19.02 COMMUNITY INFRASTRUCTURE

31/07/2018
VC148

19.02-1S Health facilities

31/07/2018
VC148

Objective

To assist the integration of health facilities with local and regional communities.

Strategies

Facilitate the location of health and health-related facilities (including acute health, aged care, disability services and community care facilities) taking into account demographic trends, the existing and future demand requirements and the integration of services into communities.

Plan public and private developments together, where possible, including some degree of flexibility in use.

Locate hospitals and other large health facilities in designated health precincts and areas highly accessible to public and private transport.

Provide adequate car parking for staff and visitors of health facilities.

19.02-1L Health facilities

03/03/2022
C134wdon

Strategy

Limit medical facilities along Beechworth Road to a scale that is compatible with surrounding residential areas.

19.02-2S Education facilities

29/09/2022
VC222

Objective

To assist the integration of education and early childhood facilities with local and regional communities.

Strategies

Consider demographic trends, existing and future demand requirements and the integration of facilities into communities in planning for the location of education and early childhood facilities.

Locate childcare, kindergarten and primary school facilities to maximise access by public transport and safe walking and cycling routes.

Ensure childcare, kindergarten and primary school and secondary school facilities provide safe vehicular drop-off zones.

Facilitate the establishment and expansion of primary and secondary education facilities to meet the existing and future education needs of communities.

Recognise that primary and secondary education facilities are different to dwellings in their purpose and function and can have different built form (including height, scale and mass).

Locate secondary school and tertiary education facilities in designated education precincts and areas that are highly accessible to public transport.

Locate tertiary education facilities within or adjacent to activity centres.

Ensure streets and accessways adjoining education and early childhood facilities are designed to encourage safe bicycle and pedestrian access.

Consider the existing and future transport network and transport connectivity.

Develop libraries as community based learning centres.

Co-locate a kindergarten facility with all new Victorian Government primary schools.

19.02-3S Cultural facilities

31/07/2018
VC148

Objective

To develop a strong cultural environment and increase access to arts, recreation and other cultural facilities.

Strategies

Encourage a wider range of arts, cultural and entertainment facilities including cinemas, restaurants, nightclubs and live theatres in the Central City and at Metropolitan Activity Centres.

Reinforce the existing major precincts for arts, sports and major events of state wide appeal.

Establish new facilities at locations well served by public transport.

19.02-4S Social and cultural infrastructure

31/07/2018
VC148

Objective

To provide fairer distribution of and access to, social and cultural infrastructure.

Strategies

Identify and address gaps and deficiencies in social and cultural infrastructure, including additional regionally significant cultural and sporting facilities.

Encourage the location of social and cultural infrastructure in activity centres.

Ensure social infrastructure is designed to be accessible.

Ensure social infrastructure in growth areas, is delivered early in the development process and in the right locations.

Plan and design community places and buildings so they can adapt as the population changes and different patterns of work and social life emerge.

Support innovative ways to maintain equitable service delivery to settlements that have limited or no capacity for further growth, or that experience population decline.

Identify and protect land for cemeteries and crematoria.

19.02-4L Social and cultural infrastructure

03/03/2022
C134wdon

Strategies

Encourage the upgrading of existing facilities such as the Wodonga Sports and Leisure Centre and the Wodonga library.

Encourage community facilities designed to allow for multi-purpose use by different groups with the flexibility to adapt to changing needs over time.

Support co-location of community facilities and local commercial facilities.

19.02-5S Emergency services

31/07/2018
VC148

Objective

To ensure suitable locations for police, fire, ambulance and other emergency services.

Strategies

Ensure police, fire, ambulance and other emergency services are provided for in or near activity centres.

Locate emergency services together in newly developing areas.

19.02-6S Open space

31/07/2018
VC148

Objective

To establish, manage and improve a diverse and integrated network of public open space that meets the needs of the community.

Strategies

Plan for regional and local open space networks for both recreation and conservation of natural and cultural environments.

Ensure that open space networks:

- Are linked, including through the provision of walking and cycling trails.
- Are integrated with open space from abutting subdivisions.
- Incorporate, where possible, links between major parks and activity areas, along waterways and natural drainage corridors, connecting places of natural and cultural interest.
- Maintain public accessibility on public land immediately adjoining waterways and coasts.

Create opportunities to enhance open space networks within and between settlements.

Ensure that land is set aside and developed in residential areas for local recreational use and to create pedestrian and bicycle links to commercial and community facilities.

Ensure that land use and development adjoining regional open space networks, national parks and conservation reserves complements the open space in terms of visual and noise impacts, preservation of vegetation and treatment of waste water to reduce turbidity and pollution.

Improve the quality and distribution of open space and ensure long-term protection.

Protect large regional parks and significant conservation areas.

Ensure land identified as critical to the completion of open space links is transferred for open space purposes.

Ensure that where there is a reduction of open space due to a change in land use or occupation, additional or replacement parkland of equal or greater size and quality is provided.

Ensure that urban open space provides for nature conservation, recreation and play, formal and informal sport, social interaction, opportunities to connect with nature and peace and solitude.

Accommodate community sports facilities in a way that is not detrimental to other park activities.

Ensure open space provision is fair and equitable with the aim of providing access that meets the needs of all members of the community, regardless of age, gender, ability or a person's location.

Develop open space to maintain wildlife corridors and greenhouse sinks.

Provide new parkland in growth areas and in areas that have an undersupply of parkland.

Encourage the preparation of management plans or explicit statements of management objectives for urban parks.

Ensure exclusive occupation of parkland by community organisations is restricted to activities consistent with management objectives of the park to maximise broad community access to open space.

Ensure the provision of buildings and infrastructure is consistent with the management objectives of the park.

Ensure public access is not prevented by developments along stream banks and foreshores.

Ensure public land immediately adjoining waterways and coastlines remains in public ownership.

Plan open space areas for multiple uses, such as community gardens, sports and recreation, active transport routes, wildlife corridors and flood storage basins.

19.02-6L Open space

~~03/03/2022~~ ~~C134wdon~~ Proposed C140wdon

Strategies

Incorporate an interconnecting network of linear green spaces, trails and parks that are conducive to active transport while also increasing passive surveillance of open spaces.

Improve access and connectivity of open spaces along waterways, the Hills, the High Country Rail Trail, and to Lake Hume.

Strengthen biodiversity and environmental values in public open spaces in the Meridian and Riverside Estates

Facilitate access to open spaces by locating them within a walkable catchment of residential areas, industrial estates, near cycle paths and public transport.

Provide age appropriate play spaces at the local, neighbourhood, and district level, and design and equip them accordingly.

Protect cultural heritage values, both Aboriginal and European, including the Bonegilla Migrant Experience, that contribute to the local public open space character, by avoiding public open space uses (such as playgrounds) on these sites.

Provide Environmentally Sustainable Design in the open space network, such as ecosystem services, shade and urban cooling.

Use sustainable materials in all public open space designs and upgrades.

Retain site features, such as scattered trees and topographic elements that enhance the character of the neighbourhood and assist in the design of streets, parks and public art.

Ensure development abutting public open space is designed to front onto it, incorporating roads or other appropriate buffers to separate development from recreational or environmental land. Interface treatments should be consistent with the *Wodonga Open Space Strategy Interface Guidelines (Appendix E)* and include measures such as native planting, low-impact fencing, or natural barriers to protect ecological values and support passive surveillance.

Ensure that the land provided for public open space is fit-for-purpose, safe for public use and provides a range of landscape opportunities.

POLICY GUIDELINES

Consider as relevant:

~~Ensure that public open space infrastructure (including landscaping) is provided prior to being transferred to Council.~~

- Use trees and plants as specified by the relevant planning authority; and
- Ensure a clear separation between high-value environmental areas and usable open space/development zones by implementing appropriate buffer zones composed of easily maintainable hard and soft landscaping elements; and
- Ensure open spaces are embellished with fit for purpose infrastructure (including, but not limited to, landscaping, amenity, play spaces, reticulated services, seating, rubbish bins, lighting; fencing, irrigation, signage, shade and shelters) prior to being transferred to Council; and
- Use complementary native vegetation in landscaping adjacent to retained native vegetation or habitat corridors; and
- Ensure landscaping practices minimise negative impacts on conservation values and mitigates bushfire.

Policy Documents

Consider as relevant:

- *Wodonga Open Space Strategy (2023), including Appendices B, D & E*
- *ESD for Subdivisions in Regional Victoria (2018)*

19.02-6L-01 Open Space Contributions

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Proposed C140wdon

STRATEGIES

Provide Public Open Space contributions, that offer:

- Variety
- Functional access and connections
- Protection of significant values – including environmental, social and cultural.
- Suitable gradients

Avoid the contribution of land for ~~active~~ open space that is encumbered by inundation, slope or other site conditions that diminish its ~~useability~~usability, function or would result in higher long-term maintenance costs than unencumbered land.

~~Avoid the contribution of land for passive open space that is not suitable including as a result of poor usability or higher maintenance costs.~~ Encumbered land may be located adjacent to and integrated with open space (but is not provided in lieu of the public open space contribution) when:

~~Facilitate access to playgrounds by locating them within a walkable catchment of residential areas, near cycle paths and public transport.~~

~~Protect and enhance pre- and post-contact cultural heritage features as part of open space.~~

~~Protect and enhance natural features including areas of flora and fauna significance, waterways and floodplains as part of open space.~~

- It is complementary to the primary use of the open space;
- Areas of flora and fauna significance, waterways and floodplains are protected and enhanced;
- Native vegetation offset sites are provided and managed for their intended revegetation purposes.
- The site is of heritage or cultural heritage significance.

~~Site and design development abutting open space to front onto open space and use roads to abut reserves to provide a buffer.~~Policy Guidelines
Consider as relevant:

Provide park and open spaces (except for special purpose open space) that are a minimum of 0.5ha and no less than 20m in width.

Open space must meet clear standards for land quality and useability, avoiding land encumbered by flood risk, steep slopes, utility easements, or heritage/environmental constraints. Detailed requirements are outlined below.

Provide open spaces on land that is not encumbered by constraints such as:

- Drainage reserves, water bodies, or flood plains up to the 1 in 20 (5% AEP) year flood level;
- Road Reserves;
- Land required for utilities or services (E.g., easements, landfill areas, sewer/gas pipelines, pylons, substations, mobile towers, underground services and overhead power/transmission lines);
- Land within an environment protection overlay or having any conservation or environmental significance (E.g., significant vegetation/trees);
- Land with cultural heritage conservation, protection or restricted uses; or
- Land steeper than 1 in 20 (5%) gradient, erosion prone or degraded slopes.

Constrained land that may be integrated, but not considered as a part of the public open space contribution, with Public Open Space includes areas protected or set aside for:

- Significant native vegetation or habitat and conservation land buffers.
- Native vegetation offsets.
- Water management systems, wetlands, waterway buffers, and other water bodies.
- Land steeper than 1 in 20 (5%) gradient. Use retaining structures where appropriate.
- Flood prone lands and land subject to inundation (above the 1 in 20 year flood level).
- Land with cultural heritage values, so long as it can be successfully and respectfully integrated (i.e. culturally appropriate) into POS without detracting from conservation values, or the primary purpose of the POS. Where a cultural heritage asset is integrated into POS, ensure appropriate legislative requirements are applied.

POLICY DOCUMENTS

Consider as relevant:

- *Wodonga Open Space Strategy (2023), including Appendices B, D & E*
- *ESD for Subdivisions in Regional Victoria (2018)*