PROVISION OF INFRASTRUCTURE

21.11-1
Provision of Infrastructure

Overview

As the City of Melton grows at a rapid rate, provision of development and community infrastructure in a timely manner is critical. All levels of government, including Council, must work together to ensure that residents have access to the development and community infrastructure that ensure the City’s long-term liveability.

Council’s challenges are:

- Urban development needs to be properly staged and managed to ensure that development and community infrastructure are provided in an efficient, sensible and timely manner.
- Most communications infrastructure is provided by the private sector and guidance is needed to ensure the carriers deploy their infrastructure sensitively whilst also facilitating a world-class communications network.
- There is a gap between the infrastructure required and what Council can fund. To enable infrastructure to be delivered, Council has the ability to collect infrastructure contributions from developers, develop partnerships with private and not for profit sectors and secure funding from state and federal government.

Council’s infrastructure priorities are:

- New schools based on growth projection.
- Local tertiary education opportunities.
- Planning and investment in Toolern Metropolitan Activity Centre.
- A local integrated health system including a hospital.
- The timely planning and provision of transport and connections.
- Community infrastructure for young people.

Key Issues

- Managing the funding gap between what is required and what can be funded by Council and development contributions.
- Influencing the timing of infrastructure that is provided by State and Federal government.
- Providing community facilities, infrastructure and services that are planned for, equitably provided and well maintained in a timely way.
- Applying appropriate infrastructure levies to contribute to the cost of works, services and facilities.
- Managing out of sequence development within growth areas.

Objectives and strategies

Objective 1

To ensure local primary and secondary schools are adequately provided for and expand opportunities for residents to access face-to-face tertiary education locally.

Strategy 1.1

Support the provision of new educational facilities that address the current shortfall in educational opportunities and respond to the needs of the growing community.
Strategy 1.2 Plan for the provision of a range of educational facilities within Precinct Structure Plan areas in collaboration with the Victorian Planning Authority and the Department of Education and Training.

Strategy 1.3 Improve access to educational facilities through the provision of active transport options and support for additional public transport options.

Objective 2 To address the lack of health facilities, the lower than average health and wellbeing indicators and lower life expectancy experienced by City of Melton residents.

Strategy 2.1 Facilitate development of a hospital.

Strategy 2.2 Improve access to services through the provision of integrated community services hubs and the co-location of complementary community facilities.

Strategy 2.3 Provide community facilities that are desirable, accessible, diverse and sustainable.

Objective 3 To ensure new development and community infrastructure meets the needs of the community in a timely and efficient way.

Strategy 3.1 Require the expansion of Melton township to focus on the orderly outward expansion of community and reticulated services and the sequential extension of the arterial road network.

Strategy 3.2 Support rural residential development in locations which will not prejudice the efficient connection and provision of community and physical infrastructure.

Objective 4 To ensure that developers contribute equitably to the cost and provision of physical and community infrastructure.

Strategy 4.1 Require infrastructure contributions to be applied to new development areas to assist with funding the required physical and community infrastructure.

Strategy 4.2 Require out of sequence development to provide the infrastructure required to facilitate development.

Objective 5 To ensure that new communications infrastructure does not adversely impact upon sensitive uses and landscape features whilst also facilitating a world class communications network.

Strategy 5.1 Protect significant landscape features including volcanic cones from any adverse visual impact through careful design and siting of the facility.

Strategy 5.2 Support the early provision of communications infrastructure in Precinct Structure Plans and new development.

Objective 6 To minimise the impacts of stormwater runoff.

Strategy 6.1 Support the use of overflow paths and retarding basins to control stormwater runoff and improve water quality.

21.11-1.4 Implementation

The strategies will be implemented through the planning scheme by:

Policy guidelines

When deciding on applications for the subdivision of land, the following local policy will be considered, as appropriate:

- Clause 22.11 (Interim Telecommunications Conduit Policy)

Further strategic work

- Working with the Victorian Planning Authority to ensure an Infrastructure Contributions Overlay is applied to all areas identified where an infrastructure contribution is applicable.

- Implementing the City of Melton Communications Infrastructure Policy Framework December 2017 that provides location and siting guidance for the location and design of communications infrastructure into the Melton Planning Scheme.

Other actions

- Advocating for investment by the state government in the timely provision of primary and secondary education facilities

- Advocating for local tertiary education options to be provided by state government and tertiary education providers.

- Advocating for the planning and provision of emergency services and justice facilities consistent with demand.
Working in partnership with the Department of Health and Human Services for the planning and delivery of a public hospital (ideally within the identified Health Precinct within the Toolern Metropolitan Activity Centre).

21.11-2 Protection of Infrastructure

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21.11-2.1 Overview

The provision of major infrastructure and the full range of reticulated infrastructure within the City of Melton represents a considerable public investment. Planning for development must protect the existing infrastructure, and in respect of waste water treatment plants, prevent encroachment from sensitive land uses.

Both City West Water and Western Water are responsible for the management and development of the water supply and sewerage across their respective service area in the City of Melton. The protection and efficient operation of this infrastructure is essential for the on-going development of the City of Melton.

Surbiton Park is the City’s only waste-water treatment facility and is integral to the on-going and future development of Melton township. In the east of the City, Melbourne Water is responsible for main drainage and City West Water are responsible for water and sewerage services. The Merrimu Reservoir is also an important part of Western Water’s regional water supply and storage network. Land surrounding the reservoir lies within a proclaimed catchment area as defined under the Catchment and Land Protection Act 1994.

The city also contains the Ravenhall Precinct a waste and resource recovery hub of state importance. Other significant infrastructure assets in the City include:

- Melton Reservoir that is used for irrigation purposes within the City of Wyndham
- High pressure gas transmission pipelines which make up an integral section of the Victorian gas transmission system
- High voltage electricity transmission easements
- Landfill sites
- Water tanks
- Surbiton Park

21.11-2.2 Key Issues

- Protecting existing infrastructure assets from encroachment of inappropriate development.

21.11-2.3 Objectives and strategies

**Objective 1**

To ensure major infrastructure assets are protected from inappropriate development and encroachment by sensitive land uses.

**Strategy 1.1**

Protect existing infrastructure assets including Surbiton Park, Djerriwarrh Reservoir and Melbourne Water assets from inappropriate development and encroachment.

**Strategy 1.2**

Protect surrounding land uses from high pressure gas transmission pipelines.

**Strategy 1.3**

Require adequate separation and the provision of buffer areas between sensitive land uses and existing infrastructure assets.

**Strategy 1.4**

Avoid the encroachment of sensitive uses into the separation distance of existing infrastructure assets.

21.11-2.4 Implementation

The strategies will be implemented through the planning scheme by:
Scheme implementation

- Applying appropriate zoning such as Industrial 1 or Special Use Zone to major electricity transmission easements where specific planning outcomes are required.

Further strategic work

- Investigating applying planning controls to protect existing infrastructure from the encroachment of urban development.

- Continuing to investigate the application of planning controls to identify and protect pipelines that concentrate people away from the pipelines, and where appropriate, include referral and notice requirements to Energy Safe Victoria and the pipeline operator/owner as relevant.

- Reviewing and update the *Waste Management Strategy 2011-2016*.

Other actions

- Continuing to work with the EPA to investigate the application of buffer zones in appropriate areas.

- Participating in a Safety Management Study to inform Precinct Structure Plans for sites containing the pipelines.

Reference documents

*Melton Advocacy Priorities 2018*

*Community Infrastructure Plan 2017-2036*

*City of Melton Communications Infrastructure Policy Framework - Background Analysis Paper May 2017*

*City of Melton Communications Infrastructure Policy Framework December 2017*