

21.1022/09/2016
C93**INFRASTRUCTURE**

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

Specific requirements for activity centres and growth areas are also included within Clause 21.11 (Local Areas).

21.10-122/09/2016
C93**Community infrastructure**

Warrnambool has an extensive range of education, community and health services that enhance the lifestyle of local residents and serve an important regional role.

Health facilities

A comprehensive range of specialist medical and extended care services are present in Warrnambool, primarily at the South West Health Care Warrnambool Base Hospital (and surrounding Medical Services Precinct), St. John of God Warrnambool Hospital, and the Lyndoch Living and Gillin Park aged care facilities. The Warrnambool Base Hospital is located immediately to the west of the Warrnambool City Centre, has good access to public transport and other City services, and contributes to the vitality of the City.

An Integrated Cancer Care Centre is scheduled to open in 2016 that will provide integrated cancer care for Warrnambool and the surrounding region. The facility is located within the Medical Services Precinct opposite the Warrnambool Base Hospital.

Warrnambool's health facilities are identified on the *Strategic Framework Plan* and Figure 1.

Objective

To develop Warrnambool as the key specialist health service centre of South West Victoria.

Strategies

- Strategy 1.1 Support the expansion of the Warrnambool Base Hospital, St John of God Warrnambool Hospital and the Lyndoch Living and Gillin Park aged care facilities.
- Strategy 1.2 Facilitate the co-ordinated expansion of the Warrnambool Base Hospital and the Medical Services Precinct to achieve an appropriate balance between the residential environment and the needs of the health sector.

Implementation

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

Application of zones and overlays

- Applying the Public Use Zone (PUZ3) to support public health facilities.
- Applying the most appropriate zone to support private health facilities.

Further strategic work

- Investigate land use and policy requirements within the Medical Services Precinct.

Education facilities

There are six public Primary Schools, two public Secondary Schools, and one Special Development School within the city. There are a further six private Primary and Secondary Schools. The North of the Merri River Structure Plan (Warrnambool City Council, 2011) identifies that an additional Primary School will be required within the North of the Merri Growth Area.

The Deakin University campus and associated student accommodation is located on the eastern outskirts of the city. Deakin University also operates a public information centre in the Warrnambool City Centre offering course and general Deakin information to the wider community. The South West Institute of TAFE has two campuses located in Warrnambool. The main Warrnambool

campus is located within the Warrnambool City Centre. A training facility specialising in training programs for building trades and specialist industry training, is located on the eastern outskirts of the city adjoining the Deakin University campus.

The presence of these institutions provides the city with opportunities for a strong employment base and the encouragement of industrial and education related research facilities. It is important that the ongoing viability of these institutions is supported due to the social and economic benefits they provide to the city.

The Warrnambool Library is located within the Civic and Education Precinct within the Warrnambool City Centre.

Warrnambool's education facilities are identified on the *Strategic Framework Plan* and Figure 1.

Objective

To develop Warrnambool as the key education service centre of southwest Victoria.

Strategies

- Strategy 1.1 Support the expansion of the Deakin University and South West Institute of TAFE services to maintain Warrnambool's role as a major service provider in southwest Victoria.
- Strategy 1.2 Facilitate the improvement of the linkages of the Deakin campus with the city and maximise opportunities for university related business opportunities.
- Strategy 1.3 Locate a primary school in the North of the Merri River Growth Area within close proximity to the future activity centre and integrated with surrounding community uses.

Implementation

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

Application of zones and overlays

- Applying the Public Use Zone (PUZ2) to support public education facilities.
- Applying the most appropriate zone to support private education facilities.

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Distribution of social and cultural infrastructure

The *Warrnambool Community Services and Infrastructure Plan (2013)* sets out the future demand for community services and infrastructure across Warrnambool. It shows that a range of issues will affect future demand for community services including: a growing population; the increased use of services by older residents; the specific needs of children and young people; increased demand for early years services; the use of Warrnambool services by people living outside the municipality; and the growing demand for administrative, meeting and program spaces.

Future planning for community services and infrastructure across Warrnambool will develop a series of shared or multi-purpose community facilities or community hubs that are located in key service locations that respond to the identified need for services and allow shared service delivery.

Integrated multi-purpose community facilities, that provide places for the delivery and administration of efficient and effective community services and appropriate and flexible spaces for community activities, will be critical in maintaining liveability and a sense of community as well as supporting optimal community health and wellbeing.

Objective

To provide access to a range of well maintained, well managed and appropriately designed and located community services and facilities.

Strategies

- Strategy 1.1 Support the provision of a network of multi-purpose community facilities that accommodate a diverse and integrated range of services, programs and activities, and make a significant contribution to enhancing the health and wellbeing of the Warrnambool community.
- Strategy 1.2 Support the Warrnambool City Centre as the city's key community meeting place and hub for civic, cultural and education uses.

Implementation

The strategies in relation to the distribution of social and cultural infrastructure will be implemented through the planning scheme by:

Application of zones and overlays

- Applying the most appropriate zone to support multi-purpose community facilities.

Reference documents

Warrnambool Community Services and Infrastructure Plan (2013)

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Development infrastructure

Water supply, sewerage and drainage

Water and sewerage services within the municipality are provided by Wannon Water. Significant infrastructure investments are planned from 2013 to 2018 to meet the expanding residential areas around the city. These works include new water towers, pipelines and pumping stations.

The city's water treatment and sewerage treatment plants have sufficient capacity to meet the community needs for around 5 years before augmentation is required. Warrnambool's water and sewerage treatment plants are identified on the *Strategic Framework Plan* and Figure 1.

The settlements of Bushfield and Woodford are not connected to reticulated sewerage services. The *Moyne Warrnambool Rural Housing and Settlement Strategy (2010)* recognises that soils within Bushfield and Woodford have limited capacity to carry much further growth in septic services.

Drainage impediments in Allansford will have an impact on development.

Warrnambool is at the forefront of integrated water management with the implementation of Wannon Water's 'roof water collection system' within the North East Warrnambool Growth Area. This award winning initiative together with the development of other groundwater resources will meet the growth needs of Warrnambool for at least the next 50 years.

The use of water sensitive urban design and utilising open spaces to act as floodways are also strategies that can minimise pollution of stormwater runoff into the catchments.

Objective

To reduce environment degradation associated with stormwater run-off and effluent disposal.

Strategies

- Strategy 1.1 Require new development to include water sensitive urban design techniques.
- Strategy 1.2 Establish artificial wetlands, retention basins and stormwater pollution traps and other water sensitive urban design features as a means of controlling the quality and quantity of stormwater run-off from urban areas.
- Strategy 1.3 Encourage the re-use of wastewater and stormwater run-off within greenfield growth areas.
- Strategy 1.4 Defer growth within Bushfield and Woodford pending resolution of sewerage and effluent management options.
- Strategy 1.5 Ensure further growth within the Allansford township considers the availability of stormwater drainage infrastructure.

Implementation

The strategies in relation to water supply, sewerage and drainage will be implemented through the planning scheme by:

Application of zones and overlays

- Applying the Public Use Zone to support Warrnambool's water and sewerage treatment plants.

Further strategic work

- Undertake a sewerage and effluent management strategy for Bushfield and Woodford, examining options and making recommendations regarding the most effective and cost beneficial way to enable growth to occur without environmental degradation.

Telecommunications

The municipality contains a number of telecommunications towers. Traditionally telecommunications towers have been co-located with other infrastructure such as water towers.

The scheduled rollout of the National Broadband Network (NBN) is underway. Residents within the North East Growth Area have access to NBN. Two fixed wireless towers are under construction to provide residents in the northern part of the municipality with access to NBN. The cable rollout is expected to have commenced by 2016.

Warrnambool's telecommunication facilities are identified on the *Strategic Framework Plan* and Figure 1.

Objective

To encourage upgrades to the communications network.

Strategies

- Strategy 1.1 Support existing telecommunications infrastructure and encourage co-location of future infrastructure requirements.
- Strategy 1.2 Encourage the extension of mobile phone networks and the National Broadband Network to cover the whole of the municipality.
- Strategy 1.3 Ensure that all new communications facilities are located and constructed so that cultural, landscape and natural values are protected.

Implementation

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

- Applying the most appropriate zone to support telecommunication facilities.

Waste and resource recovery

Two privately owned and operated waste transfer stations operate within the West Warrnambool Industrial Precinct. The Environment Protection Authority Publication 1518 *Recommended separation distances for industrial residual air emissions* (March 2013) recommends a 250 metre separation distance between waste transfer stations and sensitive uses.

Warrnambool's waste facilities are identified on the *Strategic Framework Plan* and Figure 1.

Objective

To protect and maintain appropriate separation distances between waste transfer stations and sensitive uses.

Strategies

- Strategy 1.1 Avoid incompatible land uses establishing within recommended separation distances to waste transfer stations.

Strategy 1.2 Encourage new waste transfer stations to locate within existing and planned industrial precincts.

Implementation

The strategies in relation to waste and resource recovery facilities will be implemented through the planning scheme by:

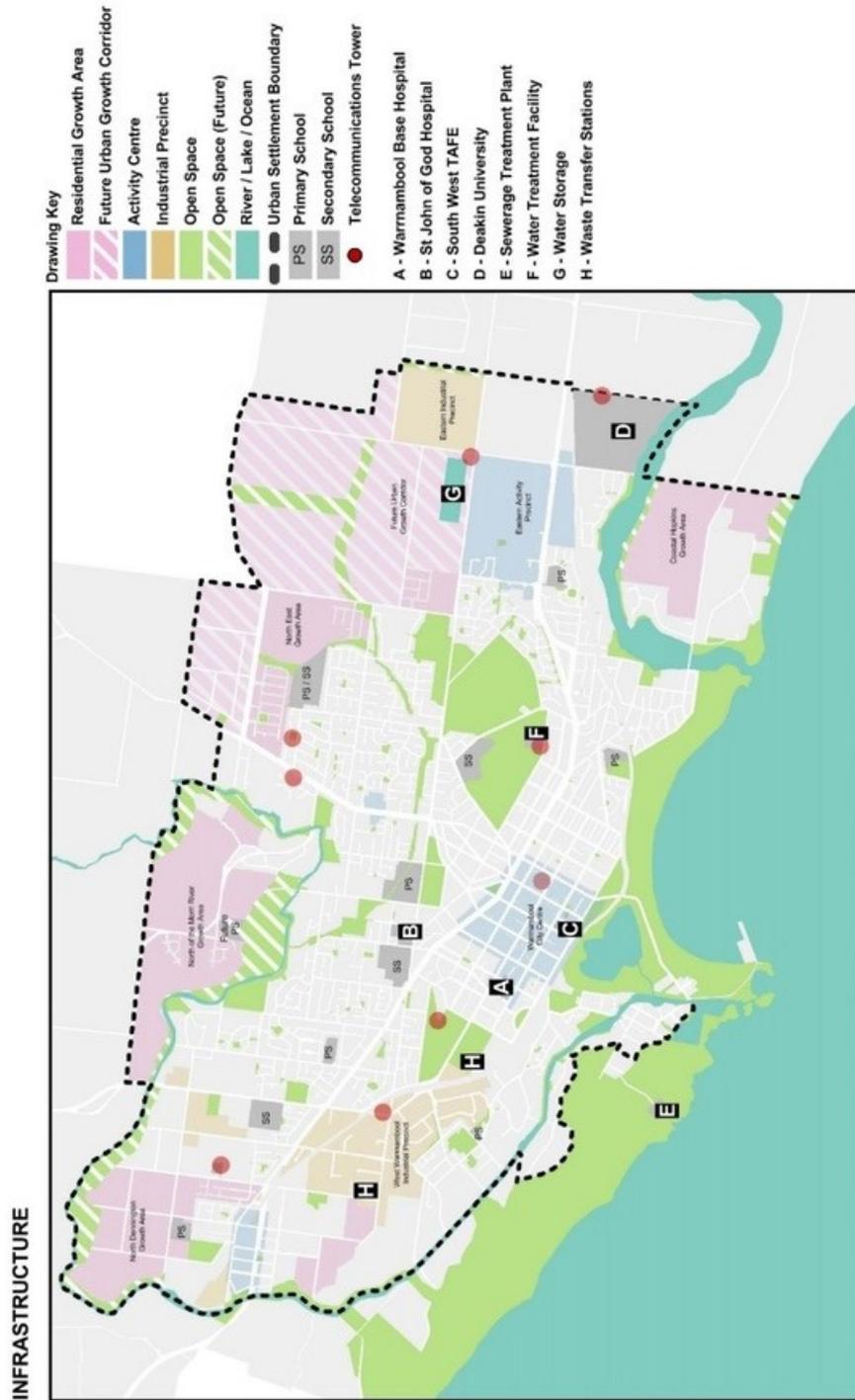
Application of zones and overlays

- Applying the Industrial 1 Zone or the Industrial 3 Zone to support waste transfer stations.
- Applying the most appropriate zone within separation distances to waste transfer stations.

Further strategic work

- Undertake a review of land uses within recommended separation distances to waste transfer stations to provide guidance on the how land uses can be managed.

Figure 1 - Infrastructure



21.10-4

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Infrastructure Planning, Design and Construction

The design, management and delivery of infrastructure are key issues for Council. The Infrastructure Design Manual (IDM) prepared by the Local Government Infrastructure Design Association has been adopted by Council and includes guidelines for the design and construction of infrastructure within the municipality, including (among other things) roads, drainage, stormwater, car parking, landscaping, access, earthworks, public lighting and intersection infrastructure. The IDM complements the objectives and standards of Clause 56 for residential subdivision applications.

Objective 1

To provide clear and consistent guidelines for the planning, design and construction of infrastructure.

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| Strategy 1.1 | Encourage a consistent approach to the design and construction of infrastructure across the municipality. |
| Strategy 1.2 | Encourage new subdivision and development that has regard to the objectives and requirements of the IDM or an approved Precinct Structure Plan. |