

22.2619/01/2006
VC37**RESIDENTIAL INFRASTRUCTURE**

This policy applies to the provision of services of infrastructure for new residential development, where such services are presently available or in those areas where infrastructure is to be provided.

Policy Basis

Residential development will be the main form of new use and development in the Mount Alexander Shire over the next fifteen years. It is essential that infrastructure services are provided that contribute to functional and attractive living environments and also ensure environmental quality is maintained.

Objective

- To ensure that all existing and future forms of residential development, including rural residential development, is serviced with reticulated sewerage when available and practical, water, electricity and other services.
- To ensure that all roads that service a residential development are fully constructed and sealed.
- To ensure that environment and water quality downstream of urban development is not affected.
- To ensure that development is located within or abutting the existing urban areas and does not prejudice the further development of the town.
- To establish a clear process and set of criteria to guide the process for the future conversion of rural land to residential uses.

Policy

It is policy that:

- Infrastructure in towns should be developed to:
 - lessen pollution of watercourses, water catchments of the river systems and surrounding agricultural land.
 - improve housing development, lifestyle choice and township amenity.
- New development be focused in and around the Shire's townships providing an opportunity to expand and improve upon the current level of amenity and services provided within these communities.
- Where applicable, the relative authority may need to demonstrate how existing trees and the natural landscape features of an area will be protected from the introduction of servicing.
- Proposals for the subdivision of land for residential purposes may be requested to provide a report which demonstrates:
 - how stormwater is to be disposed of and what downstream retardation works will be required to alleviate any flooding of properties, siltation of watercourses or erosion of soil;
 - how the site can be connected to reticulated water, sewerage and power where available. Comments from all servicing authorities should be submitted with this report;

- That the standard of construction of all roads will be sufficient to accommodate the expected volume of traffic. Such a report will consider traffic management works that may be necessary to obtain safe access and egress from the site.
- That the comments of VicRoads have been considered where the site is serviced from a Road Zone - Category 1.
- Land in agricultural production is to be protected from adjoining uses and development inconsistent with normal farming practices. Zoning will be used to provide a clear urban growth boundary.