21.11 INFRASTRUCTURE

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

Overview

The Shire has extensive infrastructure assets, including public health facilities, schools and cultural and recreation facilities. Council operates a landfill in Castlemaine and a Resource Recovery and Waste Transfer Station in Maldon.

Most of the Shire's urban areas are serviced with services such as reticulated water, sewerage, gas, electricity and telecommunications infrastructure. Some existing drainage infrastructure has heritage significance. It is anticipated that existing water supply infrastructure will be able to meet most of the water supply needs for the projected population growth of the Shire, however there will be a need to upgrade the system for some towns in the future.

Existing sewerage infrastructure in Chewton, Maldon and Newstead will be capable of meeting projected population growth. Some augmentation of existing sewerage infrastructure will be required in Castlemaine, Campbells Creek and Harcourt in order to accommodate future growth. For the currently unsewered towns of Elphinstone, Taradale and Guildford an innovative wastewater management system will be necessary to accommodate the projected growth, as the cost to connect the towns to sewer is likely to be very high. The lack of infrastructure presents major problems for the environment and constrains the further development of these towns.

The Shire is well placed to take advantage of new renewable energy industries, particularly wind energy.

Key issues

- Managing wastewater options in Elphinstone, Taradale and Guildford, noting that wastewater disposal is an issue which constrains the further development of these towns.

- Preventing unplanned residential development in rural areas, which can significantly increase costs of infrastructure maintenance and service provision.

- Upgrading old stormwater infrastructure to accommodate new development.

- Maintaining the Shire's extensive road and drainage assets.

- Identifying the potential for active and closed landfills to adversely affect new urban development and residential communities.

- Identifying suitable sites for wind energy installations within the constraints of State Government siting policies.

Objective 1

To protect and enhance existing infrastructure assets.

Strategies

Strategy 1.1   Encourage the efficient use of existing infrastructure, facilities and services (transport, sewerage, water and community facilities).

Strategy 1.2   Provide opportunities for the expansion of regional health, educational and cultural facilities.

Strategy 1.3   Protect rural infrastructure, particularly road and water infrastructure.

Strategy 1.4   Ensure that active and closed landfills are properly identified and investigated as part of strategic planning for new urban development.

Objective 2

To provide infrastructure to meet the needs of the Shire's communities.

Strategies

Strategy 2.1   Support improvement options for wastewater management in Taradale, Elphinstone and Guildford.

Strategy 2.2   Require developers to contribute to items of major new physical or community infrastructure for new residential communities.

Implementation

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

Application of zones and overlays

- Applying the Incorporated Plan Overlay and Development Plan Overlay to co-ordinate infrastructure provision in new growth areas.

Further strategic work

- Investigating the use of standard development contribution requirements to apply to new urban growth areas.

- Preparing strategic investigations into wastewater issues for the townships of Taradale, Guildford and Elphinstone.

Reference documents

- Mount Alexander Urban Stormwater Management Plan, 2002

- Car Parking Study, 1997