

## **21.10 SOCIAL AND PHYSICAL INFRASTRUCTURE**

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### **21.10-1 Physical Infrastructure**

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A lack of investment in key infrastructure (such as roads and drainage) could in time adversely affect the City's competitive position. In a climate of increased road congestion, resource constraints and limited investment in infrastructure, the pressure is on local, state and federal governments to sustain growth and maintain high employment levels. In most instances this requires substantial investment in associated infrastructure.

#### **Objective 1**

- To ensure that infrastructure is able to accommodate new development.

#### **Strategies**

- Take account of limitations in Moonee Valley's infrastructure – and in particular the drainage system – when assessing the location, type, intensity and design of new use and development.
- Seek all opportunities to replace infrastructure or upgrade its capacity when new development takes place.

### **21.10-2 Integrated Water Management**

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There is concern in some areas with flooding as a result of ageing and/or inadequate infrastructure. Council is committed to reviewing existing infrastructure and carrying out improvements in order to ensure that it caters for increasing levels of urbanisation.

Council is also concerned about the environmental impact of stormwater being released directly into the creeks and rivers.

Council and Melbourne Water have prepared a Flood Management Plan (2011) which outlines the roles and responsibilities at a high level. The Flood Management Plan provides an improvement plan with key flood management planning and management activities to reduce the flood risk and/or mitigate those risks.

#### **Objective 1**

- To minimise the impact of flooding on the community.

#### **Strategies**

- To minimise the impact of increased density of development on the drainage system.
- Discourage an increase in the density of developments within flood prone areas.
- Ensure that the siting and design of buildings and works does not impede floodwater flows and temporary flood storage.

#### **Objective 2**

- To protect the hydrological and ecological values of flood liable land.

**Strategy**

- Ensure that uses and development within floodplains retains and enhances any local habitat values.

**Objective 3**

- To improve water efficiency and sustainability by considering environmental impacts of development.

**Strategy**

- Incorporate Water Sensitive Urban Design treatment methods into residential, commercial and industrial developments.

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**Community Facilities and Recreation**

Council has prepared a Public Health and Wellbeing Plan and Leisure Strategy which aim to improve the health, wellbeing and physical activity levels of all people who live, work and recreate in Moonee Valley. They incorporate access and inclusion strategies to encourage equitable participation for all members of the community.

Major recreational and cultural facilities are concentrated in the southern part of the City, with fewer resources in the northern/western part of the City. There is need to provide and encourage participation in both structured and unstructured activities. There is a general lack of resources to build any new facilities or effectively maintain existing facilities. Sporting clubs in public parks are becoming more commercial and include liquor licences and longer trading hours which create land use tensions.

Changes in population will affect the future planning and provisions of facilities. In order to meet the changing community needs and expectations, community facilities will be integrated with planning and development to provide the appropriate balance and mix of facilities.

**Objective 1**

- To provide community facilities that are accessible and can be adapted to a changing population and changing community needs.

**Strategies**

- Encourage flexible multi-purpose and adaptable facilities which could incorporate a range of commercial and community uses instead of stand alone or specialist facilities.
- To consider the current capacity and future demand on social and community infrastructure when assessing the location, type and density of new use and development.

**Objective 2**

- To minimise the impact of community facilities on their surrounding areas.

**Strategies**

- Consider the amenity of surrounding residential areas when assessing the expansion or creation of a community facility.

- Support the use of recreation facilities and public open space for recreation and community activities provided they do not impose significant off-site impacts such as traffic, lighting, hours of operation and noise.

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Council acknowledges that modern community institutions contribute to the well being of the community as many have a long-term association with the local area and their expansion is generally in response to community needs. The orderly planning of institutional uses will help minimise off site impacts and ensure the safe movement of vehicle and pedestrians, and provide certainty for the institution and residential area.

**Objective 1**

- To encourage institutional development to be compatible with the character of the residential areas in which they are located and to not unreasonably impact on the amenity of the surrounding area.

**Strategies**

- Encourage the preparation of master plans to provide residents and institutional bodies effective guidance and greater certainty about the development of schools, higher education and similar facilities as well as mitigating any potential detrimental effects on the amenity of the local residential area.
- Ensure that the institutions do not significantly impact on the amenity of the local residential area.
- Prevent inappropriate intrusion into adjoining residential areas.
- Maintain student numbers that are compatible with the amenity of the residential area.
- Ensure that any new development has regard to the heritage significance of existing buildings and the existing character of the built form in the area.
- Ensure that any new development provides adequate on-site parking and allows for the safe, secure and easy movement of pedestrians and vehicles and addresses any existing carparking and traffic deficiencies.

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- Apply *Public Use Zone 1* to watercourses and *Public Park and Recreation Zone* to adjoining parkland.
- Apply the *Land Subject to Inundation Overlay*, *Environmental Significance Overlay*, *Floodway Overlay* and *Heritage Overlay* in appropriate locations.
- Apply *Incorporated Plan Overlay 1* to the area covered by the *Lower Maribyrnong River Concept Plan* and *Moonee Ponds Creek Concept Plan*.
- Apply either the *Incorporated Plan Overlay* or the *Development Plan Overlay*, whichever is deemed appropriate to ensure the preparation of master plans for institutional uses.
- Apply *Clause 22.03 Water Sensitive Urban Design* to promote the use of water sensitive urban design.

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**Other Actions**

- Continue to invest in public infrastructure at the local level to improve and maintain the City's competitive advantages which will support business and employment growth.
- Review infrastructure provision (eg utilities telecommunications) and identify gaps in provision and develop priority plan and projects.
- Improve the City's recreation and open space areas, particularly the infrastructure (pavilions, playing areas) and in line with populations increases.
- Ensure recreation resource reflect the changing recreational preferences of the community, particularly community cultural activities and women's sports and indoor recreational pursuits.
- Enhance community life through effective service delivery and the creation of community centres.
- Develop community life and local identity in the planning for all activity centres.

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**Further Strategic Work**

- Prepare Development Contributions Plans (or any other mechanism that may become available), with the Moonee Ponds Activity Centre the first priority.
- Monitor and review School Master Plans.
- Explore options for joint flood mapping with Melbourne Water and review the application of planning overlays and controls in relation to flood risks (with Melbourne Water).
- Develop a public art policy.

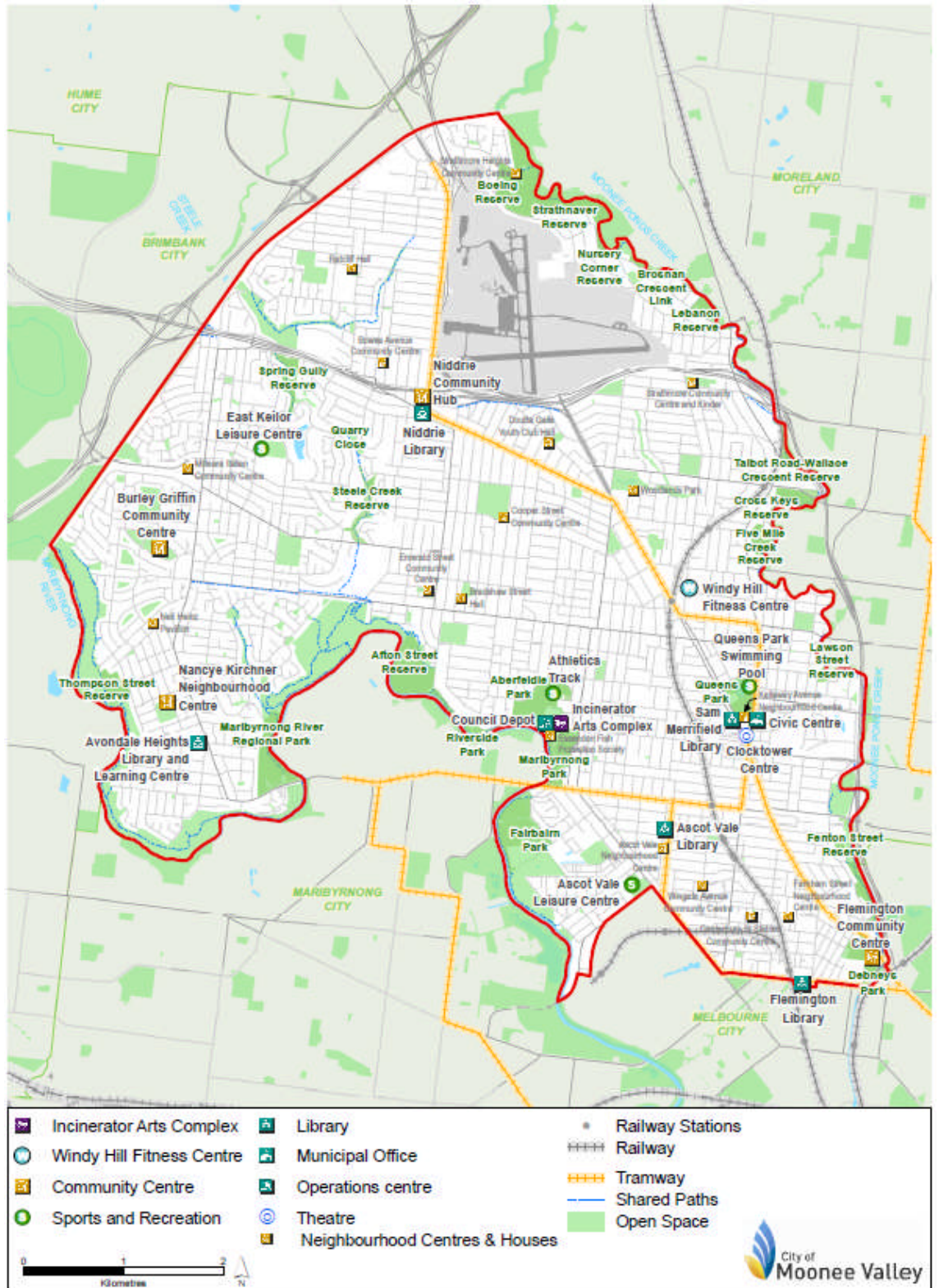
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**Reference Documents**

- Moonee Valley Asset Management Strategy 2011
- Moonee Valley Leisure Strategy 2013
- Moonee Valley Open Space Strategy 2011
- Moonee Valley Public Health and Wellbeing Plan 2013-17
- Moonee Valley Flood Management Plan 2011
- Moonee Valley Water Strategy 2011
- Moonee Valley City Council WSUD Guidelines

Social and Physical Infrastructure Plan



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