

## 21.11 INFRASTRUCTURE

22/12/2016  
C123

This clause provides local content and strategy to support **Clause 19 Infrastructure** of the State Planning Policy Framework.

The City will take a leading role in planning and facilitating the provision of infrastructure which satisfies the needs of a growing city.

### 21.11-1 Health facilities

22/12/2016  
C123

The provision of health facilities to serve existing and emerging residential communities is a role of state government, however it is the role of local government to ensure that health facilities integrate with their communities. The services provided by health facilities are crucial to the balanced and healthy development of a local community.

Wodonga is well served by medical and health facilities which include both a public and a private hospital including oncology specialisation which services a regional catchment.

#### Key Issues

- Wodonga's hospitals are located in residential areas which present issues for car parking and vehicle circulation.
- Due to the limited space available to the Albury Wodonga Health many associated hospital services are and will continue to be located on land nearby or offsite.
- Beechworth Road has developed as a quasi-medical precinct for preventative health services.

#### Objectives

To support the expansion of health services in Wodonga.

#### Strategies

- Consider the amenity impacts on surrounding residential areas in any expansion of health services.

### 21.11-2 Physical and community infrastructure contributions

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#### Key Issues

- Council currently uses Section 173 agreements to obtain contributions for physical and community infrastructure.

#### Objective

To ensure the timely provision of infrastructure and fair apportionment of infrastructure costs amongst the public and private sector.

#### Strategies

- Prepare a contribution plan for the Leneva Baranduda Growth area to obtain contributions for physical and community infrastructure.

**21.11-3**22/12/2016  
C123**Water supply, sewerage and drainage**

North East Water provides essential services of water and sewerage to the region, including the municipality. Within the municipality North East Water operates wastewater management facilities at West Wodonga and Baranduda and a water treatment facility at East Wodonga. These facilities are necessary to facilitate urban growth of the municipality.

**Key Issues**

- Enabling essential services infrastructure including wastewater management and water treatment facilities to keep pace with urban growth.
- Tension between essential services infrastructure and existing and proposed use and development.

**Objective**

To ensure the wastewater management facilities (West Wodonga and Baranduda) which provide essential sewerage services and the potable water treatment plant at Wodonga are protected from encroachment by sensitive uses.

**Strategies**

- Provide a buffer around the Wodonga West and Baranduda Waste Water Treatment Plants and the Wodonga Potable Water Treatment Plant to minimise encroachment by sensitive land uses.

**21.11-4**22/12/2016  
C123**Implementation****Application of zones and overlays**

Apply the Public Use Zone Schedule 1 (Service and Utility) to North East Water's water storage and supply and waste water treatment plants.

**Further strategic work**

- Investigate a contributions plan for existing zoned residential areas to obtain contributions for physical and community infrastructure.
- Finalise and implement the Whole of Water Cycle Management Plan for the Leneva Baranduda Growth area.
- Jointly investigate with North East Water the application of the Environmental Significance Overlay to apply a buffer between any residential growth in West Wodonga sensitive uses and the Wodonga West and Baranduda Waste Water Treatment Plants and the Wodonga Potable Water Treatment Plant.
- Investigate the application of the Environmental Significance Overlay to apply a buffer between sensitive uses and the Baranduda organic waste processing facility.
- Wodonga Council will support Albury Wodonga Health in identifying a site for future expansion of health facilities.
- Investigate planning mechanisms to allow the integration of recreation and commercial health services (such as medical centres including preventative health services) at Baranduda Fields, Martin Park, Kelly Park.