

21.1105/07/2018
C125**INFRASTRUCTURE**

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

The City will take a leading role in planning and facilitating the provision of infrastructure which satisfies the needs of a growing city.

21.11-105/07/2018
C125**Social and community infrastructure facilities**

Growing and newly emerging communities require provision of a range of social infrastructure, such as community hubs, libraries, cultural facilities, education and health services. Wodonga is currently well-serviced by social infrastructure, including community, cultural, health and education facilities both in terms of quantity and diversity of provision.

As Wodonga continues to grow and to serve an even stronger regional role, strategic approaches to the delivery, timing and upgrade of vital community infrastructure is required to ensure the community is provided with the basic building blocks of a healthy, vibrant and resilient community.

The state government is responsible for the provision of health facilities, however it is the role of local government to ensure that these facilities integrate with their communities. Wodonga, together with Albury is served by regional health provider Albury Wodonga Health, with public health facilities (hospitals) located in Wodonga and Albury, to serve a regional catchment across north eastern Victoria and southern New South Wales of 250,000 residents. Wodonga's public and private hospitals are located in residential areas; with incremental expansion occurring off-site into those residential areas.

Medical centres (including preventative health services) are proliferating along Beechworth Road. While providing an important service to the community, there is a need to ensure the scale of these facilities are limited to a scale which is compatible with surrounding residential areas, and that larger facilities are directed into appropriate locations.

Key Issues

- As Wodonga grows, pressure is being placed on existing services, requiring augmentation of those services and delivery of new services (particularly local infrastructure).
- There is a shortfall of community infrastructure needs assessment to determine the distribution, type and size of facilities required to service the growing community.
- There is a lack of strategic planning in relation to health services in Wodonga which has led to off-site impacts on residential areas surrounding the public hospital and the bleeding of medical centres along Beechworth Road.

Objectives

To ensure that high quality and accessible community, health and education services are available to the community as Wodonga grows.

Strategies

- Support appropriate recreation and community facilities that are compatible with the needs, character and socio-economic profile of the local area.
- Support augmentation of existing higher order facilities, such as the Wodonga Sports and Leisure Centre and the library, to ensure they continue to meet the needs of the growing population.
- Support co-location of community facilities (such as a primary school, community centre, open space and local commercial facilities (convenience shop, medical centre, etc)) to enhance efficiency of service delivery and use of infrastructure.

- Facilitate the design of community facilities which allow for multi-purpose use by different groups with the flexibility to adapt to changing needs over time.
- Support the expansion of public health facilities to serve the needs of the growing community.
- Support medical centres (including preventative health services) which are designed to minimise amenity impacts and are of a scale which is compatible with surrounding residential areas.

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Physical and community infrastructure contributions

Presently, there are efficient mechanisms for collecting development contributions for the provision of reticulated services such as water, electricity, gas, drainage and sewerage. The mechanisms for collecting development contributions for other types of infrastructure is less formalised and non-existent in some cases. Such infrastructure includes main roads, road augmentation, traffic management measures, bicycle paths, bus shelters, multi-purpose community buildings and recreation facilities. These facilities are just as important and are urgently needed in places such as new residential subdivisions.

Despite an historically ad hoc approach to the collection of development contributions through Section 173 Agreements and lower charge levels, the city of Wodonga is currently well served by a range of higher and lower order community services.

Broad scale urban expansion into the Leneva Valley requires adoption of more holistic shared infrastructure funding mechanisms through the preparation of one or more development contributions plans that collect contributions to fund and deliver infrastructure from a range of sources including the development industry.

As Wodonga grows, demand for services and infrastructure will be generated from three main catchments; the existing urban area, the Leneva and Baranduda Precinct Structure Plan area and the balance of the Leneva and Baranduda Growth Area Corridor. In order to meet the needs of these catchments, a holistic assessment of infrastructure needs and cost apportionment is required based on short, medium and longer term priorities.

While such an approach is clearly necessary, particularly for community infrastructure, to support the needs of newly emerging communities it will be important to consider affordability impacts having regard to a comparison with applicable contribution rates internally within Wodonga and with reference to Albury.

Key Issues

- Historically, the collection and charging of development contributions have lacked a holistic approach and charge levels have been low compared to similar regional municipalities.
- There is a lack of a clear funding strategy to deliver key physical and community infrastructure.

Objective

To ensure the timely provision of infrastructure and fair apportionment of infrastructure costs amongst the public and private sector.

Strategies

- Prepare a development contribution plan (or equivalent) for the Leneva and Baranduda Growth area to obtain contributions for physical and community infrastructure.
- Ensure that rezoning of land from non-urban to urban, includes a development contributions plan (or equivalent).
- Support development contributions plans (or equivalent) which minimise impacts on the affordability or regional competitiveness of growth areas.

- Ensure that development contributions plans (or equivalent) for the Leneva and Baranduda growth area corridor provide funding for physical and community infrastructure and prioritise inclusion of the following items:
 - Multi purpose community activity centre/s;
 - Embellishment of part of the Baranduda Sports and Recreation Facility land for local active sporting and recreation purposes;
 - Key cycle/walking trails to connect into the existing and planned network;
 - Inclusion of public projects in key locations which promote a sense of place; and
 - Land and/or construction for drainage and transport infrastructure.
- Collect, manage and expend development contributions on a timely and equitable basis.
- Support the staged delivery of community, health and education infrastructure in accordance with the *Wodonga Growth Strategy 2016*.

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Water supply and sewerage

North East Water provides essential services of water and sewerage to the region, including the municipality. Within the municipality North East Water operates wastewater management facilities at West Wodonga and Baranduda and a water treatment facility at East Wodonga. These facilities are necessary to facilitate urban growth of the municipality.

Key Issues

- Enabling essential services infrastructure including wastewater management and water treatment facilities to keep pace with urban growth.
- Tension between essential services infrastructure and existing and proposed use and development.

Objective

To ensure the wastewater management facilities (West Wodonga and Baranduda) which provide essential sewerage services and the potable water treatment plant at Wodonga are protected from encroachment by sensitive uses.

Strategies

- Provide a buffer around the Wodonga West and Baranduda Waste Water Treatment Plants and the Wodonga Potable Water Treatment Plant to minimise encroachment by sensitive land uses.

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Implementation

The strategies will be implemented through the planning scheme by:

Application of zones and overlays

- Apply the Public Use Zone to existing and proposed publicly owned community facility sites to facilitate their development.
- Apply the Public Use Zone Schedule 1 (Service and Utility) to North East Water's water storage and supply and waste water treatment plants.
- Apply the Development Contributions Plan Overlay to the Leneva and Baranduda Growth Area.
- Apply the Development Contributions Plan Overlay to non-urban land rezoned for urban residential development at rezoning stage to ensure the provision of an effective road network and delivery of other infrastructure and community facilities.

Further strategic work

- Prepare a local policy to guide discretion of non-residential uses in residential zones.
- Prepare a community infrastructure needs assessment to determine the distribution, type and size of facilities required to service the growing community, including an assessment of higher order and regional facilities.
- Prepare a funding strategy (including consideration of development contributions) for community infrastructure required as to deliver infrastructure identified in the community infrastructure needs assessments.
- Investigate whether further higher order facilities (potentially in the form of smaller scale or out-reach style facilities) are required in the long term to meet the needs generated by the existing urban area and the Leneva and Baranduda Precinct Structure Plan area.
- Investigate a contributions plan for existing zoned residential areas to obtain contributions for physical and community infrastructure.
- Implement the Whole of Water Cycle Management Plan for the Leneva Baranduda Growth area.
- Jointly investigate with North East Water the application of the Environmental Significance Overlay to apply a buffer between any residential growth and the Wodonga Potable Water Treatment Plant.
- Investigate the application of the Environmental Significance Overlay to apply a buffer between sensitive uses and the Baranduda organic waste processing facility.
- Wodonga Council will support Albury Wodonga Health in identifying a site for future expansion of health facilities.
- Investigate planning mechanisms to allow the integration of recreation and commercial health services (such as specialised sports medical centres or other preventative health services) at Baranduda Fields Sport and Recreation Facility, Martin Park and Kelly Park.