

21.10 INFRASTRUCTURE

17/11/2016
C124

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

Overview

Bayside has a range of physical infrastructure including drains, roads, footpaths and open space areas that are used by the community on a daily basis. Much of this infrastructure is reaching the end of its usable life and requires updating and replacing. In addition to this physical infrastructure there is also a range of community infrastructure which includes halls, sports pavilions, community centres, schools, hospitals and kindergartens. Urban consolidation is increasing pressure on infrastructure as it is used by a growing number of residents and visitors. Council recognises that the cost of replacing and improving infrastructure needs to be shared between existing ratepayers and residents and the future beneficiaries of the assets, particularly assets that require updating to accommodate new development.

21.10-1 Community and educational facilities

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Overview

Bayside contains a number of major community and educational uses, including two hospitals, both public primary and secondary schools and five major private schools. In addition, there is an increasing number of public as well as private based kindergartens, preschools and child care centres. There are also a number of retirement and aged care facilities.

Key issues

- Changing demographics, behavioural patterns and community expectations, particularly with respect to older people, have altered the demand for community facilities placing more emphasis on independent living and service delivery.
- Concern that the geographic distribution of community facilities and services across the municipality is not equitable and does not always reflect community needs.
- A shift in the provision of community services from the public to the private sector.
- Potential conflict between residential areas and community uses, particularly schools and large organisations.
- Ad hoc re-development and expansion of existing community facilities may have an adverse impact on the amenity of surrounding areas.
- Safe and convenient access to quality community facilities and services must be provided on an equitable basis to all sections of the community.
- Greater certainty is needed for both institutions and surrounding residents in relation to changes to community and educational facilities.

Objective 1

To provide high quality public and private community facilities and services based on the needs and expectations of all age groups, including those with limited mobility and special needs.

Strategies

- Locate community facilities where they can provide safe and convenient access on an equitable basis to the community they will service.
- Locate new community facilities near public transport interchanges and on pedestrian and cycle priority networks, that is, the Principal Bicycle Network, Municipal Bicycle Network and/or the Principal Pedestrian Network.
- Improve the distribution and quality of community facilities and services.
- Facilitate the development and use of private facilities for community uses where appropriate.
- Ensure safe and easy access to community facilities and services.
- Maximise the use of existing public facilities and promote the collaborative use of private facilities.
- Ensure appropriate design of new infrastructure taking into consideration Bayside's character.

Objective 2

To ensure that schools and other large institutional uses and community facilities and services are planned and developed to provide certainty for the organisation and community and to minimise the impact on residential amenity and the natural environment.

Strategies

- Encourage the preparation of master plans for all schools, hospitals, retirement villages and other large institutional uses to provide greater certainty for both institutions and surrounding residents.
- Regulate hours of operation of community facilities and services if appropriate.
- Ensure the provision of adequate off-street car parking and drop-off areas.
- Consider the potential for the CSIRO site to be redeveloped for educational purposes.

21.10-2

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Telecommunications

Key issues

- Above ground telecommunication and service cables have a significant detrimental visual impact, particularly along the foreshore.

Objective

To reduce the impact of telecommunications and electrical services on the streetscape and the foreshore.

Strategies

- Telecommunication cables and service lines should be located below ground.

- Underground services should be co-located and cable bundled and managed to minimise the impact on Council infrastructure, the root system of street trees and residential amenity.
- Mobile telephone towers should be located on existing structures or located and designed to integrate with surroundings.

Implementation

The strategies contained in this clause will be implemented through the planning scheme through the following:-

Application of zones and overlays

Community and educational uses

- Apply the Development Plan Overlay to private schools and hospitals/hostels that have developed master plans.

Further strategic work

Community and educational uses

- Develop a basis (in terms of the capacity of drainage, roads and other physical services) for decision making about the potential locations for more intensive development.
- Develop a mechanism for the preparation and implementation of master plans for schools, hospitals, retirement villages and other large institutional uses.

Infrastructure funding

- Investigate the potential for Developer Contribution Plans for the provision and upgrade of infrastructure, particularly towards upgrading of drains that are under capacity and replacing drains that are beyond repair.
- Develop a strategic rationale for the implementation of developer contributions towards the upgrading of drainage relative to increase in building site coverage, where necessary.
- Investigate options available for developer contributions towards car parking provision and streetscape improvements in Activity Centres.

Reference documents

Bayside Industrial Area Strategy 2004

Digital River – Digital Building Telecommunications Access Guidelines, 2002

Bayside Integrated Transport Strategy (2013)

Bayside Walking Strategy (2015)

Bayside Bicycle Strategy (2013)