

## **21.10 COMMUNITY AND DEVELOPMENT INFRASTRUCTURE**

15/09/2011  
C82(Part 1)

### **21.10-1 Community facilities**

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Changes in the population will affect the future planning and provision of facilities. Currently, there are gaps in some facilities and services and there is limited capacity in existing community facilities to accommodate significant increases in users or provide additional services. In order to meet the changing community needs and expectations, community facilities will be integrated with residential planning and development to provide the appropriate balance and mix of facilities.

Ageing community facilities are being renewed by council and, where appropriate, facilities are adapting to changing community needs and new service models, such as co-location. Community facilities and services are needed to support disadvantaged communities.

It is expected that additional integrated children and family facilities, libraries, community centres, community art spaces, schools and aged care facilities will be needed.

The existing facilities along the Maribyrnong River, such as the Footscray Community Arts Centre, Blackbird Cruises, Pipemakers Park, Heavenly Queen Temple and Quang Minh Temple provide a range of recreational, cultural and tourist attractions. The existing facilities will continue to be the main locations along the river for these attractions and will potentially be further developed for complementary uses.

#### **Objective 1**

To provide facilities which meet the needs of the community.

#### **Strategies**

Encourage co-location of complementary facilities.

Ensure all future community facilities can accommodate co-location and multi purpose uses and can be adapted to suit the needs of the community.

Implement a network of community hubs which are:

- Close to residents and public transport.
- Accessible for people of all life stages and capacities.
- Within activity centres unless there is broader community benefit locating them elsewhere.

Encourage the development of regional facilities and services in Footscray Central Activities District (CAD).

Provide new community facilities, where needed, in strategic redevelopment sites and in areas of population growth and development.

Encourage the development of education facilities, including private education facilities, to service the needs of the community.

Support a new children's hub and library at Braybrook Park and new libraries in Yarraville and Highpoint.

Support new schools if required in Northern Maribyrnong (primary) and Yarraville (secondary).

**21.10-2**

**Health Facilities**

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Access to a diverse range of health care services is a key contributor to community wellbeing. The Western Hospital is a significant regional provider of health services. Many ancillary and allied health care services are located in the adjoining area of Eleanor Street, which is a key medical precinct. Key health care providers are also located in the Footscray CAD which has a significant role as a regional centre for health services.

**Objective 2**

To ensure medical centres are developed in appropriate and accessible locations.

**Strategies**

Encourage development of medical centres and health related services within the Western Hospital/Eleanor Street Precinct and Footscray CAD (Paisley Street).

Encourage medical centres in activity centres and areas with good public transport.

**Policy Guidelines**

Assess development within the Eleanor Street Hospital Precinct against the following criteria:

- Building setbacks should conform with the established street patterns.
- Car parking should be easily accessible off street car parking, that is adequate to cope with staff and patient demands.
- Front setbacks should not be used for parking.
- Attractive, well maintained landscaping should be provided at front setbacks, and between car parking and any dwelling used as a dwelling.
- The hours of operation should not detrimentally impact on the amenity of any adjacent dwellings.

**21.10-3**

**Arts and Culture**

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Council encourages the development of a thriving arts environment as it contributes to a vibrant community and the social and economic wellbeing of the city. The Footscray Community Arts Centre is the city's main arts facility and is a focus for activities, while potentially additional arts facilities and activities will be developed at Jacks Magazine (Edgewater). Complementary development of studios and galleries are needed by artists and their development is encouraged in activity centres.

**Objective 3**

To strengthen the role and expression of art and culture within the city.

**Strategies**

Encourage development of key arts facilities at the Footscray Community Arts Centre, Jacks Magazine and activity centres.

Encourage complementary developments and uses around the Footscray Community Arts Centre and within activity centres.

Encourage the incorporation of public art work and arts spaces such as studios, workshops and affordable accommodation for artists in developments.

**21.10-4**

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**Recreation Facilities**

Population change will create the need for significant new or improved facilities across the city, particularly within new estates and the Footscray CAD and Highpoint PAC.

The scale of redevelopment and creation of new neighbourhoods in the Bradmill Precinct and the Maribyrnong Defence Site will require site specific community facilities which will be determined during early planning of these sites.

**Objective 4**

To ensure developers contribute towards the provision of community facilities.

**Strategies**

Require contributions from developers towards provision of new or improved community facilities.

Ensure land and buildings are set aside on the Maribyrnong Defence Site and in the Bradmill Precinct for community facilities to meet the needs of the community.

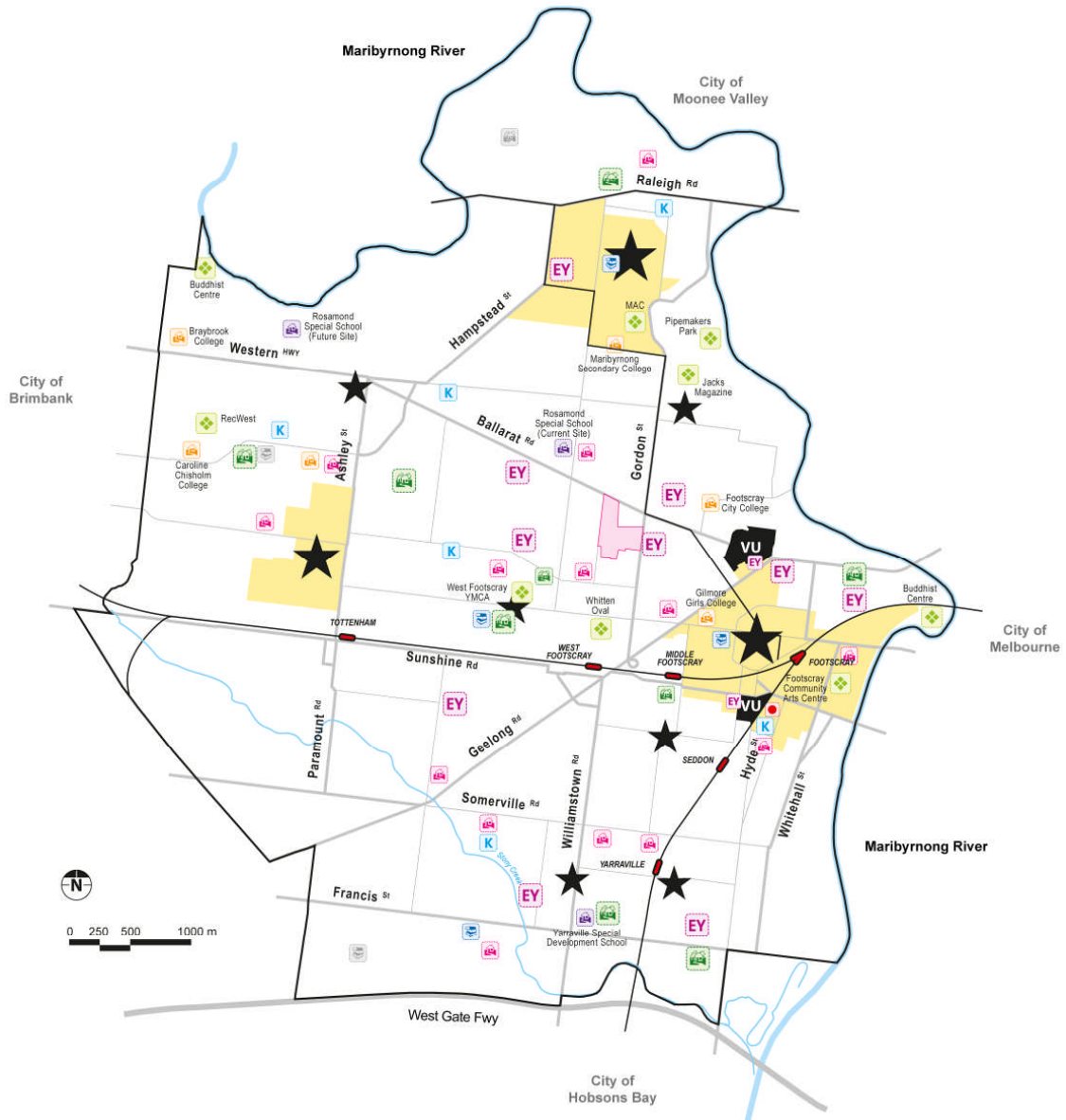
**Objective 5**

To ensure that recreational facilities are developed to meet the needs of the community.

**Strategy**

Provide for flexible spaces within recreational facilities, that enhance recreation opportunities.

# MARIBYRNONG PLANNING SCHEME




## Community Infrastructure Framework Plan


 Western Hospital Precinct

 Library

 Proposed Library

 Community Facility  
Facility may be single or multi-purpose and may include: Community centre, neighbourhood house; occasional care or senior citizen centre.

 Potential Community Facility

 Early Years Facility  
Facility may be single or multi-purpose and may include: Childcare; Occasional Care; Maternal Child Health Centre; or Kindergarten

 Kindergarten - Single Purpose

 Primary School

 Secondary School

 Special School

 Community Recreation/Cultural Facilities

 Principal Activity Centre and Central Activities District

 Major Activity Centre

 Neighbourhood Activity Centres

 Council Offices

 Municipal Boundary

 Victoria University

 TRAIN STATIONS

## **21.10-5 Development Infrastructure**

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Much of the physical infrastructure (drainage, roads and paths) across the city is ageing and requires renewal. While there is capacity to support smaller infill developments, new infrastructure will be needed for larger developments and key strategic redevelopment sites. Developers will need to contribute towards the provision of new infrastructure to support their developments and ensure necessary infrastructure keeps pace with the anticipated growth. New infrastructure will need to achieve more sustainable design and operational standards such as Water Sensitive Urban Design (WSUD).

### **Objective 6**

To provide physical infrastructure to meet the needs of future communities.

### **Strategies**

Ensure new development provides sustainable new infrastructure or improvements to existing infrastructure.

Improve existing and create new infrastructure to facilitate increased development in the city.

Require infrastructure capacity assessments as part of the planning approval process.

Obtain development contributions towards new infrastructure.

### **Policy Guidelines**

Support the introduction of Development Contribution Plan Overlays (DCPO).