

21.0609/06/2016
C39**INFRASTRUCTURE**

This Clause provides local content to support Clause 18 (Transport) and Clause 19 (Infrastructure) of the State Planning Policy Framework.

21.06-109/06/2016
C39**Infrastructure****Key issues and influences**

- Bright, Mount Beauty, Tawonga South, Myrtleford, Porepunkah and Tawonga (part only) are serviced with reticulated sewerage.
- The Bright/Porepunkah, Myrtleford and Mount Beauty wastewater treatment plants all have spare capacity to treat wastewater from increased population levels.
- Bright, Harrietville, Mount Beauty, Myrtleford, Porepunkah, Tawonga, Tawonga South and Wandiligong are serviced with reticulated water.
- Bright, Mount Beauty and Myrtleford are all generally well serviced in terms of civil infrastructure with sealed roads, footpaths, lighting and stormwater implemented comprehensively in the town centres and outwards in varying degrees of completion towards the town limits.
- Residential development in other areas of the Shire is restricted by various infrastructure limitations.
- Development is also limited by the environmental capacity of the surrounding land and is influenced by proximity to road infrastructure and community, health and recreational opportunities.
- The arterial road network within and around the Alpine Shire provides a major role in the main economic sectors of the Shire namely tourism, agriculture, forestry and commerce.
- Hydro-electricity generation at Mt Beauty is a significant industry.
- Three aerodromes are situated within the Alpine Shire: Mount Hotham Airport at Horsehair Plain as well as Mount Beauty and Porepunkah aerodromes.
- The Murray to the Mountains Rail Trail is an important network of distinct bicycle and walking trails linking the Murray River at Rutherglen with the mountains at Bright.
- Issues associated with clearing of native vegetation for the installation and/or maintenance of infrastructure.
- The availability telecommunications including broadband internet is critical to the economy of the Shire.
- Climate change and natural disasters impact on infrastructure maintenance.

Objectives

- Support consolidation of the Shire's population in the main towns and some villages so as to make effective use of existing infrastructure with sufficient spare capacity.
- Limit the need for new infrastructure and reduce the loss of agricultural land for the purposes of urban/residential development.
- Support the extension of runway facilities at the Mount Beauty aerodrome.
- Facilitate efficient and effective provision and maintenance of physical services to adequately service the Shire.
- Minimise the visual impact of infrastructure.
- Ensure sensitive uses do not impact upon the continued operation of North East Water Corporation treatment plants throughout Alpine Shire.

ALPINE PLANNING SCHEME

- Support the maintenance of appropriate buffers around waste water treatment plants.
- Facilitate appropriate infrastructure to support agricultural and rural tourism uses and growth.

Strategies

- Maximise the use of existing infrastructure and limit the need for new infrastructure by consolidating growth in towns with reticulated services and encouraging higher density development.
- Encourage the use of alternative systems (effluent/power/water) in rural areas of the Shire.
- Support North East Water Corporation to apply the Environmental Significance Overlay to existing wastewater treatment plants.
- Establish and maintain an effective and efficient tourist road network.
- Promote pedestrian and cycle routes to facilitate links between residential and commercial and community facilities.
- In conjunction with the Wangaratta Rural City and Indigo Shire, develop and promote the Murray to the Mountains Rail Trail.
- Ensure development in isolated or inadequately serviced areas does not impose unnecessary costs on the general community for service provision.
- Maintain the rural character presented along major tourist routes including the Great Alpine Road.
- Have regard to the various environmental, waterway and flood site constraints when investigating opportunities for runway extension at the Mount Beauty aerodrome.
- Provide an adequate level of infrastructure to service agricultural, commercial and tourism uses and developments in rural areas.
- Provide appropriate infrastructure to support agricultural growth, maintaining a safe and efficient road network in the municipality.
- Maintain a safe and efficient rural road network in the municipality.
- Improve infrastructure in rural areas, particularly along key touring routes.
- Encourage new freight transport facilities and activities in Myrtleford that will improve economic development opportunities
- Protect airports from inappropriate development.

Implementation

- The strategies related to Infrastructure will be implemented through the planning scheme by:

Using policy and the exercise of discretion

- To advance local policy at Clause 22.04-1 in respect of the provision of adequate infrastructure for residential development and subdivision.

Application of zones and overlays

- Apply the Residential Zones to serviced residential land to allow for future growth and expansion.
- Apply the Commercial 1 Zone to commercial and retail land in the three main towns of Bright, Myrtleford and Mount Beauty/Tawonga South.
- Apply the Industrial 1 & 2 Zones to all industrial land in the three main towns of Bright, Myrtleford and Mount Beauty/Tawonga South.

ALPINE PLANNING SCHEME

- Apply the Road Zone 1 & 2 to declared roads and roads that carry significant economic/social traffic routes.
- Apply the Special Use Zone to Mt Hotham, Mt Beauty and Porepunkah airfields to facilitate future use and development.

Other implementation measures:

These strategies will also be implemented through co-ordinating planning approvals for development and uses adjacent to the Great Alpine Road and the Murray to the Mountains Rail Trail with adjoining Municipal Councils and relevant agencies.

Further strategic work

- Investigate the development of a Domestic Wastewater Management Plan to assist in assessing the servicing of towns with sewerage..
- Investigate options for protecting the rural character of the Great Alpine Road and Kiewa Valley Highway.
- Investigate application of the Special Use Zone for the Rail Trail environs.