

## 21.08 Development And Community Infrastructure

02/07/2015

C308

Proposed C395

### 21.08-1 Key issues and influences

28/01/2

The municipality is located on the state and interstate road and rail network, providing direct links to South Australia, south-western Victoria and Melbourne.

Barwon Water services the municipality with water and sewerage infrastructure. There is a need to conserve water resources and develop alternative water sources.

The road and rail linkages between Geelong and Melbourne accommodate significant freight, commuter and tourism traffic and these linkages have been improved by the upgrade of the Princes Freeway and faster rail services.

Freight movements can have a significant impact on amenity in the municipality, particularly east-west freight movements through Central Geelong, and movements to and from the Geelong Port.

There is a need to reduce car dependence by improving public transport, bicycle and pedestrian linkages.

There is a need to provide infrastructure in an efficient and timely manner, particularly in new growth areas.

It is necessary to upgrade existing community infrastructure and to provide new community infrastructure to meet the needs of the current and future population.

The provision of a comprehensive, safe and accessible open space network is a key feature of the City of Greater Geelong.

There is a need for all development and infrastructure provision to enhance safety, accessibility and inclusion for all members of the community.

There is a need to provide social infrastructure that responds to Geelong's ageing population.

Avalon Airport is a major economic and tourism asset to the region.

### 21.08-2 Transport

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#### Objectives

- To develop a safe, accessible, equitable and efficient traffic, transport and freight network.
- To improve the appearance of transport routes at key entrances to townships and urban areas.
- To protect and enhance the role of Avalon Airport, including its expansion options and ongoing technical viability and operational requirements.

#### Strategies

- Facilitate the development of Geelong Railway Station as Geelong's principal public transport hub.

- Enhance key entrances to townships and urban areas through gateway urban design treatments and landscaping.
- Create and protect reservations for future transport corridors, planned arterial roads and arterial road widening.
- Improve transport links, particularly public transport links, between existing and new residential areas, employment nodes and activity centres.
- Promote the early provision of public transport infrastructure and services in all growth areas.
- Prioritise active and public transport modes over private vehicle use.
- Facilitate the development of key freight routes having regard to residential amenity and the natural environment.
- Enhance the industrial and business transport linkages between industrial areas and activity centres and road, rail and port infrastructure.
- Direct freight transport into industrial zones and freight roadways.
- Support the development of an inter-modal freight terminal in the northern area of the municipality.
- Protect Avalon Airport from encroachment of residential, rural living, noise sensitive and other inappropriate use and development.
- Protect the alignment and integrity of the Avalon Airport Rail Link from incompatible use and development.

### 21.08-3 Development contributions

28/01/2010  
 C129(Part 4)  
 Proposed  
 C395

#### Objectives

- To provide development and community infrastructure in an efficient and timely manner.
- To plan for and provide services, facilities and infrastructure that respond to the changing needs of the City's population.

#### **Strategies**

- Ensure that development levies applied in the growth areas adequately caters for local infrastructure to support the metropolitan-equivalent dwelling density and population yield.
- Identify state infrastructure to deliver sustainable new communities including transport infrastructure and health and education facilities.
- Explore opportunities to use private sector funding to assist with delivering infrastructure.
- Ensure that development and community infrastructure is provided in a sustainable and timely manner in all areas, with particular regard to the servicing of new communities in new urban growth areas and large urban infill areas.
- ~~Encourage~~ Ensure development ~~to proceed~~ s in a ~~staged, contiguous~~ logical, sequenced manner which maximises the efficient delivery and use of development and community infrastructure.
- Where development departs from a relevant staging plan or is out-of-sequence in terms of being serviced by council's current capital works program, require the proponent to

meet or carry the full capital cost of providing the necessary development and community infrastructure to service the proposed development where appropriate.

- Prepare [Infrastructure Contribution Plans and](#) Development Contribution Plans in designated growth areas across the municipality.

**21.08-4**

28/01/2

**Open space**

**Objective**

- To develop a comprehensive, safe and accessible open space network.

**Strategies**

- Require land provided as open space to be usable for its intended recreational purpose.
- Ensure that encumbered land provided as open space adds to the recreational and environmental amenity and diversity of the locality.
- Encourage open space areas to be provided in a manner and location that allows for passive surveillance.
- Where practicable, provide passive and active open space areas which serve to protect ecosystems, flora and fauna.
- Where possible, provide linear open spaces which link between activity centres, schools, public transport hubs, parks and recreation areas.
- Where appropriate, require open space enhancements of the private and public realms when residential densities are increased.

**21.08-5**

28/01/2010  
[C129\(Part 4\)](#)  
[Proposed](#)  
[C395](#)

**Accessibility**

**Objective**

- To ensure safe [and equal](#) access to community and development infrastructure for all members of the community.

**Strategies**

- Where possible, ensure shared recreational, walking and cycling trails provide accessible links between activity centres, schools, public transport hubs, open space and recreation areas.
- Encourage passive surveillance of all recreational areas and trails.
- Require the provision of safe bicycle parking and storage facilities in activity centres, employment nodes, community facilities, recreation areas and public transport hubs.
- Ensure all development and community infrastructure provides safe accessibility for all members of the community.

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**Implementation**

- These strategies will be implemented by:

### **Using policy and the exercise of discretion**

Where appropriate, require the preparation of a Development Plan, Development Staging Plan and Development Contributions Plan as part of the re-zoning of an area for urban purposes.

Ensuring that land taken for open space through the subdivision process is well situated, of appropriate dimension and forms an integrated part of the existing and future community network of open spaces.

Collect equitable development contributions to the capital cost of pre-planned infrastructure that is necessary for community well being, health and safety, through the implementation of Development Contributions Plans.

### **Applying zones and overlays**

Apply the Development Contributions Plan overlay to new growth areas as appropriate.

### **Further work**

Prepare Development Staging Plans and Development Contributions Plans for the Armstrong Creek and Jetty Road Urban Growth Areas.

Investigate a new east-west link road between Portarlington Road and the Geelong Ring Road.

Support VicRoads future planning for the Outer Metropolitan Ring Transport Corridor.

### **References**

*Geelong Transport Strategy*, Victorian State Government and City of Greater Geelong, 2002.

*Study of Open Space Networks*, City of Greater Geelong, 2001.

[City of Greater Geelong Settlement Strategy, City of Greater Geelong, October 2018.](#)