

## 21.11 INFRASTRUCTURE AND COMMUNITY

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C51

### Context:

The North Eastern Railway and Hume Freeway are major transport nodes that are critical to the economic performance of the municipality. Long-term transport planning needs need to be outlined for the next 20 years to provide an integrated approach to land use planning.

Future use and development of land needs to be provided with appropriate physical and community infrastructure. Most rural towns require upgrading of infrastructure such as reticulated sewerage, water supply and drainage. The municipality has important recreational infrastructure, such as the 'Murray to Mountains Rail Trail'. Wangaratta has a quality 'lifestyle' environment that has social and economic significance for the municipality and region. Quality lifestyle is enhanced through the provision of a range of community services, facilities and opportunities. Community issues and directions are addressed through the *Wangaratta Community Vision – Shaping our future, Community Wellbeing Plan 1999, Disability Action Plan 1999, Cultural Services Strategy 2004 and Rural Towns Development Program 2003*.

### Issues:

#### **Infrastructure:**

##### *Major infrastructure and Wangaratta infrastructure:*

- The conversion of the whole of the North Eastern Railway to standard gauge, duplicating the line to two standard lines would provide greater potential for freight and combined passenger and freight services.
- The Road Management Plan outlines the road hierarchy and management for the municipality.
- Long term transport needs include identification of future river crossings over the Ovens River and 'over dimensional truck routes' in Wangaratta.
- Traffic flow in the Wangaratta Central Activities Area is restricted with only one main crossing over the Ovens River. There is a need to consider new crossings over the river to the east and west of Wangaratta.
- Business and industry in the municipality require 'high order' infrastructure and facilities, such as heavy-vehicle roads and high volume reticulated water, natural gas and electricity.
- Wangaratta has regional economic potential for an inter-modal transport facility, serving both domestic and international markets. The *Rural City of Wangaratta Municipal Land Strategy June 2004* denotes land adjacent to the North Eastern Railway in South Wangaratta as an inter-modal regional freight distribution centre.
- There is potential for a freight logistics facility associated with the Wangaratta Airport to be used as a cluster for packaging and distribution of regional product, for example from the wine industry. Upgrading of water, gas and electricity supply is essential to realise this potential.
- There is limited public transport in the municipality. Adequate and flexible public transport is required in Wangaratta and rural towns to meet current and future growth needs. A bus interchange site is required in Wangaratta within walking distance of the train station.
- South Wangaratta is low lying and poorly drained in some areas. Future residential, rural residential and other land use is dependent on investigation and provision of an adequate drainage system. A Stormwater Management Plan is required for the area.

- The Wangaratta landfill is a regional infrastructure site, requiring an ability to operate without potential amenity impacts. The potential expansion of the landfill is a significant future capital works priority.
- The North East Regional Water Authority is actively upgrading sewerage and water supply services and investigating future projects such as rural township water and sewerage supply and the relocation of the existing water treatment plant in central Wangaratta. A master plan has been prepared for the Wangaratta water supply system to guide future water provision for residential, commercial and industrial growth of Wangaratta.

*General urban and rural infrastructure:*

- The provision of adequate and cost effective reticulated water and sewerage infrastructure in Wangaratta and rural townships is a major issue that affects residential and economic growth in the municipality.
- New reticulated sewerage and water provision needs to be economically sustainable with development contributions required to pay for the cost and maintenance of new services. The subdivision and development of all urban and rural areas needs to be associated with infrastructure provision based on identified standards.
- Oxley and Milawa townships have new reticulated sewerage, and Glenrowan's system is currently under construction. Moyhu township is currently being investigated for reticulated sewerage.
- Glenrowan, Oxley, Moyhu and Springhurst all have reticulated water, which contributes significantly to future development opportunities for these townships.
- 'Water sensitive urban design' principles and 'water reuse' are essential components of sustainable urban development.
- The development of residential and industrial areas in Wangaratta, low density residential areas and rural living areas needs to be supported by external contributions for physical and community infrastructure.

*Recreation infrastructure:*

- The 'Murray to Mountains Rail Trail', extending from Wangaratta to Beechworth and Bright, provides significant tourism, economic and social opportunities for the municipality and region. Completion of the Milawa gourmet loop and the trail to the northeast of Wangaratta to link with the Murray River (Bowser to Wahgunyah section) are high priorities. The potential extension of the trail from Wangaratta to Whitfield is also a priority.
- The provision of integrated pedestrian and bicycle trails and public transport is important within and between Wangaratta and rural towns to increase public accessibility and connections.
- Implementation of the Municipal Bicycle Network along College Street and the Ovens River in Wangaratta will provide continuous pedestrian and bicycle linkages in Wangaratta that assist in connectivity and liveability.
- New development of residential, industrial and business areas need to be provided with a range of strategically located, connected and usable recreation land that enhances livability and passive and active recreation usage.
- The existing Avian Park Trotting Track has been identified as a redevelopment opportunity, with potential to accommodate a wider range of sport and recreation functions (to be known as the Avian Park Sport and Recreation Hub).

***Community:***

- Wangaratta has a quality lifestyle that can be supported and enhanced through provision of a range of facilities and services to the community.
- Cultural diversity and growth can be enhanced through provision of arts and cultural facilities and programs.
- Wangaratta is a regional education centre with tertiary facilities provided by Goulburn Ovens TAFE. There are opportunities for tertiary education growth in nursing, community services and aged care, equine and veterinary science, agriculture and horticulture, building and construction, sport and recreation and trade. The Tone Road campus will facilitate growth opportunities for existing and future programs. Adequate supply of student accommodation is an issue.
- The former Ovens College Campus offers opportunities for redevelopment as a civic precinct, incorporating a mixture of community and privately operated uses.
- Vacant land at 86 Vincent Road (a former landfill) offers opportunities for redevelopment as public open space, subject to environmental assessment and remediation as appropriate.

**Strategic directions:**

***Infrastructure:***

*Major infrastructure and Wangaratta infrastructure:*

- Provide integrated transport and land use planning through the identification and provision of long-term transport planning needs for the next 20 years, including future river crossings for the Ovens River to the east and west of Wangaratta and ‘over dimensional truck routes’ in Wangaratta.
- Establish ready freight access to international markets for local industry and business
- Support, promote and develop a freight logistics facility associated with the Wangaratta Airport with potential as a cluster for packaging and distribution of regional product.
- Promote public transport provision in Wangaratta and the rural areas of the municipality, including a bus interchange site in the central area of Wangaratta.
- Provide for the effective operation of the Wangaratta landfill by reducing any potential amenity conflicts and allowing for the expansion of the site as a regional infrastructure resource.

*General urban and rural infrastructure:*

- Provide sufficient and appropriate light and heavy vehicle parking facilities.
- Promote and encourage the upgrading of reticulated sewerage and water supply in Wangaratta and rural township areas based on the principle of economic sustainability.
- Prepare a comprehensive Domestic Wastewater Management Plan to investigate on-site wastewater management issues in rural townships.
- Improve the effectiveness of drainage systems across the municipality, including the upgrading of drainage systems in rural towns.
- Maximise the uniqueness and character of rural townships through well-targeted infrastructure development, urban design and land use planning.
- Provide safe and effective local transport infrastructure including roads, bridges, paths and public transport provision.
- Encourage and provide water sensitive urban design and water reuse to achieve sustainable development principles.

- Ensure the long-term sustainability of community assets including buildings, transport infrastructure, kerbing, parks, open space, drainage and street trees.
- Promote leading edge telecommunications services to assist the region to be globally competitive.
- Complement the future subdivision and development of residential, commercial and industrial areas in Wangaratta, residential and low density residential areas of rural townships and rural living areas by requiring contributions for physical and community infrastructure through the use of a Development Contributions Plan.

*Recreation infrastructure:*

- Support planning and redevelopment of the Avian Park Sport and Recreation Hub to provide for a wider range of recreation opportunities at the former Trotting Track.
- Support assessment and remediation works at the former landfill site at 86 Vincent Road (to be known as Vincent Green) to enable future rezoning and redevelopment of the site as a public open space reserve.

*Open Space:*

- Apply the *Wangaratta Recreation Strategy and Open Space Strategy, 2012* to determine the need for open space within the municipality of Wangaratta.
- Require the creation of open space for new subdivisions in areas where an identified open space deficiency exists.
- Require a monetary contribution toward the maintenance and improvement of existing open space as a condition of the approval of new subdivisions in areas where the existing supply of open space meets community needs..

*Community:*

- Support and enhance a range of facilities and services to the community.
- Ensure the provision of facilities and transport services to allow residents access to community facilities.
- Provide well utilised multi-purpose public buildings to meet the needs of local communities.
- Support and encourage vibrant 'street-life' and 'community-life' by facilitating access for the entire community to innovative and creative arts, cultural and heritage experiences and programs.
- Provide 'state of the art' arts and cultural facilities in Wangaratta that enhance visitor experience and enrich the cultural experience of current and future generations.
- Integrate arts and cultural features into the planning of capital works projects and public space developments.
- Encourage and recognise the importance of integrating education, culture, arts and heritage ideals into all aspects of community life.
- Recognise and provide cultural diversity through the provision of community based initiatives and multicultural population intake strategies.
- Cooperate to develop an accommodation and support structure to enable students to study in Wangaratta.
- Encourage the development of an accessible community in which the needs of people of all abilities are identified.
- Maintain a high level of community safety.

- Build and promote quality lifestyle opportunities in Wangaratta to enhance social and economic opportunities for the area and region.
- Ensure the community has access to a range of learning opportunities at pre-school, primary, secondary and post-school level.
- Support the expansion and diversification of the Goulburn Ovens TAFE in Wangaratta as a significant tertiary education institution.
- Facilitate planning and redevelopment of the former Ovens College Campus as a Civic Precinct to provide for a range of civic and accommodation uses.

**Other relevant strategies and policies:**

The following issues and clauses are relevant to this strategic direction:

- Economic and locational advantages of the existing water treatment plant in central Wangaratta:  
Refer to Clause 21.06 *Urban Development and Central Activities Area*
- Car parking in Wangaratta and Wangaratta Central Activities Area:  
Refer to Clause 21.06 *Urban Development and Central Activities Area*
- Development contributions in the Wangaratta Central Activities Area:  
Refer to Clause 21.06 *Urban Development and Central Activities Area*
- Services and drainage in rural towns:  
Refer to Clause 21.07 *Rural Townships and Settlements*
- Groundwater, stormwater, effluent disposal and environmental issues in rural townships:  
Refer to Clause 21.10 *Environmental Management and Heritage*
- Open space and recreation land:  
Refer to Clause 21.14 *Public Open Space*
- Development and masterplanning in South Wangaratta  
Refer to Clause 21.06 *Urban Development and Central Activities Area*

The following policy is relevant to this strategic direction:

- 22.07-1 Hume Freeway environs
- 22.02-2 South Wangaratta Urban Renewal Area
- 22.09 Public Open Space Contributions

**Further work:**

- Complete a comprehensive Domestic Wastewater Management Plan to investigate on-site wastewater management issues in rural townships.
- Prepare an infrastructure/development manual for the municipality, outlining standards for sustainable residential, rural living, industrial, commercial and rural subdivision and development.
- Prepare and implement a Stormwater Management Plan for the South Wangaratta area to guide future zoning and land use.
- Prepare a Development Contributions Plan for all areas covered by the Development Contributions Plan Overlay in developing residential and industrial areas of Wangaratta, residential and low density residential areas of rural townships and rural living areas.

- Prepare a Traffic Management Study for the northwestern section of Wangaratta to identify traffic flow and road infrastructure needs for future residential growth areas.
- In conjunction with VicRoads, complete a study that identifies truck and commercial vehicle routes and parking, including 'over dimensional truck routes'.
- Participate in the development of a northeast region transport plan.
- Prepare a Development Plan (by Council or others) in accordance with the *South Wangaratta Urban Renewal Strategy* for the future Civic Precinct on the former Ovens College Campus.
- Prepare a Development Plan (by Council or others) in accordance with the *South Wangaratta Urban Renewal Strategy* for the Avian Park Sport and Recreation Hub.