

21.0912/07/2012
C39**INFRASTRUCTURE AND TRANSPORT**

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

The Council Plan 2009-2013 is committed to the following in terms of infrastructure issues:

- Providing or facilitating a range of services that maintain community health, and provide opportunities and infrastructure that contribute to the educational, recreational, cultural and leisure needs of our community.
- Ensuring appropriate infrastructure to continue our economic growth.

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C39**Infrastructure****Overview**

Developers should contribute to the cost of utility, service and community infrastructure.

Water supply is available via the River Murray system and the Torrumbarry Irrigation System. Maintaining water quality of the Murray River is therefore of vital importance for Swan Hill's future water supply.

Reticulated sewerage is available in Swan Hill, Robinvale and the towns of Lake Boga and Nyah/Nyah West. A proposed reticulated gas supply will be vital for future economic growth.

Irrigation districts served by large pumping stations are located at Robinvale, Nyah and Tresco. The Northern Mallee Pipeline delivers stock and domestic water from the Murray River to dryland farms and towns.

Key issues

- Adopting a coordinated, efficient and equitable approach to the provision of infrastructure and community facilities.
- Ensuring urban development is connected to reticulated services.
- Managing stormwater as a key consideration for urban development.
- Recognising that the provision of reticulated gas is important for value adding industries and reducing the community's carbon footprint.
- Adopting improved irrigation practices via programs such as the Northern Victorian Irrigation Renewal Project (NVIRP).

Objective 1

To provide for the equitable upgrade of urban infrastructure.

Strategies

Strategy 1.1 Facilitate the expansion of reticulated water supplies to smaller towns.

Strategy 1.2 Require new development to upgrade servicing and road infrastructure.

Strategy 1.3 Require developers to contribute to the provision of infrastructure via the use of the Development Contributions Plan Overlay.

Objective 2

To protect and expand irrigation infrastructure.

Strategies

Strategy 2.1 Facilitate the extension of efficient irrigation systems to areas which have a demonstrated capacity to be able to manage additional water without lessening the value and long term productive capacity of land.

Strategy 2.2 Encourage protection of irrigation infrastructure in horticultural areas in the municipality.

Strategy 2.3 Encourage the restructuring of land no longer used for irrigation into viable dryland business units.

Implementation

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

Application of zones and overlays

- Applying the Public Use Zone suite to local government, health, education and utility facilities.

Further strategic work

- Preparing a Development Contributions Plan for the Swan Hill South West Development Precinct (SHSWDP).
- Considering the need to develop local planning policy for health facilities, education facilities, cultural facilities, telecommunications, waste and resource recovery and pipeline infrastructure.

Reference documents

Siting and Design Guidelines for Water Diversion Works on or across Crown Land

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Transport

Overview

The livelihood of the municipality depends upon efficient transport corridors especially the Loddon and Murray Valley Highways which provide regional connections to Bendigo and Mildura. The local road network is an important road infrastructure that needs to be maintained and improved especially for all weather access. New urban development needs to be integrated with land use and road based transport planning, including public transport.

Airports of regional significance are located at Swan Hill and Robinvale. SwanLink provides daily connections between Swan Hill and other regional centres and between centres in the municipality.

Some Murray River bridges are in need of rehabilitation and increased maintenance. There are opportunities for better access and visual connections to the River within urban areas of the municipality's river towns. The new Swan Hill river crossing provides the opportunity to review and implement the vision of the Riverside Precinct Master Plan.

In order to support a variety of land uses within the municipality, adequate car parking must be provided, appropriate to local needs.

Key issues

- Recognising that the Swan Hill airport has the potential to cater for growth and provide for passenger and freight services.
- Recognising the need for a replacement interstate bridge at Swan Hill.
- Recognising the need for inter-modal freight facilities.

Objective 3

To protect and enhance transport infrastructure.

Strategies

Strategy 3.1 Replace the Swan Hill bridge to improve linkages to NSW and beyond.

Strategy 3.2 Encourage protection of road infrastructure in horticultural areas in the municipality.

Strategy 3.3 Ensure that any new farming development is integrated with land use and road based transport planning, including safe and efficient access to freight movement.

Strategy 3.4 Ensure the safety and efficiency of arterial routes, as significant community investments, are not compromised by inappropriate industrial development and associated vehicular access.

Strategy 3.5 Require new development to provide car parking on site.

Implementation

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

Policy guidelines

- When deciding on applications to vary the number of car spaces required under Clause 52.06 of this scheme, the following matters will be considered, as appropriate:
 - Clause 22.02 (Car Parking).

Application of zones and overlays

- Applying the Public Use Zone to transport facilities.
- Applying the Design and Development Overlay Schedule 1 to the Swan Hill airport environs.
- Applying the Airport Environs Overlay to land around the Swan Hill airport to ensure appropriate development around the airport.

Further strategic work

- Investigating the need for a revision of the Airport Environs Overlay at Swan Hill airport.
- Completing a Parking Precinct Plan for the Swan Hill central business district.
- Considering the need to develop local planning policy for public transport, cycling and pedestrian movements.

Reference documents

Swan Hill Principal Traffic Routes Study, 1997