

## 21.19 INFRASTRUCTURE

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C70

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

### 21.19-1 Physical Infrastructure

19/12/2013  
C70

Physical infrastructure includes drainage, water, waste and energy services, open space and recreation facilities, roads, pedestrian and cycle paths, railways and airfields.

Most larger settlements within the Shire are connected to reticulated services except for low density residential properties that operate on-site effluent disposal systems. Some rural towns, including Maffra and Yarram, have significant drainage issues and limited infrastructure. The coastal townships of Seaspray and Loch Sport are undergoing programs to install reticulated services.

Urban infrastructure is expensive to provide and its development requires long lead times.

#### Objective

To ensure development is provided with physical infrastructure to the level appropriate to the area and in a logical manner.

#### Strategies

- Avoid the ‘leapfrogging’ of development out of sequence with infrastructure provision.
- Ensure development is appropriately serviced and facilitate developments to be responsible for the cost of providing necessary services.
- Encourage development to be cognisant of and reflect development infrastructure constraints, particularly drainage infrastructure.
- Ensure development which is not connected to reticulated sewerage is provided with appropriate on-site effluent disposal systems.

### 21.19-2 Community Infrastructure

19/12/2013  
C70

The extent to which residents and visitors to the Shire can access human services is also important. Human services include all of those services and facilities which satisfy the basic needs of the Shire’s population and include child care, aged care, hospitals, youth services, public transport, crisis accommodation etc. Community services and infrastructure provision within the Shire is generally focused on the larger towns.

The education and training sector is one of the largest employers in the Sale Statistical Local Area, the residents of which generally enjoy good levels of education. This being the case, it is expected that demand for education will continue to be strong in coming years and the education sector will continue to play an important role in the area’s economy. Moreover, it is likely that the role of the education sector will be strengthened when the new TAFE facility is developed at the Port of Sale precinct, which is expected to attract increased numbers of young persons from the Sale, Wurruk and Longford area, as well as the wider region.

In addition, the Department of Education has indicated that it intends to establish a new education precinct to serve the long term needs of the community and upgrade existing facilities. It is anticipated that the establishment of this facility will improve the education offer of Sale and, together with the new TAFE facility, assist in attracting and retaining young families in the area.

#### Objective 1

To provide the community with access to necessary human services.

**Strategy**

- Focus community infrastructure and human services in the larger towns of the Shire to maximise resource use and efficiencies.

**Objective 2**

To support education within the Shire.

**Strategies**

- Facilitate the development of the Education Precinct in Sale.
- Facilitate the provision of education facilities where they are accessible, integrated with existing and emerging residential communities and can best serve the needs of current and future communities.