

21.10 INFRASTRUCTURE

12/11/2015
C30

21.10-1 Renewable energy

12/11/2015
C30

Overview

The Gannawarra community has already accepted the value of alternative energy, especially solar generation of electricity. The generation of renewable energy has potential for employment creation, and for reducing the overall costs of energy in the municipality.

Key issues

- Recognising that Gannawarra is ideally located to generate significant solar electricity in stand-alone enterprises.
- Maximising opportunities presented by solar energy to reduce dependence on energy supplies from outside the municipality and contribute to reducing greenhouse emissions.

Objective 1

To increase energy supplies from renewable sources, particularly from solar generation of electricity, and reduce dependence on fossil fuels.

Strategies

- Encourage the solar generation of electricity, including via conditions on planning permits (wherever appropriate) for large commercial, industrial and community buildings to require the installation of solar collectors.
- Promote and encourage the establishment of a solar electricity generation industry in the municipality, including electricity generation on 'solar farms', the manufacture of components and research into solar applications.

Objective 2

To reduce energy consumption from fossil fuels wherever feasible, reduce greenhouse gas emissions and provide alternatives to avoidable car use.

Strategies

- Encourage and, wherever practicable and reasonable, require the installation of solar hot water and solar electricity collectors on roofs of dwellings and all large buildings.
- Provide and maintain walking and cycling tracks, to encourage walking and cycling for pleasure, and to enable convenient access to shopping centres and other urban facilities and attractions by walking and cycling.
- Provide and require the provision of convenient car parking areas with shade and pedestrian paths.

Implementation

The strategies in relation to renewable energy will be implemented through the planning scheme by:

Policy guidelines

- When deciding on applications for use and development that may impact on renewable energy, considering, as appropriate:
 - Including conditions on planning permits for large commercial, industrial and community buildings to require the installation of solar collectors, wherever practicable and reasonable.

Further strategic work

- Investigating further opportunities to encourage and facilitate proposals for large scale solar electricity generation in the municipality.
- Investigating the potential of methane, bio-mass and other possible sources of alternative energy.

21.10-2

12/11/2015
C30

Community infrastructure

Overview

The wellbeing of the community as a whole can be enhanced through planning decisions. Conclusions and recommendations of community wellbeing research, including local Community Plans, should be considered as part of planning decisions, and given effect in decision-making wherever relevant and practicable.

Community assets are important components of the liveability of towns and municipalities. These assets include schools, hospitals, medical clinics, baby and child health centres, elderly citizens' centres, libraries, cultural centres, sporting facilities for a large range of sports, public parks, walking and cycling tracks and recreation grounds.

The Gannawarra community is well supplied with community facilities. Maintenance and enhancement of these facilities is expensive. Council has the primary responsibility for co-ordination and provision of most of these facilities, and in seeking and obtaining State and Commonwealth contributions wherever they are available. Maintaining and improving these facilities is essential for the benefit of residents, and to enhance the attractiveness of the municipality as a desirable location to live, work, visit and invest in.

The Council Plan includes health and wellbeing themes relevant to the use and development of land, including walking / cycling access, street lighting, playgrounds and environmental quality.

Key issues

- Considering relevant recommendations of Community Plans in decision-making.
- Using planning decisions to contribute towards achieving community objectives.
- Recognising social and community needs by providing land for a range of accessible community facilities such as educational, cultural, health and community support facilities.

- Providing, maintaining and improving community service facilities including public parks, public open space, walking and cycling tracks, sports fields, libraries, schools, hospitals, children's services and services for the elderly.
- Recognising that community services are significant employers in the municipality.

Objective 1

To meet identified community aims and objectives and ensure provision of community services where relevant to the use and development of land.

Strategies

- Consider recommendations of Community Plans in planning decision-making where relevant, consistent with other objectives and provisions of the planning scheme.
- Consider identified community objectives in planning decision-making where relevant.
- Recognise social and community needs by providing land for a range of community resources, such as educational, cultural, health and community support facilities.

Objective 2

To use planning decisions to maintain and enhance the wellbeing and health of residents.

Strategies

- Provide education, health, child care, elderly citizens' services, social, sporting and cultural facilities in the municipality.
- Encourage new community services to be located close and accessible to schools, open space and existing shopping and service centres.
- Provide attractive and safe outdoor and indoor places for social interaction and for residents to gather, including public open space and community buildings.
- Encourage pre-school, child care and maternal and child health services to locate within convenient proximity of each other.
- Achieve the objectives and strategies for community wellbeing partly through planning decisions, particularly through conditions applied to planning permits.

Objective 3

To provide a range of attractive, accessible, safe and well maintained passive and active open space and recreation facilities to cater for the needs of residents and visitors.

Strategies

- Provide open space, sports grounds and other outdoor recreational facilities that are appropriate for the size, population mix and appearance of the town in which they are located.
- Provide a range of types and sizes of open space and recreation facilities to cater for a range of different users and age groups, including large areas for sports, open space offering off-leash exercise for dogs and smaller, intimate parks.
- Ensure that large new and existing open space includes rubbish bins, toilets, drinking fountains, signage, seating, shade (large trees and / or shade structures) and shelter.

- Design community infrastructure for safety, including wheelchair friendly paving, separation of car parking from pedestrians, children’s play structures, appropriate lighting, soft surfaces and informal surveillance.

Implementation

The strategies in relation to community infrastructure will be implemented through the planning scheme by:

Policy guidelines

- When deciding on applications for use and development that may impact on community infrastructure, considering, as appropriate:
 - Relevant recommendations of Community Plans.

Application of zones and overlays

- Applying the Public Use Zone to public hospitals, public schools, health and community facilities, libraries and similar uses.
- Applying the Special Use Zone to privately owned hospitals, schools and other special uses.
- Applying the Public Park and Recreation Zone to public land used for public open space and recreation.

21.10-3

12/11/2015
C30

Development infrastructure

Overview

It is essential that development infrastructure is provided cost effectively, and that infrastructure contributes to the functions, lifestyle appeal and environmental management of urban areas. Urban and rural infrastructure is recognised as critical to improving the liveability and amenity of residents.

The provision of efficient infrastructure for urban development is important to contain development costs and to serve industry and the community. Water supply, sewerage, electricity, telecommunications and reticulated drainage are essential for urban development. The supply of electricity by solar generation is expected to become more economic and to increase in importance in the future.

The provision of natural gas to the municipality’s main towns would benefit existing industry, help to attract new industries and benefit residents and businesses.

Key issues

- Providing services including water supply, sewerage, electricity, telecommunications and reticulated drainage in a cost effective manner.
- Providing an acceptable standard of drainage infrastructure in rural areas, particularly in irrigated areas. Inadequate drainage increases groundwater recharge, places strains on remnant vegetation, leads to loss of agricultural productivity and may cause structural damage to roads, buildings and infrastructure.
- Encouraging the solar generation of electricity, to increase local power generation, encourage local employment in power generation and reduce greenhouse emissions.

- Encouraging the provision of natural gas, which would greatly benefit industry, residents and businesses.
- Providing reticulated sewerage to all residential developments wherever practicable; and where this is not feasible, ensuring that waste water is contained on the lot or treated through a local package system.
- Using town structure plans to ensure that outward development of towns takes place where reticulated services are already provided or can be economically extended.

Objective 1

To ensure that existing and future residential, industrial and commercial development, including low density residential development, is provided with efficient and economic infrastructure for reticulated water, sewerage, electricity, telecommunications and drainage.

Strategies

- Consolidate future urban development in Kerang, Cohuna, Koondrook, Murrabit and Leitchville in accordance with local structure plans to maximise efficiency of existing and new infrastructure.
- Encourage energy efficient subdivisions and dwellings.
- Provide stormwater drainage in precincts wherever feasible, and encourage the co-ordination of drainage works by adjoining owners, especially in large subdivisions.
- Seek comments from relevant authorities for commercial, industrial and residential subdivisions and development proposals which may create unforeseen demands on existing infrastructure or require extension of infrastructure.
- Provide reticulated water and sewerage to all residential developments, including low-density residential development, wherever practicable.

Implementation

The strategies for development infrastructure will be implemented by:

Policy guidelines

- When deciding on applications for use and development that may impact on development infrastructure, considering, as appropriate:
 - The need to require proposals for the subdivision of land for residential or industrial purposes to be accompanied by a report which demonstrates:
 - How stormwater is to be disposed of, and where applicable, what downstream retardation works will be provided to alleviate flooding, siltation and erosion.
 - How the site can be connected to reticulated water, sewerage, power and telecommunications. Comments from servicing authorities should be submitted with this report.
 - The standards identified in the *Infrastructure Design Manual*, and / or other relevant standards.