

22.06 INFRASTRUCTURE

19/01/2006
VC37

22.06-1 Urban growth boundaries and infrastructure

19/01/2006
VC37

This policy applies to all townships where there is a residential zone.

Policy basis

The Baw Baw Shire is committed to providing a high quality urban environment and encouraging the consolidation of existing township areas by maximising opportunities within these areas. About half of the Shire's population live in urban areas. The population increase over the next 15 years will be largely accommodated within the existing serviced towns being Drouin, Warragul, Trafalgar and Yarragon. Incremental expansion of the remaining towns will occur.

At present there is a residential land supply of up to 110 years located around the towns of Warragul and Drouin based on current growth rates.

The crucial issue is to accommodate people within the main townships that have reticulated infrastructure, such as water, sewerage and stormwater drainage.

Provision for population growth within the main township areas should:

- Prevent further reduction of water quality within the Port Philip and Gippsland Water Catchments.
- Maximise the use of infrastructure.
- Lessen conflict in agricultural areas between agriculture and non-agricultural land uses.
- Ensure greater use of our community services and facilities.
- Assist in increasing the viability of such facilities.
- Ensure the viability of local businesses and shopping areas.
- Improve service delivery due to increased population of urban centres.

Such provision in townships should also develop an urban edge to all settlements based on current zonings. This edge should ensure that the direction of development is known to all residents and should facilitate certainty for both developers and surrounding agricultural land uses.

It is Council's vision to provide a range of housing styles and types within all urban areas that can provide reticulated water and sewerage and in particular focus on:

- The provision of a wide variety of housing to meet the needs of the community.
- The provision of affordable housing for older people, single parents and families.
- Ensuring high standards of design with respect to local heritage and environment issues.
- Ensuring all development is serviced by reticulated infrastructure, in particular sewerage to reduce the impact on the environment.

Infrastructure capacity

The major towns of Warragul, Drouin, Trafalgar, Yarragon, and Longwarry have water and sewerage capacity to accommodate further development.

Sewerage treatment should eventually be required for all unserviced townships, Until this infrastructure is supplied, these areas should be restricted to infill development, dependant on the ability of sites to accommodate and treat effluent on site.

Expansion of these urban areas and development of more dwellings without strict effluent management controls cannot be sustained until environmental issues have been resolved.

Infrastructure augmentation

The focusing of new development in and around the Shire's towns provides an opportunity to expand and improve upon the current level of infrastructure and thereby improve the level of amenity and services provided within these communities.

The augmentation of infrastructure in the smaller towns is required to:

- Lessen pollution of watercourses, water catchments and surrounding agricultural land.
- Improve housing development, lifestyle choice and township amenity.
- Increase the population of towns to ensure the future of community facilities such as schools, hospitals and community centres.

Objectives

- To ensure that all urban development can be provided with reticulated water, sewerage, electricity, stormwater and sealed roads.
- To establish a clear process and set of criteria to be met to guide the process of the future conversion of rural land to urban use.
- To ensure that incompatible uses are clearly separated.

Policy

It is policy that:

- Land suitable for agricultural production be protected from adjoining uses or development inconsistent with normal farming practices. Zoning be used to provide a clear urban growth boundary.
- Reticulated infrastructure to accommodate water, sewerage and stormwater should be provided in order to service residential development.
- There should be a demonstrated demand for additional urban land having regard to current urban zoning and land supply.
- Rezoning of land for urban purposes demonstrate that alternative suitable locations are not available.
- Environmental, energy, social and economic consequences of the conversion of rural areas to an urban use be considered.
- Class 1 & 2 Agricultural land be retained for agricultural land use.
- Compatibility of the proposed urban use with related agricultural land uses be identified.
- Internal buffer areas to separate residential land uses from non residential land uses be provided.
- Efficient, economic and orderly provision of public facilities be supplied to all lots.
- Long-range urban population growth requirements, in particular the need for housing, housing choice, employment opportunities and livability be considered.

- Optimisation of land uses within the fringe of the existing urban areas be used prior to rezoning.
- Environmental, energy, and social consequences of urban sprawl be minimised.
- The loss of agricultural land to urban uses be minimised.

22.06-2
19/01/2006
VC37

Residential infrastructure

This policy applies to the residential development of land.

Policy basis

Future residential development requires the co-ordinated provision of reticulated services.

Objectives

- To ensure that all forms of residential development, including low density residential development are connected to reticulated water, power, and stormwater drainage with treatment facilities and where possible sewerage and gas.
- To ensure that environment and water quality downstream of urban development is not affected.
- To ensure that all roads that service a residential development are fully constructed and sealed.

Policy

It is policy that:

- Residential development should be provided with reticulated water, power, stormwater facilities, telephone, and where possible sewerage and gas.
- A soil and water report which demonstrates how stormwater is to be disposed of and what downstream retardation and other stormwater treatment measures and works should be required to alleviate the flooding of properties, siltation and pollution of watercourses or erosion of property will be supplied with all subdivisions within urban areas.
- All new roads within the development should be constructed to the satisfaction of the responsible authority. A report outlining the width and standard of construction of all roads should be submitted with each application. The report should also consider traffic management works that may be necessary to obtain safe access and egress from the site.
- Sediment runoff should be prevented from construction sites in order to minimise the impact of residential development on water quality in local waterways by facilitating the adoption of practices outlined in Construction Techniques for Sediment Pollution Control (EPA, 1991) and Environmental Guidelines for Major Construction Sites (EPA, 1995).

22.06-3
19/01/2006
VC37

Road construction

This policy applies to the construction of roads.

Policy basis

Subdivision of land creates an additional demand on the road infrastructure or requires the construction of new roads. New roads need to be constructed to specified standards and criteria.

Objectives

The objectives of this policy are:

- To improve and upgrade roads and infrastructure that is commensurate with the expected impacts from the use or development of land.
- To ensure that all use or development does not degrade existing roads and access.
- To ensure that all use or development has two way access and that access is safe and efficient.
- To minimise the impact of road construction on the environment by accounting for roadside vegetation values and by using techniques that minimise sediment loads to waterways from both road construction and road maintenance.

Policy

It is policy that:

- In assessing the suitability of any proposed use or development of land, the responsible authority shall take into account:
 - The need for an all weather access and egress to the site.
 - An adequate road alignment and safety for road users.
 - The condition of all infrastructure, including road surfaces and the likely impacts that the use or development of land will have on such infrastructure.
 - The impacts on infrastructure that may occur due to the proposed use or development of land.
 - The design and alignment of the road, its surface and the suitability of such roads and the likely affects that the use or development of land may have on the future of the road.
 - All roads should be constructed to a standard satisfactory to the responsible authority.

22.06-4
19/01/2006
VC37

Effluent disposal and water quality

This policy applies to all development that cannot be serviced by reticulated sewerage.

Policy basis

Development which can't be serviced by a reticulated sewerage system should be designed, sited and developed so it doesn't lead to a pollution of land and water resources.

Objectives

- To ensure water quality is not affected by development.

- To prevent the discharge of effluent off site.
- To ensure that the density of effluent disposal systems is suitable to the soil type and topography of the site.
- To provide for alternative effluent disposal systems, such as package treatment plants.
- To encourage the maintenance of domestic septic systems in accordance with the Code of Practice - Septic Tanks (EPA, 1996).

Policy

It is policy that:

- All effluent disposal systems, effluent and irrigation fields should be located a minimum distance of 100 metres from any watercourse. Discretion to reduce this setback can occur when topographic constraints would prevent the discharge of waste water to a watercourse.
- Development of commercial, residential or industrial land uses should not be permitted unless it can be clearly demonstrated that such an activity will provide a net benefit to the stability or health of the waterway.
- Package treatment plants and other alternative methods of waste water treatment that recycle waste water for use in domestic gardens and irrigated areas should be considered where appropriate. Certification that the proposed systems are licensed to operate in Victoria should be provided.
- Topographic maps, detailing areas which can be irrigated without discharging waste water from the site, should be provided with each application.
- Septic tanks and other forms of waste water treatment should clearly demonstrate that they will neither increase the peak discharge, volume of discharge or quality of discharge to a watercourse.
- Soil tests for each lot may be required at the discretion of Council's Environmental Health Surveyor.
- A report should be prepared certifying that:
 - The proposed density of septic tanks within the area does not overload the natural environment with effluent and lead to pollution of watercourses or other properties.
 - The design and location of septic tanks is appropriate to the site and environmental characteristics of the allotment.
- Topographic maps should be prepared detailing absorption areas which can be used for the disposal of effluent, and showing that there will not be a discharge of waste water from the site.
- For an application for a permit for activities within 100 metres of a designated waterway, the responsible authority will seek the comments of the relevant water board or water supply authority. The responsible authority will consider the comments received from these bodies prior to deciding an application.

22.06-5

19/01/2006
VC37

Water infrastructure

This policy applies to the provision of an adequate water supply for all development.

Policy basis

Development should include provision to ensure a sufficient water supply for domestic and fire fighting purposes and in doing so not cause detriment to any watercourse or natural supply of water.

Objectives

- To ensure that use or development has an adequate water supply.

Policy

It is policy that:

- Sufficient water should be supplied for domestic and fire fighting purposes where the development is to provide for human habitation.
- Where water is to be diverted from a river, stream, dam, water bore or well, any necessary consent or approval for the diversion should have been obtained from the relevant water authority.