

21.11 INFRASTRUCTURE

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21.11-1 Overview

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Infrastructure relates to roads, footpaths, drains, power lines, and telecommunication facilities etc. The Corporate Plan has identified that substantial investment is now required to bring Council infrastructure back to a high standard of functionality, and to prevent further deterioration. There is also a role for Council to ensure that infrastructure supplied by other providers is adequate and is appropriately located.

Drainage

There is serious community concern in some areas with flooding as a result of aging and/or inadequate infrastructure and existing scheme provisions are inadequate to protect development and redevelopment from the effects of 1 in 100 year storm.

Council is committed to undertaking further analysis of existing infrastructure and carrying out improvements in order to ensure that it caters for increasing levels of urbanization

Both Council and Melbourne Water are the relevant drainage management authority for various areas of the municipality. Melbourne Water have carried out a Drainage Survey 1998 which identifies and maps the extent of overflow paths of stormwater which would result from a severe storm of a 1 in 100 year intensity. This information will provide the basis for the introduction of a Special Building Overlay to ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flood velocity. Eventually information collected by Council as part of the Glen Eira Drainage Strategy 1998 will be included in the Special Building Overlay.

Telecommunication facilities

Council will continue to discourage inappropriate provision of overhead cabling and associated infrastructure especially in areas of identified heritage significance and in streets which contain significant avenues of street trees. Telecommunication towers and base stations will be discouraged from locating in residential areas and in local parks. Preference will be given to locating facilities on large commercial/ industrial buildings in order to reduce visual intrusion. Co-location of facilities will also be encouraged.

21.11-2 Objectives, strategies and implementation

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Objectives

- To maintain and improve Glen Eira's infrastructure including roads, streets, drains and essential services.
- To ensure that new development contributes appropriately particularly where it is likely to impact on the capacity of existing infrastructure.
- To manage development and redevelopment on land that is liable to flooding to minimise the costs associated with a major storm event.
- To encourage appropriate location of aerial services and overhead cabling in order to improve the visual amenity of the municipality.

Strategies

- Investigate existing condition of infrastructure, identify improvements needed and implement strategies and funding mechanisms to achieve necessary improvements.
- Develop and provide information on areas prone to flooding and drainage overland flow paths and regulate development within these areas.
- Encourage appropriate location of telecommunication facilities in the Glen Eira context.

Implementation

These strategies will be implemented by:

Policy and exercise of discretion

- Levying development contributions to finance improvements and additions to physical infrastructure including drainage and public open space, where new development is likely to impact on the capacity of existing infrastructure.
- Seeking the views of Melbourne Water prior to the approval of development within overland flow paths and known flood prone areas.
- Ensuring that impervious surfaces are minimised in areas which are prone to flooding.
- Ensuring that proposals for telecommunications facilities are assessed having regard to:
 - local amenity;
 - the impact on nearby built heritage;
 - the impact on significant avenues of street trees;
 - the visual impact of the proposed facility, the need for landscaping or any other screening treatment;
 - the safety of vehicle and pedestrian traffic;
 - the effect of the proposal on adjacent land and
 - the benefit of undergrounding aerial lines
- Requiring telecommunication towers and base stations to locate on large commercial/industrial buildings in preference to residential areas and local parks.
- Ensuring the co-location of telecommunication facilities where appropriate.

Zones and overlays

- Investigating application of the Special Building Overlay to flood prone areas as identified by Melbourne Water in order to identify land liable inundation and to ensure appropriate development of these areas.

Further strategic work

- Investigating the development of additional development contribution mechanisms based on accepted principles of need, equity, nexus, accountability and timing.
- Preparing a Municipal Stormwater Plan incorporating a Drainage Framework Plan.

Other actions

- Encouraging power and telecommunications companies to place all services underground by the year 2015.

- Continuing involvement in the development of underground solutions for power and telecommunication services.

Reference documents

Melbourne Water Drainage Survey, Melbourne Water, 1998

Glen Eira Drainage Strategy, 1998

Glen Eira Furniture Strategy, 1997

Undergrounding Infrastructure Policy, 1997