

22.04 INFRASTRUCTURE

09/06/2016
C39

This Clause provides local policy to support Clause 21.06, Infrastructure, of the Municipal Strategic Statement.

22.04-1 Infrastructure

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This policy applies to the subdivision and/or development of residential land in the General Residential Zone and Low Density Residential Zone.

Policy basis

New residential subdivision and development is required to satisfy standards regarding service connections, road construction and development impact.

Objectives

- Ensure that all forms of residential subdivision and/or development are connected to reticulated sewerage, water, power and stormwater facilities.
- Ensure that urban development does not adversely impact on the environment and on downstream water quality.
- Ensure that all roads that service a residential development are fully constructed and sealed.

Policy

It is local policy that applications for the subdivision and/or development of residential land will have regard to:

- Residential development should be provided with reticulated services.
- Where it is impractical to connect low-density residential development to reticulated sewerage a report should accompany the application demonstrating how effluent is to be treated and disposed of.
- A soil and water report should accompany all development proposals which demonstrate how stormwater is to be disposed of and where appropriate what downstream retardation works will be required to alleviate the inundation of properties, siltation of watercourses or soil erosion.
- An infrastructure report should be submitted with each application demonstrating that the site can be connected to reticulated water, sewerage and power. Comments from all servicing authorities should be submitted with this report.
- A road report may be required to set out details on the width and standard of construction of all roads.
- A Transport Impact Assessment Report, approved by the Roads Corporation will be required where the site is serviced from a Road Zone Category 1 road.
- That provision of infrastructure will be to the satisfaction of the Responsible Authority and in accordance with any relevant adopted Infrastructure Design Manual which seeks to provide a basis for standardised infrastructure requirements and assist with consistency and transparency in setting planning permit conditions.

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Urban stormwater management

This policy applies to the subdivision and/or development of urban land in the residential, commercial and industrial zones.

Policy basis

Council is committed to progressing the principles of environmental sustainability, and effective stormwater management which form a key component of this objective.

The Alpine Shire Stormwater Management Plan has identified the Shire's waterways as being valuable assets, providing important ecological habitats, attractive recreational areas and in some instances contain sites of cultural significance and serve to enhance property values.

It is acknowledged however, that urban areas within the Shire can have an impact on water quality and the values of the waterways. The Alpine Shire Stormwater Management Plan is relevant to the urban areas including residential areas, industrial and commercial land use activities, and open space areas.

Objectives

- Maintain and enhance stormwater quality throughout the Shire.
- Ensure that new development complies with the Infrastructure Design Manual.

Policy

It is local policy that:

- Best practice measures such as those contained in the Alpine Shire Stormwater Management Plan and the Urban Stormwater Best Practice Management Guidelines be incorporated into the design of new developments.
- Off-site discharge of stormwater be minimised through the use of porous pavements, on-site collection, water conservation and re-use.
- Where appropriate stormwater management infrastructure be provided at the time of development.