

## 21.11 INFRASTRUCTURE

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### 21.11-1 Overview

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Being well established, Boroondara has a full range of physical infrastructure including roads, storm-water drains, sewers, gas, electricity, and telecommunications services. The importance of the provision and maintenance of this physical infrastructure is highlighted in the 1998 - -2000 Corporate Plan which sets as its objectives to:

*"ensure sustainable maintenance, development and use of the City's physical infrastructure."*

However, typical of other municipalities in inner Melbourne, the City has an aging physical infrastructure. A full understanding of the existing state of infrastructure, its capacity for improvement and its potential to absorb additional development requires further work, both at the local and regional level. This will require access to diverse sources of data. The lack of information is particularly apparent for underground services.

Much of the infrastructure provision is the responsibility of external regional agencies, including Yarra Valley Water, VicRoads, Telstra, Optus, Citipower, United Energy, Multinet Gas, and Melbourne Water. It is important for Council to liaise with these organisations in their development of regional management plans.

Council only has responsibility for local roads and local drainage. Council has begun investigation into the existing condition of its drainage network.

Approximately 94% of the City's road pavement network is in good or very good condition. Council has a "Pavement Management System" in place which provides the basis of a five year maintenance program. It is recognised that intensified development and traffic generation may increase the rate of deterioration of road pavements and associated components.

There is evidence that some parts of the City's drainage system are at, or over capacity, and require augmentation. It is recognised that increased dwelling densities and other development which increase the proportion of impermeable surface areas, increases the amount of rain-water run-off, which in turn places greater demands on the drainage system.

New technology has revolutionised the impact of telecommunications on the economy, society and the environment. The City of Boroondara has particular concerns in relation to the health impacts of electro-magnetic radiation emissions from telecommunication facilities as well as the visual impacts of the towers and overhead cables. It is with this in mind that Council has embarked upon a program for the systematic undergrounding of all overhead cables.

At this stage Council does not have a Development Contributions Policy. Council's current approach is to require developers to contribute where new infrastructure is required as a result of new development. Council proposes to investigate a range of mechanisms for funding.

### 21.11-2 What are the infrastructure issues?

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Although the City has well developed physical infrastructure, parts of the system are ageing.

There is a lack of comprehensive data about those parts of the infrastructure (particularly the underground systems) which have spare capacity and those parts which require upgrading.

Some forms of development have the potential to impact on the effectiveness of the system, particularly in areas where there is limited existing capacity.

Some forms of infrastructure provision have the potential to impact on the environment and the urban character of the municipality.

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### **Objectives, strategies and implementation**

#### **Objectives**

- To ensure that infrastructure systems are efficient and environmentally sustainable.
- To ensure that the infrastructure system is able to accommodate new development and that new development is designed to have a minimal impact on the operational capacity of infrastructure systems.
- To ensure that the provision of overhead infrastructure does not materially affect the amenity of the City.

#### **Strategies**

- Zone infrastructure assets appropriately.
- Ensure funding of infrastructure is fair and equitable.
- Manage drainage and sewerage systems meet the water quality and water capacity objectives of the SEPP (Waters of Victoria) Schedule F7.
- Plan the size, place and pace of future growth areas within the City to ensure it is consistent with the capacity of the infrastructure.
- Optimise the use of existing infrastructure.
- Provide mobile telephony infrastructure in a manner which ensures the lowest possible health risks.
- Minimise the visual impact of infrastructure on the environment.

#### **Implementation**

These strategies will be implemented by:

#### **Policy and exercise of discretion**

- Applying local policy (Telecommunications Policy at Clause 22.11) to ensure safe location and installation of telephony infrastructure.
- Applying local policy (Telecommunications Policy at Clause 22.11) to protect the amenity of surrounding areas.

#### **Zones and overlays**

- Applying the Public Use Zone to all land set aside for the supply of public infrastructure by public authorities.
- Based on the strategic direction of this document, applying the appropriate surrounding zone to all land set aside for the supply of infrastructure by private bodies.

#### **Further strategic work**

- Obtaining developer funding of infrastructure required as a result of new development and investigating the preparation of a Development Contributions Plan Overlay.

### **Other actions**

- Investigating a range of options for funding of all Council infrastructure.
- Liaising with regional bodies regarding the preparation of a coordinated Water Quality Management Plan.
- Developing best practice systems for drainage maintenance.
- Monitoring litter traps and review their future use, to reduce the amount of litter carried by stormwater run-off into our river systems.
- Examining street sweeping practices within the City to investigate improvements which would contribute to improved water quality.
- Liaising with regional bodies towards a full understanding and optimal use of the current and potential capacity of the infrastructure system, both at the regional and the local level.
- Providing better management and maintenance of the drainage network by collecting more information about the condition of the network.
- Refining and implement the key findings of the Pavement Management System.
- Investigating the installation of on-site retention systems in appropriate sites, to reduce the volume of run-off to stormwater networks.
- Liaising with regional bodies for the preparation of plans for the provision of wired services to achieve undergrounding of all overhead wire and cable services in the long term.

### **Reference documents**

Environmental Protection Agency - State Environmental Protection Policy (Waters of Victoria) Schedule F7 (Waters of the Yarra Catchment), 1995

Port Phillip and Westernport Regional Catchment Strategy, 1997

Yarra Catchment Action Plan, 1998

Guidelines for Siting and Design of Telecommunications Facilities in the City of Boroondara, 1997

City of Boroondara Residential Urban Character Study, 1996