

## 21.10 INFRASTRUCTURE

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This Clause provides local content to support Clause 19 Infrastructure of the State Planning Policy Framework.

### 21.10-1 Community infrastructure

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#### Context and issues

- Wangaratta has a quality 'lifestyle' environment that has social and economic significance for the municipality and region.
- Quality lifestyle is enhanced through the provision of a range of community services, facilities and opportunities.
- The former Ovens College campus offers opportunities for redevelopment as a civic precinct, incorporating a mixture of community and privately operated uses.
- Wangaratta is a regional education centre with tertiary facilities provided by Goulburn Ovens TAFE (GOTafe).
- There are opportunities for tertiary education growth in nursing, community services and aged care, equine and veterinary science, agriculture and horticulture, building and construction, sport and recreation and trade.
- The Tone Road GOTafe Rural Industries campus provides opportunities for growth in existing and future programs.

#### Objectives and strategies

##### **Objective 1 To provide a range of community services and facilities to support a quality lifestyle.**

Strategy 1.1 Facilitate planning and redevelopment of the former Ovens College campus as a Civic Precinct to provide for a range of civic and accommodation uses.

Strategy 1.2 Provide well designed multi-purpose public buildings to meet the needs of local communities.

Strategy 1.3 Provide high quality arts and cultural facilities in Wangaratta.

##### **Objective 2 To encourage medical uses around the public and private hospitals in Wangaratta**

Strategy 2.1 Support medical uses around the public and private hospitals in Wangaratta.

Strategy 2.2 Minimise amenity conflicts with adjacent residential uses.

Strategy 2.3 Provide adequate car parking.

Strategy 2.4 Avoid conflict with residential car parking and traffic flows.

##### **Objective 3 To ensure the community has access to a range of learning opportunities at pre-school, primary, secondary and tertiary levels.**

Strategy 3.1 Support the expansion and diversification of the Goulburn Ovens TAFE in Wangaratta as a significant tertiary education institution.

Strategy 3.2 Facilitate public transport options to tertiary opportunities in Albury / Wodonga and other proximate centres.

##### **Objective 4 To be a centre that caters for a diverse range of arts, cultural and educational experiences utilising a variety of approaches and pathways**

Strategy 4.1 Support integration of culture, arts and heritage features in development.

Strategy 4.2 Provide infrastructure appropriate to community needs.

Strategy 4.3 Support arts and cultural facilities and programs.

Strategy 4.4 Recognise the importance of integrating education, culture, arts and heritage ideals into all aspects of community life.

### Implementation

#### Policy guidelines

- Undertake a Wangaratta Hospital Precinct Structure Plan to support medical uses and avoid interface conflict issues.
- Integrate arts and cultural features into the planning of capital works projects and public space developments.

21.10-2

### Development infrastructure

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#### Context and issues

- The development of residential, commercial and industrial areas in Wangaratta, including low density residential areas on the urban and township fringes, should be supported by external contributions for physical and community infrastructure.
- Many residential and industrial areas in Wangaratta were originally developed more than 60 years ago. While the road and drainage systems designed were adequate at the time, much of the infrastructure was built at a lower specification and some sections of the planned drainage networks seem not to have been constructed. This has placed significant constraints on the ability for intensification of development to occur in established areas.
- South Wangaratta is particularly low lying and poorly drained. Significant investments will be required to rectify the impacts of past development decisions. All future residential, rural, residential and other land uses must be conditional on the provision of adequate drainage systems, several of which will have to include retardation basins and pumped outfalls.
- Business and industry in the municipality requires dedicated infrastructure and facilities including appropriate access to transport links, high volume supply reticulated water, natural gas and electricity, and efficient stormwater management.
- Developing adequate and cost effective reticulated water and sewerage infrastructure in Wangaratta Regional City and Townships is a major issue for residential and economic growth in the municipality. The lack of reticulated sewer and water supply systems in rural townships restricts development opportunities and can adversely affect the quality of groundwater.
- New reticulated sewerage and water provision needs to be economically sustainable, with development contributions required to pay for the cost and maintenance of new services.
- The continuing expansion of the landfill will remain a significant capital works priority unless regional collaboration in waste management is established. Landfill sites are subject to increasingly stringent environmental controls.
- The wastewater treatment plants at North Wangaratta, Glenrowan and Moyhu and a trade waste treatment facility at South Wangaratta support urban, township, commercial and industrial growth across the municipality. The North Wangaratta wastewater treatment plant will need to be expanded over time to service future growth in Wangaratta and townships.

#### Objectives and strategies

**Objective 1 To ensure the long-term sustainability of community assets including buildings, roads and other transport infrastructure, kerbing, parks, open space, drainage and street trees.**

Strategy 1.1 Require development contributions towards infrastructure in residential, commercial and industrial growth and redevelopment areas of Wangaratta Regional City.

**Objective 2 To improve the effectiveness of stormwater and wastewater systems throughout the municipality.**

Strategy 2.1 Support the renewal and upgrading of existing sewerage, water supply and stormwater management networks to address current problems and meet emerging needs in Wangaratta Regional City, Townships and Rural Townships.

Strategy 2.2 Support the design and construction of reticulated sewerage schemes or installation of EPA approved package treatment plants in rural townships and rural living zone areas.

Strategy 2.3 Require a Domestic Wastewater Management Plan which takes into account local environmental features to manage effluent disposal systems in areas without reticulated sewerage, and as a mechanism to institute backlog sewerage schemes if deemed appropriate.

Strategy 2.4 Facilitate the installation or upgrading of reticulated sewerage and water supply in existing and emerging residential, commercial and industrial areas.

**Objective 3 To ensure integrated and sustainable stormwater management and water use in urban areas in the municipality.**

Strategy 3.1 Use water sensitive urban design principles in all significant developments in residential, industrial and commercial areas.

Strategy 3.2 Support the development of stormwater treatment facilities whose operational performance can be maintained over extended periods of time at reasonable cost.

Strategy 3.3 Support the appropriate treatment and re-use of stormwater and grey water.

**Objective 4 To minimise waste volumes and provide timely and appropriate disposal and recycling services.**

Strategy 4.1 Avoid sensitive development within the Wangaratta Landfill buffer area.

Strategy 4.2 Recognise the potential land use and amenity conflicts that may result from any further expansion of the Wangaratta Landfill.

Strategy 4.3 Support the extension of life of the Wangaratta Landfill to ensure that the facility can participate effectively and sustainably in a regional waste handling network.

Strategy 4.4 Minimise waste and litter as a result of development.

**Implementation**

**Policy guidelines**

- Development that cannot be serviced by reticulated sewer should be located and designed to account for the unique environmental attributes of each site and any nearby environmental features, such as creeks, rivers, lakes, springs, wetlands, bores and dams, particularly where those features provide water for stock, human consumption or food production purposes.
- Ensure that effluent disposal systems are suitable to the soil type and topography of the site, and are appropriately located away from environmentally sensitive features.
- Guide the assessment, prioritisation and ongoing management of effluent disposal systems in all areas without reticulated sewerage through a Municipal Onsite Wastewater Management Plan
- Ensure that all effluent disposal systems and effluent and irrigation fields are located at least 100 metres from any watercourse. Council may at its discretion agree to a reduction in this setback when topographic constraints would prevent

the discharge of wastewater to a watercourse or other sensitive environmental features.

#### Further strategic work

- Develop a ten-year rolling plan for the progressive renewal, upgrading and construction of new transport and stormwater management infrastructure in existing and proposed urban residential, industrial and commercial areas to address known problems and facilitate the more appropriate use of land.
- Identify the levee banks to be retained under Council ownership and responsibility, having regard to the outcomes of the *Wangaratta Flood Study* (2016), and review the levels of protection these facilities can be expected to provide against riverine flooding.
- Undertake a comprehensive review of exposure to flash flooding hazards throughout the urban area, including residential growth areas, and the rural townships, and develop appropriate planning and engineering strategies to mitigate those hazards.
- Prepare a Development Contributions Plan for all developing residential, commercial and industrial areas of Wangaratta Regional City.
- Prepare a Development Contributions Plan for all established residential, commercial and industrial areas of Wangaratta Regional City.
- Investigate existing and emerging onsite wastewater management issues in rural townships and prepare a comprehensive Domestic Wastewater Management Plan to address these issues.
- Prepare a comprehensive, long-term Stormwater Management Plan for Wangaratta.
- Collaborate with other regional municipalities to identify and implement appropriate infrastructure resources and strategies for waste recycling and for the treatment and long term disposal of intractable waste.
- Investigate with North East Water Corporation the application of suitable planning provisions to provide a buffer between any development with sensitive land uses and the North Wangaratta, Glenrowan and Moyhu wastewater treatment plants and the trade waste plants at South Wangaratta.

### 21.10-3

#### Development around High Pressure Gas Transmission Pipelines

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##### Overview

The Wollert to Wodonga Pipeline and Northern Interconnect Pipeline are high pressure gas transmission pipelines licensed under the *Pipelines Act 2005*. Changes to land use and development in the vicinity of pipelines must be carefully considered to ensure risks to human life and the functional operation of the pipeline are not impacted.

**Objective: To ensure future land use and development appropriately responds to existing high pressure gas pipelines.**

##### Strategies:

- Strategy 1.1 Consider risks associated with land use and subdivision within the measurement length of high pressure gas transmission pipelines.
- Strategy 1.2 Encourage risk sensitive development to be located outside of the pipeline measurement length where practicable.