

Shepparton North-East Growth Area ODP and DCP

Social Infrastructure Assessment

Nordic Pty Ltd
21 November 2008

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Social Infrastructure Assessment

Prepared for

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Executive Summary

The Shepparton North-East Growth Area requires the preparation of an Outline Development Plan (ODP) and Development Contributions Plan (DCP) to support the development of the site. This report contains justification for social infrastructure requirements in the Shepparton North-East Growth Area.

The recommendations for social infrastructure were developed through an analysis of the City of Greater Shepparton's demographic information and community facilities in the northern area of Shepparton. A site visit and interviews with key staff from the City of Greater Shepparton and key stakeholders were undertaken to outline existing conditions in North-East Shepparton. This was further supported by desktop social research. Meetings were also conducted with the Department of Education and Early Child Development and Council to determine education needs in Shepparton.

The demographic analysis presented a community that has a higher number of indigenous people, an aging population, moderately higher individual weekly income than Regional Victoria, and a range of household types.

Based on the analysis of demographic information and existing community services and facilities in and around the Shepparton North East Growth area, it is recommended that a community hub (small community centre) is co-located with other community infrastructure, including local retail shops, public places and transport nodes. A community hub with multipurpose facilities can be used by a range of community organisations and community services, which will have social and economic benefits for the community and ensures it is easily accessible, particularly by walking, for residents in the neighbourhood. This prevents social exclusion and improves the overall social capital of a community.

After exploring a number of location options (outlined in section 8 of the report) a final conclusion is recommended for the location of the community hub.

Recommendations

It is recommended that:

- A community hub/centre is built at the Shepparton North-East Growth Area.
- 1,680 square metres is provided for the community hub.
- The community hub/centre to provide facilities for Maternal and Child Health sessions, a Preschool/kindergarten, occasional day care service and community services.
- Grahamvale Primary School is relocated and expanded to accommodate the population growth of school aged children in the Shepparton North-East Growth Area and to become part of a neighbourhood centre.
- The preferred location of the community hub is Option Three if Grahamvale Primary School relocates, otherwise.
- The recommended location is Option Two, which is near Shepparton Christian Community School on Verney Road, just north of Hawkins Street.
- The City of Greater Shepparton and the Department of Education and Early Child Development to support existing schools in Shepparton to attract local children. This would encourage more sustainable neighbourhoods as well as preventing social exclusion of these schools.
- Medium density housing using quality Urban Design principles is located on the site in proximity to the community hub and retail area in order to maximise the community benefits.

1.0 Introduction

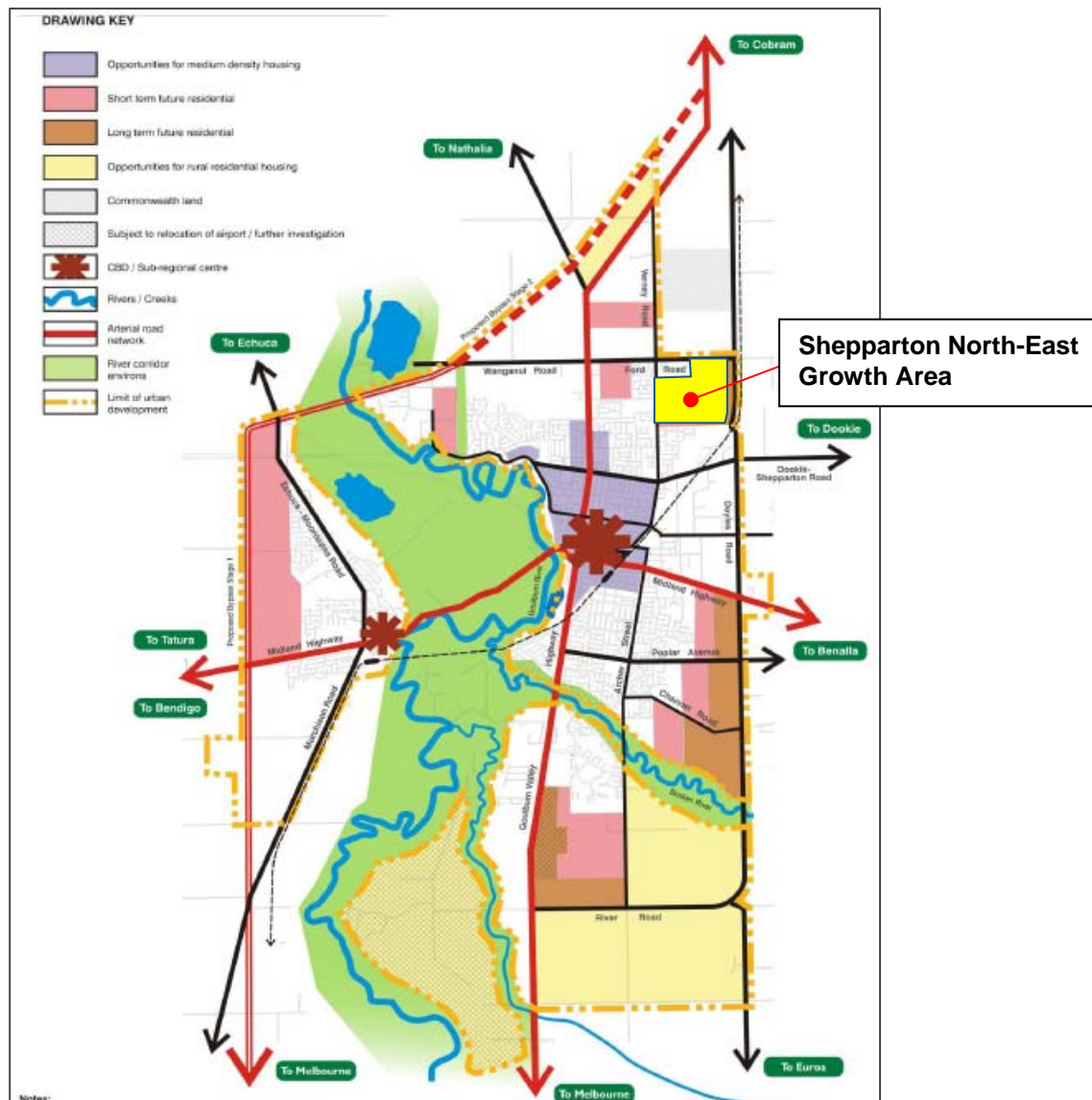
1.1 Project Background

Maunsell AECOM is undertaking numerous specialist studies required to support the preparation of an Outline Development Plan (ODP) and Development Contributions Plan (DCP) reports for Shepparton North-East Growth Corridor, also to be prepared by Maunsell AECOM.

The Shepparton North-East Growth Corridor has been earmarked by City of Greater Shepparton to be developed as a residential estate to support the growing town. The North-East Growth Corridor has a site area of 168.5 hectares which will be developed by a private developer. Figure 1 identifies the subject site which comprises the entire Shepparton North-East Growth Area.

In order to support the preparation of the ODP and DCP, a technical study assessing the demands for community infrastructure is required.

Figure 1 Location of the Shepparton North-East Growth Area



1.2 Purpose

This report assesses demands for social infrastructure in the northern region of Shepparton and recommends community facilities for the Shepparton North-East Growth Area. The most appropriate location and arrangement for the provision of the social infrastructure in the development site is proposed in this report.

An analysis of demographics and population growth helped to determine future demands for social infrastructure in the growth area and potentially meet existing demand in adjoining neighbourhoods. Existing community facilities in north Shepparton were documented to determine whether they met the needs of the North-East Growth Corridor or whether new community facilities are required for the subject site. Community facilities assessed included, health care services, education services, child care, and neighbourhood centres. This study also assessed the desirability and capability of co-locating recommended community facilities in a community hub.

1.3 Project Methodology

The assessment of social infrastructure involves the following tasks:

- Review legislation and policy relevant to the assessment of social infrastructure;
- Analyse the community hub model using existing examples;
- Review the Council's community profile, in particular projected population growth and demographic characteristics for the local area and the subject growth area;
- Document existing social infrastructure in the local area using the Council and community databases and township maps;
- Interview key social planning and community services staff to gather details about the current provision of social infrastructure in the local area, issues and future demand;
- Consult with social infrastructure and service provision bodies, to ascertain their infrastructure and service delivery requirements, as required; and
- Undertake an assessment report which determines the need for social infrastructure in the local area and the most appropriate social infrastructure for the development site considering the site context. The assessment will consider the compatibility of social infrastructure to be co-located with other uses in the 'community hub' model.

2.0 Project Overview

2.1 Subject Site

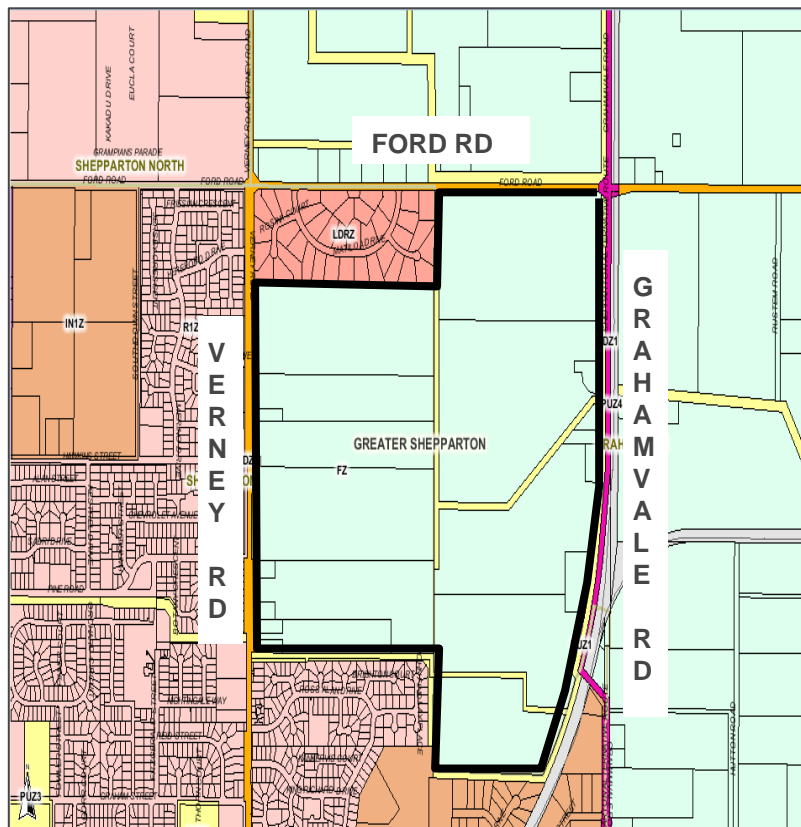
The Shepparton North-East Growth Area is shown below in Figure 2 and is bordered by Verney, Ford and Grahamvale Roads to the west, north and east respectively, and by existing residential and industrial development to the south.

The area is generally flat and does not feature any notable natural landmarks or features. The area has been cleared for farming purposes and is now mostly used for orchards. A total of 14 dwellings currently exist on the subject site. An existing low-density residential development located at the corner of Verney and Ford Roads frames the north-western corner of the site. A number of irrigation and drainage channels border the site on its eastern, southern and northern sides. An irrigation channel enters the site from the eastern boundary before splitting into two dead-end branches on a north-south alignment through the centre of the site.

This site forms the primary study area for which the provision of community facilities is based upon. However, the wider area will be assessed to determine the type of community facilities required for the Shepparton North-East Growth Area.

West of Verney Road is an existing residential area. Further west is the Goulburn Valley Highway (Numurkah Road), which is Shepparton's primary north-south arterial. South of the development site is another existing residential area and industrial area which both border the subject site. The industrial area includes various light industrial businesses, including motor repairs. It is likely that the residential areas bordering the development site may form part of the catchment area if the roads are permeable. The Melbourne-Tocumwal Railway runs parallel to Grahamvale Road and carries freight rail traffic. Grahamvale Road carries truck and other traffic in an unofficial bypass of Shepparton, whilst further east is farming land, mainly used for orchards.

Figure 2 Shepparton North-East Growth Area



3.0 Legislation and Policy

This section of the report considers the relevant planning legislative framework, and state and local social policies that apply to the consideration of community infrastructure at the Shepparton North-East site. The following have been reviewed:

- State Planning Policy Framework
- State policies:
 - Growing Victoria Together
 - A Fairer Victoria
 - Melbourne 2030
 - Safer Design Guidelines for Victoria
 - Schools as Community Facilities: Policy Framework and Guidelines
 - Shared Facility Partnerships: A Guide to Good Governance for Schools and the community
- Local Planning Policies from the Greater Shepparton Planning Scheme
- Greater Shepparton City Council Social Policies:
 - Greater Shepparton 2030 Strategy Plan (2006)
 - Council Plan and Strategic Resource Plan 2006-2010 (Adjusted 2007)
 - Draft Greater Shepparton Housing Strategy 2008
- Community Hub and Neighbourhood Centre examples:
 - Finbar Neighbourhood House, Richmond
 - Brookside Learning Centre, Caroline Springs
 - City of Port Phillip Community Hubs
 - Shepparton Drive In Site.

3.1 State Planning Policy Framework

The State Planning Policy Framework (SPPF) sets the planning guidelines and principles for development within Victoria. The following policies will be used to guide the development of community infrastructure in the Shepparton North-East Growth Area.

Clause 11 Introduction, Goals and Principles

Seven statements of principle are provided in this clause. The following principles are most relevant to the Shepparton North-East Growth Corridor.

Clause 11.03-1 Settlement

This clause identifies that planning in regards to settlements needs to ascertain the needs of existing and future communities, such as land for housing, employment, recreation and open space, community facilities and infrastructure. Further to this, planning should contribute towards:

- *Health and safety.*
- *Diversity of choice.*
- *Adaptation in response to changing technology.*
- *Economic viability.*
- *A high standard of urban design and amenity.*
- *Energy efficiency.*
- *Prevention of pollution to land, water and air.*
- *Protection of environmentally sensitive areas and natural resources.*

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- *Accessibility.*
- *Land use and transport integration.*

Clause 11.03-4 Infrastructure

Planning for the development of community infrastructure should be done in a way that is equitable and accessible. Strategic planning should encourage effective and efficient use of existing urban infrastructure. Funding of infrastructure through development contributions should be considered by Planning Authorities.

Clause 11.03-6 Social Needs

Planning for accessible community facilities and resources is essential for meeting the social needs of the community. As stated in this clause, community resources include affordable housing, places of employment, areas of recreation and open space, and a range of community support facilities to cater for diverse communities. Quality urban design should be employed when planning for these facilities, to ensure safe and social environments are developed.

Clause 12 Metropolitan Development

This clause is specifically developed for Metropolitan Melbourne; however, some principles can be translated into planning for urban areas outside Melbourne. Relevant principles are as follows.

Clause 12.01-2 Strategies

Activity Centres

The Neighbourhood Activity Centres encourages the following features in smaller scale activity centres:

- *Mix of uses that meet local and convenience needs*
- *Accessible to a viable user population by walking and cycling*
- *Accessible by local bus services with public transport links to Principal or major Activity Centres*
- *An important community focal point.*

Clause 12.05 A Great Place to Be

The objective of this clause is to:

- *To create urban environments that are of better quality, safer and more functional, provide more open space and an easily recognisable sense of place and cultural identity.*

Strategies to achieve this include urban design, neighbourhood design and character, safety, and cultural identity.

Clause 12.06 A Fairer City

The objective of this clause is to:

- *To provide fairer access to and distribution of social and cultural infrastructure.*

One strategy outlined in the clause to achieve this is consideration of the distribution of social and physical infrastructure. In particular, identifying gaps and deficiencies in social infrastructure and encouraging these facilities in activity centres.

Clause 14 Settlement

Clause 14.01 Planning for urban settlement

The objective of this clause is:

- *To ensure a sufficient supply of land is available for residential, commercial, industrial, recreational, institutional and other public uses.*

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- *To facilitate the orderly development of urban areas.*

Clause 16 Housing

Clause 16.01 Residential development for single dwellings

The objectives of this clause are:

- *Subdivisions in locations with access to physical and community infrastructure and providing a range of lot sizes, a convenient and safe road network, appropriate pedestrian and cycle paths, sufficient useable public open space and low vulnerability to fire.*
- *Residential development that is cost-effective in infrastructure provision and use, energy efficient, incorporates water-sensitive design principles and encourages public transport use.*
- *Opportunities for increased residential densities to help consolidate urban areas.*

Clause 18 Infrastructure

Clause 18.07 Educational Facilities

The objective of this clause is:

- *To assist the integration of education facilities with local and regional communities.*

In order to implement this objective general implementation methods outlined in the clause include:

- *Primary education facilities should be located to maximise access by walking.*
- *In planning for the location of education facilities, planning authorities should consider demographic trends, the existing and future demand requirements and the integration of facilities into communities.*
- *In planning areas near to education facilities, adjoining streets and access ways should be designed to encourage safe bicycle and pedestrian access.*

3.2 State Government Policy

Growing Victoria Together (2001)

Growing Victoria Together outlines a vision for Victoria to achieve by 2010. Key goals for Victoria are outlined in the document and include the creation of innovation leading to thriving industries generating high quality jobs, protection of the environment for future generations and have caring, safe communities in which opportunities are fairly shared. Building cohesive communities and reducing inequalities is identified as a strategic focus for achieving the visions for Victoria. This involves creating places and communities which support families and where there are good schools and services; good employment opportunities; and a safe, active, socially and culturally inclusive environment.

A Fairer Victoria (2008)

A Fairer Victoria: Strong People, Strong Communities (2008) outlines the Brumby's Government vision for creating a fair State with opportunities for everyone. To improve equity and equality throughout Victoria the strategy focuses on giving children the best start in life, improving education and helping people into work, improving health and wellbeing, and developing liveable communities. In order to create more liveable communities there have been *Neighbourhood Renewal* programs in areas of Victoria. One such project is the development of a new \$3 million redevelopment of public housing in the Parkside estate in Shepparton. The redevelopment will include a community hub, which will include a neighbourhood house to deliver health and education programs, and a place where the community can come together.

Melbourne 2030: Planning for Sustainable Growth

Melbourne 2030: Planning for Sustainable Growth presents the Victorian Government's vision and long-term plan for ensuring that Melbourne's growth is accommodated and managed in ways that are

sustainable. Many of the principles involved can be applied to development of the Shepparton North-East Growth Area. The aims are to be achieved through the nine key directions.

Direction 6 of Melbourne 2030 outlines strategies to achieve a fairer city. Key initiatives to achieve this include:

- Direction 6.1 Increase the supply of well-located affordable housing.
- Direction 6.2 Plan for more equitable distribution of social infrastructure.

Direction 1 encourages Neighbourhood Activity Centres. The key features encouraged as part of the design of these centres include:

- Accessible by walking and cycling;
- Local community focal point, which is close to community facilities such as schools, child care, health services and have good public transport; and
- Generally less than 10,000 square metres of retail floor space.

Safer Design Guidelines for Victoria

The Department of Sustainability and Environment's *Safer Design Guidelines for Victoria* were developed to help facilitate planning for safer urban environments and create more liveable and attractive neighbourhoods. When planning for Shepparton North-East the following design guidelines should be considered:

- **Objective 1.2 Activity:** *to develop urban areas with 'walkable neighbourhoods' and active neighbourhood centres.*
 - *Design Suggestion 1.2.1 – Ensure all parts of the neighbourhood are within five minute walk (400 metres) of the neighbourhood centre.*
 - *Design Suggestion 1.2.2 – Make neighbourhood centres the focus of public transport stops, local shopping facilities, and cultural or community facilities.*

It is noted in the document that a 'strong sense of place and community is formed when activity centres are well designed, integrated and conveniently sited'.

Schools as Community Facilities: Policy Framework and Guidelines

The policy framework by the Department of Education and Training promotes the partnership between schools and local communities through shared community facilities. It has been documented that 'health, wellbeing, safety, and economic security of all community members' can be enhanced when communities are closely linked with the community's local schools.

Opportunities for school and community partnerships include:

- *Using school premises for community halls and meeting spaces;*
- *Opening school facilities up for use as community recreation facilities;*
- *Creating spaces to support school aged holiday, before and after school programs;*
- *Co-locating preschool centres on school grounds; and*
- *Sharing sporting facilities.*

Shared Facility Partnerships: A Guide to Good Governance for Schools and the Community

This document, published by the Department of Education and Early Childhood Development in 2007, outlines benefits associated with shared-facility partnerships. Benefits include:

- *New or improved and more fit-for-purpose facilities through the pooling of resources and expertise;*
- *More efficient government investment and better asset utilisation without duplicating facilities within the same community;*

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- *Stronger social networks and greater community involvement in school activities and student learning;*
- *Improved school security as a result of the increased use of school premises out of school hours; and*
- *A greater sense of community through the shared ownership, operation and maintenance of facilities.*

3.3 Local Planning Policy Framework

3.3.1 Municipal Strategic Statement

Clause 21.02 Key Influences and Issues

Local key issues in Shepparton and the wider municipality are as follows:

- *Retaining local history, a sense of belonging, access to regional services and facilities while acknowledging rural township values, will be a challenge to a growing regional centre; and*
- *The characteristics of a broad ethnic community and a relatively high level of international migration creates a special educational challenge in enabling these individuals and groups to be integrated within the local community. This together with an aging population, creates a special need to provide learning and challenges that are relevant to diverse older age groups.*

Clause 21.03 Vision, Sustainability Principles and Strategic Directions

This clause focuses on the vision for Greater Shepparton and associated strategic documents which are the foundation of this vision. The Greater Shepparton Council Plan 2004-2008 and Greater Shepparton 2030 are two of these documents (which will be explained in greater detail in section 3.4 of this report).

Clause 21.05 Community Life

Health and Community Services

This clause is foundation of social policies and objectives in Greater Shepparton. The development of “Community Hubs” and multipurpose community infrastructure is encouraged by Council as it is considered to be a good physical and social focal point for communities, and making facilities and services more accessible for users. It is noted that community hubs should include community, recreational and business service and facilities.

Clause 21.05-3 Strategies

This clause outlines strategies for achieving Council’s vision for community wellbeing. Health and Community Services strategies relevant to the assessment of Shepparton North-East include:

- *Locate facilities and services where they can be accessed by public transport and/or walking/cycle paths;*
- *Promote clustering of facilities to enable multi use and sharing of facilities;*
- *Provide quality areas of open space when housing subdivisions are planned; and*
- *Encourage new development and redevelopment of existing areas to include community gathering spaces, such as village greens and local public open spaces.*

3.4 City of Greater Shepparton Social Policies

Greater Shepparton 2030 Strategy Plan (2006)

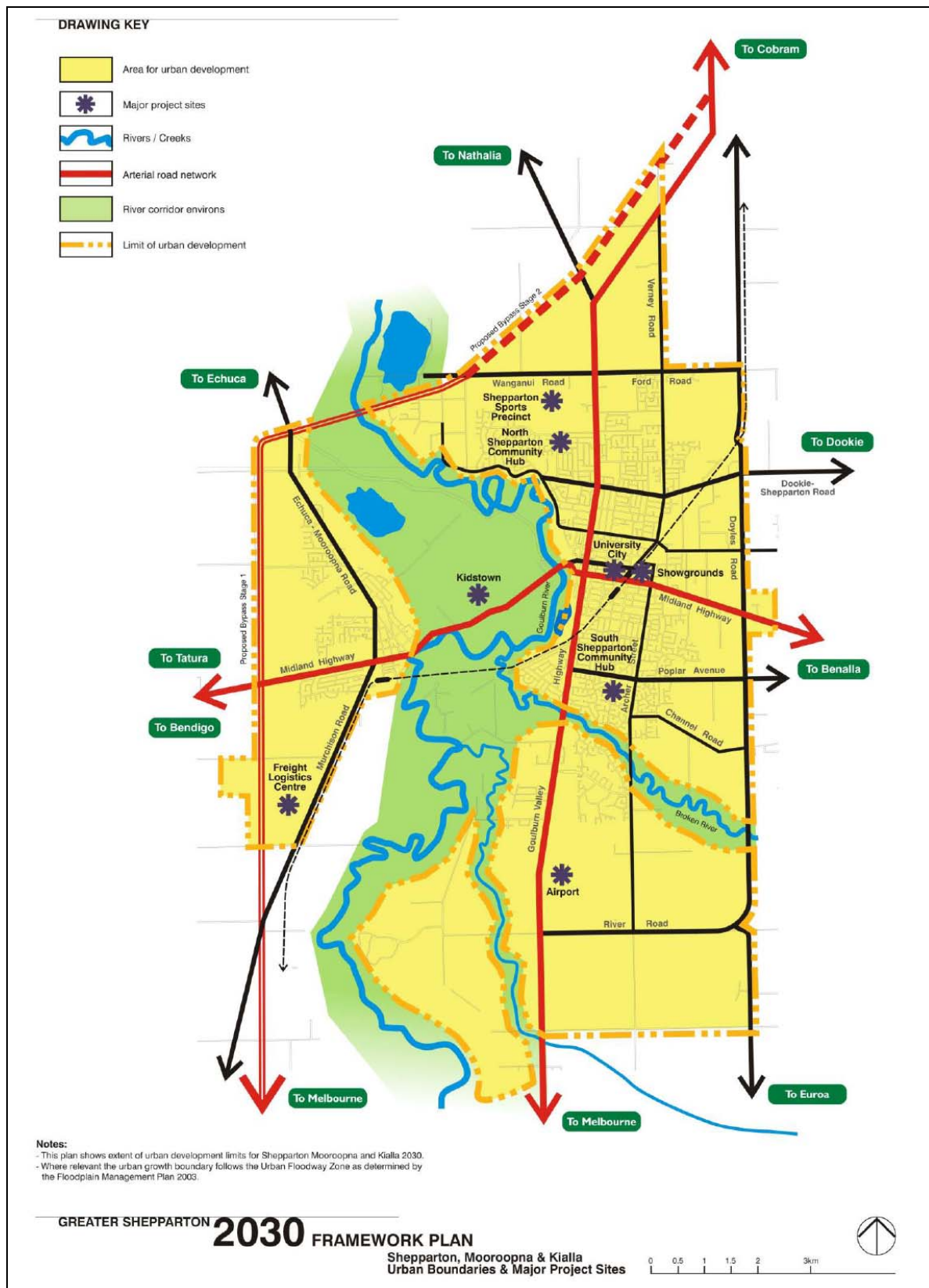
The Strategy Plan outlines objectives and strategies for growth and development of Greater Shepparton in the next 20 to 30 years. The Strategy Plan will also be used by Council and organisations for achieving the vision of the municipality, which is based upon sustainable outcomes. The Strategy Plan focuses on five key areas which are settlement and housing, community life, environment, economic development and infrastructure.

Community life highlights the importance of urban design that encourages walking and cycling and less use of cars. In order to create a healthy community Council aims to broaden the range and improve the quality of recreation and sporting facilities in the main township areas. The development of health services is also encouraged to reduce the amount of travel required to Melbourne for these services. "Community Building Project" is an initiative described in this section relating to the improvement of community wellbeing. The project focuses on establishing "community hubs" in north Shepparton, south Shepparton and Mooroopna. As defined in the Strategy Plan community hubs provide *"greater equity of access to community facilities and services that are responsive to the cultural, social, recreational and demographic diversity of the community"*.

Town Structure Plans accompany the Strategy Plan. The Framework Plan for Shepparton, Mooroopna and Kialla Urban Boundaries and Project Sites identifies the community hubs in Shepparton. The community hub in close proximity to the study area is the North Shepparton Community Hub. Refer to Figure 3.

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Figure 3 Greater Shepparton 2030 Framework Plan



Source: City of Greater Shepparton (2006) *Greater Shepparton 2030 Strategy Plan*, Township Structure Plans pp. 25.

Figure 4 Proposed future / expanded neighbourhood centre



Source: Adapted from City of Greater Shepparton (2006) *Greater Shepparton 2030 Strategy Plan*, Township Structure Plans pp. 27.

A future / expanded neighbourhood centre on the Goulburn Valley Highway has been also been identified in the Business Framework Plan for Shepparton, Mooroopna and Kialla. Refer to Figure 4.

Council Plan and Strategic Resource Plan 2006-2010 (Adjusted 2007)

The Council Plan outlines goals and objectives for Greater Shepparton. Settlement and Housing and Community Life are two key strategic objectives reinforced by the Council Plan.

The key direction for Settlement and Housing is:

- *Commitment to growth within a consolidated and sustainable development framework.*

Themes in the document which relate to this direction are:

- *Manage Greater Shepparton's growth in a planned manner;*
- *Provide a diverse range of housing options to meet the community's needs and expectations; and*
- *Apply sustainable design principles to all developments across the municipality.*

The key direction for Community Life is:

- *Enhancement of social connectedness, physical and mental health and well being, education and participatory opportunities in order to improve liveability through a diverse range of community services.*

Themes in the document which relate to this direction are:

- *Ensure an equitable distribution of community health and social services;*
- *Provide a diverse range of education and learning options;*
- *Increase the range and accessibility of recreation and open space options; and*
- *Promote development which provides a safe and accessible environment.*

One objective of improving community life in Greater Shepparton is to create safe and accessible environments. Implementation of Crime Prevention Through Environmental Design (CPTED) principles in the design stage is identified as the appropriate tool for creating safe environments.

Greater Shepparton Housing Strategy, Final Draft Version 2, 2008

The *Key Issues Paper* (KIP) for the City of Greater Shepparton Housing Strategy identifies 'Sustainable Communities' as a key consideration for new development within the municipality. To achieve this goal the KIP recommends local development to be located within close proximity to community infrastructure and promote development which expands the capacity of existing infrastructure. In terms of housing needs the KIP indicates the choice of housing types, tenure and cost needs to be improved.

The Housing Strategy outlines numerous strategies for the City of Greater Shepparton's housing priorities. Strategy C.S2 encourages open space to be integrated in neighbourhoods and conveniently located, particularly by walking and cycling. Strategy D. S3 supports retirement villages, however only in designated growth areas. When providing this type of accommodation in new developments it needs to be well-integrated into the surrounding neighbourhood.

3.5 Summary of Policy Statements

Key policy objectives drawn from the above policy review are as follows and should be considered in the Shepparton North-East Growth Area:

State Planning Policy Framework

- Community infrastructure to be equitable and accessible;
- Need to cater for diverse communities, including considerations of affordable housing and open space;
- Quality urban design when planning facilities;
- Small scale activity centres should:
 - Include a mix of uses to meet local convenience needs
 - Be accessible by walking and cycling
 - Be a community focal point
- Primary education facilities are accessible by walking.

State Government Policy

- Creating safe and caring communities;
- Building cohesive communities;
- Reduce inequalities and create socially and culturally inclusive environments;
- Creating more liveable communities that support families;
- All parts of the neighbourhood should be 400 metres from a neighbourhood centre; and
- Developing a community hub can help people and the community come together, as well as provide accessible services for the community.

Melbourne 2030 (where applicable to urban growth)

- Development of local neighbourhood activity centres which are accessible by walking and cycling; and
- Neighbourhood activity centres to be a local community focal point with a mix of community facilities.

Local Planning Policy Framework

- Create a sense of belonging;
- Integration of international migrants into the local community;

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- Meeting educational needs of a broad culturally and linguistically diverse (CALD) community;
- Meeting the needs of an ageing population;
- Development of community hubs – multipurpose community infrastructure to enable sharing of facilities;
- Encourage new development to have community gathering spaces; and
- Locate facilities and services in areas where they can be accessed by public transport, and by walking and cycling paths.

Council Policies

- Sustainable design principles;
- Improvement of social connectedness;
- Urban design that encourages walking and cycling;
- Improved range of recreation and sporting facilities in Shepparton;
- Ways to reduce the amount of travel to Melbourne for health care needs;
- Improved equity of access to community facilities and equity distribution of these facilities;
- Provide a range of housing types and options; and
- Provide a diverse range of learning and education options.

The overall themes presented in the State and Local Planning Policies all support the development, using sustainable urban design principles, of a community hub or neighbourhood centre in any new community. The policies encourage community hubs that are multi purpose community facilities that bring a range of comparable services together collated at one site. These help create a focal point in the community, and provide a community gathering place that pools the expertise to create a greater sense of community. Community facilities need to be centrally located to the neighbourhood to ensure there is equitable access (particularly via walking) to prevent social isolation and social exclusion.

4.0 Community Profile

This section of the report will review the Greater Shepparton's community profile, in particular the expected future population of the Shepparton North-East Growth Area and the municipality's demographic characteristics. This information will be used to predict the type of community infrastructure required at the subject site.

4.1 Population Growth

As indicated in the *Greater Shepparton Housing Strategy (Final Draft Version 2, 2008)* Greater Shepparton is experiencing strong population growth (approximately 800 persons per year)¹, which is particularly being driven by internal and overseas migration and growth in the agricultural sector. The Shepparton North-East Growth Area is therefore well placed to help cater for Greater Shepparton's population growth. In 2008 there were 60,528 persons in the City of Greater Shepparton. By 2030, the City of Greater Shepparton's projected population is 78,214 persons.

Projected Population City of Greater Shepparton	
Usual Resident population 2008	60,528
Projected population 2010	61,905
Projected population 2020	69,480
Projected population 2030	78,214

Source: forecast.id, City of Greater Shepparton.

4.1.1 Proposed Site Area

The total future population size of the Shepparton North-East Growth Area is important for recommending the size and type of community facilities at the subject site.

The Shepparton North-East Growth Area site is 168.5 hectares in size. Of this, 104.95 hectares is to be developed for residential purposes. The site will be developed in two stages. This first stage comprises 40.26 hectares (716 dwellings) and the second stage comprises 64.69 hectares (1120 dwellings) of developable residential land.

It is expected that the Stage 1 development will be completed by 2015 and Stage 2 will be completed by 2020. For each five year period the approximate population of the site is as follows:

- Stage 1 (2015) – 2,070 persons
- Stage 2 (2020) – 4,140 persons

The above figures are based on site construction beginning in 2010 and half the construction phase being completed by 2015, and thus half the anticipated number of residents expected at the site. Once development is completed in 2020 there will be a total of 1,836 dwellings and 4,140 residents.

¹ David Lock Associates (2008) *Greater Shepparton Housing Strategy: Final Draft Version 2*. City of Greater Shepparton, Shepparton.

4.2 Demographics

The following demographic categories will be analysed - age structure, place of birth, household size, dwelling structure, and income. The demographic information is based on Australia of Bureau Statistic (ABS) Census data from Greater Shepparton's Community ID Profile.

Age Structure

Table 1 outlines the age structure in the City of Greater Shepparton in 2001 and 2006. In 2001 15.9% of Greater Shepparton's population was over the age of 60, however in 2006 this had increased to 17.6%. The aging population in Greater Shepparton is a continued trend in Australia, often a result of low fertility and increased life expectancy.²

The proportion of Greater Shepparton residents under the age of 17 years has decreased from 28.5% in 2001 to 27.4% in 2006. As part of that age cohort, the percentage of zero to four year olds had also declined, from 7.6% to 6.8%. However it is predicted that this decline of children aged zero to four years is likely to change due to the increased fertility rates in the past few years. It is however predicted that the declining percentage of children aged zero to four years is likely to change due to the increased fertility rates in the past few years. Council officers indicated that the number of children in the City of Greater Shepparton is forecast to increase due to growing fertility rates.

In 2006, the median age in Greater Shepparton was 36 years, similar to Australia's median age of 37 years.

Table 1 Age Structure, City of Greater Shepparton 2006

Age Group (years)	2001	2006
	%	%
0 to 4	7.6	6.8
5 to 11	11.3	11.0
12 to 17	9.6	9.6
18 to 24	8.4	8.3
25 to 34	14.1	12.3
35 to 49	22.0	21.8
50 to 59	11.1	12.7
60 to 69	7.3	8.2
70 to 84	7.2	7.7
85 and over	1.4	1.7
Total	100.0	100.0

Indigenous Persons

In 2006 approximately 3% of the City of Greater Shepparton's population were Indigenous persons of Aboriginal and/or Torres Strait Islander descent. There are a significant proportion of persons of indigenous origin in Greater Shepparton considering the proportion of indigenous persons in Victoria in 2006 was 0.6% and in Australia (2006) was 2%.

² Australian Bureau of Statistics, 2006 Census QuickStats, Australia, viewed 22 September 2008, <<http://www.censusdata.abs.gov.au>>.

Place of Birth

Table 2 below details the birthplaces of residents from the City of Greater Shepparton. In 2006 11% of Greater Shepparton residents were born overseas. 7.8% of residents born overseas are from a non-English speaking background. Refer to Table 2 below for details.

Table 2 Place of Birth, City of Greater Shepparton 2006

Place of Birth	%
Australia	83.0
Non-English speaking backgrounds	7.8
Main English speaking	3.2
Total Overseas Born	11.0
Not Stated	6.0
Total	100.0

In 2006, 32% of Greater Shepparton residents born overseas (1,401 persons) had an English proficiency that was considered minimal or possessing no English language skills.³ The *Background and Analysis Report No. 3 Community Life* (2006) for the *Greater Shepparton 2030 Strategy* identifies that the municipality has received an influx of migrants and refugees from non-English speaking backgrounds. Of these migrants and refugees the report estimates there are 2,000 Arabic speaking residents now living in Greater Shepparton.

Household Size

The average household size in the City of Greater Shepparton in 2006 was 2.6 persons. This is reflected below in Table 3 which shows 34.2% of household in Greater Shepparton had 2 persons. According to Department of Planning and Community Development's *Towns in Time*, Greater Shepparton is experiencing a common trend of declining household size.

Table 3 Household Size, City of Greater Shepparton 2006

Household size	%
1 Person	24.2
2 Persons	34.2
3 Persons	15.2
4 Persons	15.3
5 Persons	7.7
6 or more Persons	3.4
Total	100.0

³ Department of Planning and Community Development, *Towns in Time*, Shepparton, (2006) viewed 22 September 2008, <<http://www.dse.vic.gov.au>>. .

Household Types

Table 4 outlines the household composition types in the City of Greater Shepparton. In 2006 the most common family composition in Greater Shepparton was two parent households with children (45.2%). There were 16.5% one parent families and 37.0% couples without children.

In the Shepparton North-East Growth Area, it

Table 4 Family Composition, City of Greater Shepparton 2006

Household types	%
Couples with child(ren) 15 years and under	32.1
Couples with child(ren) over 15 years	13.1
Total couples with child(ren)	45.2
One parent families with child(ren) 15 years and under	10.6
One parent families with child(ren) over 15 years	5.9
Total one parent families	16.5
Couples without child(ren)	37.0
Other families	1.2
Total families	100.0

Dwelling Structure

The most common type of dwelling structure in Greater Shepparton in 2006 was separate houses (80%). Nineteen percent of dwellings in Greater Shepparton were medium density. This includes semi-detached houses and townhouses. Refer to Table 5.

Table 5 Dwelling Structure, City of Greater Shepparton 2006

Dwelling Structure (private dwellings)	%
Separate House	80
Medium Density	19
Other Dwelling	1
Not Stated	0
Total Private Dwellings	100.0

(a) 'Medium density' includes all semi-detached, row, terrace, townhouses and villa units, plus flats and apartments in blocks of 1 or 2 storeys, and flats attached to houses.

Weekly Income

As shown in Table 6 the most common individual weekly income in the City of Greater Shepparton in 2006 was \$400 to \$599 at 16.7%, which was moderately higher than the most frequently earned individual weekly income in Regional Victoria (16.3% earning \$150 to \$249 per week) and Victoria (14.0% earning \$150 to \$249). For average individual weekly income over \$800 the City of Shepparton (19.7%) is lower than Regional Victoria (20.1%) and Victoria (25.7%).

Table 6 Individual Weekly income, City of Greater Shepparton, Regional Victoria and Victoria 2006

Income	City of Greater Shepparton %	Regional Victoria %	Victoria %
Negative / Nil	5.6	6.4	7.7
\$1 to \$149	7.6	7.7	7.5
\$150 to \$249	15.2	16.3	14.0
\$250 to \$399	14.8	15.6	12.6
\$400 to \$599	16.7	15.5	13.6
\$600 to \$799	11.5	10.8	10.7
\$800 to \$999	7.6	7.3	8.1
\$1,000 to \$1,299	6.6	6.5	7.6
\$1,300 to \$1,599	2.7	3.0	3.9
\$1,600 to \$1,999	1.3	1.5	2.3
\$2,000 or more	1.5	1.8	3.3
not stated	8.7	7.8	8.7
Total	100.0	100.0	100.0

4.3 Demographic Conclusions

In the City of Greater Shepparton 11% of residents were aged between five and eleven years and 8.2% were between the age of 60 and 69 years. The most common age group is 35 to 49 years (21.8%). It is predicted that there will be an increasing proportion of the population that is aged zero to four years as there been increased fertility rates in the last few years. Early child development should be provided as part of the services at the Shepparton North East Growth Area because it is the foundation for each child's future. The World Health Organisation's report *Closing the gap in a generation* (2008) identifies that equity from the start "including physical, social/emotional, language/cognitive domains – has a determining life influence on subsequent life changes and health through skills development, education, and occupational opportunities". Early child development can therefore be used to promote the health and future prospects of children.

It also forecast that household composition types will reflect this, with an increase of families with children due to the number of child bearing aged couples. It is also predicted that the Shepparton North East Growth Area will have an increased number of families with children due to the location of popular schools, by this demographic who are middle to low income earners. A range of services and facilities would be required to meet the needs of various life stages of the community.

The average individual weekly income in Greater Shepparton was between \$400 and \$599 in 2006. This was moderately higher than the average income in Regional Victoria and Victoria. However, a lack of Public Transport Service in this area and this moderate difference in income is likely to be absorbed in private transport costs.

There are a higher proportion of persons of Indigenous descent in Greater Shepparton (3%) compared with Victoria's average of 0.6%. Research has consistently shown that compared with non-indigenous Australians, indigenous Australians:

- Have a lower level of education
- Are more likely to be unemployed
- Earn less money

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- Are less likely to own their homes.⁴

Of Greater Shepparton's residents (57,089 persons⁵) 1,401 persons had minimal or no English proficiency. This can have the potential effect of creating social issues because there is a higher risk that people with poor English proficiency have a higher incidence of social isolation.

The average number of persons per household in Greater Shepparton is 2.6 and the most common dwelling structure is separate houses. The range of household types (particularly one parent families and couples without children), in the City of Greater Shepparton may demand more a diverse range of housing options, such as semi-detached houses and townhouses. Aged persons also create demand for smaller dwelling sizes.⁶

The demographic characteristics will be used to help predict the type of residents expected at the Shepparton North-East Growth Area and thus determine the type of community facilities appropriate for the subject site.

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⁴ Better Health Channel, Aboriginal health – physical activity, fact sheet, viewed 2 October 2008, <<http://www.goforyourlife.vic.gov.au>>.

⁵ Australian Bureau of Statistics, 2006 Census QuickStats, Greater Shepparton (C) (Local Government Area), viewed 2 October 2008, <<http://www.censusdata.abs.gov.au>>.

⁶ David Lock Associates (2008) *Greater Shepparton Housing Strategy: Final Draft Version 2*. City of Greater Shepparton, Shepparton.

5.0 Community Hubs and Neighbourhood Centres

This section outlines what a community hub is, examples of community hubs to identify their benefits and appropriate locations for a community hub to demonstrate how good planning can create connectivity and social inclusion within a community.

5.1 What is a Community Hub?

As outlined in *Planning for Community Infrastructure in Growth Areas* (Australian Social & Recreation Research, 2008) there is a trend for community infrastructure to be included in activity hubs. The size of these hubs can vary. Larger sized hubs serve a municipal/sub municipal catchment, whereas as smaller hubs have facilities which serve a smaller district or neighbourhood areas.

There is a hierarchy status of multipurpose community centres that can be used to identify the type of facilities suitable for different sized community centres. As identified in *Planning for Community Infrastructure in Growth Areas* a hierarchy to follow is:

- Neighbourhood (services a catchment area of up to 10,000 people)
- District (services a catchment area between 10,000 and 30,000 people)
- Sub-municipal (services a catchment area between 30,000 and 60,000 people)
- Municipal (services a whole municipality).

As recommended in this report, the community services and facilities which are suitable for various levels of community centre includes the following:

Neighbourhood

- 4 year old kindergarten programs
- 3 year old supervised activity group
- Playgroups
- Neighbourhood House Programs
- Meeting space for community activities
- Youth services
- Shared use community art space
- Seniors' groups
- Active open space reserves (including sports such as football, cricket, soccer, basketball, softball, hockey, netball etc).
- Active open space reserve pavilions (including sports such as football, cricket, soccer, basketball, softball, hockey, netball etc)
- Neighbourhood level passive open space reserves
- Government Primary Schools.

District

- 4 year old kindergarten programs
- 3 year old supervised activity group
- Maternal and Child Health Service (Centre Based Sessions)
- Playgroups
- Occasional Child Care
- Neighbourhood House Programs
- Meeting space for community activities

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- Arts and cultural facilities (exhibition facilities)
- Seniors' group
- Neighbourhood level passive open space reserves
- Government Secondary Schools
- Community based health (drug and alcohol services, community nursing, counselling, and can provide outreach services such as dental health and community mental health services).

Sub-municipal

- Library
- Meeting space for community activities
- Youth resources centre
- Arts and cultural facilities (exhibition facilities)
- Seniors' group
- Home and Community Care (Planned Activity Group provides programs for frail, aged and/or disabled people)
- Council Indoor Aquatic/Fitness Centre (which could include sports such as basketball, netball, volleyball, badminton, indoor soccer, martial arts, dance etc.)
- Higher order space reserves (including sports such as football, cricket, soccer, basketball, softball, hockey, outdoor, netball, rugby, lacrosse, cycling, athletics, tennis etc)
- Higher order passive open space reserves
- Community based health care (including GP care, nursing, some specialist care).

Municipal

- Library
- Meeting space for community activities
- Youth resources centre
- Arts and cultural facilities (regional arts centre)
- Council Indoor Aquatic/Fitness Centre (which could include sports such as basketball, netball, volleyball, badminton, indoor soccer, martial arts, dance etc.)
- Higher order passive open space reserves
- Community based health care (including day surgical procedures, specialist services including mental health, outreach services such as Ambulance and Aged Care Assessment Services).

The objectives of community hubs are:

- *Meet the functional needs of communities (e.g. education, community services, recreation and open space etc).*
- *Provide a vibrant focal point for community life by offering a diverse range of community infrastructure and encouraging greater interaction and cohesion between residents and between service providers.*
- *Provide for the co-location of services and clubs to enable the sharing of resources, increase the level of service integration and encourage greater resident utilisation and participation.*
- *Enable residents to more easily and freely access services and participate in community activities.*
- *Provide for the co-location and integration of facilities to optimize the use of land and support infrastructure such as car parks and pavilions, reduce car travel, encourage social interaction, reduce maintenance requirements and enhance sustainability.*

A community hub typically involves the clustering of community facilities that provide space for local organisations and community groups to meet and for a range of activities, programs, services and events that address the social needs of a community. However while co-location of facilities and

services are viewed as an important component of a hub, research has shown it needs to be more than a cluster of services and buildings. The essence of a community hub is the concentration of activities that are accessible to, and serve the needs of, a diverse range of community members. As equally as important as the integration of programs and activities that occur in them, is the physical and social relationships with surrounding uses such as local shops, activity centres, public places and transport nodes. Accessibility is a strong element of a community hub and the hub's location in relation to activity centres and public transport is another defining feature.

Community building is important when establishing a new community. Community building enhances the connections and relationships among people to strengthen common values and promote collective goals. Goals can include community cohesion, safer neighbourhoods, support for isolated or disadvantaged people, healthier children and families, more local employment opportunities, greater cultural recognition, more equitable access to housing or more profitable local businesses.

Community hubs have many associated benefits, including reducing occurrence of social exclusion, more equitable access to services, and improved wellbeing and social capital. Social exclusion occurs when *“people or places experience a series of problems such as unemployment, poor skills, poor housing, high crime, ill health and family breakdown”*.⁷ When such problems combine they can create a vicious cycle. Social exclusion has multi dimensional causes and consequences, creating deep and long lasting problems for families and communities. Such problems are not in themselves social exclusion, it is a process or a complex of processes, which can generate and maintain social exclusion of individuals, households and stigmatise whole areas. Strong sustainable communities provide the basic social infrastructure that helps families attain and sustain well-being. There is mounting evidence that strong sustainable communities contribute directly to the well-being of people who live there as well as by people working together to solve problems and utilise community resources for everyone's benefit.

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⁷ Housing New Zealand Corporation (2006) *Community Renewal Strategic Policy Framework*.

5.2 Examples

As part of the literature review, an analysis of existing community hubs and neighbourhood centres providing shared community infrastructure has been used to highlight examples of best practice and key features of community hubs. These examples will be used to outline key features that should be considered when planning for community facilities in the Shepparton North-East Growth Area.

Finbar Neighbourhood House, Richmond (Department of Training and Education, 2005)

The Finbar Neighbourhood House provides social, educational and recreational activities for the local community including programs such as playgroup, parenting support and adult education classes. Yarra Primary School has a strong partnership with the neighbourhood house which creates an opportunity for community engagement and builds stronger social networks between the school and local community. The partnership enables the neighbourhood house to be located on the school's site. The school has benefited from an Australian native vegetable garden which was developed by the neighbourhood house. The garden is used by the school for creative and educational purposes, while the community uses it as a recreation garden. The playgroup at Finbar Neighbourhood House enables a comfortable transition for children and parents to Yarra Primary School. Security at the school has also improved due to the school's improved connectedness with the community.⁸

Brookside Learning Centre, Caroline Springs (Department of Training and Education, 2005)

The Brookside Learning Centre provides shared community infrastructure which links three local schools. The facility provides educational, economic and broader benefits for the community. The shared space includes an administration area, staffroom, reception, library, computer science centre, performing arts, media complex and multimedia centre. Before and after school care are also shared by the three schools. A football oval and leisure centre included as part of the shared arrangements which are also used by local sporting groups.⁹

City of Port Phillip Community Hubs (City of Port Phillip, 2008)

The City of Port Phillip is currently developing six community hubs to meet the needs of the local community. Each community hub has a slightly different focus:

- Elwood/Ripponlea Community Hub – learning centre providing training and various activities, such as art classes, computer classes and yoga sessions;
- East St Kilda/Balaclava Community Hub – catering for people with disabilities;
- Port Melbourne/Garden City/Beacon Cove Community Hub – housing and support services, and transport services for older persons;
- Port Melbourne Family and Children's Hub – catering for children and families. Services include toy library and playgroup; and
- St Kilda/Windsor Community Hub – used by community groups and community organisations.

Key features of community hubs in the City of Port Phillip include:

- *Welcoming and useful community meeting spaces with at least one large space for neighbourhood / public meetings*
- *Nearby access to public transport*
- *Proximity to local shopping and activity centres*
- *Free Port Phillip On Line access*

⁸ Department of Education & Training (2005) *Schools as Community Facilities: Policy Framework and Guidelines*. School Resources Division and Strategic Policy and Planning Division.

⁹ *ibid.*

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- *A wealth of council and community information*
- *An opportunity to meet the people who live near and around you*
- *Co-located key services.*¹⁰

Shepparton Drive In Site (Coomes Consulting Group, 2008)

The Shepparton Drive In Site provides an example of the community hub model applied for a new development in south Shepparton. The Shepparton Drive In Site is located in the south corner of Riverview Drive and Goulburn Valley, Shepparton. The site is currently being rezoned under Amendment C78 for use and development of neighbourhood shopping centre (also classified as a Neighbourhood Activity Centre¹¹), which will include retail space, petrol station and food and drink premises.¹² This development is proposed to service the local community in South Shepparton, more specifically residents from the suburb of Kialla – a catchment of approximately 4,500 people (based on the Kialla 'State Suburb' as identified in ABS 2006 Census).

The Shepparton Drive In Site: Addendum Report – Social Planning prepared by Dr Kate Kerkin of Coomes Consulting Group in 2008 classifies the community facility component of the Drive In Site Neighbourhood Activity Centre as a 'neighbourhood hub'. Key features to be incorporated into the hub were identified to be:

- *Flexible meeting space for community use;*
- *Mixed land use;*
- *Access to information and;*
- *Improved public transport links.*

The Addendum Report identifies that the centre could provide for two large meeting spaces / classrooms, small consulting room for visiting services, shared kitchen area, and storage and administration space.

5.3 Summary of Key Community Hub Attributes

As identified in the community hub and neighbourhood centre examples, there is strong evidence that community hubs can contribute to building strong sustainable communities. Therefore planning for community facilities in the Shepparton North-East Growth Area should encourage the following features:

- Co-location of services and facilities, including schools;
- Source of community and council information;
- Flexible community meeting space for use by community organisations and health services;
- Accessible by walking and cycling;
- Provides an opportunity to meet people from the local community;
- Act as a physical and social focal point for communities; and
- Economic, educational and social benefits.

¹⁰ City of Port Phillip 2008, Community Hubs – the Community Centres of the Future, viewed 5 August 2008, <<http://www.portphillip.vic.gov.au/communityhubs.html>>.

¹¹ Dr Kate Kerkin, Coomes Consulting Group (2008) *Shepparton Drive In Site Addendum Report – Social Planning*.

¹² City of Greater Shepparton, Amendment C78, viewed 13 August 2008, <<http://www.greatershepparton.com.au>>.

5.4 Location

Location is a key aspect which needs to be considered when planning for a successful community hub.

Social research has revealed a number of sources for identifying where to locate community infrastructure. The *Design Guidelines for Victorian children's services* (2007) has guidelines for determining a suitable site for child based community facilities. A suitable location should include the following:

- *The potential for the candidate to fulfil the demand for children's services in the particular catchment areas*
- *Compatibility with the neighbourhood e.g. protecting children from excessive noise*
- *Safety of neighbourhood and its roads*
- *Proximity to public transport*
- *Pedestrian accessibility*
- *Proximity to other community services such as schools, which will complement, not duplicate facilities*
- *Absence of noxious neighbourhoods, including heavily trafficked roads, heavy industry and power lines*
- *Availability of services such as gas, electricity and sewerage*
- *Likelihood of flooding*
- *Benefits or potential problems with existing vegetation and other features*
- *Potential of bushfire.*

The *Design Guidelines for Victorian children's services* also supports multi-use facilities which can be used for a broader range of services.

Further research investigation found the "*Study of Community Hubs for the Parramatta Local Government Area – Briefing Paper*" (2007) by Elton Consulting which similarly identifies criteria for assisting the selection of possible sites for future community hubs/centres. The criteria are listed in Table 7.

Table 7 Criteria for site selection

Factor	Criteria
1. Community need	<ul style="list-style-type: none"> • <i>Current and projected demand for community facility and services</i> • <i>Projected population increases</i> • <i>Key demographic factors</i> • <i>Availability and use of existing facilities</i> • <i>Support for community hub from local community</i>
2. Accessibility	<ul style="list-style-type: none"> • <i>Public transport services</i> • <i>Parking</i>
3. Public gathering	<ul style="list-style-type: none"> • <i>Adjacent to public space or potential to incorporate public space in design</i>
4. Integration	<ul style="list-style-type: none"> • <i>Proximity to local shopping and activity centres</i> • <i>Potential integration with adjacent compatible uses</i>
5. Recognition / visibility	<ul style="list-style-type: none"> • <i>Visible street frontage</i> • <i>Recognised and valued by the community</i>
6. Potential for strong partners	<ul style="list-style-type: none"> • <i>Existing community organisations, resident and neighbourhood groups etc</i> • <i>Availability of other sources of funds through project partners</i> • <i>Levels of social capital and community involvement with the community</i>

Factor	Criteria
7. Potential for service collaboration / coordination	<ul style="list-style-type: none">• History of cooperation and collaboration in the community• Other plans and projects in the area (including structure/strategy plans)
8. Availability and opportunity	<ul style="list-style-type: none">• Council either owner of the site or be aware of a process to secure tenure• Land acquisition opportunities
9. Financial viability	<ul style="list-style-type: none">• Availability of funds for capital cost of building

These criteria provide a simple and effective framework for assessing the location of community facilities and will be considered in section 8.0 when recommending the location of community facilities in the Shepparton North-East Growth Area. Section 6.0 of this report will address Factor 1 - Community Need to assess current community facilities in Shepparton and predicting the future demand for their use.

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Thresholds for new community infrastructure and services will also be outlined based on the *Planning for Community Infrastructure in Growth Areas 2008* Report. This information, as well as the growth rate assumptions discussed in Section 4.1 of this report, will help determine the type of community facilities and services required in the Shepparton North-East Growth Area (as it is important to have equitable access to facilities and services to prevent social exclusion and isolation).

Figure 5 Study area



6.1.1 Schools and Education Facilities

The following schools and educational are located in northern areas of Shepparton.

ID No.	Name	Address
1	University of Melbourne, School of Rural Health	49 Graham Street, Shepparton
2	Wanganui Park Secondary College Visy Stadium	Parkside Drive, Shepparton
3	Shepparton High School	31-71 Hawdon Street, Shepparton
4	Notre Dame College	139 Knight Street
5	Gowrie Street Primary School	1-19 Gowrie Street, Shepparton
6	Verney Road Special School	5 Verney Road, Shepparton
7	Shepparton Christian Community School	155 Verney Road, Shepparton
8	Bourchier Street Primary School Shepparton	Bourchier Street, Shepparton
9	St. Brendan's Primary School	143-149 Knight Street, Shepparton
10	Grahamvale Primary School	85 Grahamvale Road, Grahamvale
11	Goulburn Valley Grammar School	455 Verney Road, Shepparton
12	St Luke's Primary School	Goulburn Valley Highway, Shepparton

There is an even spread of schools located throughout northern Shepparton. There are two primary schools, Grahamvale Primary School and Shepparton Christian Community School, which are located within the borders of the Shepparton North-East Growth Area. Grahamvale Primary School is approximately one kilometre from existing residential areas in Shepparton, whereas Shepparton Christian Community School is on the eastern side of Verney Road opposite an existing residential area.

There are several secondary schools in Shepparton, including Wanganui Park Secondary College, Shepparton High School, Notre Dame College and Goulburn Valley Grammar School.

6.1.1.1 Grahamvale Primary School

Grahamvale Primary School is a popular rural school and has a reputation for having good teachers and programs. The Department of Education and Early Child Development (DEECD) has indicated the school's 'natural' catchment (as defined by easy walking distance) is approximately 50 pupils, yet there are approximately 300 enrolments. School catchment patterns in Shepparton do not necessarily mean that children enrol at nearest school. For example, Grahamvale Primary School is used by many families who live west of the Goulburn Valley Highway instead of Gowrie Street Primary School. Long term this is something the council and DEECD will need to address as it is a poor outcome for the urban planning, sustainability and social outcomes. It encourages a community that is car based as well as fostering social exclusion of the other schools and neighbourhoods that are not seen as desirable or having a good reputation.

At present Grahamvale Primary School is currently on a site that has little room to allow for future expansion of the school. Discussions have been held to relocate from the current site to the western side of the Shepparton North-East Growth Area at Verney Road. The relocation would have lent itself to the possibility of incorporating a community hub.

Maunsell understand that grants and plans have been made for the school to stay at the existing site because additional funding has been received by the school for refurbishment under the Rural Replacement Program (Grahamvale Primary School is entirely housed within portable classrooms and has a need for permanent accommodation). The DEECD has requested the developer of the Shepparton North-East Growth Area to reserve land adjacent to Grahamvale Primary School.

However all possible reconsideration should be given to relocating to contribute creating a neighbourhood which is planned around community infrastructure hubs- *the community goes to these hubs/nodes to work shop learn play and socialise*¹³

*This model demonstrates the educational, economic and broader community benefits that flow from such a partnership.*¹⁴ Associated benefits are outlined in the *Shared Facility Partnerships: A Guide to Good Governance for Schools and the Community* by DEECD. Benefits include stronger social networks between the school and the community, more efficient government investment and facility utilisation, and improved school security.

6.1.1.2 Shepparton Christian Community School

Shepparton Christian Community School draws its pupils from the City of Greater Shepparton and surrounding rural districts. It currently has a role of 105 pupils increasing to 120 at the beginning of 2009 school year. The school is situated on the eastern side of Verney road and has a site of approximately 22 acres.

Long term the school intends to continue to expand until it caters to Prep to Year Twelve pupils approximately 400 to 500 pupils. The principal reported that they may also build a kindergarten as well. This long term vision has meant over the past three year years, the school has added on an extra classroom per year. The latest new classroom will take year 7 students in 2009. The Science block is in the process of being completed.

6.1.1.3 Thresholds

When planning for new schools the Department of Education and Early Child Development bases the need for infrastructure on the following enrolment thresholds:

- New primary schools: 451 plus students; and
- New secondary colleges: 1,100 students.

These thresholds can be used as a target enrolment for existing primary schools and secondary colleges.¹⁵

In order to calculate the primary school requirements of the Shepparton North-East Growth Area, the number of primary school aged children must be determined using 2006 demographic data. Based on Greater Shepparton's age structure in 2006, 11% of residents are between the ages of 5 and 11 years (primary school aged children). Shepparton North-East Growth Area's population will be approximately 4,140, people by 2020. Of these residents approximately 11% will be school aged children (approximately 455 school aged children). Grahamvale Primary School therefore has the potential to increase its natural catchment area as Shepparton North-East develops.

Table 8 Thresholds for primary schools

¹³ Department of Education and Early Child Development, Infrastructure Planning, viewed 23 September 2008, <<http://www.education.vic.gov.au>>.

¹⁴ Department of Education & Training *Schools as Community Facilities* Policy Framework and Guidelines 2005

¹⁵ Department of Education and Early Child Development, Infrastructure Planning, viewed 23 September 2008, <<http://www.education.vic.gov.au>>.

Service	Threshold	Estimated Forecast 2015	Estimated Forecast 2020	Requirement & recommendations
Primary school 5 to 12 years	451/475 ¹⁶	~ 174	~ 455	Existing schools expanded. Targeted approach to encourage communities use of own local schools

According to thresholds identified by the DEECD, to cater for primary school aged children in the Shepparton North-East Growth Area an additional primary school may be required by 2020, shown in Table 8. However, with expansion of the Grahamvale Primary School and Shepparton Christian Community School, an a target programme by council and DEECD to encourage communities use their local schools a primary school in the Shepparton North East would not be necessary.

Comments

Grahamvale Primary School and the Shepparton Christian Community School are within boundaries of the subject site and would be most convenient and accessible for new residents in Shepparton North East. These schools may have capacity to cater for residents in the growth area, particularly when meeting the needs of the community in Stage One's development.

Grahamvale Primary School could be developed into a being part of the community focal point in Shepparton North East particularly if relocated to the western side. A possible option is to co-locate community facilities near the school and create a partnership between the school and community facilities. Associated benefits are outlined in the *Shared Facility Partnerships: A Guide to Good Governance for Schools and the Community* by DEECD. Benefits include stronger social networks between the school and the community, more efficient government investment and facility utilisation, and improved school security.

¹⁶ Department of Education and Early Child Development, Infrastructure Planning, viewed 23 September 2008, <<http://www.education.vic.gov.au>>.

6.1.2 Childcare and Preschools

The following childcare and preschools are located in northern Shepparton.

ID No.	Name	Address
1	ABC Learning Centre	49-51 Bouchier Street, Shepparton
2	Florina Day Care Centre	195 Knight Street, Shepparton
3	Knight Street Preschool & Child Care Centre	164 Knight Street, Shepparton
4	Elizabeth Hilderbrand Child Care Centre	301 High Street, Shepparton
5	Batdja Pre-School and Child Care	44 Edward Street, Shepparton
6	Shepparton Family Day Care	18 Edward Street, Shepparton
7	Patricia Smith Pre-School	Packham Street
8	Balaclava Rd Pre School at Gowrie Street Primary School	Balaclava Road, Shepparton
9	Dolena Young Pre-School	135 Balaclava Road, Shepparton

There are several childcare centres and preschools in Shepparton, however the closest facility (ABC Learning Centre), is located more than 800 metres from the south west edge of the Shepparton North-East Growth Area. From the centre of the growth area this childcare centre is approximately 1.5 kilometres away.

As identified in *Safer Design Guidelines for Victoria* it is recommended that community based facilities be located in neighbourhood centres. These guidelines also recommend all parts of the neighbourhood be located within 400 metre from the neighbourhood centre. This distance is considered to be walking distance, approximately a five minute walk.

6.1.2.1 Thresholds

There are no State Requirements for the thresholds needed for preschools and kindergartens. These are generally provided by local government. The planning for community infrastructure can give some guidelines to follow. Another example of a threshold by a local government is a strategy produced for Yarrawonga by the Moira Shire in 2004 provides a good model for thresholds of various community uses. The aim of the strategy plan is to assess existing facilities and businesses to make recommendations, ensuring needs of the local community are met in the future. The thresholds outlined in the *Yarrawonga Strategy* for child care and preschools are shown in Table 9.

Table 9 Thresholds for child care and preschool services

Service	Threshold	Estimated Forecast 2015	Estimated Forecast 2020	Requirement
Child care 0 to 4 years	330	~ 108	~ 281	Occasional child care service
Preschool 2 to 4 years	167	~ 54	~ 140	1 preschool by 2020

Source; Adapted from Moira Shire (2004) *Yarrawonga Strategy: Looking to the future*, pp 11.

The figures for years 2015 and 2020 are based on Greater Shepparton's 2006 demographics where 6.8% of children are under the age of four.

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Based on the above threshold a full child care centre would not be required for the Shepparton North-East Growth Area. Instead an occasional child care service could be provided to ensure families are not disadvantaged if they are unable to access occasional care for their child(ren).

The projected number of children aged two to four years of age in the North-East Growth Area is slightly under the required threshold for a new preschool. However, there is strong research which supports early child development. For example, there is overwhelming evidence showing that early childhood intervention is considered a key to breaking the poverty cycle in disadvantaged areas. "Closing the Gaps", a strategy recently published by World Health Organisation states *"the inequities in how society is organised mean that the freedom to lead a flourishing life and to enjoy good health is unequally distributed between and within societies. This inequity is seen in the conditions of early childhood and schooling, the nature of employment and working conditions ... Experience in early childhood and in early and later education lay critical foundations for the entire life course. Preschool educational programmes and schools, as part of the wider environment that contributes to the development of children, can have a vital role in building children's capabilities"*.

The OECD Economic Surveys Australia 2008 report, showed Australia is well behind the best performing OECD countries in preschool education, with only 42 per cent of children aged three to four in formal programs. By comparison, more than 90 per cent of children in Belgium, France, Germany and New Zealand attend preschool. The report says children with a disability and those from non-English-speaking backgrounds *"are significantly under-represented in both childcare and preschool services, and fewer than half all indigenous children receive an early-childhood education"*..¹⁷ Both of these reports emphasised the need for early childhood intervention in disadvantaged communities to break the social exclusion cycle.

On this basis a preschool facility is recommended for the Shepparton North-East Growth Area.

6.1.2.2 Recommended Size

Preschools

A kindergarten in the Shepparton North East Growth Area would need to cater for 36 places and sessions would be run twice a week. The *Design Guidelines for Victorian children's services* (2007) specify the following physical size requirements for a kindergarten:

- Gross building figure of approximately 10 square metres for each child place;
- Minimum outdoor play space of 10 square metres per child; and
- Approximately 30 square metres per car space.

A kindergarten for places 36 would therefore require a total area of 1,200 square metres.

Area	Size
Gross building area	360 sq metres
Outdoor play space	360 sq metres
Car parking	16 car spaces - 480 sq metres
Total	1,200 sq metres

Comments

There are limited childcare facilities within close proximity to the subject site, the closest not being

¹⁷ Caroline Overington 2008 "We're failing at preschools. OECD says", The Australian", 11 October viewed 11 October 2008

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within reasonable walking distance. Projected residents are less than the required threshold, therefore an occasional child care service should be provided.

The projected population of preschool aged children is moderately less than the required threshold, nonetheless strong evidence supports the importance of early childhood development. A preschool may also prevent social isolation and encourage social engagement for mothers who may be isolated due to no public transport. It is recommended the occasional care service and preschool are accessible, particularly by walking, in the Shepparton North-East Growth Area to reflect the needs of residents.

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6.1.3 Health Care Facilities

The following health care facilities are located in northern Shepparton.

ID No.	Name	Address
1	Goulburn Valley Health (local hospital)	Graham Street, Shepparton
2	Goulburn Valley Community Health Service	399 Wyndham Street, Shepparton
3	Shepparton Private Hospital	20 Fitzgerald Street, Shepparton
4	Maternal & Child Health Centre	104 Maude Street, Arthur Dickmann Childcare Centre, Shepparton
5	Maternal & Child Health Centre	Tiny Tafe Childrens Centre, Balaclava Road, Shepparton
6	Priority Care Plus	302 High Street, Shepparton
7	Goulburn Valley Health Centre for Older Persons	80 Orr Street, Shepparton

There are several small and large health care centres in Shepparton.

There are two Maternal and Child Health Care Centres in the northern area of Shepparton. The Maternal and Child Health Centre on Balaclava Road is located approximately one kilometre from the southern edge of the Shepparton North-East Growth Area. According to *Safer Design Guidelines for Victoria* one kilometre is not considered to be walking distance.

The Goulburn Valley Health and the Shepparton Private Hospital cater for the wider Shepparton area. The Shepparton Private Hospital is located 500 metres from the subject site.

6.1.3.1 Thresholds

As identified by The Australian Social Recreation Research, the threshold Maternal and Child Health services are:

- 1 session per 60 people aged 0 to 3 years.

Greater Shepparton's 2006 demographics show that 6.8% of residents are under the age of four years. Using 2006 figures there will be approximately 281 persons under the age of 4 years by 2020 in the Shepparton North-East Growth Area. If one Maternal and Child Health session is required per 60 persons between the age of 0 and 3 years, roughly 4 sessions per week will be needed to cater for residents from the Shepparton North-East Growth Area by 2020. Refer to Table 10.

Table 10 Threshold for Maternal and Child Health sessions

Service	Threshold	Estimated Forecast 2015	Estimated Forecast 2020	Requirement
Maternal and Child Health sessions	60	~ 108	~ 281	<ul style="list-style-type: none"> • Two sessions by 2015 • Four sessions by 2020

These services should be located centrally in the Shepparton North-East Growth Area to ensure it is accessible by walking from any area of the neighbourhood, thus preventing social exclusion for residents who do not have access to a car.

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Based on the *Design guide for Victorian children's services* and previous models used by City of Greater Shepparton we have identified indicative floorspace for various types of facilities, including consulting rooms, meeting rooms, classrooms and kitchen (shown in Table 11).

Table 11 Indicative floorspace allocations for Maternal and Child Health Facility

Facility	Indicative floorspace		Total (square metres)
	Square metres	Persons per room	
Consulting Room	17.5	2	38
Meeting Room/Classroom	2.7	30	82
Kitchen	-	-	20
Car parking	30	6 car spaces	180

A consulting room could be used for visiting health services (including Maternal and Child Health sessions).

When these facilities are not being used by nurses for Maternal and Child Health sessions, the facilities can be used by other community groups as a multipurpose room.

The meeting room/classroom could also be used for a visiting library service and activities for people of all ages (e.g. learning programs, health programs and senior citizens). This space could also be used for the occasional child care service. Play group sessions could also be provided for zero to two year olds. This session help to connect people and build relationships, especially for new mothers, contributing to a sense of community.

A total of 140 square metres of floor space is required for the recommended community facility plus 180 square metres for car parking.

Comments

Even though there are existing Maternal and Child Health centres in Shepparton, additional services would be required to cater for residents at the Shepparton North-East Growth Area.

It was suggested by Council social planners that a visiting/consultation room should be considered as part of the community facilities at the Shepparton North-East site. This could cater for Maternal and Health Child sessions required for the Shepparton North-East Growth Area, making Maternal and Child Health services more accessible for local residents, particularly by walking.

6.1.4 Aged Care

The following aged care facilities are located in Shepparton.

ID No.	Name	Address
1	Shepparton Aged Care	29-35 Pine Road, Shepparton
2	Shepparton Multicultural Aged Care Facility	Zurcas Lane, Shepparton
3	Tarcoola Hostel	9 Batman Ave, Shepparton
4	Ave Maria Village	25 Graham Street, Shepparton
5	Grutzner House (is part of Goulburn Valley Health)	Monash Street, Shepparton
6	Harmony Village	20 Zurcas Lane, Shepparton
7	Lechte Corporation / Balena Corporation (approval to	Goulburn Valley Highway,

ID No.	Name	Address
	develop 300 plus persons lifestyle Village).	Shepparton

Council considers the current amount of aged accommodation in Shepparton is adequate for short to medium-term needs. Shepparton Aged Care, approximately 750 metres east from the Shepparton North-East Growth Area on Pine Road, is the closest aged care accommodation.

6.1.4.1 Thresholds

The threshold for aged care facilities is shown in Table 12.

Table 12 Aged care facilities threshold

Service	Threshold	Estimated Forecast 2015	Estimated Forecast 2020	Requirement
Aged care facilities (74 plus years)	433 ¹⁸	~ 148	~ 389	Aged care facility not required

In 2006 9.4% of persons in Greater Shepparton were aged over 70 years. The predicted population of the Shepparton North-East Growth Area is 4,140 persons by 2020. 9.4% of 4,140 persons equals 389 persons. Based on the City of Greater Shepparton's 2006 demographics an aged care facility would not be required at the Shepparton North-East Growth Area.

However, mixed housing types in the Shepparton North-East Growth Area would be required to cater for the number of aged persons. Older persons may choose to live in smaller homes which are easier to maintain. By 2020 it is predicted approximately 730 persons over the age of 60 years will be living in the Shepparton North-East Growth Area (calculated using the 2006 figures of 17.6% of person aged over 60 years multiplied by the predicted population of 4,140 persons in 2020).

Comments

There are currently sufficient aged care facilities in Shepparton. It is not essential for the Shepparton North-East Growth Area to provide accommodation for aged people because the population projections do not meet threshold requirements. It is however important to ensure elderly people are integrated into the community and a mixture of multigenerational engagement is encouraged to improve wellbeing, bringing benefits to all the community.

6.1.5 Neighbourhood Centres

The North Shepparton Community and Learning Centre is the closest existing community based facility to the Shepparton North-East Growth Area. The Centre is located west of the Goulburn Valley Highway at 59 Olympic Avenue. The Centre provides activities and services such as social groups, occasional day care and other outreach programs. The Centre caters to a catchment area that generally includes the local area; however the Centre also has visitors from southern areas in Shepparton and Mooroopna. A number of the visitors walk to the centre.

There are several other community based facilities in Shepparton, including the Community Toy Library on the corner of Wyndham Street and Balaclava Road, and Goulburn Valley Regional Library at 41-43 Marungi Street.

¹⁸ Adapted from Moira Shire (2004) Yarrawonga Strategy: Looking to the future, pp. 10.

Future neighbourhood centres

There are several neighbourhood centres which have been planned for Shepparton, including the following.

- **Koori Aged Person Accommodation and Community facility** - this facility is proposed at a site near the corner of south east corner of Ford and Verney Roads, approximately one kilometre from the western boundary of the Shepparton North-East Growth Boundary.
- **North Shepparton Community Hub** - this is an initiative which is part of the Parkside Estate Neighbourhood Renewal program. The community hub will be located on Tyquim Street, west of Olympic Avenue, approximately three kilometres from the centre of the Shepparton North-East Group Area. Upon completion the Learning Centre and other outreach services will relocate to the new community hub. The community hub will also provide space for commercial tenants. Being located approximately two kilometres from the Shepparton North-East Growth Area this community hub is not considered to be within reasonable walking distance.

Northern Neighbourhood Centre - Identified in the Greater Shepparton 2030 Strategy is the Northern Neighbourhood Centre. The centre will be located at the Fairley's IGA supermarket site on the east side of the Goulburn Valley Highway. This site is approximately one kilometre from the western boundary of the Shepparton North-East Growth Area. Council has indicated that this neighbourhood centre would provide commercial space as well as community facilities. Community facilities which may be included at the centre include a community space for meetings, activities, programs and visiting outreach services. This centre would also include an office and toilet facilities. Hawkins Road provides a direct link to the subject site from the Northern Neighbourhood Centre; however bike and pedestrian facilities are lacking as there is no footpath for most of the route.

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6.1.5.1 Thresholds

Table 13 Thresholds for neighbourhood houses

Service	Threshold	Estimated Forecast 2015	Estimated Forecast 2020	Requirement
Neighbourhood hub	10,000 ¹⁹	1,585	4,140	Smaller scale community centre

A neighbourhood hub (community centre/hub), as defined in Table 13, provides day to day and weekly service needs in a mixed use environment. The hub should be walkable and facilitate strengthening of the community. As outlined in 5.1 of the report a neighbourhood centre can include kindergarten programs, playgroups, meeting space for community activities, active open space reserves and pavilions as well as passive open space, and Government Primary Schools..²⁰

Table 13 shows that the catchment area of a neighbourhood hub/centre is a maximum of 10,000 people, which is generally the local community. The natural catchment of the growth area's community facilities would include existing surrounding residential areas, thus increasing the number of residents that the community facilities would be servicing. By 2020, the projected population Shepparton North-East Growth Area would be 4,140, therefore meeting the threshold requirements of a neighbourhood hub/centre.

Comments

A neighbourhood hub/centre should be provided in the first stage of development to ensure the needs of the community are met in the initial stages. There would be a sufficient number of people in the catchment area (including existing residential areas plus new residents in the growth area) to support a neighbourhood centre.

A neighbourhood centre in the Shepparton North-East Growth Area is further supported by *Safer Design Guidelines for Victoria* which specifies urban areas should have walkable neighbourhoods, where all parts of the neighbourhood are within five minutes (400 metres) from the neighbourhood centre. The proposed neighbourhood centres in north Shepparton are therefore not within convenient walking distance from the development site. The Shepparton North-East Growth Area needs to ensure community facilities are accessible by walking to prevent social exclusion.

6.1.6 Local Shopping

The location of local shops is important for reducing car dependence in local areas and should be considered when planning community hubs.

There are various retailing areas within Shepparton. The Shepparton CBD, located on the Midland Highway, is the largest shopping area in Shepparton. The catchment area caters to a large area of Shepparton. The CBD has a diverse range of shops including discount department stores, supermarkets, apparel stores and convenience stores. Private cars are the main form of transportation to access these shops and are not within walking distance from the development site.

There are several other stand alone shops or strips of shops within closer proximity to the Shepparton North-East Growth Area. There are shops along Dunkirk Avenue, Branditt Street, King Street and at the corner of Verney and Balaclava Roads. These shops provide for general convenience needs.

¹⁹ Australian Social & Recreational Research (2008) *Planning for Community Infrastructure in Growth Areas*.

²⁰ *ibid*.

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There is also an IGA supermarket on the Goulburn Valley Highway (Numurkah Road), which caters for the needs of the northern area of Shepparton. This supermarket is more than one kilometre from the western edge of the development and is the closest location for grocery and convenience needs.

Comments

The retail assessment being undertaken by Applied Development Research as part of the Shepparton North-East Growth Area ODP and DCP provides a thorough analysis of future retail requirements in the Shepparton North-East Growth Area. The provision of retail facilities will be guided by that assessment.

If local shops are to be provided in Shepparton North-East Growth Area, it is recommended *Safer Design Guidelines for Victoria* is incorporated into the design to encourage accessibility, connectivity and safety.

6.1.7 Open Space

There are numerous sporting and recreational facilities in north Shepparton. The John McEwen Reserve, located on Brauman Street, is a major sporting facility and includes a Sport Stadium and facilities for netball, hockey, soccer, tennis, velodrome, little athletics and horse shows. This facility is located 1.5 kilometres west of the subject site. There are several other smaller areas of open space throughout this area of Shepparton.

Comments

The Open Space and Recreation Assessment prepared by Maunsell AECOM recommend provision of appropriate open space areas throughout the Shepparton North-East Growth Area. Where possible, areas of open space should harmonise with the stormwater system, in particular, around landscaped stormwater storage ponds and wetlands. Refer to that assessment for more details.

It is recommended that an area of open space such as a Neighbourhood Park be located near any proposed community facilities at the Shepparton North-East Growth Area. This would be beneficial for community organisations to use the open space for outdoor activities.

7.0 Residential Areas

7.1 Housing

One aspect that needs to be considered when planning for and developing the Shepparton North-East Growth Area is improved housing diversity to ensure there are a variety of housing choices for a range of family types and elderly people.

The *Greater Shepparton Housing Strategy, Final Draft Version 2*, identifies that Greater Shepparton's changing social and demographic trends reflect the demand for a range of housing options. Housing affordability is one such consideration for new developments because over the past 10 years there are an increasing number of households in Greater Shepparton experiencing housing stress. As noted in the strategy, housing affordability is necessary for building inclusive and equitable communities. One such way to address this is to support development of a variety of housing types, in particular semi-detached dwellings and apartments. These housing types are not currently common within the municipality, however they generally cost less to purchase and rent. Within new development areas lots to cater for higher densities should be encouraged. This need for a larger range of housing choices is supported by the City of Greater Shepparton's 2006 demographic data which shows there is a range of family structures (16.5% one parent families and 37% couples without children). Improved housing diversity can therefore cater for a variety of household types which do not necessarily require a large home.

Council has indicated there was low demand for smaller lots in Shepparton. There are perceptions that smaller lots are 'lower-class housing'. Overall urban design quality is paramount to making smaller lots more viable and more attractive to the market. Council is keen to see a range of lot sizes at the Shepparton North-East Growth Area and would like to ensure diversity of lot sizes from the earliest stages of planning for the area. Council is mindful that diversity of lot sizes can be overlooked, especially later on during the subdivision process. Council is very keen to prompt some affordable housing but realise the location of the site close to private schools could result in increased demand from more affluent buyers.

7.2 Urban Design

Cul de sacs branching from collector roads are a popular street layout in Shepparton; however design guidelines discourage cul de sacs because they may lead to isolation, poor safety and reduce the number of streets linking areas of the neighbourhood.²¹

Good design and layout are important for to overcoming this preference for cul de sacs. Social planning principles also need to be incorporated into the design to promote a sustainable community with a mixture of housing types.

A positive design feature of existing areas in Shepparton is the location of neighbourhood centres. The existing neighbourhood centres and community facilities are appropriately located central to residential areas and can be easily accessed by walking.

²¹ Department of Sustainability and Environment & Crime Prevention Victoria, *Safer Design Guidelines for Victoria*.

Comments

Based on comments from the City of Greater Shepparton's Housing Strategy and comments from Council, it is recommended that the Shepparton North-East Growth Area caters for a range of housing types, including higher density dwellings to help improve housing affordability and equity within the community.

It is recommended that community facilities at the Shepparton North-East Growth Area are central to the neighbourhood and accessible to all residents, particularly via walking and cycling. The following aspects, based on *Safer Design Guidelines for Victoria* need to be considered when planning for the Shepparton North-East Growth Area:

- Direct street links between neighbourhoods and activity centres
- Design street patterns using a network of direct and straight streets
- Integrate new development with existing neighbourhoods
- Maximise opportunities for natural surveillance.

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8.0 Recommendations

The following recommendations outline the type of community facilities and services required for Shepparton North-East and the appropriate location of the facilities within the growth area. These recommendations are based on State and Local policy which encourage new development to include community gathering spaces, improved access to community infrastructure helping reduce inequalities, and creating a sense of belonging and social connectedness.

8.1 Community Facilities

There are a wide range of community facilities in the northern area of Shepparton. However the key issue is the distance from the Shepparton North-East Growth Area to the closest community centre, child care facility, or Maternal and Child Health Care Centre, and local shopping needs. Therefore these services and facilities are not easily accessible, particularly by walking or public transport.

The distance from existing facilities and community infrastructure requirements discussed in section 6.0 demonstrates there are creates several gaps in relation to service provision.

Community facilities to minimise these gaps and cater for the Shepparton North-East Growth Area are summarised below in Table 14.

Table 14 Recommended community infrastructure

Service/facility	Year	Requirement
Primary school	2015	Insufficient numbers for a primary school
	2020	Existing schools expanded. Targeted approach to encourage community use of own local schools
Maternal and Child Health	2015	2 sessions
	2020	4 sessions
Child care	2015	Insufficient numbers for a child care centre
	2020	One child care centre
	<i>Note: An occasional day care service should be provided</i>	
Preschool	2015	Insufficient numbers for a preschool
	2020	One preschool
Aged care facilities	2015	Insufficient demand for an aged care facility
	2020	Insufficient demand for an aged care facility
Community Hub	2015	Provision of a small scale community centre
	2020	Community centre to be provided by 2015

It is recommended that a shared meeting room/space be provided to cater for Maternal and Child Health sessions and an occasional day care service. Other groups and programs (for example outreach programs) would also be able to use the space. Depending on the exact demographics of the residents at the site, specific programs could be targeted towards children and youth, aged persons, or possibly language services. A preschool/kindergarten should also be included as part of the community hub, as well as retail (as identified in the retail study by Peter Baker) and open space. Toilets should also be provided as part of the meeting space, ensuring amenity and convenience for visitors.

Summary of recommended facilities and floor areas required.

Table 15 Recommended sizes for the community infrastructure

COMMUNITY CENTRE	SIZE/CAPACITY		
	FLOOR AREA	SITE AREA	TOTAL
Maternal and Child Health facility	140 sq metres		
Kindergarten 36 child capacity	10 sq metres per child 360 sq metres		
Kindergarten Outdoor play area		10 sq metres per child 360 sq metres	
Parking Facilities Kindergarten		480 sq metres 16 car parks	
Parking facilities Community Centre		180 sq metres 6 car parks	
Landscaping		160 sq metre	
Total	500 sq metres	1,180 sq metres	1,680 sq metres

8.2 Location Options

As discussed previously in this report State and Local planning policies identify that the location of community hubs should include the following:

- Co-location with retail development
- Close to or co-located with schools (because of the benefits discussed in section 3.2 of this report)
- Accessible by walking and cycling to maximise community interaction and social connectedness.

Three possible location options have been identified for the community hub in the Shepparton North-East Growth Area and are as follows.

Option 1

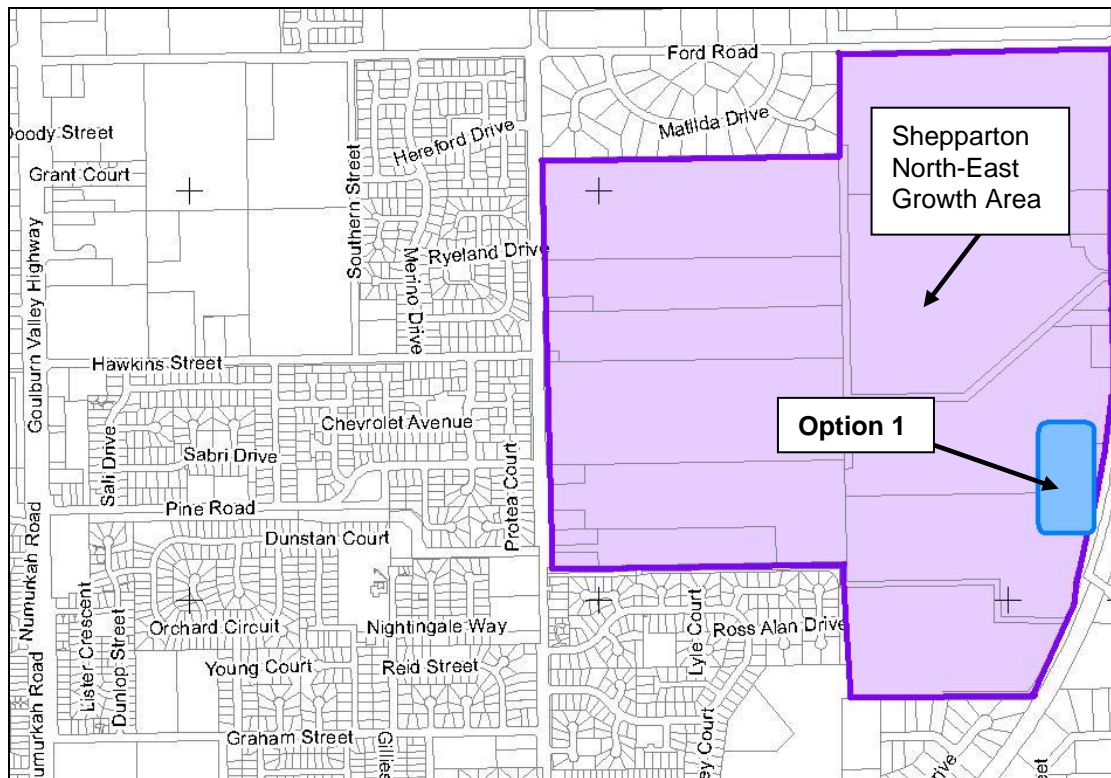
Option 1 recommends co-location of community facilities, open space and retail with Grahamvale Primary School, as shown in Figure 6.

The co-location of facilities at Grahamvale Primary School could form a community hub and enhance the school's position as social focal point in the Shepparton North-East Growth Area. The school would also benefit from use of additional facilities and open space.

Good pedestrian links and vehicle routes would be required through the centre of the Shepparton North-East Growth Area to provide sufficient and effective access to the community hub.

However, the school's location on the eastern border of the Shepparton North-East Growth Area on Grahamvale Road would mean the community facilities would not be centrally located in the neighbourhood, limiting its catchment area. Also, due to the location of existing physical services along the western side of the study site, it is likely that urban development will begin near Verney Road and move eastwards. This means development of the community hub at this location would either be isolated from its natural catchment if built early on, or would result in a delay to community services whilst the full study site is developed.

Figure 6 Option 1



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Option 2

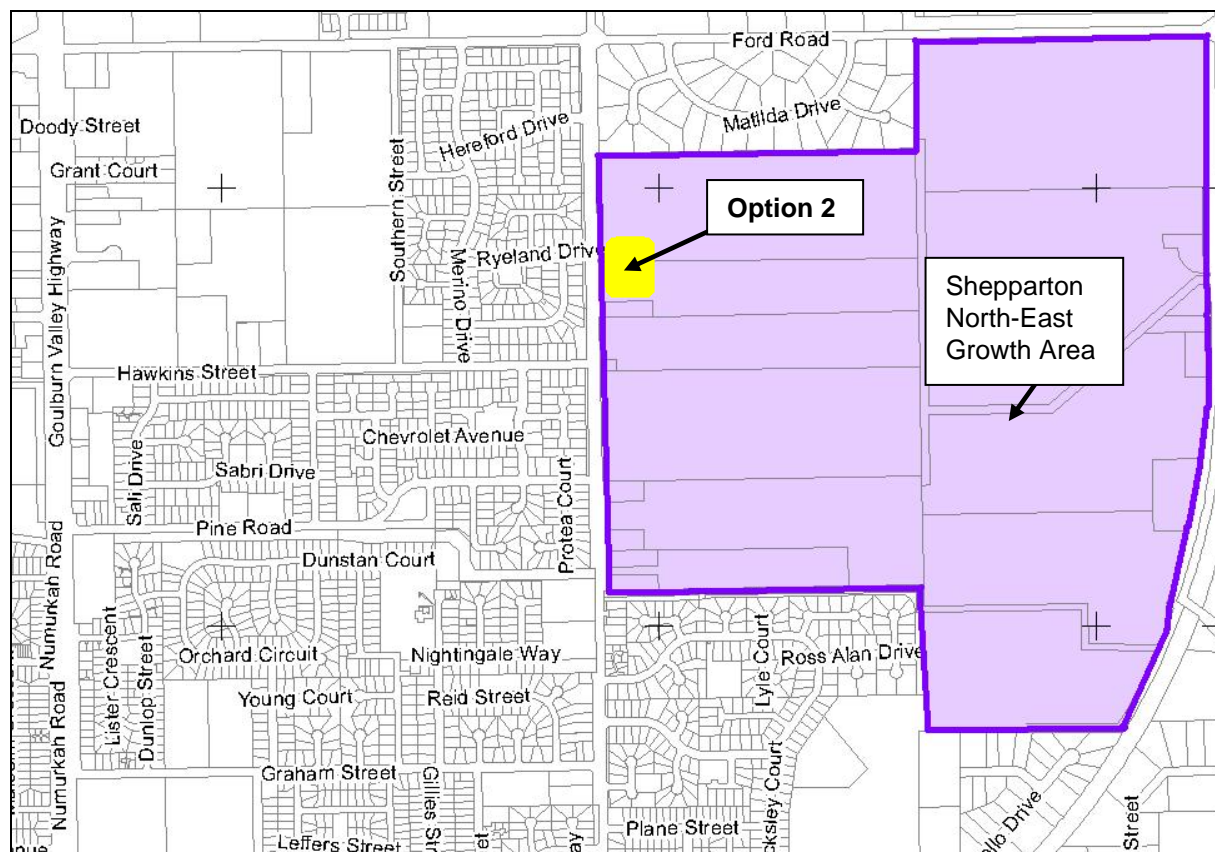
Option 2 recommends locating the community facilities (including retail and additional open space) near Shepparton Christian Community School on Verney Road, just north of Hawkins Street, to create a community hub. Refer to Figure 7.

This option creates an opportunity to create a focal at this school. A direct link from the Shepparton Christian Community School to the Grahamvale Primary School should be provided to ensure the Grahamvale Primary School remains accessible and can have easy access to the new community facilities (if they require use of additional space).

The physical location of this option is within close proximity to the proposed Northern Neighbourhood Centre. The Northern Neighbourhood Centre is to be located adjacent to the Fairley's IGA supermarket site on the east side of the Goulburn Valley Highway, approximately 300 metres north of Hawkins Street. Being a smaller community hub, the community facilities at the Shepparton North-East Growth Area would be able to provide an outreach facility for services at the Northern Neighbourhood Centre (which is larger in size), creating a link between the two community facilities.

If this option is selected it needs to be ensured that sections of the growth area furthest from the community hub have good pedestrian linkages to encourage walking. This would produce more equitable access for residents and help prevent social isolation. Good links should also be provided from the community hub to Grahamvale Primary School, particularly via walking.

Figure 7 Option 2



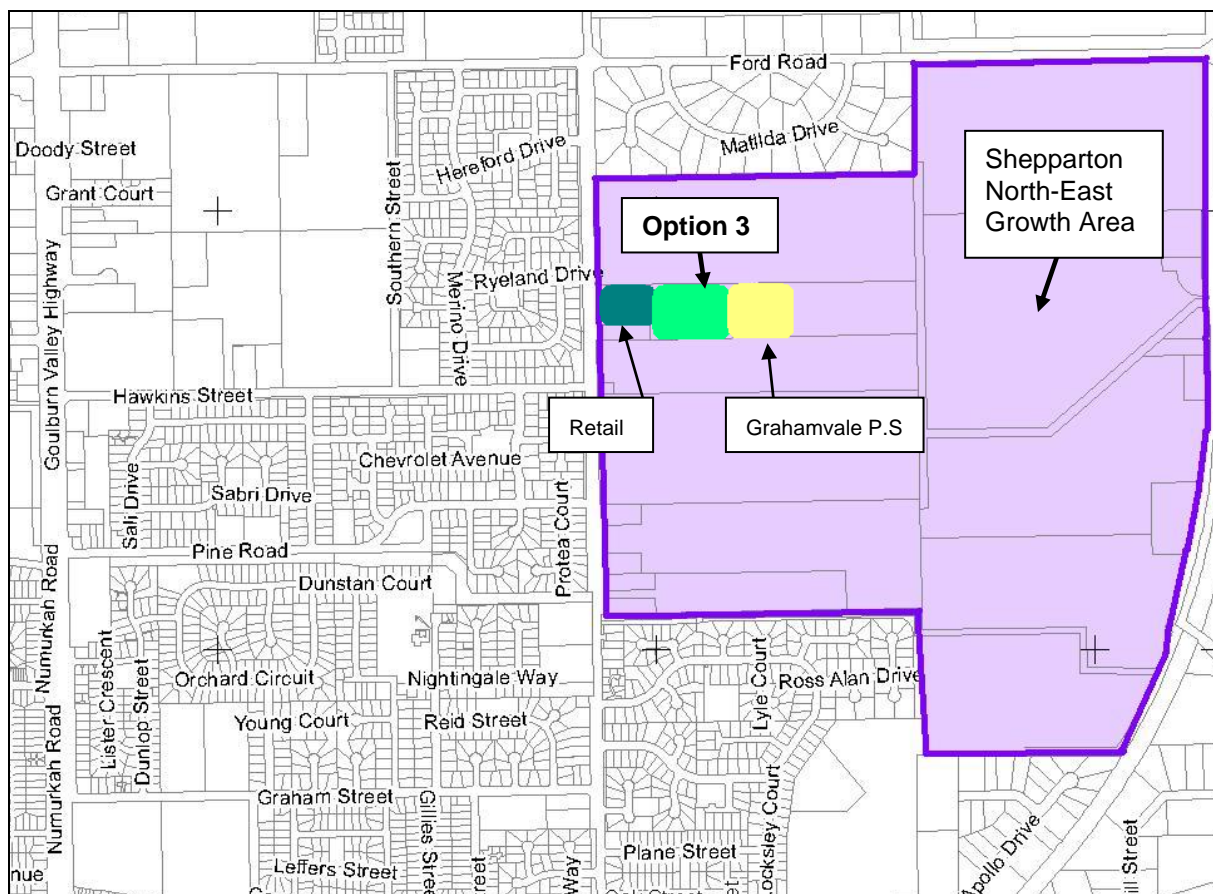
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Option 3

Option 3 recommends co-location of community facilities, open space and retail with Grahamvale Primary School (providing that the school is relocated) and Shepparton Christian Community School. The recommended location is shown in Figure 8.

The co-location of facilities at Grahamvale Primary School and Shepparton Christian Community School would help form a community hub, enhancing both schools' position as a physical and social focal point in the Shepparton North-East Growth Area. Option 3 would enable both schools to benefit from the additional facilities and open space. Being centrally located to the future and existing residential areas the community hub would facilitate more equitable access for residents would be created, helping to prevent social isolation.

Figure 8 Option 3



9.0 Conclusion

State and local policies clearly identify that when new infrastructure and development is being planned there needs to be consideration of community infrastructure to help create socially inclusive environments and reduce inequalities. This report has provided recommendations for particular community facilities to be catered for in the Shepparton North-East Growth Area.

Based on the City of Greater Shepparton's demographics and facility thresholds cited in Australian Social and Recreation Research 2008, and by the DEECD the following community facilities have been recommended for the Shepparton North-East Growth Area:

Service/facility	Year	Requirement
Primary school	2020	Existing schools expanded. Targeted approach to encourage community use of own local schools
Maternal and Child Health	2015	2 sessions
	2020	4 sessions
Childcare centre	2020	An occasional day care service could be provided prior to 2020
Preschool	2020	One preschool
Neighbourhood hub/centre	2015	One community centre

It is recommended that the Maternal and Child Health services and occasional day care service use a shared community space as a part of a community hub. The shared space or meeting room could also be used by other community organisations and outreach programs. It is recommended that 1,680 square metres is provided for the community hub, which includes a kindergarten, Maternal and Child Health facility and associated car parking.

Open space in the vicinity of the community hub should be provided to enable community organisations to have outdoor activities. A retail component should also be included as part of the community hub to create a physical and social focal point in the Shepparton North-East Growth Area which is accessible and includes a range of services and facilities. This creates a place for people to meet, a technique for reducing social exclusion and increasing social capital of the community. Improving housing diversity in the Shepparton North-East Growth Area will also reduce social exclusion by providing a range of housing choices that do not exclude people who may require cheaper or smaller housing options to cater for single parent families or couples with no children.

There are three possible locations for the community hub. Assessed against the criteria set out in Section 5.4 of this report, the preferred location for the community hub would be Option 3 due to its proximity to the Shepparton Christian Community School, a relocated Grahamvale Primary School, retail and open space facilities. This option provides community infrastructure that has a more central location to existing and proposed residential areas. However, the success of this option relies on the relocation of Grahamvale Primary School. If Grahamvale Primary School cannot be relocated, Option 2 would be the next most suitable location option. This option presents benefits associated with co-locating community infrastructure, retail and open space with Shepparton Christian Community School.

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