

**21.10**28/05/2015  
C192**INFRASTRUCTURE**

This clause provides local content to support Clause 19 (Infrastructure) of the State Planning Policy Framework.

Specific references to individual suburbs towns are also included in Clause 21.11 (Local Areas).

**21.10-1**28/05/2015  
C192**Community facilities**

One of the greatest challenges for Wyndham will be the capacity of the city to keep up with the demand for infrastructure and services, and to maintain and build the sense of community needed to assure the safety and wellbeing of people.

Rapid population growth results in the need to continually upgrade and improve physical and social infrastructure. The provision of cost-effective infrastructure is a major challenge facing Wyndham. A key aim of the PSP process is to ensure growth areas are sufficiently supplied with different types of community infrastructure. Central to achieving this outcome is the need to set aside sufficient land parcels for the ‘foundation blocks’ of community centres, active open space reserves and government schools.

Rapid growth can also challenge the social fabric where the sense of community will need to be a high priority to assure the safety and wellbeing of people. There will be extra demand for frontline health care, hospital and emergency services and social and emergency housing solutions. Council also has a role in planning, developing and providing physical and social infrastructure and the *Access and Inclusion Strategy 2013* has been developed to build a diverse, inclusive, well designed and accessible local communities.

**Key issues**

- Ensuring infrastructure provision keeps pace with population and housing growth.
- Delivering facilities that support the health and well being of the community.
- Providing solutions that encourage a healthy, well and safe community.

**Objective 1**

To ensure responsible development of new physical, social and economic infrastructure to meet the needs of the community during rapid growth.

**Strategies**

- 1.1 Support convenient access across the municipality to a greater range of health, educational, social and recreational facilities and services.
- 1.2 Support hubs of integrated community services.
- 1.3 Support an expansion of the range of educational facilities and services in response to growth and the needs of the community at all stages in its lifecycle.
- 1.4 Develop and maintain community facilities that are multifunctional and accessible to the community in terms of cost, location, administration and design.
- 1.5 Support appropriate recreation and community facilities that are compatible with the needs, character and socio-economic profile of the local area.

**21.10-2**28/05/2015  
C192**Development infrastructure**

Urban growth requires costly transport, hydraulic, community and recreation infrastructure. While the State Government will continue to provide major infrastructure, it is acknowledged that Council and developers will need to invest in infrastructure to service the City’s projected growth.

Infrastructure funding will be needed if Wyndham’s long term infrastructure requirements are to be met for major local roads, pathways, open space, and key community and recreation facilities.

**Key issues**

- Ensuring adequate physical infrastructure to accommodate future growth.

- Ensuring that growth is staged so that it aligns with the appropriate provision of urban infrastructure.
- Ensuring the provision of physical infrastructure minimises any adverse environmental and health impacts.

### **Objective 2**

To ensure that requisite urban infrastructure provided at the local level be determined on a transparent and equitable basis.

### **Strategies**

- 2.1 Ensure that development contributions are assessed and required for local infrastructure, as appropriate.
- 2.2 Ensure that development contributions are specified in Development Contributions Plans.

### **Objective 3**

To ensure adequate physical infrastructure for future development needs.

### **Strategies**

- 3.1 Ensure that all forms of residential development are connected to appropriate infrastructure including reticulated water, sewerage, telecommunications, power and stormwater facilities.
- 3.2 Ensure walking and cycling infrastructure is incorporated into the design and development of new neighbourhoods and with end-of-trip facilities.
- 3.3 Ensure services meet known and anticipated demands for physical, financial and population growth.

## **21.10-3**

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C192

### **Implementation**

The strategies will be implemented through the planning scheme by:

#### **Application of zones and overlays**

The objectives, strategies and policy guidelines in the Planning Scheme are implemented through the application of appropriate zones and overlays.

- Apply Design and Development Overlays to protect major gateways.
- Apply Design and Development Overlays to areas requiring specific design solutions.
- Apply Development Contributions Plan Overlays to properly plan for infrastructure provision.

#### **Reference documents**

- *City Plan 2013-2017.*
- *Wyndham Leisure Strategy (2013).*
- *Wyndham Social Infrastructure Plan 2040 (Wyndham City Council 2012).*
- *Disability Access and Inclusion Strategy (2013-2017).*
- *Bicycle Network Strategy (2011).*
- *Community Health, Wellbeing and Safety 2010-2013.*
- *Outdoor Sports Facility Development Guidelines (2009).*
- *The Quality Community Plan (2007).*
- *Responsible Gambling Strategy 2012-2014.*
- *Cultural Development Strategy for Wyndham (2013).*
- *Werribee River Shared Trail Strategy (2013).*