

Agenda

For the Ordinary Council Meeting

Location: Council Chambers, Municipal Offices
62-68 Ovens Street, Wangaratta

Date: Tuesday, 17 November 2015

Time: 6.00pm



RURAL CITY OF
WANGARATTA

Brendan McGrath
Chief Executive Officer

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1. **ACKNOWLEDGEMENT OF TRADITIONAL OWNERS**

We acknowledge the traditional owners of the land on which we are meeting. We pay our respects to their Elders and to Elders from other communities who may be here today.

2. **OPENING PRAYER**

Almighty God, we humbly ask thee to bless and guide this council in its deliberations so that we may truly preserve the welfare of the people whom we serve. Amen

3. **PRESENT**

4. **ABSENT**

5. **ACCEPTANCE OF APOLOGIES & GRANTING OF LEAVE OF ABSENCE**

NIL

ORDER OF BUSINESS

6. **CITIZEN CEREMONY**

7. **CONFIRMATION OF MINUTES**

RECOMMENDATION:

That Council read and confirm the Minutes of the Ordinary Meeting of 20 October 2015 and the Special Meeting of 30 October 2015 as a true and accurate record of the proceedings of the meetings.

8. **CONFLICT OF INTEREST DISCLOSURE**

In accordance with sections 77A, 77B, 78 and 79 of the *Local Government Act 1989* Councillors are required to disclose a '*conflict of interest*' in a decision if they would receive, or could reasonably be perceived as receiving, a direct or indirect financial or non-financial benefit or detriment (other than as a voter, resident or ratepayer) from the decision.

Disclosure must occur immediately before the matter is considered or discussed.

9. RECEPTION OF PETITIONS

Nil

10. HEARING OF DEPUTATIONS

PRESENTATION OF REPORTS

11. ADMINISTRATORS' REPORTS

Nil

OFFICERS' REPORTS

12. EXECUTIVE SERVICES

Nil

13. CORPORATE SERVICES

13.1 COUNCIL MEETING DATES AND VENUES 2016

Meeting Type: Ordinary Council Meeting
Date of Meeting: 17 November 2015
Author: Executive Assistant - Corporate Services
File Name: Council Meetings
File No: 10.020.002

No Council officers or contractors who have provided advice in relation to this report have declared a conflict of interest regarding the matter under consideration.

Executive Summary

This report is presented to Council for discussion of Council Meeting dates and venues for 2016.

RECOMMENDATION:

That Council endorse the following schedule of Ordinary Council Meeting dates and venues for 2016:

No Ordinary January Meeting scheduled

<i>Tuesday 16 February</i>	<i>6.00 pm Wangaratta</i>
<i>Tuesday 15 March</i>	<i>6.00 pm Wangaratta</i>
<i>Tuesday 19 April</i>	<i>6.00 pm Cheshunt</i>
<i>Tuesday 17 May</i>	<i>6.00 pm Milawa</i>
<i>Tuesday 21 June</i>	<i>6.00 pm Wangaratta</i>
<i>Tuesday 19 July</i>	<i>6.00 pm Wangaratta</i>
<i>Tuesday 16 August</i>	<i>6.00 pm Wangaratta</i>
<i>Tuesday 20 September</i>	<i>6.00 pm Everton</i>
<i>Tuesday 18 October</i>	<i>6.00 pm Greta/Hansonville</i>
<i>Tuesday 15 November</i>	<i>6.00 pm Wangaratta</i>
<i>Tuesday 13 December</i>	<i>6.00 pm Wangaratta</i>

Background

Section 89 (4) of the *Local Government Act 1989* (The Act) requires that reasonable notice be given to the public of meetings of the Council. This has been achieved by publishing the date and location of the meeting in the Wangaratta Chronicle on 2 consecutive Fridays prior to the meeting and the Annual Calendar of Meetings on Council's website.

Council has maintained a custom of conducting four Council Meetings annually in rural townships throughout the Rural City of Wangaratta since 1997.

A summary of the Council Meeting locations follows:

LOCATION	No. Meetings
Boorhaman Hall	4
Bowmans/Murmungee Hall	4
Carboor Hall	3
Cheshunt Hall	**3
Edi Upper Hall	3
Eldorado Hall	3
Everton Hall	**3
Glenrowan Multi-Purpose Centre	4
Greta/ Hansonville	**3
Milawa Hall	**3
Moyhu Hall	3
Myrrhee Hall	3
Oxley Hall	3
Peechelba Community Facility	4
South Wangaratta	3
Springhurst Hall	4
Tarrawingee Hall	3
Whitfield Swinburne Pavilion	3
Whorouly Multi-purpose Centre	**3

**** indicates suggested sites to achieve a geographical spread**

Council must establish its schedule of Ordinary Council Meeting dates and venues for 2016 to allow for notice to be given and advance planning. A January 2016 meeting will be scheduled if required.

A Draft Schedule of the 2016 Ordinary Council Meeting dates and venues has been developed to achieve a geographical spread of rural meetings throughout the year.

The Draft Schedule for rural townships is as follows:

No Ordinary January Meeting scheduled

Tuesday 16 February	6.00 pm Wangaratta
Tuesday 15 March	6.00 pm Wangaratta
Tuesday 19 April	6.00 pm Cheshunt
Tuesday 17 May	6.00 pm Milawa
Tuesday 21 June	6.00 pm Wangaratta
Tuesday 19 July	6.00 pm Wangaratta
Tuesday 16 August	6.00 pm Wangaratta
Tuesday 20 September	6.00 pm Everton
Tuesday 18 October	6.00 pm Greta/Hansonville
Tuesday 15 November	6.00 pm Wangaratta
Tuesday 13 December	6.00 pm Wangaratta

Implications

Policy Considerations

There are no specific Council policies or strategies that relate to this report.

Financial/Economic Implications

There are no financial or economic implications identified for the subject of this report.

Legal/Statutory

There are no legal/statutory implications identified for the subject of this report.

Social

Conducting Ordinary Council Meetings in rural townships promotes closer interaction with all areas of the municipality.

Environmental/Sustainability Impacts

There are no environmental/ sustainability impacts identified for this subject of this report.

2013 – 2017 Council Plan (2015 Revision)

This report supports the 2013-2017 Council Plan:

Goal

We are Connected.

We will focus on our business

ensuring access opportunities for all residents by holding a minimum of four Council Meetings in rural townships.

The non-negotiables

We consult and engage effectively with the community and provide information that is clear, accessible and easy to understand about local decision making.

Strategic Links**a) Rural City of Wangaratta 2030 Community Vision**

N/A

b) Other strategic links

N/A

Risk Management

There are no moderate or extreme risks associated with this report.

Consultation/Communication

Public notification will be provided of Council's 2016 Ordinary Meeting dates and venues.

Officers believe that appropriate consultation has occurred and the matter is now ready for Council consideration.

Conclusion

Council must determine a meeting schedule for the coming year to provide notice to the community regarding the time and location of Council Meetings.

Attachments

Nil.

13.2 COUNCIL PLAN PROGRESS REPORT - 1 JULY TO 30 SEPTEMBER 2015

Meeting Type: Ordinary Council Meeting
Date of Meeting: 17 November 2015
Author: Manager - Business and Governance
File Name: Council Plan
File No: 20.030.01

No Council officers or contractors who have provided advice in relation to this report have declared a conflict of interest regarding the matter under consideration.

Executive Summary

This report is presented to Council to communicate Council's performance against the Council Plan for the period 1 July – 30 September 2015.

RECOMMENDATION:

That Council receive the Council Plan 2013-2017 Progress Report for the period 1 July – 30 September 2015.

Background

Part of Council's Mission is to provide the leadership necessary to maintain open communication and community engagement. Providing regular reports to the community on Council's progress against the outcomes that we hope our work will achieve will assist to achieve this mission. These results measure our progress against what is important and allow both ourselves and everyone in our community to understand the impact that we are having.

Implications

There are 19 indicators included in the progress report. When compared to the results for September 2014:

- eight indicators are favourable
- one indicator is equal
- four indicators are unfavourable
- six indicators require annual survey data.

Policy Considerations

There are no specific Council policies or strategies that relate to this report.

Financial/Economic Implications

There is no immediate financial impact related to this report; however, resourcing of some actions that are necessary to achieve our targets will require consideration in future Council budgets.

Legal/Statutory

The *Local Government Act 1989* requires Council to prepare and approve a Council Plan within the period of 6 months after each general election or by the next 30 June, whichever is later.

Social

The Council Plan 2013-2017 provides for the achievement of a number of social objectives.

Environmental/Sustainability Impacts

The Council Plan 2013-2017 provides for the achievement of a number of Environmental/Sustainability objectives.

2013 – 2017 Council Plan (2015 Revision)

This report supports the 2013-2017 Council Plan:

Goal

We are Connected.

We will plan and make decisions for the future:

developing strategies to ensure an exceptional customer experience and to enhance, communication and engagement.

The non-negotiables

We consult and engage effectively with the community and provide information that is clear, accessible and easy to understand about local decision making.

Strategic Links**a) Rural City of Wangaratta 2030 Community Vision**

The Council Plan supports the aspirations and objectives of the Rural City of Wangaratta 2030 Community Vision.

Risk Management

Risks	Likelihood	Consequence	Rating	Mitigation Action
Council Plan targets not achieved	Low	High	Moderate	Monitoring and reporting

Conclusion

This report assists Council to monitor its performance in achieving the targets prescribed within the Council Plan.

Attachments

Progress Report Jul-Sep 2015

14. COMMUNITY WELLBEING

14.1 ALLOCATED AFL PRE-SEASON GAMES LIQUOR PROVISION AGREEMENT

Meeting Type: Ordinary Council Meeting
Date of Meeting: 17 November 2015
Author: Events Coordinator
File Name: AFL Pre-Season Games
File No: 25.020.001

Council's Events Coordinator has declared an indirect association with the Wangaratta Magpies FNC that has no reflection on the recommendation of this report.

Executive Summary

This report is presented to Council to seek endorsement for the use of funds received from AFL Pre-season games hosted within Wangaratta – including the NAB Challenge fixture for Saturday 20 February 2016. Council will receive fees from the event from the allocation of liquor licensing rights and from food vendor fees.

The provision of liquor and food at AFL pre-season games at the Wangaratta Showgrounds is a significant component of the event's successful delivery.

RECOMMENDATION:

That Council endorses the allocation of 75% of the funds raised from the liquor licensing rights and food vendor fees from AFL pre-season games at the Wangaratta Showgrounds to establish a Junior Sports Development Fund.

Background

The Rural City of Wangaratta has recently been advised that Wangaratta will again be hosting an AFL pre-season game in February 2016. This is a significant event for the city and generates substantial benefits for local business, community groups and sporting clubs. One element of the day that requires effective planning is the provision of food and liquor services.

Previously, licensing for liquor and food services has been allocated as follows:

- 2012 – (game cancelled)
Partnership to deliver both food and liquor with Wangaratta Football Netball Club (WFNC) & Wangaratta Rovers Football Netball Club (WRFNC)
- 2013 –
Partnership to deliver both food and liquor with WFNC & WRFNC
- 2014 – Tender process
Food - WFNC
Liquor – North Wangaratta FNC & Tarrawingee FNC
- 2015 – no game

Given the complexities of liquor licencing and the rights that the WFNC have under their tenancy agreements, the delivery of Liquor Provision has been discussed and committed to with the WFNC.

Council has developed a proposed agreement of the terms and conditions for the delivery of liquor provision by the WFNC for any pre-season fixture games that may be awarded to the Rural City of Wangaratta over the next three years (2016 has been confirmed). In summary, the proposed terms and conditions include:

1. A fee of 3.5% of the total gate takings will be paid to Council by the WFNC within 14 days of the event as a fee for the provision of the liquor license
2. The WFNC will provide access and usage to specific club infrastructure
3. WFNC shall operate and serve liquor and non-alcoholic beverages from four facilities and one temporary facility located at the Wangaratta Showgrounds
4. Permission for WFNC to host a private function in the JW White clubrooms on game day.
5. The WFNC will not approve the inclusion of any charitable organisations requesting involvement on the day. These requests are to be approved by Council and adhere to the agreements already established by the AFL.

Council has also requested that the WFNC consider enlisting the support of the WRFNC in assisting with the execution of liquor sales.

In addition to the fee collected from the provision of the liquor license, Council will also receive vendor fees from the provision of food – it is estimated that approximately 10 businesses and/or community groups will be retailing food at the event. Council will manage the approval and coordination of all food vendors that will be present at the game.

Following negotiations between Council and the WFNC, it was proposed by WFNC that the fees collected by Council for the provision of the liquor license and the food vendor fees be set aside by Council for facility and infrastructure development within the Showgrounds Precinct. After consideration by Council officers, an alternative proposal has been discussed with the WFNC that provides for the establishment of a fund to support local young people to access sporting opportunities.

The initiative will be designed to provide financial assistance for young people towards the cost of (but not limited to) travel, accommodation, uniforms or equipment when competing, coaching or officiating at an official national sporting organisation (NSO) endorsed state, national or international sporting championships or a School Sport Australia state or national championships.

Implications

Policy Considerations

There are no specific Council policies or strategies that relate to this report.

Financial/Economic Implications

The agreement between the Rural City of Wangaratta and WFNC, combined with food vendor fees will generate income for Council from each pre-season game. This specific amount will vary depending on ticket sales from each event.

Legal/Statutory

The *Liquor Control Reform Act 1998* is the primary piece of legislation regulating the supply and consumption of liquor in Victoria. The sale of liquor must comply with all regulations and requirements within the act.

Social

Sporting clubs play an important role within our community – providing strong community connections, access to healthy activities and a range of economic and cultural benefits.

The long-term sustainability of our sporting clubs is reliant on the ability to actively engage young people as players, members and supporters. Likewise, the participation of young people in community and sporting clubs builds their capacity to contribute to their community, generates strong and important connections and encourages healthy and responsible lifestyle choices.

Environmental/Sustainability Impacts

There are no environmental/ sustainability impacts identified for this subject of this report.

2013 – 2017 Council Plan (2015 Revision)

This report supports the 2013-2017 Council Plan:

Goal

We are Healthy.

We will research and advocate:

to ensure we prosper from the economic benefits of nature based and recreational attractions.

We will create and deliver:

exceptional services and programs that help our families and children to be healthy, happy and connected.

active conversations, exciting events and engaging spaces that allow everyone to join in and participate in all elements of community life.

We will plan and make decisions for the future:

that ensure we are responding to the current and long-term recreational needs of our community.

to make sure that everything we do – from building assets to delivering events - considers the physical, social, cultural and financial needs of all our community members.

We will focus on our business:

by making sure that all our teams work together to plan, develop and deliver innovative recreation projects.

The non-negotiables:

Our families can access affordable and high quality services for children that support their health, happiness and development.

Everyone can access a range of recreation facilities and programs that encourage an active and healthy lifestyle.

Strategic Links**a) Rural City of Wangaratta 2030 Community Vision**

Ensure continued investment into hospitals, government services, education, arts and culture, recreation facilities.

Foster and encourage: community spirit, volunteerism, community leadership.

Sustain viable sporting, recreation, cultural and other community organisations.

b) Municipal Public Health & Wellbeing Plan 2013 – 2017

Continue to actively participate in networks and partnerships to increase and improve young people's access to community life.

Risk Management

Risks	Likelihood	Consequence	Rating	Mitigation Action
Discontent	Moderate	Unwanted media attention bringing the initial intention and allocation of the event into disrepute.	Low	Communication with club contacts from WFNC and WRFNC

Consultation/Communication

Council Officers have worked closely with WFNC representatives in the establishment of the agreement for the provision of liquor at the event. Extensive consultation and negotiation has occurred.

Officers believe that appropriate consultation has occurred and the matter is now ready for Council consideration.

All stakeholders will be notified of Council's decision.

Options for Consideration

The following two options are presented for consideration for the use of income generated by Council at AFL pre-season games.

1. **(Recommended)** Establish the Junior Sports Development Fund to support the engagement and participation of local young people in sporting opportunities. The initiative will be designed to provide financial assistance for young people towards the cost of (but not limited to) travel, accommodation, uniforms or equipment when competing, coaching or officiating at an official national sporting organisation (NSO) endorsed state, national or international sporting championships or a School Sport Australia state or national championships.

It is proposed that 75% of income generated from the event be allocated to this fund.

2. Establish a 'Facilities Development Fund' for the ongoing development and/or maintenance of infrastructure at the Wangaratta Showgrounds. Currently considered a premier facility in regional Victoria – the venue caters for local, state and national level training and competition in both summer and winter. This venue has become the 'headquarter' facility for the Rural City of Wangaratta – and serves a catchment of junior, school, local, regional and state sports.

Conclusion

The Junior Sports Development Fund offers an opportunity to support young sports people from any code or level, ensuring the income made from each allocated pre-season fixture is not limited to football. The fund would also ensure that the benefit would be distributed throughout the community and not only be for the benefit of the Wangaratta Showgrounds Precinct.

This Junior Sports Development Fund will be designed as an ongoing opportunity for young sports people to access throughout the year through an application process assessed by a panel consisting of Council Officers and appropriate community and sporting representatives.

It is acknowledged that the ongoing development and future use of the facilities within the Showgrounds Precinct are addressed and considered in the Wangaratta Showgrounds Strategic Plan.

Attachments

Nil.

15. INFRASTRUCTURE SERVICES

Nil

16. DEVELOPMENT SERVICES

16.1 HERITAGE REVIEW - 2015
CONSIDERING FEEDBACK TO THE REVIEW

Meeting Type: Ordinary Council Meeting
Date of Meeting: 17 November 2015
Author: Principal Strategic Planner
File Name: Heritage Review -2015
File No: 73.050.005

No Council officers or contractors who have provided advice in relation to this report have declared a conflict of interest regarding the matter under consideration.

Executive Summary

This report is presented to Council to:

- Report on and consider feedback provided to the Draft Heritage Review, 2015 (the Review).
- Adopt the updated Review document, citations and maps to address feedback provided by land owners and the community where appropriate.
- Consider and support a request to remove HO 123 – Closer Settlement (North House), from land at Salisbury Street Wangaratta (Lot A of PS629157).
- Seek Councils agreement to commence a planning scheme amendment to implement the recommendations of the Review, which involves applying the Heritage Overlay to significant properties identified in the updated Review and removing Heritage Overlay HO 123 from Salisbury Street Wangaratta.

RECOMMENDATION:***That Council:***

- 1. Considers all feedback provided to the Draft Heritage Review, 2015***
- 2. Amends the Heritage Review, citations and maps to update verified factual information provided by land owners and community members, in accordance with Attachment 1, and adopts the Heritage Review 2015.***
- 3. Considers and supports a request from a private proponent to remove a redundant Heritage Overlay (HO 123 – The Closer Settlement)***

- 4. Seeks authorisation from the Minister for Planning to prepare and exhibit draft Amendment C63, in accordance with section 10 of the Planning and Environment Act, 1987**
- 5. Advises all submitters, who provided feedback to the Heritage Review, 2015 of the outcome of this meeting**
- 6. Advises the proponent of Council's decision to support the removal of HO 123.**

Background

Draft Heritage Review, 2015 (the Review)

At the Ordinary Meeting, 16 June, 2015 Council endorsed the Draft Heritage Review, 2015 for consultation. The Review included updating 115 properties, and listing 113 historically significant places, first listed in the Rural City of Wangaratta Heritage Study, 2004. (The Review also includes one additional property which is a new individual listing. This property was excluded as part of precinct HO10 as part of Wangaratta Planning Scheme Amendment C44, however after further investigation during this review was found to be significant in its own right).

The Review updates the information contained in individual place citations to ensure the information is accurate and these places meet the threshold for significance by current standards using HERCON criteria.

Council agreed to endorse the Review for the purpose of consultation. The discussion section of this report explores the feedback received in response to the consultation period.

Request to remove Heritage Overlay 123 – The Closer Settlement

This report also considers a request from North East Survey Design on behalf of the land owners to remove a redundant Heritage Overlay, HO 123 – the North House of the Closer Settlement.

In 2009, Council approved Planning Permit 07/123 which relates to the subdivision of land at Salisbury Street, Wangaratta (also referred to as the Creek View Estate). This permit included a staged subdivision. The first stage (30 residential lots) occurred in 2011. An amended permit for the second stage was sought for the demolition of the historic Closer Settlement House and 90 lot subdivision. An amended permit was approved in 2013.

The Heritage Overlay still applies to the site, even though the heritage building that was the subject of the overlay has been removed. If this overlay was to remain in place it would trigger a planning permit application for all works within the development for no heritage gain.

Discussion

The Review included a feedback and consultation period that occurred between 21, September – 16, October, 2015.

All land owners and occupiers were directly notified about the feedback and consultation period. Each land owner/occupier was provided with their individual citation and map specific to their property and a set of frequently asked questions and a feedback form.

Each land owner/occupier was offered the opportunity to meet with Council Officers and Councils Heritage Advisor to ask questions and seek advice about their individual property. Twelve land owners/occupiers met with Council to discuss their properties.

A notice was placed in the Chronicle newspaper (19 September) inviting submissions from the community.

The feedback and consultation process resulted in 26 formal submissions.

A number of community members also made informal submissions which included minor changes (for example change to a street name).

Key issues raised in both the formal and informal submissions included:

- Requests to update information provided in the citation about a number of individual properties. (This process included property owners meeting with Councils Heritage Advisor and further research into the new information provided by the owners/community members).

These requests have been accommodated by making changes to the citation to include relevant information.

- Request to update maps to include/exclude specific buildings that owners/community members would like acknowledged/excluded as they don't contribute to the heritage of the site.

These requests have been accommodated by making changes to the citation to note buildings/structures that are non-contributory to the heritage significance to a place where the site is an urban sized lot and making changes to the mapping where the site is part of a large rural holding. This is in accordance with the Planning Practice Note 'Applying the Heritage Overlay'

- Request for a property to be removed from the study (as the property is no longer there/or no longer meets the threshold for heritage significance).
- *This resulted in 2 properties being removed from the study.*
- *Citations for 2 buildings on one property were consolidated into one.*

- Some concern about costs associated with seeking a planning permit if the Heritage Overlay was applied to their property.

These concerns are addressed by exclusions and can be further addressed at the amendment stage of the process.

- Other specific concerns about potential negative affect from the application of the Heritage Overlay to their property.

These concerns were responded to individually and can be further explored through the exhibition process of any planning scheme amendment.

Attachment 1 – summarises the feedback Council received and outlines changes to the draft review, to address feedback or a response as to why the feedback has not resulted in a change to the draft Review.

Following the consultation period it is recommended to seek permanent planning controls, by applying the Heritage Overlay to 110 locally historically significant places. The list has been updated in Attachment 2 – Heritage Review, 2015 (the background report

The chart below outlines the basic steps in the process used to adopt a strategic heritage controls.

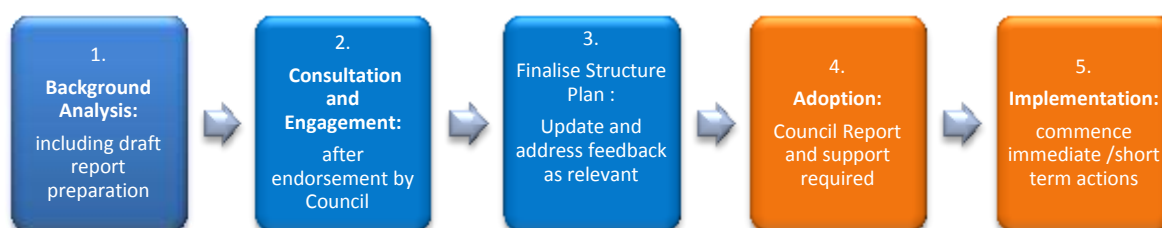


Figure 1: Strategic Study Process

The blue boxes indicate steps that have occurred to date and the orange boxes indicate the steps required to finalise the Review.

Request to Remove HO 123 – Closer Settlement

Although the Heritage Overlay is no longer relevant, a planning scheme amendment is required to remove the Heritage Overlay. This had become pertinent to the proponent as the subdivision is finalised and the owner wishes to sell the land. As the heritage overlay still applies to the site, if development is to occur, a planning permit is triggered for the construction of each dwelling.

A formal amendment request was sought in late 2014. The request was deferred until such time as a suitable amendment could be carried out to accommodate this request. The implementation of the Heritage Review is considered to be an appropriate opportunity to facilitate this request.

Implications

Policy Considerations

In a legislative context the *Heritage Act, 1995* and the *Aboriginal Heritage Act, 2006* inform the Wangaratta Planning Scheme and provide the relevant frameworks for consideration.

The project is supported by direction contained in the State Planning Policy Framework (SPPF) and Municipal Strategic Statement (MSS) of the Wangaratta Planning Scheme. Both support identification and conservation of heritage places.

At the state level, Clause 15.03 Heritage Conservation provides for conservation based on aesthetic, archaeological, architectural, cultural, scientific, or social significance, or otherwise of special cultural value.

At the local level Clause 22.06 Environmental Management and Heritage supports this work by using the available planning tools to encourage the conservation of heritage places.

This project builds on work in the Rural City of Wangaratta Heritage Study 2004, which provides the foundations for protecting heritage places within the municipality, which is consistent with the relevant legislative framework. Amendment C43 and C44 implemented the first round of rural and urban properties respectively, applying the Heritage Overlay to 25 rural properties and made refinements to existing urban precincts and applied the Heritage Overlay to 15 individual urban places. C43 was approved in August, 2015 and C44 was approved November, 2014.

Financial/Economic Implications

This project is funded by Council under the Strategic Planning 2014-2015 program budget. Further costs will be incurred when a planning scheme amendment is pursued to implement the recommendations of the study.

The administrative fee for the Department of Environment Land Water and Planning to consider a request to amend a planning scheme is \$789.00. There are additional fees and costs associated with a planning scheme amendment as it progresses through the stages and these are allocated from existing budget areas.

Legal/Statutory

Seeking feedback to the Review is not subject to statutory timelines or processes. However Council has a statutory obligation to protect properties with identified heritage value. Adoption of the Review will provide the catalyst for a planning scheme amendment to protect the heritage properties identified within the Review.

Social

The Review identifies properties within the municipality that contribute to history, identity, people, places and events. Identifying, (and subsequently protecting) heritage places provides a benefit to the community by preserving physical links to our history and will generate social benefit.

Environmental/Sustainability Impacts

There are no significant environmental/ sustainability impacts identified for the subject of this report. Providing for adaptive reuse of old buildings (for example churches) makes sustainable use of existing buildings and infrastructure.

2013 – 2017 Council Plan (2015 Revision)

This report supports the 2013-2017 Council Plan:

We will plan and make decisions for the future

by updating the Planning Scheme and the Municipal Strategic Statement by developing new and reviewing existing strategies, including Rural Land Use.

The non-negotiables

The provision of high quality and diverse community and professional arts, cultural and heritage projects and programs.

Strategic Links

a) Rural City of Wangaratta 2030 Community Vision

This review is consistent with the 2030 Community Vision particularly '*preserving and celebrating cultural icons*'.

b) Other strategic links

Hume Regional Growth Plan, 2014 – The amendment is consistent with the direction to maintain and enhance cultural heritage assets contained within the Hume Regional Growth Plan, 2014.

Risk Management

A risk assessment has been completed for this project.

The key risks are:

Property owners are unhappy with the application of heritage controls on their properties (for a variety of different reasons)

Potential loss of buildings, (due to having identified the buildings but not having relevant protection for use/development/demolition) until the introduction and gazette of permanent planning controls

The risks associated with this Review are considered to be minor/moderate, however will be minimised through consultation and educating the community about the common myths often associated with heritage controls and if heritage controls are introduced and gazetted in a timely manner.

The receipt of 25 submissions based on a review of 115 properties is considered a good indication of the community's acceptance of the Review. Most of the submissions contained only minor changes and were adding value to the process by providing Council with additional place information.

Consultation/Communication

Level of public participation	Promises to the public/stakeholders	Tools/Techniques
Inform	We will keep you informed.	To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.
Consult	We will keep you informed, listen to you and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision. We will seek your feedback on Drafts and proposals.	To obtain public feedback on analysis, alternatives and/or decisions. This has resulted in updates to a number of heritage citations and the removal of 2 properties from the Review.
Involve	N/A	N/A
Collaborate	N/A	N/A
Empower	N/A	N/A

Officers believe that appropriate consultation has occurred and the matter is now ready for Council consideration.

Options for Consideration

Option 1 (Recommended):

Consider the Draft Heritage Review, 2015, the community feedback provided and make the minor adjustments to the documents, adopt the Review, and commence implementation via a planning scheme amendment. Include the removal of HO 123 – Closer Settlement to remove a redundant overlay.

Option 2 (Not recommended)

As above, with the exception of including the removal of the HO 123 – Closer Settlement. This is not recommended as it will result in permit applications that are only triggered by the Heritage Overlay (which in this case is now redundant)

Option 3 (Not Recommended)

Proceed to adopt the Review without change. This is not recommended as it excludes community input and leaves errors within the information contained in the study.

Option 4 (Not Recommended)

Do not proceed with the project. This is not recommended as it could lead to an environment of uncertainty and may result in cases where identified properties are left vulnerable to demolition. This would leave out the most important step of the project – its implementation.

Conclusion

The Draft Heritage Review 2015 has been developed to identify places based on their heritage significance. The consultation period has identified a small number of factual information errors contained in the citations, which have been verified and updated by Councils Heritage Advisor. Further the consultation period has provided an opportunity for community members to provide Council with detailed information enriching the details in the place citations.

The next step is to finalise the Review and implement its recommendations via a planning scheme amendment. This will complete this project and provide recognition and protection for the many rural heritage properties within the Rural City of Wangaratta.

The implementation of the Review via a planning scheme amendment also provides an opportunity to remove a redundant overlay provision. This is a good outcome as it will reduce the amount of permits that would be triggered as the result of a redundant provision.

Attachments

- 1 Attachment 1 - Summary of Submissions
- 2 Attachment 2 - Background Report - November 2015.

16.2 NORTH WEST & SOUTH WANGARATTA RESIDENTIAL GROWTH AREA STRUCTURE PLANS - CONSIDERATION OF SUBMISSIONS AND ADOPTION OF REPORT AND PLANS

Meeting Type: Ordinary Council Meeting
Date of Meeting: 17 November 2015
Author: Coordinator Strategic Planning
File Name: Residential Growth Area Structure Plans
File No: 73.010.022

No Council officers or contractors who have provided advice in relation to this report have declared a conflict of interest regarding the matter under consideration.

Executive Summary

This report is presented to Council to:

- Report on submissions received during the consultation process for the Draft Wangaratta Growth Areas Structure Planning Report and Structure Plans, endorsed by Council for consultation in June, 2015
- Consider proposed changes to the Draft Report and Plans which respond to submissions
- Adopt the revised Report and Plans
- Seek agreement to commence preparation of a planning scheme amendment to implement the adopted Structure Plans into the Wangaratta Planning Scheme through comprehensive rezoning of land and application of overlays over each growth area.

RECOMMENDATION:

That Council:

1. ***Notes all submissions to the Draft Wangaratta Growth Areas Structure Planning Report and Structure Plans, 2015***
2. ***Notes the comments responding to the submissions and actions suggested to address matters raised within the submissions where applicable***
3. ***Adopts the Wangaratta Growth Areas Structure Planning Report and Structure Plans 2015 subject to changes identified within the Table at Attachment 1 to address feedback from the community consultation process***

- 4. Prepares documentation and seeks authorisation from the Minister for Planning to prepare and exhibit a planning scheme amendment to the Wangaratta Planning Scheme to implement the recommendations of the Wangaratta Growth Areas Structure Planning Report and Structure Plans 2015**
- 5. Advise all submitters of Council's decision to adopt the Wangaratta Growth Areas Structure Planning Report and Structure Plans 2015.**

Background

Council determined to place the Draft Wangaratta Growth Area Structure Planning Report and Structure Plans 2015 (the Plans) on public exhibition at its June 2015 Ordinary Meeting.

Process

Figure 1 below outlines the basic steps in the process of the development of a strategy, including development, community engagement, formalisation, adoption and finally implementation.

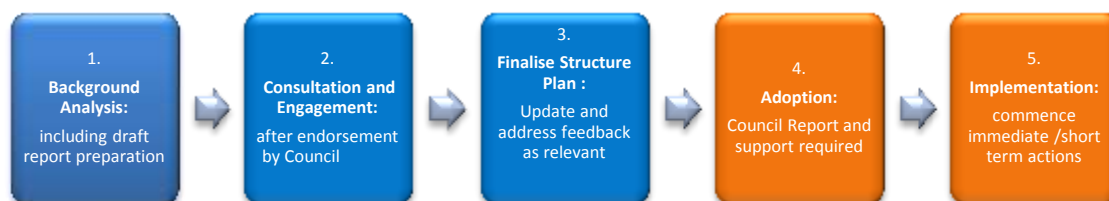


Figure 1: Strategy Implementation Process

The blue boxes indicate the steps that have been undertaken to date and the orange boxes indicate the steps required to finalise the Report and Plans. This report is before Council in relation to step 4 (Adoption) and recommends adoption of the Plans with changes following consideration of submissions received during the public consultation period.

Discussion

Community Consultation

Council endorsed the Plans for community consultation in June 2015. A comprehensive consultation program was undertaken over a seven week period from 6 July - 21 August 2015. Formal notification included notices in the local newspaper, letters to all affected land owners and relevant State agencies and copies of the Draft Structure Plans on Council's website and at the Wangaratta Government Centre.

A series of workshops were held, specifically targeting land owners, government agencies, service authorities and the local development industry. These

workshops included a presentation from planning officers followed by a prepared question and answer session tailored to each audience. An informal drop-in session was also held for the general public. A total of 36 people attended these sessions.

Formal notification to affected land owners included a survey seeking feedback on the general perception of development, including a willingness or otherwise to participate in future development. A total of 27 responses were received (63% of all landowners), with 22 of these perceiving the Plans to be positive and indicating a desire to develop land in the future. At the land owner workshop, queries were raised regarding impact of the Structure Plan process on rates and property valuations, compensation and land acquisition and development contributions.

Council has engaged specialist consultants to prepare an Infrastructure Contributions Plan Report that will address many of the above issues raised by land owners. It is proposed to hold a second information session for land owners once this Report has been finalised, in order to provide more detailed information and explore ways Council can help facilitate implementation of the Structure Plans.

Submissions

A total of **14** submissions were received.

Overall, the submissions generally support the preparation and direction of the Structure Plans. There were no objections to the Plans. The majority of submissions have raised issues and requested changes to some content of the Plans. A summary of the themes to emerge from submissions is contained below:

1. *North West Neighbourhood Activity Centre*: Proposed type, size and location of activity centre uses including the potential school site should be carefully review and justified. Specific changes are requested.
2. *Staging*: Proposed indicative staging should be reviewed or removed altogether and replaced with designated precincts.
3. *Stormwater Drainage*: The location and number of drainage basins requires further investigation; information should be consistent with the background Strategic Assessment Review (as updated).

4. *Low Density Residential Buffer*: The proposed buffer along the southern boundary of the North-West Growth Area (NWGA) should be significantly reduced or removed altogether.
5. *Cruse Street extension and bridge over Three Mile Creek*: This project is vital to the success of the NWGA and should be clearly identified as a priority
6. *Compact housing*: Conflicting views about the amount and location of compact housing; requests for more compact housing along creek frontages and less around neighbourhood activity centres
7. *Site specific requests relating to proposed infrastructure*: A number of site specific queries seeking clarification of the amount, type and location of infrastructure (drainage and open space in particular)
8. *Land adjacent Cathedral College Wangaratta*: Land around Cathedral College should be prioritised for general residential zoning; this area is more desirable and better serviced than designated South Growth Area (SGA)
9. *Land development process and impact on owners*: Queries from landowners in relation to developer contributions, compensation, rates, property values and infrastructure provision.

Details of all submissions, an officer response and recommended changes to the Draft Plans are contained at Attachment 1 (*refer attachment*).

Key changes proposed to the Structure Plans and Report as a result of submissions are summarised below:

1. *NWGA Neighbourhood Activity Centre*: Relocation of the potential school site away from the activity centre and reduction in size from 10 hectares to 3.5 hectares; relocation and rationalisation of two open space areas to one area of 10,000m² at corner of Williams and Worland Roads; relocation and reduction of commercial land use from 18,000m² to 10,000m²; relocation and reduction of community land use from 20,000m² to 5,000m²; rationalisation of compact housing; land outside revised activity centre to revert to residential use and realignment of two internal roads to better reflect existing property boundaries.
2. *Staging*: Reduction of indicative staging from four to two levels in the NWGA and from three to two levels in the SGA; introduction of smaller precincts within each growth area to guide development through discrete Precinct Development Plans; indicative timeframes for each stage to be implemented and rezoned.
3. *Stormwater Drainage*: All drainage infrastructure proposed under updated Strategic Drainage Review to be shown on the Structure Plans at appropriate scales and locations.

4. *Low Density Residential buffer*: A reduction in the depth of proposed low density housing along southern boundary of NWGA to 60 metres to facilitate one row of housing fronting the boundary road.
5. *Cruse Street extension*: Within the Report, clearly recognise the importance of the Cruse Street extension and bridge over Three Mile Creek as a priority to facilitate development of the NWGA.
6. *Compact housing*: Within the Report, clearly define the meaning of compact housing and preferred locations for it.
7. *Site specific requests*: Stormwater drainage infrastructure to be more accurately mapped (this will result in significant reduction in size in most cases); rationalisation of areas designated for public open space to maximise protection of remnant native vegetation and creek corridors; equitable distribution of suitable open spaces for passive and active recreation; removal of proposed road adjacent 69 Clarkes Lane.
8. *Land adjacent Cathedral College*: Whilst arguments for general residential zoning adjacent Cathedral College may have some merit, they are beyond the scope of this review process.
9. *Land development process*: Commitment by Council to complete the Infrastructure Contributions Plan Report to inform the implementation of the Structure Plans; a second land owner forum to be held to communicate outcomes of this report and explore ways Council can facilitate implementation.

Revisions have been made to the Structure Plans and Report to reflect all these recommended changes (*refer to Attachment 2*).

Implementation

The primary means of implementing the Structure Plans and Report will be through changes to the Wangaratta Planning Scheme. The proposed suite of changes includes:

- Comprehensive rezoning of existing farm land to residential, commercial and public uses zones
- Application of the Development Plan Overlay over each growth area to ensure future development is appropriately sequenced, serviced and reflective of the adopted Structure Plans
- Application of the Development Contributions Plan Overlay (or other identified planning tool) to ensure suitable contributions are collected for critical infrastructure
- Application of the Public Acquisition Overlay (where required)

- Inclusion of the Wangaratta Growth Areas Structure Planning Report and Structure Plans 2015 as a reference document in the Planning Scheme.

Infrastructure Contributions

The cost of providing development infrastructure in greenfield areas identified for future residential growth is high. To help Councils consider, plan and budget for these costs, the State Government established an Advisory Committee in 2012 to prepare guidelines for implementing infrastructure contributions. The recommendations of this Advisory Committee have been endorsed by Parliament. Detailed implementation measures, taking into account differences between metropolitan, regional and rural municipalities are currently being developed.

Council has engaged specialist consultants to prepare an Infrastructure Contributions Plan Report (ICPR) to identify key projects with costs and provide guidance on mechanisms to distribute these costs. It is expected this ICPR will make recommendations on the best approach for each growth area and draw on the 'off the shelf' standards prepared by the Advisory Committee.

As the ICPR is still under preparation, it is not possible to account for its recommendations in the Structure Plan Report. A separate report to enable Council to consider and adopt the findings of the ICPR will follow.

Implications

Policy Considerations

The Population and Housing Strategy 2013 is Council's adopted position on population growth and housing stock required to accommodate growth over the next twenty years. This project supports the objectives of this Strategy.

The project is supported by directions within the State Planning Policy Framework (SPPF) and Municipal Strategic Statement (MSS). The SPPF Settlement policy recognises the need to plan for future communities through the provision of appropriately zoned land for housing, employment, recreation, open space, commercial and community facilities and infrastructure. The MSS identifies Wangaratta as best placed to absorb the majority of the municipality's population growth, and the north-west and south growth areas as appropriate for short-medium term residential development.

Financial/Economic Implications

The costs associated with undertaking community consultation and considering feedback to the Draft Structure Plans have been borne in-house through officer time and use of Council resources. Going forward, there will be statutory costs associated with preparing a comprehensive planning scheme amendment, including exhibition and a potential Panel hearing. In future, there will be costs associated with the development and ongoing management of infrastructure contributions. These costs will be offset by the overall benefit to the community.

The Structure Plans provide the foundations for well-planned future communities which will deliver ongoing support for the commercial enterprises based in central Wangaratta and new enterprises that will be created within the new communities.

Legal/Statutory

Adoption of the Draft Structure Plans will lead to the rezoning of land within both growth areas from rural to urban uses, including residential, commercial and public purposes. Land will be required for new roads, retardation basins and public open spaces. To facilitate the development of these growth areas, new planning controls may be applied such as the Development Plan Overlay (DPO), Development Contributions Overlay (DCPO) and Public Acquisition Overlay (PAO).

Social

The Structure Plans have been developed to proactively respond to anticipated population growth. The Draft Structure Plans respond to specialist background studies assessing cultural heritage, infrastructure, open space and recreation needs. These studies inform the location and provision of community facilities and recreational spaces.

Environmental/Sustainability Impacts

The Structure Plans have been informed by a comprehensive Biodiversity Study and Bushfire Risk Assessment. Significant flora, fauna and habitats are identified on the plans and afforded protection with drainage and recreation reserves and links. Bushfire risk is low, but can be mitigated in each phase of the development process by referring to the recommendations of the study.

2013 – 2017 Council Plan (2015 Revision)

This report supports the 2013-2017 Council Plan:

Goal

We are Growing.

We will plan and make decisions for the future:

that ensure we are responding to the current and long-term recreational needs of our community.

by updating the Planning Scheme and the Municipal Strategic Statement by developing new and reviewing existing strategies, including Rural Land Use.

The non-negotiables

Residential, rural, commercial and industrial land that is appropriately protected, planned and developed to meet the long-term needs of the community.

Strategic Links

a) Rural City of Wangaratta 2030 Community Vision

This project is consistent with the 2030 Community Vision which envisages a Wangaratta that is well planned, providing paced growth in line with the creation of services, infrastructure and employment.

b) Other strategic links

This project is consistent with the Hume Regional Growth Plan by focussing residential growth within Wangaratta and providing opportunity for sustainable and diverse housing options for the future community.

Risk Management

The greatest risk associated with this project involves the implementation phase, being staging and funding of key infrastructure. Comprehensive consultation with land owners and service providers and progression with the Infrastructure Contributions Plan will mitigate this risk.

Risks associated with this matter are considered minor. A greater risk would be to take no action and be faced with the challenge of inadequate residential land supply, housing and services for future communities.

Consultation/Communication

Level of public participation	Promises to the public/stakeholders	Tools/Techniques
Inform	We will keep you informed.	Copies of reports and plans available on Council website and for inspection.
Consult	We will keep you informed, listen to and acknowledge concerns and aspirations and provide feedback on how public input influenced the decision. We will seek your feedback on drafts and proposal.	Consultation with key stakeholders through workshops and direct mail outs. Feedback received and considered. Changes made to Report and Structure Plans as a result of feedback received.
Involve	N/A	
Collaborate	N/A	
Empower	N/A	

Officers believe that appropriate consultation has occurred and the matter is now ready for Council consideration.

Following the consultation period and consideration of submissions some changes have been suggested to the final version of the plan. These changes have been communicated to all 14 submitters and any landowners affected by the changes through direct letter containing copies of the plans and the submission discussion attachment prepared for the Council report.

Options for Consideration

Option 1: Recommended

Adopt the Wangaratta Growth Areas Structure Planning Report and Structure Plans with recommended changes outlined in Attachment 2, to address feedback to the Draft Structure Plans.

Feedback to the Draft Structure Plans has been constructive and will result in a better outcome for these growth areas. Making changes to the Structure Plans demonstrates Council's commitment to listen and respond to community input.

Option 2: Not recommended

Adopt the Structure Plans 2015 without changes. This is not recommended as it fails to acknowledge input from the consultation process and leaves elements of the Structure Plans that are ill-conceived and not supported by affected land owners.

Option 3: Not recommended

Not proceed with the project. This is not recommended as Council has an obligation to ensure an adequate supply of appropriately zoned land to enable the future growth and development of Wangaratta. To not proceed with this project would leave a serious shortfall of 'development ready' land and create an environment of uncertainty. This, in turn, could put pressure on Council to approve ad hoc and poorly serviced development.

Conclusion

This report provides a summary of all the submissions received to the Draft Wangaratta Growth Areas Structure Plan Report and Structure Plans 2015 as a result of a comprehensive consultation program. A series of changes to the Draft Structure Plans and Report are recommended as an outcome of this process. These changes are respectful of the detailed background studies informing the plans and will result in a better outcome for the future residents of each designated growth area.

The revised Structure Plans and Report are now presented to Council for adoption and to commence the implementation program. Taking these steps will finalise the project and provide a clearer and more certain future direction for land use and development within the designated residential growth areas of Wangaratta.

Council should resolve to adopt the revised Structure Plans and Report and prepare a planning scheme amendment to implement the relevant recommendations.

Attachments

- 1 Table of Submissions
- 2 Wangaratta Growth Areas Structure Planning Report (under separate cover)

16.3 PARKING IN THE CBD OVER THE CHRISTMAS/NEW YEAR PERIOD

Meeting Type: Ordinary Council Meeting
Date of Meeting: 17 November 2015
Author: Executive Assistant Development Services
File Name: Parking Enforcement
File No: 58.050.004

No Council officers or contractors who have provided advice in relation to this report have declared a conflict of interest regarding the matter under consideration.

Executive Summary

This report is presented to Council to consider free parking in the Central Business District (CBD) over the Christmas New-Year period from Monday 21 December 2015 – Monday 4 January 2016.

RECOMMENDATION:

That Council:

- 1. provides free parking from Monday 21 December 2015 to Monday 4 January 2016 in the CBD area; and***
- 2. informs the community of this offer through appropriate media channels.***

Background

In previous years Council has offered free parking in the CBD over the Christmas New-Year period as an incentive to encourage locals and visitors to shop and spend time in the Wangaratta CBD. This aligns with the CBD Christmas Carnival taking place on 17 December from 5pm – 8pm this year.

Implications

Financial/Economic Implications

While there is limited data to indicate exact revenue loss as a result of offering free parking over a 2-week period, it is estimated that approximately \$5,000 - \$7,000 in income will be lost. However, this impact on expected income has already been factored into the Council budget.

Free parking will encourage shoppers to shop locally in the CBD and therefore boost income for local shops and business over the 2-week period.

Legal/Statutory

Whilst the payment for parking will not be required during this period the time limit restrictions as indicated on the relevant signage are required to be adhered to. Failure to abide by these time restrictions can still result in infringements being issued.

Social

By offering free parking over this festive period Council is spreading 'Christmas cheer' and offering an incentive for shoppers to support local shops and businesses in the CBD.

Environmental/Sustainability Impacts

There are no environmental/sustainability impacts identified for this subject of this report.

2013 – 2017 Council Plan (2015 Revision)

This report supports the 2013-2017 Council Plan:

We will plan and make decisions for the future:

that encourage growth in Wangaratta's CBD and establish it as a regional retail centre.

that address traffic, parking and pedestrian issues.

Strategic Links

a) Rural City of Wangaratta 2030 Community Vision

'Wangaratta's central business district is a thriving, vibrant retail centre, offering a diversity of choice.'

'Local businesses of all size and nature continue to play a key role in the development and wellbeing of the broader community through linkages to volunteering and by supporting community initiatives.'

b) Other strategic links

Strategy 3: Retail expansion –

3.1 *'Encourage retail expansion and centralised car parking in line with maintaining a compact CBD'.*

Risk Management

There are no risks identified with this proposal

Consultation/Communication

Given that free parking has been previously offered over the Christmas/New Year period there is an expectation in the community that this will be provided again.

Due to the development of the multi-storey car park and agreement with the operators, this decision will be communicated to the operators as they may wish to follow Council's lead.

Notice of Council's decision will be publicly advertised and communicated through all available forms.

Options for Consideration

1. Support free parking in the CBD area over the Christmas/New Year period **(recommended)**.
2. Not support free parking in the CBD over the Christmas/New Year period.

Conclusion

Due to free parking over the Christmas/New Year period being offered in previous years there is an expectation in the community that this incentive will continue to be offered.

Additionally, this period largely coincides with the closure of the Council offices and upon consideration of savings on the cost of staff time for call-outs, income loss will be minimal.

Offering free parking in the CBD aligns with economic development and retail growth goals in Council's corporate documents and supports the 'Shop Local' and 'Small Business Wangaratta' campaigns.

Attachments

Nil.

17. SPECIAL COMMITTEE REPORTS

Nil

18. ADVISORY COMMITTEE REPORTS

18.1 ADVISORY COMMITTEE REPORTS

Meeting Type: Ordinary Council Meeting
Date of Meeting: 17 November 2015
Author: Executive Assistant - Corporate Services
File Name: Advisory Committees
File No: 10.020.002

No Council officers or contractors who have provided advice in relation to this report have declared a conflict of interest regarding the matter under consideration.

Executive Summary

Minutes of the following Advisory Committee Meetings are reported to Administrators for information (*refer attachment*).

Rural City of Wangaratta Youth Council:

- 21 September 2015

Sport and Recreation Advisory Committee:

- 26 October 2015

RECOMMENDATION:

That Council notes the report.

Attachments

- 1 21 September 2015 - Rural City of Wangaratta Youth Council Meeting Minutes
- 2 26 October 2015 - Sport and Recreation Advisory Committee Minutes

19. RECORDS OF ASSEMBLIES OF ADMINISTRATORS

19.1 RECORDS OF ASSEMBLIES OF ADMINISTRATORS

Meeting Type: Ordinary Council Meeting
Date of Meeting: 17 November 2015
Author: Executive Assistant - Corporate Services
File Name: Assemblies of Council Meeting Notes
File No: 1.020.020

Executive Summary

An “Assembly of Administrators” is a meeting at which matters are considered that are intended or likely to be the subject of a Council decision and is either of the following:

- a meeting of an advisory committee where at least one Administrator is present; or
- a planned or scheduled meeting that includes at least half the Administrators and at least one Council officer.

At an assembly of Administrators, a written record is kept of:

- a) the names of all Administrators and members of the Council staff attending;
- b) the matters considered;
- c) any conflict of interest disclosures made by an Administrator attending; and
- d) whether an Administrator who has disclosed a conflict of interest leaves the assembly.

The written record of an assembly of Administrators is, as soon as practicable:

- a) reported at an Ordinary Meeting of the Council; and
- b) incorporated in the Minutes of that Council meeting.

Date	Meeting details	Refer
13 October 2015	Administrator’s Briefing Forum	Attachment
16 October 2015	Meeting with EPA Executive	Attachment
20 October 2015	King Valley Waste Services	Attachment
27 October 2015	Administrator’s Briefing Forum	Attachment
4 November 2015	Administrator’s Briefing Forum	Attachment

RECOMMENDATION:

That Council receives the reports of Assemblies of Administrators.

Attachments

17 November 2015 - Records of Assemblies of Administrators

20. NOTICES OF MOTION

Nil

21. URGENT BUSINESS

22. PUBLIC QUESTION TIME

23. CONFIDENTIAL BUSINESS

Nil

24. CLOSURE OF MEETING

ATTACHMENTS



WE ARE HEALTHY

Targets	July – Sept 2015	July – Sept 2014	Comments
Increased participation in the Maternal and Child Health service (defined as the percentage of children enrolled who participate in the MCH service).	32.7%	31.6%	
Increased participation in Home and Community Care service (defined as the percentage of the municipal target population that receives a HACC service).	33.89%	35%	
Increased utilisation of aquatic facilities (defined as the number of visits to aquatic facilities per head of municipal population)	5.2%	5.0%	Figures show an increase in participation of swimming lessons and water aerobics.
Increased number of food safety assessments (defined as the percentage of registered class 1 and 2 food premises that receive an annual food safety assessment).	45%	43%	
Increase in the adult perception of safety (VicHealth Indicators Survey).	N/A	N/A	This survey is completed by a third party and will be undertaken later in the year.

WE ARE GROWING

Targets	July – Sept 2015	July – Sept 2014	Comments
Increase in the number of businesses (defined as the percentage change in the number of businesses with an ABN in the municipality).	-8%	+4%	While there has been a decrease of 8% in the number of ABN's, this is largely due to an audit undertaken by the Australian Business Register (ABR) to ensure only active trading ABN's are listed.
Increased participation in business development activities (defined as the percentage of businesses with an ABN in the municipality that participate in at least one Council business development activity).	14.6%	18%	
Reduction in the time taken to decide planning applications (defined as the median number of days taken between receipt of a planning application and a decision on the application).	57 days	49.5 days	

WE ARE CONNECTED

Targets	July – Sept 2015	July – Sept 2014	Comments
Increased satisfaction with community consultation and engagement (Local Government Community Satisfaction Survey).	N/A	N/A	The 2015 survey results will be available in 2016.
Increase in sealed local roads below the intervention level (defined as the percentage of sealed local roads that are below the renewal intervention level set by Council and not requiring renewal).	99%	99%	
Increased community satisfaction rating for overall performance with recreational facilities (Local Government Community Satisfaction Survey).	N/A	N/A	The 2015 survey results will be available in 2016.
100% delivery of Capital Works program.	15.35%	12.69%	

WE ARE CREATIVE

Targets	July – Sept 2015	July – Sept 2014	Comments
Increased attendance at the Wangaratta Performing Arts Centre and Wangaratta Gallery (defined by an increase year on year on the attendance number at arts and cultural events).	7.2%	-6%	
Increased number of major events attracted and staged in the municipality.	17%	-7%	
Community satisfaction rating with overall performance of arts centres and libraries (Local Government Community Satisfaction Survey).	N/A	N/A	The 2015 survey results will be available in 2016.

WE ARE SUSTAINABLE

Targets	July – Sept 2015	July – Sept 2014	Comments
Long Term Financial Plan adopted by Council by 30 June.	N/A	N/A	Adopted 16 June 2015.
Low Risk rating for Financial Sustainability by Victorian Audit General.	N/A	Low risk rating	Risk rating for 2015 will be available in 2016.
100% compliance with Council's Road Management Plan.	100%	100%	
100% compliant with Council's Asset Management Policy.	100%	100%	



Heritage Review, 2015

Place Specific Feedback: This includes information provided in informal and formal submissions as well as internal feedback.

Summary: Changes proposed to 37/115 places with updated information provided by authorities, committees of management and owners/occupiers

Ref #	Place and Address	Feedback Summary (all sources)	Change to address feedback provided
1	Former Church 2140 1 Great Alpine Road EVERTON	<ul style="list-style-type: none"> Address in background report list is incorrect (correct in the citation and map) 	Update Required: <ul style="list-style-type: none"> Change address on background report list from 2141 to 2140 Great Alpine Road Everton
3	Lock up 286 8 6 Wangaratta-Whitfield Road WHITFIELD	<ul style="list-style-type: none"> Address in background list is incorrect (its ok in the citation) Submits that the lock-up <i>may</i> have been demolished . 	Update Required: <ul style="list-style-type: none"> Site visit verified the suggestion was incorrect. Change address on background report list from 2866 to 2886 Wangaratta-Whitfield Road
14	St Patricks Catholic Church 7 Church Street WHOROULY	<ul style="list-style-type: none"> Submits that the toilet blocks are a later addition to the church and are non-contributory to heritage significance. 	Update Required: <ul style="list-style-type: none"> Update citation to note the toilet block as non -contributory.
20	House and garden 165 Anzac Road SPRINGHURST	<ul style="list-style-type: none"> Submits the title call the home Butterfield Homestead Submits information relating to the 	Update Required: <ul style="list-style-type: none"> Updated citation with new information as verified

Ref #	Place and Address	Feedback Summary (all sources)	Change to address feedback provided
		<p>construction of the site</p> <ul style="list-style-type: none"> Submits a historically significant Peppercorn Tree is removed Would like clarification about what specifically is significant within the garden setting 	<ul style="list-style-type: none"> Clarify in submission what elements of the garden are significant and list any significant species
22	Cottage 2319 Wangaratta-Beechworth Road TARRAWINGEE	<ul style="list-style-type: none"> Submits that cottage was built in the 1860's-1870's Submits various other information about construction over the years 	<p>Update Required:</p> <ul style="list-style-type: none"> Update citation with information as verified
25	Cottage 74 Main Street ELDORADO	<ul style="list-style-type: none"> Property has been demolished 	<p>Update Required:</p> <ul style="list-style-type: none"> Site Inspection from road side verified site place has been demolished. Record and remove from Heritage Review, 2015 Remove recommendation for implementation
29	House 1032 Main Street ELDORADO	<ul style="list-style-type: none"> Address in background report list and citation is incorrect (correct in map) 	<p>Update Required:</p> <ul style="list-style-type: none"> Change address in background report list and citation to 103 Main Street Eldorado

Ref #	Place and Address	Feedback Summary (all sources)	Change to address feedback provided
30	House 107 2 Main Street ELDORADO	<ul style="list-style-type: none"> Address in citation failed to identify a number, it is listed as 102 Main Street in the background report list, this house is located at 107 Main Street 	Update Required: <ul style="list-style-type: none"> Change address in citation and background report list and citation from 102 to 107 Main Street Eldorado
31	Whitfield Cemetery 8 Cemetery Lane KING VALLEY	<ul style="list-style-type: none"> Extensive history provided about the cemetery including how it became called Whitefield rather than Whitfield Cemetery, how the land was acquired for the cemetery and details of a family reservation within the cemetery. 	Update Required: <ul style="list-style-type: none"> Less sensitive parts of the information can be included in the citation to enrich the historical context.
33	Byrne House 2159 Wangaratta-Whitfield Road DOCKER	<ul style="list-style-type: none"> Information provided about the various unsympathetic renovations to the place over a number of decades. Further information provided, which disputes whether the place is the 'Byrne House' 	Update Required: <ul style="list-style-type: none"> Site inspection verified place doesn't meet the threshold for heritage significance by today's standards Record and remove from Heritage Review, 2015 Remove recommendation for implementation
34	Fraser House 61A43 Fraser Lane WANGARATTA	<ul style="list-style-type: none"> Address in background list is incorrect and in the citation is incorrect (correct in 	Update Required: <ul style="list-style-type: none"> Change address in citation and

Ref #	Place and Address	Feedback Summary (all sources)	Change to address feedback provided
		map)	background report list and citation from 43/53 to 61A Fraser Lane Wangaratta
36	The Garden Farmstead & Coolstore 330 Oxley Meadow Creek Road OXLEY	<ul style="list-style-type: none"> There are 2 separate individual citations for the Garden, Farmstead and Coolstore and House and Outbuildings (place # 70), all buildings are in close proximity and this should be consolidated into 1 citation 	Update Required: <ul style="list-style-type: none"> Consolidate into one citation
38	Bobinawarra Memorial Hall 616 Docker-Carboor Road	<ul style="list-style-type: none"> Submits the 'Supper Room' is not of heritage significance as it was not built at the same time as the Hall. Submit the toilet block as a new addition and of no heritage significance Request change to map boundary to reflect this Submits that the Committee of Management is exempted from planning permit application fees when carrying out works to the place. 	Update Required: <ul style="list-style-type: none"> Update citation to note the toilet block is non-contributory to the heritage significance of the place No change to map as the site is an urban style block. Applying the heritage overlay to the whole site is in accordance with the Planning Practice Note 1. Applying the Heritage Overlay. Noted: When the Heritage Overlay is applied, as part of the implementation process an assessment of fee exemptions will be undertaken

Ref #	Place and Address	Feedback Summary (all sources)	Change to address feedback provided
40	Fairfield Park Homestead 537 Benalla-Whitfield Road GRETA SOUTH	<ul style="list-style-type: none"> Information provided about the date the home was built 	Update Required: <ul style="list-style-type: none"> Update the citation to reflect the correct date the house was built.
48	Keith Hall 211 Farmers Road EVERTON	<ul style="list-style-type: none"> Photographs and citation are outdated (they do not recognise the restoration works undertaken by current owner). The citation does note the place has been 'largely restored' 	Update Required: <ul style="list-style-type: none"> Update photographs in the citation to show a current photograph of the place.
49	Everton Public Hall 2161 Great Alpine Road EVERTON	<ul style="list-style-type: none"> Submits information about which former Shire the hall belonged to (needs to be clarified in the citation). 	Update Required: <ul style="list-style-type: none"> Clarify the building was in the former United Shire of Beechworth.
50	Southernwood Farmstead 1486 Great Alpine Road, TARRAWINGEE	<ul style="list-style-type: none"> Submits it is not clear which outbuildings are contributory to heritage significance in the citation 	Update Required: <ul style="list-style-type: none"> Update citation to include further information obtained from the submitter, and identify the old dairy and shearing shed as contributory buildings
51	Reidsdale 810 Great Alpine Road TARRAWINGEE	<ul style="list-style-type: none"> Submits information about the settlement of Wangaratta and how the place came about 	Update Required: <ul style="list-style-type: none"> Update citation to include further information obtained from the submitter

Ref #	Place and Address	Feedback Summary (all sources)	Change to address feedback provided
		<ul style="list-style-type: none"> Submits further information about the historic significance of the garden and specific trees 	
52	Whorouly Library Hall and Pre School Centre 10 Church Street WHOROULY	<ul style="list-style-type: none"> Submits that alterations were made to remove asbestos as a result of a grant. Other extensions were completed 	Update Required: <ul style="list-style-type: none"> Site visit required to verify changes, update citation accordingly
55	Hill Park 84 Anker Road, WANGARATTA	<ul style="list-style-type: none"> Submits various updates to information contained within the citation 	Update Required: Site visit required. Verify information provided /whether place still meets the threshold for heritage significance, update citation accordingly
59	Hurdle Creek, 320 Whorouly South Road WHOROULY SOUTH	<ul style="list-style-type: none"> Extensive feedback provided about the local area history and place history from a family who has lived in the area for a number of generations dating back to the 1800's. 	Update Required: <ul style="list-style-type: none"> Update the citation to include further information obtained from the submitter
61	Whitfield District Primary School 6182 Mansfield-Whitfield Road WHITFIELD	<ul style="list-style-type: none"> Submits the primary school dates back to 1875 with the school building constructed earlier than the citation states Submits there is a historically significant Cork Tree 	Update Required: <ul style="list-style-type: none"> Update citation to include further information obtained from the submitter

Ref #	Place and Address	Feedback Summary (all sources)	Change to address feedback provided
65	Lake William Hovell Dam, Upper King River Road, CHESHUNT SOUTH	<ul style="list-style-type: none"> Authority has submitted that works are required on public amenities and that internal alteration controls makes this process more difficult. 	Update Required: <ul style="list-style-type: none"> Noted: Prior to implementing the heritage overlay meet with the authority to discuss permit exemptions and an agreed implementation that allows an outcome that protect heritage and ensures public safety.
66	Brick Silo, Campbells Farmstead 4546 Wangaratta-Whitfield Road, Whitfield	<ul style="list-style-type: none"> Address in background report list is incorrect (correct in the citation and map) 	Update Required: <ul style="list-style-type: none"> Change address on background report list from 4546 Wangaratta-Whitfield Road, Whoreuly to Whitfield
70	House and outbuildings, 330 Oxley-Meadow Creek Road OXLEY	<ul style="list-style-type: none"> There are 2 separate individual citations for the Garden, Farmstead and Coolstore and House and Outbuildings (place # 70), all buildings are in close proximity and this should be consolidated into 1 citation 	Update Required: <ul style="list-style-type: none"> Consolidate into one citation
80	St Matthews Anglican Church Benalla- Whitfield Road MYRRHEE.	<ul style="list-style-type: none"> No suggested changes, however current owner submitted that he would be interested in developing the site in the future. 	No Change Required: <ul style="list-style-type: none"> Noted, and the application of the Heritage Overlay would help facilitating such change, as it recommends

Ref #	Place and Address	Feedback Summary (all sources)	Change to address feedback provided
			'prohibited uses can be considered'
87	Eldorado Museum 136 Main Street ELDORADO	<ul style="list-style-type: none"> Submits the Elm tree listed as historically significant had been removed Submits place type is incorrect – remove reference to art gallery Submits further information relating to the naming of Eldorado Submits a new map 	Update Required: <ul style="list-style-type: none"> Update citation to acknowledge removal of the tree, and update citation with information provided. No change to map as the site is an urban style block. Applying the heritage overlay to the whole site is in accordance with the Planning Practice Note 1. Applying the Heritage Overlay.
98	Stone House Lee Morrison Road MURMUNGEE	<ul style="list-style-type: none"> Submits poles in the verandah have been replaced with pine Submits old sheds are not original (they burned down in 1800's and never rebuilt) 	Update Required: <ul style="list-style-type: none"> Update citation to include information provided by submitter if verified
101	Eldorado Public Hall 94 Main Street ELDORADO	<ul style="list-style-type: none"> Submits that the Committee of Management would like to nominate internal controls, with the exception of a toilet block and storage shed which are later additions. 	Update Required: <ul style="list-style-type: none"> Site inspection to verified that internal controls meet the threshold for heritage significance. Citation updated accordingly.

Ref #	Place and Address	Feedback Summary (all sources)	Change to address feedback provided
105	Brookfield House and garden 2383 Great Alpine Road EVERTON	<ul style="list-style-type: none"> Error in the property name contained in the citation. Notes water tanks are non-contributory to heritage significance. Submits an error in the information about the architectural style of the place 	Update Required: <ul style="list-style-type: none"> Update the citation to reflect correct information.
106	Everton Hotel 2125 Great Alpine Road Everton Crossroads EVERTON	<ul style="list-style-type: none"> Address in background report list and citation is incorrect (correct in map) Submits the original hotel was a wooden building, not a brick building as stated in the citation 	Update Required: <ul style="list-style-type: none"> Update background report and citation from Ovens Valley Highway/Cross Roads to 2125 Great Alpine Road Everton Update citation to reflect the correct material of the original hotel
107	Rosedale 18 White Post Road EVERTON	<ul style="list-style-type: none"> Address in citation is incorrect (correct in map) 	Update Required: <ul style="list-style-type: none"> Update citation from Boundary Road to 18 White Post Road
110	Hume and Hovell Memorial Great Alpine Road EVERTON	<ul style="list-style-type: none"> Address in citation is incorrect (correct in map) 	Update Required: <ul style="list-style-type: none"> Update citation from Ovens Valley Highway to Great Alpine Road
111	Yeraio	<ul style="list-style-type: none"> Submits the post and wire fence is 	Update Required:

Ref #	Place and Address	Feedback Summary (all sources)	Change to address feedback provided
	5 Vincent Road WANGARATTA	contributory to the heritage significance <ul style="list-style-type: none"> Submits minor spelling and grammatical corrections within citation 	<ul style="list-style-type: none"> Post and wire fence is not of historic significance to the place, no change. Update to address spelling and grammatical errors
112	House <u>102</u> Main Street ELDORADO	<ul style="list-style-type: none"> Address in background report and citation is incorrect – had no number (correct in map) 	Update Required: <ul style="list-style-type: none"> Update background report and citation to include a number.

General Feedback

Feedback	Response
<ul style="list-style-type: none"> Owner/s do/es not want to be involved in heritage/does not wish to have the Heritage Overlay Applied to their property 	<ul style="list-style-type: none"> This is noted, however the feedback is focusing on correcting information contained in the citation. Without sufficient evidence provided by a relevant

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November 2015 – Version 5



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Front Cover Image

Eldorado War Memorial 1914 – 1918

This memorial shelter was constructed by the local community at Eldorado. Storm damage nearly destroyed it but it was faithfully reconstructed by the community.

The memorial shelter originally contained the honour boards but these have since been relocated to the Memorial Hall. The cast cement urns to the front have been in-situ since its construction.

The design of the memorial shelter is unique and rare and as such is a significant local place for the Rural City of Wangaratta. It demonstrates many local values and it is an important place to conserve.

It is places such as these that contribute to an understanding of the particular character and cultural values found within the Rural City of Wangaratta.

There are many places that have been identified that contribute to an understanding of the evolution of the history and the diversity of cultural patterns. The richness of the cultural heritage of the Rural City of Wangaratta is important to the local community and to the nation.

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Report and Review prepared by:

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Executive Statement

This report describes the key tasks and the methodology for Stage II of the Rural Heritage Study Review [Rural City of Wangaratta] and the conclusions and recommendations that have arisen from its completion.

Rural City of Wangaratta Heritage Study, 2004

The Rural City of Wangaratta Heritage Study Stage 2 (the 2004 Study) was prepared by C & M J Doring. The Thematic [and Environmental] History was written by Michele A. Summerton as part of Stage I & Stage 2 and forms the basis of the 2004 Study. The purpose of the 2004 Study was to document places of post contact cultural heritage significance to the Rural City of Wangaratta and to make recommendations for their conservation. The documentation for each place is recorded in HERMES [(Heritage Management Electronic System) database. This database is owned by Heritage Victoria and into which all heritage studies are required to be entered.

Heritage Review, 2015

The list of places includes 110 places that are sourced from the 2004 Study. The selection methodology was based on a survey of the 2004 study with some bias towards ensuring that there were representative places from the full geographical area of the municipality.

There is one additional item [a culvert] that was identified during the review and four additional places and these are all located in Eldorado.

The proposed 115 places provide tangible physical evidence of the historic evolution of the municipality. All of the places represent at least one historic theme as identified in the Thematic History.

The brief and selection process was supported by Heritage Victoria's representative Mr Geoff Austin.

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The report is in two volumes:

Volume 1

- Supporting background
- Conclusions & Recommendations

Volume Two

- List of all places of Individual Significance
- The Heritage Citations as recorded on the HERMES Data Base. The citations include place type, significance, architectural style, integrity and a source for the information. There is an image and the Statement of Significance.
- A map showing the extent of the proposed heritage overlay for each place.

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1.0 Introduction

The Rural Heritage Review (2015) has identified 115 places and is proposing these for inclusion in the Wangaratta Planning Scheme. The places that have been identified have a wide municipal spread and include a number of building types and places. Some of these places are representative places and some are rare and unique. All of the places reflect at least one of the historic themes from the Thematic and Environmental History.

The Rural City of Wangaratta Heritage Study Review (Part 1), Volume 2: Rural Places (Heritage Study Review –part 1) was undertaken by Context Pty Ltd in 2011. This review undertook an assessment of 26 rural places for assessment. This was a small sample from the 2004 Study and they were selected for their high heritage values. During the review three of the places on the list were assessed as no longer meeting the thresholds of local significance and were replaced by three other items.

Amendment C43 proposed 25 of the 26 places that were recommended in the Context report for inclusion in the Wangaratta Planning Scheme. Hurdle Creek Homestead was not taken to Amendment [C43] but will be included in a future Amendment. The delay in introducing this place was to provide further scope for consultation with the owners of the property.

It was acknowledged at the time that this small sample was not a sufficient representation of the rich cultural heritage of the Rural City of Wangaratta. The Rural Heritage Study Review [2015] is intended to supplement these 26 places with a further 115 places.

2.0 Purpose

The review of the 2004 Study was commissioned by the Rural City of Wangaratta. It seeks to ensure that the information that is found in the C & M J Doring study - Rural City of Wangaratta Heritage Study [2004] is up to date, accurate and reflects the relevant guidelines for the preparation of heritage studies as well as other relevant Independent Panel reports. Where necessary the information that is found in the citations has been updated [through Heritage Victoria's HERMES database]. These citations will be used to inform a new planning scheme amendment for the application of the Heritage Overlay within the Rural City of Wangaratta.

The Rural City is the Planning Authority for its administrative area. Section 12 of the *Planning and Environment Act 1987* (the act) sets out the duties and powers of Council as

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the Planning Authority. Importantly at Section 12(1)(a) the Act states that *a planning authority must implement the objectives of planning in Victoria.*

The Act at Section 4(1) sets out the objectives of planning in Victoria. The objectives of Planning include:

- Section 4(1)(d) – *To conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value; and*
- Section 4(1)(g) – *To balance the present and future interests of all Victorians.*

This part of the Act establishes the important principle of the role of the Planning Authority to balance present and future needs in all decisions. Often planning decisions, such as where to apply the Heritage Overlay, may not be popular with present communities but are taken with a view to balancing future interests of that community.

When considering the objective of balancing present and future interests it must be noted that heritage places are important for enriching our lives and our communities. Buildings areas landscapes and other places of heritage value provide a window the past and to the origins of our communities. Heritage places also add character and interest to our towns and countryside.

It is important to retain physical evidence of changing cultural practices as they tell us about where we came from and over time how we have changed. The Eldorado War Memorial [shelter] is a striking example and particularly poignant as 2015 is the centenary of Gallipoli - a seminal moment in Australia's history. It is a simple structure and was not a costly monument as Eldorado [was despite its mining heritage] not a prosperous place. Its construction materials, style, use and the simple domestic urns provide through this fabric an interpretation that tells us all many things – sacrifice, honour, loss, memory and the practicality of a community through its use but none the less poignant and a highly significant commemorative place. Its rarity and uniqueness contributes to its values.

There are many other places within this study [and these might not have the powerful iconography that the Eldorado Memorial expresses] but they each individually and as a group provide an interpretation of the cultural heritage of this municipality. These places are

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irreplaceable and precious and so their protection under the Heritage Overlay is an important function of the Planning Authority.

Building further upon the duties and objectives of the Planning Authority established in the above sections of the Act, Council has the responsibility under the State Planning Policy Framework (Clause 15.03) of the Planning Scheme to ensure the conservation of places of heritage significance.

It is therefore a mandated function of Council as the Planning Authority under the Act and Planning Scheme to identify conserve and protect heritage places.

A heritage place may be a site, area, building group of buildings structure archaeological site, tree, garden geological formation fossil site or other place of natural or cultural significance and its associated land.

Heritage objects may include furniture, shipwrecks relics archaeological artefacts, equipment, transport vehicles and everyday articles that contribute to an understanding of Victoria's history. There is one heritage object included in this review and it is an object contained within the Moyhu Hall. The former stage backdrop – a painted canvas – is a rare survivor of another era. In addition the painted surface describes a number of historic themes.

Places of heritage significant to a local area (called heritage places) can be protected by a Heritage Overlay.

Heritage Overlays are part of local council planning schemes. They help protect the heritage of a local area. Heritage Overlays include places of local significance as well as places include in the Victorian Heritage Register.

The overlay may be applied to a single property or a number of properties. Generally when the overlay is applied to a number of properties as one place it is referred to as precinct. A group of places need not be contiguous instead they can form a listing known as a serial listing. For instance a number of the sites with the same statement of significance can have the same overlay number but might not be geographical proximate.

This document includes information on the heritage places proposed for inclusion in the Wangaratta Planning Scheme as part of the proposed Amendment C43.

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3.0 Methodology

The *Rural City of Wangaratta Heritage Study* 2004 provided the base document for both the Context Review and the current Heritage Review [2015]. The 2004 study identified and evaluated the built and environmental heritage of the Rural City of Wangaratta. This included the city of Wangaratta and the rural environs. It was a wide ranging study and it identified an extraordinary depth of places and this includes a number of natural features and landscapes and individual trees/ plants. The study was conducted in two (2) stages. The first stage identified those places with potential cultural heritage significance (approximately 1,100 properties). The first stage also generated a heritage study titled: *Rural City of Wangaratta Heritage Study, Urban Precincts* 2002.

Rural City of Wangaratta Heritage Study Stage 2 included identification of rural places as well as research and analysis and review. The final number of places included: 920 individual places and 20 Heritage Precincts. These places were recommended for heritage protection at local and in some cases, state and national significance. The inventory of the heritage places was split into two (2) categories, the Wangaratta CBD [essentially the *Rural City of Wangaratta Heritage Study, Urban Precincts* 2002] and the rural parts of the municipality. The Thematic Environmental History provided a context for the identification and the assessment of places. The majority of the identified places are associated with an historic theme as identified in the Wangaratta Thematic and Environmental History. A limited number of places have potential significance for reasons that are independent of the themes identified by the Study.

The final 2004 study and the Wangaratta Thematic Environmental History were guided by a Steering Committee, which included representatives from Heritage Victoria, the Department, the community, council staff and a councillor. The documentation for each place is recorded in Heritage Victoria's Data Base – HERMES (Heritage Management Electronic System) database.

The *Rural City of Wangaratta Heritage Study* includes a large number of places that fall into the rural category. This includes: farm complexes; places within small rural townships; cultural landscapes; significant environmental landscapes; gold mining sites and relics; individual grave sites; cemeteries; outbuildings such as metal sheds; drop log structures; tobacco kilns; machinery; objects; collections and tree[s] that have historic and/or environmental significance.

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4.0 The Selection Process

There were initially 1100 items of cultural heritage significance identified in Stage 1 of the Rural City Wangaratta Heritage Study. A significant proportion of the items were rural places. Stage 2 of the heritage study undertook further research and refinement of the assessment of significance. The Stage 2 Inventory includes 886 items [some with subsets]. Stage 2 was completed in 2004 and it adopted a methodology and approach in accordance with the standards and guidelines produced by Heritage Victoria at that time.

The first surveyed list in 2011 included all places that were considered to demonstrate a historic theme. These places did not include those on Crown Land, cultural or natural landscapes, archaeology, collections, VHR places, places recorded in Heritage Victoria's Inventory. Council sent staff to undertake roadside inspections to confirm that they still existed and had not been demolished.

This list was sorted into historic themes and a desktop comparative analysis was undertaken on the basis of the documentation provided by Stage 2. The survey produced a list of approximately 260 places [with subsets].

The methodology applied during the selection of places was qualified by the amount of information included in the Stage 2. The records display varying degrees of information with some places having little or no recorded history and minimal architectural or aesthetic analysis. This comment is not to be seen as a criticism of the study but more as a reflection of the quantity of items that were assessed by the consultants as potentially meeting the thresholds of local significance balanced against budgetary constraints.

However, it is problematical when it comes to establishing a priority list of places to be systematically proposed for inclusion into the planning scheme. It was recognised that while a number of these places had less information than was desirable it was clear that they were also potentially significant. In order to assess a threshold of significance a certain amount of research and rigorous analysis of the data is required for the application of the heritage overlay. This has become more clearly defined and the depth of documentation, comparative analysis and application of specific criterion that is required today was not necessarily applied or required in 2004.

The Context Report undertook to review 26 places and this left a list of 234 identified places that potentially had the capacity to meet a threshold of local significance.

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These 234 places were seen to potentially to have value for the community for reasons relating to the historic, social, aesthetic, technical or rarity of a place/building or item. A number of places were assessed as having sufficient data and analysis with a residual requiring additional work. Geoff Austin [Heritage Victoria's representative] suggested that those with sufficient data and analysis should be re-formatted to reflect current practices and the residual are further researched.

Those that required further examination and investigation and would need to include:

- A historical and thematic context;
- History including original owners and their connection to the locality;
- The application of a heritage criteria [as set out in the practice note]
- A physical description;
- A comparative analysis with others known in the area; and
- A Statement of Significance that demonstrates what is significant and what is not significant how and why the place is important.
- A map of the area of the property that the overlay should be applied to.

The cost of the investigating 234 places in one stage for inclusion in the Planning Scheme was considerable. An estimate of the cost was that each Heritage Citation Report that required additional work would cost between \$800 - \$1200. Those citations that had sufficient data would cost between \$200 - \$300 to bring them up to current standards. It was proposed to approach the inclusion of these significant places in stages and as the budget became available.

The Rural Heritage Study Review [2015] includes a list of 115 places that are sourced from the 2004 Study. The selection methodology was based on a survey of the 2004 study with some bias towards ensuring that there were representative places from the full geographical area of the municipality. There is one additional item that was identified during the review and four additional places - these are all located in Eldorado. An object that is part of a place was also identified as part of this process. This is the former painted stage backdrop from the Moyhu Memorial Hall.

The selection methodology had a bias towards ensuring that there were representative places from the full geographical area of the municipality. A draft list of places was established and

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the threshold test for local significance was applied to these places. The parameters for the selection process also included ensuring those places that might be under threat were flagged as well as those that best demonstrated the representative cultural values and those that are rare or unique to the Rural City of Wangaratta.

The proposed 115 places provide tangible physical evidence of the evolution of the municipality. All of the places represent at least one historic theme as identified in the Thematic History. The additional places that were identified during the review, also represent themes identified in the Thematic History. One of the places is a finely crafted stone culvert and former floodway – a relic of the mining era. An Eldorado resident identified this place. The other four citations were developed as they are also important places within Eldorado and demonstrate many of the cultural values identified in the Thematic History. They were identified during site visits to Eldorado.

As part of the review of the 115 places 79 largely had sufficient information and no further research was undertaken. However, a contextual history and where necessary additional place history and local history has been added to the citations. 32 places required additional research to complement the study and the additional 5 places needed a full development of the citation. The additional object was also researched with the assistance of the Moyhu community. Additional fieldwork was undertaken as necessary and the sites were re-inspected. Particular note was taken of changes that have occurred since the 2004 studies and during the preparation of the final list a number of places were excluded on the basis of their condition or that they no longer existed.

All of the statements of significance were revised to reflect current practices and in accordance with the requirements and principles of:

- Applying the Heritage Overlay Practice Note [2012]
- The *Burra Charter: The Australia ICOMOS charter for Places of Cultural Significance (2013)*

4.1 Thresholds of Significance

For a place to be included in the planning scheme the place needs to be of sufficient import that its cultural values should be recognised in the planning scheme and taken into account in decision making. There have been a number of attempts at a national, state and local level to define an appropriate means of categorising heritage places in terms of their level of

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significance. It is clear that a broad range of factors can contribute to making a place significant.

The definition of a threshold of local significance does have a substantial degree of value judgements and there is always likely to be legitimate and different professional views about heritage values of some places.

The Bayside C37 and C38 panel report made the following conclusions:

...the fundamental threshold is whether there is something on the site or forming part of the heritage place that requires management through the planning system.

...the development of thresholds as something which responds to the particular characteristics of the area under investigation and its heritage resources. Never the less the types of factors that might be deployed to establish local thresholds can be specified State – wide. They would include rarity in the local context, condition /degree of intactness, age, design quality/aesthetic value, their importance to the development sequence documented in the thematic environmental history.

The process is essentially a comparative one within the local area. ...¹

The methodology adopted by the author this report during the review of all of the heritage places has followed accepted current practices. These practices take note of all current methodologies. This included reference to the: *Heritage Victoria Standard Brief for Stage 2 Heritage Studies* and the *Burra Charter* [2013]. Comparative analysis was undertaken to determine why a particular place or group of places was selected for listing from a larger group of places.

This review has adopted the HERCON assessment criteria for assessing significance. The HERCON criteria were adopted at the 1998 Conference on Heritage and are based upon the longstanding and much used Australian Heritage commission criteria for the Register of the National Estate.

¹ Advisory Committee Report p 2 – 32

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In essence this means that the *place* must be valued by the local community for at least one of the following:

- historic,
- social,
- aesthetic,
- technical,
- spiritual
- rarity values.

Historic Values

Historic values in general mean that a *place* has a tangible association with, or is, representative of a historic theme. The pertinent historic themes for the Rural City of Wangaratta are identified in the Thematic History. There are exceptions such as where a *place* could have its own intrinsic historic cultural heritage significance.

Historic values for the purpose of this study are usually identified or illustrated by the fabric of the *place* – this can be built fabric and/or landscape elements.

Social Values

Social values can be found in a *place* which has a demonstrable community association for Rural City of Wangaratta. This may also include an association with a person or an organization. This association may be documented in local histories, local oral histories or have a strong resonance within the community. The association needs to have been maintained over a distinct period of time.

Aesthetic Values

Aesthetic values can be found in a *place* which demonstrates fine architectural and/or aesthetic qualities. These could include a particularly refined, or, innovative example of architecture, or, one with high aesthetic qualities for Rural City of Wangaratta.

Other *places* might provide a good representative example of a specific architectural period, or, style for Rural City of Wangaratta. These *places* will have undergone a comparative analysis with the best representative example chosen for this study.

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Technical Values

Technical values can be found in a *place* which demonstrates significant technical qualities. Technical qualities can be innovative and unusual, or, a representative example of a technology for the Rural City of Wangaratta

Spiritual Values

Spiritual values can be found in *places* that have spiritual resonance with the community. It can be a religious value or it could be less regularized and demonstrated by a deep attachment that is recognized by the Rural City of Wangaratta

Rarity Values

A *place* can be valued for its rarity within the municipality of Rural City of Wangaratta.

HERCON criteria

These values are identified by the HERCON criteria as follows. A place need only meet one of the criteria.

- | | |
|-------------|--|
| Criterion A | Importance to the course or pattern of our cultural or natural history. |
| Criterion B | Possession of uncommon, rare or endangered aspects of our cultural or natural history. |
| Criterion C | Potential to yield information that will contribute to an understanding of our cultural or natural history. |
| Criterion D | Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments. |
| Criterion E | Importance in exhibiting particular aesthetic characteristics. |
| Criterion F | Importance in demonstrating a high degree of creative or technical achievement at a particular period. |
| Criterion G | Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a |

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place to Indigenous peoples as part of the continuing and development cultural traditions.

Criterion H Special association with the life or works of a person, or group of persons, of importance in our history.

The above criteria are particularly pertinent when assessing places of state significance. The following is an expansion of the criteria that demonstrates their application to places of local cultural heritage significance. This expansion was used during the assessment of the cultural heritage significance of the 115 places.

HERCON model criteria

A Importance to the course or pattern of our cultural or natural history.

The place is associated with, or can demonstrate one of the identified historic themes in the thematic environmental history. This value should be clearly demonstrated by the fabric of the place.

B Possession of uncommon rare or endangers aspects of our cultural or natural history.

The place may be rare within the municipality, township or the immediate locality. The value that is rare could be historic, social, aesthetic, technical and /or spiritual.

C Potential to yield information that will contribute to an understanding of our cultural or natural history.

The place has a potential value to demonstrate one of the identified historic themes in the thematic environmental history.

D Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments.

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The place will demonstrate a typical range of features normally associated with its values. In general the place that is identified as demonstrating 'the principal' characteristics will have a degree of integrity and be relatively intact. An architectural example would display the more generic features associated with a style and not illustrate any ground breaking or idiosyncratic design features.

E Importance in exhibiting particular aesthetic characteristics.

The place exhibits a fine example of architectural period for the region, is a particularly well executed architecture, has distinctive aesthetic characteristics for the region

F Importance in demonstrating a high degree of creative or technical achievement at a particular period.

The place is a fine example of a particular architectural style or represents significant technical or artistic/architectural innovation or achievement – when compared to other similar places within the municipality. It will generally have a high degree of integrity and be relatively intact.

G Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions.

The place has strong social or historic associations for a community. This association needs to have retained its meaning and attachment for approximately 25 years (i.e. greater than one generation)

H Special association with the life or works of a person, or group of persons, of importance in our history.

The place has a strong social or historic association with an individual or organization that is generally represented within the thematic environmental history and/or in other studies, reports, histories etc.

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Thematic History

The Thematic History provides a context for the identification and assessment of *places*. The writing of the Thematic History is a dynamic process where the identification of *places* of potential cultural heritage can inform the historic themes and likewise an identification of an historic theme can inform the identification of *places*.

Other factors to be considered when assessing significance

There are other factors that can influence the assessment of significance of a *place* and these include:

The integrity and the intactness of an item

Integrity and intactness of a *place* can be a factor in the consideration of its significance and inclusion in a Heritage Study.

The consideration of integrity and intactness for places that meet local thresholds of significance include an assessment of the extent of significant fabric. This includes minimal structural changes and limited external changes to the main facades and the retention of most of the original detailing.

Comparative analysis

When a representative place/precinct is being considered, a comparative analysis will ensure that the best representative places are considered.

The Statement of Significance

The Statement of Significance is a concise statement that distils the essence of significance of a *place*.

The statement of significance should outline what is significant, why it is significant and how the *place* demonstrates cultural heritage significance.

The standard Heritage Victoria format of '*What is significant?*', '*How is it significant?*' and '*Why is it significant?*' has been adopted in this Heritage Study Review [2015].

- '**What is significant**' will contain a brief description of the places/features that contribute to the significance of the place. Places will be, wherever possible, listed by address for ease of reference.
- '**How is it significant?**' will provide a list of cultural heritage values that are demonstrated by the place – historic, aesthetic/architectural, social, scientific/technical, spiritual, rarity.

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- ‘Why is it significant?’ will describe the reasons why the place is significant.

5.0 Yeraio, 5 Vincent Road Wangaratta

This place is proposed for controls in addition to the 115 properties reviewed. This place was removed from HO10 - The Vicinity of Vernon Road – a precinct that was refined as part of C44. The recommendation of the background report to C44 (Rural City of Wangaratta Heritage Review (Part 1) and Urban Precincts 2011 Volume 1: Urban Precincts) was to further investigate this property for individual controls. The further investigation found the place significant in its own right.

Yeraio is a post war house located at 5 Vincent Road Wangaratta. [Item 111, p 505]

This house is a rare post war house for the region. Its architecture is unusual – American Cape Cod and the use of part of the house as a private cinema during the post war period is rare for Victoria. It is proposed to include this house as an individual item in the Wangaratta Planning Scheme. The historic and aesthetic cultural heritage significance of this house is very high. The place has been proposed by the current owners.

6.0 Conclusion

Key Findings and Outcomes

The places that are proposed for an individual heritage overlay all demonstrate an historic theme as identified in the Thematic History. The 116 places that are proposed are assessed as meeting the thresholds of local cultural heritage significance. The citations are based on the 2004 Study and the author’s recommendations.

There has been some additional research where required. The statement of significance has been prepared to meet current standards as set out in the Planning Practice Note: Applying the Heritage Overlay [2012].

There are a number of representative places that have a strong regional character and for this are important as part of an interpretation of state wide historic and aesthetic characteristics. Some of the places are rare in the municipality and some, while common in the municipality are rare for the State of Victoria.

RECOMMENDATIONS

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It is recommended where there are significant trees that column should be activated in the schedule.

It is recommended that paint controls be activated.

Consideration should be given to using the Prohibited Use column and this particularly relevant where places such as Churches are located in a zone that might not support a range of adaptive uses.

A number of the townships are of note such as Springhurst and Eldorado and other Planning tools such as Neighbourhood Character Overlays or Design and Development Overlays could assist these townships to retain their historic character.

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VOLUME 2 – LIST OF PLACES *

*Note that some of the proposed HERMES citations include more than one of the original 2004 study data sheets. Where one place had a number of 2004 data sheets Heritage Victoria has recommended that this information should be consolidated into one HERMES citation. This means that while 115 items were reviewed they are represented in 112 HERMES citations. ~~The one exception being the Garden Homestead at 330 Oxley Meadow Creek Road. The Coolstore has its own HERMES citation because of its potential state significance.~~

Comment [MKT]: Has been consolidated into 1 citation

The additional HERMES citation which brings the total number to 113 in the list below is YERAIO [item 111]. This place is not a rural place but it was identified in the 2004 study as being of significance. It is included in this list as the owners have proposed it for individual significance with limited internal controls.

Hermes No	Heritage Review Reference No	Place and Address	Page
117753	1	Former Church 21401 Great Alpine Road EVERTON	
117337	2	The Willows 815 Wangandary Road WANGANDARY	6
112205	3	Lock up 48866 Wangaratta-Whitfield Road WHITFIELD	9
112371	4	Hume and Hovell Memorial Wangaratta-Whitfield Rd MOYHU	14
114949	5	Hume and Hovell Memorial 9 Memorial Park Drive WHOROULY	
117810	6	Riverslea 391 Whorouly Road WHOROULY	23
112190	7	Holy Trinity Anglican Church	29

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		31 King Valley Road WHITFIELD	
112370	8	Moyhu Public School	34
		<u>2799</u> Wangaratta-Whitfield Road MOYHU	
112384	9	Holy Cross Catholic Church	39
		2335 Wangaratta-Whitfield Road <u>MOYHU</u>	
112630	10	Yarrunga Homestead	43
		213 Home Station Lane MILAWA	
117545	11	Boorhaman State School 1996	48
		1548 Boorhaman Road Boorhaman	
117751	12	Everton Primary School 5399	52
		2157 Great Alpine Road EVERTON	
117756	13	St Johns Anglican Church	56
		21 Church Street WHOROULY	
117777	14	St Patricks Catholic Church	61
		7 Church Street WHOROULY	
112595	15	Milawa Cemetery	66
		347 Kerrs Road MILAWA	
117448	16	Romani	71
		489 Reiths Road WANGARATTA	
117457	17	Springhurst Post Office	74
		8 Silo Street SPRINGHURST	
117458	18	Former Store and house,	79
		4 Silo Street SPRINGHURST	
117460	19	The former Butter Factory	83
		160 Anzac Road SPRINGHURST	

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117514	20	House and garden	88
		165 Anzac Road SPRINGHURST	
117773	21	Elmwood	93
		2179 Beechworth-Wangaratta Road TARRAWINGEE	
117776	22	Cottage	98
		2319 Wangaratta-Beechworth Road TARRAWINGEE	
118144	23	House	102
		1527 Wangaratta-Eldorado Road ELDORADO	
118156	24	Uniting Church and Hall	106
		78 Main Street ELDORADO	
118157	25	Cottage	110
		74 Main Street ELDORADO	
118253	26	Pyle's House	113
		149 Pyles Road ELDORADO	
118279	27	Everton War Memorial	116
		Everton Cross Roads EVERTON	
197523	28	Culvert	120
		83 Wangaratta-Eldorado Road ELDORADO	
197525	29	House Cottage	123
		102-103 Main Street ELDORADO	
197526	30	House Cottage	126
		1070 Main Street ELDORADO	
112226	31	Whitfield Cemetery	132
		8 Cemetery Lane KING VALLEY	

Comment [MK2]: House has been demolished.

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112372	32	Angleside House	137
		26 Boggy Creek, MOYHU	
112385	33	Byrne House	141
		2159 Wangaratta-Whitfield Road WHITFIELD	
112427	34	Fraser House	146
		4361A Fraser Lane WANGARATTA	
112600	35	The Vine Hotel	150
		27 Detour Road Wangaratta	
112608	36 and 70 consolidated into one citation	The Garden Farmstead & Coolstore 330 Oxley Meadow Creek Road OXLEY	
112624	37	Allandale Farmstead	157
		148 Kerrs Road MILAWA	
112634	38	Bobinawarra Memorial Hall	161
		616 Docker-Carboor Road	
112667	39	Eclat	167
		79 McDonalds Road DOCKERS PLAINS	
115051	40	Fairfield Park Homestead	173
		537 Benalla-Whitfield Road GRETA SOUTH	
116203	41	St Pauls Anglican Church	177
		27 Church Street GLENROWAN	
116235	42	Mont Ara	181
		202 Ellis Lane GRETA	
117324	43	Christ Church Anglican Church	185
		1317 Wangaratta-Kilfeera Road GRETA	

Comment [MK3]: No longer meets threshold for significance

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117453	44	Grandview Homestead	189
		769 Wagandary Road WAGANDARY	
117529	45	Stewarton Farmstead	194
		1045 Wangaratta-Yarrawonga Road KILLAWARRA	
117550	46	Boorhaman Cemetery	198
		53 Cemetery Lane BOORHAMAN	
117736	47	Bowmans Forest Cemetery	202
		Great Alpine Road EVERTON BOWMANS FOREST	
117743	48	Keith Hall	206
		Farmers Road EVERTON UPPER	
117747	49	Everton Public Hall	211
		2161 Great Alpine Road EVERTON	
117763	50	Southernwood Farmstead	216
		1486 Great Alpine Road, TARRAWINGEE	
117774	51	Reidsdale	221
		810 Great Alpine Road TARRAWINGEE	
117779	52	Whorouly Library Hall and Pre School Centre	226
		10 Church Street WHOROULY	
117869	53	Bloomfield Park	231
		139 Diffeys Road EVERTON	
117885	54	Hume and Hovell Memorial	235
		Buckland Gap Road MURMUNGEE	
118075	55	Hill Park	239
		84 Anker Road, WANGARATTA	

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118145	56	Cottage and garden,	243
		10249 Main Street Eldorado	
118158	57	Eldorado Cemetery	247
		Cemetery Road, ELDORADO	
118284	58	Former Everton Upper School,	251
		Beechworth-Wangaratta EVERTON	
166026	59	Hurdle Creek,	255
		320 Whorouly South Road WHOROULY SOUTH	
112169	60	Whitfield Locomotive Shed	266
		6191 Mansfield-Whitfield Road WHITFIELD	
	61	Whitfield District Primary School	271
		6182 Mansfield-Whitfield Road WHITFIELD	
112198	62	Whitty's Cottage,	276
		6181 Mansfield Road WHITFIELD	
112206	63	Whitfield Uniting Church and Hall	280
		7 Whitty Lane WHITFIELD	
112210	64	Former Cheshunt State School No 2553,	284
		65 Swinburne Lane CHESHUNT	
112215	65	Lake William Hovell Dam,	288
		Upper King River Road, CHESHUNT SOUTH	
112226	66	Brick Silo 4546 Wangaratta-Whitfield Road	293
		WHOROULY-Wangaratta	
112225	67	The Homestead,	298
		38 Whitefield Lane KING VALLEY	
112237	68	Hume and Hovell Memorial,	303

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		Moyhu-Meadow Creek Road MEADOW CREEK	
112442	69	Brick Barn Furlans Farmstead	307
		Wangaratta-Whitfield Road WHITFIELD	
112607	70	House and outbuildings,	311
		330 Oxley-Meadow Creek Road OXLEY	
112662	71	Former Police House and Stables	317
		1585 The Snow Road MILAWA	
112663	72	Milawa Public Hall,	322
		181 Factory Road MILAWA	
112669	73	St Andrews Uniting Church	327
		145 Church Lane MILAWA	
112670	74	Anglican Church	332
		1517 The Snow Road MILAWA	
112944	75	Browns Bros Winery Barn & red brick bungalow	337
		244 Milawa-Bobinawarrah Road MILAWA	
113921	76	Stone cottage	343
		1553 Great Alpine Road TARRAWINGEE	
114352	77	Avondale House	348
		Markwood-Tarrawingee Road MARKWOOD	
114404	78	Grave site	352
		263 Edi-Upper Road EDI UPPER	
114405	79	William Shields Grave,	356
		Pettifers Road EDI UPPER	
114995	80	St Matthews Anglican Church	360

Comment [MK4]: Consolidated with place #36

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		<u>1706</u> Benalla- Whitfield Road MYRRHEE.	
115063	81	Greta Public Hall	365
		448 Greta West-Greta South Road HANSONVILLE	
115069	82	The former Greta West School,	370
		2 McLeans Road GRETA WEST	
115070	83	Fifteen Mile Creek Channel and Southern Weir	375
		O'Malley's Lane GRETA WEST	
117322	84	Greta Cemetery	379
		1327 Wangaratta-Kilfeera Road GRETA	
117340	85	Former Waldara Homestead	383
		Yarrowonga Road WANGARATTA	
117444	86	Old Boorhaman	387
		45 Peechelba Road PEECHELBA EAST	
117446	87	Eldorado Museum	391
		136 Main Street ELDORADO	
117463	88	Jubilee Gates Springhurst Primary School	397
		121 Anzac Road SPRINGHURST	
117513	89	St Mary's Anglican Church and tree	401
		20 Church Road SPRINGHURST	
117523	90	Springhurst Cemetery	405
		275 Cemetery Road SPRINGHURST	
117547	91	St Martin's Catholic Church	410
		1528 Boorhaman Road BOORHAMAN	
117575	92	Ellerslie	415
		520 Boorhaman Road DOCKERS PLAINS	

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117760	93	House	419
		1613 Great Alpine Road TARRAWINGEE	
117770	94	House at Farmstead	424
		1281 Great Alpine Road TARRAWINGEE	
117772	95	St Stephen's Catholic Church	429
		2261 Wangaratta-Beechworth Road TARRAWINGEE	
117775	96	The Fire Fighters Monument	434
		Great Alpine Road WANGARATTA	
117780	97	Whorouly School No 1373	439
		18 Church Street WHOROULY	
117881	98	Stone House	444
		Lee Morrison Road MURMUNGEE	
118143	99	El Dorado cottage	449
		McGregor Street ELDORADO	
118148	100	St Augustine's Catholic Church	454
		156 Main Street ELDORADO	
118152	101	Eldorado Public Hall	460
		94 Main Street ELDORADO	
118154	102	Eldorado War Memorial	465
		94 Main Street ELDORADO	
118155	103	Bakery cottages,	470
		99 Main Street ELDORADO	
118263	104	Farmstead	475
		274 Bowmans-Murmungee Road BOWMANS FOREST	

Comment [MK5]: Mapped as 101

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118272	105	Brookfield House and garden	479
		2383 Great Alpine Road EVERTON	
118280	106	Everton Hotel	484
		Everton – Crossroads 2125 Great Alpine Road EVERTON	
118281	107	Rosedale	489
		18 – Boundary – Road 18 White Post Road EVERTON	
118292	108	The Red Lion	493
		1906 Beechwoth-Wangaratta Road TARRAWINGEE	
118302	109	Former Baptist Church	496
		26 Jones Street OXLEY	
118379	110	Hume and Hovell Memorial	501
		Great Alpine Road EVERTON	
197522	111	Yeraio	505
		5 Vincent Road WANGARATTA	
197524	112	House	510
		102 Main Street ELDORADO	
197527	113	Memorial Gun House	515
		Main Street ELDORADO	

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No. & Growth Area	Feedback Summary	Requested changes to draft Structure Plans (and Reports) if relevant	Officer comments	Recommended action
1 N/A	<ul style="list-style-type: none"> Expansion of the town equates to urban sprawl, detracting from the rural amenity Questions demand for new housing New housing provides some employment but is not the best way to attract residents and ongoing employment 	<ul style="list-style-type: none"> No requested changes 	<ul style="list-style-type: none"> The Population and Housing Strategy (PHS) 2013 provides a multi- pronged approach to growth, focussing on infill, green field and rural housing to provide solutions. This approach is taken to mitigate sprawl as much as possible. There is a need to balance population growth and amenity. Limiting green field growth to structure plan areas provides an avenue to facilitate housing, whilst protecting the balance of farming land that contributes to amenity. The demand for new housing is established in the PHS. The Structure Plans Report further takes into account revised population projections published by Victoria in Future (2015), where population growth has increased. Although there is concern about the rate of growth, the projections are underpinned by ABS data and rigorous qualitative research. Council is guided by this data. Job creation is a flow-on benefit of growth, however the role of a structure plan is to provide a direction for sustainable land use and development. The focus of this project is to provide high amenity residential land in a structured way ahead of demand. 	<ul style="list-style-type: none"> No change to the Structure Plans
2 North West	<p>Location of Activity Hub</p> <ul style="list-style-type: none"> Concerned about impacts the location of the activity centre will have on the existing traffic network (congestion at key intersections) New activity centre should be located in a position that caters for future residents and long term residential growth Questions needs for commercially zoned land. If there is no intention for a school, questions the relevance of identifying it on the structure plan. 	<p>Location of Activity Hub</p> <ul style="list-style-type: none"> Move the activity hub to Reith Road making use of the proposed parkland Lindner Road to remain single carriage each way to discourage mass use during peak times Worland Road and Christensen Lane to remain single carriage way to discourage mass use during peak times Remove proposed 	<p>Location of Activity Hub</p> <ul style="list-style-type: none"> The activity centre has been positioned to provide access (particularly convenient and safe pedestrian access) for existing and future communities. Part of its function is to provide facilities to the existing community, hence its location close to existing residential development including the significant population at St Johns Village. The location of the neighbourhood activity centre is considered appropriate, but the mix and location of land uses within this centre can be improved to counteract congestion issues. The purpose of the neighbourhood centre is not just to provide small scale commercial opportunities, but to act as a focal point for the new neighbourhood, by including a community facility and quality open space and encouraging more compact housing. 	<p>Changes to Structure Plan Report (Report) and maps to reflect the following changes to the North West Neighbourhood Activity Centre:</p> <ul style="list-style-type: none"> Relocation of proposed school site further west along Reith Road and a reduction in size from 10 hectares to 3.5 hectares. <p>Changes to the Report, and maps to reflect the following changes to the proposed staging regime:</p>

No. & Growth Area	Feedback Summary	Requested changes to draft Structure Plans (and Reports) if relevant	Officer comments	Recommended action
	<p>Staging of Growth Area</p> <ul style="list-style-type: none"> • Submitter's land has been identified in Stage 4 for development, despite being opposite development in Worland Road and not requiring any major infrastructure. • After discussions with adjacent landowners who also wish to develop, sees no benefit to having the land west of Worland Road in Stage 4. 	<p>east-west internal roads and encourage residential access to main access ways</p> <ul style="list-style-type: none"> • Confirm requirements and commitment from government at all levels before committing to restrictive overlays <p>Staging of Growth Area</p> <ul style="list-style-type: none"> • Stage 1 to include land west of Worland Road and west of Christensen Lane. • If new Bella Way bridge is constructed, then Stage 1 to also include south of Worland Road. Otherwise, staging should occur along Reith Road from north to south as the infrastructure is completed. 	<ul style="list-style-type: none"> • Identifying a school site will support its future development. The purpose of a Structure Plan is to nominate preferred locations for land uses, but these don't always come to pass. An alternative location is proposed further west along Reith Road. This revised location will reduce congestion around the proposed neighbourhood centre and stop the site becoming a barrier to future development. • A new school is not currently being proposed by the Department of Education, so a location further west is appropriate at this time. Should a school site not be required at all, this land can be considered for an alternative use, such as residential and/or open space, in the future. • The upgrade of major roads has been identified in the specialist traffic study that informed the Structure Plans. Infrastructure works are proposed to increase the capacity of this road network, including duplication of some sections and works to key intersections. Hence, changes relating to traffic cannot be accommodated as requested, as they would be contrary to the specialist traffic advice provided to Council. • The importance of the third connection at Cruse Street has been highlighted. This project will be elevated within the Structure Plan Report as a priority to implement the North West Structure Plan on the ground. <p>Staging of Growth Areas</p> <ul style="list-style-type: none"> • A number of submissions raise the issue of appropriate staging, or question the need for staging at all. • Staging plays an important role in land development, by providing guidance to Council, developers and service providers on the preferred sequence of development. • 'Out of sequence' development can cause problems with regards adequate servicing of new development, interface with rural activities and elevated development costs. • For this reason, it is proposed to retain broad indicative staging to inform stakeholders of the preferred sequence of development. In the North West area, four stages will be reduced to two stages, with 	<ul style="list-style-type: none"> • Reduction in indicative staging levels from four to two in the North West Growth Area and from three to two in the South Growth Area. • Introduction of precincts within each growth area that must be developed together under a Precinct (Overall) Development Plan in accordance with DPO requirements. • Within the NWGA, realignment of one internal north-south road and one east-west road to ensure precinct boundaries better align with current property ownership. <p>Changes to the Report to reflect the following:</p> <ul style="list-style-type: none"> • Importance of the Cruse Street extension and bridge over Three Mile Creek is clearly recognised as a priority to facilitate development of the NWGA.

No. & Growth Area	Feedback Summary	Requested changes to draft Structure Plans (and Reports) if relevant	Officer comments	Recommended action
			<p>those areas adjacent existing development to be included within Stage 1 and those areas more distant from existing development included in Stage 2.</p> <ul style="list-style-type: none"> In the South area, three stages will be reduced to two, with Stage 1 encompassing the area already rezoned for commercial and residential development by Amendment C45 and Stage 2 including the balance of the growth area. The primary tool to guide development will become a 'precinct' approach. This approach responds to submissions requesting the removal of staging and is a suggested approach in some submissions. Each nominated precinct will be required to proceed as a whole, in most cases requiring multiple landowners to work together. A Precinct Development Plan must be prepared for each precinct, taking account of essential road and drainage infrastructure, open space requirements and other relevant issues. To this end, a slight realignment of one internal north-south road and one internal east-west road in the NWGA will ensure precinct boundaries align more closely with existing property boundaries. The benefit of a precinct approach is to implement development across multiple parcels taking account of detailed design as well as broad scale issues of connectivity and servicing. Specific requirements for each Precinct Development Plan will be implemented through the Development Plan Overlay planning tool. 	
3 North West	<ul style="list-style-type: none"> Requests that a previous submission to Council received in 2012 to the draft Population & Housing Strategy be considered through this Structure Plan process. Proposal nominates 2-8 Worland Road (on corner of Williams Road) as a site for a neighbourhood shopping centre, to be anchored by a major supermarket. Based on catchment area and floor area calculations, the centre could support a floor area of approx. 	<ul style="list-style-type: none"> That the subject site be considered for rezoning to a commercial zone. 	<ul style="list-style-type: none"> The subject site is currently proposed for a neighbourhood centre (community facility), rather than for commercial purposes. The site forms part of a larger proposed neighbourhood activity centre, with open space, compact housing, commercial purposes and school. In response to a number of submissions raising issues with the location, mix and scale of land uses within this proposed neighbourhood centre, a redesign is supported. In response to this submission and others, it is proposed to relocate the proposed community facility further west along Reith Road and replace it with 10,000m² of commercial zoned land and 10,000m² of public open space. 	<p>Changes to the Report and maps to reflect the following changes to the North West Neighbourhood Activity Centre:</p> <ul style="list-style-type: none"> Relocation and amalgamation of two open space areas into one area of 10,000m² to be located at the south-western corner of the Williams and Worland Roads intersection. Relocation of

No. & Growth Area	Feedback Summary	Requested changes to draft Structure Plans (and Reports) if relevant	Officer comments	Recommended action
	<p>3600m². This could include a small supermarket and up to six specialty shops, as well as a small community facility (such as a medical centre).</p> <ul style="list-style-type: none"> Size and location of site will enable adequate access and provision of car parking 		<ul style="list-style-type: none"> Two proposed areas of open space (of approximately 30,000m² in total) will be rationalised into one area of 10,000m² and relocated to the corner of Williams and Worland Roads. The purpose of this relocation is two-fold. Providing open space at this intersection will help moderate traffic volumes, moving intensive uses away from this intersection. The open space will act as an entry point to the new North West neighbourhood, and allow Council to invest early in the development of the area. As a natural low point, this site will also contain a retention basin to assist with stormwater drainage for the growth area and add a water feature to the park. The provision of 30,000m² of open space in the neighbourhood centre is excessive and a reduction to 10,000m² is considered a more appropriate approach. The proposed area for commercial use will be relocated further east along Reith Road and reduced from approximately 18,000m² to 10,000m². Development of this land will need to include provision for roads, car parking and loading facilities. The net area for commercial uses may be closer to 7500m². This increase from the submission request takes account of the short-medium term residential development proposed by the North West Structure Plan, as well as the existing residential catchment. This reduction in commercial land use responds to a number of other submissions that raise concern about the economic viability of a neighbourhood activity centre. It is envisaged that this centre will provide for a range of opportunities to service the local community, rather than drawing commercial business from the CBD. The area is large enough to consider a petrol station and/or car wash along with a small supermarket and range of specialty shops. Some guidance around a local focus for the commercial uses will be provided in future planning controls (ie. Development Plan Overlay Schedule). The proposed community facility use will be reduced from approximately 20,000m² to 5000m². This reduction will better reflect the amount of land required for a number of community uses such as a child care centre, maternal health centre, kindergarten, meeting rooms or hall. 	<p>commercial area east along Reith Road to the western half of the subject land, and a reduction from 18,000m² to 10,000m² in area.</p> <ul style="list-style-type: none"> Relocation of neighbourhood community facility use from this site further west along Reith Road and reduction from 20,000m² to 5000m² in size.
4 North West	Submission on behalf of owners and/or developers of 10-26 Worland Road, 85 Lindner Road and approx. 23 hectares adjoining and west of 85	<ul style="list-style-type: none"> A plan is provided that highlights some suggested changes to the layout of the north-west neighbourhood 	<ul style="list-style-type: none"> Refer to discussion regarding the school site and activity centre uses at Submissions 2 and 3. The relocation of the school site further west along Reith Road 	Refer to Submissions 2 & 3 for recommended changes to the North West Neighbourhood Activity

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	<p>Lindner Road.</p> <ul style="list-style-type: none"> Serious concerns about proposed school site in Worland Road, particularly with regard traffic management, safety, perspective and size of site. School site would be better located towards western boundary of growth area and as a 3.5 ha site, submitter would be prepared to offer land in north-west corner of 23 ha holding on Lindner Road, being much more central to future residential development and reducing traffic congestion. Should this occur, the existing proposed school site should be designated as residential land Too much open space is proposed in the vicinity of the neighbourhood activity centre. Would support swapping over of proposed neighbourhood centre and open space area opposite Christensen Lane, and the removal of the open space proposed for much of 85 Lindner Road as unnecessary. This piece of open space could be designated residential. Questions demand for compact housing More information regarding types of commercial activities that may be provided and level of car 	<p>activity centre.</p> <ul style="list-style-type: none"> The school site is moved further west along Lindner Road, and decreased in size from 10 Ha to 3.5 Ha. Removal of one portion of open space on Lindner Road, to be redesignated for residential use. Swapping of open space opposite Christensen Lane with neighbourhood centre, so that open space is located on corner of Williams Road and Worland Road. 	<p>is supported, as is a reduction in size from 10ha to 3.5ha.</p> <ul style="list-style-type: none"> A reduction in the amount of open space in this immediate area is also supported. The proposed amount is considered excessive in this location. The provision of open space should be evenly distributed throughout the growth area and concentrate on the protection of remnant vegetation, provision of connections to the shared path network along Three Mile Creek and local parks for residents to access in their immediate neighbourhood. The proposed school site will be recommended for residential development (with an element of compact housing) and a section for a community facility fronting Lindner Road (refer to Submission 11 for further discussion). 85 Lindner Road will be recommended for residential development. Whilst the attached plan from the submitter is not supported in its entirety, it is considered that the intent is captured in the changes described above. Compact housing is defined in the PHS as 'dense housing often comprising townhouses or units, relatively smaller in size than conventional housing'. The purpose of identifying areas for compact housing is to encourage consideration at the detailed design stage of a range of housing styles, particularly around the neighbourhood activity centre. It is not proposed to rezone these areas differently, but developers are encouraged to consider higher residential densities. As a result of the recommended relocation of a number of land uses within the Neighbourhood Activity Centre, it is also proposed to relocate and reduce the amount of land for compact housing. In line with a reduced area for the Neighbourhood Centre, the preferred location for compact housing will border the activity centre to the west. The area to the north of Lindner Road will be significantly reduced also, from 20,000m² to a small parcel of approximately 4500m² on the corner of Christensen Lane and Williams Road. It should be noted that proposals for more compact housing in other suitable locations, such as along creek frontages, adjacent public open space and corner locations will also be considered in line with the 	<p>Centre.</p> <p>In addition, changes to the Report and maps to reflect the following changes to the North West Neighbourhood Activity Centre:</p> <ul style="list-style-type: none"> Former potential school site revert to residential housing, with an element of compact housing, and a 5000m² parcel fronting Lindner Road to be a community facility. 85 Lindner Road to become residential use Clarification about the meaning of compact housing and suitable locations for it.

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	parking provision required.		objectives of the General Residential Zone.	
5 North West	<ul style="list-style-type: none"> Submission relates to Lot 1 TP947215. Aim to develop house and land packages for investors and service the rental market. Low density residential land on southern boundary: Believes area for transition buffer is too large. Proposes one row of low density lots (approx. 2000m²) as a 60 m deep strip, along with proposed road to achieve this buffer. Staging of development: Does not support staging as it has the potential to limit development. Instead the market should decide. To achieve orderly planning, each area could be broken into precincts rather than stages. Subject land can be fully serviced and does not rely on other development in the area. Cruse Street bridge is an integral part of developing the NW area; this link and bridge crossing should be made a priority in terms of shared rollout; should be built in the early stages to alleviate pressure on Williams Road/Yarrowonga Road. Retardation basin is in wrong location (alternative shown on submitted plan). 	<ul style="list-style-type: none"> Attached plan shows reduction in extent of low density residential buffer along southern boundary and relocation of retardation basin further south, adjacent Three Mile Creek reserve. Recommends removal of staging plan. Instead, precincts should be nominated for coordinated development. That construction of the Cruse Street extension and bridge be made a priority in terms of shared rollout. Identify opportunities for compact housing along creek frontages. 	<ul style="list-style-type: none"> Reduction in proposed Low Density Residential area as recommended is supported. The purpose of the lower residential density in this location is to create a buffer and transition between rural activities to the south (primarily equine related) and urban growth to the north. It is considered that the connector road and one layer of low density housing will achieve a suitable break. Relocation of proposed retardation basin is supported following review by Council' Technical Services Department. The new location is proposed closer to the south-eastern corner of the subject site in accordance with the submitted plan. Whilst removal of staging altogether is not supported, a reduced level of staging is supported, along with a precinct approach (refer to Submission 2). The extension to Cruse Street and bridge over Three Mile Creek is acknowledged as a key component of the NWGA (refer to Submission 2). Compact housing is identified specifically adjacent the NWGA. This does not preclude consideration of compact housing in other suitable locations throughout each growth area. Along creek frontages is one such location, provided property is not affected by flood overlays (refer to Submission 4). Allocation of public open space is being rationalised as part of this review of the Structure Plans Report and maps. Generally, public open space identified in the Structure Plans will be reduced to cover areas of significant remnant vegetation, the protection of creek corridors and space for active recreation, such as a playing field for sport. Public open space for each precinct will be provided at the detailed design stage and be required in line with current legislation (ie. 5% of land area or land value) where no provision has been made specifically within the Structure Plan. Where land is required for public open space under approved Structure Plans, suitable compensation will be provided to landowners. More details will become available regarding compensation, 	<p>Changes to the Report and maps to reflect the following changes to the NWGA:</p> <ul style="list-style-type: none"> Reduction in depth of proposed low density housing along southern boundary of NWGA to 60 metres to facilitate one row of housing fronting the connector road. Relocation of proposed retardation basin further to the south in accordance with submitted plan. <p>Refer also to recommendations for Submissions 2 & 4.</p> <p>Changes to the Report and maps to reflect the following changes to both growth areas:</p> <ul style="list-style-type: none"> Rationalisation of areas designated for public open space to maximise protection of remnant native vegetation, protection of creek corridors and active recreation.

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	<ul style="list-style-type: none"> • Opportunity for compact housing along creek frontage overlooking creek reserve. • Limited information is available about the provision of shared infrastructure and allocation of public open space. Believes those land owners whose land is identified for public open space should be compensated for this land. • Further queries relate to details of development contributions, shared infrastructure rollout, costs and timing of Cruse Street bridge. 		infrastructure roll out and costs following completion of a specific report into Infrastructure Contributions being prepared for Council.	
6 South	<ul style="list-style-type: none"> • Submission relates to 275 Greta Road. • Supports this area for future growth. • Notes that subject land contains large areas of remnant vegetation and open space as well as a stormwater detention basin. • Requests that the area of open space be restricted to the actual significant trees. • Believes the retardation basin should be located closer to One Mile Creek and service the entire precinct, not just part of catchment. One centralised stormwater and detention area better than multiple locations, helps to limit ongoing maintenance. • Keen to commence 	<ul style="list-style-type: none"> • Requests that the area of open space shown on subject land be restricted to the extent of significant trees only. • Requests the retardation basin on site be relocated closer to One Mile Creek, and be centralised. • Wants drainage and open space requirements spread more evenly to reduce burden and development costs. 	<ul style="list-style-type: none"> • The subject land does have provision for both a retardation basin and public open space. The scale of both is misleading in the draft Southern Growth Area (SGA) Structure Plan. • Ongoing refinement of the drainage infrastructure by Council's Technical Services Department means that the size of the proposed basin will be significantly reduced and its location and orientation slightly altered. The revised location coincides with an existing dam on the property. As the revised location also coincides with some remnant native vegetation, it is proposed to co-locate these land uses together. In this way, the vegetation is protected and can be enhanced through ongoing management by Council. • It is also proposed to provide further stormwater retardation in several locations across the SGA, including closer to the One Mile Creek reserve and closer to Clarke's Lane. Updates to the draft SGA plans will clarify this issue by ensuring all proposed drainage infrastructure is shown on the plans, resulting in a more equitable distribution. • It should be noted that a large amount of public open space/parkland is shown throughout the SGA, not just on the subject land. As part of this review process, the extent of open space is being rationalised. As with the NWGA, open space will be focussed on protecting significant remnant native vegetation and creek corridors as well as providing play spaces for the community. 	<p>Changes to the Report and maps to reflect the following changes to the SGA:</p> <ul style="list-style-type: none"> • Clearly show all proposed drainage infrastructure for the SGA, ensuring it is of an adequate scale to represent the amount of land required. <p>Refer to Submission 5 for recommendation regarding rationalisation of public open space.</p>

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	<p>development, but feels the burden of infrastructure costs in addition to both open space and drainage retardation infrastructure limits the developable area and the ability to spread costs, detracting from the viability of developing the land.</p> <ul style="list-style-type: none"> Happy to share some open space and/or drainage retardation, but it seems inequitable to be burdened with both. 		<ul style="list-style-type: none"> Public open space for each precinct will be provided at the detailed design stage and be required in line with current legislation (ie. 5% of land area or land value) where no provision has been made specifically within the Structure Plan. 	
7 North West	<ul style="list-style-type: none"> Submission relates to 36-46 Worland Road Overall structure, key elements and content of Plans are robust. Location of various community elements well considered and reasonable. Process undertaken by Council is robust and inclusive of all stakeholder perspectives. Specific concern focussed on 'staging' concept. Demand will dictate that properties abutting current residential areas will be sought first by new home builders. Inherent cost/benefit dynamics of the development process will generally drive development in a sequential order. Believe it will be difficult for Council to get developers to work 	<ul style="list-style-type: none"> Order of development best left to market forces, rather than specific staging. In relation to subject land, believes it is appropriate for immediate development due to proximity to services. 	<ul style="list-style-type: none"> Whilst removal of staging altogether is not supported, a reduced level of staging is supported, along with a precinct approach (refer to discussion and recommendation at Submission 2). The subject land is immediately adjacent existing residential land on Worland Road. The revised indicative staging plan for the NWGA shows this property in Stage 1, hence its suitability for immediate development is supported. The proposed reduction in levels of staging necessitates landowners working together at a precinct level. Each growth area has multiple landowners with a range of lot sizes. It is not feasible for Council to deal with individual landowners unless their property is of such a scale as to form a precinct in its own right. In order to coordinate the rollout of services and construction of road and drainage infrastructure, it is Council's preference to require landowners to work together at a precinct level. It is Council's intention to facilitate discussions between landowners as much as possible. 	Refer to Submission 2 regarding recommendations for staging.

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	<p>together to achieve a stage, as they are generally in competition and focussed on own project.</p> <ul style="list-style-type: none"> With regards the subject land, it is ideally suited for immediate development. All services are nearby and adequate drainage has been accommodated within Currawong development. 			
8 North West & South	<ul style="list-style-type: none"> Staging: Requires careful consideration. North West staging appears flawed. Growth should be encouraged from east to west. This would include land south to Bella Way if Cruse Street opened up. South area staging appears logical. Cathedral College Wangaratta (CCW): Initial work by Aurecon (Population & Housing Strategy) showed land to south of Cathedral College for standard residential, however this has remained as low density. Focus has been on Greta Road end of Clarkes Lane. Housing develops strongly around schools; Council should show support and confidence in investment of College. Strong recommendation that land to south and east of CCW be reconsidered for residential development. South Growth Area: Eastern end of Clarkes Lane more desirable for residential subdivision than Greta Road end. Currently zoned land will meet demand for a considerable 	<ul style="list-style-type: none"> Staging should occur from east to west towards Reith Road in NWGA. Strongly recommends that land around Cathedral College be rezoned for residential development. Careful consideration should be given to amount of land for commercial and community uses in each growth area. Cruse Street extension and bridge should be developed as a priority to address traffic pressure and safety issues. Careful consideration of developer contributions as they may act to curtail development. 	<ul style="list-style-type: none"> As discussed at Submission 2, indicative staging has been reviewed for both growth areas. A revised two-level staging plan for the NWGA is recommended, which supports the movement of development from east to west towards Reith Road. Rezoning of land around Cathedral College for general residential purposes is a matter beyond the scope of this Structure Plan review. The designation and prioritisation of the South Growth Area adjoining Greta Road and Clarkes Lane is clearly set in Council's Population & Housing Strategy 2013. It is not the purpose of the Growth Area Structure Plans to revisit this proposal. The proposal for general residential zoning around the College site does have merit, however, and Council will explore other options available to revisit the current low density zoning in this area. Council is mindful of the investment in facilities and commitment to the local community made by the school and the value people place on being able to live close to the school. The amount and location of both community and commercial land is being reviewed as part of this consultation process. Refer to Submissions 2 and 3 for discussion on the proposed reduction and relocation of the community and commercial land uses for the NWGA Neighbourhood Activity Centre. At this stage, land has already been rezoned for commercial purposes within the SGA Neighbourhood Activity Centre. The amount of commercial land was based on the construction of a major supermarket with associated car parking and infrastructure. There is no plan to review the extent of commercial land at this stage. Infrastructure contributions are an important tool in the 	<p>Refer to Submission 2 regarding recommendations for staging.</p> <p>Council to explore other options for investigating the request to rezone land adjacent Cathedral College for general residential purpose (eg. Rural Strategy 2015 – South Wangaratta future investigation area).</p> <p>Refer to recommendations made at Submissions 2 & 3 with regard to commercial and community land uses in the NWGA.</p> <p>No further action with regard the extent of commercial and community land uses within the SGA.</p> <p>Refer to Submission 2 regarding recommendations to prioritise the Cruse Street extension and bridge over Three Mile Creek.</p>

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	<p>time.</p> <ul style="list-style-type: none"> • Neighbourhood Centre & Commercial development: Size of areas allocated for such uses needs thought. Current satellite shopping strips under pressure from different shopping patterns. Unlikely to be demand for extensive offerings outside the CBD. • Traffic: Great pressure on key intersections and roads leading to and from major gateways. Critical that extension of Cruse Street and second bridge crossing occur sooner rather than later. • With increased activity from Wangaratta Racecourse and increased traffic from the north along Edwards Street and Williams Road, diverting traffic way from these two arterials should be a safety priority as well as maintaining good traffic flow for the city. • Developer Contributions: Contributions may curtail the speed of development. Developers will take account of such costs when making their risk assessments for new developments. 		<p>structure planning process. They allow apportionment of costs across an area for works above and beyond standard subdivision infrastructure. The extent of infrastructure contributions must be managed carefully, however, so as not to act as a disincentive to investment.</p> <ul style="list-style-type: none"> • Council has commissioned consultants to undertake a detailed Infrastructure Contributions Plan Report that is investigating the issue of equitable and justified developer contributions. The Report will look at essential infrastructure, particularly upgrades to roads and intersections as well as drainage infrastructure, and make recommendations about how to apportion costs to developers. 	
9 North West & South	<ul style="list-style-type: none"> • North West Corridor • Traffic: Traffic Management Study appears thorough and has considered the implications of growth in the south and west on the major collector road network. • Main concern is that this document does not address potential 	<ul style="list-style-type: none"> • Traffic Study should address the localised peak traffic generated around the proposed school site, and neighbourhood activity centre. • Structure Plans should show all the areas nominated for retardation basins and 	<ul style="list-style-type: none"> • As discussed at Submission 2 & 3, a number of changes to the layout of the NWGA Neighbourhood Activity Centre are proposed. The future school site will move further to the west along Lindner Road, closer to Reith Road. This relocation will greatly reduce the localised peak traffic volumes. In addition, a number of land uses have been reduced and re-arranged, including locating 5000m² of open space on the corner of Worland and Williams Roads. • More detailed traffic assessment will be done at the detailed 	<p>Refer to Submissions 2 & 3 for recommendations regarding relocation of the future school site and rationalisation of other land use uses to address peak traffic volumes.</p> <p>Changes to the Report and</p>

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	<p>localised peak traffic generated around proposed school site and neighbourhood activity centre.</p> <ul style="list-style-type: none"> A school in this location will create significant traffic issues at peak times and safety issues for resident of St Johns Village. Drainage: Confidence that majority of drainage issues have been addressed, however concern that not all locations for drainage retardation have been shown on Structure Plans. This can be misleading to landowners, as they are shared assets that need to be considered as part of contributions scheme. Proposed location of basin near Cruse Street bridge should be located further south, as this catchment generally flows southeast not north east. Proposed School site: Questions the demand for a new school site in this area and whether the Department of Education has been consulted. If a school site to be provided, recommends a site further out along Lindner Road or Reith Road. Size of site should be closer to 3-4Ha rather than 10-12Ha. Proposed school site will have significant impact on sequential roll out of development, acting as a barrier. Sewer/Water: Queries 	<p>drainage infrastructure.</p> <ul style="list-style-type: none"> Retardation basin near Cruse Street bridge should be relocated further south. Should a school site be considered necessary, a site further west on Lindner Road or Reith Road would be more appropriate. North East Water needs to develop an overall plan for each growth area to coordinate roll out of sewer and water infrastructure. Staging should be removed and replaced with precincts that require an Outline Development Plan to coordinate development appropriately. A plan of suggested precincts is provided Clarity needed around scale and purpose of commercial areas. Early construction of Cruse Street bridge will contribute to success of this growth area. Low density land around Cathedral College should be considered for general residential zoning in preference to the continued 	<p>design phase of this activity area.</p> <ul style="list-style-type: none"> A number of submissions raise issues regarding the number and location of stormwater retardation basins. Currently there are some inconsistencies between the infrastructure shown on the draft Structure Plans, and those contained within the Drainage Assessment prepared by Council's Technical Services Department. It is proposed to update the maps to show <u>all</u> drainage infrastructure on the Structure Plans in line with the latest Drainage Assessment. Refer to Submission 5 for discussion about relocation of the proposed retardation basin in proximity to south-eastern corner of the NWGA. This suggestion is supported. Refer to Submissions 2 & 3 with regards to relocation of the proposed future school site. This suggestion is supported. North East Water is currently undertaking a detailed monitoring and modelling exercise to investigate the current capacity of its system and plan for future growth across Wangaratta. Details of the draft Structure Plans have been provided to North East Water for this purpose. No further action is required at this stage. Refer to Submission 2 for discussion around staging. The suggestion for precincts is supported, as is the proposed layout of precincts shown in the submitted plan. Refer to Submission 3 for discussion around a reduced commercial precinct for the NWGA. Its primary purpose is to provide services for the local community, without drawing businesses away from the CBD. Refer to Submission 8 for discussion about SGA commercial land use. Refer to Submission 5 for discussion and recommendation about Cruse Street extension and construction of bridge over Three Mile Creek. Submission is supported. It is envisaged that funding for this project will be a combination of government funding and infrastructure contributions. Refer to Submission 8 for discussion and recommendation regarding the rezoning of land around Cathedral College. There is merit to the proposal and it warrants further investigation, outside the 	<p>maps to reflect to following changes:</p> <ul style="list-style-type: none"> All drainage infrastructure updated to accurately reflect the latest Drainage Assessment done by Council's Technical Services Department. <p>Refer to recommendations of Submission 5 regarding relocation of retardation basin.</p> <p>Refer to Submission 2 for recommendations regarding staging.</p> <p>Refer to Submission 5 for recommendations around Cruse Street extension.</p> <p>Refer to Submission 8 for recommendation regarding investigation of rezoning around Cathedral College.</p>

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	<p>whether North East Water has been consulted with regards critical infrastructure for sewer and water. Concern expressed with lack of coordination in the past, left up to developers.</p> <ul style="list-style-type: none"> Staging of development: Proposed staging is the major concern. It has the potential to limit growth. Better to let market demand and community needs determine the rollout of land development. To ensure coordinated development between landowners, an approach could be to identify precincts rather than staging. Each precinct could be coordinated through an Outline Development Plan. A plan with suggested precincts is attached for information, based on land ownership, the submitter's discussions with landowners and major collector road boundaries. Commercial Area: Questions what is proposed for commercial area (eg. bulky goods, car yards, super market?). Suggests a car wash and petrol station may be appropriate. A need to be mindful not to detract from the CBD. Cruse Street Bridge: Success of this growth area heavily reliant on another direct route into town. The construction of this bridge in the early phases will have a significant positive impact on the flow of traffic. It will also prevent additional 	<p>rezoning of south growth area adjacent Greta Road.</p> <ul style="list-style-type: none"> More attention to drainage of south precinct required as currently Structure Plan only identifies one retardation basin. 	<p>parameters of the Structure Plan review.</p> <ul style="list-style-type: none"> Refer to Submission 6 for discussion and recommendation regarding additional drainage infrastructure for the SGA. The submission is supported. 	

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	<p>pressure on the already busy main routes into the CBD. Questions how this is likely to be funded (through Developer Contributions or State Government?)</p> <ul style="list-style-type: none"> • South Corridor • South growth area has disappointingly missed some significant opportunities raised during pre-planning for Structure Plans for this area. • Cathedral College: Land surrounding Cathedral College is ideally located for an extension of existing residential development. Significant investment has been made by the Anglican Schools Commission into a high quality education facility. A residential subdivision surrounding the school would provide support for the school and also meet the needs of the community. • All infrastructure is available, the site has good access to town with no traffic issues, has no drainage issues and is located in a highly desirable area. • A previous submission by the land owner to the Population & Housing Strategy was not supported by Council, citing the need to maintain LDRZ land and a buffer of low density residential land to the Farming Zone as the main reason. • Drainage: Concern that Council has only identified one drainage basin within the whole 			

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	precinct, that is located a significant distance from One Mile Creek. The land is currently poorly drained and significant infrastructure is required to support residential development.			
10 South	<p>Submission on behalf of owner of Lot 2 PS703434 Clarkes Lane.</p> <ul style="list-style-type: none"> Subject land is 30.6 hectare parcel currently zoned Low Density Residential. It is undeveloped, relatively unconstrained, currently used for agriculture. Owner awaiting rezoning to General Residential Zone before being prepared to develop. Extent of South Residential Growth Area is much too large. Some 'lot and population growth parameters' under relevant Ministerial Direction for future residential land supply should be partly transferred to subject site. The land is able to be connected to all necessary reticulated infrastructure and can support the adjoining expanding Cathedral College. By doing this, Council's land use strategies will be more appropriately aligned and brought to bear as a whole because the aspirations of both Council and relevant landowners will be matched. 	<ul style="list-style-type: none"> Lot 2 PS703434 should be rezoned from Low Density Residential to General Residential Zone. 	<ul style="list-style-type: none"> As discussed at Submission 8, rezoning of land around Cathedral College for general residential purposes is a matter beyond the scope of this Structure Plan review. The designation and prioritisation of the South Growth Area adjoining Greta Road and Clarkes Lane is clearly set in Council's Population & Housing Strategy 2013. It is not the purpose of the Growth Area Structure Plans to revisit this proposal. The area south of Clarkes Lane has been identified in the draft Rural Strategy as an area for further investigation for possible rural residential style purposes. Whilst there are a number of significant constraints within the area bounded by the Hume freeway, Clarke's Lane and Greta Road, the area adjacent the Cathedral College site may have potential for more low density residential development. This, in turn, may free up LDRZ land for a General Residential rezoning adjacent the school site. 	Refer to Submission 8 for recommendations regarding the rezoning of land adjacent Cathedral College.
11 North West	<p>Submission relates to Lots 2, 3 and 6 PS41832.</p> <ul style="list-style-type: none"> Structure plan identifies the 	<ul style="list-style-type: none"> Objects to designation of subject land for the purposes of a school. 	<ul style="list-style-type: none"> Refer to Submissions 2, 3 & 4 for discussion about the relocation of the proposed future school site from the subject land to a site further west along Reith Road. The submission is supported with 	Refer to Submission 2, 3 and 4 for recommendations

No. & Growth Area	Feedback Summary	Requested changes to draft Structure Plans (and Reports) if relevant	Officer comments	Recommended action
	<p>land partly for a school and partly for public open space.</p> <ul style="list-style-type: none"> Owner of the land, being the Roman Catholic Trust, has no current plans to develop the site. Possible future uses include a child care facility, religious facility and/or aged care facility. Other needs may emerge in the future. Most importantly, there is no need to use the site for the purpose of a school as there is sufficient capacity in existing Catholic schools in the area. Advice sought from the Department of Education is that there is no need for a future Government school either, and DET will be making a submission to this effect. RCTC objects to any action by Council to rezone the land for the purpose of a school site that is not required. Rezoning to General Residential Zone (that permits the range of uses the land may be required for in the future) would be supported. 	<ul style="list-style-type: none"> Supports designation of land for a residential zone, which will allow a range of possible future uses. 	<p>respect to moving the school site.</p> <ul style="list-style-type: none"> In response to a number of submissions raising issues about the size, mix and location of different land uses within the NWGA Neighbourhood Activity Centre, it is proposed to relocate a reduced parcel of land for community facilities to the subject land, fronting Lindner Road. Approximately 5000m² of land will be designated for community purposes, which fits well with the intended uses advised by the property owner. The remainder of the site will be designated for residential development, with key sections abutting the proposed activity centre recommended for compact housing development. The submission is supported. 	<p>regarding relocation of the future school site from the subject land and replacement with a parcel for community facilities and the balance for residential purposes.</p>
12 North West	<p>Submission on behalf of owner of Lot 1 TP947215J Reith Road Wangaratta.</p> <ul style="list-style-type: none"> Subject land represents 24% of the land area of the North West Growth Area (NWGA) and is the largest parcel of land in one ownership. 	<ul style="list-style-type: none"> Firm timelines for implementation of Structure Plans and rezoning should be made and published. Greater emphasis on the importance of the Cruse 	<ul style="list-style-type: none"> Council is committed to the implementation of the final Structure Plans through amendments to the Wangaratta Planning Scheme. Section 4 of the Structure Plan Report outlines the steps required. Some indicative timeframes can be put against these steps to give greater certainty to developers, service authorities and land owners. This point is supported. 	<p>Changes to the Report to reflect the following:</p> <ul style="list-style-type: none"> Clarify timeframes for the implementation of the Structure Plans and subsequent rezoning processes.

No. & Growth Area	Feedback Summary	Requested changes to draft Structure Plans (and Reports) if relevant	Officer comments	Recommended action
	<ul style="list-style-type: none"> Issues: 1) Existing land stock: There is a need for immediate action to create more residential zoned land to ensure an adequate future supply. Council should develop firm timelines for implementation of the Structure Plans and subsequent rezoning process. 2) Transport and access: Early implementation of the recommended extension to Cruse Street and bridge crossing of the Three Mile Creek is vital in development of mature and designated transport links between the Central Activities Area and the NWGA. This traffic link also important in establishing future bus routes linking north and south Wangaratta. The Structure Plan Report does not place sufficient emphasis on early development of this link. 3) Drainage: Inconsistency with location of Stormwater Management Centre (SMC) between background drainage review and draft Structure Plan. Location of SMC in south-east corner allows direct drainage linkage to Three Mile Creek which could be combined with proposed shared path along the southern boundary of the subject land. 	<p>Street extension and bridge needs to be made in SP Report and in any development staging.</p> <ul style="list-style-type: none"> Relocation of SMC from north-west to south-east corner of subject site. Ensure no inconsistencies between background Strategic Drainage Review and Structure Plans. Consideration should be given to allowing large retardation basins and other drainage infrastructure as contribution towards public open space. Further justification/explanation of location of open spaces required. Consider provision of open space within southern buffer area and within 1%AEP flood areas. Servicing priorities should be made clear to better inform all stakeholders. Low density buffer along southern boundary not supported, alternative buffer mechanisms should be sought. Consideration of combining open space, shared 	<ul style="list-style-type: none"> Refer to Submission 2 for discussion regarding importance of Cruse Street extension and bridge over Three Mile Creek. This point is supported. Refer to Submission 5 for discussion regarding relocation of proposed retardation basin on subject land to south-eastern corner. This point is supported. Refer to Submission 9 for discussion regarding inconsistencies between background drainage report and draft Structure Plans. It is recommended that all drainage infrastructure be shown on the Structure Plans in accordance with Council's final drainage review. It is Council policy regarding the provision of public open space to require 5% land area or equivalent monetary contribution. This ensures that open space is provided in the right locations, is useable and provided in a timely manner. It may be appropriate in some instances to combine provision of drainage infrastructure with an area of open space, for example to protect significant remnant vegetation. Where clear justification exists, such an approach may be supported by Council but is not the preferred approach. Generally drainage infrastructure is not located within areas subject to flooding, so co-location is not practical. Similarly, where land is affected by flooding, it will not be counted towards a public open space contribution. This approach should not be seen as diminishing the value of land along creek reserves for shared paths and habitat value. POS, however, needs to be useable for local communities all year round and not subject to flooding that may damage park infrastructure. Refer to Submission 5 for discussion regarding review of public open space. Clear justification for areas nominated for public open space in the Structure Plans should be provided. This point is supported. In response, all open space areas within the draft Structure Plans have been reviewed. The main purposes of open space in the growth areas are to protect significant remnant native vegetation, provide connections to existing shared path networks and provide local parks as play spaces for local neighbourhoods. The <i>Wangaratta Recreation and Open Space Strategies (2012)</i> document does not specifically recommend any new major facilities within the growth areas, but 	<p>Refer to Submission 2 for recommendation regarding prioritising of Cruse Street extension.</p> <p>Refer to Submission 5 for recommendation on relocation of retardation basin.</p> <p>Refer to Submission 9 for recommendation regarding consistency of drainage review report with final adopted Structure Plan Report and plans.</p> <p>Refer to Submission 5 for recommendations regarding provision of public open space.</p> <p>Refer to Submission 4 for recommendations regarding the purpose and preferred locations of compact housing.</p> <p>Refer to Submission 2 for recommendations regarding a revised approach to staging.</p>

No. & Growth Area	Feedback Summary	Requested changes to draft Structure Plans (and Reports) if relevant	Officer comments	Recommended action
	<ul style="list-style-type: none"> Strategic Drainage Review recommends that large retardation basins should be accepted as a contribution to public open space. This principle could be extended to land within the creek frontage which is also used for drainage, and other open space types such as shared access. 4) Open Space: The <i>Wangaratta Recreation and Open Space Strategies (2012)</i> document does not provide definitive structure plans for the NWGA. As such, there is no obvious nexus and clear rationale for location and extent of open space and associated linkages within subject land. Could consider combining provision of open space within southern buffer area, given lack of vegetated areas within the subject land within which connection could be made. Council's current policy on not providing open space below 1%AEP flood level should be reconsidered in light of importance of linear linkages within the growth area and extent on subject land; this is in keeping with Strategic Drainage Review recommendation. 5) Utilities: Provision of future services important and requires careful consideration. No indication of servicing priorities within the NWGA and what effect, if any, this might have of layout, staging 	<p>paths and drainage infrastructure.</p> <ul style="list-style-type: none"> The SP Report should give clearer direction on supporting compact housing across the NWGA. Proposed staging requires further justification and explanation of implementation, or should be discarded altogether. 	<p>promotes connections to existing sporting and recreational facilities.</p> <ul style="list-style-type: none"> Local play spaces for neighbourhoods can be provided at the detailed design stage, when a subdivision is being planned. The requirement for 5% land area or monetary contribution must be met here. This contribution can also be put towards a larger facility that serves a wider community. Open space areas nominated on the Structure Plans are of a larger scale and serve the first two purposes discussed above more clearly. These spaces may also make provision for stormwater infrastructure such as retarding basins where appropriate. These areas will be more dependent upon infrastructure contributions than neighbourhood parks. The Report on infrastructure contributions will assist Council to identify priority infrastructure and make provision for timely delivery. Projects will include road and intersection upgrades, (including the Cruse Street extension and bridge), drainage infrastructure, open space and community facilities. The Report will also detail how to apportion costs and mechanisms for collection of contributions. All relevant servicing authorities have been notified of the Structure Plans process and many participated in a workshop run by Council. North East Water is undertaking a monitoring and modelling project as discussed at Submission 9 to ensure that its system will have capacity for the new growth areas. No issues have been raised by any service authority with regard the draft Structure Plans. Refer to Submission 5 for discussion regarding the proposed low density residential buffer along the southern boundary of the NWGA. Submission 5 suggested a reduction in depth to approximately 60 metres of this buffer, providing for one row of low density housing. Combined with the proposed connector road, this is considered a suitable response to the rural interface. The request to remove the low density residential component altogether is not supported. Refer to Submission 4 for discussion regarding compact housing. The purpose of compact housing and its preferred location will be clarified through changes to the Report, although highlighting additional areas on the Structure Plan maps is not supported. 	

No. & Growth Area	Feedback Summary	Requested changes to draft Structure Plans (and Reports) if relevant	Officer comments	Recommended action
	<p>and suitability of land for development. This information should be sought from appropriate authorities.</p> <ul style="list-style-type: none"> This issue is particularly important for the subject land, which is well located to take advantage of logical extension to services provided from Bella Vista Estate and Cruse Street. 6) Proposed Structure Plan: <i>Density</i>-Subject land identified as appropriate for 'residential development' (assumed 600m² density), but Plan also identifies large area for low density residential to act as buffer to farming land to south. This is not supported as a concept and Council should look at alternative mechanisms to achieve this. No provision for compact housing within the subject land or in other areas of the NWGA, except around proposed commercial/school area. Whilst areas of greater density would be allowable under the general residential zoning, this is not clearly articulated within SP Report. This would assist in diversity in residential land use which is also supported by the <i>Population & Housing Strategy</i>. It is noted that the <i>Precinct Structure Planning Guidelines (2013)</i> provide relevant standards which have not been specifically addressed with regards this matter. 7) Proposed low density 		<ul style="list-style-type: none"> Refer to Submission 2 for discussion regarding an approach to staging. 	

No. & Growth Area	Feedback Summary	Requested changes to draft Structure Plans (and Reports) if relevant	Officer comments	Recommended action
	<p>buffer (southern boundary): Use of low density residential development as a buffer to the south is not supported. Buffer already provided by location of shared pathway along this boundary and possible placement of SMC and associated outfall to Three Mile Creek.</p> <ul style="list-style-type: none"> Provision of low density development in this area is considered excessive and contradictory to the overall thrust of the NWGA. 8) Proposed development staging: No explanation as to how the staging plan was derived and no consideration of servicing issues. Designation of subject land as Stage 4 is not supported or justifiable in terms of servicing, access and connectivity. Location of subject land intrinsically important with regard linkages to south Wangaratta and CAA. This access more efficient than convoluted and burdened access routes via Yarrawonga Road etc. Mechanism to effect the staging not clear. Staging clearly flawed and requires further analysis. Alternatively, staging could be discarded, given difficulties in achieving this and lack of justification. 			

No. & Growth Area	Feedback Summary	Requested changes to draft Structure Plans (and Reports) if relevant	Officer comments	Recommended action
	<ul style="list-style-type: none"> In conclusion, formulation of Structure Plans seen as a positive step and submission should be seen as a positive and constructive response as part of the overall consultation process. 			
13 South	<p>Submission relates to 69 Clarkes Lane</p> <ul style="list-style-type: none"> Proposed road next to creek seems to encroach on subject land well away from the creek. Aware that flood overlay follows 1993 floods, however this is based on flood data prior to the Wangaratta bypass being constructed. Believe, therefore, that water flow and flood risk has reduced as a result. Unnecessary to have proposed road so close to house block. Questions how proposed road easement to the north will be possible given so many established native trees in that area. Some already debarked by livestock. Concerned by amount of subject land being taken up by green belts. Some vegetation included is plantation saplings. Feel the green belts are not fairly distributed through other titles in the area. 	<ul style="list-style-type: none"> Removal of proposed road reserve along One Mile Creek adjacent subject land. Justification or clarification as to extent of open space/remnant vegetation protection on this site. Is there opportunity for more equitable distribution? 	<ul style="list-style-type: none"> The draft SGA shows a proposed road from Clarkes Lane running north-south along the edge of the One Mile Creek reserve on the subject land. Currently this land is affected by the Flood Overlay. A review of treatments abutting the One Mile Creek reserve further to the north show a network of shared paths across a mixture of public land and (former) private land with houses set back from the reserve and no roads adjacent the reserve itself. Based on this existing approach, it is reasonable to consider the removal of this section of road from the draft Structure Plan. Any future access to new lots created on the subject land could come from either the east-west road at the northern boundary or from the proposed road to the west of the subject land. The removal of this section of road is supported. Refer to Submission 12 for discussion regarding justification for the location, purpose and extent of designated public open space. Areas designated for public open space in the Structure Plan should serve the purpose of protecting remnant native vegetation, providing links to and protecting the existing open space network along One Mile Creek. Smaller parks can be designed at the subdivision stage. Revisions will be made to the location and extent of designated public open space in both growth areas. Some areas of vegetation will fall outside the public open space network. Where appropriate, these areas of vegetation can be protected through controls within the Development Plan Overlay, both through detailed design and controls such as Section 173 agreements. A Specialist Study was undertaken to assess the biodiversity values of both growth areas. The <i>Biodiversity Study</i> (2014) identified the importance of protecting and enhancing remnant patches of indigenous vegetation and scattered trees. Opportunities were identified for enhancement of the remnant patches through offset planting (when managed replanting occurs as a result of approved vegetation removal 	<p>Changes to the Report and SGA maps to reflect the following:</p> <ul style="list-style-type: none"> Removal of the section of road abutting the subject land from Clarkes Lane to the first east-west road reserve. <p>Refer to Submission 12 for recommendations regarding the revision of public open space.</p>

No. & Growth Area	Feedback Summary	Requested changes to draft Structure Plans (and Reports) if relevant	Officer comments	Recommended action
			<p>elsewhere).</p> <ul style="list-style-type: none"> Trees planted for the purpose of green belts or wood lots do not carry the same significance as remnant vegetation. Whilst protection and retention of this vegetation can be encouraged through DPO controls, it should not specifically require designation for public open space. It is recommended, therefore, that the purpose of the 'Open Space Area' and 'Existing Remnant Vegetation Patch/Open Space' areas on each Structure Plan be clarified and possibly rationalised. This is consistent with the recommendation at Submission 12. 	
14 North West	<p>Submission relates to Lot A PS 347547 Lindner Road</p> <ul style="list-style-type: none"> Welcomes clarity of direction provided by structure plan. Keen to develop land as soon as possible and work with neighbouring owners. Would like Council's guidance and support to bring together landowners and developers to this end. Would like more clarity around how the public use zone acquisition works. How and when will landowners be compensated and at what price? A sizeable portion of subject land is dedicated to drainage – is there an alternative location for this infrastructure, as landowner wishes to devote as much land as possible to development? If not, is there an active acquisition to purchase land for wetlands? Will value be at current zoning or residential property values? 	<ul style="list-style-type: none"> Alternative location requested for proposed drainage infrastructure on subject land. 	<ul style="list-style-type: none"> Drainage infrastructure has been applied to the subject site in accordance with the recommendations of Council's specialist study, the <i>Strategic Drainage Review</i>. As discussed at Submissions 9 & 12, it is proposed to review the location of all drainage infrastructure as shown on the Structure Plans to ensure that it is consistent with the latest revised Strategic Drainage Review. Some areas designated for retardation of stormwater will be significantly reduced. This will be the case for the subject land, whereby the proposed retardation basin will be much smaller than shown on the draft NWGA Structure Plan. The basin will cater for localised stormwater management for the subject land and immediate surrounds. The request to relocate the basin, therefore, is not supported but the impact on the subject land will be smaller than currently shown. The submission raises a number of issues regarding mechanisms for acquisition and valuation of land, compensation and impact on rates. A report on Infrastructure Contributions is currently being prepared for Council by a specialist consultant. It will address many of these queries. It is Council's intention to hold a second information session for land owners to convey the findings of this report when available. Rates will be affected over time as a reflection of changing property values. The rezoning of land does not translate to an immediate rise in rates, but over time, higher prices will be paid for rezoned land. This, in turn, will affect property valuations and subsequently rates will rise. 	<p>Refer to Submission 9 for recommendations regarding consistency of drainage review report with final adopted Structure Plan Report and plans.</p> <p>Council will organise a second landowner information session to convey the findings of the report into Infrastructure Contributions.</p>

No. & Growth Area	Feedback Summary	Requested changes to draft Structure Plans (and Reports) if relevant	Officer comments	Recommended action
	<ul style="list-style-type: none">How will rates be affected?			



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Youth Council
ADVISORY COMMITTEE MEETING
Date: 21 September 2015
5.00pm Council Chambers,
Wangaratta Government Centre, Wangaratta
MEETING MINUTES

File No: 10.020.010

1.	PRESENT – Youth Councillors: Juliette Howard, Ashlee Fitzpatrick, Marcel Tonini, Darby Fullerton, Jessica Lewis, Kristen Chapman, Sarah Sherwill, Jasmine Kinderis Laura McKenna (Youth Development Officer)	
2.	Acknowledgment of traditional owners	
3.	Opening Prayer	
4.	Conflict of Interests Declarations	There are no conflict of Interests Declarations
5.	APOLOGIES – Yth Cr Leah Anderson-Byrne Yth Cr Jai Crispin Yth Cr Eloise Lane Yth Cr Kimmie Lee Pender	Moved: Yth Cr Jasmine Kinderis Seconded: Yth Cr Marcel Tonini Recommendation: <i>That apologies be accepted</i>
6.	REPORT FROM PREVIOUS MEETING (previously circulated)	Moved: Yth Cr Marcel Tonini Seconded: Yth Cr Jasmine Kinderis Recommendation: This is the first formal Youth Council meeting of 2015/16 and there are no previous minutes.

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<p>7. CORRESPONDENCE</p>	<p><u>Invitation to Children's Week event:</u> Youth Councillors are invited to attend the Children's Week event on 28 October 2015. Two representatives will attend: Yth Cr Jessica Lewis Yth Cr Jasmine Kinderis <u>Invitation to Relay for Life event:</u> A number of Youth Councillors will be attending the Relay for Life Event in Wangaratta to help with various activities on Saturday 24 September 2015.</p>
<p>8. REPORTS</p>	
<p>8.1 Laser Tag and Disco event at Down By the River Yth Cr: Kristen Chapman and Yth Cr Marcel Tonini An event at 'Down by the River' supported by FreeZa at Apex Park on 28 August 2015. It was very well received; the allocated time slots were filled rapidly. Some criticisms concerning bookings and permission slips. Perhaps advertising these aspects would lessen criticism concerning the issues.</p>	<p>Moved: Ashlee Fitzpatrick Seconded: Jasmine Kinderis Recommendation: Recommend that the event be run again. Carried</p>
<p>9. OTHER BUSINESS</p> <ul style="list-style-type: none"> Youth Mayor speeches Deputy Youth Mayor speeches 	<p>All Youth Councillors present delivered short speeches to the group. The following Youth Councillors nominated for Youth Mayor and Deputy Youth Mayor: Juliette Howard, Ashlee Fitzpatrick, Marcel Tonini, Darby Fullerton, Jessica Lewis, Kristen Chapman, Sarah Sherwill, Jasmine Kinderis. Yth Cr Eloise Lane also nominated, however her speech was emailed to the group following the meeting as she was unable to attend Youth Council meeting.</p>
<p>10. NEXT MEETING 5:00pm, Monday 12 October , Wangaratta Council Chambers, Wangaratta Government Centre, Wangaratta</p>	

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**SPORT AND RECREATION
ADVISORY COMMITTEE MEETING**
Date: Wednesday, 26 October 2015
4:00pm – 5:30pm, Ovens Room,
Wangaratta Government Centre, Wangaratta.

MINUTES

File No: 61.010.003

1. PRESENT	Andrew Heslin (Sport Turf constructions, Local Football and Cricket Association), Scott Grant (Soccer Association and other sporting interests), Laurie Johnston (Junior and Senior sport associations), Cassy Campbell (Cricket association), Geoff Davidson (Lawn Tennis association and Golf), Mandy Allen (Lawn Tennis Association, Wangaratta Rovers and Auskick), Zac Guilfoyle (AFL Northeast), Marcus Forster (RCoW) and Cheryl Impink (RCoW).
2. Conflict of Interest Declarations	None
3. APOLOGIES – Irene Grant, Jason Maroney, Mel Paul, Leon Newton	Moved: Seconded: Motion/Recommendation: <i>That apologies be accepted</i>
4. MINUTES OF PREVIOUS MEETING (previously circulated)	Moved: Seconded: Motion/Recommendation: The minutes of the meeting held on 26 August 2015 be confirmed as a true and accurate record of the proceedings of the meeting.
5. BUSINESS ARISING	
5.1 Grant Funding Applications	Funding applications to be submitted Thursday the 29 th October 2015 Community Sports Infrastructure Fund; <ul style="list-style-type: none"> • Aquatic Strategy – Hydrotherapy pool • Wangaratta and District Tennis Court Upgrade • Walking / Cycling Strategy



	<p>General discussion around WISAC facilities, and Tender process / dates. Tender was released 2012 and signed 2013. YMCA was the successful tender they have a contract for 5 years. Mechanisms in place if a profit is made 1/3 goes to YMCA, 1/3 to council and remaining 1/3 to go into facility.</p> <p>Discussion around future scope of the Barr Reserve Precinct and engagement process to date. Warrena Park will be resubmitted in February 2016.</p> <p>This year RCoW didn't apply for two funding streams</p> <ul style="list-style-type: none"> • Female Facilities • Cricket Facilities <p>The reason is although there are numerous projects around, there was none deemed to be shovel ready, will be submitting next year in both of these categories.</p>
<p>5.2 Current Project Updates</p> <ul style="list-style-type: none"> • City Oval / Tennis Precinct • Whorouly Change rooms • Merriwa Park Bike Hub • Informal Recreation project • Mitchell Avenue Splash Park • South Wangaratta Pitch Realignment • Barr 2 Lighting 	<p>City Oval/Tennis Multipurpose Precinct. Project progressing as scheduled 505 of the project completed. Cricket nets finished, Pavilion roof completed, tennis / netball courts will begin late November early December.</p> <p>Whorouly Change Rooms Completed. Official opening was Wednesday the 2nd September</p> <p>Merriwa Park Bike Hub Completed and officially opened Wednesday, 14 October. The former comfort station has been completely redeveloped. Inside, the bike hub features bike lockers, showers and redeveloped toilets, including all access facilities, outside is a deck and concrete platform with views over Merriwa park, as well as seats and bike racks. Cycling is one of the top 3 to 4 recreational sports in Wangaratta.</p> <p>Informal Recreation Project Informal Project including Mitchell Avenue tennis courts, frisbee golf and informal gym equipment to increase the informal and passive recreational opportunities. The informal recreational equipment has had a very positive public response. Council will be investigation opportunities to allocate funds over the next years to add more equipment and also look at options to rubberise the soft fall area in the future.</p> <p>Mitchell Avenue Splash Park On track for completion week ending Friday the 6th November with an official opening scheduled for Friday the 20th November (due to recent events this may be rescheduled to Friday the 27th November)</p>



	<p>South Wangaratta Pitch Realignment Internal Council resource challenges prevented the project from progressing as quickly as required. With the beginning of soccer season scheduled for mid-March time is of the essence.</p> <p>Barr 2 Lighting Lighting for Barr #2 Oval will commence this financial year, will utilize Optus Mobile tower and then RCoW will add 3 more towers. From the development of the towers a new grant program has been developed "Active Wangaratta" guidelines will be tabled at the December Council meeting. Guidelines for</p> <p>Greta / Football Club Wheels are beginning to move with this project but it is a slow process, electronic scoreboard is almost operational. Project consists of updates to the change rooms and the electronic scoreboard</p> <p>Moyhu Tennis Club Redevelopment of the Moyhu Tennis courts and club room almost completed, just awaiting some in-kind work to be completed by the club.</p> <p>West End Gathering Place Unisex toilet to be added to site with the addition of a possible grant from Cathy McGowan, Stronger Communities Programme to add shade sails and some signage.</p>
<p>6. GENERAL BUSINESS</p>	
<p>6.1 Community Changes</p> <ul style="list-style-type: none"> • New members • Youth Council membership 	<p>New Members Warm welcome to Zac, Mandy and Geoff. Advisory group main role comprising</p> <ul style="list-style-type: none"> • Feedback • Advice • Guidance <p>Full committee with a broad range of skills and interests</p> <p>Youth Council Membership New Youth council still in the process of working out who will attend. Hopefully will be part of next meeting.</p>



6.2	Sharing of Equipment	Question was raised if there is any opportunity for clubs to share equipment / knowledge. Could be a local initiative with a list of equipment and charges (Opportunity to incorporate this in a draft RCoW policy. Marcus/ Cheryl to investigate)
6.3	<ul style="list-style-type: none"> Play space strategy 	<ul style="list-style-type: none"> Draft brief to be sent out to members in the next few weeks for comment
7.	OTHER BUSINESS	
	<ul style="list-style-type: none"> Meeting Dates 2016 	<ul style="list-style-type: none"> Monday 22nd February 2016 Wednesday 20th April 2016 Monday 20th June 2016 Wednesday 24th August 2016 Monday 24th October 2016 Wednesday 14th December 2016
8.	MEETING CLOSED	The meeting closed 6.00PM
8.	NEXT MEETING	Wednesday 16 December 2015. 4:00-5:30pm. Ovens Room

File No: 10.020.020



ASSEMBLY OF ADMINISTRATORS

Date: 13 October 2015

Meeting: Administrators Briefing Forum

Commenced: 12:30pm

Present:

Administrator: Ailsa Fox, Chair; Irene Grant; Rodney Roscholler

Officers: Brendan McGrath, CEO; Ruth Kneebone, DCS, (departed 2:30pm);
Barry Green, DDS; Jaime Carroll, DCW; Alan Clark, DI

Apologies: Nil

In attendance: Maree Walker, Paul Somerville, Harj Singh

Conflict of Interest Disclosures: Nil

Matters Considered:

The following items were discussed:

1. Roads to Recovery 2 (R2R2) Funding Allocations
2. Organics Processing
3. Asset Management Plans
4. Rural Strategy

Meeting Closed:

The meeting closed at 3.00pm.

File No: 10.020.020



ASSEMBLY OF ADMINISTRATORS

Date: 16 October 2015

Meeting: RCOW & EPA Executive

Commenced: 2:00pm

Present:

Administrator: Ailsa Fox, Chair; Irene Grant; Rodney Roscholler

Officers: Brendan McGrath, CEO; Alan Clark, DI

Apologies: Nil

In attendance:

Cheryl Batagol, Chairperson, EPA; Noel Flanigan, Chief Executive Officer, EPA

Conflict of Interest Disclosures: Nil

Matters Considered:

The following items were discussed:

1. Bowser Landfill

Meeting Closed:

The meeting closed at 3:10pm.

File No: 10.020.020



ASSEMBLY OF ADMINISTRATORS

Date: 20 October 2015

Meeting: King Valley Waste Services

Commenced: 12:00pm

Present:

Administrator: Ailsa Fox, Chair; Irene Grant; Rodney Roscholler

Officers: Brendan McGrath, CEO; Alan Clark, DIS

Apologies: Nil

In attendance: Delia Jackson

Conflict of Interest Disclosures: Nil

Matters Considered:

The following items were discussed:

1. King Valley Waste Services

Meeting Closed:

The meeting closed at 12.55pm

File No: 10.020.020

**ASSEMBLY OF ADMINISTRATORS****Date: 27 October 2015****Meeting: Administrators Briefing Forum****Commenced: 12:30pm**Present:

Administrator: Ailsa Fox, Chair; Irene Grant; Rodney Roscholler

Officers: Brendan McGrath, CEO; Ruth Kneebone, DCS;
Jaime Carroll, DCW; Alan Clark, DISApologies: Barry Green, DDSIn attendance: Fiona ShanksConflict of Interest Disclosures:

Brendan McGrath, Chief Executive Officer, declared a Conflict of Interest in Item 2 - Appointment of the Chief Executive Officer - Procurement Australia Board, and left the room during the discussion of this item.

Matters Considered:

The following items were discussed:

1. The Wangaratta Project - A Masterplan for the City
2. Appointment of the Chief Executive Officer - Procurement Australia Board
3. September 2015 Quarterly Finance Report
4. Planning & Building Figures - August 2015

Meeting Closed:

The meeting closed at 2.00pm.

File No: 10.020.020



ASSEMBLY OF ADMINISTRATORS

Date: 4 November 2015

Meeting: Administrators Briefing Forum

Commenced: 2.00pm

Present:

Administrator: Ailsa Fox, Chair; Irene Grant; Rodney Roscholler

Officers: Brendan McGrath, CEO; Ruth Kneebone, DCS;
Barry Green, DDS; Jaime Carroll, DCW; Alan Clark, DIS;
Harj Singh, MP&B; Justin Britt, PSP

Apologies: Nil

In attendance: Doug Hamilton

Conflict of Interest Disclosures: Nil

Matters Considered:

The following items were discussed:

1. Wangaratta Airport and Terminal Building Proposal
2. Our Future
3. Wangaratta Golf Club Residential Subdivision
4. Our Say Participatory Budgeting

Meeting Closed:

The meeting closed at 4:30pm.