

The eastern and south-eastern suburbs from Greensborough to Frankston generally have sewerage services capable of supporting further development. The western areas (Sydenham, Sunshine and Werribee) can accept limited further development without major works. The central-northern quadrant (Broadmeadows to Mill Park) could have problems in accepting substantial added loads without major new works.

Parts of the inner metropolitan system are under-used. These include areas with low system demand (warehouses, storage), areas where parcels of land remain undeveloped, and residential areas where population has declined.

12.4 Drainage

Because flooding is such an infrequent event and directly affects only a small proportion of the population, people in general are inclined to have low awareness of its potential hazards. It is important therefore that responsible authorities make objective assessments of those risks and seek to minimise them.

The probability that stormwater damage will occur rises with the loss of porous land surfaces caused by more intensive development. In many parts of the inner and established areas, potential loads on main drainage works are near their design capacities and new works will be required to increase the capacity of the drainage system if storm water peak flows are increased by intensive development in the drainage basin.

The effect of redevelopment could often be a cause for concern at the local level of drainage management. This is usually in the hands of councils, most of whom have responsibility for drainage basins of under 60 hectares. Constraints on redevelopment can be reduced by providing local retarding basins, and councils should be encouraged to provide such basins in existing open space areas and to reserve land for the purpose, where necessary.

Residential development which adds to the proportion of total area covered by roofs and paved surfaces increases the peak runoff which has to be accommodated. Provided redevelopment is uniformly spread throughout a catchment, and provided the existing system has adequate capacity, some increase could be accepted without the need for remedial works to the drainage system. Where redevelopment is concentrated, the effect on drainage, particularly the local effect, could be serious if there is substantial



conversion of garden or open areas to non-porous surfaces. Remedial measures would probably be needed and these range from amplifying the existing system to retarding run-off by means of local storage.

Drainage decisions in general will need to be made by detailed investigation of the drainage implications of each large proposed development or redevelopment.



12.5 Preferred Development Areas

To encourage urban residential development in those areas which can be most efficiently provided with new services, the Board has adopted the concept of preferred development areas. It will continue to do so, and the concept will play a useful part in achieving the better use of public utilities. The extension of the concept to industrial areas is referred to in Chapter 10.6

12.6 Long Term Plans

The Board is producing strategic plans outlining ways in which the water supply, sewerage and drainage systems may develop in the future. These plans will complement the town planning proposals of the Board and other land use planning authorities.

Preferred Development Areas