21.11 COMMUNITY AND DEVELOPMENT INFRASTRUCTURE

15/11/2012
C159

21.11-1 Community Facilities

15/11/2012
C159

{Please Refer to Clause 22.05}

21.11-2 Health Facilities

15/11/2012
C159

{Please Refer to Clause 22.07}

21.11-3 Development Infrastructure

15/11/2012
C159

Rapid urban expansion also requires the provision of a range of other items of physical and social infrastructure. This infrastructure must be provided in a timely, efficient and cost effective manner, which is responsive to the needs of existing and future residents.

Objective 1 **To actively pursue resolution of provision of key strategic items of physical infrastructure for unserviced growth areas and to plan for and identify means to fund the establishment and maintenance of social and physical infrastructure in a timely and efficient manner.**

Strategy 1.1 Investigate all methods of funding for items of infrastructure and select the most appropriate method.

Strategy 1.2 Ensure that all new development has arrangements for the provision of physical and social infrastructure.

Strategy 1.3 Pursue development contributions for road infrastructure improvements, social infrastructure and other items as appropriate in association with preparation of Strategic Plans, Incorporated Plans and/or Development Plans for Epping North and Mernda/Doreen.

Strategy 1.4 Progressively determine the need for and extent of benefit for regional contribution items such as the Plenty Road duplication fund.

Strategy 1.5 Develop on-going partnerships with the State Government to determine priorities and funding mechanisms for the provision of key items of infrastructure.

Strategy 1.6 Ensure that any new development which is proposed to proceed in an 'out-of-sequence' manner contributes proportionately to additional items of infrastructure brought about or brought forward by needs generated by the development.

Strategy 1.7 Continue to seek State and Federal Government funding for major infrastructure items such as public transport.

Strategy 1.8 Pursue the improvement of services in Cooper Street and Epping North and consider re-zoning to enable the higher order use of land.

Strategy 1.9 Apply the development contributions specified within the South Morang and Mernda Local Structure Plans.

Strategy 1.10 Implement Council Development Contributions Policy by progressively preparing Development Contributions Plans or other suitable agreements for sites which are nominated for proposed development.

Strategy 1.11 Examine the requirement for development contributions for major activity centres by resolving priorities for seeking development contributions from future development at the South Morang Activity Centre and Epping Plaza sites with particular emphasis on transport systems.

Strategy 1.12 In recognition of existing public utilities and public school sites the Public Use Zone will be applied.