

Minutes

Of the Ordinary Council Meeting

Location: Whitfield Swinburne Pavilion

Date: 20 November 2018

Time: 6pm



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 past, present and emerging and to the elders of other communities who may be with us 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

Councillors:

Mr David Fuller, Mr Dean Rees, Mr Harry Bussell, Mr Harvey Benton, Mr Ken Clarke, Mr Mark Currie, Ms Ashlee Fitzpatrick.

Officers:

Brendan McGrath, Chief Executive Officer; Sarah Brindley, Director Corporate Services; Alan Clark, Director Infrastructure Services; Jaime Carroll, Director Community Wellbeing; Stephen Swart, Director Development Services.

4. ABSENT

Nil.

5. ACCEPTANCE OF APOLOGIES & GRANTING OF LEAVE OF ABSENCE

ORDER OF BUSINESS

6. CITIZEN CEREMONY

Nil.

7. CONFIRMATION OF MINUTES

RECOMMENDATION:

(Moved: Councillor M Currie/Councillor H Benton)

That Council read and confirm the Minutes of the Ordinary Meeting of 16 October 2018 and the Special Meeting of 25 October 2018 as a true and accurate record of the proceedings of the meetings.

Carried

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.

Cr Harry Bussell declared a conflict of interest relating to Item 14.1 Community Grants due to a family member being a member of the Wangaratta Stingrays Swimming Club who have applied for a grant.

9. RECEPTION OF PETITIONS

Nil.

10. HEARING OF DEPUTATIONS

Nil.

PRESENTATION OF REPORTS

11. COUNCILLOR REPORTS

Nil

OFFICERS' REPORTS

12. EXECUTIVE SERVICES

Nil

13. CORPORATE SERVICES

13.1 COUNCIL MEETING DATES AND VENUES 2019

Meeting Type: Ordinary Council Meeting
Date of Meeting: 20 November 2018
Author: Executive Assistant - Corporate Services & Councillors
File Name: N/A
File No: N/A

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 2019.

RESOLUTION:

(Moved: Councillor D Fuller/Councillor A Fitzpatrick)

That Council endorses the following schedule of Ordinary Council Meeting dates and venues for 2019:

No Ordinary January Meeting scheduled

<i>Tuesday 19 February</i>	<i>3.00 pm Wangaratta</i>
<i>Tuesday 19 March</i>	<i>6.00 pm Edi Upper Hall</i>
<i>Tuesday 16 April</i>	<i>6.00 pm Wangaratta</i>
<i>Tuesday 21 May</i>	<i>6.00 pm South Wangaratta</i>
<i>Tuesday 18 June</i>	<i>6.00 pm Wangaratta</i>
<i>Tuesday 16 July</i>	<i>6.00 pm Wangaratta</i>
<i>Tuesday 20 August</i>	<i>6.00 pm Wangaratta</i>
<i>Tuesday 17 September</i>	<i>6.00 pm Wangaratta</i>
<i>Tuesday 15 October</i>	<i>6.00 pm Myrree Hall</i>
<i>Tuesday 19 November</i>	<i>6.00 pm Oxley Hall</i>
<i>Tuesday 10 December</i>	<i>6.00 pm Wangaratta</i>

Carried

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	4
Cheshunt Hall	4
Edi Upper Hall	3
Eldorado Hall	4
Everton Hall	4
Glenrowan Multi-Purpose Centre	4
Greta/ Hansonville	4
Milawa Hall	4
Moyhu Hall	4
Myrrhee Hall	3
Oxley Hall	3
Peechelba Community Facility	4
South Wangaratta	3
Springhurst Hall	4
Tarrawingee Hall	4
Whitfield Swinburne Pavilion	4
Whorouly Multi-purpose Centre	4

Council must establish its schedule of Ordinary Council Meeting dates and venues for 2019 to allow for notice to be given and advance planning. A January 2019 meeting will be scheduled if required.

A draft schedule of the 2019 Ordinary Council Meeting dates and venues has been developed to achieve a geographical spread of rural meetings throughout the year.

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

Section 89 (4) of the Act requires that reasonable notice be given to the public of meetings of the Council.

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.

2017 – 2021 Council Plan

This report supports the 2017-2021 Council Plan:

Goal

We are Thriving

We will plan, research and advocate for the future:

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

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 2018 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

14. COMMUNITY WELLBEING

14.1 COMMUNITY GRANTS

Meeting Type: Ordinary Council Meeting
Date of Meeting: 20 November 2018
Author: Community & Recreation Officer
File Name: NA
File No: NA

Cr Harry Bussell departed the Pavilion at 6.04pm having previously declared a conflict of interest.

Cr Harry Bussell returned to the Pavilion at 6.06pm.

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 provide recommendations in relation to the 2018/2019 Community Grants – Major Category.

The 2018/2019 Council Budget has an allocation of \$194,000 towards Community Grants. This is nominally broken down to \$120,000 for Community Grants Major Category, \$59,000 for Community Grants Minor Category and \$15,000 for the Active Wangaratta Grants Program. Council's Projects and Recreation Department received 43 applications with a total funding request of \$358,834.05 and a total projects value of \$594,119.03.

The applications were assessed by officers from the Projects and Recreation team to determine eligibility and then were ranked into high, medium and low value projects (according to their alignment with the grant criteria). 26 high and medium ranked applications were assessed by an assessment panel made up of the following:

- The Mayor;
- One Councillor;
- The Manager Community and Recreation;
- The Projects and Recreation Coordinator; and
- One community member (2018 Citizen of the Year).

RESOLUTION:

(Moved: Councillor D Fuller/Councillor A Fitzpatrick)

That Council awards the total of \$115,039.46 to fund the following projects as part of the 2018/2019 Community Grants Program – Major Category.

Organisation	Project	Recommended Funding Amount
Digital Technology Advisory Committee Wangaratta	DTAC Digital Resources Lending Library	\$6952.50
Wangaratta Farmers' Market Inc	Wangaratta Farmers' Market Trailer	\$7220.00
Wangaratta Junior Magpies Football Club	Upgrade of Multi User Group Canteen	\$9452.95
James Tilson Kindergarten	Design, supply and install pathway, soft fall and curved seating area.	\$3555.00
Whorouly Memorial Park Committee	Access, Shade and Shelter - Creating an Accessible Verandah for the Inclusion of All.	\$11,297.00
Wangaratta Stingrays Swimming Club Inc	Portable Shade Marquees and Trailer for Sun Protection of Swimmers and Volunteers	\$13,415.91
Whitfield Recreational Reserve	Some Like It Hot!	\$8,400.00
City Colts Cricket Club	Storage Shed	\$3,865.00
Wangaratta Community Toy Library	Stay and Play for Dads	\$6,000.00
Boorhaman Community Group	Playground Fun for Everyone	\$15,000
Wangaratta Community Garden	War on Waste with Worms	\$7,355.00
Moyhu Recreation Reserve	Building of Security Barrier	\$6,485.30
Wangaratta Croquet Club	Installation of an Entrance Walking Path at the Croquet Club	\$2,250.00
NESAY	Learn, Lead, Live	\$3,790.80
Milawa Primary School	Auslan For All - Pilot Program	\$5,000.00
North East Windsport Club	Accessibility for Everyone	\$5,000.00

Carried

Background

Each year Council's Community Grants Program provides financial assistance to local not-for-profit community groups and organisations for the development of programs; and for activities and projects that will enhance the social, cultural and environmental experience for residents of the Rural City of Wangaratta. The Community Grants Program is promoted to community groups and not-for-profit organisations through a range of communication methods such as:

- Emails;
- Rural City Connections Page (Wangaratta Chronicle);
- Social Media;
- Rural Community Newsletters; and
- Community Grants Roadshow

The Community Grants Roadshow was held over the seven weeks of the application opening period. Five roadshow sessions were held in urban Wangaratta and five sessions were held in rural townships throughout the municipality. 33 groups/organisations were represented at the Community Grants Roadshow.

The Rural City of Wangaratta 2018/2019 Community Grants Program – Major Category received 43 eligible applications in the current funding round. The total amount of funds requested in this round totalled \$358,834.05. The applications have been assessed and measured against the application criteria and then scaled from highest to lowest ranking.

Upon endorsement of the 2018/2019 Community Grants Major Category, successful and unsuccessful applicants will be notified. A listing of the successful applicants will be promoted through local media, newsletters and Council's website.

Table 1 – Recommended successful applications for 2018/2019 Community Grants Program – Major Category and cumulative funding total.

Organisation	Project	Recommended Funding Amount	Cumulative Total
Digital Technology Advisory Committee Wangaratta	DTAC Digital Resources Lending Library	\$6952.50	\$6952.50
Wangaratta Farmers' Market Inc	Wangaratta Farmers' Market Trailer	\$7220.00	\$14,172.50
Wangaratta Junior Magpies Football Club	Upgrade of Multi User Group Canteen	\$9452.95	\$23,625.45
James Tilson Kindergarten	Design, supply and install pathway, soft fall and curved seating area.	\$3555.00	\$27,180.45
Whorouly Memorial Park Committee	Access, Shade and Shelter - Creating an Accessible Verandah for the Inclusion of All.	\$11,297.00	\$38,477.45
Wangaratta Stingrays Swimming Club Inc	Portable Shade Marquees and Trailer for Sun Protection of Swimmers and Volunteers	\$13,415.91	\$51,893.36
Whitfield Recreational Reserve	Some Like It Hot!	\$8,400.00	\$60,293.36
City Colts Cricket Club	Storage Shed	\$3,865.00	\$64,158.36
Wangaratta Community Toy Library	Stay and Play for Dads	\$6,000.00	\$70,158.36
Boorhaman Community Group	Playground Fun for Everyone	\$15,000	\$85,158.36
Wangaratta Community Garden	War on Waste with Worms	\$7,355.00	\$92,513.36
Moyhu Recreation Reserve	Building of Security Barrier	\$6,485.30	\$98,998.66
Wangaratta Croquet Club	Installation of an Entrance Walking Path at the Croquet Club	\$2,250.00	\$101,248.66
NESAY	Learn, Lead, Live	\$3,790.80	\$105,039.46
Milawa Primary School	Auslan For All - Pilot Program	\$5,000.00	\$110,039.46
North East Windsport Club	Accessibility for Everyone	\$5,000.00	\$115,039.46

Implications

Policy Considerations

The Community Grants Program – Major Category is informed by Council's Community Grants Program Policy and Procedure (2015).

Financial/Economic Implications

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

	2018/2019 Approved Budget for this proposal \$	This Proposal \$	Variance to Approved Budget \$	Comments
Budget allocation	\$194,000			
Expense – Community Grants Major		115,039.46		
Net Result			\$78,960.54	\$15,000 is allocated towards the Active Wangaratta Grants Program and \$63,960.54 remains for the 2018/2019 Community Grants Minor Category.

Legal/Statutory

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

Social

The granting of funds to community groups achieves social outcomes that benefit our community. Other social implications relate to the impact unfunded projects may have on community initiatives and projects. All unsuccessful projects are supported to develop their projects and applications to strengthen future funding opportunities – both within Council and through other avenues. Assessment of project submissions takes into consideration the social impact of projects for communities.

Environmental/Sustainability Impacts

A number of grants made will achieve environmental outcomes.

2013 – 2017 Council Plan (2016 Revision)

This report supports the 2013-2017 Council Plan:

Key priorities:**We will plan and make decisions for the future:**

- To ensure we are responding to the current and future recreational needs of our community and creating sustainable and quality recreation reserves throughout our municipality.
- By acknowledging our municipality as both rural and urban and developing a new vision together that reflects our future.
- For our community to have access to quality and exciting arts and cultural experiences.
- To assist the community to reduce their impact on the environment.
- In partnership with the right organisations we will make sure that everyone feels safe in their own homes, in their streets and in their communities.

We will create and deliver:

- A community grants program that supports the future of local community groups and organisations.
- Exceptional services and programs that help our families to be healthy, happy and connected.
- Opportunities that promote conservation and assistance to community groups to undertake conservation projects.
- Opportunities to assist the community to adopt sustainable building and living practises and to reduce energy and water use.

The non-negotiables

- Our community can access recreation facilities and programs. We can all lead an active and healthy lifestyle.
- Our rural communities are supported and recognised as significant contributors to the economic and social character of the municipality.
- Our team will make the best and most efficient use of Council's resources.

What we do every day:

- We talk to, inform and engage with the people who live, work and visit in our community.
- We acknowledge and recognise the diversity of our municipality and our landscape.
- We celebrate our diverse cultural heritage and the history of our place and people.

Strategic Links**a) Rural City of Wangaratta 2030 Community Vision****b) Other strategic links****Rural City of Wangaratta Recreation Strategy**

RS 7.1.3 Encourage greater informal use of recreation reserves and facilities by:

- Promoting the availability of facilities for casual community access.

- Increasing the diversity of available opportunities such as nature walks/walking circuits, exercise stations, informal recreation opportunities for young people and older adults, seating/picnic facilities and play spaces.

RS 7.2.3 Work with key groups to establish and promote unstructured recreation opportunities for specific groups in the community.

Rural City of Wangaratta Municipal Public Health and Wellbeing Plan 2017 – 2021

1.1.1 Build collaborative partnerships to support and contribute to whole of community actions to prevent family violence.

2.1.1 Promote and support accessible, affordable and inclusive opportunities for girls and women of all abilities and ages to be part of all elements of community life including sport, cultural, education, employment and leadership roles.

2.2.2 Provide free and accessible programs that enable men, women, young people and children of all abilities to enjoy and participate in cultural activities.

5.1.4 Ensure key community facilities, precincts and spaces are family friendly to ensure parents and carers can easily participate in community life.

5.2.4 Provide support to community groups and organisations that seek opportunities for innovation, collaboration and community participation.

5.3.2 Consider design in community and recreational precincts, facilities and spaces in a way that enhances safety and passive surveillance.

Risk Management

Risks	Likelihood	Consequence	Rating	Mitigation Action
Group's ability to provide committed cash/in-kind contribution.	3. Possible	2. Minor	Medium	Request detailed financials to support commitment.
Group's capacity to implement project with available volunteer capacity.	3. Possible	2. Minor	Medium	Continual monitoring throughout project implementation.

Consultation/Communication

Level of public participation	Promises to the public/stakeholders	Tools/Techniques
Inform	Internal staff	Email, website
Consult	Internal and External stakeholders	Email, face-to-face

Level of public participation	Promises to the public/stakeholders	Tools/Techniques
Involve	Roadshows	Face-to-face, phone
Collaborate	Eligible applicants	Email, face-to-face
Empower	Successful applicants	Letter, email, face-to-face

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

Successful and unsuccessful applicants will be informed of Council's decision.

Options for Consideration

1. That Council endorse \$115,039.46 to fund the projects as recommended as part of the 2018/2019 Community Grants Program – Major Category;
2. That Council reconsiders all submitted projects and re-commences the assessment process again.

Conclusion

With assessment now completed, projects for funding have been listed in this report for Council's consideration.

Attachments

Nil.

Cr Dave Fuller acknowledged and thanked the staff that worked on assessing the applications also our Citizen of the year Fran Doig for her assistance in the process. Congratulations not only to the successful applicants but all the other applicants who took the time to partake in the process.

15. INFRASTRUCTURE SERVICES

15.1 T1819/026 MURRELL STREET SUBDIVISION

Meeting Type: Ordinary Council Meeting
Date of Meeting: 20 November 2018
Author: Project Manager
File Name: T1819/026 Murrell Street subdivision
File No: T1819/026

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

The purposed of this report is to award Contract T1819/026 for Murrell Street subdivision works.

The preferred tenderer is Excell Gray Bruni with the tender process detailed in the attached evaluation report.

RESOLUTION:

(Moved: Councillor M Currie/Councillor D Rees)

That Council:

- 1. Approve the allocation of an additional \$460,000 to Murrell Street subdivision project. This additional allocation to be funded from the revenue from Land Sales Account \$250,000, and the balance to be identified via savings to other projects as part of the mid-year budget review;***
- 2. Award the contract T1819/026 Murrell Street subdivision to Excell Gray Bruni;***
- 3. Authorises the Chief Executive Officer to sign and seal documents for Contract T1819/026 Murrell Street subdivision, when available; and***
- 4. Discloses the contract price for T1819/026 Murrell Street subdivision.***

Carried

Mayor Ken Clark disclosed the contract price of T1819/026 as \$1,377,200.00 ex GST

Background

The development of the Murrell Street land forms an integral part of Council's plan to support our existing industry sector to innovate, adapt and grow.

Tenders for the eleven (11) lot industrial subdivision in Murrell Street, Wangaratta were invited through advertisements as follows:

Wangaratta Chronicle	1 October 2018
Tenderlink	5 October 2018

Tender closed at 2.00pm on Tuesday 23 October 2018.

There was no pre-tender meeting for this contract.

The tender evaluation panel was comprised of Council's Manager - Infrastructure, Planning and Development and two (2) Project Managers.

Seven (7) tenders were received as follows:

- Dunstan Civil Pty Ltd
- Gordon Gibson Nominees Pty Ltd
- O'Loughlin Excavations
- Mitchell Constructions NSW Pty Ltd
- Mawson Construction Pty Ltd
- Longford Civil
- Excell Gray Bruni

Tenders were evaluated against the following criteria.

Evaluation Criteria	Description	%
Cost to Council – Direct & Indirect	Total price of the work.	30%
Experience & Qualifications	Capability to perform contract works based on experience and past performance in previous similar works.	25%
Response to Specification	All specification items have been clearly addressed.	20%
Risk & Quality Management	Management system and procedures including OH&S.	10%
Local Content	Purchasing locally sourced material and consumables. Subcontracting services from local businesses Employment of local people.	10%
Business & Financial Capacity	Viability of the Business to deliver both financial and functional aspects of the tender.	5%

Panel members assigned a score (maximum 100) to each criteria (as shown below) and then weighted the average score to produce a final Weighted Attribution Method Score.

P	Evaluation Result	Criteria
100	Exceptional	Demonstrated capacity exceeds all required standards and innovations proposed.

90	Excellent	Demonstrated capacity exceeds all required standards.
70	Good	Complies with all required standards and capacity demonstrated.
50	Satisfactory	Complies with relevant standards without qualifications.
30	Marginal	Complies with relevant standards with qualifications.
0	Unsatisfactory	Fails to satisfy required standards.

Tenderers scored as follows:

Tenderer	Weighted Score
Dunstan Civil Pty Ltd	66
Gordon Gibson Nominees Pty Ltd	62
O'Loughlin Excavations / Stegall Investments	68
Mitchell Constructions	61
Mawson Construction Pty Ltd	69
Longford Civil	62
Excell Gray Bruni	73

Under the weighted attribution method the preferred tenderer is Excell Gray Bruni.

Implications

Policy Considerations

Council's Procurement Policy.

Financial/Economic Implications

Funds for the project are included in Council's 2018/19 budget with additional funds from the Land Sales Account.

The current asking price for all lots minus fees and marketing will cover all costs of the project.

Legal/Statutory

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

Social

There are no social impacts identified for the subject of this report.

Environmental/Sustainability Impacts

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

2018 – 2021 Council Plan (2018 Revision)

This report supports the 2018-2021 Council Plan:

Goal

We are Growing

We will plan, research and advocate for the future:

For the investment of new business development within the municipality and to ensure we have sufficient available and serviced industrial land to attract new business and advance employment opportunities.

What we do everyday:

We plan, build and maintain infrastructure that supports all forms of economic growth. We are responsive, clear and active in the development of our municipality.

We will focus on our business:

Ensuring we are responsive, clear and active in the development of our municipality.

Our non-negotiables

We encourage considered investment in the development of new, and the growth of our existing, industries and business.

Strategic Links

a) Rural City of Wangaratta 2030 Community Vision

N/A

b) Other strategic links

N/A

Risk Management

Risks	Likelihood	Consequence	Rating	Mitigation Action
Unsatisfactory quality of works	Rare	Statement of conformance not issued	Moderate	Project Manager

Risks	Likelihood	Consequence	Rating	Mitigation Action
Contractor Injury	Possible	Death or Injury – Workcover investigation	Extreme	Contractor to provide Safe work method statements to demonstrate how they are managing risks to workers.
Traffic Management	Possible	Death or Injury – Workcover investigation	Extreme	Contractor to provide traffic management plan to demonstrate how they are managing risks relating to traffic movements.

Consultation/Communication

Level of public participation	Promises to the public/stakeholders	Tools/Techniques
Inform	Advertise works on website and other media outlets. Advising local businesses operating in Murrell Street.	Letter drop/door knock Website and media advice
Consult	Consider construction timing with respect to requirements for day to day and existing access.	Meeting with businesses in the area to appreciate any issues for consideration in management of the site during construction.

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

Conclusion

The Tender Evaluation Panel completed a comprehensive evaluation of all tenders received against the above pre-determined evaluation criteria and weightings. The evaluation panel recommend Excell Gray Bruni as the preferred tenderer.

Attachments

- 1 T1819-026 Murrell Street Subdivision Evaluation Report - Confidential

15.2 ENDORSEMENT OF WANGARATTA RAILWAY PRECINCT ENHANCEMENT PROJECT - CONCEPT REPORT

Meeting Type: Ordinary Council Meeting
Date of Meeting: 20 November 2018
Author: Project Manager
File Name: CBD Master Plan - Railway Precinct
File No: P17/70

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

The Wangaratta Railway Precinct Enhancement Project is a transformational project, identified initially in The Wangaratta Project.

This report is presented to Council to:

Seek Council's endorsement of the Wangaratta Railway Precinct Enhancement Project – Concept Report (refer attached).

RECSOLUTION:

(Moved: Councillor H Bussell/Councillor D Fuller)

That Council:

- 1. Notes the process taken in the development of the Concept Report, including the community engagement activities; and***
- 2. Endorses the Wangaratta Railway Precinct Enhancement Project – Concept Report, noting that it forms the basis from which detailed design and construction will progress.***

Carried

Background

The Wangaratta Railway Precinct Enhancement Project is a transformational project, identified initially in The Wangaratta Project, as an opportunity to provide a vibrant gateway for visitors arriving to Wangaratta. Council officers and Hassel Pty. Ltd. have worked on concept designs for Docker, Norton, and Cusack Streets supporting the vision and aspirations of the community.

The Wangaratta Railway Precinct Enhancement Project – Concept Report is a record of the design development process for these concept plans.

The Precinct offers potential for social and community growth, as well as private sector investment in both commercial and residential development, capitalising on the improved character, amenity and sense of arrival.

The ambition of the Wangaratta Railway Precinct Enhancement Project can be summarised as:

- Activate the railway precinct
- Create a vibrant and engaging gateway experience
- Foster an environment for arts, culture and events
- Increase vegetation and soft landscaping throughout the precinct
- Express what makes Wangaratta a great place
- Connect the precinct with the region
- Create a comfortable urban setting to encourage people to spend more time
- Encourage private sector investment

The time line for the development of the project is represented as:



As a part of understanding the opportunities and challenges for the precinct, community participation was key. This, along with background research and assessment of the site conditions and constraints, provided a solid foundation for the development of the concept. Incorporating the feedback into the precinct concept was critical to achieving a strong sense of place and creating a sense of ownership within the community.

Following the initial round of community engagement, the feedback and data obtained was translated into key principles, which were carried into the design process. The principles that were identified for the concept design were:



Taking these principles into the design development activities, ensured that the design was based around what the community wanted from these areas.

To conclude the design development process, the community was asked again to participate in a process of reviewing how their contributions had been incorporated into the concept design. Through a variety of activities, it was determined that the design development had resulted in a concept that responded to the projects ambitions, and reflected the strong sense of excitement for the precinct within the community.

Implications

Policy Considerations

The Wangaratta Railway Precinct Enhancement Project – Concept Report is a key piece of work that will guide the redevelopment of the area. It is in direct response to Council's adopted CBD Masterplan.

Financial/Economic Implications

The development of the Wangaratta Railway Precinct Enhancement Project – Concept Report has been funded within the 2017-18 and 2018-19 budget years.

Council has been successful in obtaining State Government funding, via Regional Development Victoria, towards the construction cost of the project, with the remaining required funds to come from annual Council budget processes.

The endorsement of this Concept Plan has no direct budget implications for Council at this time, as decisions about future expenditure will be made at a later stage.

Legal/Statutory

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

Social

The Wangaratta Railway Precinct Enhancement Project – Concept Report will guide the future redevelopment of this important area for the community. It intends to create a precinct that supports social inclusion, create an area that is attractive for people to be in and gather, and provide opportunities to support art and culture in a key CBD space. The endorsement of the Wangaratta Railway Precinct Enhancement Project – Concept Report will provide clear guidance for enhancing the social fabric of this part of the CBD.

Environmental/Sustainability Impacts

The Wangaratta Railway Precinct Enhancement Project – Concept Report envisages the creation of a precinct that will be a leading example in Wangaratta of environmentally sustainable design principles and practices. Initiatives to help counter heat build-up, through providing more green space and reducing road paving will ensure the space is pleasant and inviting. Further work on water sensitive design, will look to provide passive irrigation of vegetated areas, that both helps to support the planted vegetation, and to treat stormwater prior to being discharged into our waterways.

2017- 2021 Council Plan (2018 Revision)

The content of this Report supports the 2017-2021 Council Plan, by way of addressing the following:

Goal

We are Thriving
We are Growing
We are Established

We will plan, research and advocate for the future

To make sure our services are responsive and adaptable to the changing needs and profile of our community

To address traffic, parking and pedestrian challenges to create communities that are safe, easy to navigate and accessible

We will focus on our Business

To ensure that we understand and plan for the long term opportunities, challenges and priorities that face our growth potential

We will create and deliver

A city centre that is unique, diverse and active

Strategic Links

a) Rural City of Wangaratta 2030 Community Vision

The Wangaratta Railway Precinct Enhancement Project – Concept Report provides strong support in addressing a number of the elements identified through the 2030 Community Vision.

- Manage transport issues to, from, in and around Wangaratta
- Encourage the development of diverse housing types throughout the City
- Expedite efforts to improve water conservation across the City
- Create many and regular opportunities for the community to come together
- Identify and proactively remove social barriers for inclusion for all
- Continue to develop and position Wangaratta as a regional centre of the north east
- Promote an ongoing diversification of the local economy
- Facilitate an ongoing extension to pedestrian and cycling linkages across the Rural City
- Support community learning in all of its forms
- Identify opportunities to better develop and encourage ongoing, everyday participation in the arts

b) Other strategic links

N/A

Risk Management

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

Consultation/Communication

Level of public participation	Promises to the public/stakeholders	Tools/Techniques
Inform	We will inform you of our activities	Media advertising Draft available in hard copy & online
Consult	Let us know if we heard you correctly. Tell us your reaction to the draft concept.	Drop in session Pop up stand Media advertising Draft available in hard copy & online

Level of public participation	Promises to the public/stakeholders	Tools/Techniques
		Meetings with stakeholder groups
Involve	Contribute your ideas, thoughts and vision for the precinct.	Drop in sessions Media advertising Meetings with stakeholder groups

Officers believe that appropriate consultation has occurred in the development of the Wangaratta Railway Precinct Enhancement Project – Concept Report, and the matter is now ready for Council consideration.

Options for Consideration

1. Do not endorse the Wangaratta Railway Precinct Enhancement Project – Concept Report, resulting in a review and adjustment of the concept.
2. Endorse the concept report as presented.

Conclusion

The Wangaratta Railway Precinct Enhancement Project – Concept Report has been developed with strong community participation, by experienced professionals in this field. The next stage is the endorsement of the Concept Report, ensuring that this important redevelopment can progress through to detailed design, preceding the commencement of construction activities.

Attachments

- 1 Wangaratta Railway Precinct - Concept Report

Public Questions

Pam Deeker asked if more toilets, lights and seating on the Agenda as part of the railway beautification?

Alan Clark, Director Infrastructure Services answered I believe most of the issues you are talking about are issues with the railway station itself and Council will not be doing any work on the railway land. There will be more lighting in the general precinct, more seating, it will be more pedestrian friendly and as it is activated there will be far more people around which will alleviate some of your concerns. Will we be providing toilets for the railway patrons no we won't, but tied in with all of this there is work on the railway lines happening in the near future which is with the Inland Freight Group and ARTC are announcing plans within a couple of weeks on what they propose to do in Wangaratta with one of the proposals to move a drop track to the other side of the railway station which will provide easier access and better facilities. We are not able to do work on the railway land but will be advocating hard to get a really good outcome for Wangaratta.

15.3 MUNICIPAL EMERGENCY MANAGEMENT PLAN ENDORSEMENT

Meeting Type: Ordinary Council Meeting
Date of Meeting: 20 November 2018
Author: Emergency Management Coordinator
File Name: MEMP Constructed Plan
File No: S18/7559

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 endorsement of the Municipal Emergency Management Plan (MEMP) that was endorsed by the Municipal Emergency Management Planning Committee (MEMPC) at its meeting held on the 18 October 2018.

RESOLUTION:

(Moved: Councillor H Benton/Councillor M Currie)

That Council endorse the Municipal Emergency Management Plan as presented, in readiness for the upcoming external audit on 22 November 2018.

Carried

Background

The broad objectives of the MEMP are to:

- Implement measures to prevent or reduce the causes or effects of emergencies
- Manage arrangements for the utilisation and implementation of municipal resources in response to emergencies.
- Manage support that may be provided to or from adjoining municipalities.
- Assist the affected community to recover following an emergency.
- Complement other local, regional and state planning arrangements.

The MEMP has undergone extensive review by all agencies represented on the MEMPC and was endorsed at its meeting held on the 18 October 2018.

Central to the MEMP is the completion of a Community Emergency Risk Assessment (CERA) process which identifies the inherent emergency risks that may impact the municipality, eg fire, flood, heatwave, influenza pandemic, amongst others.

The plan will undergo external audit on 22 Nov 2018, comprising senior representatives from SES, VicPol, and DHHS.

This is a living document, with anticipated changes required over time based upon legislation / policy change throughout the Municipal Emergency management space.

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

A municipal council must prepare and maintain a municipal emergency management plan under the *Emergency Management Act 1986* S20 (1). The MEMP presented for Audit must be the latest MEMP adopted by the Municipal Council (Emergency Management Manual of Victoria Part 6-9).

Social

Social recovery is a key recovery environment factor post emergency within the MEMP.

Environmental/Sustainability Impacts

The natural environment is a key recovery environment factor post emergency within the MEMP.

2017 – 2021 Council Plan (2018 Revision)

This report supports the 2017-2021 Council Plan:

Goal

We are Thriving

We are Sustainable

We will create and deliver:

Deliver a compliant Municipal Emergency Management Plan, and activate measures when required.

We will plan and make decisions for the future:

By working towards managing our risk for our community for flood, fire and other natural disasters and impacts.

What we do every day

We ensure we are prepared for emergency response and recovery

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

N/A

b) Other strategic links

N/A

Risk Management

Risks to the municipality are identified in the MEMP attached.

Consultation/Communication

Level of public participation	Promises to the public/stakeholders	Tools/Techniques
Inform	Objectives to be delivered on behalf of the community are set out in the MEMP.	Public version of the MEMP will be made available on Council's website.

The MEMP has undergone extensive review by all agencies represented on the MEMPC and was endorsed at its meeting held on the 18 October 2018.

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

Options for Consideration

Council must have an endorsed MEMP audited through the CERA process as identified in Part 4 of the EM Act 1986 and EMMV.

Conclusion

The MEMP is now ready for endorsement by Council following extensive review and endorsement by MEMPC.

Attachments

- 1 Municipal Emergency Management Plan 2018

Cr Harvey Benton acknowledged the amount of hard work that has gone into this document. I would like Alan Clark to pass onto Steve Tucker a thank you as the amount of effort he has put into this is enormous in such a short timeline.

15.4 STRATEGIC PARKING DIRECTION

Meeting Type: Ordinary Council Meeting
Date of Meeting: 20 November 2018
Author: Project Manager
File Name: Strategic Management - CBD Masterplan
File No: F17/132

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 seek endorsement to the Wangaratta Car Parking Report – Getting The Balance Right For Our Community, which details a number of priority actions in relation to the supply of car parking in Wangaratta, describes some recent work that has been completed to understand our parking situation, and outlines some key principles that will be carried forward in relation to parking management.

RECOMMENDATION:

That Council:

1. *endorse the Wangaratta Car Parking Report – Getting The Balance Right For Our Community; and*
2. *adopts the guiding principles for parking for the next 5 years being:*
 - *Prioritise people over vehicles within the CBD precinct.*
 - *Implement no net increase to parking meters within the CBD precinct.*
 - *Ensure there is no net loss of parking spaces within the CBD or Hospital precincts.*
 - *Continue to move and develop all day parking to outside of the core CBD precinct.*
 - *Continue to support alternate all day parking options such as the multi-deck car park and Council parking permits.*

RESOLUTION:

(Moved: Councillor H Benton/Councillor D Fuller)

Councillor H Benton moved a motion:

That the Council considered the Wangaratta Car Parking Report and now puts the report out to public consultation for a period of 60 days.

Carried

Background

The Wangaratta Car Parking Report – Getting The Balance Right For Our Community is a short summary and status report that identifies key principals for Council going forward in relation to parking management, and sets out some priority actions to improve the current parking situation.

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

This report seeks to put forward changes to balance the car parking needs of our community. As Wangaratta is changing, we need to ensure our supply of car parking reflects the vision and objectives of the City. By making sure that our parking is better balanced for the kind of community we want to be, we will also encourage a more pedestrian and cyclist friendly CBD, that will support a shift in transport mode for those that can. This will in turn help support more equitable access to social, business and other economic activities for those from the rural towns and communities, who are reliant upon private vehicle use.

Environmental/Sustainability Impacts

The implementation of the actions associated with this paper, will reduce Council's environmental and sustainability impacts. Even if only a few people make a small change in transport mode to more active forms, this will have a positive impact on environmental outcomes. Placing long term parking on the periphery of the CBD, should encourage an increase in parking once and walking for all day workers. This will reduce circulating traffic impacts as workers seek to change parking spots, and will help individuals to get extra physical activity into their daily routines.

2017 – 2021 Council Plan (2018 Revision)

The content of this report supports part of the within the 2017-2021 Council Plan, by way of addressing the following:

Goal

We are Thriving
We are Growing
We are Established

We will plan, research and advocate for the future

To make sure our services are responsive and adaptable to the changing needs and profile of our community

To address traffic, parking and pedestrian challenges to create communities that are safe, easy to navigate and accessible

We will focus on our Business

To ensure that we understand and plan for the long term opportunities, challenges and priorities that face our growth potential

We will create and deliver

A city centre that is unique, diverse and active

Strategic Links

a) Rural City of Wangaratta 2030 Community Vision

The Report has connections with helping to achieve a number of the objectives described in the 2030 Community Vision:

- Manage transport issues to, from, in and around Wangaratta
- Develop a future plan for the Wangaratta CBD
- Facilitate an ongoing extension to pedestrian and cycling linkages

b) Other strategic links

The Wangaratta Project – A Masterplan For Our City, identified a ‘big idea’ opportunity *to make CBD car parking more efficient*, which would require a number of actions to be taken. This paper supports those actions.

The recently released (draft) version of the Urban Design Framework (UDF) explores a number of matters relating to parking and urban renewal. This paper links with the objectives of the UDF.

Risk Management

Risks	Likelihood	Consequence	Rating	Mitigation Action
Community & businesses see the changes as a	likely	High	High	Ensure we explain changes & reasons well; strongly

Risks	Likelihood	Consequence	Rating	Mitigation Action
negative				support with information material
Large rise in overstay in changed areas, results in enforcement issues & delays	low	High	Moderate	Ensure good communication to avoid an increase in overstay; ensure enforcement are aware of changes and work on education in the first instance.
Parking changes do not result in an improvement to CBD safety & amenity	likely	High	High	Ensure that parking changes do not happen in isolation; implement other actions in support.

Consultation/Communication

Officers believe that appropriate consultation has occurred over a number of occasions recently in relation to car parking. The CBD Masterplan process, the Railway Precinct Project engagement, Ovens Street Redevelopment consultation, amongst other regular discussions with individuals have all touched on various issues, ideas and opinions in relation to parking. It is considered that the matter is now ready for Council consideration.

Further community communication will occur following the endorsement of this report:

Level of public participation	Promises to the public/stakeholders	Tools/Techniques
Inform	We will inform of our decisions and the reasons behind them.	Media materials, online information, Q&A document
Consult	We will consult with adjacent business and residents, to seek their input to mitigate impacts.	Letter box drop, direct contact, public information and opportunity for response

Options for Consideration

Option 1 – Endorse this report in its entirety and support the implementation of the identified actions.

Option 2 – Not endorse this report, and request Council Officers carry out further work in relation to the management of car parking in the City.

Option 3 – Endorse parts of this report, seeking changes to certain items, or directing specific inclusions.

Conclusion

This report presents a plan of priority actions that seeks to ensure we are striking the right balance in relation to parking for our community.

Attachments

- 1 Wangaratta - Car Parking Plan Update - November 2018

Public Questions

Mr Brian Fox asked if the principle 'prioritise people over vehicles within the CBD precinct' be removed from the recommendation?

Pam Deeker mentioned that places like Sydney have allocated parking spots for seniors and asked if this was on Council's agenda?

Alan Clark, Director Infrastructure Services responded this has not come up on my radar but we can certainly think about that and Council could consider.

16. DEVELOPMENT SERVICES

16.1 WANGARATTA ECONOMIC DEVELOPMENT AND TOURISM ADVISORY COMMITTEE AND AGRICULTURE AND AGRIBUSINESS ADVISORY COMMITTEE - MEMBERSHIP APPOINTMENTS

Meeting Type: Ordinary Council Meeting
Date of Meeting: 20 November 2018
Author: Economic Development Officer
File Name: Advisory Committees
File No: F16/2117

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 provide the outcome of the invitation for Expressions of Interest to fill the vacancies created through the annual term of service expiry for both the Wangaratta Economic Development and Tourism Advisory Committee (WEDTAC) and the Agriculture and Agribusiness Advisory Committee (AAAC).

RESOLUTION:

(Moved: Councillor M Currie/Councillor H Benton)

That Council:

- 1. appoints the following three people as representatives on the Wangaratta Economic Development and Tourism Advisory Committee for a term of three years ending August 2021: Ilena Young, John Joyce and Christine Haddrick.***
- 2. appoints Matthew Fraser as representative on the Wangaratta Economic Development and Tourism Advisory Committee for a term of one year ending August 2019; and***
- 3. appoints Geoff Bussell and Leon Carter as representative on the Agriculture and Agribusiness Advisory Committee for a term of three years ending August 2021; and***
- 4. advises all applicants of Council's decision.***

Carried

Background

Advisory Committee members are appointed as voluntary members to set terms of service. These advisory committee have a maximum of nine representatives with three being up for renewal annually to ensure a level of continuity. The terms of exiting members of the committee have an expiration date of August 2018. Three vacancies have been created through the annual term of service expiry for both committees and one additional vacancy on WEDTAC due to a member tendering their resignation. WEDTAC received eight nominations and the AAAC received two applications – (one was a renomination of an existing member and one that was a late application, however this was reviewed and accepted due meeting criteria and vacancies).

Nominations are assessed against a Skills Matrix (see *attachments 5, 6 & 7*) which ensures adequate representation across a number of sectors and aims to fill the skills gaps identified for each committee. The WEDTAC skills matrix includes areas such as manufacturing, transport, education and export. The AAAC skills matrix includes horticulture, dairy, timber as well as a range of additional agricultural based skills.

The WEDTAC representatives that have been recommended in this report assist in filling gaps within the existing skill set including sustainability, manufacturing, retail and logistics. It is important to have a large cross section of skill base across the committee to ensure all areas of business acumen are represented.

It is noted that there are still a vacancy on the AAAC and that there is an ability to appoint a further member should applications be received and assessed.

Attached to this report are copies of the applications, skills matrix and review, and the recommendation summary for all nominations (refer confidential attachments).

Implications

Policy Considerations

This report adheres to the specific Council policy that relates to the Appointment to Council Committees Policy 2017.

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

Community representatives on Council committees provide valuable advice and assistance to the Council. The Committee provides the opportunity for two way engagement between Council and Community members in the agricultural and business sector.

Environmental/Sustainability Impacts

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

2017 – 2021 Council Plan (2018 Revision)

This report supports the 2017-2021 Council Plan:

Goal

We are Connected

We will research and advocate:

To advance the opportunities and potential of our agricultural communities and industries

On behalf of our groups and committees to ensure that they have the resources and knowledge to do the things they need to do

We will focus on our business:

To ensure that we understand and plan for the long term opportunities, challenges and priorities that face our growth potential

Consultation/Communication

Level of public participation	Promises to the public/stakeholders	Tools/Techniques
Inform	Our commitment to communicate and engage with our community about local decision making in a way that is clear, accessible and easy to understand	Expressions of interest were open to the public for a period of 4 weeks. These were advertised through a number of media platforms including the local paper and Council website.

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

Options for Consideration

1. Council acknowledges the nominations and appoints the six members as per the Officers recommendation.
2. Council acknowledges the nominations and amends the recommendation to make changes to the recommended nominees.
3. Council acknowledges the nominations and does not appoint any of the recommended nominees. This option will require re-advertisement of these vacancies.

Conclusion

Following consideration of the Expressions of Interest applications for Council's WEDTAC and AAAC, the new appointments will assist the committee in continuing to provide Council with advice, feedback and guidance on a range of matters in the agricultural and business sectors.

Attachments

- 1 WEDTAC Nominations 2018 - Confidential
- 2 WEDTAC Nomination Review 2018 - Confidential
- 3 AAAC Nominations 2018 - Confidential
- 4 AAAC Nomination Review 2018 - Confidential
- 5 AAAC Skills Matrix Criteria
- 6 WEDTAC Skills Matrix Criteria
- 7 WEDTAC - Example Matrix

16.2 PLNAPP18/073 - 120 & 122 TEMPLETON STREET

Meeting Type: Ordinary Council Meeting
Date of Meeting: 20 November 2018
Author: Planning Coordinator
File Name: 120 & 122 Templeton street
File No: PInApp18/073

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

The purpose of the application is to develop sites known as 120 & 122 Templeton Street Wangaratta.

It is proposed to construct two additional double storey attached dwellings on the subject land as well as remove the double storey rear addition and construct a single storey addition and carport to the dwelling located at No.120 Templeton Street. The subject land is located within a Heritage Overlay and the Neighbourhood Residential Zone. The heritage precinct affects the adjoining lots fronting Templeton Street however it does not extend to the adjoining property located in Dixon Street.

The proposal provides infill residential development that achieves an appropriate balance between incorporating existing typical site elements into the layout, with the introduction of some new elements into the elevations. The development will not detract from the contributory (heritage) building located on the site. The development is considered to be respectful to the contributory building fronting Templeton Street and reinforces the residential character of Dixon Street.

The report is going to Council for final consideration and decision as 4 objections have been received. The objectors do not consider that the proposal satisfies the neighbourhood character considerations.

RESOLUTION:

(Moved: Councillor D Rees/Councillor A Fitzpatrick)

That Council:

- 1. Resolves to issue a Notice of Decision to Grant a Planning Permit with respect to Planning Application 18/073 for Construction of two double storey dwellings and an extension to an existing dwelling within the Heritage Overlay, at Lot 2 LP 60378 120 & 122 Templeton Street, Wangaratta in accordance with the draft permit conditions contained within attachment 5; and***

2. Advise the applicant and submitters of Council's decision.

Carried

Property Details

The subject land is located at 120 & 122 Templeton Street, Wangaratta. The subject land is formally known as Lots 1 and 2 on LP060378. The subject land has a frontage to Templeton Street of 31.54m and a depth of 40.23m. The land is rectangular in shape and consists of 1,269m². A drainage easement is located along the northern boundary.

The subject site contains two single storey detached weatherboard dwellings and associated outbuildings. No.120 Templeton Street is occupied by a double fronted weatherboard dwelling which contains a front verandah which is enclosed on the side. This site has a larger area, with a frontage of 19.63m. A double carport with a flat roof is located to the side of the dwelling, setback behind the dwelling. The roof forms of this building are more dominant than the walls which have a visually recessive presence.

No.122 Templeton Street contains a double fronted weatherboard dwelling with a verandah that extends the full width of the dwelling. This building is a contributory building within the heritage precinct. A double storey addition is located to the rear of the dwelling. This addition has a flat roof and staggered building line. A portion of the extension contains an open undercroft. The addition has a height that is greater than the roof height of the original portion of the building. There are a number of solar panels which are elevated to face north positioned on the roof of the double storey extension which add to the visual presence of this structure from the Dixon Street streetscape. A detached outbuilding is located in the rear yard.

The surrounding area contains a mix of dwelling styles constructed at various periods. The predominant building is for single dwellings, with some medium density developments in the locality. While a number of dwellings present a high level of decorative detail there are also many dwellings totally lacking in ornamental detail. Roof forms are predominantly hipped however gable ends are also evident as are flat roofs. Wall materials are predominantly weatherboard with some face brickwork also present. Low front fences are a consistent element. The area contains a variety building forms, many of which are near original in the elevation they present to the street. This characteristic is the part of the basis for the area being included within the heritage overlay.

Permit Triggers

Land/Address	Lot 2 LP 60378 120 & 122 Templeton Street Wangaratta Vic 3677
Zones and Overlays	Neighbourhood Residential Zone - Schedule 1 Heritage Overlay – Schedule 16
Why is a permit required	Zone provisions - A permit is required to construct a dwelling if there is at least one dwelling existing on the lot.

	Overlay provisions - A permit is required to construct or carry out works on land located within a heritage overlay.
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Proposal in Detail

The subject site consists of two lots, being Nos. 120 & 122 Templeton Street, Wangaratta. The proposal has two elements. One relates to additions to an existing dwelling (No. 122 Templeton Street), with the other being the construction of two additional double storey attached dwellings to the rear portion of the site to have frontage to Dixon Street.

The existing dwellings on these two lots both have frontage to Templeton Street. Each lot is occupied by a single storey detached weatherboard dwelling. No works are proposed to the existing dwelling located at No. 120 Templeton Street. The dwelling located at No. 122 Templeton Street is to be altered in the following manner:

Construction of a carport with a bullnose roof (as an extension to the existing front verandah) to be attached to the dwelling and creation of vehicle access to Templeton Street.

Demolition of the double storey addition to the rear of the dwelling, and construction of alterations to the dwelling in the form of a single storey extension to the rear portion of the dwelling. The original section of the dwelling to be retained. The new extension will have a low pitched skillion roof and will provide an open plan living area with doors on the western elevation providing access to the private open space. The external walls will be constructed of cladding and will have a height that is significantly lower than that of the original dwelling. The extension is setback over 5m from the Dixon Street boundary.

The existing dwellings are referenced as Dwelling 1 (No. 120 Templeton St) and Dwelling 2 (No. 122 Templeton St) on the attached plans. The new dwellings are referenced as Dwellings 3 and 4.

In relation to the new dwellings, the floor plans for the dwellings are almost identical with a mirror image layout that is slightly offset with Dwelling 4 setback 0.5m behind Dwelling 3. The new dwellings will each contain 4 bedrooms and are described as follows:

Dwelling 3

A single garage with a tandem car space is located on the southern side of the building, setback 5.7m from the Dixon Street boundary. The entry to the dwelling is located adjacent to the garage, and is covered by a porch which extends across the remaining width of the building. The hall leads to a laundry, study, bathroom which acts as an ensuite for the adjoining bedroom and an open plan living area and kitchen that occupy the full width of the building. The rear wall contains a sliding door that provides access to the private open space which is located along the eastern boundary.

At the first floor level, a balcony extends across the majority of the front wall. It is accessed by a sliding door that connects to a large rumpus area. The side hallway leads to a bathroom. Two bedrooms are located centrally in the building, with the rear portion of this level providing a bedroom with a walk in robe and ensuite.

The majority of the first floor walls are setback from the side and rear ground floor walls, however there is a sheer double storey wall serving the two central bedrooms. The balcony and a portion of the rumpus room protrude beyond the ground floor with a setback of 3.1m from the Dixon Street boundary.

Dwelling 4

A single car garage with a tandem car space is setback 6.2m from the front boundary. The garage is setback 1m from the northern (side) boundary which contains a 1.83m wide drainage easement. The entry to the dwelling is located adjacent to the garage, and is covered by a porch which extends across the remaining width of the building. The hall leads to a laundry, study, bathroom which acts as an ensuite for the adjoining bedroom and an open plan living area and kitchen that occupy the full width of the building. The rear wall contains a sliding door that provides access to the private open space which is located along the eastern boundary.

At the first floor level, a balcony extends across the majority of the front wall. It is accessed by a sliding door that connects to a large rumpus area. The side hallway leads to a bathroom. Two bedrooms are located centrally in the building, with the rear portion of this level providing a bedroom with an ensuite.

The majority of the first floor walls are setback from the side and rear ground floor walls, however there is a small sheer double storey wall serving a portion of the central bathroom. The balcony and a portion of the rumpus room protrude beyond the ground floor with a setback of 3.6m from the Dixon Street boundary.

The front elevation for the two new dwellings is designed as a duplex. The development presents a gable end at the first floor level. The gable is constructed of weatherboards to be installed in a horizontal arrangement. A parapet detail extends beyond the top of the gable. The first floor balconies and the rumpus room walls protrude slightly forward of the ground floor walls. Glazing is extensive at the first floor level, and spans the width of each balcony. The first floor windows are offset, creating a side wall to be constructed of weatherboards. The balconies are provided with a balustrade constructed of cladding in a vertical arrangement to the front elevation, with privacy screens provided to each side. The ground floor contains limited wall surfaces which are to have a painted finish and contain a glazed door with a side light. The garages have parapet walls with flat roofs. The ground floor walls are constructed of face brickwork.

Summary of Key Considerations

- Use and development of land within the Neighbourhood Residential Zone
- Heritage Overlay
- Issues raised in submissions including appropriate neighbourhood character

Relevant Planning Provisions

The following provisions of the Wangaratta Planning Scheme are relevant to this proposal:

Section	Clause	Provision
State Planning Policy Framework	11	Settlement
	15	Built environment & heritage
	16	Housing
Local Planning Policy Framework	21.06	Built environment & heritage
	21.07	Housing
	22.06	Heritage places and precincts
Zones	32.09	Neighbourhood Residential
Overlays	43.01	Heritage Overlay
	44.06	Bushfire Management Overlay
Particular Provisions	52.06	Car Parking
	55	Two or more dwellings on a lot
Decision Guidelines	65.01	Approval of an Application or a Plan

Referrals

The application was not required to be referred to any external referral authorities.

Internal Departmental Advice

Department	Response
Technical Services Department	No objection – subject to conditions.
Heritage	No objection

Advertising

The application has been advertised pursuant to the requirements of Section 52 of the Planning and Environment Act 1987, by sending notices to the owners and occupiers of adjoining land.

Council has received four (4) objections to date. A conciliation hearing was held on 15 September 2018 which was attended by the applicant, objectors and Council Officers. Following the meeting, the applicant submitted revised plans which were circulated to the objectors for consideration and further comment. Two objectors provided additional comments to supplement their original submissions. No objections were withdrawn.

These revised plans are the plans being assessed in this report.

Concerns raised by objectors with respect to the proposed development are summarised as follows:

PlnApp18/073 - 4 Objections Received		
120 & 122 Templeton Street – erection of 2 double storey dwellings and extension to existing dwelling		
Ground for Submission	Concern Raised	Comments/Response
Does not respect character of neighbourhood	Neighbourhood dominated by single storey houses. In light of heritage overlay how does this respond to overlay?	Roof heights are high on some of the single storey developments. None exceed the maximum 9 metres height.
	Setbacks should be measured against Dixon Street not Templeton. Trees needed for all year round mitigation what are these trees	120 Templeton already has a double storey extension to the back.
	Additions to dwelling will impact on heritage fabric	Heritage is the subject of those developments fronting Templeton Street i.e. both properties.
	Standards for heritage have changed and do not seem to be subject to same level of rigour as in the past	Due to set backs they are considered appropriate for the area. The design reflects new additions to the old buildings and is reflective of current heritage thinking.
	Dwellings 3 & 4 out of character with streetscape.	VCAT case law reflects changes in heritage ideas and standards.
	Proposal ignores heritage overlay. Applicant has not shown how proposal complies with HO.	Proposal does not ignore heritage but reflects the new thinking that major extensions and in fill development should be very different to the existing heritage building helping the existing heritage building to stand out as the subject of heritage.
Extra cars on the street and vehicle	Suggest tandem parking this did not work last time and won't work this time.	Complies with Clause 52.06-2. Tech services have advised that cross

movements	<p>New driveway adjacent to ours will mean more vehicle movements.</p> <p>Proposal allows for 2 cars in each of dwellings 3 & 4 but cars still likely to park on the street as proposed parking is one behind the other</p>	overs are required but have made no comment about on street parking.
Over development	<p>Wants to see single storey development.</p> <p>Would support single storey development</p> <p>Significant increase in density of neighbourhood on narrow allotments</p>	<p>Zone of land caters for single and double storey developments neither of which requires a permit under the zone.</p> <p>Evidence in street of double storey development so a precedent set.</p>
Planning report mentions Moreland Planning Scheme	Seems to be a cut and paste from another development proposal	This has been addressed with the submission of a new planning report.
Issue with the precinct	Proposal says it falls into Precinct 4 Sydney Beach/King George Gardens	<p>Looks as though no precinct applies but is for medium density.</p> <p>This matter is considered on heritage and it falls into Templeton/Rowan Street precinct.</p>
Is land going to be subdivided?	The zoning may not allow for the development	No the land will be consolidated and this will be a condition on the permit. The zoning does facilitate the proposal.
VCAT case	Is Council applying the planning scheme in the correct manner this time and VCAT found there was no need for a permit?	The planning scheme is open to interpretation. The previous application referred to applied for a boarding house. VCAT decided the proposal; was not a boarding house but a shared house and under that classification a permit was not required.
Loss of privacy	<p>Proposal will overlook their living areas</p> <p>Privacy screens protect people in dwelling 4 but not them</p> <p>They are lower down the hill and complex will overlook their house even though technically proposal meets height</p>	The proposal meets the requirements of the planning scheme.

	requirements External door on north side of dwelling 4 will mean we are overlooked	
Noise	Activities in dwelling 4 will create more noise for us. More people living in concentrated area will in general mean more noise for us	The proposal meets the requirements of the planning scheme.
Light	New house lights will shine over their house Daylight on southern side will be reduced.	The proposal meets the requirements of the planning scheme.
Garage	Proposed garage on southern boundary will interfere with vegetation on Templeton Street	The proposal meets the requirements of the planning scheme.
Loss of open space	Neighbourhood will be diminished by loss of vegetation and open space and planting trees won't redress this loss	The proposal meets the requirements of the planning scheme.

Relevant Provisions under the Wangaratta Planning Scheme

The Planning Policy Framework (PPF) comprises general principles and objectives of planning in Victoria which planning authorities must take into account and give effect to.

The following SPPF policies are considered relevant to the proposal.

State Planning Policy

- Clause 11 – Settlement
- Clause 15 – Built Environment and Heritage
- Clause 15.03 – Heritage
- Clause 16 – Housing

Overall, it is submitted these policies support the principle of infill residential development within established urban residential areas subject to the development achieving compliance with the objectives of the scheme, which includes being respectful of the existing neighbourhood character. In this instance, the neighbourhood character considerations include the heritage provisions for this site in addition to the general neighbourhood character considerations established under this section of the scheme. Development must be respectful of the level of amenity currently enjoyed by the neighbouring properties and the locality, as well as provide an acceptable level of amenity for future occupants.

Local Planning Policy (LPPF)

- Clause 21.06 – Built Environment and Heritage
- Clause 21.07 – Housing
- Clause 22.06 – Heritage Places and Precincts
- Clause 21.06 – Built Environment and Heritage

Context and issues

The natural and built heritage of the municipality has scientific, aesthetic, architectural, cultural, historical and social significance.

- Heritage places can include buildings, sites, trees and aboriginal cultural sites.
- Heritage places contribute to lifestyle, cultural richness and economic prosperity.

Objectives and strategies

To value, protect and celebrate environmental and cultural heritage.

There are 4 strategies which are:

- Protect the scientific, aesthetic, architectural, cultural, historical and social significance of heritage buildings, sites and precincts.
- Support the retention and incorporation of heritage fabric in development.
- Support reuse of heritage buildings in Wangaratta Central Activities Area for housing or other uses as appropriate.
- Protect heritage neighbourhoods surrounding Wangaratta Central Activities Area.

Clause 21.07 – Housing**Context and issues**

- Most of the housing in the municipality is detached housing.
- Nearly 80% of the projected housing growth will be detached dwellings.
- There is an identified need for more compact housing forms that is unlikely to be achieved without planning intervention.
- Well located medium density housing including semi-detached housing, town houses, flats, units and apartments is encouraged to provide a broader range of housing choices regardless of stage of life, employment or other circumstances.
- Separate dwellings on low-density residential land will continue to increase as townships and the land adjacent to townships develops.
- Adequate supply of student accommodation is an issue.
- Development of accommodation to support and enable students to study in Wangaratta is important.

Objectives and strategies

Objective 1

To provide for a diversity of housing stock in the Wangaratta Urban Area to meet the varying needs of the local population.

Strategies

- Facilitate well-located medium density housing including shop top housing within the Central Activities Area and identified infill development areas, and on corner lots.
- Protect areas of heritage value, neighbourhood character and court or cul de sac locations from development that will undermine the character or amenity of these areas.
- Recognise areas of environmental constraint and avoid development that will create complexity of environmental issues in these areas.
- Direct detached housing and low-density residential development to green-field residential development areas.
- Support housing that is adaptable and usable to older people and people with a disability.
- Require a diverse mix of housing in new housing subdivisions.
- Support social housing in new housing subdivisions.

Objective 2

To revitalise Townships by facilitating provision of housing and infrastructure.

Strategies

Facilitate housing within Townships.

- Facilitate development of well-located and well-designed tourist accommodation and housing for older people.
- Facilitate medium density housing within the town centres of Townships.
- Facilitate mixed use, residential and commercial development within the town centres of Townships.

Clause 22.06 – Heritage Places and Precincts

The general policy is:

General:

- Encourage the restoration and reconstruction of heritage places in all parts of the Heritage Overlay.
- Encourage new development to be respectful of the scale, form, siting and setbacks of nearby significant and contributory buildings.

- Disregard the impact of buildings that are obviously atypical to the character of the streetscape when determining the appropriate mass and scale for new buildings or extensions or upper storey additions in the Heritage Overlay.

Conservation of a heritage place or precinct:

- Encourage the removal of alterations and additions that detract from the heritage significance of a place.
- Encourage the retention and conservation of previous alterations and additions when the original heritage place has been altered but alterations contribute to the significance of the heritage place.
- Encourage the accurate reconstruction of original streetscape elements such as verandas or fenestrations, where appropriate.

Heritage places or precincts:

It is policy that, before deciding on a permit application for a building or work to be demolished, removed, altered or constructed, Council will consider:

- Heritage precinct statements of significance (where relevant)
- Existing character and appearance of the building, work or object, and the contribution such building or work or object makes to the architectural or historical character and appearance of the immediate area or precinct.
- Cultural significance of the building, work, tree, object or site.
- Whether the proposed design, building materials, colours or general appearance of the alterations will detrimentally affect the architectural or historical character or appearance of the existing building/s, work/s, object/s, site or streetscape.
- That the demolition or alteration of heritage buildings should not be supported unless it is demonstrated that:
 - The outcome will contribute to the long-term conservation of the significant fabric of the building.
 - The demolition involves the removal of later inappropriate modifications.
- Whether any new or replacement front fences are appropriate to the architectural style of the building and interpret the prevailing character in the immediate environs, in particular the prevailing height, form, materials and degree of transparency.
- Whether the design of new infill buildings are compatible with, and recessive to, the significance of the heritage precinct with particular reference to any adjoining heritage places.
- Whether vehicle crossovers and parking areas proposed to be located at the front of contributory heritage places – vehicle crossovers, if necessary, should be located to the rear or to the side of a heritage place.
- Whether any subdivision is in keeping with the historic subdivision character of the site, adjacent heritage places and the precinct as a whole.
- Whether any advertising signs are complementary to the historic character of a heritage precinct or the appearance of a heritage place.

Assessment

The two elements of this proposal will be assessed separately.

Works to No.122 Templeton Street

There are two existing dwellings on the subject site. Both dwellings have frontage to Templeton Street, with No.122 being a contributory building within the precinct. These dwellings will be protected by the application. The works to the existing dwelling at No.122 Templeton Street include the removal of a double storey extension to the rear of the dwelling, the construction of a smaller single storey extension and the construction of a carport to the side of the dwelling with access from Templeton Street.

There will be minimal change to the appearance of the Templeton Street streetscape as a result of this development. The proposed extension to the dwelling at No.122 Templeton Street will extend the lifespan of this building. The development outcome in relation to the existing buildings is considered to satisfy the requirements of the scheme, where the retention and incorporation of existing buildings into new development within an identified heritage place is specifically encouraged.

The removal of the double storey extension is supported by the policy. The following guideline is very specific in the outcomes sought, which include:

- *Encourage the removal of alterations and additions that detract from the heritage significance of a place.*

The new single storey extension is considered to be supported by the policy, as it seeks an extension to the dwelling which does not detract from the original fabric of the contributory building.

The carport is required to be modified in its design. The proposed extension of the verandah roof to incorporate the carport roof is not acceptable. The roof to the dwelling in its present form is the typical design of this element – it extends the full width of the building. Extending the verandah beyond the building width changes the balance and appearance of this structure to a structure that is atypical. The carport is required to provide a skillion roof, with the carport to be setback behind the front wall of the dwelling. This redesign is necessary to ensure that the new covered car parking facilities are visually recessive to the building. The site has the capacity to incorporate these changes to the development. The creation of a new side vehicle access to Templeton Street is appropriate as it would replicate the typical form of development in this precinct.

Infill Development

The scheme seeks to achieve infill residential development that will achieve greater diversity in housing stock and dwelling types. This type of development is sought in all urban locations, with development on land affected by heritage overlays also required to achieve the following additional outcome:

- *Protect areas of heritage value, neighbourhood character and court or cul de sac locations from development that will undermine the character or amenity of these areas.*

There are often limited infill development opportunities on sites affected by the heritage overlay, which is a result of the objective to retain existing contributory and significant buildings. The development opportunities for this site will be realised through the consolidation of land which consists of two lots, combined with the corner location of the site having street frontage to Dixon Street which creates the development opportunity for an infill residential development on this site.

The key question is whether the proposed infill development will undermine the character or amenity of this area or will it provide a clearly identifiable form of infill development which has appropriate regard to the key characteristics of the neighbourhood. To gain support, the design response must demonstrate that it will not undermine the character or amenity of this locality.

The policy also requires the existing atypical double storey extension to be excluded from the basis for supporting the new double storey infill development. The general principles of the policy state that Council must:

- *Disregard the impact of buildings that are obviously atypical to the character of the streetscape when determining the appropriate mass and scale for new buildings or extensions or upper storey additions in the Heritage Overlay.*

This requires the mass and scale of the new development to be assessed independently and on its merits against the heritage provisions and the Clause 55 provisions.

The location of change will be within the Dixon Street streetscape.

The heritage precinct does not extend beyond the subject site along Dixon Street. The adjoining dwelling at No. 64 Dixon Street is located outside the heritage precinct, and is within the General Residential Zone.

The rear yards of the two dwellings, one of which presents a solid, high screen fence to the Dixon Street boundary, are proposed to be replaced with two double storey attached dwellings.

The proposed building form does not replicate that of the surrounding dwellings; rather the development replicates several of the elements of the site layouts to typical development which is present in this locality. This includes provision of a front setback capable of containing landscaping, a covered entry facing the street, covered car parking facilities located to the side of the building with private open space that extends across the rear boundary. In addition, the development seeks to introduce a number of new building elements into this locality through the elevations. The new elements include the double storey building scale, presentation of balconies to the street and use of multiple materials for wall construction.

Overall, the development seeks to provide a balance between replicating the typical dwelling layout of buildings located within this precinct, while also seeking to

introduce some new elements into the development in the form of alternative elevations of the buildings.

In summary, the proposal is considered to satisfy the requirements of the Local Planning Policy Framework. The retention of the existing dwellings and the portion of land that is available for redevelopment on this site create the opportunity for an infill residential development that meets the scheme requirements of seeking additional medium density development in well serviced urban locations, while ensuring the existing heritage place is appropriately protected. The heritage provisions of the scheme support the removal of the double storey extension and allow the infill development to establish an identity that is not a 'mock' form of development, where the development is considered to be respectful of its surrounds.

Zoning

Clause 32.09 - Neighbourhood Residential Zone

The subject land is zoned Neighbourhood Residential Zone (NRZ1). The purpose the NRZ1 includes:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To recognise areas of predominantly single and double storey residential development.
- To manage and ensure that development respects the identified neighbourhood character, heritage, environmental or landscape characteristics.

Pursuant to Clause 32.08-6 a planning permit is required to construct two dwellings on a lot and the development must meet the requirements of Clause 55. The requirements of Clause 55 are assessed later in this report.

Clause 32.09-12 Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

General

- The Municipal Planning Strategy and the Planning Policy Framework.
- The purpose of this zone.
- The objectives set out in the schedule to this zone.
- Any other decision guidelines specified in a schedule to this zone.
- The impact of overshadowing on existing rooftop solar energy facilities on dwellings on adjoining lots in a General Residential Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.

Dwellings and residential buildings

- For the construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings, the objectives, standards and decision guidelines of Clause 55.

The sites location within the Neighbourhood Residential Zone is intrinsically linked to the sites location within a Heritage Overlay. The limited development opportunities in this zone are a reflection of the objective to retain existing heritage buildings. As a result, there is often limited opportunity for infill development, particularly on mid-block lots and single lots.

The proposed infill development to the rear portion of the site seeks to achieve two double storey attached dwellings to have frontage to Dixon Street. At present, this land contains a double storey addition (which is to be removed) forms part of the open space to the existing dwellings on the site and contains an outbuilding. This portion of the site contains screen fencing to the Dixon Street streetscape.

The form of this infill development seeks to provide an alternative building form, being attached double storey dwellings with a duplex presentation to the street. The proposal is considered to create an innovative infill development which will ensure the contributory building is protected, as required under the heritage provisions of the scheme. The development will create two additional dwellings within the Dixon Street streetscape which is consistent with the objectives for residential development established in the Local Planning Policy Framework.

The neighbourhood character considerations for this application are based on the outcomes sought under the heritage provisions which create the preferred character outcomes in the Clause 55 assessment.

The development is considered to achieve the objectives of this zone, which have a strong correlation with the heritage provisions of the scheme. The design response is considered to achieve an appropriate balance between replicating the typical elements of dwelling layouts in this precinct, as well as introducing some new elements in the locality in a respectful manner.

Overall, the proposal is considered to be consistent with the Neighbourhood Residential Zone provisions.

Overlays

Clause 43.10 - Heritage Overlay

The purpose of this zone is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To conserve and enhance heritage places of natural or cultural significance.
- To conserve and enhance those elements which contribute to the significance of heritage places.

- To ensure that development does not adversely affect the significance of heritage places.
- To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.
- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To conserve and enhance heritage places of natural or cultural significance.
- To conserve and enhance those elements which contribute to the significance of heritage places.
- To ensure that development does not adversely affect the significance of heritage places.
- To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

The Statement of Significance for the heritage precinct provides an assessment of the significance of the precinct, and also identifies key elements that contribute to the valued character of this area. There are two Statements of Significance for the precinct. One was contained in the 2004 heritage study and an updated assessment provided in the 2013. Both statements are reference documents to Clause 22.06-3 of the Scheme.

Statement Significance (2004)

The historic, aesthetic (architectural) and social significance of the precinct is expressed in the broad streets and shady trees as well as in the eclectic mix of housing, of a wide range of sizes and in styles developing over time. (2004).

Statement of Significance (2013 review report)

The precinct is significant because it tells a story of the residential and community development of Wangaratta, associated with the historic theme of Building Settlements and developing cultural life. In particular the residential buildings are associated with the historic theme of Houses (Thematic Environmental History 4.8)

Assessment

The significance of this precinct is the development of housing through an extended period of time which has created an eclectic mix of dwelling types and styles which are assessed of having a high level of architectural integrity.

The proposed development includes the retention of the existing dwellings on the site, one of which is a contributory building, and the development of two additional dwellings with frontage to Dixon Street. This development is considered to be consistent with the significance of the precinct which is based on the presence of variety of examples of housing over time. The development will protect the existing dwellings, remove an inappropriate double storey extension and allow for additional dwellings to be developed in the precinct that will form examples of residential development in the twenty first century.

The heritage provisions are assessed further throughout the relevant standards of the Clause 55 assessment, with the heritage provisions creating the 'preferred character' outcomes identified in a number of objectives to the standards.

Particular Provisions

Clause 52.06 – Car parking

Clause 55 Two or more dwellings on a lot

Clause 52.06 – Car parking

The objectives of this clause are:

- To ensure that car parking is provided in accordance with the Planning Policy Framework and Local Planning Policy Framework.
- To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.
- To support sustainable transport alternatives to the motor car.
- To promote the efficient use of car parking spaces through the consolidation of car parking facilities.
- To ensure that car parking does not adversely affect the amenity of the locality.
- To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.

Clause 52.06-5 sets out the following requirements for car parking on site:

- 2 spaces to each 3 or more bedroom dwelling.

The proposal includes the following car parking spaces in accordance with the standard requirement:

- Dwelling 1 contains more than 3 bedrooms and is provided with 2 car spaces in the form of a double width carport.
- Dwelling 2 contains 3 bedrooms and will be provided with 2 car spaces in the form of a single carport and tandem car space.
- Dwelling 3 contains more than 3 bedrooms and will be provided with 2 car spaces in the form of a single garage and tandem car space.
- Dwelling 4 contains more than 3 bedrooms and will be provided with 2 car spaces in the form of a single garage and tandem car space.

The car parking provision also includes design standards that car parking spaces and access ways must meet. These standards are outlined under Clause 52.06-9. The development meets the requirements of Clause 52.06-9, with the exception of the reduced width to the carport for the dwelling at No.122 Templeton Street. The standard width for a carport is 3.5m and the proposed width is 3.1m. A reduction in the width of 0.4 is acceptable on the basis the carport will allow for a vehicle to safely access the carport which is to be setback behind the dwelling.

The provision of a separate vehicle access way for each dwelling is considered to present an efficient site layout and creates a high level of amenity for future occupants and the locality.

Clause 55 Two or more dwellings on a lot

Clause 55 sets out “objectives” for a number of design components. All “objectives” must be met. “Standards” are also included and these should be met unless it is demonstrated that compliance with the objectives has been achieved.

Clause 65 Decision Guidelines

The application is considered in keeping with both the State and Local Policy Frameworks, and the purposes and decision guidelines of the relevant zone, overlay and particular provisions. The use and development of the land is considered to constitute the orderly planning of the area mitigating any adverse amenity impacts.

The proposal will not have an impact upon land degradation or native vegetation and is not considered to heighten the risk of flooding, erosion or fire subject to compliance with the approved work plan.

The Decision Guidelines also require consideration of matters set out in Section 60 of the Act. The proposal is considered in keeping with these matters. Social and Economic Impacts associated with the application have been detailed.

Implications

Policy Considerations

There are no additional Council policies or strategies that have not already been discussed in this report.

Financial Implications

This proposal does not have any impact on Council’s financial resources. Should the matter be referred to the Victorian Civil and Administrative Tribunal then Council will likely incur costs in defending a position on the application.

Legal/Statutory

All procedures associated with the lodgement and assessment of this application have been done in accordance with the Planning and Environment Act 1987.

Cultural Heritage

There are no cultural heritage implications associated with this application as it is not in an area of cultural sensitivity and the appropriate assessment has been undertaken.

Social and Economic Impacts

Section 60 of the Planning and Environment Act 1987 requires Council to consider any significant social and economic effects of the use and development.

Clause 71.02 Operation of the Planning Policy Framework - Planning and responsible authorities should endeavour to integrate the range of planning policies relevant to the issues to be determined and balance conflicting objectives in favour of net community benefit and sustainable development for the benefit of present and future generations.

This report has provided information that demonstrates that the heritage of the area will not be affected by the proposal and that it meets the requirements of orderly planning for the area as it is for dwellings in a residential zoned area.

Environmental/Sustainability Impacts

The proposal is classified as infill development. State and local planning policy aims to ensure that where possible residential housing is close to services and facilities which are found in main towns such as Wangaratta facilitating orderly planning of the area. As such this development has positive environmental and sustainability impacts as it is close to the town centre, makes the best use of available land and ensures development occurs in appropriate locations.

2017 – 2021 Council Plan (2016 Revision)

This report supports the 2017-2021 Council Plan:

Goal

We are Sustainable

We will plan, research and advocate for the future by accurately understanding the constraints and opportunities that face our organisation, our community and our region.

We are thriving

We will plan, research and advocate for the future to ensure the health and social needs of our community are understood and considered.

We are growing

Our residential, rural, commercial and industrial land is thoughtfully and appropriately protected, planned and developed.

We ensure new developments comply with legislation and the needs and characteristics of our community.

We ensure that land is used and developed in a manner that is economically, socially and environmentally responsible.

We will plan, research and advocate for the future to facilitate considered planning and development in line with long term strategic objectives for the sustainability of our community and environment.

We will focus on our business to ensure we understand and plan for the long term opportunities, challenges and priorities that face our growth potential.

We are established

We will plan, research and advocate for the future to address traffic, parking and pedestrian challenges to create communities that are safe, easy to navigate and accessible.

We are inspired

Our commitment to communicate and engage with our community about local decision making in a way that is clear, accessible and easy to understand.

Strategic Links

a) Rural City of Wangaratta 2030 Community Vision

N/A

b) Other strategic links

N/A

Risk Management

Risks	Likelihood	Consequence	Rating	Mitigation Action
Refuse to Issue a Permit – Applicant appeals decision at VCAT	High	Low	Moderate	Representation of Council at VCAT
Notice of Decision to Grant a Permit – Objector/s appeal decision to VCAT	Moderate	Low	Moderate	Representation of Council at VCAT
Notice of Decision to Grant a Permit – Applicant appeals permit conditions at VCAT	Very low	Low	Low	Representation of Council at VCAT

Consultation/Communication

Level of public participation	Promises to the public/stakeholders	Tools/Techniques
Inform	Notify potentially affected parties of the application.	Notice of Application sent to the owners and occupiers of nearby

Level of public participation	Promises to the public/stakeholders	Tools/Techniques
		properties.
Consult	All submissions to the application will be considered.	All submissions have been reviewed and summarised in this report along with response to concerns raised. A conciliation meeting was held on 13 September 2018 with applicant and objectors to discuss concerns raised in the objections.
Involve	Opportunity to make a submission.	Notice of Application sent to the owners and occupiers of nearby properties.
Collaborate	Not applicable	Not applicable
Empower	Not applicable	Not applicable

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

Options for Consideration

Issue a Notice of Decision to Grant a Permit (NOD) with respect to Planning Permit PInApp18/073 for construction of a two double storey dwellings and an extension to an existing dwelling in the Heritage Overlay at 120 & 122 Templeton Street, Wangaratta.

OR

Refuse the application for a Planning Permit.

Conclusion

It is proposed to construct two additional double storey attached dwellings on the subject land as well as remove the double storey rear addition and construct a single storey addition and carport to the contributory dwelling located at No.120 Templeton Street. The subject land is located within a heritage overlay and the Neighbourhood Residential Zone. The heritage precinct affects the adjoining lots fronting Templeton Street however it does not extend to the adjoining property located in Dixon Street. In this zone, lower levels of medium density development are encouraged providing development is consistent with the heritage provisions which are assessed in addition to the general neighbourhood character considerations established in Clause 55.

The proposed development provides an infill residential development that achieves an appropriate balance between incorporating existing typical site elements into the layout, with the introduction of some new elements into the elevations. The development will not detract from the contributory building located on the site. The

development is considered to be respectful to the contributory building fronting Templeton Street and reinforces the residential character of Dixon Street.

The applicant has made changes to the plans during the assessment period to ensure that potential overlooking issues are addressed and the garage wall will be set off the boundary.

The objectors do not consider that the proposal satisfies the neighbourhood character considerations. There is significant variety in the characteristics of the built form in the locality, which is evidenced in the two statements of significance. Assessment of neighbourhood character is a fundamental consideration of this application, and it has been thoroughly evaluated throughout this report. The interpretation of neighbourhood character and appropriate forms of infill development within the heritage overlay is a subjective matter. It is acknowledged that some individuals may not support the proposed design response, and may prefer a design that provides a lower scale of development. The context of this site must take all its characteristics into consideration. These include the location within a heritage overlay, the presence of a contributory building and a non-contributory building and the interface with land outside the heritage overlay within a different residential zone. The design response is considered to provide an appropriate balance between replicating key typical site layout elements of the existing development as well as introducing some new elements into the elevations of the development.

The development is considered to meet the requirements of the heritage provisions and the zone provisions that apply to this site, and achieves a high level of compliance with Clause 55 and it is consistent with the PPF and LPPF. As such, it is recommended that a Notice of Decision to Grant a Planning Permit be issued for the proposed development.

Attachments

- 1 Endorsable plans for the proposed permit
- 2 Site plans
- 3 Neighbourhood plans
- 4 Draft permit conditions

17. SPECIAL COMMITTEE REPORTS

Nil

18. ADVISORY COMMITTEE REPORTS

18.1 ADVISORY COMMITTEE REPORTS

Meeting Type: Ordinary Council Meeting
Date of Meeting: 20 November 2018
Author: Executive Assistant - Corporate Services & Councillors
File Name: Committees & Groups - Advisory Committees - Establishment - Administration
File No: F16/2255

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 Councillors for information (refer attachments).

1. Sport and Recreation Advisory Committee
2. Agriculture and Agribusiness Advisory Committee

RESOLUTION:

(Moved: Councillor D Fuller/Councillor H Benton)

That Council notes the minutes of these committees.

Carried

Attachments

- 1 Sport and Recreation Advisory Committee - Minutes 24 October 2018
- 2 Agriculture and Agribusiness Advisory Committee Meeting - Minutes 8 October 2018

19. RECORDS OF ASSEMBLIES OF COUNCILLORS

19.1 RECORD OF ASSEMBLY OF COUNCILLORS

Meeting Type: Ordinary Council Meeting
Date of Meeting: 20 November 2018
Author: Executive Assistant - Corporate Services & Councillors
File Name: Assemblies of Councillors
File No: F16/2117

Executive Summary

An “Assembly of Councillors” 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 Councillor is present; or
- a planned or scheduled meeting that includes at least half the Councillors and at least one Council officer.

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

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

The written record of an assembly of Councillors 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
15 October 2018	Councillor Briefing Forum	Attachment
22 October 2018	Wangaratta Public Cemetery Trust	Attachment
22 October 2018	Councillor Briefing Forum	Attachment
29 October 2018	Councillor Briefing Forum	Attachment
5 November 2018	Councillor Briefing Forum	Attachment

RECSOLUTION:

(Moved: Councillor H Benton/Councillor H Bussell)

That Council receives the reports of Assemblies of Councillors.

Carried

Attachments

- 1 Assembly of Councillors - Councillors Briefing Forum - 20181015
- 2 Assembly of Councillors - Cemetery Trust Meeting - 20181022
- 3 Assembly of Councillors - Councillors Briefing Forum - 20181022
- 4 Assembly of Councillors - Councillors Briefing Forum - 20181029
- 5 Assembly of Councillors - Councillors Briefing Forum - 20181105

20. NOTICES OF MOTION

Nil

21. URGENT BUSINESS**22. PUBLIC QUESTION TIME**

Pam Deeker asked via Councils customer request system: I wrote to Council about 2 lights, one near the caravan park (valley View) on the corner of Valley View Drive and Wangaratta-Whitfield Road and one opposite the pub on the corner of Bakery Lane and Mansfield-Whitfield Road. VicRoads have advised Whitfield was already well lit, 7 lights and the only reason you have lights in a town is to let drivers know they're coming into a town so slow down. Any lights for pedestrian safety was the responsibility of the Council. Is this true? and if so could we have 2 lights, at least on these corners as it is a safety issue.

Alan Clark, Director Infrastructure Services responded the street lighting, I believe is true what VicRoads has said, their interest is on the traffic Council has interest in both traffic and pedestrians.

This year Council is doing Infrastructure studies and plans for the townships of Milawa and Springhurst and hopefully we will have similar plans happening next year. The idea of these is to get full Infrastructure plans – underground and above ground drainage, footpaths, roads lights etc all to be considered at once so we are doing things in a logical fashion and I think Whitfield is screaming out for this piece of work. It will compete with the other towns come budget time to have a mini master plan on the Infrastructure.

In the five years I have been at Council we have not installed any additional street lights but we have installed pedestrian lights which may be an option in this instance but we will look at this in a holistic manner.

The Infrastructure master planning will compete with other townships in the budget process coming up in the early new year and I think Whitfield is a very strong contender for this.

Brian Fox asked if Council meetings could be moved out of the Council Chambers and into the foyer?

Cr Mark Currie responded I do not think it is a case of where we hold it but it's a case of the amount of interest from the public.

George Snowling referred to King Valley only having one road in and out and asked if there was a possibility for a ring road in the future to assist the greater wine area in expanding its tourism?

Brendan McGrath responded the value of the King Valley as a wine region is well recognised and winemakers are working together to advance their cause as being a renowned wine region. We do need to think carefully about what are the changes to Infrastructure and accommodation as well as a variety of things that need to be made to help that cause. I suspect the creation of new additional roads may be difficult given the environment and the terrain. I wouldn't rule it out as a possibility but I expect it may be quite difficult to achieve. Picking up on the earlier question we are very aware of the needs to seal shoulders and create some wider areas and passing areas and we talk regularly to VicRoads about the need for that. We have as a priority over the next couple of years to identify which areas we need to target first to create better and safer environments.

23. CONFIDENTIAL BUSINESS

Nil

24. CLOSURE OF MEETING

The Meeting closed at 6.58pm