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C27**INFRASTRUCTURE****Overview**

Effective urban infrastructure that meets the needs of the community underpins the amenity and liveability of the Borough. Infrastructure must be planned and implemented in a considered manner to ensure it complements the character and amenity of the Borough and to ensure its effectiveness and longevity.

Key Issues

- Infrastructure, such as roads and power lines, can impact on urban or landscape character. All new infrastructure needs to be sympathetic to the environment and have regard to heritage values and urban character.
- Due to the Borough's environmental sensitivity it is critical that all land uses and developments can be appropriately drained to ensure that the impact of new land uses and development is minimised, and the social and economic costs of flooding is avoided.
- Minimising the detrimental impact of urban stormwater and other discharges on the water quality of Swan Bay.

Objective 1

- To ensure that service and infrastructure developments preserve and/or enhance existing natural, built and cultural values.

Strategies

- Require that physical infrastructure and services associated with development are appropriately designed to deliver no net detriment upon the environment and the neighbourhood in which the development is located.
- Require treatment of run-off from marine servicing and car parking areas in the Queenscliff Harbour area to ensure no contamination of the waters of Swan Bay or Port Phillip.

Objective 2

- To effectively manage the collection and disposal of stormwater drainage to minimise the risk of flooding, particularly in Point Lonsdale.

Strategies

- Improve the stormwater drainage systems within the Borough, particularly for those areas within Point Lonsdale susceptible to flooding, and those areas which discharge untreated stormwater to Swan Bay.

Implementation

The strategies will be implemented by:

Local Policies and the Exercise of Discretion

It is policy to:

- Support development proposals that provide infrastructure in a manner and locations that preserve and enhance the unique environmental, landscape, heritage and urban character values within Queenscliff and Point Lonsdale;
- Prevent the installation of new untreated stormwater outfalls from urban areas discharging into Swan Bay.

Future Strategic Work

- Prepare an infrastructure audit and asset management plan for the Borough.
- Work with Barwon Water to prepare and implement an asset management plan for the Borough, including an infrastructure audit and an infrastructure maintenance program.
- Undertake a drainage study of Point Lonsdale to assess the flooding on a catchment-wide basis to enable the development of an integrated drainage system.
- Apply the Land Subject to Inundation Overlay to land identified as being subject to flooding.

Other Implementation

- Implement appropriate recommendations of the asset management plan, including undertaking an infrastructure maintenance program; and
- Encourage service authorities (public and private) to:
 - Place new and repaired infrastructure underground in all possible circumstances; and
 - Investigate options for improving the quality of stormwater discharged into Swan Bay from existing outfalls.