

21.09 PUBLIC USES / COMMUNITY FACILITIES

19/01/2006
VC37

21.09-1 Overview

19/01/2006
VC37

Glen Eira has a comprehensive network of services and infrastructure. Whilst Council's Corporate Plan addresses issues relating to many of these there are a variety of issues which can be addressed via planning policy.

Corporatisation of government utilities

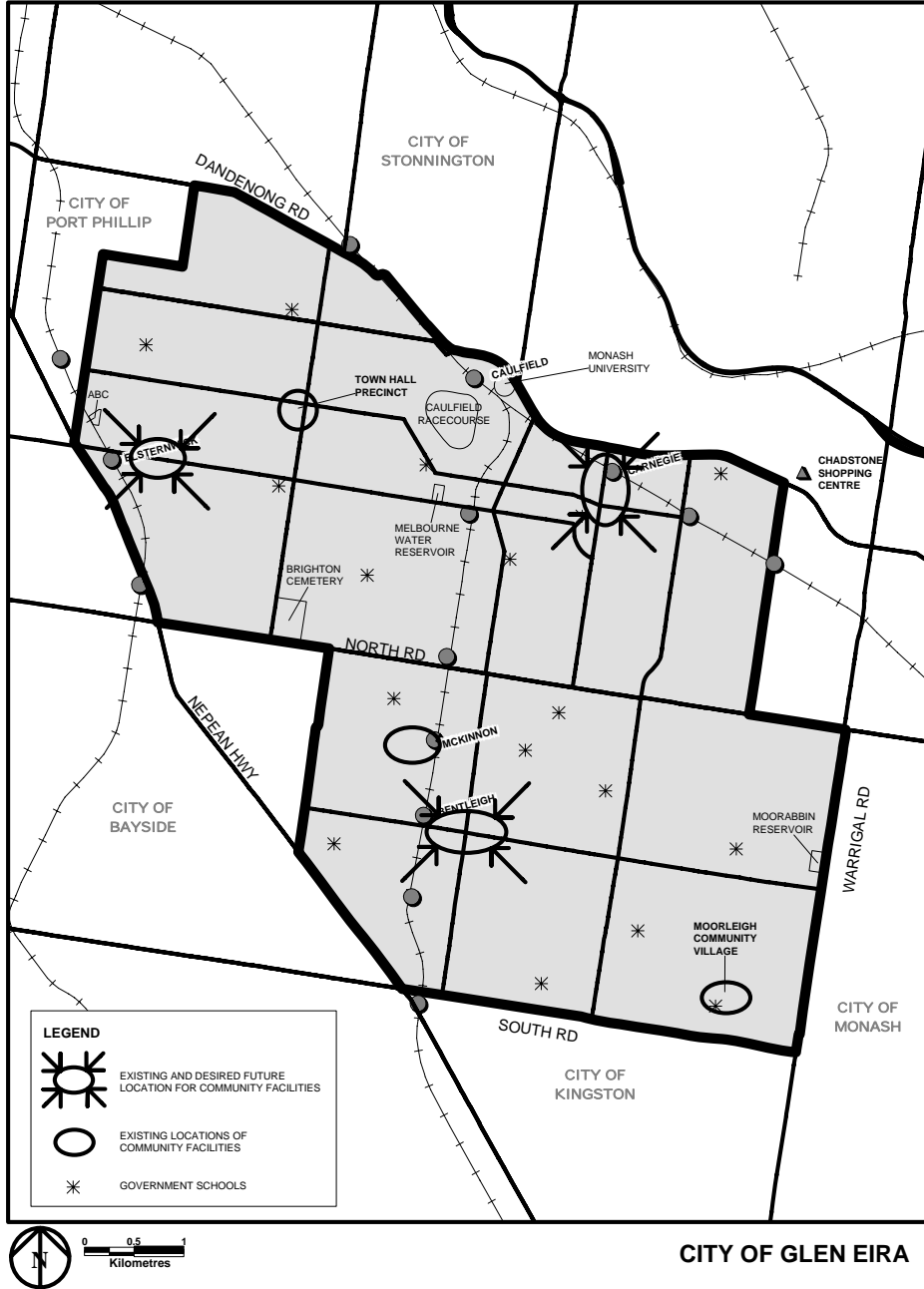
With the corporatisation of a number of government utilities it is no longer necessary for sites owned by a private utility company to be included in a Public Use Zone. The Residential 1 Zone makes provision for a minor utility installation to be an "as of right" use, whilst a utility installation (other than a minor utility installation) is a discretionary use which affords residents the right to participate in the planning process for the establishment of new utility installations where previously no right existed.

Community Facilities within Urban Villages

There is an immediate identified need for replacement/major refurbishment of Council owned facilities that are deteriorating, inaccessible and/or inflexible. This coupled with the current competitive economic climate that requires maximum use of limited public funds create a need for closer co-operation between agencies/service providers.

The Urban Village Structure Plan June 1999 identifies and investigates opportunities for development of combined libraries/community centres within three centres – Bentleigh, Carnegie and Elsternwick. Existing libraries have been identified as being in need of updating. The plan also examines properties that are Council owned or zoned for public uses in order to determine the opportunities for each property to maximise potential return to the community. Facilities available in each of these centres will have a wide and diverse catchment covering most of the municipality. The proximity of the facilities to public transport, retail and higher density residential areas will increase accessibility. Through co-location of a number of related community facilities it is intended to create a civic presence in each of these centres.

PUBLIC USE / COMMUNITY FACILITIES



21.09-2
19/01/2006
VC37

Objectives, strategies and implementation

Objectives

- To ensure the designation of adequate land for existing and proposed public purposes.
- To ensure an equitable and accessible distribution of community facilities to meet community needs and to complement urban villages.

Strategies

- Encourage liaison with authorities and service providers to monitor future needs.
- Encourage the provision of community facilities to meet changing service demands and needs.
- Consider the special needs of population groups such as the elderly and disabled.
- Encourage the co-location of facilities with a synergistic relationship.

Implementation

These strategies will be implemented by:

Policy and the exercise of discretion

- Encouraging the establishment of co-located, adaptable, accessible and flexible facilities wherever possible.
- Ensuring that all public and community facilities are developed to take into account the special needs of population groups such as the elderly and disabled.

Zones and overlays

- Applying the Public Use Zone to recognise community services and facilities.
- Applying a Public Acquisition Overlay to land identified by VicRoads as being required for road widening in order to reserve land for that purpose and to ensure that changes to the use or development of the land do not prejudice the purpose for which the land is to be acquired.
- Applying a Public Acquisition Overlay (Local Government) to land identified for future carparks/public open space in order to reserve land for that purpose and to ensure that changes to the use or development of the land do not prejudice the purpose for which the land is to be acquired.
- Applying a Public Acquisition Overlay (Education) to land surrounding Monash University identified for future university purposes in order to reserve land for that purpose and to ensure that changes to the use and development of the land do not prejudice the purpose for which the land is to be acquired.

Further strategic work

- Liaising with authorities and service providers to monitor future needs.
- Liaising with authorities about their future intentions for reserved sites and prepares site guidelines where appropriate if sites are to be disposed of.
- Developing mechanisms for the funding of public open space.

- Investigating the need for a cash-in-lieu policy to fund new car parks in various commercial centres.

Other actions

- Investigating joint ventures to provide facilities at lowest cost and maximum benefit to Council and the community.
- Maximising the economic utilisation and functionality of Council owned properties.
- Implementing the recommendations of the Disabled Access Study and Disability Policy and Action Plan.

Reference documents

Glen Eira Social Planning Study, 1996

Urban Village Structure Plan, Glen Eira City Council, June 1999

Glen Eira Disability Policy and Action Plan, 1998