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C81**INFRASTRUCTURE – OBJECTIVES, STRATEGIES AND IMPLEMENTATION****Key Issues**

The design and standard of infrastructure needs to cater for current and future demands, maintain environmental qualities of the municipality and be flexible in design to suit local characteristics.

Objective 1- Physical Infrastructure

To establish a good standard of physical infrastructure for all new development and, where appropriate, upgrade the existing infrastructure in established urban areas.

Strategies

- Encourage housing diversity, new development and urban consolidation, within existing urban zoned areas, which maximises existing infrastructure.
- Encourage innovation in the provision of drainage infrastructure, with consideration given to the use of grassed swales instead of underground drains and the use of sediment ponds and wetlands for water quality treatment.
- Ensure that areas of unsewered land in existing urban and rural township areas are generally identified as priorities for the installation of reticulated sewerage in any backlog sewerage program.
- Limit the further provision of urban infrastructure in the Dandenong Ranges and its foothills, and in other sensitive locations where the provision of such infrastructure would create adverse physical and environmental impacts or where it could lead to inappropriate pressure for more urban development.

Implementation

Preparing a development contributions levy policy for the Shire, which outlines the required standard of all infrastructure (physical and social) to be provided in new development and addresses other issues such as the costs of provision.

Identifying strategies for upgrading existing tourist infrastructure, which integrates well with the surrounding built and natural environments and with broad tourism marketing directions.

Preparing and implementing infrastructure strategies identifying the problems and possible design solutions and addressing matters such as works to be done and financial options.

Objective 2 – Transport

To integrate land use planning with transport planning throughout the Shire.

Strategies

- Identify preferred routes of key road users and develop a road strategy and capital works program (based on a priority evaluation process) to improve these routes.
- Consult the community on options to provide a more responsive and improved public transport system, especially for people living in Rural Townships.

- Encourage the duplication of State Highways through the Shire, as well as actively pursue strategic bypasses (such as of Yarra Glen, Lilydale and other traffic congested townships) as a high priority.
- Ensure heavy traffic users travel along designated routes where design capacity is adequate and local amenity impacts are minimal.
- Implement local traffic management schemes to minimise through traffic movements in residential streets and maintain a high level of safety and amenity.

Implementation

Applying the appropriate Road Zone to the major road network throughout the Shire, which recognises the significance of these road routes and provides appropriate controls over the creation of new access points and development on adjoining land.

Applying a Public Acquisition Overlay to proposed road routes where a commitment has been made to acquire land for road construction purposes.

Preparing a development contributions levy policy for the Shire, which outlines the required standard of all infrastructure (physical and social) to be provided in new development and addresses other issues such as the costs of provision.

Identifying strategies for upgrading existing tourist infrastructure, which integrates well with the surrounding built and natural environments and with broad tourism marketing directions.

Preparing and implementing infrastructure strategies identifying the problems and possible design solutions and addressing matters such as works to be done and financial options.

Objective 3- Accessibility

To promote a greater accessibility to, and provision of, public transport into and throughout the Shire, particularly in areas remote from current public transport services.

Strategies

- Utilise input into strategic planning for public transport, in a wider metropolitan context, so as to ensure that public policy making on transport addresses the public transport needs of the Shire, particularly in areas remote from the metropolitan fringe.
- Ensure that the planning and development of townships and residential areas maximises access to existing, and provides for the future provision of new, public transport in the Shire.

Implementation

Maintaining a program of reviewing public transport needs, especially within rural and green wedge communities, and cooperating with relevant agencies to achieve the provision of public transport services that meet local needs.

Objective 4 – Utilities

To provide utilities that maintain the environmental qualities of the Shire.

Strategies

- In the RLZ and GWAZ services such as fully constructed roads and a reticulated water supply, sewerage, electricity, gas and telephone services be made available to all

buildings and works where required, otherwise it be demonstrated that such utility services are either:

- Able to be provided and that the installation of these services will not have an adverse impact on the environment or landscape of the area.
- Not necessary to enable the proposed use to be conducted on the land without detriment to the environment or landscape of the area.
- In areas which are included in a Significant Landscape Overlay or Wildfire Management Overlay in the Green Wedge and Rural Conservation Zones, building envelopes be sited to enable provision of utility services with minimal disturbance to established vegetation or other environmental features.

Policy

It is policy that:

- The provision of utility services required for any development, including drainage, sewerage, water, electricity, gas, telephone, roads and driveway access, be undertaken in the manner least likely to disturb remnant vegetation and the natural features of the land.
- For the provision of drainage, sewerage, water, electricity, gas and telephone services, the services be underground and, if possible, utilise common trenches. The location and installation of these services should minimise impacts on indigenous vegetation and other established trees.

Objective 5 – Dams

Provide for the construction of dams that are needed to provide water supply for agricultural or domestic use.

Strategy

- Ensure that any dams constructed are located and designed to avoid any adverse impact on the ecology of any watercourse or wetland or on the safety of other properties in the locality.

Policy

It is policy that dams only be constructed if the:

- Dam is required to provide water to supply agricultural or domestic needs on the site.
- Construction of the dam will not result in the quantity or quality of water flows in any watercourse or wetland being reduced to a level which will detract from the value of any watercourse or wetland as a flora or fauna habitat, amenity feature or source of water supply.
- Design and siting of the dam will not result in dam failure or the creation of a potential safety hazard to adjoining or nearby properties.
- Dams not be constructed within 30 metres of a watercourse or on sites which would result in the obstruction of any permanent watercourse or the destruction of any indigenous wetland vegetation.
- Any dam constructed be located at least 10 metres from any property boundary to provide for landscaping and access for maintenance works.
- Any dam constructed be appropriately landscaped with indigenous plant species suitable for the land on which the dam is constructed.