21.14 INFRASTRUCTURE

21.14-1 Context

Casey is a developing municipality with extensive areas of land earmarked for future urban development. It also has two regional centres at Cranbourne and Fountain Gate - Narre Warren which have yet to be developed to their full potential. The provision of comprehensive physical and social infrastructure is essential to making Casey more livable and self-reliant.

Traditional methods of funding infrastructure are less acceptable to the community today. These methods generally involve subsidies by non-users and the provision of facilities after an area is fully developed. The payment of development contributions by developers to infrastructure providers is an important means of overcoming these problems.

Presently, there are efficient mechanisms for collecting development contributions for the provision of reticulated services such as water, electricity, gas, drainage and sewerage. The mechanisms for collecting development contributions for other types of infrastructure is less formalised and non-existent in some cases. Such infrastructure includes main roads, road improvements, traffic management measures, bicycle paths, bus shelters, multi-purpose community buildings and recreation facilities. These facilities are just as important and are urgently needed in places such as new residential subdivisions.

Currently, development contributions are collected in Casey only for certain categories of development, certain areas of residential subdivision and for development within the Fountain Gate - Narre Warren District Centre. There needs to be greater consistency so that all forms of urban development, regardless of their location or land use, contribute to the provision of identified infrastructure on a timely and equitable basis.

21.14-2 Objectives, strategies and implementation

Objectives

- To ensure the timely delivery of infrastructure to the Casey community.
- To provide for as far as practicable, a user pays system of funding infrastructure.
- To ensure that the cost of new infrastructure is shared on an equitable basis.

Strategies

- Develop a comprehensive development contribution policy that identifies the type of infrastructure required, the establishment cost, the likely beneficiaries, the apportionment of cost, the method of cost recovery and the expenditure of funds.
- Collect, manage and expend development contributions on a timely and equitable basis.
- Council will in most instances require a cash payment to be made for development contributions before development begins. However, Council will be prepared to negotiate payment in kind such as the provision of land for a public purpose or the construction of physical works where Council is satisfied that the land or works are of equivalent value and will directly benefit the target community.
- Provide a framework for the provision of car parking infrastructure within all larger activity centres.
Implementation

These strategies will be implemented by:

Use of policy

- Using Infrastructure Policy to provide funding for infrastructure particularly in commercial and residential areas (Infrastructure Policy, Clause 22.14).
- Using Parking Precinct Plans to ensure the delivery of parking infrastructure within the larger activity centres.

Application of zones and overlays

- Applying the Public Use Zone to identify land required for the provision of public uses, services and facilities.
- Applying the Road Zone to designated roads and land acquired for a proposed road.
- Applying the Development Contributions Overlay to developing residential areas to ensure the provision of an effective road network and delivery of other infrastructure and community facilities.
- Applying the open space requirements of Clause 52.01 to ensure that open space is provided for the leisure and recreational needs of the community.
- Applying a Development Contributions Overlay to the Fountain Gate – Narre Warren District Centre to ensure the development of the centre and provision of an effective road network.

Further strategic work

- Preparing an Infrastructure Strategy to identify infrastructure needs and funding mechanisms for the municipality.
- Preparing a Municipal Transportation Strategy for Casey incorporating road and public transport.
- Preparing Parking Precinct Plans for larger activity centres to manage the provision and delivery of parking.

Other actions

- Preparing special rate and special charge schemes to fund the construction of Beaumont and Buchanan Roads as identified in the Cardinia Creek Structure Plan.