Indoor aquatic / leisure / fitness centre	1
Indoor recreation	2 (+ 1 under construction)
Outdoor recreation facilities	7 (1 located in Bullengarook and 1 located in Gisborne South)

6.2 Education

Existing infrastructure

There are currently six education facilities in the Gisborne District, with three government primary schools, two primary Catholic schools, one Independent primary school and one Independent secondary school (currently only for grades 7 and 8 and adding a year level each year thereafter) in the Gisborne District, offering a diverse range of options for residents to choose from. These are distributed throughout the community, with both primary and secondary schools located in both Gisborne and New Gisborne. The Willowbank Primary school is the newest school, having opened in 2022.

The Sunbury and Macedon Ranges Specialist School is the only educational facility that is outside of the urban area of Gisborne, located in Bullengarook to the west. Council has noted that the Department of Education have recently begun enforcing government school catchment boundaries, suggesting that Gisborne schools have been attracting students from the broader area outside catchment boundaries.

TABLE 8: EXISTING EDUCATION FACILITIES IN GISBORNE

Government Primary School				
#	Facility	Location	Ownership	Additional information
15	Gisborne Primary School	Gisborne	State Government	Prep to 6; 550 enrolments
25	New Gisborne Primary School	New Gisborne	State Government	Prep to 6; 534 enrolments
38	Willowbank Primary School	Gisborne South	State Government	Prep to 6; 97 enrolments
Catholic Primary School				
20	Holy Cross Primary School	New Gisborne	Private	Prep to 6; 266 enrolments
29	St. Brigid's School	Gisborne	Private	Prep to 6; 197 enrolments
Non-Government / Independent Primary School				
13	Gisborne Montessori School	New Gisborne	Private	Ages 6-12; 89 enrolments
Government Secondary School				
16	Gisborne Secondary College	Gisborne	State Government	Years 7-12; 1,115 enrolments
Non-Government / Independent Secondary School				
13	Gisborne Montessori School	New Gisborne	Private	Combined primary and secondary school (refer to above primary school entry)
Government Specialist School				
30	Sunbury and Macedon Ranges Specialist School, Bullengarook Campus	Bullengarook	State Government	Grades 7-12; located in Bullengarook, some 8km to the west from the centre of Gisborne.

Source: school enrolment numbers are sourced from myschool.edu.au, for the 2022 school year

Forecast demand for infrastructure

Based on the demand assessment (Table 9), none of the growth scenarios necessitates supply of an entire additional school of any type. The three existing government primary schools are adequate to service demand under the low and medium scenarios, with a modest gap emerging under the high growth scenario. However, recent enrolment patterns suggest that participation in government schools is high in Gisborne, and the new Willowbank Primary School will address only the short- to medium-term demand for government primary school enrolments under the low growth scenario. This is likely due to Gisborne Primary Schools servicing a broader catchment than Gisborne District. Based on current enrolments, if the medium and high growth scenarios were reached the existing schools would not have capacity. Given this, an additional government primary school is likely required for both the medium and high growth scenarios. DoE could also review the primary school catchments to ensure Gisborne District residents are prioritised.

A modest gap also emerges for Catholic primary schools, however the existing two schools have low rates of enrolments that have remained steady or trended downwards over recent years. Based on current trends, there is likely capacity at both of these schools to accommodate additional demand generated under all three growth scenarios.

The existing provision of one government secondary school is sufficient across the low and medium scenarios, and would generate only minimal excess demand that could likely be managed at the existing site. Catholic secondary schools indicate some supply gap across all three scenarios, but it is not necessarily sufficient to trigger provision of a full school. Provision of a Catholic Secondary School could improve school choice and access to secondary education in the area, but is ultimately subject to planning by Melbourne Archdiocese Catholic Schools (MACS).

In addition, Independent schools will pick up some demand. Enrolments in this sector varies significantly by area, and the Gisborne District is already serviced by the presence of the Montessori school.

Both TAFEs and Universities are typically located in highly accessible urban centres where they are able to effectively service large populations. There are currently none in the study area, and the population growth scenarios would not necessitate provision of any tertiary education facilities locally. Moreover, the current government has committed to new TAFE campuses in both Sunbury and Melton, which would significantly improve access to higher education and training opportunities for young people in the community.¹⁵ In light of this, Council can facilitate partnerships between TAFE campuses, local businesses, and secondary schools to ensure that the community can benefit from local access to tertiary education opportunities.

¹⁵ Victorian Labor (2022), 'Backing TAFE for the skills Victoria needs', <https://www.danandrews.com.au/news/backing-tafe-for-the-skills-victoria-needs>

TABLE 9: FORECAST DEMAND FOR EDUCATION FACILITIES IN GISBORNE

Education - Facility/Service	Provision rate	Current Supply	Growth scenario	Demand	Gap / Surplus
Primary Schools					
Government Primary School	1 school per 9,000 residents	3	Low (2036)	2.3	0.7
			Medium (2051)	3.0	0.0
			High (2051)	3.4	-0.4
Catholic Primary School	1 school per 5,000 households	2	Low (2036)	1.5	0.5
			Medium (2051)	1.9	0.1
			High (2051)	2.2	-0.2
Secondary Schools					
Government Secondary School	1 school per 27,500 residents	1	Low (2036)	0.7	0.3
			Medium (2051)	1.0	0.0
			High (2051)	1.1	-0.1
Catholic Secondary School	1 school per 16,000 households	0	Low (2036)	0.5	-0.5
			Medium (2051)	0.6	-0.6
			High (2051)	0.7	-0.7
Government Special Schools					
Government Specialist School	1 school per 50,000 residents	1	Low (2036)	0.4	0.6
			Medium (2051)	0.5	0.5
			High (2051)	0.6	0.4
Tertiary education					
TAFE	1 per 150,000 residents	0	Low (2036)	0.1	-0.1
			Medium (2051)	0.2	-0.2
			High (2051)	0.2	-0.2
University	1 per 2 municipalities	N/A	N/A	N/A	N/A

Recommendation(s)

- Government primary schools: Engage with the Department of Education regarding population growth and the need for an additional government primary school in the Gisborne District under the medium and high growth scenarios (between 2036 and 2051).
- Catholic secondary schools: Engage with Melbourne Archdiocese Catholic Schools (MACS) regarding the potential for a Catholic secondary school in the Gisborne District.

6.3 Early Years

Existing infrastructure

There are currently four kindergarten facilities in the Gisborne District, three kindergartens located in Gisborne, and one located in New Gisborne. They are a mixture of both Council run and privately operated.

There are four childcare facilities in the Gisborne District (two in New Gisborne and two in Gisborne), with a fifth childcare facility under construction in New Gisborne. One new childcare facility is proposed as part of the Ross Watt Road development in Gisborne, which would likely include an integrated Kindergarten service.

There are four playgroups across Gisborne, New Gisborne and Bullengarook. These are operating out of kindergartens, community meeting spaces, churches and schools.

In relation to Maternal Child Health (MCH) facilities and services, the Gisborne District only has one MCH facility (Manna Gum Family and Children's Centre) which is located in Gisborne. This facility also hosts one of the four toy libraries for the municipality.

TABLE 10: EXISTING EARLY YEARS FACILITIES IN GISBORNE

Kindergarten (centre based)				
#	Facility	Location	Ownership	Additional information
13	Gisborne Montessori School	New Gisborne	Private	75 licenced places (2 rooms)
17	Manna Gum Family and Children's Centre	Gisborne	MRSC	60 licensed places (2 rooms)
27	Rothschild Road Kindergarten at Willowbank Primary School	Gisborne	Private	66 licenced places (2 rooms)
31	Swinburne Avenue Children's Centre	Gisborne	MRSC	60 licensed places (2 rooms)
Childcare (Long day care)				
18	Goodstart Early Learning New Gisborne	New Gisborne	Private	Goodstart Early Learning Ltd
32	The Learning Sanctuary Gisborne	Gisborne	Private	G8 Education Limited
36	Willowbank Early Learning Centre Gisborne	Gisborne	Private	Willowbank Early Learning Centre PTY LTD
37	Willowbank Early Learning Centre New Gisborne	New Gisborne	Private	Willowbank Early Learning Centre PTY LTD
NA	New Childcare - Ferrier Road (under construction)	New Gisborne	Not provided	Under construction
Playgroup				
2	Bullengarook Playgroup	Bullengarook	MRSC	This facility is rated as being in Poor condition. Located in Bullengarook, some 8km to the

				west from the centre of Gisborne.
13	Gisborne Montessori School	New Gisborne	Private	
19	Ross Watt Children's Hall / New Gisborne Playgroup	New Gisborne	Not provided	Run by the New Gisborne Playgroup, a not-for-profit organisation run by a committee of volunteer parents
28	St Paul's Playgroup	Gisborne	Private	Anglican Parish of Gisborne
Maternal and Child Health				
17	Manna Gum Family and Children's Centre	Gisborne	MRSC	
Toy Library				
17	Gisborne Toy Library	Gisborne	MRSC	

Forecast demand for infrastructure

Below is an overview of the forecast demand for early years infrastructure. For further details see Table 11.

Kindergarten

The State Government Kindergarten Reform has stipulated that 15 hours of three-year-old kindergarten and 30 hours of four-year-old kindergarten will be available within the next ten years (doubling existing four-year-old services and the introduction of a new service for three-year-olds). This will put significant pressure on the delivery the kindergarten services and existing infrastructure across the state. Macedon Shire Council has advised that they are already providing 15 hours of three-year-old kindergarten and will be increasing services over the next five to 10 years to meet the four-year-old service requirements.

Based on SGS provision ratios (which accounts for changes in service reforms) and the assumption that each existing facility has two rooms available, and given most rooms will provide a mix of three- and four-year-old programs, based on the forecast population growth in the Gisborne District the gap in rooms across the low to the high scenario ranges from 3 to 8.6 rooms.

Much of this demand may be addressed through the growing prominence of the private sector in kindergarten service provision. Council have recently received a high volume of planning permit applications for new childcare centres, it is as yet unknown if these will also offer Kindergarten programs. However, Council and the not-for-profit and private sectors still have a role to play in addressing this demand. Although Council has resolved to maintain (not expand) its existing footprint in the Shire in kindergarten service provision, it should continue to provide some infrastructure from which not-for-profit/community providers can run kindergarten services. This will ensure that a mix of service providers can continue to operate in the community to meet the needs of different families and children.

Given this, based on this forecast assessment, it is likely that Council or a community service provider will need to provide one two-room kindergarten if the low growth scenario is reached, and at a minimum two kindergartens (both two-room facilities) if the medium or high growth scenarios are reached.

It should be noted that even with the hard infrastructure (rooms) in place, the early childhood education and care sector is facing workforce shortages, and there may be challenges in recruiting the staff to deliver the number of services required to meet demand. This is an even greater challenge in areas such as Macedon Ranges Shire where housing costs are high.

Childcare

Childcare services are run and managed by the private market. Based on current supply, across all growth scenarios there is sufficient supply of childcare centres. The private market is also able to provide kindergarten within their childcare – long day care programs. Given this there is an opportunity to work with these services to understand if they have an appetite to also provide a kindergarten program.

Playgroups

Playgroups can be run by Council, private and or not for profit sector. Based on the four programs that are currently running in the Gisborne District, if the medium or high growth scenario are reached there will be an undersupply of playgroups by 0.8 and 1.5 respectively.

Playgroups can be integrated into kindergarten facilities, community centres and or other community infrastructure if they have the required children friendly attributes. Any new spaces could likely accommodate multiple groups.

Maternal Child Health

The District only has one MCH facility. Based on forecast demand, this facility will be slightly over capacity if the low growth scenario is reached. If the high scenario is reached there is a forecast demand for one additional facility.

While MCH facilities and services can be a standalone service, they benefit from being integrated with other early years services such as kindergarten and other allied health services.

Toy Library

There is currently one toy library within the District. While increased population will put additional pressure on this service, it is forecast that this service will be adequate. If Council notices pressure with access to the service, to increase accessibility, Council could consider integrated elements of the services into the Gisborne Library.

Recommendation(s)

Based on the forecast demand for early years facilities in the Gisborne District, the following is recommended:

- Kindergarten: Consider the delivery of one additional two-room kindergarten under the low growth scenario. Under the medium or high growth scenario, consider the delivery of at least two kindergartens (both two rooms). The services at these facilities could be delivered by a not-for-profit provider rather than Council. In addition, Council should continue to work with the private sector to support their delivery of kindergarten services within the District. This ensures that the

community continues to have choice of service providers, as well as ensures that Council is not left to be the only provider.

- Playgroup: Provide a space for the delivery of a playgroup within new kindergarten facilities where possible.
- Maternal Child Health: If the medium or high growth is reached, deliver an additional MCH service within one of the new kindergarten facilities.
- Toy library: Consider integrating toy library services at the Gisborne Library

All of the above services could be delivered through an **early years hub**, similar to Manna Gum Family and Childrens Centre. In relation to location, this facility should be located in New Gisborne to support greater access and to service the future growth population. If the high growth scenario is reached, the second kindergarten could be located within the south west of Gisborne to address a current accessibility gap.

TABLE 11: FORECAST DEMAND FOR EARLY YEARS FACILITIES IN GISBORNE DISTRICT

Early Years – Facility/Service	Provision rate	Current supply	Growth scenario	Demand	Gap / Surplus
Kindergarten					
Kindergarten (3+4-year-old) rooms	3- and 4- year-old combined demand per rooms	8	Low (2036)	11.0	-3.0
			Medium (2051)	14.5	-6.5
			High (2051)	16.6	-8.6
Childcare					
Childcare Centre - Long Day Care	1 facility per 9,000 residents	4	Low (2036)	2.3	1.7
			Medium (2051)	3.0	1.0
			High (2051)	3.4	0.6
Other					
Playgroup	2 groups per 1,000 children aged 0-5	4	Low (2036)	3.6	0.4
			Medium (2051)	4.8	-0.8
			High (2051)	5.5	-1.5
Maternal and Child Health (MCH)	1 dual facility (2 rooms) 16,000 residents	1	Low (2036)	1.3	-0.3
			Medium (2051)	1.7	-0.7
			High (2051)	1.9	-0.9
Toy Library	1 facility per 25,000 residents	1	Low (2036)	0.8	0.2
			Medium (2051)	1.1	-0.1
			High (2051)	1.2	-0.2

6.4 Services for older people

Existing infrastructure

There are currently two residential aged care facilities in the Gisborne District, one in Gisborne and one in New Gisborne. The facility in Gisborne is located in close proximity to other community infrastructure including the community-based health care facility, while the facility in New Gisborne is located adjacent to a private medical centre but some distance from facilities such as the library and community meeting spaces. Both facilities are near significant areas of public open space. Information regarding the split between low care and high care beds is not known. Given this, SGS have assumed a 50/50 split which results in 94 high care beds and 95 low care beds.

The two existing facilities may be joined by an additional five aged care and retirement facilities that are at various stages of development and planning approval. If delivered, these will provide an expanded range of options for residents in the short-term. Based on current data available this is likely to add an additional 147 high care beds and 148 low care beds. This will take the total supply to 241 high care beds and 243 low care beds.

No dedicated senior citizen's centres are located within the Gisborne District, however seniors groups utilise multipurpose community spaces as in other areas of the Shire.

TABLE 12: EXISTING SERVICES AND FACILITIES FOR OLDER PEOPLE IN GISBORNE

Residential Aged Care				
#	Facility	Location	Ownership	Additional information
33	The Oaks Nursing Home - Gisborne	Gisborne	Private	78 beds total (assume 39 high and 39 low)
35	Warrina Aged Care	New Gisborne	Private	111 beds total (assume 55 high and 56 low)
NA	Mayflower Aged Care & Retirement Living	Gisborne	Private	Future retirement units/aged care 107 aged care beds (assume 53 high and 54 low) 35 single storey self-contained dwellings Permit issued - not constructed
NA	Westport Retirement	Gisborne	Private	Future retirement units/aged care 96 units (2/3 bedroom) Permit issued - not constructed
NA	Benetas	Gisborne	Private	Future retirement units/aged care 92 aged care beds (46 high and 46 low) Permit issued - not constructed
NA	Benetas	Gisborne	Private	Future retirement units/aged care 34 Independent Living Units 46 retirement villas 96A permit/ amendment application - in progress
NA	Arcare	Gisborne	Private	Future retirement units/aged care 96 aged care beds (48 high and 48 low)

				Currently at VCAT
Seniors Centres				
NA	No seniors' centres within the Gisborne District			

Forecast demand for infrastructure

Seniors' centres

The Gisborne District currently has no seniors' facilities, with the nearest facilities in Riddells Creek and Macedon. Based on the provision ratios, there is currently a demand for two to three meeting spaces for seniors. Best practice indicates that these facilities should be integrated within boarder facilities, rather than the standalone centres that were provided historically. Council should consider if there are current existing facilities that may be able to accommodate seniors' groups. If this cannot be achieved, if a future facility is developed, then seniors should be considered.

Residential aged care facilities

The District of Gisborne currently has two aged care facilities and five applications for future aged care and retirement living facilities. Based on the provision ratios and considering the demand across all three population growth scenarios (low, medium and high), the existing two aged care facilities do not have enough capacity to meet forecast demand across the growth scenarios.

There are a number of additional residential aged care facilities proposed however, which will be able to accommodate the demand across all growth scenarios. If all are approved this will result in a forecast surplus of between approximately 140 beds for both low- and high-level beds in the low growth scenario, and a surplus of approximately 85 beds for each level in the high growth scenario.

Given the population is continuing to age, and the proximity to Gisborne to the highway, Melbourne CBD, and broader Macedon Region, it is likely that these additional facilities will accommodate residents outside of the District. While seven residential facilities could be seen as an oversupply for an area, the new proposals include a different service mix. In addition, these facilities will bring with them an opportunity for employment and supporting health care services.

Recommendation(s)

- Seniors' facilities: Review existing community facilities to see if they can be used to support seniors' groups (e.g. a meeting room dedicated to seniors at a specific time during the week for them to gather, socialise and connect). In addition, if additional community centres are being developed ensure there is enough space (including storage) to be able to support seniors' groups.
- Residential aged care: Continue to support the allocation of residential aged care within the District. This brings with it a diversity of choice in service users and service mix. These services will also provide the District with additional employment and supplementary health services.

TABLE 13: FORECAST DEMAND FOR SERVICES AND FACILITIES FOR OLDER PEOPLE IN GISBORNE

Services and facilities for older people	Provision rate	Current supply	Growth scenario	Demand	Gap / Surplus
Seniors Groups Facilities - (within designated Multi-Purpose Community Centre): 1 large multi-purpose meeting space	1 facility per 30,000 residents	0	Low (2036)	2.3	-2.3
			Medium (2051)	3.0	-3.0
			High (2051)	3.4	-3.4
Residential Aged Care - Low Care (44 low-level beds)*	44 beds per 1,000 residents aged 70+	95	Low (2036)	102.9	-7.9
			Medium (2051)	135.6	-40.6
			High (2051)	155.6	-60.6
Residential Aged Care - High Care (44 high-level beds)*	44 beds per 1,000 residents aged 70+	94	Low (2036)	102.9	-8.9
			Medium (2051)	135.6	-41.6
			High (2051)	155.6	-61.6

* The current supply of residential aged care facilities do not reflect the additional proposed facilities, which would result in an additional 147 high care beds and 148 low care beds. This will take the total supply to 241 high care beds and 243 low care beds and a result in a generous surplus under all growth scenarios.

6.5 Libraries

Existing infrastructure

There is currently one library facility in the Gisborne District, located in Gisborne. While the facility is located within the Gisborne township and near other facilities, the library is not integrated with other spaces and services as a hub. In addition, the main roads separate the facilities for the boarder township. The facility is ageing, has heritage components, and has limited capacity at the current site to expand to expand. The library service is provided by Goldfields Library Corporation.

A minor refurbishment was undertaken for the facility in recent years to internal and external spaces, however the Goldfields Library Corporation have indicated that an increase in space that can service more contemporary needs is required over the long term. Feedback from the Goldfields Library Corporation suggests that improvement of the current facility is limited due to the poor capacity for expansion, the single-use nature. The existing library space experienced a downturn in use during COVID, but has since seen a marked increase in demand for quiet spaces for study and meetings/workspaces with the shift towards more remote working and learning.

There is a need to further invest in the library asset, however due to location and expansion constraints there is concern about investing in an asset that is potentially at its end of life and at a site with limited capacity for significant works.

TABLE 14: EXISTING LIBRARY FACILITIES IN GISBORNE

Library				
#	Facility	Location	Ownership	Additional information
11	Gisborne Library	Gisborne	MRSC	The Gisborne Library is managed by the Goldfields Library Corporation on behalf of Council. One room is occupied by a genealogical group. Other user groups include a disability support group, carers groups, Cobaw Community Health groups, and seniors.

Forecast demand for infrastructure

For library services, the Gisborne District is technically in surplus across all growth scenarios (Table 15). It is important to note however that the Gisborne library services a larger geographic catchment than just the Gisborne District. The next closest library services are in Romsey and Woodend, therefore Gisborne services most of the south west and some of the south east of Macedon Ranges (e.g. Riddells Creek).

Given the age of the existing facility, the poor fitness-for-purpose and increase in broader service demands expected to result from a growing population, it is likely that a significant redevelopment will be required in the future. This could provide Council with an opportunity to consider alternative sites. Should this be available, Council should consider the integration of a library within a broader service mix such as a community hub.

Recommendation(s)

- Consider the disposal of the current asset and deliver a new integrated Gisborne Library within a future integrated community hub. Undertake an asset assessment and feasibility study to further understand viability of this opportunity.

TABLE 15: FORECAST DEMAND FOR LIBRARY FACILITIES IN GISBORNE

Libraries	Provision rate	Current supply	Growth scenario	Demand	Gap / Surplus
Library	1 facility per 45,000 residents	1	Low (2036)	0.5	0.5
			Medium (2051)	0.6	0.4
			High (2051)	0.7	0.3

6.6 Arts and cultural facilities

Existing infrastructure

There are currently no arts and cultural facilities in Gisborne. The majority of the Shire’s arts and cultural facilities are concentrated in and around Kyneton – a 25-minute drive or 20-minute train ride to the north. A new performing arts space is also planned for nearby Woodend.

Forecast demand for infrastructure

There are gaps in community arts facilities and community arts centres across all scenarios, noting the absence of any dedicated facilities in the Gisborne District (Table 16). For the smaller community arts facilities that are often spaces within other facilities such as multi-purpose community centres, libraries, neighbourhood houses, or even primary schools, the gap is pronounced (at least 3 spaces in the medium and high growth scenarios).

There may be opportunities to integrate these services within existing and planned facilities in Gisborne and New Gisborne. The Gisborne Community Centre and other flexible, multi-purpose spaces can support smaller-scale arts activities such as craft groups, learning courses, and dance groups. Access to wet spaces (rooms with taps/sinks) and storage are important to support these groups.

There is no requirement for a new dedicated centre under any of the scenarios. For more large-scale activities and events such as festivals, concerts, and performances, the new Macedon Ranges Regional Sports Precinct presents an opportunity for hosting more of these events locally at its indoor and outdoor spaces. Regional arts centres are benchmarked at the municipal level, and are therefore more strategically provided rather than triggered by local communities. Moreover, these are more appropriately located in Kyneton, which will continue to function as the arts and cultural hub for the region, as designated in policy.

In addition, the Structure Plan presents an opportunity to incorporate public art that reflects local character and promotes a sense of identity and pride as part of the design of the new town centre.

TABLE 16: FORECAST DEMAND FOR ARTS AND CULTURAL FACILITIES IN GISBORNE

Arts and cultural facilities	Provision rate	Current supply	Growth scenario	Demand	Gap / Surplus
Community Arts Facility	1 facility per 9,000 residents	0	Low (2036)	2.3	-2.3
			Medium (2051)	3.0	-3.0
			High (2051)	3.4	-3.4
Community Arts Centre	1 facility per 50,000 residents	0	Low (2036)	0.4	-0.4
			Medium (2051)	0.5	-0.5
			High (2051)	0.6	-0.6
Regional Arts Centre	1 facility per municipality	0	Low (2036)	N/A	N/A
			Medium (2051)	N/A	N/A
			High (2051)	N/A	N/A

**this facility is benchmarked only at the municipal level, rather than for individual communities*

Recommendation(s)

- Ensure existing and new multipurpose community facilities integrate spaces that can support arts and cultural activities through the inclusion of wet spaces and storage
- Explore the potential for arts and cultural events and activities at the new Macedon Ranges Regional Sports Precinct

6.7 Community Meeting Spaces

Existing infrastructure

There are seven facilities in Gisborne offering a range of community meeting spaces. These range from single room halls such as the Gisborne Community Hall to larger facilities with multiple spaces such as the Gisborne Community Centre, hosting everything from community events and functions to groups such as the Gisborne Girl Guides. More formal adult education services and other social activities are supported through the Neighbourhood House Service in the Macedon Ranges Further Education Centre Inc. The existing Gisborne Community Centre is undergoing a shift to begin offering a Neighbourhood House service.

Of these seven facilities, one is in Bullengarook, one is in the centre of New Gisborne, and the remaining five are located throughout Gisborne with three clustered around the library and Gardiner Reserve to the east of the retail precinct. There are a number that are in poor condition according to ratings provided by Council.

There are also three sports pavilions that are not included in the table below. Two are located in Gisborne (at Dixon Field and Gardiner Reserve) and one in New Gisborne (at the Macedon Ranges Regional Netball Complex). Council does not have a lease arrangement with sporting clubs to share these facilities with the general community outside of club use therefore they have been excluded as community meeting spaces.

The Dixon Field Masterplan (adopted in 2022) proposes a new social space at a redeveloped pavilion that may be an opportunity for more of a shared-use/multipurpose facility.

TABLE 17: EXISTING COMMUNITY MEETING SPACES FACILITIES IN GISBORNE

Meeting Space				
#	Facility	Location	Ownership	Notes
2	Bullengarook Hall/Pavilion	Bullengarook	MRSC	Managed by Committee of Management Located in Bullengarook, some 8km to the west from the centre of Gisborne. This facility is rated as being in Poor condition.
8	Gisborne Community Centre	Gisborne	MRSC	2 x small rooms (1-20 people) 1 x small - medium room (21-50 people) Taken together, this facility qualifies as a Multi-purpose community centre – Lower order . It has a stage and can seat patrons theatre style, or with tables. An ideal location for public meetings, performances and presentation nights. Contains a kitchenette equipped with dishwasher, microwave and small fridge.
9	Gisborne Community Hall	Gisborne	MRSC	1 x room (51-100 people), domestic kitchen. Home to the Gisborne Girl Guides. This facility is rated as being in Poor condition.

12	Gisborne Mechanics Institute Hall	Gisborne	MRSC	1 room 9mx18m (100-249 people)
16	The Stadium	Gisborne	DoE	1 x small - medium room (21-50 people) Large space suitable for community functions, sporting events and leisure programs. Capacity 100 seated or standing.
19	Ross Watt Children's Hall	New Gisborne	Not provided	Run by the New Gisborne Playgroup
Neighbourhood House Service				
22	Macedon Ranges Further Education Centre Inc.	Gisborne	Not provided	Offers adult education training and lifestyle courses and presents social engagement activities that seek to bring members of our community together

Forecast demand for infrastructure

The supply of community meeting spaces has been shown by individual meeting spaces rather than by facility, some of which are standalone single-room facilities such as the Gisborne Mechanics Institute Hall, and some of which host multiple rooms of varying sizes as in the case of the Gisborne Community Centre (Table 18).

Based on the current supply of eight meeting spaces across six facilities, there is a shortfall of community meeting spaces (including youth spaces, neighbourhood houses, and community centres) across nearly all growth scenarios and all room sizes, ranging from around one level 2 multi-purpose community centre and upwards of nearly six small meeting spaces. Given that current best practice seeks to avoid inefficient standalone facilities, and that community centres offer a range of configurable room sizes that can accommodate a range of activities and community groups, much, if not all of the demand for additional community spaces could be addressed within a larger multi-purpose community centre.

Recommendation(s)

- Small/medium/large meeting spaces: Review the current lease/license arrangements with sports clubs at pavilions to identify opportunities for broader community use of these spaces. This includes Dixon Field, where a new multipurpose social space is planned as part of the redevelopment of the pavilion.
- Multipurpose community centre: Under all growth scenarios, deliver an integrated community centre – which could be managed by either a neighbourhood house or Council. It should include a range of flexible meeting spaces to support the diverse community needs such as youth, seniors, and arts space. This could include:
 - 2 x medium to large meeting spaces that are flexible and can be expanded to a large space as well as divided into smaller spaces
 - 2 x medium spaces that can be adjusted to smaller spaces
 - 2 x small meeting spaces

This facility could also include the services within the previously mentioned early years hub and the delivery of a new library. The location of this facility should be within New Gisborne to account for the increased population as well as the current lack of community facilities within this part of the District. Refer to Appendix C for community case studies that illustrate potential delivery models.

TABLE 18: FORECAST DEMAND FOR COMMUNITY MEETING FACILITIES IN GISBORNE

Community Meeting Spaces - Facility/Service	Provision rate	Current Supply	Growth scenario	Demand	Gap / Surplus
Meeting Spaces					
Meeting Space - Small (1-20 people)*	1 facility per 4,000 residents	2	Low (2036)	5.1	-3.1
			Medium (2051)	6.8	-4.8
			High (2051)	7.8	-5.8
Meeting Space - Small to Medium (21-50 people)*	1 facility per 8,000 residents	3	Low (2036)	2.6	0.4
			Medium (2051)	3.4	-0.4
			High (2051)	3.9	-0.9
Meeting Space - Medium (51-100 people)	1 facility per 8,000 residents	2	Low (2036)	2.6	-0.6
			Medium (2051)	3.4	-1.4
			High (2051)	3.9	-1.9
Meeting Space - Medium to Large (101-200 people)	1 facility per 8,000 residents	0	Low (2036)	2.6	-2.6
			Medium (2051)	3.4	-3.4
			High (2051)	3.9	-3.9
Meeting Space - Large (>200 people)	1 facility per 20,000 residents	1	Low (2036)	1.0	0.0
			Medium (2051)	1.4	-0.4
			High (2051)	1.6	-0.6
Youth Spaces					
Youth Space (as part of Level 1 multi-purpose Council community centre)	1 facility per 8,000 residents	0	Low (2036)	2.6	-2.6
			Medium (2051)	3.4	-3.4
			High (2051)	3.9	-3.9
Neighbourhood House					
Neighbourhood House Service	1 facility per 15,000 residents	1	Low (2036)	1.4	-0.4
			Medium (2051)	1.8	-0.8
			High (2051)	2.1	-1.1
Community Centres					
Multi-Purpose Community Centre – Level 2**	1 facility per 27,000 residents	0	Low (2036)	0.8	-0.8
			Medium (2051)	1.0	-1.0
			High (2051)	1.1	-1.1

*The Gisborne Community Centre has been counted across multiple facility types in the forecast demand assessment, including its individual room provision (Meeting Spaces) and overall as a Multi-Purpose Community Centre – Low Order.

**this is a variation of the ASR benchmark to align with current planning practices.

6.8 Community Health

Existing infrastructure

There is one Level 2 health centre that services the Gisborne District. Level 2 facilities are typically minor, stand-alone health facilities that provide a base for dedicated outreach health services providing primary care. This is the Macedon Ranges Health Services located in Gisborne. It provides a range of community health services as per the table below.

Though not strictly defined as community health facilities, there are a number of private sector medical and health services located in Gisborne and New Gisborne. These include the Saint Mary Medical centre, the Neal Street Medical Clinic, the Gisborne Medical Centre, and Ranges Medical in New Gisborne, in addition to a range of mental health services.

For higher-order health services, there is a new private day hospital in Sunbury (20-minute drive to the south) that provides day medical / surgical / chemotherapy and haemodialysis, as well as a range of specialist clinics, Kyneton Health (25-minute drive to the north) which offers both a full range of hospital and community-based health services, and Daylesford Hospital, a one-hour drive to the west.

TABLE 19: EXISTING COMMUNITY HEALTH FACILITIES IN GISBORNE

Community Based Health Care - Level 2				
#	Facility	Location	Ownership	Additional information
23	Macedon Ranges Health Services	Gisborne	Not-for-profit	Provides aged care services, dietitian and nutrition, physiotherapy, podiatry, and counselling services, as well as exercise programs.

Forecast demand for infrastructure

With the presence of a Level 2 facility, the Gisborne District is generally well-served by lower-order community health services across all scenarios (Table 20). Higher-order health services are typically provided more at the regional level. Part of a Level 3 facility (more General Practice care and diagnostic services-focussed than Level 2) is triggered under the medium and high growth scenarios. However, it is noted that some private facilities exist in Gisborne that provide these services however are not considered 'community health care'.

While additional lower-order or higher-order facilities are not necessitated by even the high growth scenario for the District, it is important to note that local policy identifies mental health as a key challenge in the Shire, particularly among young people. The District would benefit from additional mental health service provision from Headspace or a similar organisation that is highly accessible to young people.

Recommendation(s)

- Explore the potential for a Headspace or similar free/low-cost mental health service. This could take the form of a permanent service at a new integrated community centre, or an outreach service/initiative in partnership with the government secondary school or at a Council facility.

TABLE 20: FORECAST DEMAND FOR COMMUNITY HEALTH FACILITIES IN GISBORNE

Community health facilities	Provision rate	Current supply	Growth scenario	Demand	Gap / Surplus
Community Based Health Care - Level 2	1 facility per 30,000 residents	1	Low (2036)	0.7	0.3
			Medium (2051)	0.9	0.1
			High (2051)	1.0	0.0
Community Based Health Care - Level 3	1 facility per 75,000 residents	0	Low (2036)	0.3	-0.3
			Medium (2051)	0.4	-0.4
			High (2051)	0.4	-0.4
Community Based Health Care – Large (higher-order)	1 facility per 150,000 residents	0	Low (2036)	0.1	-0.1
			Medium (2051)	0.2	-0.2
			High (2051)	0.2	-0.2

6.9 Emergency Services, Law and Order, Hospitals

Existing infrastructure

The Gisborne District is home to four main emergency services, and all are located in the Gisborne township, clustered along Robertson Stret. These are all clustered together just north of the retail precinct in Gisborne, with good access to both Gisborne and New Gisborne. At present, there are no hospitals or court services in the area. There are hospitals located at Sunbury, Kyneton, and Daylesford, and the nearest court is located in Kyneton.

TABLE 21: EXISTING EMERGENCY SERVICES, LAW AND ORDER, AND HOSPITAL FACILITIES IN GISBORNE

Emergency Services				
#	Facility	Location	Ownership	Notes
34	VIC SES Gisborne Unit	Gisborne	State Government	
10	Gisborne Fire Brigade CFA	Gisborne	State Government	
1	Ambulance Victoria	Gisborne	State Government	
14	Gisborne Police Station	Gisborne	State Government	

Forecast demand for infrastructure

Only minor gaps emerge in provision for law and order and hospital services, as these are typically higher-order infrastructure that service large populations.

The majority of emergency services for the Gisborne District will be adequate to service the population growth across all scenarios and are located with direct access to all of the main roads across the district as well as the Calder Freeway for efficient access. Only an additional fire station/CFA may be needed for the medium and long-term scenarios to service population growth. This should be reviewed in conversations with the authorities.

Recommendation(s)

- Continue to liaise with local service providers in relation to forecast population growth and to ensure services have adequate access and broader infrastructure (road network) to access future residential developments and respond to extreme events in the context of climate change.
- Review public transport links to hospitals and law courts to ensure they are appropriate to meet current and future community needs.

TABLE 22: FORECAST DEMAND FOR EMERGENCY SERVICES, LAW AND ORDER, AND HOSPITAL FACILITIES IN GISBORNE

Emergency Services, Law and Order, Hospitals	Provision rate	Current supply	Growth scenario	Demand	Gap / Surplus
Ambulance Station	1 facility per 55,000 residents	1	Low (2036)	0.4	0.6
			Medium (2051)	0.5	0.5
			High (2051)	0.6	0.4
Fire Station/CFA	1 facility per 15,000 residents	1	Low (2036)	1.4	-0.4
			Medium (2051)	1.8	-0.8
			High (2051)	2.1	-1.1
Police Station	1 facility per 37,500 residents	1	Low (2036)	0.5	0.5
			Medium (2051)	0.7	0.3
			High (2051)	0.8	0.2
SES	1 facility per 100,000 residents	1	Low (2036)	0.2	0.8
			Medium (2051)	0.3	0.7
			High (2051)	0.3	0.7
Law Courts	1 facility per 400,000 residents	0	Low (2036)	0.1	-0.1
			Medium (2051)	0.1	-0.1
			High (2051)	0.1	-0.1
Hospital - Public	1 facility per 500,000 residents	0	Low (2036)	0.0	0.0
			Medium (2051)	0.1	-0.1
			High (2051)	0.1	-0.1

6.10 Indoor and outdoor recreation facilities

Existing infrastructure

There are currently 13 indoor and outdoor recreation facilities across 10 locations in the Gisborne District. These are distributed primarily in Gisborne. The Shire has been successful in securing funding from the State Government to deliver the Macedon Ranges Regional Sports Precinct. This will be delivered in New Gisborne. Stage 1 of construction has commenced, which will deliver a mix of indoor and outdoor recreation facilities including a stadium that can cater for basketball, netball, badminton and volleyball, and a new oval. However, these new facilities will generally service more regional competition than the local needs of the population of the Gisborne District. In addition, it was announced in April of this year that work will be delayed on the precinct until a resolution can be found following the news that the construction company has gone into voluntary administration.¹⁶

The District is home to highly active communities. According to participation data provided by Council, there are 25 cricket teams, 28 football teams, 20 netball teams, 20 soccer teams, and other groups that engage in croquet, tennis, equestrian, golf, and pétanque activities.

Not included in the table, as it does not conform to any of the facility categories, is an indoor gym in the industrial area of New Gisborne, which specifically facilitates weight and fitness training. Sankey Reserve, located just north of central Gisborne, has also not been captured here due to the absence of any court, pavilion, or other formalised sports infrastructure at this reserve. However, it is home to several football clubs.

In addition, an upgrade to the Gisborne Skate Park is planned for Gardiner Reserve.

TABLE 23: EXISTING RECREATION FACILITIES IN GISBORNE

Indoor recreation and aquatic facilities				
#	Facility	Location	Ownership	Additional information
3	Dixon Field	Gisborne	MRSC	Pavilion - Level 1; soccer, croquet, junior sports played here (in addition to tennis at the courts facility)
4	Gardiner Reserve	Gisborne	MRSC	Pavilion - Level 1; cricket, football, netball, and cricket played here.
7	Gisborne Aquatic Centre	Gisborne	MRSC	Indoor Aquatic / Leisure / Fitness Centre (25m pool)
16	The Stadium (Gisborne Secondary College)	Gisborne	DoE	Indoor Recreation Centre / Stadium (Hard Court) - Lower Order (2 courts)
21	Jets Gymnastics	New Gisborne	Private	Indoor Recreation Centre / Stadium (Hard Court) - Lower Order (2 courts)
24	Macedon Ranges Regional Netball Complex	New Gisborne	MRSC	Pavilion - Level 3

¹⁶ <https://www.mrsc.vic.gov.au/About-Council/Projects-and-works/Projects-and-initiatives/Macedon-Ranges-Regional-Sports-Precinct/Stage-1-Construction-Updates/Media-Statement-Macedon-Ranges-Regional-Sports-Precinct>

NA	Macedon Ranges Regional Sports Precinct	New Gisborne	MRSC	Stage 1: Under construction, which will include courts, an oval, a pavilion, fitness loop, playground, outdoor table tennis, and other facilities
Outdoor recreation facilities				
2	Bullengarook Hall - Courts	Bullengarook	MRSC	Tennis Facility – Small / Low-Order (2 courts, no pavilion, free to public); Managed by Committee of Management <i>*This is not shown on the map as it is located in Bullengarook, some 8km to the west from the centre of Gisborne.</i>
3	Dixon Field – Tennis courts	Gisborne	MRSC	Tennis Facility – Higher Order (6-10 courts, with pavilion) Home to the Gisborne Tennis Courts
5	Gilligan Reserve	Gisborne South	MRSC	Tennis Facility – Higher Order (6-10 courts, with pavilion). This facility is rated as being in Poor condition. Located in Gisborne South, some 12km to the south from the centre of Gisborne.
6	Gisborne & District Bowling Club	Gisborne	MRSC	Lawn Bowls Facility (4 greens)
24	Macedon Ranges Regional Netball Complex	New Gisborne	MRSC	Outdoor Netball Facility – Large (8 courts); Managed by Macedon Ranges Netball Association
26	Ross Watt Recreation Reserve	New Gisborne	MRSC	Tennis Facility – Higher Order (6-10 courts, with pavilion)

Forecast demand for infrastructure

For the most part, the study area is well-serviced by recreation facilities, with most in surplus for the low growth scenario (Table 24).

Under the low growth scenario, only two items will emerge with gaps – indoor recreation centre (hard court – higher order, with 4-6 courts), and pavilion – level 1. While new indoor court facilities will be provided at the Macedon Ranges Regional Sports Complex, these will likely service a broader regional population rather than local residents of the Gisborne District. Only part of a facility (0.4) is triggered under the low scenario, and just over half of a facility (0.6), and there is a surplus of lower-order court facilities that can likely balance out this demand.

An outdoor netball court also emerge as a gap under the high scenario, and could be co-located with any new/additional indoor court facilities or at an existing site through a redevelopment.

Level 1 pavilions are the largest gap, present across all growth scenarios. These facilities are always located at active open space reserves. Under the low growth scenario, this gap is 1.4 facilities, and under the high growth scenario it grows to over 3 facilities. There are a number of existing open space

reserves that have potential to accommodate new pavilion facilities to support growing demand, including Ross Watt Reserve in New Gisborne and Sankey Reserve in Gisborne.

Synthetic tracks are typically only provided on a municipal basis, and a fitness loop is included as part of the new Macedon Ranges Regional Sports Precinct.

Recommendation(s)

- Review existing active recreation reserves that are currently not serviced by a pavilion and consider development. One new level 1 pavilion is required under the low growth scenario, 2 under the medium growth scenario, and 3 under the high growth scenario. Each should include male and female change rooms, and be located in active open space reserves with fields/pitches to support cricket/soccer/football.
- Each should include male and female change rooms, and be located in active open space reserves with fields/pitches to support cricket/soccer/football.
- Outdoor netball facility: If the high growth scenario is realised, deliver an additional netball court.

Council should first conduct site and feasibility assessments to investigate the potential to accommodate these facilities at existing reserves and tennis/netball facilities.

TABLE 24: FORECAST DEMAND FOR RECREATION FACILITIES IN GISBORNE

Indoor recreation facilities	Provision rate	Current supply	Growth scenario	Demand	Gap / Surplus
Indoor recreation and aquatic facilities					
Indoor Recreation Centre / Stadium (Hard Court) - Lower Order (2 courts)	1 facility per 25,000 residents	2	Low (2036)	0.8	1.2
			Medium (2051)	1.1	0.9
			High (2051)	1.2	0.8
Indoor Recreation Centre / Stadium (Hard Court) - Higher Order (4-6 courts)	1 facility per 50,000 residents	0	Low (2036)	0.4	-0.4
			Medium (2051)	0.5	-0.5
			High (2051)	0.6	-0.6
Indoor Aquatic / Leisure / Fitness Centre (50m pool)	1 facility per 45,000 residents	1	Low (2036)	0.5	0.5
			Medium (2051)	0.6	0.4
			High (2051)	0.7	0.3
Outdoor recreation facilities					
Outdoor Netball Facility – Overall Provision	1 court per 3,500 residents	8	Low (2036)	5.9	2.1
			Medium (2051)	7.7	0.3
			High (2051)	8.9	-0.9
		1	Low (2036)	0.7	0.3

Tennis Facility – Small / Low-Order (2 courts, no pavilion, free to public)	1 facility per 30,000 residents		Medium (2051)	0.9	0.1
			High (2051)	1.0	0.0
Tennis Facility – Higher Order (6-10 courts, with pavilion)	1 facility per 30,000 residents	3	Low (2036)	0.7	2.3
			Medium (2051)	0.9	2.1
			High (2051)	1.0	2.0
Lawn Bowls Facility (4 greens)	1 facility per 40,000 residents	1	Low (2036)	0.5	0.5
			Medium (2051)	0.7	0.3
			High (2051)	0.8	0.2
Synthetic Athletics Track*	1 facility per municipality	N/A	N/A	N/A	N/A
Pavilion - Level 1	1 facility per 6,000 residents	2	Low (2036)	3.4	-1.4
			Medium (2051)	4.5	-2.5
			High (2051)	5.2	-3.2
Pavilion - Level 3	1 facility per 50,000 residents	1	Low (2036)	0.4	0.6
			Medium (2051)	0.5	0.5
			High (2051)	0.6	0.4

**this facility is benchmarked only at the municipal level, rather than for individual communities*

7. Conclusion

7.1 Summary of recommendations

As a well-established regional centre, the Gisborne District is already well-served by community infrastructure across a number of categories. Under all growth scenarios being explored for the Gisborne Structure Plan (low, medium, and high), new community infrastructure will be required. For the low growth scenario, this is primarily the addition of facilities to address existing gaps that will be exacerbated by population growth in the short- to medium-term. The medium and high growth scenarios would trigger further provision, offering opportunities to improve access to local services alongside higher population growth.

Based on population growth the below infrastructure should be prioritised for further investigation:

- 1 x integrated community hub
- Review Gisborne Library and potential to relocate to integrated community hub
- 1 x two room kindergarten
- Continue to support allocation of residential aged care within the District
- 1 x pavilion at existing active recreation reserve that is currently not serviced by a pavilion

If a high growth scenario is reached Council should also consider:

- 1 x early years hub with MCH facility, playgroup, and two kindergarten rooms
- Engage with DoE to discuss potential need for a primary school
- Engage Catholic schools to discuss potential need for a Catholic secondary school
- An additional pavilion at an existing active recreation reserve that is currently not serviced by a pavilion
- 1 x netball court

Key recommendations are summarised in Table 25 by service area.

TABLE 25: SUMMARY OF RECOMMENDATIONS

Facility/service	Recommendation(s)
Education	
Government primary schools	Engage with the Department of Education regarding population growth and the need for an additional government primary school in the Gisborne District under the medium and high growth scenarios (between 2036 and 2051).

Catholic secondary schools	Engage with Melbourne Archdiocese Catholic Schools (MACS) regarding the potential for a Catholic secondary school in the Gisborne District.
----------------------------	---

Early Years

3- and 4-year-old Kindergarten	Consider the delivery of one additional two-room kindergarten under the low growth scenario. Under the medium or high growth scenario, consider the delivery of at least two kindergartens (both two rooms). The services at these facilities could be delivered by a not-for-profit provider rather than Council. In addition, Council should continue to work with the private sector to support their delivery of kindergarten services within the District. This ensures that the community continues to have choice of service providers, as well as ensures that Council is not left to be the only provider.
Playgroup	Within the new kindergarten facilities, provide a space for the delivery of a playgroup
Maternal Child Health	If the medium or high growth is reached, deliver an additional MCH service within one of the new kindergarten facilities.
Toy library	Consider integrating toy library services at the Gisborne Library.

All of the above services could be delivered through an **early years hub**, similar to Manna Gum Family and Childrens Centre. In relation to location, this facility should be located in New Gisborne to support greater access and to service the future growth population. If the high growth scenario is reached, the second kindergarten could be located within the south west of Gisborne to address a current accessibility gap.

Services for older people

Seniors' facilities	Review existing community facilities to see if they can be used to support seniors' groups (e.g. a meeting room dedicated to seniors at a specific time during the week for them to gather, socialise and connect). In addition, if additional community centres are being developed ensure there is enough space (including storage) to be able to support seniors' groups.
Residential aged care	Continue to support the allocation of residential aged care within the District. This brings with it a diversity of choice for service users and service mix. These services will also provide the District with additional employment and supplementary health services.

Libraries

Library	Consider the disposal of the current Gisborne Library asset and deliver a new integrated Gisborne Library within a future integrated community hub. Undertake an asset assessment and feasibility study to further understand viability of this opportunity.
---------	--

Arts and cultural facilities

Community Arts Facility	Ensure existing and new multipurpose community facilities integrate spaces that can support arts and cultural activities through the inclusion of wet spaces and storage. Explore the potential for arts and cultural events and activities at the new Macedon Ranges Regional Sports Precinct.
-------------------------	--

Community Meeting Spaces

Small/medium/large meeting spaces	Review the current lease/license arrangements with sports clubs at pavilions to identify opportunities for broader community use of these spaces. This includes Dixon Field, where a new multipurpose social space is planned.
-----------------------------------	--

Multipurpose community centre	<p>Under all growth scenarios, deliver an integrated community centre – which could be managed by either a neighbourhood house or Council. It should include a range of flexible meeting spaces to support the diverse community needs such as youth, seniors, and arts space. This could include:</p> <ul style="list-style-type: none"> ▪ 2 x medium to large meeting spaces that are flexible and can be expanded to a large space as well as divided into smaller spaces ▪ 2 x medium spaces that can be adjusted to smaller spaces ▪ 2 x small meeting spaces <p>This facility could also include the services within the previously mentioned early years hub and the delivery of a new library. The location of this facility should be within New Gisborne to account for the increased population as well as the current lack of community facilities within this part of the District. Refer to Appendix C for community case studies that illustrate potential delivery models.</p>
-------------------------------	---

Community health facilities

(General)	Explore the potential for a Headspace or similar free/low-cost mental health service. This could take the form of a permanent service at a new integrated community centre, or an outreach service/initiative in partnership with the government secondary school or at a Council venue.
-----------	--

Emergency Services, Law and Order, Hospitals

(General)	<p>Continue to liaise with local service providers in relation to forecast population growth and to ensure services have adequate access and broader infrastructure (road network) to access future residential developments and respond to extreme events in the context of climate change.</p> <p>Review public transport links to hospitals and law courts to ensure they are appropriate to meet current and future community needs.</p>
-----------	--

Indoor and outdoor recreation facilities

Pavilion – level 1	Review existing active recreation reserves that are currently not serviced by a pavilion and consider development. One new level 1 pavilion is required under the low growth scenario, 2 under the medium growth scenario, and 3 under the high growth scenario. Each should include male and female changerooms, and be located in active open space reserves with fields/pitches to support cricket/soccer/football.
--------------------	--

7.2 Funding pathways

Funding will be required to deliver on the recommended infrastructure for Gisborne. This can come from a range of sources, dependent on the type of project and scale of funds required. A summary of sources is provided below.

- **Council revenue:** This refers to ordinary rates revenue that is collected by local government on an annual basis. Council may use its revenue to construct new or upgrade facilities. This requires a strong and stable financial reserve in order to forward plan new facilities. With increasing cost of infrastructure, local government rate cap, and service costs the delivery and maintenance of infrastructure is putting additional pressure on councils' capital works and operational budgets. Given this, additional funding is often required to supplement the delivery of new infrastructure.
- **Grants and funding programs:** A range of grants and funds from the State and Commonwealth governments are available for community facilities and programs, with funds for hard and/or soft infrastructure. Eligibility criteria varies by grant/fund, and some may not be provided directly to Council, rather to community groups/organisations and service providers. These funds can assist with covering some or all costs required across the stages of delivery, from planning to construction.
- **Private sector contributions:** Through the mechanism of a Development Contributions Plan (DCP), a voluntary agreement, or a public-private partnership (PPP), the private sector may contribute cash or works-in-kind for community infrastructure, particularly in growth communities. A DCP was adopted for Gisborne in 2013 that identified two community infrastructure projects (upgrades to Gardner Reserve and new netball facility) which have since been delivered. To require any further contributions from developers in new growth areas Council would require the review and preparation of a DCP that was then adopted into the Macedon Ranges Planning Scheme.

Further details of available grants and funding programs as well as alternative funding sources are provided at Appendix D.

7.3 Next steps

The Gisborne Structure Plan will incorporate the recommendations of this assessment and consider potential solutions across four broad areas:

- Opportunities to expand/redevelop facilities located in the Structure Plan study area.
- The role of the existing township as a civic/community centre of Gisborne, the potential for a new activity centre in New Gisborne and the role that each of these centres will play regarding community uses - noting that colocation of community facilities and accessibility via public and active transport are important outcomes.

- Potential specific site locations for new community facilities, particularly the new multipurpose community centre and early years facilities.

Through this assessment, it was identified that the existing community infrastructure in the study area, and likely elsewhere in the Shire, is ageing and not necessarily fit for contemporary community needs. Moreover, there were gaps in the information provided around the utilisation, condition, accessibility, and fitness-for-purpose of existing infrastructure. Further strategic work to understand these aspects would enable a coordinated, whole-of-Shire approach to providing and managing community infrastructure over the long term via a strategy/plan.

In addition, more detailed investigations at each of the sites discussed in the recommendations of this report will be required to understand feasibility, endorse actions and access funding, following the preparation of the Structure Plan.

Appendix A: Provision ratios

Infrastructure type	Benchmark	Details & Assumptions
Education		
Government Primary School	1 school: 9,000 residents	<p>Government primary schools are owned and run by the state government. New schools are typically built to an enrolment capacity of 475, with a preferred minimum site area of 3.5ha.</p> <p>The Department of Education (DoE) and the Victorian School Building Authority (VSBA) have recently committed to providing a Kindergarten facility on-site or next door to every new Victorian primary school, and are also planning and building a pipeline of new Kindergartens at existing schools. However most do not currently have Kindergarten spaces.</p>
Government Secondary School	1 school: 27,500 residents	<p>Government primary schools are owned and run by the state government. Schools are typically built to an enrolment capacity of 475, with a preferred minimum site area of 8.4ha.</p> <p>Secondary schools often include sport and recreation and performing arts facilities that may be shared with the community, however this is on a site-by-site basis.</p>
Catholic Primary School	1 school: 5,000 households	<p>Catholic schools are owned and run by the Catholic Education Office in Victoria. Primary school sites have a preferred minimum site area of 3ha.</p>
Catholic Secondary School	1 school: 16,000 households	<p>Catholic schools are owned and run by the Catholic Education Office in Victoria. Secondary school sites have a preferred minimum site area of 7ha.</p>

Government Specialist Secondary School	1 school: 50,000 residents	<p>Specialist Schools cater for students aged 3 to 18 years with significant developmental delay and/or intellectual disabilities.</p> <p>Within this group there are several sub-groups including day special schools (including two junior secondary special schools), and special developmental schools.</p>
TAFE	<p>1 TAFE: 150,000 residents</p> <p><i>*This is a provision ratio set by the VPA for growth areas</i></p>	<p>Traditional greenfield models of provision indicate that campuses can range from 10 to 30 ha.</p> <p>Higher education facilities should ideally be located within or in close proximity to higher order activity centres that have / will have good access to public transport (at least two forms preferably – bus and tram or bus and train).</p>
University	1 university: 2 municipalities	<p>Traditional greenfield models of provision indicate that campuses can range from 10 to 30 ha.</p> <p>Higher education facilities should ideally be located within or in close proximity to higher order activity centres that have / will have good access to public transport (at least two forms preferably – bus and tram or bus and train).</p>
Early years		
Kindergarten (3- and 4-year-old)	75 3-year-old children at 15 hours per week per room, 37.5 4-year-old children at 30 hours per week per room	<p>A 3-year-old Kindergarten program provides up to 15 hours per week, and a 4-year-old Kindergarten program provides up to 30 hours per week⁺, planned and delivered by a qualified teacher and funded by the State Government. Provision is on a 1:1 basis based on the average participation rate for children of 93 per cent.</p> <p>The Kindergarten service may be integrated in an early years centre with complementary services (e.g. MCH) or may be in a standalone facility. It may be run by Council or a private or community provider.</p>
Playgroup	2 groups: 1,000 0–5-year-olds	Playgroups are more informal activity groups for babies, toddlers, and preschools and their parents and carers. Participation is optional,

		<p>and groups typically meet for 1-2 hours per week. Based on participation rates, 2 groups should be provided for every 1,000 0–5-year-olds.</p> <p>They typically operate from a multipurpose room at an early years centre or other community facility.</p>
Long Day Care (LDC)	1 facility: 9,000 residents	<p>LDC is a centre-based childcare service for 0–5-year-olds. The benchmark assumes that a centre contains 2 rooms, each room with 30 licensed childcare places. LDC centres often integrate Kindergarten programs to the services so that a child participates in a program as part of their attendance at childcare.</p> <p>This service is typically provided by a private or community provider, and in some instances by Council.</p>
Maternal and Child Health (MCH)	1 dual room facility: 16,000 residents	<p>The provision ratio assumes that a facility contains two MCH consulting rooms, operating a dual-nurse service. Each room can service approximately 140 infants (0-year-olds) per year, for a total of 280 at each facility. MCH services are Council-run in each local government area.</p> <p>The MCH service may be integrated in an early years centre with complementary services (e.g. Kindergarten) or may be in a standalone facility.</p>
Toy Library	1 facility: 25,000 residents	<p>This is not an individual category found in the ASR provision standards, but is identified as an item of Early Childhood infrastructure. Toy libraries provide toys to families on loan and can be found in a wide selection of other community infrastructure such as municipal libraries, community centres or scout halls.</p>
Services for older people		
Seniors Groups Facilities - Lower Oder (within designated Multi-Purpose Community Centre) 1 large multi-purpose meeting space	1 facility: 9,000 residents	<p>These provide for a range of activities for special interest groups or active ageing groups and should be located in a multi-purpose community centre with access to accessible</p>

		<p>toilets, a small kitchen, appropriate storage in addition to the main meeting space (200sqm).</p> <p>These spaces should be located with good walking and public transport links.</p> <p>Refer to Community Meeting Spaces below.</p>
Seniors Groups Facilities - Higher Order (within designated Multi-Purpose Community Centre) 1 multi-purpose meeting space	1 facility: 9,000 residents	<p>These provide for a range of activities for special interest groups or active ageing groups and should be located in a multi-purpose community centre with access to accessible toilets, a larger kitchen, appropriate storage in addition to a large meeting space (400sqm).</p> <p>Flexible meeting spaces that provide rooms that can be divided or opened into larger spaces could accommodate both high and lower order spaces.</p> <p>These spaces should be located with good walking and public transport links.</p> <p>Refer to Community Meeting Spaces below.</p>
Residential Aged Care - Low Care (44 low-level beds)	44 beds: 1,000 residents aged 70+	<p>Federally funded and often privately run (subject to the Aged Care Act 1997), residential aged care facilities, low care typically provides accommodation and support services such as cleaning, laundry and meals, and personal care with activities like dressing, bathing and mobility.</p> <p>Many aged care homes offer both low and high care facilities.</p>
Residential Aged Care - High Care (44 high-level beds)	44 beds: 1,000 residents aged 70+	<p>Federally funded and often privately run (subject to the Aged Care Act 1997), residential aged care facilities, high care facilities typically provide, beyond the low care services, 24 hour care, and nursing care and access to allied health services such as physiotherapy.</p> <p>Many aged care homes offer both low and high care facilities.</p>
Adult Day Care / Planned Activity Group Facility	1 facility: 50,000 residents	<p>Similar to Seniors Group Facilities above, Planned Activity Group Facilities should be delivered as part of a multifunction community facility. High support services should be integrated into higher-order</p>
Planned Activity Group	1 facility: 50,000 residents	

community facilities and may require additional modification to be accessible.

Community Meeting Spaces

Small multipurpose meeting rooms (Level 1)	1: 4,000 residents	Community meeting rooms take different forms and sizes. Multiple rooms are provided within a new community centre buildings. Rooms are designed and outfitted to be flexible – able to be shared between many groups for a wide range of activities, services, and programs, such as:
Medium multipurpose community rooms (Level 2-4)	1: 8,000 residents	
Large multipurpose community rooms (Level 5)	1: 20,000 residents	<ul style="list-style-type: none"> – Seniors citizens and planned activity groups (PAGs) – Playgroups – Some indoor recreation and cultural activities (e.g. dance, and yoga) – Professional meetings and workshops – Outreach youth services and programs – Wet spaces (areas with sinks and hard floors) for arts and cultural activities – Community events and gatherings (e.g. birthday parties, fundraisers) <p>Councils typically provide many of the multipurpose rooms in a community, but others are provided through the private market and community organisations, such as at residential aged care centres and churches.</p>
Neighbourhood House Program	1 program: 15,000 people	<p>Traditionally operating from modified dwellings, Neighbourhood Houses (also referred to as Learning Centres/ Neighbourhood Centres/ Community Houses) deliver a wide range of programs that promote lifelong learning, inclusive participation, and civic engagement.</p> <p>The service is best integrated at libraries and multipurpose community centres that are outfitted with technology.</p>
Youth Space	1 facility: 8,000 residents	Youth spaces can offer a range of formal and informal services for young people, including recreation, counselling, advocacy and legal advice, health advice, personal support programs, or general information and referral. Whereas they were often delivered as a stand-alone facility in the past, they are

		now commonly integrated into multi-purpose community centres.
Multi-Purpose Community Centre - Lower Order	1 facility: 9,000 residents	Lower order multi-purpose community centres commonly form the backbone of community hubs and will be able to accommodate a multitude of services such as early years facilities, youth spaces, seniors activities, and any of the other community services that multi-purpose meeting spaces can host. They should be co-located with open space and schools and have good access to public and active transport.
Multi-Purpose Community Centre - Higher Order	1 facility: 45,000 residents	Higher order multi-purpose community centres are larger versions of lower-order centres to cater for service delivery for a larger catchment of people. They may have spaces that are more dedicated to specific services such as arts, planned activity groups, meals delivery dispatch, spaces for larger events, and can include council services.
Libraries		
Library	1 facility: 45,000 residents	<p>This refers to a branch library that includes a combination of the following:</p> <ul style="list-style-type: none"> - Print collections - Digital collections - Flexible/multipurpose rooms - Technology equipment (e.g. computers and printers) - Informal social/relaxing spaces <p>The branch library can be supplemented by other types of library services, e.g. click-and-collect or mobile libraries.</p> <p>Library buildings are Council-owned, and may be run by Council or a regional library service provider.</p>
Arts and Cultural Facilities		
Community Arts Facility	1 facility: 9,000 residents	Community arts facilities are often spaces within other facilities such as multi-purpose community centres, libraries, neighbourhood houses, or even primary schools.

		Facilities may include wet/dry activity spaces, a lit stage with sound system, and an activity space, and specialist arts equipment.
Community Arts Centre	1 facility: 50,000 residents	Community arts centres are dedicated facilities with specialised programming staff, typically located in higher-order large community and civic precincts. They can be integrated into a multipurpose facility or standalone. Centres should include a mix of spaces for performing and visual arts – this can include exhibition, rehearsal, and workshop spaces.
Regional Arts Centre	1 facility: municipality	Serving a much larger population catchment, these facilities offer professional grade performing and visual arts spaces including auditoriums, exhibition spaces, function rooms, rehearsal areas, and administration spaces. They are typically a stand-alone facility but co-located with other prominent community or civic hubs.

Emergency Services, Law and Order, Hospitals

Ambulance Station	1 facility: 55,000 residents	Depending on population size, these are often standalone services but may be integrated with another service or co-located as part of an emergency services precinct (as in the case of Gisborne).
Fire Station	1 facility: 15,000 residents	
Police Station	1 facility: 37,500 residents	
SES	1 facility: 100,000 residents	
Law Courts	1 facility: 400,000 residents	The need for Judicial services are also dependant on population size, are often standalone facilities or integrated with or co-located with police stations.
Hospital - Public	1 facility: 500,000 residents	Public hospitals service large population catchments and as such must provide the highest level of care with acute specialisation, emergency departments and the capacity for

		procedures with a high degree of clinical risk, and radiotherapy.
Community health		
Community Based Health Care - Level 2	1 facility: 30,000 residents	<p>These are typically minor, stand-alone facilities that provide a base for dedicated outreach health services providing primary care.</p> <p>It includes services such as drug and alcohol services, counselling services, community nursing, allied health services, and integrated health promotion and primary prevention.</p>
Community Based Health Care - Level 3	1 facility: 75,000 residents	A level 3 facility provides more specialist services than a level 2. Care provided in these facilities may include GP care, nursing, some specialist care, access to diagnostic services, some procedural services and observation facilities.
Community Based Health Care - Large	1 facility: 150,000 residents	Building on Level 3 facilities, a large Community Based Health Care facility would also provide day procedures and additional specialist services. They should be located as part of a designated health precinct or a larger service precinct and highly accessible by private and public transport.
Indoor and Outdoor Recreation Facilities		
Indoor Recreation Centre / Stadium (Hard Court) - Lower Order (2 courts)	1 facility: 25,000 residents	<p>Lower order indoor recreation facilities have limited capacity but still cater for a range of more informal court-based activities such as basketball, netball volleyball, badminton, indoor soccer, and other activities.</p> <p>These facilities can be council run and operated or facilities that operate under a shared agreement with secondary schools, for example.</p>
Indoor Recreation Centre / Stadium (Hard Court) - Higher Order (4-6 courts)	1 facility: 50,000 residents	Higher order indoor recreation centres provide more courts than lower order facilities, but also typically provide a wider range of ancillary facilities such as weight rooms, spectator seating, change rooms, or a café/kiosk area.

		These are typically located adjacent to higher order recreation reserves or secondary schools.
Indoor Aquatic / Leisure / Fitness Centre (50m pool) with elements such as warm water pool, water slide, etc.	1 facility: 45,000 residents	<p>Council aquatic/leisure/fitness facilities serving a regional population are mostly multifunctional facilities with one or more pools, gymnasium, health and fitness areas, meeting space, crèche and café.</p> <p>These are large facilities that should be co-located with higher order sporting infrastructure and/or an activity centre.</p>
Outdoor Netball Facility – Overall Provision	1 facility: 3,500 residents	Outdoor netball facilities can range from 1-2 courts located within smaller recreation reserves or schools that provide for public use, to district or regional level facilities that include a pavilion, lighting, and spectator seating and shelter.
Tennis Facility – Small / Low-Order (2 courts, no pavilion, free to public)	1 facility: 30,000 residents	Small tennis facilities are typically a two-court facility with no further elements and can be located within active open spaces such as sporting reserves or schools. They are typically free to use by the public.
Tennis Facility – Higher Order (6-10 courts, with pavilion)	1 facility: 30,000 residents	Along with more courts, higher order facilities are often for club use or public hire and have access to a managed community facility.
Lawn Bowls Facility (4 greens)	1 facility: 40,000 residents	Bowls facilities are found in a range of settings, from residential areas to passive and active open spaces and parklands. Four green facilities should include lighting, a pavilion with change areas and social facilities, spectator seating, fencing and landscaping, and car parking.
Synthetic Athletics Track	1 facility: municipality	<i>No further description provided</i>
Pavilion - Level 1	1 facility: 6,000 residents	<p>Pavilions will always be located within or adjacent to active open space, but should be available for non-sport related community activities.</p> <p>Smaller level 1 pavilions should include change rooms for male and female players</p>

Pavilion - Level 3	1 facility: 50,000 residents	<p>and will typically have rooms for storage, first aid, and umpires room, a kiosk, and a social room.</p> <p>Larger level 3 pavilions may add a larger kiosk or kitchen facility, an administration office, media room, external viewing areas with a hard surface, externally accessible toilets, and a community meeting space.</p>
--------------------	------------------------------	--

Appendix B: Detailed policy review

State	
<p>Safe and Strong: A Victorian Gender Equality Strategy (2016)</p>	<p>Safe and Strong is Victoria’s Gender Equality Strategy which sets out a framework to reduce violence against women and deliver gender parity. The plan emphasises that gender equality delivers social benefits, as inequality in society is associated with lower community cohesion and higher rates of anti-social behaviour, social isolation, and violence. Relevant directions from this policy include:</p> <ul style="list-style-type: none"> ▪ Provide access to early childhood education and care ▪ Promote equitable treatment of men and women in the provision of and access to infrastructure and facilities
<p>Absolutely Everyone – State Disability Plan (2017-2020)</p>	<p>The State Disability Plan (2017-2020) promotes the inclusion of Victorians with a disability and tackles barriers to social and recreational exclusion. The Plan includes the following relevant directions:</p> <ul style="list-style-type: none"> ▪ Incorporate universal design principles and investment for people with a disability into infrastructure, programs, and projects ▪ Engagement of people with a disability in planning processes
<p>Victoria’s Infrastructure Strategy 2021-2051</p>	<p>Victoria’s Infrastructure Strategy (2021-2051) provides a practical roadmap for action over the next 30 years, identifying the top infrastructure priorities for the State.</p> <p>The Strategy includes the following general recommendations relevant to social infrastructure in the scope of this assessment:</p> <ul style="list-style-type: none"> ▪ Adapt existing infrastructure for modern needs ▪ Align social infrastructure with better service delivery ▪ Update, repurpose or retire outdated community infrastructure ▪ Prioritise and oversee infrastructure delivery in growth areas <p>The Strategy acknowledges the unique challenges of providing community infrastructure in regional areas, where Councils spend more on facilities per person than their metropolitan counterparts despite smaller populations. Councils often struggle to afford facilities updates required for efficient service delivery, and communities often have strong attachments to old assets, even if they are no longer meeting wider community needs.</p> <p>In regional areas, the following types of community infrastructure are prioritised:</p> <ul style="list-style-type: none"> ▪ Youth foyers ▪ Libraries with internet access

	<ul style="list-style-type: none"> ▪ New multipurpose shared facilities ▪ Updating, repurposing, or retiring outdated community infrastructure ▪ Climate-adapted facilities <p>For the Macedon Ranges, the strategy highlights the importance of building designated, accessible climate-adapted community buildings to manage the health impacts of extreme heat and bushfire smoke. Facilities can be retrofitted, or purpose-built.</p>
Macedon Ranges Shire	
Arts and Culture Strategy 2018-2028	<p>The Strategy guides support and investment for the arts and culture across the Shire over a ten-year period. Gisborne and surrounds are identified to host much of the Shire’s future population growth, increasing demand for improved cultural facilities as well as arts and cultural activities.</p> <p>The Strategy received inputs from community consultation and some of the relevant ambitions include: new cultural spaces in Gisborne and summer cultural events in the Shire’s parks, gardens and open spaces. Specifically, the Gisborne Regional Events Activities and Tourism (GREAT) group is seeking to deliver an amphitheatre and sound shell in Gisborne.</p>
Council Plan 2021-2031 (Year Two 2022-2023)	<p>The Council Plan outlines Macedon Ranges Shire Council’s strategic priorities and updates the actions to be undertaken to achieve these. One of Council’s four-year strategic priorities is to <i>provide well-designed, fit-for-purpose, multi-use open spaces and infrastructure where the community can connect, engage and participate in a financially responsible way.</i></p> <p>Key actions include:</p> <ul style="list-style-type: none"> ▪ Continue planning for the Gisborne Skate Park upgrade. ▪ Optimise accessibility and usage of open space and facilities, incl. the addition of a modular change room at the Gisborne Aquatic Centre
Disability Action Plan 2021-2025	<p>The Disability Action Plan identifies ways in which Council can improve their access and inclusion. Some relevant actions include:</p> <ul style="list-style-type: none"> ▪ Work with other community groups and clubs to help them be inclusive ▪ Have places to go and be active ▪ Tell people about our Changing Places toilets in Gisborne, and where to find other accessible toilets.
Economic Development Strategy 2021-2031	<p>The Economic Development Strategy identifies threats and opportunities to the local economy over a ten-year period. The Plan stresses the need to integrate economic development activity with land use planning through Township Structure Plans.</p> <p>A relevant action under the theme of ‘residential development’ is:</p>

	<ul style="list-style-type: none"> Advocate to other decision makers to ensure the supply of adequate infrastructure to service the resident population and enable employment growth (such as affordable housing, health services and education facilities).
Asset Plan 2021-2031	<p>The Asset Plan provides a ten-year planning framework for Council’s assets and includes considerations for maintenance, renewal, acquisition, expansion and disposal.</p> <p>In terms of customer requests relating to Council Assets, the Plan highlights that recreation facilities receive the most requests for maintenance alongside buildings, road and drainage.</p>
CREATE: Municipal Early Years Plan 2021-2025	<p>The Municipal Early Years Plan is informed by community consultation and identifies priority areas for actions to support a child-friendly community in the Macedon Ranges.</p> <p>The Plan highlights the community’s concern for a limited availability of:</p> <ul style="list-style-type: none"> Local and easy to access health services such as mental health services (including child psychology), occupational therapy, special needs support and emergency dental Childcare, kinder, daycare and afterschool programs Clubs, groups and activities (including sporting and other hobbies) Schools in general, and limited options for different schools <p>The Plan also identifies several ideas for making the Shire more child-friendly, including:</p> <ul style="list-style-type: none"> Council-run childcare Increased hours for the 3-year-old kinder program Adding new playgrounds and skate park facilities Improving facilities such as BBQ areas and toilets near playgrounds
Municipal Public Health and Wellbeing Plan 2021-2025	<p>The Plan defines Council’s role in promoting the health and wellbeing of residents in line with the requirements of the <i>Local Government Act 2020</i>. A key aspect of this Plan is ‘age and stage planning’, where each stage of life from youth, adolescence and old age should be appropriately considered and catered for.</p> <p>The goals and actions in this Plan relating to community infrastructure are more about making general improvements to existing facilities to ensure healthy participation, rather than identifying gaps in access around specific places. One of the more relevant strategic objectives is to <i>create supportive environments for physical activity</i>, which includes the following actions:</p> <ul style="list-style-type: none"> Invest in infrastructure that provides low-cost activity options that can be used by all members of the community. 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.

<p>Open Space Strategy, 2013</p> <p><i>Note that an updated Open Space Strategy is currently being prepared</i></p>	<p>The Macedon Ranges Open Space Strategy provides guidance around the planning of open space over a period of ten years. It works in combination with the Shire’s Natural Environment Strategy and numerous Bushland Management Plans.</p> <p>Principles relevant to community infrastructure include:</p> <ul style="list-style-type: none"> ▪ Social / family recreation spaces, in addition to off-road trails, sports facilities and conservation reserves are the priority functions of open space that should be available widely. ▪ In smaller towns sports reserves could function as the hub for social family recreation for people of all ages and abilities. ▪ Maximise the number of playing fields per support facility. ▪ Practice facilities be provided in conjunction with outdoor playing fields sports that can be used by the community. <p>Strategy supports co-location of open space with other community facilities, such as schools, children’s centres, halls, etc. to create ‘whole-of-community hubs’.</p>
<p>PARTICIPATE: Positive Ageing Plan 2020-2025</p>	<p>PARTICIPATE replaces the Positive Ageing Plan (2016-2020) and outlines the needs and priorities of older people in the Shire over five years. Through community consultation, PARTICIPATE identifies nine priority areas for an age-friendly Shire including being connected and social and having the ability to access supports they need and contribute to community.</p> <p>Key actions relating to community infrastructure typically involve upgrades to existing infrastructure to become more age-friendly instead of analysing place-specific demand for certain infrastructure types. These actions include:</p> <ul style="list-style-type: none"> ▪ Plan for inclusion of people of all ages and abilities in design and development of the new Macedon Ranges Regional Sports Precinct. ▪ Include in improvements to parks and public spaces accessibility considerations for older people, including exploring age and dementia-friendly modifications to these spaces such as reducing trip hazards, improving wayfinding cues.
<p>Settlement Strategy, 2011</p>	<p>The Settlement Strategy directs urban growth and development across the Shire up until 2036 in line with environmental constraints, community aspirations and policy. An overall objective outlined within the Strategy is to <i>support infrastructure and community service provision, appropriate business opportunities and local employment growth suitable to each town.</i></p> <p>The Strategy highlights that Gisborne is one of the main towns of the Shire. Meanwhile, the east side of the municipality (including Romsey) is less well-endowed with transport, utility services and community services and therefore these settlements are not suited to the same order of growth as other towns in the Calder corridor.</p>
<p>Sport and Active Recreation Strategy 2018-2028</p>	<p>The Strategy provides principals, strategies and actions to guide the Shire’s priorities in supporting the active recreation and sports needs of the community over a ten-</p>

	<p>year period. The Strategy supports shared usage and flexibility of recreation facilities.</p> <p>Key actions relevant to community infrastructure include:</p> <ul style="list-style-type: none"> ▪ Explore options to provide outdoor fitness equipment / stations at key locations in major townships initially and in priority order along Jacksons Creek in Gisborne and Five Mile Creek in Romsey. ▪ Continue to improve current skate park facilities in major settlements as opportunities arise. ▪ Support staged development of two multi-use playing fields (one synthetic) and associated infrastructure in New Gisborne. ▪ Support upgrade / resurfacing at Gisborne Tennis Club as required. Also support lighting provision to the final 2 courts.
<p>ELEVATE: Youth Strategy 2018-2028</p>	<p>Informed by community consultation, the Youth Strategy is a ten year strategy that identifies priority areas and actions to support young people (below 25 years of age) in the Macedon Ranges.</p> <p>The most commonly raised ideas from the Shire’s young people were to provide more multi-purpose youth-friendly spaces, a youth gym and athletics track, more sports courts, and a cinema or outdoor cinema. Relevant Council actions include:</p> <ul style="list-style-type: none"> ▪ Continue to deliver Council-run youth spaces, as per demand across the Shire. ▪ Support the Macedon Ranges libraries to become tech learning hubs for young people. ▪ Explore feasibility of converting existing facilities such as halls and/or mechanics institutes to be multipurpose youth centres.
<p>SGS MRSC Early Years Modelling report (2021)</p>	<p>Macedon Range Shire Council (MRSC) currently plays a significant provider role within the local early years network, currently operating numerous standalone kindergartens in the Shire. This modelling forecasts demand on early years services.</p> <p>Due to population growth and the roll-out of 3-year-old Kindergarten, Combined demand for kindergarten services will over double from 9,500 hours in 2016 to 23,000 hours by 2041.</p> <p>The Macedon Ranges Shire is, overall, well placed to absorb additional demand that is expected to arise from Three-year-old Kindergarten funding assuming gradual take-up. However, some may be strained, including Romsey. To address this emerging provision gap, MRSC could consider a range of both passive and active roles to ensure local residents continue to have excellent access to early years education. This could be by one or a combination of the following types of initiatives:</p> <ul style="list-style-type: none"> ▪ Running additional programs. ▪ Additional facilities or kindergarten rooms built ▪ Using different timetables, including running 7.5-hour days.

	<ul style="list-style-type: none"> ▪ Changing the delivery model, such as introducing rotational models or mixed-age groups. ▪ Having degree-qualified kindergarten teachers, leading integrated kindergarten programs in long-day-care settings. ▪ Encouraging and supporting other providers and services in the local government area (LGA) to undertake change in management. <p><i>Note that this modelling was undertaken prior to the recent announcement that funded 4-year-old Kindergarten programming would increase from 15 to 30 hours per week; this will have further implications for demand that were not considered at the time the report was written.</i></p>
<p>Macedon Ranges Shire KISP</p>	<p>A Kindergarten Infrastructure and Services Plan (KISP) has been developed in partnership with state government for each local government area to understand increased demand for Kindergarten programs based on the roll-out of the service for 3-year-olds.</p> <p>According to the KISP, the total estimated demand for 3- and 4-year-old Kindergarten places through 2029 that cannot be accommodated by existing services is 83 places – all of these are located in Romsey; no other towns have gaps.</p> <p><i>Note that this modelling was undertaken prior to the recent announcement that funded 4-year-old Kindergarten programming would increase from 15 to 30 hours per week; this will have further implications for demand that were not considered at the time the report was written.</i></p>
<p>Gisborne</p>	
<p>Gisborne Development Contributions Plan, 2013</p>	<p>The Development Contributions Plan (DCP) has been commissioned by the Macedon Ranges Shire Council to provide an overview of the infrastructure that is anticipated to service the future needs of the Gisborne DCP area. The Plan calculates and justifies the development contribution costs required to deliver town infrastructure.</p> <p>The DCP includes forms of community infrastructure that are classified as ‘development infrastructure’ while excluding other forms of community infrastructure such as libraries, community halls and recreation centres. Development infrastructure community facilities covered by this report are:</p> <ul style="list-style-type: none"> ▪ Upgrade Gardiner Reserve oval surface ▪ Additional Netball complex inclusive of lighting
<p>Gisborne Futures Structure Plan, 2020</p>	<p>The Gisborne Futures Plan manages the town’s growth over the next 30 years, providing directions for design and development. This work has been commissioned in response to the town’s changing land use and demographics over time and ensures that housing development, service and community infrastructure can meet community need.</p> <p>The document provides a summary of community consultation, finding that the top responses to the question “what would make Gisborne a better town” included</p>

	<p>pedestrian and cycling infrastructure, more schools, youth engagement and arts and culture. It provides an overarching objective for community facilities and utilities: <i>provide for well serviced, connected communities that have access to essential services and community infrastructure which supports the needs of the local and regional population</i>. A high-level analysis estimates the additional facilities needed to serve the population forecasted by 2050:</p> <ul style="list-style-type: none"> ▪ Additional government primary school ▪ Possible need for additional secondary school ▪ Three additional long-day child-care centres ▪ Two new kindergartens (each with two rooms and flexibility for on-site Maternal and Child Health consulting) ▪ Community and Youth Hub with integrated arts, cultural and social spaces
<p>Gisborne Futures: Phase 3 Consultation Report, 2022</p>	<p>This Consultation Report summarises the results from the Gisborne Futures community engagement, including key themes and Council’s response to submissions. The primary theme to emerge from these consultations was the town’s level of growth. Community members were concerned that Gisborne lacked the social or physical infrastructure required to support this growth. Another relevant theme is that <i>better community facilities are needed, especially for youths and schools</i>. Findings from the community engagement indicated support for a future community hub.</p> <p>The document also acknowledges the high-level community infrastructure assessment undertaken by Ethos Urban, which identified an undersupply of youth and community arts spaces. The document highlights that there have been further requests from the community for secondary educational facilities to service the surrounding areas including Romsey and Lancefield.</p>
<p>Gisborne Futures Background Technical Analysis – Open Space and Community Infrastructure (2020)</p>	<p>This analysis was undertaken to inform the early stages of the Gisborne Futures project. It is a high-level assessment of potential gaps in infrastructure. Findings include:</p> <ul style="list-style-type: none"> ▪ Existing community facilities in Gisborne are generally small in scale, often dated, and not fit-for-purpose ▪ Additional early years infrastructure will be needed, for Kindergarten and MCH services ▪ An indoor youth facility is needed in the town ▪ A gap in Catholic secondary education, and significant demand for additional government primary school enrolments ▪ A gap in arts and cultural spaces ▪ Some demand for an additional neighbourhood house ▪ Likely need for additional library floorspace

Appendix C: Multipurpose community centre case studies

Name	Greater Beveridge Community Centre
Location	Corner of Lithgow Street and Mandalay Circuit in Beveridge, Mitchell Shire Council, Victoria
Size	Building footprint: approximately 2,000m ² Site area: approximately 6,400m ² .
Hours	9:00am-5:00pm Monday to Friday.
Components and operations	<p>Services include the Beveridge Micro Library, the Greater Beveridge Kindergarten, the Greater Beveridge MCH, and the Beveridge Immunisation Clinic.</p> <p>Across a single level, the facility offers consulting rooms (for MCH and allied health), a meeting room, two ELC rooms, and multi-purpose rooms that are available for hire. There is a communal kitchen and there are outdoor play spaces for the kindergarten children.</p> <p>It is co-located with sports and recreational facilities and a privately run early learning centre and is within walking distance to the Beveridge Primary School.</p>
Funding	Funding was partially provided by the Victorian Government’s Growing Suburbs Fund (\$2.14 million) and other contributions (\$4.6 million)



Source: Clarke Hopkins Clarke Architects



Source: Mitchell Shire Council

Name	Ballan Library and Community Hub (due for completion in 2024)
Location	127 Inglis Street, Ballan, Moorabool Shire Council, Victoria
Size	<p>Site area: approximately 1,040m²</p> <p>Building footprint: approximately 535m² of internal space with approximately 107m² of outdoor space (courtyard) on the ground level, and a further 340m² of internal space on the first level, totalling approximately 1,320m².</p>
Components and operations	<p>The Library and Community Hub will consist of a modern fit for purpose library, community meeting rooms, visitor information, a Maternal and Child Health Centre, and outdoor space which includes gardens and seating areas. It will offer spaces for events and exhibitions, dedicated children’s library area and teen space, plenty of natural lighting, and be highly integrated with the surrounding public realm with strong transparency to show activity within the facility.</p> <p>The Hub will be located in the centre of Ballan on the main road, co-located with a wide range of other community serving businesses and services in the immediate vicinity such as retail and restaurants, post office, supermarkets, emergency services, and other community facilities such as the Ballan and District Community House and Mechanics Institute, and within walking distance of other community facilities such as health services, schools, council offices, and childcare.</p>
Funding	\$3.5 million from the Victorian Government Growing Suburbs Fund, \$1.5 million from the Living Libraries Infrastructure Program, and \$2.25 million from the Moorabool Shire Council.



Source: Moorabool Shire Council

Name	Point Cook Community Learning Centre
Location	1-21 Cheetham Street, Point Cook, Wyndham City Council, Victoria
Size	Building footprint: approximately 3,000m ² Site area: approximately 6,500m ² (including parking)
Hours	Official hours are 9:00am-5:00pm Monday to Friday, with some activities occurring on Saturdays and Sundays.
Components and operations	<p>Built in 2018, the Community Learning Centre offers a wide range of community services. Services include Council customer service, library, MCH, Kindergarten, toy library, play groups, mental health support groups, parenting groups, tutoring classes, martial arts, dance and exercise classes, a variety of seniors activities, cultural groups, and a community connector.</p> <p>The kindergarten provider is listed as Wyndham City Council, while the YMCA offers long day care as well as an integrated kindergarten program.</p> <p>Across a single level, the facility includes three configurable community rooms ranging from 30-50 seated capacity (40-65 standing) which can be opened up into a larger space with two or all three rooms joined, a small meeting room for six people, a computer learning room, a full kitchen, recycling hub, accessible access and toilets, public WiFi, and two outdoor areas.</p> <p>It is co-located between a large active and passive open space network and a vibrant retail precinct, with a number of schools within a kilometre radius.</p>
Funding	No information available.



Source: Wyndham City Council



Source: Alchemy Construct

Name	Balla Balla Community Centre
Location	7-9 Selandra Boulevard, Clyde North, City of Casey, Victoria
Size	Building footprint: approximately 1,200m ² Site area: approximately 5,500m ² (majority is car parking)
Hours	Official hours are 9:00am-5:00pm Monday to Friday, however the calendar of events also shows activities occurring on Saturdays and Sundays.
Components and operations	<p>Opened in 2007, the Balla Balla Community Centre offers a wide range of community services that include health and fitness classes, arts activities, education and employment services, cooking classes, faith-based activities, children and youth activities (including playgroups but no childcare or kindergarten) and general community events. It is not available for private hire.</p> <p>It contains a number of different spaces which include two large halls (up to 170 person capacity), the larger of the two with access to the outdoors and the commercial kitchen, two meeting rooms that can be combined into a larger space, two consulting rooms, a lounge (multipurpose space), a training room, and a commercial kitchen. All rooms have an abundance of natural light.</p> <p>It is located within a low-density residential area and adjacent to both open space, a retail hub with supermarket, childcare, a primary school, and retirement village.</p>
Funding	The City of Casey applied for funding to the Department of Planning and Community Development for Neighbourhood House Coordination Funding to secure a Coordinator to “establish” a Community Centre that would be housed at the Balla Balla Centre. This application was made under the name of Cranbourne East Neighbourhood House. ¹⁷ It is part of the City of Casey’s network of fourteen Neighbourhood Houses and Community Learning Centres (<i>Casey Connect and Learn</i>).

¹⁷ <https://ballaballa.com.au/centre-information/>



Source: Wyndham City Council



Source: Alchemy Construct

Appendix D: Funding pathways

Name	Funder	Details
Commonwealth Government grants and funds		
Investing in our Communities/ Priority Community Infrastructure Program	Department of Infrastructure, Transport, Regional Development, Communications and the Arts (DITRDC)	<p>A \$1 billion fund that will run over 5 years to 2026-27. Projects up to \$5 million will be delivered through the Investing in Our Communities Program and commitments over \$5 million will be delivered through the Priority Community Infrastructure Program.</p> <p>Projects must provide economic and social benefits to the community, and can be construction of new infrastructure, upgrades, extensions, replacement, or for strategic work, e.g. planning and feasibility studies.</p>
Financial Assistance Grants	Commonwealth Government	Includes General Purpose grants and Local Roads grants. Delivered annually, this funding is untied allowing councils to spend the grants according to local priorities.
Indigenous Visual Arts Industry Support program	DITRDC	Contributes funds to the operations of around 80 Indigenous-owned art centres, and a number of art fairs, regional hubs and industry service organisations, typically granted directly to Aboriginal Corporations and other Indigenous-led organisations.
Live Music Australia program	DITRDC	A competitive grants opportunity for small to medium sized venues that support quality original Australian live music. The Commonwealth Government has committed to \$20 million over four years for the program, with \$2.5 million funding available in each round. Funds are typically provided directly to arts organisations and events.
Stronger Communities Programme	DITRDC	The Stronger Communities Programme supports the Australian Government's commitment to deliver social benefits in communities across Australia.

		<p>Round 8 of the program will provide \$22.7 million to fund small capital projects in each of the 151 federal electorates.</p> <p>In consultation with their community, each MP must identify potential applicants and projects in their electorate and invite them to apply for a grant.</p>
Local Roads and Community Infrastructure Program	DITRDC	<p>This program supports local councils to deliver priority local road and community infrastructure projects across Australia, supporting jobs and the resilience of local economies to help communities bounce back from the COVID-19 pandemic.</p> <p>The program is currently in Phase 4 ,and has just been allocated an additional \$250 million.</p>
Victorian Government grants and funds		
Building Blocks Grants	Victorian School Building Authority (VSBA)	Grants to support the roll out of increased free Kindergarten hours for 3 and 4- year-olds. There are 4 streams: Planning, capacity building, improvement, and inclusion.
TAC Local Government Grant Program	Traffic Accident Commission (TAC)	<i>Analysis Grants</i> (up to \$30,000) and <i>Infrastructure Grants</i> (up to \$100,000). Local Governments can only be awarded one analysis and one infrastructure grant and must only submit one project application per funding category. Infrastructure Grants have a conditional 1:1 contributions from the Local Government.
Changing Places funding	Department of Families, Fairness and Housing (DFFH)	Provides up to \$180,000 to support the construction of more Changing Places facilities across Victoria in local communities and at popular tourist destinations.
Low interest infrastructure loans	Department Jobs, Precincts and Regions (DJPR) and Local Government Victoria (LGV)	The Victorian Government has approved the Treasury Corporation of Victoria to become a direct lender to councils. This can provide councils with low interest loans to support the delivery of future capital works.

Multicultural Community Infrastructure Fund	DFFH	The Fund offers grants to multicultural organisations to support them to upgrade, renovate or build community infrastructure. It has large stream (\$100,001-\$500,000) and a small stream (up to \$100,000) for projects.
Growing Suburbs Fund	DJSIR	The fund is a \$425 million investment over 8 years in critical local infrastructure in Melbourne's diverse and fast-growing outer suburbs. Interface Councils and peri-urban Councils are eligible to apply.
Living Libraries Infrastructure Program	DJSIR	Annual funding for councils, regional library corporations, and Myli - My Community Library Ltd to provide accessible high-quality library infrastructure. The program funds new, redeveloped or refurbished public library infrastructure; and new or updated mobile libraries.
Public Libraries Funding Program	DJSIR	Annual funding for councils, regional library corporations, Myli - My Community Library Ltd and Vision Australia for the provision of public library services. The program was allocated over \$48 million for the 2022-2023 financial year.
Premiers' Reading Challenge Book Fund	DJSIR	More than \$1 million in funding accessible to Councils for the purchase of books and other materials to support children and young people undertaking the annual Premiers' Reading Challenge.
Digital Literacy for Seniors Program	DJSIR	A \$2 million fund for training programs, hiring and training of staff, upgrades to digital equipment and minor changes to library facilities for program facilities. Councils access the funds to supports programs for senior members of the community to better understand the internet, get the most out of laptops and tablets as well as learning how to use mobile phones and data.
Alternative funding models		
Developer contributions	Private	A Development Contributions Plan (DCP) is a mechanism to equitably levy contributions from new developments to go towards the provision of planned infrastructure required to accommodate the needs of

		<p>a growing population. This can include community infrastructure.</p> <p>DCP payments offset the contribution paid by Council from rate income to provide the planned infrastructure.</p>
Developer incentives/ voluntary agreements	Private	<p>There is an opportunity within the planning system for landowners, the council and other parties to freely negotiate agreements for the payment or provision of infrastructure at the time a development proposal is considered.</p> <p>Policy or other mechanisms can be leveraged to incentivise and encourage provision. A voluntary agreement in relation to infrastructure provision can be initiated when:</p> <ul style="list-style-type: none"> ▪ Council considers a planning scheme amendment request and ▪ Council considers a planning permit application.
Public Private Partnership (PPP)	Mix	<p>Arrangements between government and private sector entities for the purpose of providing public infrastructure, community facilities and related services. This can take the form of funds collected that are then directed towards the provision of a facility or program administered by Council, or use of a private facility by Council or community groups under an agreement.</p>

**CANBERRA / NGAMBRI /
NGUNNAWAL**

Level 2, 28-36 Ainslie Avenue
Canberra ACT 2601
+61 2 6257 4525
sgsact@sgsep.com.au

HOBART/ NIPALUNA

PO Box 123
Franklin TAS 7113
+61 421 372 940
sgstas@sgsep.com.au

MELBOURNE / NAARM

Level 14, 222 Exhibition Street
Melbourne VIC 3000
+61 3 8616 0331
sgsvic@sgsep.com.au

SYDNEY / WARRANG

Suite 2.01/50 Holt Street
Surry Hills NSW 2010
+61 2 8307 0121
sgsnsw@sgsep.com.au

