

21.12

10/09/2015
C84

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE

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

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Community development

Overview

Macedon Ranges Shire Council is committed to its central role in fostering the social health and well being of its local communities and its visitors by promoting the creation of safe, accessible, pleasant and well maintained healthy environments in which people wish to live, work, travel and relax.

Appropriately designed developments have the ability to strengthen community connections through the provision of linking pathways between residential developments and public facilities and spaces, and by creating public spaces for use by people of all ages and abilities.

The Council Plan 2013-2017 which includes Council’s Health and Wellbeing Plan, has sustainable development as a core principle. This plan is also supported by other strategies such as *Guidelines for Residential Subdivision – Designing in Health and Wellbeing*, the *Open Space Strategy 2013*, the *Walking and Cycling Strategy 2014-2024*, the *Playground Strategy 2009-2014* and the *Aquatic Strategy 2011*.

Objective 1

To improve the physical health of the community by providing safe, attractive, useable, well maintained public spaces that encourage active lifestyles for people of all ages and abilities.

Strategies

- Strategy 1.1 Ensure new areas of public open space and new public buildings are safe and attractive for users of all ages and abilities, through providing appropriate areas of shade, seating, lighting and physical infrastructure such as drinking fountains and toilets.
- Strategy 1.2 Promote passive surveillance of public spaces through design including having regard for orientation issues; boundary treatments and use of physical and symbolic barriers.
- Strategy 1.3 Encourage developments to incorporate appropriate walking trails, bicycle paths, playgrounds and social infrastructure.
- Strategy 1.4 Enhance the walkability and safety of existing residential areas with improvements to footpaths and recreational areas to ensure consistency with disabilitydiscrimination act requirements.
- Strategy 1.5 Require development contributions to fund the provision of community services and facilities.
- Strategy 1.6 Facilitate the inclusion and identification of community facilities in structure plans.

Objective 2

To improve accessibility to and the use of public spaces, public premises, health and welfare services, information and resources.

Strategy

- Strategy 2.1 Promote the provision of adequate pedestrian facilities within the urban area to provide access to social, commercial and educational facilities.

Objective 3

To ensure town centres make a positive contribution to community wellbeing and support healthy, vibrant and resilient communities.

Strategy

- Strategy 3.1 Protect communities from the adverse effects of gaming machines.

Specific implementation

- Apply the Public Use Zone to recognise public land use for community services and facilities in the Shire.
- Apply the Public Park and Recreation Zone to recognise areas for public recreation and open space in the Shire.
- Apply the Development Contributions Plan Overlay (DCPO1 and DCPO2) to pay for the provision of community infrastructure.
- Apply Clause 22.04 (Gaming) local planning policy to ensure gaming machines are located so as to not be detrimental to the social and economic wellbeing of the community.
- Utilise the provisions of Clause 52.28 Gaming to prohibit the installation and use of gaming machines in strip shopping centres and shopping complexes.
- Identify community infrastructure needs when preparing town structure plans or outline development plans.

Further strategic work

- Develop and implement development contributions plans for new developments to pay for the provision of community infrastructure.

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Development infrastructure

Overview

Growth in urban areas places increased pressure on roads, infrastructure and services. There are many existing urban areas in the municipality where infrastructure and services are lacking or non-existent. Gisborne, Lancefield, Macedon, Riddells Creek, Romsey and Woodend are connected to natural gas however the current infrastructure has limited capacity particularly for business use.

The management of stormwater is a key issue to ensure this resource is managed and does not impact on water quality. Council’s stormwater management plan provides the basis for stormwater management improvement, including constructed wetlands and tertiary treatment. Water sensitive urban design principles will be implemented in new residential development to ensure stormwater is managed satisfactorily.

Council participates in the Calder regional waste management group which aims to reduce the amount of waste to landfill.

Objective 1

To provide infrastructure, services and community facilities to new and established urban areas in an equitable manner.

Strategies

- Strategy 1.1 Encourage the delivery of necessary infrastructure to occur concurrent with or prior to development
- Strategy 1.2 Consider the sequencing of development relative to the provision of services and facilities.
- Strategy 1.3 Promote development within existing urban areas according to the Settlement Hierarchy outlined in Clause 21.04.
- Strategy 1.4 Require development contributions to fund the provision of services and facilities.

Specific implementation

- Apply the Public Use Zone to recognise public land use for public utilities in the Shire.
- Apply the Development Contributions Plan Overlay (DCPO2) to pay for the provision of drainage infrastructure and land in Gisborne/New Gisborne.

- Identify development infrastructure needs when preparing town structure plans or outline development plans.

Further strategic work

- Develop and implement development contributions plans for urban areas as required.

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Rural infrastructure

Overview

Rural infrastructure includes roads, waterways, water supply, community facilities including halls and sporting facilities. These resources must be carefully managed to efficiently maintain usefulness.

Objective 1

To protect rural and agricultural infrastructure such as roads and water supply.

Strategies

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|--------------|---|
| Strategy 1.1 | Ensure rural land use and development does not adversely impact on the rural road network. |
| Strategy 1.2 | Ensure rural land use and development does not adversely impact on the water supply network and its capacity. |
| Strategy 1.3 | Encourage the appropriate management of rural sport and community facilities in line with Council's asset policies. |

Specific implementation

- Apply the Public Use Zone to recognise public land use for public utility and community services and facilities in the Shire.
- Apply the Public Acquisition Overlay to identify and reserve land proposed to be acquired to secure the Lauriston pump station (PAO2).

Further strategic work

- Review and update asset management in line with population projections.

Reference documents

Guidelines for Residential Subdivision – Designing in Health and Wellbeing, 2005

Walking and Cycling Strategy 2014-2014

Leisure Strategy Plan for Macedon Ranges Shire, 2006

Open Space Strategy, 2013

Woodend Drainage Study, 1997

Engineering Requirements for Infrastructure Construction Policy, 2010

Gisborne / New Gisborne Movement Network Study, 2007

Design, Construction and Maintenance of WSUD, 2011

Requirements for Water Supplies and Access for Subdivisions in Residential 1 and 2 and Township Zones, 2007

Preferred Requirements: Water supplies and access for subdivisions in Rural Zones, 2006

Macedon Ranges Shire Gaming Policy Framework, 2008 (including 2011 Addendum)