Shepparton North-East Growth Corridor

Social Infrastructure Assessment

Review 2012

Greater Shepparton City Council  
Planning Department





Contents

[Introduction 5](#_Toc343006815)

[Background 5](#_Toc343006816)

[PART A: 6](#_Toc343006817)

[Summary of North-East Growth Area Social Infrastructure Assessment (SIA 2008) by Maunsell/AECOM 6](#_Toc343006818)

[Key Population and Socio-Economic Trends 6](#_Toc343006819)

[Proposed Site Area 6](#_Toc343006820)

[Demographic Conclusions 6](#_Toc343006821)

[2008 SIA Summary Policy Context 7](#_Toc343006822)

[State Planning Policy Framework 7](#_Toc343006823)

[State Government Policy 7](#_Toc343006824)

[Melbourne 2030 (where applicable to urban growth) 7](#_Toc343006825)

[Local Planning Policy Framework 7](#_Toc343006826)

[Council Policies 7](#_Toc343006827)

[2008 SIA Recommendations 8](#_Toc343006828)

[PART B Review of the 2008 SIA Recommendations 9](#_Toc343006829)

[Key Population and Socio-Economic Trends 10](#_Toc343006830)

[Greater Shepparton Population Projections 12](#_Toc343006831)

[The Forecast for Greater Shepparton shows that a strong growth rate above 1.1% will continue until 2031. This projection is in line with the original report and supports the reccomendations made by Maunsell/AECOM. 12](#_Toc343006832)

[Plans and Strategies 12](#_Toc343006833)

[Council Plan and Strategic Resource Plan 12](#_Toc343006834)

[Public Health Plan 2009-2013 13](#_Toc343006835)

[Greater Shepparton Housing Strategy 13](#_Toc343006836)

[Early years Service Review and Future Demand Analysis 14](#_Toc343006837)

[Universal Housing 16](#_Toc343006838)

[North-East Growth Corridor Structure Plan 16](#_Toc343006839)

[Preferred option of Activity Centre and Primary School location 16](#_Toc343006840)

[Community Centre 16](#_Toc343006841)

[Recommended floor space and uses for Community Centre 17](#_Toc343006842)

[Schools and education 18](#_Toc343006843)

[Childcare and Preschools 18](#_Toc343006844)

[Health Care Facilities 18](#_Toc343006845)

[Aged Care 19](#_Toc343006846)

[Open Space 19](#_Toc343006847)

[Housing 19](#_Toc343006848)

[Part C: Final Recommendations 21](#_Toc343006849)

[Bibliography 22](#_Toc343006850)

# Introduction

This document is a review of the Shepparton North-east Growth Area Social Infrastructure Assessment by Maunsell/AECOM. The aim of this report is to update some of the data that has been produced since the original document was developed in 2008 and verify the original recommendations. This document is a complement and should be read in conjunction with the original report produced by Maunsell/AECOM in November 2008.

## Background

The Shepparton North-East Growth Corridor has been earmarked by Greater Shepparton City Council to be developed as a residential estate to support urban growth. The North-East Growth Corridor has a site area of 168.5 hectares which will be developed by private developers.

In order to support the preparation of the ODP and DCP, a technical study assessing the demands for community infrastructure is required. A draft Social Infrastructure Assessment (SIA) report was developed by Maunsell/AECOM in November 2008. The objectives of the 2008 SIA were to:

* Assesses demands for social infrastructure in the northern region of Shepparton and recommend community facilities for the Shepparton North-East Growth Area.
* Provide an analysis of demographics and population growth to help to determine future demands for social infrastructure in the growth area and potentially meet existing demand in adjoining neighbourhoods.
* Review existing community facilities in north Shepparton to determine whether they met the needs of the North-East Growth Corridor or whether new community facilities are required for the subject site.
* The study also assessed the desirability and capability of co-locating recommended community facilities in a community hub.

The following tasks have been undertaken as part of the review of the 2008 SIA:

1. **Demographics and Strategy review update:** A review of new and updated Council strategies and Census data and Forecast for Greater Shepparton.
2. **Consultation:** Meetings were conducted with Council officers from the areas of Planning and Aged and Children’s services. The discussion provided detailed information in relation to:
   * The capacity and suitability of current facilities;
   * The key issues affecting infrastructure provision and service delivery;
   * Future service planning initiatives and directions.
3. **Update of the 2008 SIA recommendations:** Based on previous recommendations an update of recommendations has been provided.

Part A of the report is a summary of the original report from 2008 and the review and the updated recommendations are outlined in part B & C of this report.

# PART A:

# Summary of North-East Growth Area Social Infrastructure Assessment (SIA 2008) by Maunsell/AECOM

## [Key Population and Socio-Economic Trends](#_Toc287950109)

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), 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**

|  |  |  |
| --- | --- | --- |
| Usual Resident population | 2008 | 60,528 |
| Projected population | 2010**012010** | 61,905 |
| Projected population | 2020 | 69,480 |
| Projected population | 2030 | 78,214 |

Source: forecast.id, City of Greater Shepparton.

## 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.

## 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 is also forecasted 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. 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 services in this area this moderate difference in income is likely to be absorbed in private transport costs.

## [2008 SIA Summary Policy Context](#_Toc287950110)

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:

o Include a mix of uses to meet local convenience needs

o Be accessible by walking and cycling

o 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;

• 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 multipurpose 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.

## [2008 SIA Recommendations](#_Toc287950111)

The original report recommended that:

• A community hub/centre is built at the Shepparton North-East Growth Area.

• That 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.

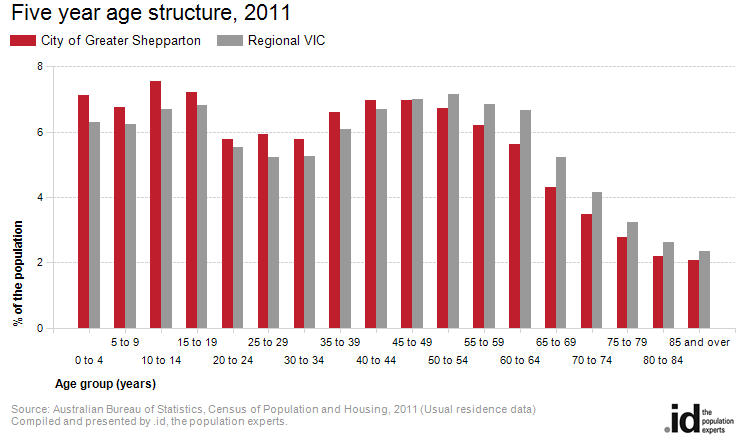
# [PART B Review of the 2008 SIA Recommendations](#_Toc287950112)

This part of the report includes [developments and strategic planning initiatives since the 2008 SIA impacting on community infrastructure provision in North-East Shepparton](#_Toc287950115).

## [Key Population and Socio-Economic Trends](#_Toc287950114)

The current official population of the City of Greater Shepparton as of the 30th June 2011 is 61,737. Greater Shepparton has grown by 354 people since the original report in 2008.

Five year age structure, 2011



**Dominant Groups**

Analysis of the five year age groups of the City of Greater Shepparton in 2011 compared to Regional VIC shows that there was a higher proportion of people in the younger age groups (under 15) and a lower proportion of people in the older age groups (65+).

Overall, 21.4% of the population was aged between 0 and 15, and 14.8% were aged 65 years and over, compared with 19.2% and 17.6% respectively for Regional VIC.

The major differences between the age structure of the City of Greater Shepparton and Regional VIC were:

* A *larger* percentage of persons aged 10 to 14 (7.6% compared to 6.7%)
* A *larger* percentage of persons aged 0 to 4 (7.1% compared to 6.3%)
* A *larger* percentage of persons aged 25 to 29 (5.9% compared to 5.2%)
* A *larger* percentage of persons aged 30 to 34 (5.8% compared to 5.2%)

This data shows that Gretaer Shepparton generally has a younger population than regional Victoria, ages 0 -25, and it is therefore important to put emphaisis on development of approprtiate community facilities to support early childhood development. Further, Gretaer Shepparton has a greater amount of people in child bearing age than regional Victoria, hence the trend of higher numbers of babies being born is likely to continue into the future.

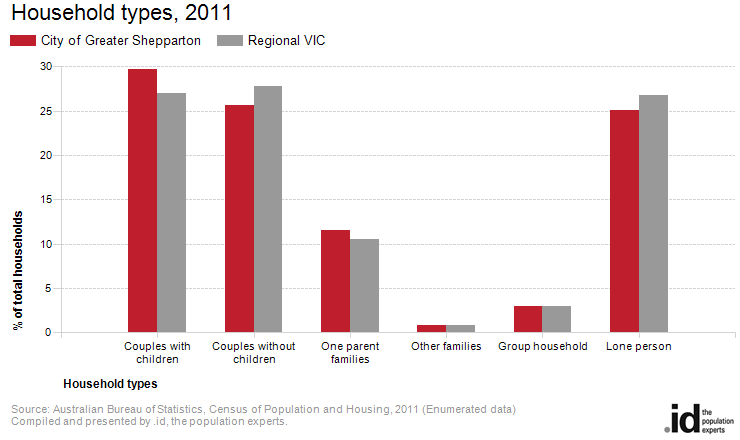
**Emerging Groups**

From 2006 to 2011, City of Greater Shepparton's population increased by 3,354 people (5.9%). This represents an average annual population change of 1.15% per year over the period.

The largest changes in age structure in this area between 2006 and 2011 were in the age groups:

* 60 to 64 (+731 persons)
* 0 to 4 (+537 persons)
* 25 to 29 (+368 persons)
* 65 to 69 (+366 persons)

(Source: Australian Bureau of Statistics, Census of Population and Housing 2011 (usual residence data) Compiled and presented by id. the population experts.)



The size of households in general follows the life-cycle of families. Households are usually small at the stage of relationship formation (early marriage), and then increase in size with the advent of children.

The number of households in City of Greater Shepparton increased by 1,449 between 2006 and 2011.

The largest changes in the number of persons that usually resident in a household in the City of Greater Shepparton between 2006 and 2011 were:

* 1 person (+781 households)
* 2 persons (+440 households)
* 3 persons (+144 households)
* 6 or more persons (+139 households)

Greater Shepparton has more families with children and less lone persons households than regional Victoria in average. However, data also shows that single parent households has increased. This justifies the need for greater flexibility and choice in housing avilability and tenure type as well as provision of affordable housing to cater for both families, sinlge parents and single person households.

### Greater Shepparton Population Projections

| **City of Greater Shepparton** | **Forecast year** | | | | | |
| --- | --- | --- | --- | --- | --- | --- |
|  | **2006** | **2011** | **2016** | **2021** | **2026** | **2031** |
| Population | 59,425 | 64,028 | 68,115 | 72,125 | 76,185 | 80,681 |
| Change in Population (5yrs) |  | 4,603 | 4,087 | 4,010 | 4,060 | 4,496 |
| Average Annual Change (%) |  | 1.5 | 1.25 | 1.15 | 1.1 | 1.15 |
| Households | 22,588 | 24,518 | 26,561 | 28,558 | 30,476 | 32,496 |

(Source: Greater Shepparton Forecast Compiled and presented by id. the population experts.)

North East Shepparton Forecast

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  | 2006 | 2011 | 2016 | 2021 | 2026 | 2031 | Change 2006-2031 | Average % Annual change |
| Shepparton North-East | 3,672 | 4,010 | 3,973 | 4,320 | 4,865 | 5,674 | 2,002 | 1.76 |

(Source: Greater Shepparton Forecast Compiled and presented by id. the population experts.)

## The Forecast for Greater Shepparton shows that a strong growth rate above 1.1% will continue until 2031. This projection is in line with the original report and supports the reccomendations made by Maunsell/AECOM.

## Plans and Strategies

### Council Plan and Strategic Resource Plan

Settlement and Housing Objective 2;

*As one of Australia’s fastests growing inland regional cities, it is improtant to mamage growth in a structured an sustainable manner. In consultation with the Victorian Government and community stakeholders, Gretaer Shepparton City Council will continue to develop planning framework that ensures that our growth and develoepmnet does no compromise our enviable lifestyle.*

*Complete structure plans for growth areas, including developer contributions plan.*

### Public Health Plan 2009-2013

The Greater shepparton Health Plan whcih was developed in 2009 includes ten key strategic objectives. The plan is higlighting the importance of ensuring that the following principles are incorporated in new development:

* Universal access,
* Crime Prevention Through Environmental Design (CPTED)
* Healthy by Design
* Toolkit for connectedness
* Environemntal best parctise.

### Greater Shepparton Housing Strategy

The Greater Shepparton Housing Strategy (GSHS) was undertaken between 2007 and 2009, with the Greater Shepparton City Council adopting the strategy in 2009 to guide the future long term identification and provision of residential land within the municipality.

As a result of changes made to the strategy arising from the Amendment C93 panel report and adoption of the amendment, the Greater Shepparton City Council re-adopted the Greater Shepparton Housing Strategy in May 2011.

The following vision for the future of housing in Greater Shepparton has been developed:

*Housing development in the City of Greater Shepparton will be more than just dwelling construction but will be about creating the building blocks of sustainable communities.*

*The residential areas of Greater Shepparton will be pleasant and attractive places to live and play, socially inclusive, promote the health and well-being of its residents, and provide for a range of housing needs and preferences.*

*At the same time residential growth will be effectively managed to reduce its impacts on the natural environment and lead to benefits for the entire community whilst protecting the character of Greater Shepparton and its various housing settings.*

The strategic directions of the GSHS are to:

• manage development outcomes and change to the benefit of the entire community;

• locate residential development in locations appropriate to its intended use;

• create sustainable living environments which conserve land and energy and are integrated with existing urban networks and systems;

• promote social equity and safety for all citizens in residential areas;

• ensure housing and residential areas contribute to the health and well-being of its citizens;

• provide a diversity of housing options which become long-term assets to their neighbourhood; and

• ensure housing contributes to the public spaces and streetscapes it defines.

### Early years Service Review and Future Demand Analysis



\*Early Years Services available in Shepparton

Access to early years services is strongly articulated as a priority area for action at the local government level. Early years services are recognised as having a critical role in facilitating community health and well-being in a range of Greater Shepparton City Council policy and strategy documents and reports.

The closest Kindergartens to the North East Growth Corridor are Dolena Young Preschool (Council), Kiddie Care (private), and Balaclava Road Child Care (private). While Dolena Young Preschool and Balaclava Road Child Care are unlikely to have the infrastructure capacity to cater for additional children, Kiddie Care has capacity to accommodate additional four-year-olds (provided that there is adequate workforce capacity).

Population growth in this area is likely to require parents in the north east to travel further in the Shepparton region to access Kindergartens with greater infrastructure capacity to cater for additional four-year-olds.

In terms of MHC services, Balaclava Road Maternal and Child Health Centre are located approximately 1.5km from the growth area. This centre operates five days a week. Annually, approximately 132 births are allocated to the centre. The current population of zero year olds in the North East Shepparton region is approximately 50.

(Early Years Service Review and Future Demand Analysis: Final Report, Urbis November 2011)

Given the lack of services within suitable walking distance to the north east growth corridor area it is recommended that a facility for maternal child health services is provided as part of the proposed community centre.

For four-year-old Kindergartens in the City of Greater Shepparton, current and expected future demand are highest in the central, north east and south east of Shepparton, in Mooroopna and in Kialla, which are linked to the identified growth corridors. The population characteristics of these areas (e.g., higher proportions of Aboriginal people, people who are not fluent in English) also mean that there is a need for Kindergartens to provide culturally appropriate services.

(Early Years Service Review and Future Demand Analysis: Final Report, Urbis November 2011)

## Universal Housing

In accordance with the greater Shepparton Public Health Plan, universal housing design is desired as part of all private and public dwellings. It means designing Australian homes to meet the chaining needs of home occupants across their lifetime. It recommends the inclusion of key easy living features that aim to make homes easier and safer to use for all occupants including: people with disability, ageing Australians, people with temporary injuries, and families with young children.

A universally designed home should:

* be easy to enter;
* be easy to move in and around;
* be capable of easy and cost-effective adaptation; and
* be designed to anticipate and respond to the changing needs of home occupants.

*A universally designed home seeks to enhance the quality of life for all occupants at all stages of their life by including safer and more user friendly design features*.

(National Dialogue on Universal Housing Design 2010)

# [North-East Growth Corridor Structure Plan](#_Toc287950123)

### Preferred option of Activity Centre and Primary School location

In accordance with the draft structure plan for the Shepparton North-East Growth Corridor, the activity centre, including retail shops and a community centre will be located with access to Verney Road, opposite the Christian Community School. Public open space, e.g. a public park, will be co-located to the east of the activity centre site.

From discussion with the Principal of Grahamvale Primary School it is confirmed that the school will remain in its current location. As the school currently lacks sufficient indoor and outdoor space, expansion of the school is being discussed. The school currently meets the Department of Education and Early Childhood Development (DEECD) criteria for site extension. The school is set on 1.6 hectares and has an enrolment cap of 400 students.

### Community Centre

As previously stated in the original report from 2008, there are a range of community facilities in the northern area of Shepparton. However, none of them are within reasonable walking distance from, the North East Growth Corridor area and therefore not easily accessible by walking or public transport. This creates some gaps in service provision and it is recommended that a community centre including Maternal Child Health facility, meeting rooms and a Kindergarten to be located as part of the proposed activity centre near the Shepparton Christian Community School on Verney Road, just north of Hawkins Street.

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| A community 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.  Growth Area Authority Precinct Structure Planning Guidelines. The precinct structure plan should respond to the following standards:  S1: Community facilities (e.g. schools, community centres, active open space) are generally co-located with each other, and located either close to a neighbourhood activity centre or with good visual and physical links to a neighbourhood activity centre.  S2: Lower density community uses (e.g. active open space) should generally be further from the activity centre than higher density community uses (e.g. childcare and community centres).  See Clause 56.03-3.  S5: Community facilities and schools in particular, are linked to the cycling and walking network, and the local and regional public transport network.  S6: Where health services are needed, they are provided as part of either the community hub or activity centre. |

## Recommended floor space and uses for Community Centre

Children’s Services Regulations state 3.25 square metres per child clear indoors space and 7 square metres per child clear outdoor space.

Maternal Child Health consulting room 17.5 square metres.

All space allocations are for cleared space, e.g. not to include door swinging space or any non-mobile (wheeled) storage space.

### Schools and education

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| 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 future capacity to cater for residents in the growth area. Grahamvale Primary School is currently looking to expand.  There are also many other schools available within close proximity to the site that can cater for the growth, these are: Verney Road School, Bourchier Street Primary School, Shepparton High School, St Luke’s Primary School, Wanganui Secondary College and Goulburn Valley Grammar School.  Growth Area Authority Precinct Structure Planning Guidelines. The precinct structure plan should respond to the following standards:  S3: Primary schools (both government and non-government) are located on connector streets carrying a local bus service, with a bus stop at the school boundary. See Clause 56.03-3.  S4: Secondary schools (both government and non-government) are located on connector streets with direct access to public transport, where possible. See Clause 56.03-3. |

### Childcare and Preschools

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| There are limited childcare facilities within close proximity to the subject site, the closest not being within reasonable walking distance, therefore an occasional child care service should be provided.  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.  The Greater Shepparton Early Years Report identified that existing Kindergartens in the area will not have the infrastructure capacity to accommodate additional four year olds; therefore it is highly recommended to cater for additional services to be provided in this growth area. It is recommended that occasional care service and preschools are accessible, particularly by walking, in the Shepparton North-East Growth Area to reflect the needs of residents. |

### Health Care Facilities

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| 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 in the long term.  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. |

### Aged Care

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| There are currently sufficient aged care facilities in Shepparton. Discussions with the Manager for Community Development confirmed that it is not essential for the Shepparton North-East Growth Area to provide land for a new aged care facility as such, however medium density lots should be provided in appropriate locations, near public transport, shops etc. to cater for independent accommodation for aged people. Supported aged care could be appropriate in small scale.  Providing housing for the elderly is particularly significant in this area as it is in close proximity of the hospital. Universal housing access will be a crucial part of providing for elderly to “age in place”. |

### Open Space

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| Open space study provided by @Leisure. |

### Housing

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| Based on the Greater Shepparton Housing Strategy 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. Universal housing design will provide accessible housing for all age groups and capacities and can easily be retrofitted to suit individual needs. Given that the site is in close proximity of the GV Base Hospital and the Verney Road Special School it might be a particular demand for universal access housing in this area.  The following aspects, based on Safer Design Guidelines for Victoria and the Growth Area Authority Precinct Structure Planning Guidelines, needs to be considered when planning for the Shepparton North-East Growth Area:  *Safer Design Guidelines for Victoria*  • 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.  Growth Area Authority Precinct Structure Planning Guidelines.  The precinct structure plan should respond to the following standards:  S1: Housing across a precinct structure plan should achieve an average density of at least 15 dwellings per net residential hectare, which will be achieved by providing a range of lot sizes. Higher densities should be focused in and around activity centres and public transport based on the following guidelines:  S2: Within an activity centre, homes should be high density.  Within the walkable catchment of an activity centre, homes should be medium to high density.  The precinct structure plan should identify opportunities for medium to high density housing close proximity to a local bus stop, community facilities or open space.  Clause 56.04-1  S3: A range of densities that enable a mix of housing types and sizes and provided across the precinct.  Clause 16.05  S4: The precinct structure plan can identify opportunities for affordable and social housing in and around activity centres.  Clause 56.03 and 56.04-1  S5: Any retirement villages or residential aged care facilities should be located within an activity centre or within 400 metres of an activity centre and public transport stop. Permeability and accessibility through these areas is encouraged. |

# Part C: Final Recommendations

It is recommended that:

* An activity centre is located near the Shepparton Christian Community School on Verney Road, just north of Hawkins Street, in the Shepparton North-East Growth Area. The activity centre will include a community centre, which will provide for:
* Maternal and Child Health sessions, to be shared with other community groups/community services as required, and;
* a preschool/kindergarten potentially including occasional day care service.
* Grahamvale Primary School will remain in its current location and is looking to expand to accommodate the population growth of school aged children.
* The Greater Shepparton City Council and the Department of Education and Early Childhood Development (DEECD) 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 close proximity to the community hub and retail area in order to maximise the community benefits.
* Universal housing design will be utilised in private and public buildings, particularly to cater for the elderly and people with disability.

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