

## 19

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VC77

## INFRASTRUCTURE

Planning for development of social and physical infrastructure should enable it to be provided in a way that is efficient, equitable, accessible and timely.

Planning is to recognise social needs by providing land for a range of accessible community resources, such as education, cultural, health and community support (mental health, aged care, disability, youth and family services) facilities.

Growth and redevelopment of settlements should be planned in a manner that allows for the logical and efficient provision and maintenance of infrastructure, including the setting aside of land for the construction of future transport routes.

Strategic planning should facilitate efficient use of existing infrastructure and human services. Providers of infrastructure, whether public or private bodies, are to be guided by planning policies and should assist strategic land use planning.

Planning authorities are to consider the use of development contributions (levies) in the funding of infrastructure.

### 19.01

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### Renewable energy

#### 19.01-1

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#### Provision of renewable energy

##### Objective

To promote the provision of renewable energy in a manner that ensures appropriate siting and design considerations are met.

##### Strategies

Facilitate renewable energy development in appropriate locations.

Protect energy infrastructure against competing and incompatible uses.

Develop appropriate infrastructure to meet community demand for energy services and setting aside suitable land for future energy infrastructure.

In considering proposals for renewable energy, consideration should be given to the economic and environmental benefits to the broader community of renewable energy generation while also considering the need to minimise the effects of a proposal on the local community and environment.

In planning for wind energy facilities, recognise that economically viable wind energy facilities are dependent on locations with consistently strong winds over the year.

##### Policy guidelines

Planning must consider as relevant:

- *Policy and Planning Guidelines for Development of Wind Energy Facilities in Victoria* (August 2011).
- *Renewable Energy Action Plan* (Department of Sustainability and Environment, July 2006), in considering proposals for renewable energy.

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### Community infrastructure

**19.02-1**  
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## **Health facilities**

### **Objective**

To assist the integration of health facilities with local and regional communities.

### **Strategies**

Facilitate the location of health-related facilities (including acute health, aged care, disability services and community care facilities) with consideration given to demographic trends, the existing and future demand requirements and the integration of services into communities.

Plan public and private developments together, where possible, including some degree of flexibility in use.

Locate hospitals and other large health service facilities in areas highly accessible to public and private transport.

Adequate car parking facilities should be provided for staff and visitors.

**19.02-2**  
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## **Education facilities**

### **Objective**

To assist the integration of education facilities with local and regional communities.

### **Strategies**

Locate primary education facilities to maximise access by walking and cycling.

Locate secondary and tertiary education facilities in areas which are highly accessible to public transport.

Locate tertiary education facilities within or adjacent to activity centres.

In planning for the location of education facilities, consideration should be given to demographic trends, the existing and future demand requirements and the integration of facilities into communities.

Ensure areas near to education facilities, adjoining streets and accessways are designed to encourage safe bicycle and pedestrian access.

Develop libraries as community based learning centres.

**19.02-3**  
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## **Cultural facilities**

### **Objective**

To develop a strong cultural environment and increase access to arts, recreation and other cultural facilities.

### **Strategies**

Encourage a wider range of arts, cultural and entertainment facilities including cinemas, restaurants, nightclubs and live theatres, at Principal and Major Activity Centres.

Reinforce the existing major precincts for arts, sports and major events of Statewide appeal and establishing new facilities at locations well served by public transport.

### **Policy guidelines**

Planning should have regard to:

- *Melbourne 2030* (Department of Sustainability and Environment, 2002).

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### **Distribution of social and cultural infrastructure**

#### **Objective**

To provide fairer distribution of and access to of social and cultural infrastructure.

#### **Strategies**

Identify and address gaps and deficiencies in social and cultural infrastructure.

Encourage the location of social and cultural infrastructure in activity centres, especially those identified as Principal Activity Centres.

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### **Development infrastructure**

**19.03-1**  
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### **Development contribution plans**

#### **Objective**

To facilitate the timely provision of planned infrastructure to communities through the preparation and implementation of development contributions plans.

#### **Strategies**

Prepare Development Contributions Plans, under the Planning and Environment Act 1987, to manage contributions towards infrastructure.

Collect development contributions on the basis of an approved Development Contributions Plan.

#### **Policy guidelines**

Planning must consider as relevant:

- *Development Contributions Guidelines* (Department of Sustainability and Environment, June 2003 – as amended March 2007).

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### **Water supply, sewerage and drainage**

#### **Objective**

To plan for the provision of water supply, sewerage and drainage services that efficiently and effectively meet State and community needs and protect the environment.

### **Strategies**

Ensure water quality in water supply catchments is protected from possible contamination by urban, industrial and agricultural land uses.

Provide for sewerage at the time of subdivision, or ensure lots created by the subdivision are capable of adequately treating and retaining all domestic wastewater within the boundaries of each lot.

Plan urban stormwater drainage systems to:

- Coordinate with adjacent municipalities and take into account the catchment context.
- Include measures to reduce peak flows and assist screening, filtering and treatment of stormwater, to enhance flood protection and minimise impacts on water quality in receiving waters.
- Prevent, where practicable, the intrusion of litter.

Encourage the re-use of wastewater including urban run-off, treated sewage effluent and run-off from irrigated farmland where appropriate.

### **Policy guidelines**

Planning must consider as relevant:

- *State Environment Protection Policy (Waters of Victoria).*
- *Victoria's Litter Reduction Strategy* (Environmental Protection Authority, 1995).
- Any relevant Environment Protection Authority guidelines.
- *Litter Prevention and Control Strategy for the Greater Melbourne Area* (Waste Management Council, 1995).
- *Urban Stormwater Best Practice Environmental Management Guidelines* (Victorian Stormwater Committee, 1999 as amended).
- *Guidelines for Environmental Management: Code of Practice – Onsite Wastewater Management* (Publication 891.2, Environment Protection Authority, 2008).
- *Guidelines for planning permit applications in open, potable water supply catchment areas* (Department of Planning and Community Development , 2009).

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### **Stormwater**

#### **Objective**

To reduce the impact of stormwater on bays and catchments.

#### **Strategies**

Support integrated planning of stormwater quality through a mix of on-site measures and developer contributions.

Mitigate stormwater pollution from construction sites.

Ensure stormwater and groundwater entering wetlands do not have a detrimental effect on wetlands and estuaries.

Incorporate water-sensitive urban design techniques into developments to:

- Protect and enhance natural water systems.
- Integrate stormwater treatment into the landscape.
- Protect quality of water.
- Reduce run-off and peak flows.
- Minimise drainage and infrastructure costs.

### **Policy guidelines**

Planning must consider as relevant:

- *Urban Stormwater Best Practice Environmental Management Guidelines* (CSIRO, 1999).

## **19.03-4**

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## **Telecommunications**

### **Objective**

To facilitate the orderly development, extension and maintenance of telecommunication infrastructure.

### **Strategies**

Facilitate the upgrading and maintenance of telecommunications facilities.

Ensure that modern telecommunications facilities are widely accessible to business, industry and the community.

Ensure the communications technology needs of business, domestic, entertainment and community services are met.

Do not prohibit the use of land for a telecommunications facility in any zone.

Encourage the continued deployment of broadband telecommunications services that are easily accessible by:

- Increasing and improving access for all sectors of the community to the broadband telecommunications trunk network.
- Supporting access to transport and other public corridors for the deployment of broadband networks in order to encourage infrastructure investment and reduce investor risk.

In consideration proposals for telecommunication services, seek a balance between the provision of important telecommunications services and the need to protect the environment from adverse impacts arising from telecommunications infrastructure.

Planning should have regard to national implications of a telecommunications network and the need for consistency in infrastructure design and placement.

### **Policy guidelines**

Planning must consider as relevant:

- *A Code of Practice for Telecommunications Facilities in Victoria* (Department of Sustainability and Environment, 2004).

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## Waste and resource recovery

### Objective

To avoid, minimise and generate less waste to reduce damage to the environment caused by waste, pollution, land degradation and unsustainable waste practices.

### Strategies

Establish new sites and facilities to safely and sustainably manage all waste and maximise opportunities for resource recovery.

Encourage facilities for resource recovery to maximise the amount of resources recovered..

Provide sufficient waste management and resource recovery facilities to promote re-use, recycling, reprocessing and resource recovery and enable technologies that increase recovery and treatment of resources to produce energy and marketable end products.

Encourage waste generators and resource generators and resource recovery businesses to locate in close proximity to enhance sustainability and economies of scale.

Ensure buffers for waste and resource recovery facilities are defined, protected and maintained.

Site and manage waste disposal and resource recovery facilities in accordance with the *Waste Management Policy (Siting, Design and Management of Landfills)* (EPA, 2004).

### Policy guidelines

Planning must consider as relevant:

- *Victoria's Towards Zero Waste Strategy* (Department of Sustainability and Environment, 2005).
- *Waste Management Policy (Siting, Design and Management of Landfills)* (Environmental Protection Authority, 2004).
- *Environment Protection (Industrial Waste Resource) Regulations 2009*.
- *Best Practice Environmental Management Guideline (Siting, Design Operation and Rehabilitation of Landfills)* (Environmental Protection Authority, 2001).
- Any relevant regional waste management plans.
- *Metropolitan Waste and Resource Recovery Strategic Plan* (Sustainability Victoria, 2009).
- *Creating Cleaner, Safer Places: Working together to remove litter from Victoria's environment* (Sustainability Victoria, 2009).
- *Environmental Guidelines for Composting and other Organic Recycling Facilities* (Environmental Protection Authority, 1996).

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## Pipeline infrastructure

### Objective

To plan for the development of pipeline infrastructure subject to the Pipelines Act 2005 to ensure that gas, oil and other substances are safely delivered to users and to and from port terminals at minimal risk to people, other critical infrastructure and the environment.

### **Strategies**

Recognise existing transmission-pressure gas pipelines in planning schemes and protect from further encroachment by residential development or other sensitive land uses, unless suitable additional protection of pipelines is provided.

Plan new pipelines along routes with adequate buffers to residences, zoned residential land and other sensitive land uses and with minimal impacts on waterways, wetlands, flora and fauna, erosion prone areas and other environmentally sensitive sites.

Provide for environmental management during construction and on-going operation of pipeline easements.

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### **Survey infrastructure**

#### **Objective**

To protect geodetic sites (survey marks) that support infrastructure projects, land development, survey, mapping and geographical information systems.

#### **Strategies**

Protect the location of survey marks established by the Office of the Surveyor-General.

Ensure the safekeeping of survey marks.