

# Agenda

## For the Ordinary Council Meeting

**Location:** Edi Upper Hall

**Date:** Tuesday, 19 March 2019

**Time:** 6PM



RURAL CITY OF  
**WANGARATTA**

Brendan McGrath  
Chief Executive Officer



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## Rural City of Wangaratta Live Stream

Clause 91(4) of the Governance and Meeting Conduct Local Law provides the following:

*“This public meeting is being recorded to improve access to the meeting for our community. The recording will be published and will be retained by Council in accordance with Council’s legal obligations. As a visitor in the public gallery, your presence may be recorded.”*

### 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 Elders from other communities who may be here today.*

### 2. OPENING PRAYER

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

### 3. PRESENT

### 4. ABSENT

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

### ORDER OF BUSINESS

### 6. CITIZEN CEREMONY

### 7. CONFIRMATION OF MINUTES

#### RECOMMENDATION:

***That Council read and confirm the Minutes of the Ordinary Meeting of 19 February 2019 as a true and accurate record of the proceedings of the meeting.***

### 8. CONFLICT OF INTEREST DISCLOSURE

In accordance with sections 77A, 77B, 78 and 79 of the *Local Government Act 1989* Councillors are required to disclose a ‘*conflict of interest*’ in a decision if they would receive, or could reasonably be perceived as receiving, a direct or

indirect financial or non-financial benefit or detriment (other than as a voter, resident or ratepayer) from the decision.

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

9. **RECEPTION OF PETITIONS**

10. **HEARING OF DEPUTATIONS**

**PRESENTATION OF REPORTS**

11. **COUNCILLOR REPORTS**

Nil

**OFFICERS' REPORTS**

12. **EXECUTIVE SERVICES**

Nil

13. **CORPORATE SERVICES**

Nil

## 14. COMMUNITY WELLBEING

### 14.1 ACTIVE WANGARATTA GRANTS

<b>Meeting Type:</b>	<b>Ordinary Council Meeting</b>
<b>Date of Meeting:</b>	<b>19 March 2019</b>
<b>Author:</b>	<b>Community &amp; Recreation Officer</b>
<b>File Name:</b>	<b>2018 - 2019 ACTIVE WANGARATTA - CLUB PARTICIPATION GRANTS</b>
<b>File No:</b>	<b>F18/504</b>

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 Active Wangaratta - Club Participation Program.

The 2018/2019 Revised Council Budget has an allocation of \$186,205 towards the Community Grants Program. A nominal budget of \$10,000 has been set aside from this allocation to fund the Active Wangaratta Program. The recommendations in this report are to fund two projects at a cost of \$4,000.

#### **RECOMMENDATION:**

***That Council awards the total of \$4,000 to fund the following projects as part of the 2018/2019 Active Wangaratta – Club Participation Program:***

<b><i>Organisation</i></b>	<b><i>Project</i></b>	<b><i>Recommended Funding Amount</i></b>
Wangaratta Traditional Karate-do Goju Ryu Association	Safety Mats	\$2,000
Wangaratta Croquet Club	Croquet Mallet Acquisition in support of Membership Drive	\$2,000

#### Background

Each year Council's Community Grants Program provides financial assistance to not-for-profit community groups and organisations for the development of projects that will enhance the social, cultural and environmental experience for residents of the Rural City of Wangaratta. As well as major and minor community grants, Council offers the Active Wangaratta Club Participation Program, grants designed to facilitate active recreation opportunities for residents under 18 years of age.

The 2018/2019 program received four eligible applications. The total amount of funds requested in this round totalled \$6,542. The applications were assessed by officers from the Projects and Recreation team under assessment criteria approved by Council. The key outcome targeted from the assessment criteria is the provision of new participation opportunities with greater value placed on initiatives that provide ongoing opportunities and are sustainable into the future.

The assessment identified two projects for funding which are detailed in Table 1.

Table 1 – Recommended successful applications for 2018/2019 Active Wangaratta – Club Participation Program.

Organisation	Project	Recommended Funding Amount
Wangaratta Traditional Karate-do Goju Ryu Association	Safety Mats	\$2,000
Wangaratta Croquet Club	Croquet Mallet Acquisition in support of Membership Drive	\$2,000
<b>TOTAL</b>		<b>\$4,000</b>

Upon endorsement of the successful 2018/2019 Active Wangaratta – Club Participation Program, successful and unsuccessful applicants will be notified. A listing of the successful applicants will be promoted through Council's website. Projects will be monitored by Council staff to ensure that the projects are completed in accordance with the funding guidelines and to maximise promotional opportunities for each project.

### **Implications**

#### **Policy Considerations**

The Active Wangaratta – Club Participation Program 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
Revenue/Income				
Expense	\$10,000	\$4,000	\$6,000	
Net Result		\$6,000	\$6,000	

#### **Legal/Statutory**

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

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## **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. Unsuccessful applicants will be supported by Council to develop their projects and applications to strengthen future funding opportunities. Assessment of applications takes into consideration the social impact of projects for communities.

## **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.

### **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 and children to be healthy, happy and connected.

### **We will plan, research and advocate for the future:**

- To ensure we are responding to the current and future recreational needs to 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.

### **The non-negotiables:**

- Our community can access recreation facilities and programs. We can all lead an active and healthy lifestyles.
- Our rural communities are supported and recognised as significant contributors to the economic and social character of the municipality.
- Our community is given opportunities for everyone to participate and contribute to social, economic and cultural life.
- 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 our community.

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## **Strategic Links**

### **a) Rural City of Wangaratta 2030 Community Vision**

- Community groups continue to provide a substantial backbone to our personal and collective wellbeing.
- We are a community with a strong sense of connectedness, being actively engaged and connected with others across the community.
- We value and respect the young people of our community.
- Sports, whether organised or ad hoc, play a major role in encouraging involvement of young people in their community.
- Younger people continue to have an active and respected voice in the community, through formal mechanisms such as Youth Council, and less formal channels.
- The prominence and role of sport and active recreation remains as central to the Rural City of Wangaratta way of life.
- Sports development over the past 20 years has focussed on diversification, providing people of all ages with opportunities to take up new sport and recreation activities.

### **b) Other strategic links**

#### **Rural City of Wangaratta Recreation Strategy**

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

RS 7.4.1 Improve pathways for children and young people into community based sport and recreation.

RS 7.4.3 Support and enhance partnerships with local youth providers and groups to ensure that the recreational needs of young people continue to evolve and improve, and to ensure young people are involved in the planning of local recreation opportunities.

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

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.

2.2.1 Work to remove economic barriers that prohibit or limit participation in sports and cultural activities for our children and young people.

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

## **Risk Management**

Risks	Likelihood	Consequence	Rating	Mitigation Action
Group/organisation's capacity to implement project with available volunteer capacity.	2	1	3	Continual monitoring throughout project implementation.
Group's ability to contribute committed cash and/or in-kind	2	1	3	Continual monitoring throughout project implementation.

## **Consultation/Communication**

Level of public participation	Promises to the public/stakeholders	Tools/Techniques
Inform	Internal staff,	Email, social media
Consult	Internal staff, unsuccessful applicants	Email, phone, face-to-face
Involve	Applicants	Email, phone, face-to-face
Collaborate	Applicants	Email, phone, face-to-face
Empower	Successful applicants	Letter, email, phone, face-to-face

The Active Wangaratta – Club Participation Program was promoted to sport and recreation organisations through a range of communication methods including:

- Emails;
- Social media;
- Rural City of Wangaratta website; and
- Local newspaper – Rural City Connections.

In addition, previous applicants to the Community Grants Program who were unsuccessful and had projects that met the criteria of this program were encouraged to apply.

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 the allocation of \$4,000 to fund the projects as recommended as part of the 2018/2019 Active Wangaratta – Club Participation Program; or
2. Council reconsiders all submitted projects and recommences the assessment process.

**Conclusion**

Projects for funding in the 2018/2019 Active Wangaratta – Club Participation Program have been listed in this report for Council's consideration.

**Attachments**

Nil.

## 14.2 COUNCIL COMMITTEES

**Meeting Type:** Ordinary Council Meeting  
**Date of Meeting:** 19 March 2019  
**Author:** Community and Recreation Officer  
**File Name:** COUNCIL COMMITTEES  
**File No:** F16/1609 & F16/1632

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 for nominations of community members to represent the Sport and Recreation Advisory Committee, and a number of Special Committees of Management (COM) where representatives are new or renominating upon expiry of their term on a COM.

The Sport and Recreation Advisory Committee provides advice to Council on matters pertaining to strategic planning, support and advice, together with the management of sport and recreation opportunities in the Rural City of Wangaratta.

The Special Committees of Council are responsible for the management, promotion and maintenance of facilities under their control.

### **RECOMMENDATION:**

#### **That Council:**

1. ***Appoints ..... as representatives to the Sport and Recreation Advisory Committee; and***
2. ***Appoints ..... as representatives to the Section 86 Special Committees of Management.***

### **Background**

Council has 15 COMs established under Section 86 of the *Local Government Act 1989* (the Act) for the purpose of managing and controlling activities at Council

owned/managed facilities. Section 86 of the Act provides that Council may delegate certain functions, duties or powers to a COM.

Committee of management nominees serve limited terms based on the requirements of the Charter. All committee charters establish a minimum required number of positions but allow for larger membership if there is an interests from community members to serve. These nominations represent either new nominees resulting from resignations or additional interest from local community members.

When member terms expire the nomination process is advertised in local media, through rural newsletters and via community word-of-mouth. The vacancies are a result of other members' terms expiring.

Nominations received for the Sport and Recreation Advisory Committee are assessed against a skills matrix (which forms part of the Charter). The skills matrix is based on existing involvement in sporting groups/organisations; sporting/club networks; local sport and recreation knowledge and interest in sport and recreation activities.

Nominations for the Section 86 committees are completed on an approved form which requests the reasons which have motivated the nomination and the provision of previous experience. Volunteers to Section 86 committees are rarely oversubscribed.

### **Implications**

#### **Policy Considerations**

Council's policy 'Appointment to Council Committees' applies to this matter. At its discretion, where there are more nominations than vacancies and the nominees address the requirements of the relevant COM, Council may appoint a number of members to the committee greater than that specified in the charter.

#### **Financial/Economic Implications**

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

#### **Legal/Statutory**

Council must make formal appointments to Section 86 Special Committees as required by the Act. The appointment of members to Special Committees by formal resolution of Council ensures that the powers, functions and duties delegated to these COMs are able to be exercised legally.

#### **Social**

Closer links between Council and COMs create greater awareness of the needs of the community and of the facilities being managed on Council's behalf. The responsibilities delegated to the COMs promote the exchange of information

between the committee and Council. Promotion of the facility by the COM facilitates increased community use.

### **Environmental/Sustainability Impacts**

COMs are responsible for the management of any environmental issues relating to the land upon which their facilities are situated.

### **2017 – 2021 Council Plan (2018 Revision)**

#### **We are sustainable:**

We will focus on our business, by ensuring that we have the processes in place to support our community groups and committees to be viable and sustainable.

#### **We are established:**

We will plan, research and advocate for the future, on behalf of our groups and committees to ensure that they have the resources and knowledge to do the things they need to do.

### **Risk Management**

Risks	Likelihood	Consequence	Rating	Mitigation Action
Governance risk associated with the delegation of Council powers to a committee	Possible	Moderate	Medium	The appointment of members by a formal resolution of the Council reduces governance risks by ensuring that all members appointed to a committee are covered by Council's public liability insurance

### **Consultation/Communication**

Level of public participation	Promises to the public/stakeholders	Tools/Techniques
Inform	Keep informed	Emails/Media advertisements
Consult	Listen and acknowledge	Council will consult with the committees prior to making decisions that relate to facilities and Sport and Recreation matters.
Involve	Work with the respective committees to obtain feedback	Committees provide an important source of feedback for Council to manage these facilities and provide relevant information pertaining to sport and recreation.
Collaborate	Feedback will be	Council collaborates with

	incorporated into decisions as far as possible	its committees prior to making decisions that relate to Sport and Recreation and facilities
Empower	Implementation in conjunction with the relevant committees	Committees have delegated powers to make decisions in relation to the day-to-day management of the facilities.

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

### **Conclusion**

1. Council has reviewed the expressions of interest received for appointment to the Sport and Recreation Advisory Committee.
2. Council has reviewed nominations received for the appointment of the relevant COMs which will delegate the management, function and duties of the activities and facilities under the COMs and will uphold Council's requirements under the Act.

### **Attachments**

- 1 Nominations to Council Committees - Confidential

## 15. INFRASTRUCTURE SERVICES

### 15.1 CBD PEDESTRIAN IMPROVEMENTS

<b>Meeting Type:</b>	<b>Ordinary Council Meeting</b>
<b>Date of Meeting:</b>	<b>19 March 2019</b>
<b>Author:</b>	<b>Project Manager</b>
<b>File Name:</b>	<b>Traffic and Car parking Strategy</b>
<b>File No:</b>	<b>P17/74</b>

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 of the proposed CBD Pedestrian Improvements works including pedestrian priority crossings and 40km/h speed reduction throughout the CBD.

#### **RECOMMENDATION:**

##### ***That Council:***

- 1. Endorse the attached plans for CBD Pedestrian Improvements including pedestrian priority crossings and 40km/h speed reduction throughout the CBD.***

#### Background

The Wangaratta Project – A Masterplan For Our City, identified a ‘big idea’ which has long been spoken about within the community, although often simply as ‘we want pedestrian crossings’.

The Masterplan picked up on this long standing frustration, extending the scope to provide an opportunity to be about more than just a crossing. Previous community interest, has not progressed into solid actions with Regional Roads Victoria (RRV).

The CBD Pedestrian Improvements have been presented to the community for three weeks seeking feedback, commencing in early February. Traditional and social media channels were used to push out the message that Council were seeking discussions on improving pedestrian safety across the CBD, with the plans available on the Council website for viewing. Two pop-up engagement sessions were held in Molonys Arcade on 8 and 11 February with approximately 40 community members choosing to come along and discuss the plans with council officers.

Direct contact was made with businesses adjacent to the crossings, as well as identified key stakeholder groups – representing pedestrians, the elderly, and businesses.

There were no significant objections raised regarding the pedestrian crossings or CBD 40km/hr area. Feedback received was generally:

- in support of formal crossings;
- agreeable that a uniform 40km/hr would be safer;
- understanding of the need to lose some parking spots to install safe pedestrian crossings;
- supportive of the raised crossings in slowing vehicle speeds.

Some dissatisfaction was expressed that:

- crossings would delay vehicle traffic for the benefit of pedestrians;
- there was no need to change the current arrangements.

Initial discussions have been held with RRV, ahead of a formal submission once the plans are endorsed, seeking approval to the necessary elements. It is envisaged that the form and function of the works will not differ significantly from that which was exhibited.

These works are due to be completed in 2018/19 financial year, with works to commence once approval is received from authorities.

### **Implications**

#### **Policy Considerations**

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

#### **Financial/Economic Implications**

The CBD Pedestrian Improvements was allocated \$155,000 in the 2018/19 capital works budget. In addition to this, Council has received a \$100,000 grant from the TAC for increasing the scope of the original budgeted works.

#### **Legal/Statutory**

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

#### **Social**

These works will encourage a more pedestrian friendly CBD, which will support a shift in transport mode by supporting more equitable access for the community.

#### **Environmental/Sustainability Impacts**

The implementation of the associated actions 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.

### **2017 – 2021 Council Plan (2018 Revision)**

This report supports the 2017-2021 Council Plan:

#### **Goal**

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 will create and deliver:**

A city centre that is unique, diverse and active.

### **Strategic Links**

#### **a) Rural City of Wangaratta 2030 Community Vision**

There are 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’ which would require a number of actions to be taken.

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

Future Walking and Cycling Strategy.

### **Risk Management**

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

				support with information material
Changes do not result in an improvement to CBD safety & amenity	likely	High	Moderate	Ensure that changes do not happen in isolation; implement other actions in support.
Project cost increases due to additional requirements from other authorities.	likely	High	High	Maintain close work relationships with other authorities.

### **Consultation/Communication**

The CBD Pedestrian Improvements have been presented to the community for three weeks, commencing in early February 2019. Traditional and social media channels were used to push out the message that Council were seeking to have a discussion on improving pedestrian safety across the CBD. Two pop-up sessions were held in Molonys Arcade on 8 and 11 February with approximately 40 community members choosing to come along and discuss the plans.

Direct contact was made with businesses adjacent to the crossings, as well as identified key stakeholder groups – representing pedestrians, the elderly, and businesses.

Further community communication will occur following the endorsement of the plans.

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

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

### **Options for Consideration**

There are no alternate recommendations.

## **Conclusion**

This report proposes works that will increase the safety of the community to ensure we are striking the right balance between all modes of transport.

## **Attachments**

- 1 Wangaratta CBD 40km area [↓](#) 
- 2 CBD Pedestrian Concept Designs [↓](#) 

## 15.2 WANGARATTA CAR PARKING REPORT - GETTING THE BALANCE RIGHT FOR OUR COMMUNITY

**Meeting Type:** Ordinary Council Meeting  
**Date of Meeting:** 19 March 2019  
**Author:** Project Manager  
**File Name:** Traffic and Car parking Strategy  
**File No:** P17/74

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 seeking 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. Some recent work has been undertaken to understand our parking situation including community consultation, and the report 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 pedestrians over vehicles within the CBD precinct;***
  - minimise net loss of parking spaces within the CBD and Hospital precincts;***
  - continue to move and develop all day parking to outside of the core CBD precinct;***
  - implement no net increase to parking meters within the CBD precinct;***
  - continue to support alternate all day parking options such as the multi-deck car park and Council parking permits.***

### **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.

The Plan has been revised following a two month period of consultation. Thirty-six responses were received, ranging from emails, letters, social media comments and personal contacts during the consultation period. The most contentious item raised by multiple respondents, through the media, and in a joint letter from businesses and customers, was the proposal to alter the parking configuration along a section of Rowan Street. From the submissions received, many were not in favour of changing the current parallel parking, which was expressed as being necessary for long vehicles and those with trailers, and that angle parking would present a dangerous situation on a busy CBD street.

Apart from the above and an undercurrent of dissatisfaction with the use of paid parking, and the construction of the multi-deck car park, the majority of the plan appears to be supported. There was a general feeling that the number of car parking spaces are adequate in and around the CBD, and that little needed to be done.

The Wangaratta Car Parking Report has been adjusted to reflect changes resulting from the feedback as follows:

**Principles:**

Change – from “Ensure there is no net loss of parking spaces within the CBD or Hospital precincts.” to “Minimise the net loss of parking spaces within the CBD and Hospital precincts.”

**Short Term Action:**

Remove – reference to changes on Rowan Street (between Ovens St and Baker St)

**Medium Term Action:**

Move – Increase multi-deck car park usage to a “short” term action.

**Implications**

**Policy Considerations**

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

**Financial/Economic Implications**

Individual initiatives under the Plan will need to go through further project development, including a cost estimate, and presented for budget consideration in subsequent years.

**Legal/Statutory**

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

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## **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 the 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 associated actions, 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)**

This report supports the 2017-2021 Council Plan:

### **Goal**

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 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 negative	likely	High	High	Ensure we explain changes & reasons well; strongly 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.

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## **Consultation/Communication**

The Report has been revised following two months of public consultation. Thirty-six responses received, ranging from emails, letters, social media comments, and personal contacts.

Consultation has occurred on a number of occasions in relation to other projects. The CBD Masterplan process, the Railway Precinct Project engagement, Ovens Street Redevelopment consultation and 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.

## **Conclusion**

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

## **Attachments**

- 1 Wangaratta Car Parking Plan - February 2019 [↓](#) 

### 15.3 RESPONSE TO PETITION - REDUCING THE SPEED LIMIT ON SHANLEY STREET, SOUTH WANGARATTA

**Meeting Type:** Ordinary Council Meeting  
**Date of Meeting:** 19 March 2019  
**Author:** Manager Infrastructure Planning and Delivery  
**File Name:** Shanley Street, Wangaratta  
**File No:** ST16850

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 respond to the petition tabled at the Council meeting held on 19 February 2019 seeking the reduction of the speed limit along Shanley Street, Wangaratta.

#### **RECOMMENDATION:**

##### ***That Council:***

- 1. Receives this report and advises the first signatory of the actions.***

#### **Background**

At the Council meeting on 19 February 2019, a petition with 21 signatures requesting a reduction in the speed limit on Shanley Street from 100km/h to 80km/h or lower, was tabled.

Council officers have since captured traffic count data for the area and investigated appropriate treatments.

Regional Roads Victoria (RRV) has responsibility for speed limits. Council officers have discussed this with RRV representatives at a Traffic Liaison Group meeting in the past, and it was agreed that the requirements have not been met for any speed reduction.

The data showed that this road has an average of 118 vehicles per day, with only 1.5% of these vehicles being heavy vehicles. The mean average speed is 80km/h.

The speed limit is currently 100km/h, and there is a walking track at the top of this section of road with a limited shoulder width and no walkable nature strip.

Engineering Manual No.2 Section 9.8.2 sets out the usage of sign W6-1 as the most appropriate sign for this area, to warn of unexpected pedestrian movements

along the section of road (see image below). The installation of pedestrian caution signage will be programmed to occur in the near future.



### **Implications**

#### **Policy Considerations**

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

#### **Financial/Economic Implications**

There are no major financial or economic implications identified for the subject of this report. There will be minor costs associated with the signage installation.

#### **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.

### **2017 – 2021 Council Plan (2018 Revision)**

This report supports the 2017-2021 Council Plan:

#### **Goal**

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

**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
Conflict between vehicles and pedestrians	Likely	Extreme	Extreme	Install signage to warn vehicles of pedestrians

**Consultation/Communication**

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

**Options for Consideration**

There are no alternate recommendations.

**Conclusion**

Having considered all possible treatments, installation of pedestrian signage is considered an appropriate response to the concerns raised in the petition.

**Attachments**

Nil.

## 15.4 T1819/038 ORGANICS PROCESSING PLANT CONSTRUCTION - DECLARE CONTRACT DETAILS

**Meeting Type:** Ordinary Council Meeting  
**Date of Meeting:** 19 March 2019  
**Author:** Project Manager  
**File Name:** Organics Processing Plant Construction  
**File No:** T1819/038

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 declare the Contract amount for T1819/038 Organics Processing Plant Construction following negotiations with the awarded tenderer.

#### **RECOMMENDATION:**

- ***That Council advises the final Contract value for T1819/038 Organics Processing Plant Construction.***

### **Background**

At the Ordinary Council meeting held on Tuesday 19 February Council resolved as follows:

*“That Council:*

- 1. recognises Browns Wangaratta as the preferred tenderer;*
- 2. authorises officers to negotiate a final price with the preferred tenderer;*
- 3. requests officers revise the business case and review possible additional funding and present to Council;*
- 4. approves the maximum allocation of additional \$1,408,942 (Ex GST) from the waste reserve in the 2019/20 financial year;*
- 5. authorises the CEO to award the tender at a later stage for a maximum lump sum as specified in the confidential report attached;*
- 6. authorises the Chief Executive Officer to sign and seal documents for Contract T1819/038 Organics Processing Plant Construction, when available; and*
- 7. discloses the contract value of T1819/038 Organics Processing Plant Construction at the next Council meeting after the contract is awarded.”*

Council officers have negotiated changes to both scope and specification with the awarded contractor, Browns Wangaratta, to reduce the overall construction costs.

The Contract documents for T1819/038 Organics Processing Plant Construction will be signed and sealed when available.

### **Implications**

#### **Policy Considerations**

Council's Procurement Policy

Waste Management Strategy 2018-2023

#### **2017 – 2021 Council Plan (2018 Revision)**

This report supports the 2017-2021 Council Plan:

#### **Goal**

We are Sustainable

#### **We will plan, research and advocate for the future:**

for a regional approach to waste management that has economic and environmental benefits.

to assist the community to reduce their impact on the environment.

#### **We will create and deliver:**

the outcomes identified in the Rural City of Wangaratta Waste Management Strategy.

### **Strategic Links**

#### **a) Rural City of Wangaratta 2030 Community Vision**

In 2030 the Rural City of Wangaratta is a zero waste community.

#### **b) Other strategic links**

N/A

### **Conclusion**

Council Officers have negotiated both scope and specification with Browns Wangaratta and have reduced the final contract price.

The Contract for T1819/038 Organics Processing Plant Construction will be signed and sealed when available.

### **Attachments**

Nil

## 16. DEVELOPMENT SERVICES

### 16.1 ENVIRONMENTAL UPGRADE AGREEMENTS

<b>Meeting Type:</b>	<b>Ordinary Council Meeting</b>
<b>Date of Meeting:</b>	<b>19 March 2019</b>
<b>Author:</b>	<b>Sustainability Officer</b>
<b>File Name:</b>	<b>Environment - Sustainability Initiatives - Environment Upgrade Finance</b>
<b>File No:</b>	<b>F18/224</b>

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 to inform Council about the opportunity for increased economic, employment and environmental outcomes for the Rural City of Wangaratta afforded by Environmental Upgrade Agreements (EUAs), and to consider the establishment of the program for Wangaratta.

#### **RECOMMENDATION:**

##### ***That Council resolves to:***

- 1. Endorse the establishment of an Environmental Upgrade Agreement program commencing 1 July 2019 with no loan minimum or trial period.***
- 2. Appoint Better Building Finance to administer the delivery of Environmental Upgrade Agreements;***
- 3. Delegate to the Chief Executive Officer, in accordance with section 181H of the Local Government Act 1989, the power to enter into an Environmental Upgrade Agreement on behalf of Council; and***
- 4. Delegate to the Chief Executive Officer the power to declare and levy and environmental upgrade charge.***

#### Background

An EUA is an agreement between a property owner, a bank and local government that facilitates a building upgrade to improve energy efficiencies, reduce waste and/or reduce water use. There are a number of benefits to businesses that include competitive interest rates, long term finance and reduced operational costs. It also enables Council and the community to work towards

reducing emissions. In Victoria a total of 29 Councils have facilitated EUAs with over 47 projects financed totalling \$24.86 million as of September QTR 2018/2019.

EUAs align with Council's strategies and goals to support industries and enterprises to prosper and develop sustainably by facilitating low carbon businesses, stimulating a green economy and facilitating resource efficient businesses.

The EUA program is supported through the Sustainable Melbourne Fund and its Better Building Finance (BBF) system. BBF are now the Third Party Administrator (TPA) for the EUA program, actively engaging with the finance and property sectors as a trusted intermediary for building owners. The program was originally offered in the City of Melbourne and on September 9th 2015 the State Government passed legislation to allow all Victorian Councils to offer EUAs to their business community.

Council's role in the program is to levy the EUA loan repayments through the council charge system (rates) and remit that payment to the finance provider.

*Key benefits for businesses are outlined below:*

- **Low Cost Abatement.** Upgrading buildings to deliver savings on utility bills, which help to drive down the overall financial cost of energy for business, while also reducing the impacts of climate change. EUA's are a mechanism for building owners to access attractive finance for retrofitting.
- **Overcome structural and market barriers.** EUA finance can overcome the split-incentive barrier (between owners and renters) by enabling the costs and benefits to be shared with all building occupiers. This means that building owners and tenants can pay back the loan at the same time that they are benefiting from the lower costs from a more resource efficient building. If ownership or tenancy rights change, the loan transfers to the new owners and are continued to be paid through their rates. Without this system businesses have a disincentive to invest in efficiency because they may move premises before paying off the loan.
- **Reduce Financial Risks.** EUAs unlock private investment in local communities. As a consequence, there is no financial risk to local councils budgets and does not require government funding.
- **Complementarity.** EUAs can work with any grants/subsidies available for projects through local, state or federal government departments to enhance the business case for a building retrofit. As such EUAs are a means of attracting government funding into local communities.

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## **Implications**

### **Policy Considerations**

The EUAs are supported by both the Economic Development Strategy 2018-2023 and the Environment and Sustainability Strategy 2014.

### **Financial/Economic Implications**

The EUA administration through BBF is at no cost to Council. BBF charges ‘the borrower’ upfront fees, and ongoing administration for the life of the loan. However, Council’s role in administering the program will need to be taken into account over the life of the loan.

There is an option for Council to charge an additional administrative charge, payable by ‘the borrower’, to offset costs incurred by the administration of the program which includes; quarterly reporting under the Local Government Act 1989, raising invoices and processing funds.

If the Rural City of Wangaratta were to charge an administrative fee for this service, a minimum fixed fee of \$200 per annum per agreement is recommended. The amount of \$200 per annum would recover approximately one-hour processing time per agreement per quarter ( $\$50 \text{ per quarter} \times 4 = \$200 \text{ pa}$ ) for the life of the loan.

### **Legal/Statutory**

If the EUA program is implemented by Council, it must delegate the power to the CEO to declare environmental upgrade charges pursuant to the Local Government Act 1989 as amended.

Council authorisation would be by way of an Instrument of Delegation that provides the CEO with the power to declare and levy an environmental upgrade charge. This would need to be granted through a council resolution and is included in the recommendation.

### **Social**

EUA’s provide a feasible, cost-effective mechanism for local government to assist local businesses in the municipality to reduce rising operational and business costs. An EUA provides a long term fixed interest rate which businesses can utilise to pay for projects which will help them reduce their bills. The long-term tenure of the loan enables the debt to be structured such that building owners can be cash flow neutral or positive from day one, with the savings generated by the project effectively paying for the loan repayments and charges.

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## **Environmental/Sustainability Impacts**

There are many environmental benefits for the municipality that may arise from introducing an EUA program for local businesses. Businesses can improve their efficiency and sustainability across energy, water and waste sectors.

### **2017 – 2021 Council Plan**

This report supports the 2017-21 Council Plan:

#### **We are Growing**

*We will plan, research and advocate for the future:*

- To support our existing industry sector to innovate, adapt and grow.
- To facilitate considered planning and development in line with long term strategic objectives for the sustainability of our community and environment.

#### **We are Sustainable**

*We will plan, research and advocate for the future:*

- To assist the community to reduce their impact on the environment
- To identify and promote options to maximise the use of environmentally sustainable design in new and retro fitted residential, industrial; and commercial developments

*We will create and deliver:*

- Opportunities to assist the community to adopt sustainable building and living practises and to reduce energy and water use

### **Strategic Links**

#### **a) Rural City of Wangaratta 2030 Community Vision**

N/A

#### **b) Other strategic links**

The Economic Development Strategy 2018-2023 lists the following action as part of its implementation plan that is relevant to this program:

- Investigate building upgrade assistance schemes to support businesses to install energy efficient technology to relieve pressure from high gas and electricity prices.

### **Risk Management**

The business owner's application needs to satisfy the lenders and BBF's financial and risk requirements as per standard financial lending practice to ensure due diligence. Additionally the CEO has authority and discretion to select which projects are approved.

In regards to risks associated with bankruptcy or a default on repayments, the Local Government Act (1989) was amended in 2015 to facilitate EUAs for all Council's and under the Act, Council is not liable for the loan. In the case a borrower does default on their loan repayments Council is required to go through standard debt recovery provisions, similar to the provision that enables recovery of unpaid rates and charges etc.

A potential risk for Council is the disclosure obligations in the event of a property sale that is subject to an EUA. Given loan debts are not registered on title, prospective purchasers would rely on the Land Information Certificate (LIC), completed by Council's Property & Revenue team during the normal course of property transfers, to disclose debts declared by an environmental upgrade charge. Council's existing corporate software system allows for non-rates related debts to be associated to the front-end property screen to reduce this risk.

While the risks are low, as the program has been running since 2011 and has 29 Council's now participating in the program at various levels. Council has the option to implement the program on a two-year trial with a cap of 5 local business loans over \$100,000 during this period. This will ensure the internal process for administering EUA's is efficient before taking on more EUA's long term. After the two-year trial Council can then review the program and administration fees.

### **Consultation/Communication**

Council has not undertaken any community consultation, although local businesses in the Rural City of Wangaratta have approached the BBF to express interest in participating in the program. Consultation has been conducted with BBF regarding the program and its administration requirements.

Internally the consultation regarding the feasibility of introducing an EUA program has been undertaken with Property & Revenue, Finance, Economic Development and Sustainability business units.

### **Options for Consideration**

#### **Option 1: *Recommended***

**Council endorses the establishment of the EUA program for the Rural City of Wangaratta with no loan minimum or trial period.**

#### **Option 2:**

Council endorses the establishment of the EUA program for the Rural City of Wangaratta with a two-year trial period that is capped at 5 local business loans over \$100,000.

#### **Option 3: *Not recommended***

Council does not endorse the establishment of the EUA program for the Rural City of Wangaratta.

**Conclusion**

Through implementing EUAs, Council will be taking an innovative step in providing a mechanism that offers access to loans at affordable rates which will be used to improve environmental efficiencies and upgrades to their buildings. Upgrading of buildings also has impacts on local jobs, increases environmental performance/outputs and the overall value of the business.

**Attachments**

Nil.

## 16.2 DRAFT WANGARATTA HEALTH PRECINCT STRUCTURE PLAN

<b>Meeting Type:</b>	<b>Ordinary Council Meeting</b>
<b>Date of Meeting:</b>	<b>19 March 2019</b>
<b>Author:</b>	<b>Strategy Planner</b>
<b>File Name:</b>	<b>Health Precinct Plan</b>
<b>File No:</b>	<b>F18/133</b>

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 background to the preparation of the Draft Health Precinct Structure Plan (HPSP).
- Provide an outline of the key findings and recommendations of the Draft HPSP.
- Provide a summary of the next steps in the process required to finalise the Draft HPSP.
- Seek Councils endorsement of the Draft HPSP for the purpose of public consultation.

The Draft HPSP has been prepared for the Rural City of Wangaratta by SJB Urban.

The goals of the HPSP include:

- Provide specific direction as to where health and allied services activities are to be located.
- Meet the healthcare needs of the municipality and the broader North East regional areas.
- To support economic and social benefits to the broader areas.
- Create a vision and feel for the area that defines built form, open space design, landscaping enhancements and entry points.
- Improve access and connectivity including appropriate car parking, walkability, safety, all-abilities access, public transport and emergency services access.
- Demonstrated environmental sustainability.

**RECOMMENDATION:*****That Council:***

- 1. Endorses the Draft Health Precinct Structure Plan (HPSP) for community consultation;***
- 2. Invites submissions regarding the Draft HPSP for the period of approximately 1 month (commencing Friday, 22 March and concluding at the close of business on Friday 26 April 2019);***

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## **Background**

Council is undertaking the preparation of the HPSP in response to an identified need within the Wangaratta Planning Scheme as listed at *Clause 21.01-1 (Community Infrastructure)*, which requires Council to:

*‘Undertake a Wangaratta Hospital Precinct Structure Plan to support medical uses and avoid interface conflict issues’*

Following consideration of the projects purpose, it has been decided to rename the project to the Wangaratta Health Precinct Structure Plan in order to articulate that the structure plan simply does not focus just on the hospital, and looks at the greater areas as a defined Health Precinct.

In March 2018, Council appointed SJB Urban to undertake the preparation of the HPSP, following a public request to quote process. A Draft HPSP has been completed and is ready for community consultation.

## **The Structure Plan - Study Area**

The Health Precinct is nominated as the area generally bounded by Rowan Street to the North, the railway line to the East, Roy Street West to the South and Swan Street to the West, as outlined by the solid red line in the map below.

In addition to this an extended study area has been included to the North of Rowan Street which encapsulates the Wangaratta Private Hospital as outlined by the dashed red line in the map below.



Key elements of the precinct can be defined as the following:

- North East Health (Public Hospital) is the key tenant in the precinct.
- Wangaratta Hospital was established in 1872 on the present site.
- The Wangaratta Hospital services a population base of approximately 80,000.
- North East Health is the single largest employer in the Rural City.
- Residential land uses are still the most predominate land use within the precinct.
- Significant heritage properties and heritage overlays are located within the precinct.
- There are limited retail and industrial uses within the precinct.

## **The purpose of the Health Precinct Structure Plan?**

The purpose of the project is to develop a long-term guiding framework for land use and built form within the Health Precinct that will coordinate ongoing changes in land use, movement, access, built form, character and the public realm.

The key objectives of the structure plan are to:

- Create a vision for the future of the precinct, balancing the growth and development of the Health Sector against the established residential interfaces and uses.
- Provide specific direction as to where the health and allied activities are to be located.
- Meet the healthcare needs of the municipality and the broader regional area.
- To support the economic and social benefits to the broader areas.
- Create a vision and feel for the area that defines built form, open space design, landscape enhancements and entry points.
- Improve access and connectivity including appropriate car parking, walkability, safety, all ability access, public transport and emergency vehicle access.
- Demonstrate environmental sustainability.

## **Current Wangaratta Planning Scheme Policy**

The current vision within the Wangaratta Planning Scheme for the Health Precinct includes:

### 13.02-1S - Health Facilities (State Policy)

- *Locate hospitals and other large health facilities in designated health precincts and areas highly accessible to public and private transport.*

### 21.02-2 - Activity Centres

- *Medical uses have emerged around the Wangaratta public and private hospitals, creating some potential amenity conflicts with residential uses, pressure on the residential dwelling supply and car parking difficulties*

### 21.10-1 Community Infrastructure:

**Objective 2** *To encourage medical uses around the public and private hospitals in Wangaratta*

*Strategy 2.1 Support medical uses around the public and private hospitals in Wangaratta.*

*Strategy 2.2 Minimise amenity conflicts with adjacent residential uses.*

*Strategy 2.3 Provide adequate car parking.*

*Strategy 2.4 Avoid conflict with residential car parking and traffic flows.*

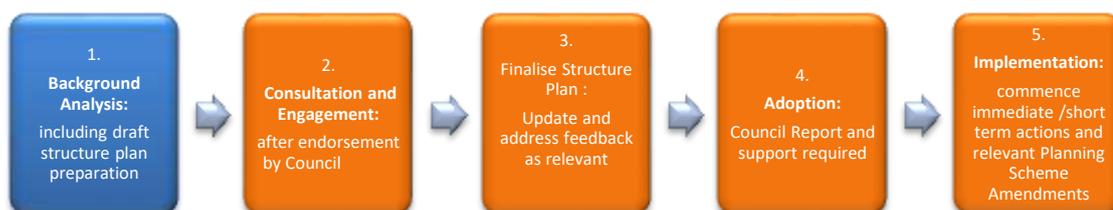
The current policy context supports the development of a Structure Plan for the Health Precinct with a vision to both continuing the development of this Precinct

from a community and healthcare perspective, an economic perspective and also as a planning tool to guide future development of the precinct.

The Structure Plan will also seek to avoid the inherent land use conflict associated between commercial uses being located within an essentially residential area.

### **Process of the Health Precinct Structure Plan**

The chart below outlines the basic steps in the process of developing the HPSP, including development, community engagement, formalisation, adoption and finally implementation.



The blue box indicates the steps that have been undertaken to date and the orange boxes indicate the steps still required to finalise the structure plan.

This report is before Council recommending endorsement of the Draft HPSP for the purpose of progressing to Step 2, which involves consultation with the broader community.

To date consultation with external stakeholders has been limited to North East Health, key tenants and landowners within the Precinct. The formal community consultation will involve the engagement with the broader community, including all landowners within the precinct, relevant statutory authorities and other agencies.

### **Summary of Key Recommendations within the Structure Plan:**

The following is a summary of the key general recommendations of the structure plan:

- The designation of the precinct into '5 sub precincts':
  - *Sub Precinct 1 – Core Hospital and Education Precinct.*
  - *Sub Precinct 2 – Allied Health (Purpose Built) Precinct.*
  - *Sub Precinct 3 – Allied Health (Adaptive Re-Use) Precinct.*
  - *Sub Precinct 4 – Limited Change Residential Precinct.*
  - *Sub Precinct 5 – Moderate Change Residential.*
- The designation of 5 key 'Strategic Sites' within the precinct with significant redevelopment potential.

- The rezoning of selected areas of land to facilitate the vision of the above mentioned precincts and strategic sites and in some circumstances the incorporation of overlays to facilitate appropriate built form outcomes.
- The incorporation of a public realm framework to guide Council on the upgrade of streetscapes and public spaces, including:
  - *Greater pedestrian / cycling connectivity & safety.*
  - *Increased greening of the streetscapes to provide continuous canopy.*
  - *Improved passive open spaces.*
  - *Increased lighting along designated routes for pedestrian safety.*
  - *Incorporation of Water Sensitive Urban Design (WSUD) along key corridors to mitigate flooding and improve water quality.*
- Advocate for improved public transport including around the entire Hospital site.

### **Planning Scheme Related Outcomes of the Structure Plan:**

The following is a summary of how the structure plan will be implemented in to the Wangaratta Planning Scheme:

- Rezoning of selected precincts to facilitate the vision of the plan.
- The application of applicable overlays to guide the future built form outcomes described in the vision of the plan.
- The extension of the Parking Overlay (Clause 45.09) across commercial zoned land to reduce the requirements for on-site car parking.
- Updating of existing local policy (22.12 – *Medical Centres within Residential Areas*) within the Planning Scheme to provide guidance to the community.
- Update Clause 22.11 (Local Areas) to incorporate the Medical Precinct Structure Plan.

The above changes are proposed to be translated into the Wangaratta Planning Scheme through a future planning scheme amendment.

### **Implications**

#### **Policy Considerations**

The Draft HPSP is a key strategy recommended for development within the Wangaratta Planning Scheme.

#### **Financial Implications**

The development of the HPSP has been funded within the 2017/18 and 2018/19 budget years.

A future planning scheme amendment will be required to integrate the recommendations into the Planning Scheme, there may be future costs

associated with this in the form of officers time, panel costs and amendment fees as required.

### **Legal/Statutory**

The adoption of this structure plan will lead to further strategic planning work, including future amendments to the Wangaratta Planning Scheme. The content of these planning scheme amendments will depend upon the final adopted HPSP.

### **Environmental/Sustainability Impacts**

The structure plan supports the creation of attractive streetscapes with continuous tree canopies to improve amenity and mitigate the impacts of the urban heat island effect.

### **Economic Impacts**

The structure plan supports the economic development of the health precinct into the future, ensuring that the growth of the precinct occurs in an orderly fashion.

### **Referrals/Public Notice**

#### **2013 – 2017 Council Plan (2015 Revision)**

This report supports the 2013-2017 Council Plan:

#### **Goal**

We are Healthy

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

By identifying future development areas and giving consideration to potential planning scheme amendments.

#### **The non-negotiables**

Residential, rural, commercial and industrial land that is appropriately protected, planned and developed.

The health of everyone who lives in and visits our community is protected.

#### **Strategic Links**

##### **a) Rural City of Wangaratta 2030 Community Vision**

The HPSP supports the following elements of the 2030 Community Vision:

- *Facilitate an ongoing extension to pedestrian and cycling linkages across the Rural City of Wangaratta.*

- *Identify opportunities to improve community safety and accessibility through future planning controls.*

### **Options for Consideration**

This report to Council is for the purpose of considering the draft HPSP for community consultation.

### **Options for Consideration**

#### **Option 1: Recommended**

Consider the draft HPSP and endorse the draft for community consultation for a period of approximately one month. This will allow the community of Wangaratta and other stakeholders to consider the draft and provide feedback for Council's consideration.

#### **Option 2: Not Recommended**

Do not endorse the draft HPSP for consultation. This will continue the present policy vacuum that exists within the Wangaratta Planning Scheme with regards to the Health Precinct.

### **Conclusion**

The draft HPSP has been prepared by experience personnel in this field with input from a range of Council business units and key health precinct stakeholders and is now considered to be ready for community consultation. Council should endorse the draft structure plan, for the purpose of public consultation and to allow the draft structure plan to be publically exhibited for a minimum period of approximately one month.

### **Attachments**

- 1 Draft Wangaratta Health Precinct Structure Plan [↓](#) 

**Meeting Type:** Ordinary Council Meeting  
**Date of Meeting:** 19 March 2019  
**Author:** Planner  
**File Name:** PInApp18/204 - Development of a Telecommunications Facility  
**File No:** PInApp18/204

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 application is for the development of a telecommunications facility. The proposed facility is proposed to be constructed within HP Barr Reserve approximately 40 metres to the north of the existing public swimming pool. The subject land is currently being used for a variety of recreational uses. The proposed telecommunications facility is a 35 metre monopole with attached telecommunications equipment.

Formal notice of the application was given to nearby affected land owners and occupiers on 3 December 2018. At the time of writing this report, ten objections to the proposal were received.

#### **RECOMMENDATION:**

##### ***That Council resolves to:***

- 1. Issue a Notice of Decision to Grant a Planning Permit with respect to Planning Permit Application 18/204 for the Development of a Telecommunications Facility at HP Barr Reserve, Edwards Street Wangaratta subject to the permit conditions contained within Attachment 1; and***
- 2. Advise the applicant and all submitters of Council's decision.***

### **Property Details**

The subject land is located approximately 1.8 km north-west of the Wangaratta Central Activities Area and is a Crown Reserve zoned Public Park and Recreation Zone. The subject land is made up of one lot with a total area of approximately 34 hectares which forms a part of the larger area known as HP Barr Reserve.

The subject land is irregular in shape and access to the land is available from adjoining roads to the south, west and north. The topography of the subject land



A significant amount of development is scheduled to be undertaken in the near future within close proximity to the proposed site. The adjacent sports field is proposed to be enlarged and reorientated and some associated vegetation removal is required. Light towers are proposed in association with this sports field. A major upgrade to the public swimming pool is also proposed and as part of these works the adjacent car parking area is to be significantly upgraded. All these works are to be carried out by or on behalf of Council. The applicant has consulted with Council as the Public Land Manager of the subject land and the proposed site has been selected with these other projects taken into consideration.

The proposed telecommunications facility is to be contained within an approximately 44 square metre fenced compound. The compound is to include security fencing to a height of approximately 3 metres with a 3 metre wide gate. A cabinet containing telecommunications equipment is to be located within the compound and a space for a generator to park is also included within the compound.

The proposed telecommunications facility is a monopole with a width of approximately 1 metre at the base tapering towards the top of the pole. The monopole is proposed to be 35 metres in height however equipment attached to the top of the monopole will reach a height of 36.7 metres.

Access to the proposed facility is shown on the submitted plans as being via the existing access way and car parking area to the west of the public swimming pool accessible from Park Lane and then across part of the sports field immediately to the west of the proposed facility.

Power supply and fibre optic cabling to the proposed facility are to be provided through shared underground trenching around the northern and eastern sides of the public swimming pool and connecting to a supply point near the south western corner of the netball courts.

### Referrals

The application was not required to be referred to any referral authorities under Section 55 of the Planning and Environment Act 1987.

Referral Authority	Response
Nil	Not applicable

### Internal Departmental Advice

Department	Response
Natural Resources Unit	No objection subject to conditions
Technical Services Unit	Object to the proposed access across the sports field however accept that this can be addressed by permit condition.  Also require a note to be placed on any permit granted alerting the permit holder

	to nearby works scheduled to occur and that consultation will be required with Council to arrange access to the proposed development site during the construction of the telecommunications facility.
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**Advertising**

This application was advertised on 3 December 2018 under Section 52 of the Planning and Environment Act 1987, to all land owners and occupiers who could be affected by the proposal. An advertisement was also placed in a local newspaper notifying the public of the proposal.

Ten objections have been received to the proposal.

Concerns raised by objectors with respect to the proposal are summarised as follows;

<b>Ground for Submission</b>	<b>Concern Raised</b>	<b>Comments/Response</b>
Visual Impact	The proposal will create an adverse visual impact: - for those using the recreation reserve - for those residences located within view of the proposed facility - on views of the proposed upgraded public swimming pool adjacent to the proposed facility - on the adjacent sports field.	The proposed facility will unavoidably create a visual impact because it is a large structure. It is considered that the impact will be minimal and has been reduced to an acceptable level.
Health Concerns	The proposed facility will be too close to children and infants using the swimming pool and recreation reserve.  Local residents and people using the recreation reserve may suffer adverse health impacts as a result of the proposal	The application includes information about the electromagnetic energy which will be emitted by this facility which show that the emissions will be well within safe levels.

	<p>due to exposure to electromagnetic energy.</p>	
<p>Alternative locations for proposed facility</p>	<p>There are more suitable locations within Wangaratta for a telecommunications facility.</p> <p>There is no community benefit for a telecommunications facility in the proposed location because coverage is already excellent.</p> <p>The proposed facility should be located in an area with poor telecommunications coverage.</p>	<p>The application indicates that the location for the proposed telecommunications facility was chosen in order to provide telecommunications coverage to a targeted area for which it is accepted that the proposed location was most appropriate.</p> <p>The application does not indicate that the site of the proposed telecommunications facility experiences poor coverage. It is expected that the proposed facility will provide telecommunications coverage to areas within a wide range of the proposed location.</p> <p>The application is for a telecommunications facility on the subject land. It is not the role of Council under the Planning Scheme to direct where and how a private company should invest.</p>
<p>Other</p>	<p>The proposed facility may deter people from using the recreation reserve.</p> <p>The proposal may adversely impact property values for nearby residences.</p> <p>Compound fencing will encroach into the adjacent sports field.</p> <p>The proposal will</p>	<p>The proposal is considered not to create any health hazards and visual impact is considered to be minimal therefore it is not anticipated that a significant number of people will be deterred from using the recreation reserve.</p> <p>This is not a matter for consideration in the assessment of planning permit applications under the Planning and Environment Act 1987.</p> <p>The proposed compound fencing is minor in scale and will not encroach onto the playing area for the existing adjacent sports field. It should be noted that the sports field is proposed to be enlarged and reorientated. Council's Technical Services Unit considered the proposal and have no concern with potential impact of the proposed compound fencing on either the existing or upgraded sports field.</p> <p>The proposal is considered not to create</p>

	<p>adversely impact the proposed swimming pool upgrade resulting in a waste of Council resources.</p> <p>The recreation reserve is extensively used by the community therefore the impact from issues associated with the proposal will be significant and widespread.</p>	<p>any health hazards and visual impact is considered to be minimal therefore it is not anticipated that the proposal will have any significant impact on the adjacent and soon to be upgraded swimming pool.</p> <p>The proposal is considered not to create significant adverse impacts on the recreation reserve or those using the reserve.</p>
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**Assessment under the Planning and Environment Act**

Section	Clause	Provision
Planning Policy Framework	12.01-2S 17.01-2S 19.03-4S	Native Vegetation Management Innovation and Research Telecommunications
Municipal Planning Policy	Nil	Not applicable
Zoning	36.02	Public Park and Recreation Zone
Overlays	Nil	Not applicable
Particular Provisions	52.06 52.17 52.19	Car Parking Native Vegetation Telecommunications Facility
Decision Guidelines	65.01	Approval of an Application or a Plan

**Planning Policy Framework**

**Clause 12.01-2S – Native Vegetation Management**

This policy seeks to avoid and minimise the removal, destruction or lopping of native vegetation. The proposal includes proposed underground shared trenching for fibre optic and power cabling through an area with remnant native vegetation. A suitable condition can be placed on any permit granted requiring the trenching to be bored at a depth which avoids the Tree Protection Zone of all native vegetation and therefore the proposal is consistent with this policy.

**Clause 17.01-2S – Innovation and Research**

This policy seeks to encourage innovation and research and as one of its strategies seeks to encourage the development of communications infrastructure. The proposal is therefore supported by this policy.

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## **Clause 19.03-4S – Telecommunications**

This policy seeks to ensure that telecommunications services are available to businesses, community services and households whilst ensuring that telecommunications infrastructure does not create an adverse impact. The proposal will increase and improve the quality and availability of telecommunications services in the municipality. The siting of the proposed facility is considered appropriate as it will be near other towers (proposed light towers for sports field) and large buildings (public swimming pool) whilst not being within close proximity to any dwelling. The visual impact of the facility is considered to have been minimised to an acceptable level and therefore the proposal is considered to be consistent with this policy.

### **Municipal Planning Policy**

There are no local planning policies directly relevant to this proposal.

### **Zoning**

#### **Public Park and Recreation Zone**

The subject land is located within the Public Park and Recreation Zone. The use of land for a telecommunications facility is a Section 1 Use within the Public Park and Recreation Zone because it is a use not requiring a permit under Clause 62.01 (Uses Not Requiring a Permit). There is no trigger for the proposed construction of the facility under the zone provisions as this is exempted pursuant to Clause 62.02-1 (Buildings and Works Not Requiring a Permit, Buildings and Works).

### **Overlays**

There are no overlays affecting the proposed site on the subject land.

### **Particular Provisions**

#### **Clause 52.06 – Car Parking**

Pursuant to Clause 52.06-5 (Number of car parking spaces required under Table 1, Car Parking) there is no set car parking rate for a telecommunications facility therefore car parking must be provided to the satisfaction of the Responsible Authority. No car parking provision is proposed. This is considered acceptable given the nature of telecommunications facilities requiring no staff for the vast majority of the time. Occasional maintenance staff will likely park beside the facility when maintenance is required.

#### **Clause 52.17 – Native Vegetation**

The proposal does not propose to remove, destroy or lop any native vegetation however there is some risk that the shared underground trenching for fibre optic and power cabling to the proposed facility will encroach into the Tree Protection Zone of some native trees. The application was referred to Council's Natural Resources Unit who had no objection to the proposal subject to conditions which

would ensure that the proposed shared trenching was bore drilled at a depth which avoided the Tree Protection Zone of all native trees. These conditions will ensure that no native vegetation is affected by the proposal.

### **Clause 52.19 – Telecommunications Facility**

Pursuant to Clause 52.19-1 (Permit Requirement, Telecommunications Facility) a permit is required for the development of a telecommunications facility. The applicant has provided correspondence indicating that the Public Land Manager consents to the proposed development and this application being made as required under Clause 52.19-4 (Application Requirements, Telecommunications Facility). There are two relevant decision guidelines for this proposal pursuant to Clause 52.19-5 (Decision Guidelines, Telecommunications Facility) and they are addressed below.

The decision guidelines require the proposal to be assessed against *A Code of Practice for Telecommunications Facilities in Victoria, July 2004*. The proposal is consistent with Principle 1 of the Code which addresses visual impact. The proposal does not interrupt the views of any heritage place from any public or private land. The proposed facility is to be located approximately 200 metres from the nearest dwelling and the presence of a large amount of vegetation within the recreation reserve will mean that from most residences the lower portion of the monopole will be obscured. There will be some level of visual impact for people using the recreation reserve however it is unavoidable that such a facility will be visible. The specific proposed site is not considered particularly worthy of protection from visual impact in comparison to any other potential location within the recreation reserve. It is therefore considered that the proposal is consistent with Principle 1.

Principle 2 of the Code requires that telecommunication facilities be co-located where practicable. The applicant has demonstrated in the report submitted with the application that co-location was not possible in this instance given the area for which telecommunications coverage is proposed to be provided by the proposed facility. The proposal is therefore considered to be consistent with Principle 2.

Principle 3 requires that telecommunications facilities meet health standards for electromagnetic exposure. The applicant has provided a report indicating that the proposed facility will be well within the relevant health standards. The proposal is therefore considered to be consistent with Principle 3.

Principle 4 requires construction of telecommunications facilities to be carried out with minimal disturbance and risk. The proposed siting of the facility is not in a location in which construction is likely to be particularly disruptive. There will need to be some negotiation between Council's Technical Services Unit and the permit holder if a permit is granted to ensure that the imminent upgrade to the swimming pool and upgrade to the adjacent sports field are managed effectively. The proposal is therefore considered to be consistent with Principle 4.

The proposal may have a minor impact on adjoining land with regard to visual impact. This matter was addressed under Principle 1 of the Code. Adjoining land may be impacted by a minor increase in traffic associated with construction of the

facility however this is considered negligible. There are no other impacts on adjoining land expected to be caused by the proposed facility.

### **Clause 65.01 – Approval of an Application or a Plan**

The decision guidelines under clause 65.01 (Approval of an Application or a Plan) are addressed below:

*The matters set out in section 60 of the Act.*

The proposal is consistent with all matters set out in Section 60 of the Act.

*The Municipal Planning Strategy and the Planning Policy Framework.*

The Municipal Planning Strategy and the Planning Policy Framework have been addressed previously in this report.

*The purpose of the zone, overlay or other provision.*

The proposal is consistent with the purpose of the zone and all other relevant provisions.

*Any matter required to be considered in the zone, overlay or other provision.*

All relevant decision guidelines have been previously addressed in this report.

*The orderly planning of the area.*

The proposal is consistent with the principles of orderly planning.

*The effect on the amenity of the area.*

The proposed facility will have a minor impact on the amenity of the area however this is considered acceptable.

*The proximity of the land to any public land.*

The proposal is to be sited on public land. The proposed development has the consent of the Public Land Manager.

*Factors likely to cause or contribute to land degradation, salinity or reduce water quality.*

The proposal is not expected to lead to any of the above issues.

*Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.*

The proposal is not expected to generate any significant amounts of stormwater.

*The extent and character of native vegetation and the likelihood of its destruction.*

The protection of native vegetation has been previously addressed in this report.

*Whether native vegetation is to be or can be protected, planted or allowed to regenerate.*

No native vegetation will be lost as a result of the proposal.

*The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.*

The proposed site is not exposed to any significant identified risk of bushfire, flood, erosion or any other such hazard.

*The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.*

The proposed facility includes sufficient space around it to accommodate any loading and unloading which may be required from time to time.

### **Consultation**

The planning application was advertised as per the notification requirements under the Planning and Environment Act 1987. Ten objections were received.

### **Implications**

#### **Policy Considerations**

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

#### **Financial Implications**

The proposal does not have any impact on Council's financial resources as such. 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**

The proposed development site is not within an area of Aboriginal Cultural Heritage Sensitivity.

#### **Social**

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

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## **Environmental/Sustainability Impacts**

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

## **Economic Impacts**

The proposed telecommunications facility would improve the quality and extent of telecommunications coverage in the local area which would support the economy.

## **Referrals/Public Notice**

Addressed earlier in this report under the relevant 'Referrals' and 'Advertising' headings.

## **2013 – 2017 Council Plan (2015 Revision)**

This report supports the 2013-2017 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	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 properties and advertised in local newspaper.
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.
Involve	Opportunity to make a submission.	Notice of Application sent to the owners and occupiers of nearby properties and advertised in local newspaper.
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 PInApp18/204 for the Development of a Telecommunications Facility at HP Barr Reserve, Edwards Street Wangaratta.

OR

Refuse the application for a planning permit.

### **Conclusion**

This application seeks approval for the development of a telecommunications facility. The proposed facility is considered to be consistent with the relevant Code of Practice and impacts on adjacent and nearby land uses are considered minor and acceptable. It is therefore recommended that Council resolve to Issue a Notice of Decision to grant a permit.

### **Attachments**

- 1 PInApp18/204 - Recommended Permit Conditions [↓](#) 
- 2 PInApp18/204 - Development Plans [↓](#) 

**17. SPECIAL COMMITTEE REPORTS**

Nil

## 18. ADVISORY COMMITTEE REPORTS

### 18.1 ADVISORY COMMITTEE REPORTS

**Meeting Type:** Ordinary Council Meeting  
**Date of Meeting:** 19 March 2019  
**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. Place Naming Committee Meeting Minutes
2. Wangaratta Economic Development & Tourism Advisory Committee joint with Agriculture & Advisory Committee Meeting Minutes
3. Arts, Culture & Heritage Advisory Committee Meeting Minutes

#### **RECOMMENDATION:**

***That Council notes the minutes of these committees.***

#### Attachments

- 1 Place Naming Committee Meeting - Minutes - 26 February 2019 [↓](#) 
- 2 Wangaratta Economic Development and Tourism Committee Minutes & Agriculture and Agribusiness Committee Minutes - 5 February 2019 [↓](#) 
- 3 Arts Culture & Heritage Advisory Committee Minutes - 11 February 2019 [↓](#) 

## 19. RECORDS OF ASSEMBLIES OF COUNCILLORS

### 19.1 RECORD OF ASSEMBLY OF COUNCILLORS

<b>Meeting Type:</b>	<b>Ordinary Council Meeting</b>
<b>Date of Meeting:</b>	<b>19 March 2019</b>
<b>Author:</b>	<b>Executive Assistant - Corporate Services &amp; Councillors</b>
<b>File Name:</b>	<b>Assemblies of Councillors</b>
<b>File No:</b>	<b>F16/2117</b>

#### 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.

<b>Date</b>	<b>Meeting details</b>	<b>Refer</b>
5 February 2019	WEDTAC & AAAC Advisory Committee Meeting	Attachment
11 February 2019	Cemetery Trust Meeting	Attachment
11 February 2019	Arts Culture & Heritage Advisory Committee Meeting	Attachment
11 February 2019	Councillors Briefing Forum	Attachment
12 February 2019	Councillors Budget Review Session	Attachment
18 February 2019	Councillors Briefing Forum	Attachment
25 February 2019	Councillors Briefing Forum	Attachment
26 February 2019	Place Naming Advisory Committee Meeting	Attachment
4 March 2019	Councillors Briefing Forum	Attachment

**RECOMMENDATION:**

***That Council receives the reports of Assemblies of Councillors.***

**Attachments**

- 1 Assembly of Councillors - WEDTAC and AAAC Meeting - 20190205 [↓](#) 
- 2 Assembly of Councillors - Cemetery Trust Meeting - 20190211 [↓](#) 
- 3 Assembly of Councillors - Arts Culture & Heritage Advisory Committee Meeting - 11 February 2019 [↓](#) 
- 4 Assembly of Councillors - Briefing Forum - 20190211 [↓](#) 
- 5 Assembly of Councillors - Councillors Budget Review Session - 20190212 [↓](#) 
- 6 Assembly of Councillors - Councillors Briefing Forum - 20190218 [↓](#) 
- 7 Assembly of Councillors - Councillors Briefing Forum - 20190225 [↓](#) 
- 8 Assembly of Councillors - Place Naming Committee - 20190226 [↓](#) 
- 9 Assembly of Councillors - Councillors Briefing Forum - 4 March 2019 [↓](#) 

**20. NOTICES OF MOTION**

Nil

**21. URGENT BUSINESS**

**22. PUBLIC QUESTION TIME**

**23. CONFIDENTIAL BUSINESS**

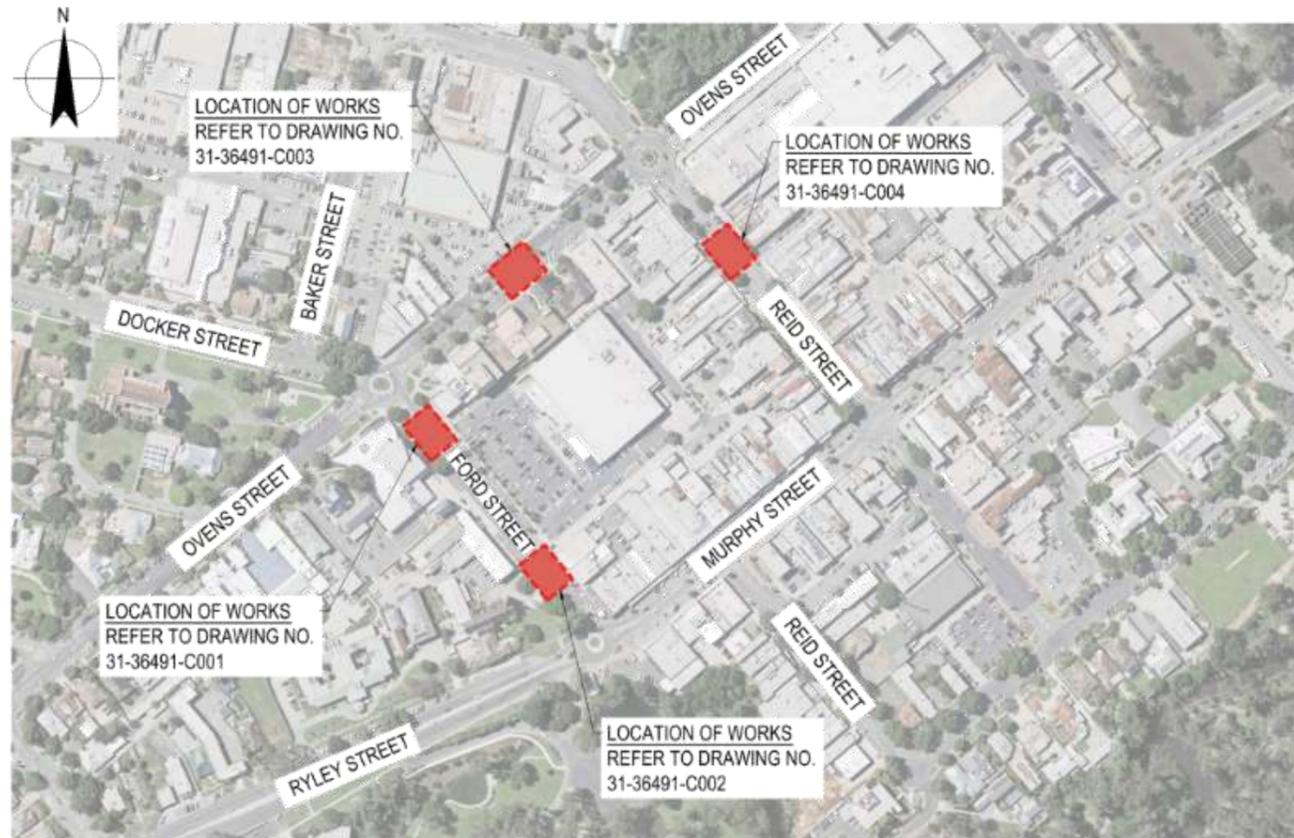
Nil

**24. CLOSURE OF MEETING**

**ATTACHMENTS**



# RURAL CITY OF WANGARATTA WANGARATTA CBD PEDESTRIAN FACILITIES UPGRADE 31-36491



LOCALITY PLAN  
NOT TO SCALE

DRAWING LIST	
DRG No.	DRAWING TITLE
31-36491-G001	COVER SHEET, LOCALITY PLAN AND DRAWING LIST
31-36491-C001	FORD STREET ZEBRA CROSSING NORTH
31-36491-C002	FORD STREET ZEBRA CROSSING SOUTH
31-36491-C003	OVENS STREET RAISED PEDESTRIAN CROSSING
31-36491-C004	REID STREET RAISED PEDESTRIAN CROSSING

**PRELIMINARY**

D	100% DESIGN ISSUE	PH	GZ	MG	01.02.19
C	ISSUED FOR COMMENT	RSD	GZ	MG	25.01.19
B	RE-ISSUED FOR REVIEW	LH	GZ	MG	07.12.18
A	ISSUED FOR REVIEW	GZ	GZ	MG	05.10.18

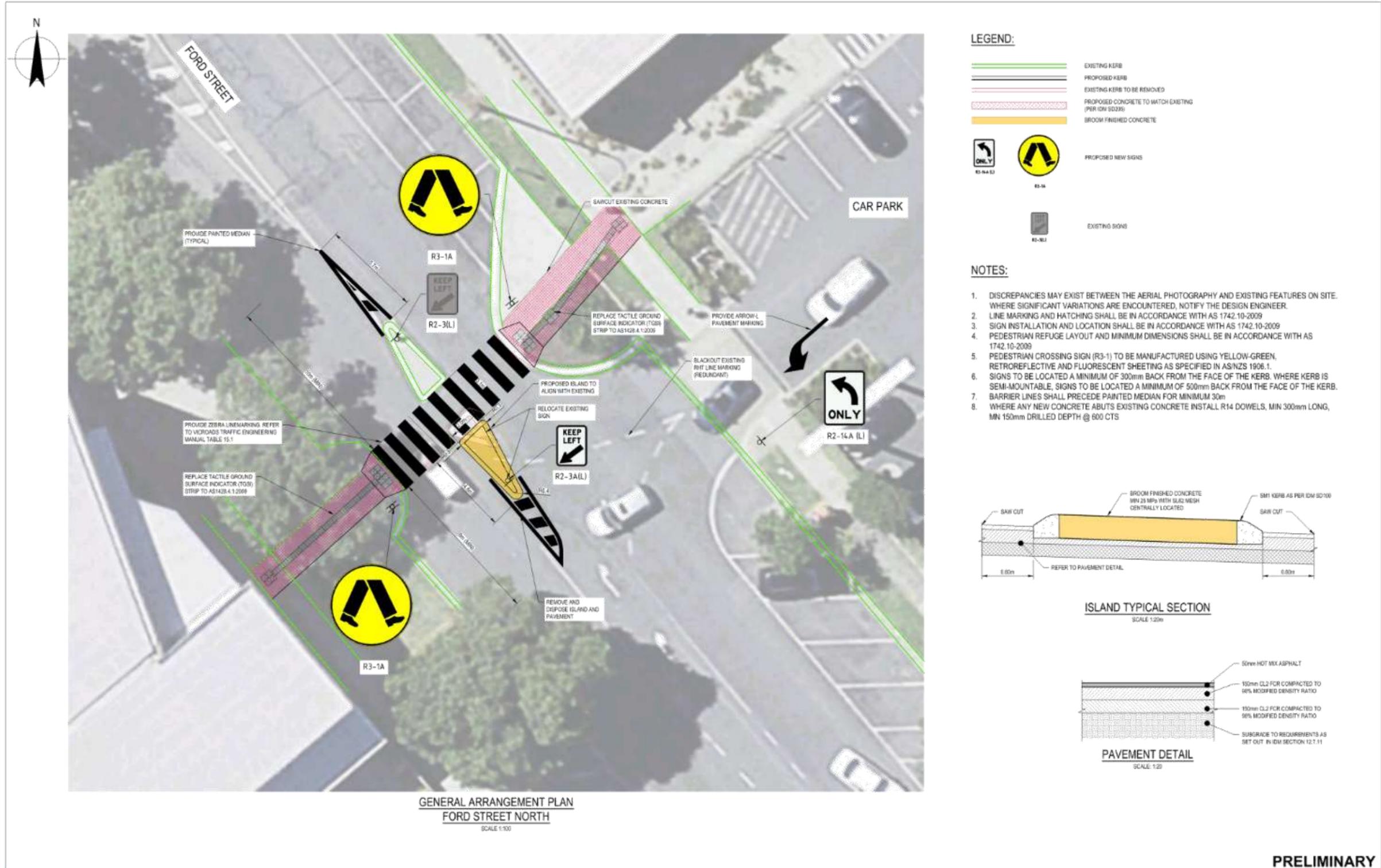
Drawn	Job Manager	Project Director	Date

Scale 5, 105 Hurst St Wodonga VIC 3680 Australia  
PO Box 962 Wodonga VIC 3680  
T 61 2 6642 8700 F 61 2 6642 8711  
E [info@ghd.com.au](mailto:info@ghd.com.au) W [www.ghd.com.au](http://www.ghd.com.au)

<b>DO NOT SCALE</b>	Drawn G. ZAKHAROV	Designer G. ZAKHAROV	Client
Conditions of Use: This document may only be used by GHD's client and any other person who GHD has agreed can use this document for the purposes for which it was prepared and must not be used by any other person or for any other purpose.	Drafting Check	Design Check	FEDERATION COUNCIL RURAL CITY OF WANGARATTA
	Approved (Project Director)	Date	Title
			COVER SHEET, LOCALITY PLAN AND DRAWING LIST
Scale NOT TO SCALE	This Drawing must not be used for Construction unless signed as Approved		Original Size
			A1 Drawing No: 31-36491-G001

Rev: D
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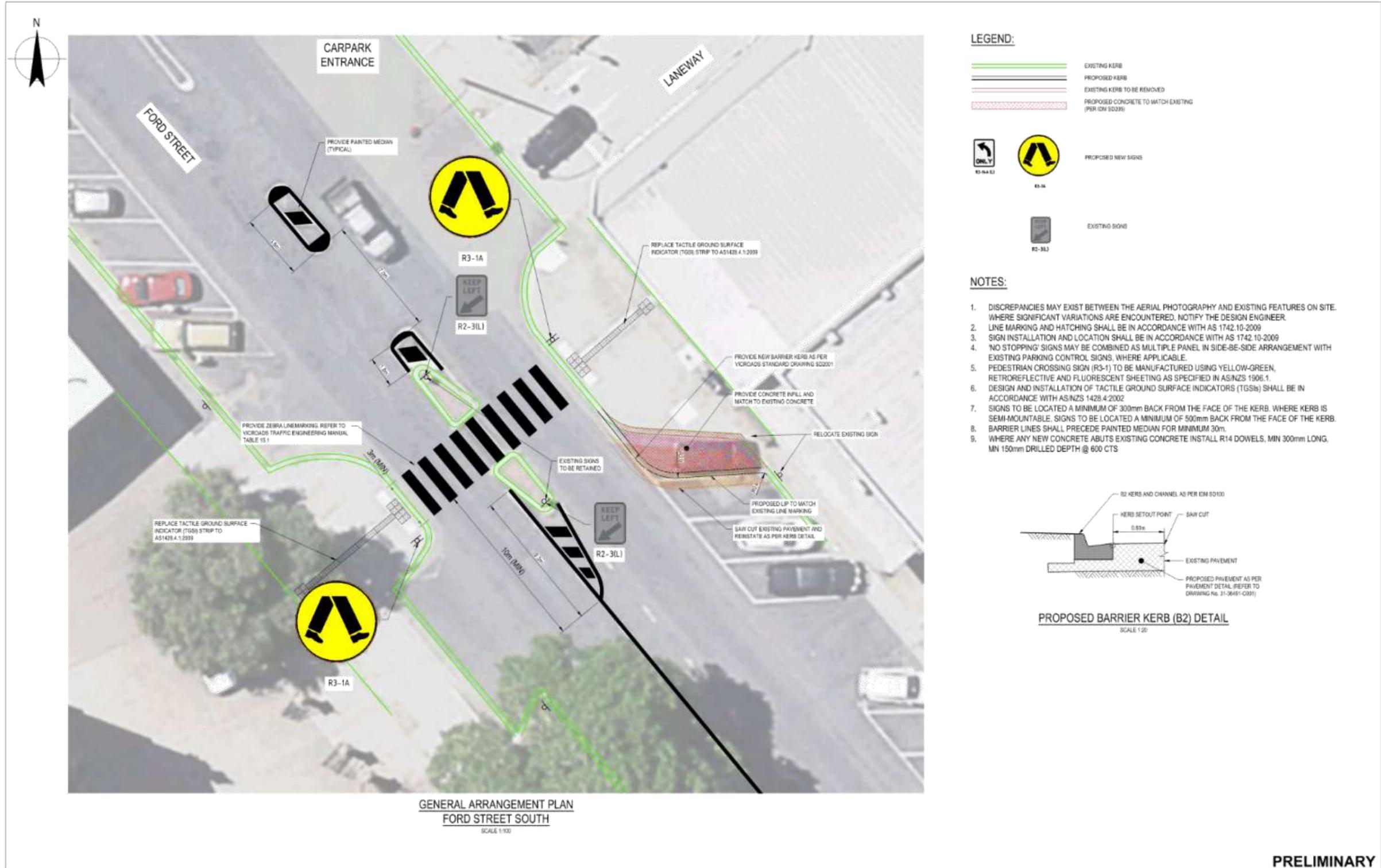
Plot Date: 1 February 2019 - 4:20 PM Plotted by: Paul Hubschke Cad File No: C:\pwworking\ghd\project\ghd\31-36491-G001.dwg



GENERAL ARRANGEMENT PLAN  
FORD STREET NORTH  
SCALE 1:100

**PRELIMINARY**

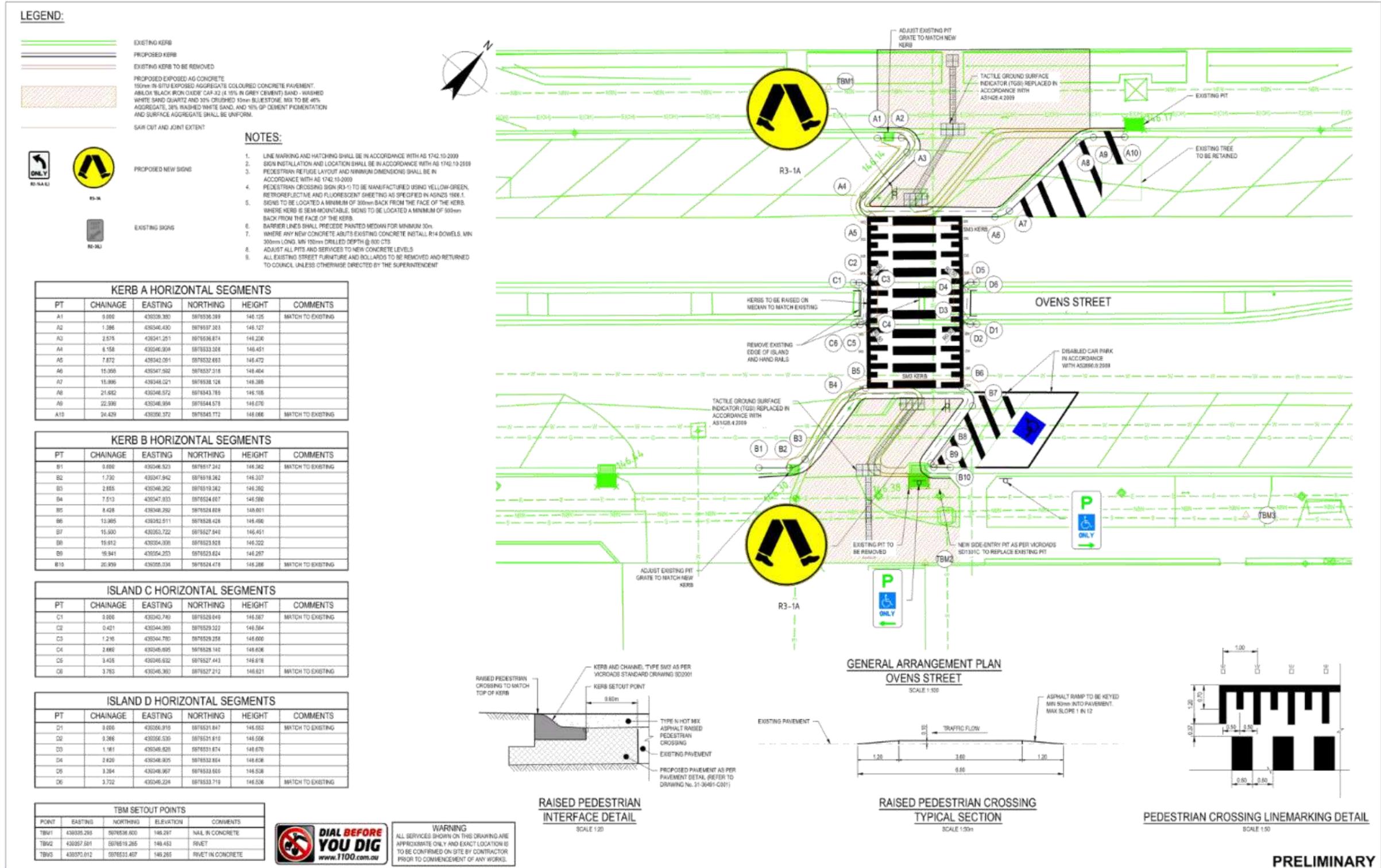
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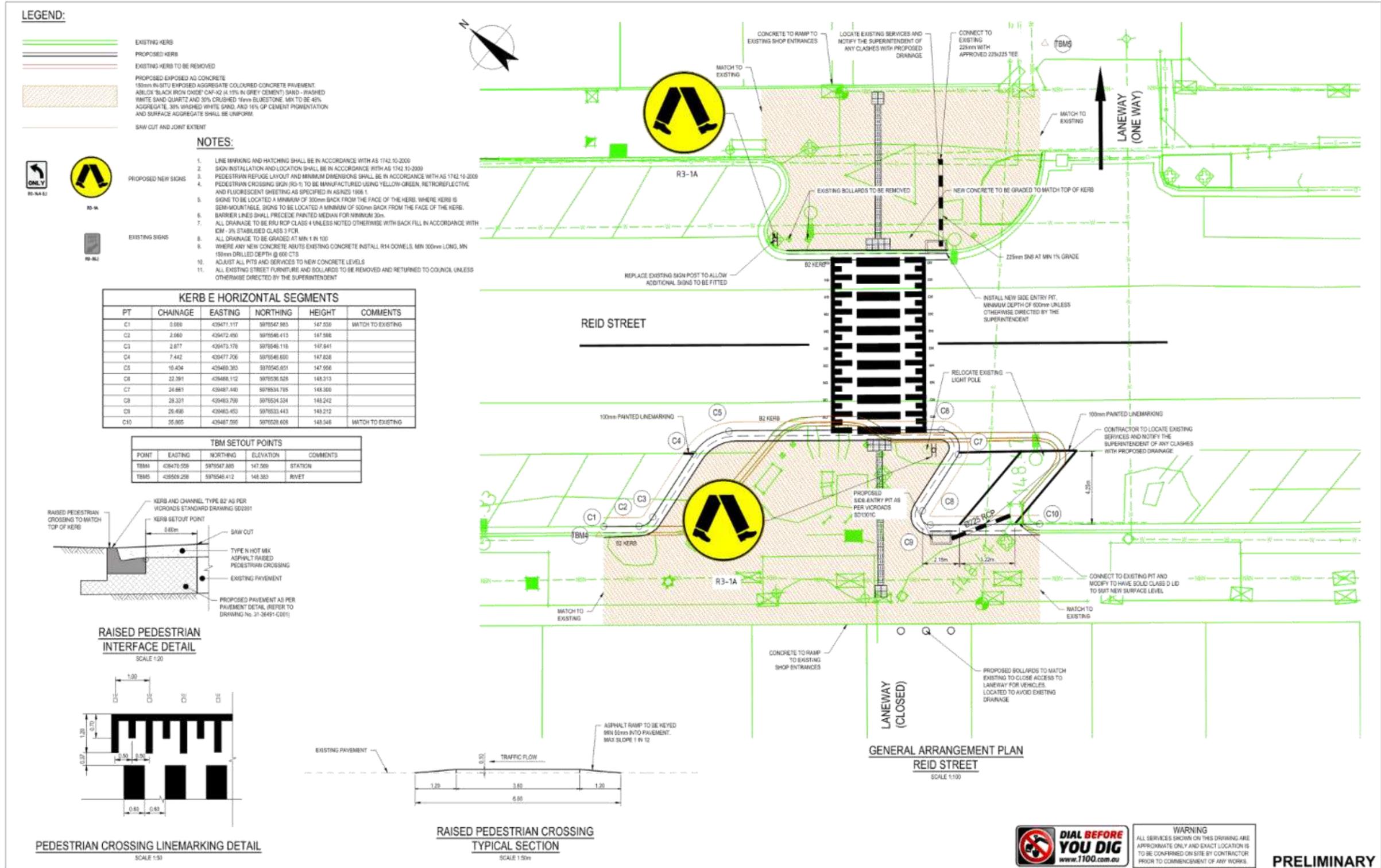
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**PRELIMINARY**



RURAL CITY OF  
WANGARATTA

# WANGARATTA CAR PARKING PLAN

Getting the balance right  
for our community

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## BACKGROUND

Wangaratta is growing and changing as a city. The way people use our city - how they get around, where they spend their time, and how accessible it is - is important to our community. Council understands that the economic, social and cultural success of our city is underpinned by careful planning and development.

Vehicle movements and parking are key elements to the safety, amenity, and accessibility of our city. To ensure that Wangaratta continues to be a great place to live, work, visit, and do business, Council is taking action to ensure that we are balancing and planning for the parking needs of the community.

With a number of significant planning and development projects underway - development of the CBD Masterplan, Urban Design Framework, Hospital Precinct Structure Plan, and the Railway Precinct Enhancement Project - there is an opportunity for Council to rethink car parking within the city to ensure that the supply and location of parking supports our long term vision and objectives. As projects come to fruition from these plans, we will adjust our car parking arrangements accordingly, to continue to meet the requirements of our changing community and infrastructure.

To ensure we achieve the best outcome for our city, it is imperative that we better utilise the 3,044 parking spaces in the CBD. We will do this by:

- **making parking more efficient by reducing circulating vehicles;**
- **formalising on-street spaces, and relocating all day spaces away from high priority commercial locations;**
- **improving pedestrian accessibility and safety;**
- **and making sure that residents, staff, and visitors have suitable information and direction to make informed parking decisions.**

This document outlines Council's plans for current and future car parking needs within the city centre and its fringes for the next five years.



# WANGARATTA CAR PARKING PLAN

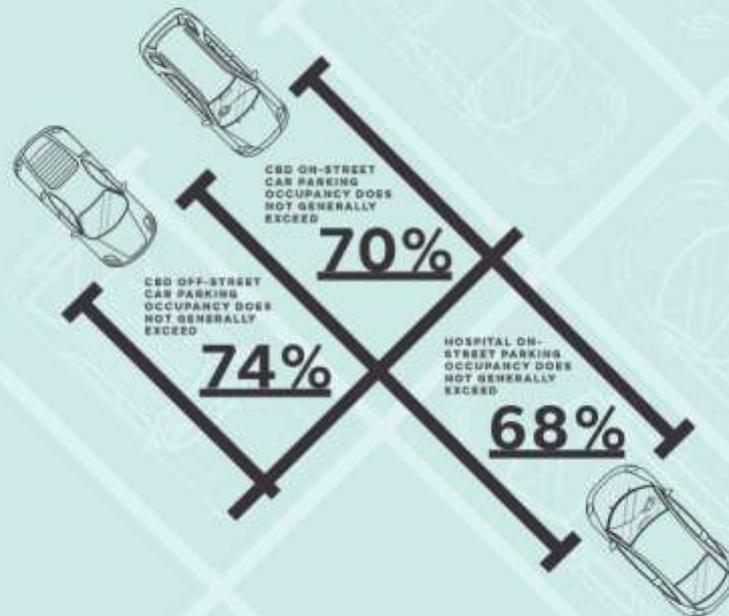
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## CAR PARKING OCCUPANCY STUDY

Based on a recent car parking study which analysed occupancy data across the CBD, car parking typically has an occupancy rate less than 85%.

According to Austroads, the peak organisation of Australasian road transport and traffic agencies, an occupancy rate of 85% is the level at which supply and demand of car parking spaces is optimised. This tells us that the supply of car parking in Wangaratta is suitable for the current demands and medium term projected growth.

Further insights from this study are below:





# WANGARATTA CAR PARKING PLAN

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## CAR PARKING OCCUPANCY STUDY

The study also highlighted that parking demand is unevenly distributed across the city and that changes are needed to ensure a better utilisation of the available spaces. The occupancy study broke the city into two areas, as shown below:



### CBD PRECINCT

There are approximately 1,963 publically available on-street, and 1,081 off-street car parking spaces within the CBD precinct - excluding loading, disabled, long vehicle, and short term (less than 1/4P) parking bays.

#### On-Street:

- Unrestricted parking (all day parking) showed the highest occupancy rate on weekdays. This occurs at peak times (12:00 and 14:00) on the fringes of the CBD, primarily Ovens, Chisholm, Templeton and Mackay Streets, where over 85% of car parking is occupied.

#### Off-Street:

- Generally, across the entire off-street parking supply, occupancy does not exceed the 85% threshold.
- At a more localised level, some individual private (Business owned) off-street car parking locations have occupancy over 85% at peak times.

### HOSPITAL PRECINCT

There are approximately 837 publically available car parking spaces within the hospital precinct. An additional 54 spaces are reserved for specific users. Hospital provided off-street parking was not assessed.

- Along the streets surrounding the Hospital - primarily Docker, Dixon, Karina and Roy Street West - occupancy is over 85% at peak times on weekdays between 12:00 and 14:00.

This study, was conducted over one 12 hour period in early May 2018. This is considered to be a typical representation of parking trends on any given weekday.




  
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## PRINCIPLES

In reviewing the car parking situation and looking to ensure the vision and objectives for 'The Wangaratta Project' are able to be realised, Council has developed and commits to the following guiding principles for parking for the next 5 years. Council will:

- **Prioritise people over vehicles within the CBD precinct.**
- **Minimise net loss of parking spaces within the CBD and Hospital precincts.**
- **Implement no net increase to parking meters within the CBD precinct.**
- **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.**

## MANAGEMENT OF EXISTING PARKING DEMANDS

We are confident that there is an overall sufficient number of parking spaces within Wangaratta to meet existing and medium term demands. However, there is always more that we can do to optimise use. Feedback from the community indicates that there is a perceived lack of parking within the vicinity of some major employment locations, especially those that are within close proximity to the retail core of the CBD. It has been identified through our recent parking occupancy study that often, when one location is reaching capacity, there is an easily accessible supply just a short distance away. We need to do more to ensure that these additional areas are suitable, and that people are aware of the parking options available.

In a number of locations, parking restrictions – specifically all-day spaces – have not been reviewed in response to changes in nearby business and land use. This has resulted in the incorrect type of restriction being applied, impacting on community access and the adjacent businesses.

Data indicates that in the cases of all-day parking, spaces are most often used for staff parking where an individual would typically park and walk to work

once in the morning and return in the evening. A walking distance of around 500m – 800m is commonly considered reasonable for staff parking in these circumstances. However, for some individuals with mobility limitations, this may be unsuitable. Placing a 500m radius shadow over three key employment spots highlights that there are several areas within the city which provide all-day parking within this 500m – 800m walk threshold. As works and development continue within the CBD, this provides scope for adjustment to parking regulations, while ensuring all-day parking needs are still being met.






  
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## PRIORITY WORKS TO SUPPORT CAR PARKING

We have identified a number of short and medium term priority actions that can be taken to support our supply of parking, and to ensure we are getting the balance right for all users.

### Short Term:

Site	Action	Location	Completion	Increase In Parking Spaces
1	Formalise line marking to increase parking available	Templeton St (west of Baker St), to railway.	December 2018	10
2	Formalise line marking to increase parking available	Norton St, Cusack St to Roy St	February 2019	12
3	Construct, seal & line mark shoulder to create parking	Mackay St, Templeton St to Rowan St	August 2019	8
4	Review all-day parking in close proximity to the CBD, to ensure restrictions suit nearby land uses	Various (Ovens St near Ford St, Baker St near Templeton St, Templeton St near Ovens St, Sydney Beach)	June 2019	Up to 50
5	Increase multi-storey parking usage	Council to work with the multi-storey car park operators to increase patronage through the provision of long term permits and opening top level up for public access. Improve wayfinding signage.	TBA	Nil



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**Medium Term Options:**

Site	Scope	Completion
Spearing St south and north of Docker St	Formalise existing on-street parking to optimize the utilization of parking preventing inefficient use.	July 2020
Various across the City	Review all parking signs and information to develop a signing scheme that is in accordance with Australian Standards best practice and offers suitable information for users.	July 2020
Investigate further parking opportunities at the front of St Catherine's Aged Care	Increase on street parking.	December 2019
Ovens St; Docker St; Ryley St and Templeton St	Increase disability parking areas within the CBD and Hospital.	December 2019
Implement dynamic signage to encourage use of the multi-storey car park.	Variable Message Signage (VMS) can provide real time space availability and direction information for drivers to direct them towards the facility. This can reduce circulation on local streets, increase patronage of the car park, and therefore reduce the demand on nearby overburdened locations.	TBA
Promotion of the variety of parking arrangements and the importance of each type	Promotion program to inform of options, costs, and benefits for parking across the city.	TBA
VicTrack land car parking opportunities	Secure parcels of VicTrack land on the western side of the railway, for the use as additional all-day parking.	TBA

## CONCLUSION

Council understand the importance of parking accessibility and availability within the CBD. As our city changes and progresses, some areas of parking will evolve to reflect current needs and priorities of use. We understand that people access our city in a variety of ways, on foot, bike, car and public transport. We need to consider all of these methods of transport in planning any future works.

Ultimately our goal is to create and support a CBD that is thriving. Over the next several years we will increase and expand the number of events and cultural activities that happen within our CBD, we will progressively update our infrastructure to improve amenity, and we will work closely with businesses and organisations to ensure vibrant and diverse precincts within Wangaratta.

SJB Urban



DRAFT

# Wangaratta Health Precinct Draft Structure Plan

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Prepared for  
The Rural City of Wangaratta

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Issued  
8 March 2019

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# We create amazing places

DRAFT

At SJB we believe that the future of the city is in generating a rich urban experience through the delivery of density and activity, facilitated by land uses, at various scales, designed for everyone.

Version: 02  
Prepared by: BB, LF & JCL  
Checked by: AR

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ABN 65 310 854 308  
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Urban Design



Transport

**West Benbow  
Consulting Pty Ltd**

Heritage

**PURCELL** The logo for Purcell, featuring the word 'PURCELL' in a bold, black, sans-serif font, followed by a stylized icon of a building facade.

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**DRAFT**

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# Introduction

# 1

DRAFT

## 1.1 Project Purpose

SJB Urban Pty. Ltd. ('SJB') have been engaged by the Rural City of Wangaratta ('Council') to prepare the Wangaratta Health Precinct Structure Plan (the 'Structure Plan').

The purpose of the project is to develop a long-term guiding framework for land use and built form within the Wangaratta Hospital and Health Precinct that will coordinate ongoing changes in land use, movement, access, built form, character and the public realm.

The key objectives of the Structure Plan are to:

- Create a vision for the future of the precinct, enhancing the growth and development of the Health Sector against the established residential interfaces and uses
- Provide specific direction as to where health and allied activities are to be located.
- Meet the healthcare needs of the municipality and broader regional area.
- Support the economic and social benefit to the broader areas.
- Create a vision and feel for the area that defines, built form, open space design, landscape enhancements and entry points.
- Improve access and connectivity including appropriate car parking, walkability, safety, disability access, public transport and emergency vehicle access.
- Demonstrate environmental sustainability.

This Structure Plan should be read in conjunction with the 'Wangaratta Health Precinct Structure Plan – Background Report' prepared by SJB Urban (2018).

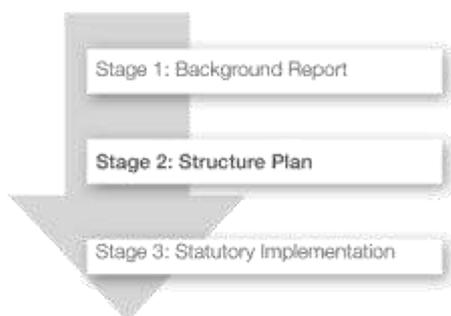


Figure 01: Structure Plan Evolution

## 1.2 Document Structure

This Report has been structured as per the following:

### Section 2 - Strategic Context

Section 2 'Strategic Context' outlines the relevant physical context of the Structure Plan area (in both a 'micro' and 'macro' context), and explores the relevant existing statutory and strategic context. Opportunities and constraints associated with the Structure Plan precinct are also identified.

### Section 3 - Vision & Principles

Section 3 'Visions and Principles' translates the physical and strategic context of the Wangaratta Health Precinct into a series of overarching visions and design principles designed to influence the future 'look and feel' of the Structure Plan area.

### Section 4 – Objectives & Strategies

Section 5 'Objectives and Strategies' translates the overarching vision and principles of Section 3 into precinct-wide guidance that specifically focuses on the broader themes of 'Land Use & Development', 'Movement & Access', 'Built Form' and 'Public Realm'.

### Section 5 - Sub Precincts

Section 4 'Sub Precincts' translates the overarching precinct-wide guidance into a series of place-specific frameworks by outlining the strategic intent for each of the Structure Plan area's constituent precincts, as well as preferred statutory translations of the Structure Plan's overarching aspirations.

### Section 6 - Implementation Plan

Section 6 'Implementation Plan' outlines a preferred implementation process that enables the objectives and strategies of the Structure Plan to be realised.

### Section 7 – Conclusion

Section 7 'Conclusion' summarises the provisions of the Structure Plan.

# Context

# 2

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## 2.1 Structure Plan Area

The Wangaratta Health Precinct Structure Plan Area is located west of the Wangaratta Central Activities Area (CAA) and Railway Line. It is generally bound by Rowan Street to the north, the Railway Line to the east, Roy Street West to the south and Swan Street to the west. The One Mile Creek passes through the south-western corner of the Study Area. It comprises of Northeast Health Wangaratta (NHW), and surrounding health and residential uses. The Wangaratta Private Hospital is immediately north of the nominated Study Area, and the Private Hospital has been considered as part of an extended Study Area in recognition of its crucial role in the Precinct.

Refer overleaf for the Precinct Area.

## 2.2 Existing Conditions

### Land Use

- Northeast Health Wangaratta (NHW) services the Hume Region, a catchment of approximately 90,000 people. NHW is the largest employer in the Rural City of Wangaratta, with over 1,450 staff and 300 volunteers.
- The current site comprises 35-47 Green Street, 2-14 Clark Street and part of Dixon Street and forms the centre of the Precinct. The site supports the Department of Rural Health (University of Melbourne).
- In addition to the core NHW site and associated car parks, NHW land holdings include residential properties at 49-51 Green Street, 36 Green Street and 22 Green Street.
- Wangaratta Private Hospital to the north of the Precinct has a strong working relationship with both the Northeast Health Wangaratta and health service providers.
- There are a number of health service providers located within the Study Area, providing a range of medical and allied health services including medical centres, mental health, audiology, chiropractic, dental, physiotherapy, podiatry and speech pathology. These allied services are primarily located along Green, Rowan, Docker and Cusack Streets, dispersed among residential dwellings and composed of a mix of purpose-built facilities and adapted residential buildings.
- There is an identified need for additional retail uses complementary to the CAA to service the convenience requirements of visitors, staff and residents of the Study Area.
- The remainder of the Precinct remains largely residential. The residential building stock consists primarily of detached dwellings, interspersed with walk-up unit developments and more recent subdivisions.
- There are currently limited short-stay accommodation options within the Precinct. Given the Precinct's regional catchment, accommodation options within walking distance of the Hospital are needed for patients, families, visitors and other short-term stays.
- Key sites within the Precinct identified as offering redevelopment opportunities include:
  - No. 121A Rowan Street;
  - No. 2 - 6 Green Street;
  - No. 8 - 10 Green Street;
  - No. 1 - 9 Spearing Street (North Eastern Hotel);
  - No. 33 - 37 Cusack Street (Whitty's Silos); and
  - No. 39-51 Roy Street West.

## Context

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### **Movement and Access**

- Green Street functions as both the 'front door' to NHW as well as a north-south CAA bypass, and is the primary thoroughfare for the Precinct.
- The area is characterised by wide streets, angular parking, nature strips and tree plantings.
- Notable precinct gateways include the Green Street overpass, Green Street / Rowan Street intersection, Swan Street / Rowan Street intersection, and the pedestrian overpasses traversing the railway line.
- Many roads lack defined edges (kerb and channel) and designated footpaths. Pedestrian crossings are limited, and often difficult. Access to Northeast Health is facilitated through a zebra crossing which crosses Green Street.
- The Precinct is serviced by Bus Route 401 along Green Street and Swan Street, and the Wangaratta Railway Station services to Albury/Wodonga, Melbourne, and Sydney. V/Line coach services depart from the Station to surrounding regional towns.
- Travel within the Precinct is primarily facilitated via private vehicle and requires car parking. Car parking is usually available within close distance to a desired destination.
- Shared paths are along the One Mile Creek, however the Precinct does not feature any designated cycling paths.
- The pedestrian experience is impeded by poor infrastructure and a lack of designated pedestrian crossings and accessibility treatments.
- The Wangaratta Railway Station Complex (HO139) is considered a site of historical and architectural significance by the State of Victoria.
- Large trees are a notable element of the Precinct character, particularly within the Heritage Overlay along Rowan, Docker and Cusack Streets.
- Landmarks in the area include the Wangaratta Station Complex, the brick water tower to the north of the Station Complex, and the silo to the south.
- The Northeast Health facilities range from 1-2 storeys with a mixed built form character of various eras, which reflects the ongoing growth of the Hospital.

### **Public Realm**

### **Built Form and Character**

- The current provision of public open space within the Precinct is limited. The sole open space is the One Mile Creek Corridor, which provides connectivity to the Wareena Park to the south. Although this offers passive recreation opportunities, there is a lack of infrastructure to support high usage.
- Street trees are an integral asset of the Precinct, and are particularly notable along heritage streetscapes, including portions of Rowan, Docker and Cusack Streets.
- Many streetscapes in the Precinct feature unsealed edges, exposed stormwater infrastructure without formal kerb and channel, and unfinished footpaths.
- The key entrances to the core of the Study Area are at the Green Street intersection with Rowan Street (approach from the north) and Roy Street West (approach from the south).
- One Mile Creek is part of the Fifteen Mile Creek System and is one of four main waterways in Wangaratta that are subject to flooding. The Flood Overlay (FO) and Land Subject to Inundation Overlay (LSIO) affect the One Mile Creek corridor and adjacent allotments. There is an identified need to upgrade drainage infrastructure, with increased development capacity considered.
- The One Mile Creek provides an ecological connection to NHW and the wider Precinct.
- As the Precinct grows and development intensifies, greater utilisation of the public realm and open space is expected.
- Built form of the Precinct is primarily characterised by low-scale detached dwellings, interspersed with 1-2 storey multi-unit typologies.
- A variety of architectural styles are present, including more contemporary offerings mixed with Victorian, Edwardian, Brick Veneer, and Inter-War dwellings.
- Dwellings are primarily residential, with a limited number of specialist and medical centre conversions.
- Rear at-grade parking is notable within many of these residential conversions.
- The north and east of the Precinct is covered by a heritage overlay, which includes the Docker Street West Precinct (HO9), The Railway Station & Associated Items (Precinct), Norton Street (HO11) and Templeton and Rowan Streets West Precinct (HO16).

SJB

Wangaratta Health Precinct - Draft Structure Plan

6



Figure 02: Study Area

- |                                      |                          |
|--------------------------------------|--------------------------|
| ① Study Area                         | ⑥ GoTAFE                 |
| ② Extended Study Area                | ⑦ Wangaratta Library     |
| ① Northeast Health Wangaratta (NH/W) | ⑧ Gateway Health         |
| ② Wangaratta Private Hospital        | ⑨ Ovens River            |
| ③ One Mile Creek                     | ⑩ Wangaratta Showgrounds |
| ④ Wareena Park                       | ⑪ WJ Finlay Oval         |
| ⑤ Wangaratta Station                 |                          |

①  
Scale  
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## Context

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### 2.3 Local Context

The broader township of Wangaratta is located along the Hume Highway, which facilitates travel to Rutherglen, Albury/Wodonga and Sydney to the north-east, and to Glenrowan, Benalla and Melbourne to the south-west. Eastward destinations include Everton, Beechworth, Myrtleford and Bright, while north-western destinations include Waldara, Killawarra, Peechelba, Bundalong and Yarrawonga.

The Yorta Yorta People are the formally recognised Traditional Owners for this area.

The Wangaratta Health Precinct Structure Plan Area is located west of the Central Activities Area ('CAA'), which is comprised of four sub-precincts; The Central Core, Arts & Culture Precinct, Transport Hub, and Surrounding Residential.

The Central Core is bordered by the Ovens and King Rivers, contains significant portions of the retail offering of Wangaratta, and includes the Rural City of Wangaratta Offices.

The Arts & Culture Precinct contains the Wangaratta TAFE, various schools, and significant civic services including the Wangaratta Library, the Wangaratta Cathedral and the Wangaratta Performing Arts Centre. Merriwa Park is located to the east.

The Transport Hub borders the Wangaratta Health Precinct and includes the Wangaratta Railway Station.

Surrounding Residential areas of the CAA border the Wangaratta Health Precinct.

External to the CAA, Wareena Park, the Wangaratta Outdoor Pool, and the respective Police and Fire Stations are south of the Hospital Precinct. The Wangaratta Private Hospital, various schools, and open spaces and recreation facilities including the Indoor Sports and Aquatic Centre and the Wangaratta Showgrounds are north of the Hospital Precinct.

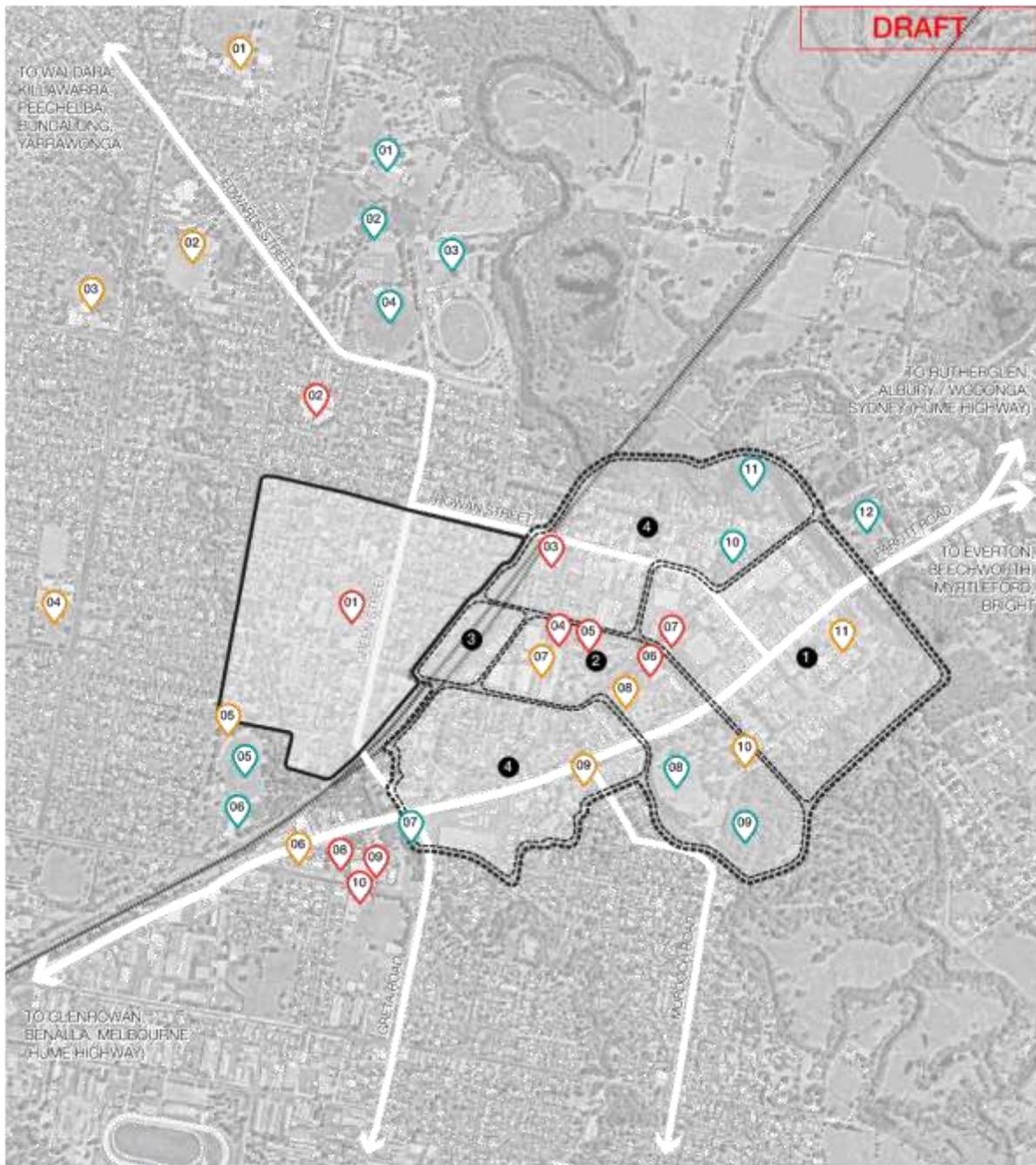


Figure 03: Local Context



## Context

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### 2.4 Regional Context

Wangaratta is situated in north-eastern Victoria, along the Hume Highway and Melbourne-Sydney rail link, approximately 2.5 hours from Melbourne. Situated within the Hume Region, Wangaratta is one of 12 municipalities in the region. Hume comprises an area in excess of 40,000 square kilometres, and features a diverse economy including agriculture, tourism, transport and health. It is home to TAFE institutions, La Trobe University, the University of Melbourne (co-located with NHW) and the Charles Sturt University (co-located with GOTAFE in Wangaratta). The Alpine region or 'high country' is an important part of the Victorian snow sport scene, and 100s of kilometres of sealed trails and roads pass through the region, making it a key destination for cyclists.

Hume is comprised of 4 sub-regions; Upper Hume, Central Hume, Goulburn Valley and Lower Hume. Wangaratta is within the Central Hume region. Wangaratta is the key regional centre of this sub-region and Northeast Health serves a catchment beyond the Central Hume sub-region boundary.

Within Wangaratta, the most significant health service is Northeast Health Wangaratta, with the Wangaratta Private Hospital to the north. Other health services within Central Hume include Benalla Health and the Mansfield District Hospital further south. West of Wangaratta, the Goulburn Valley district is home to Nagambie Healthcare, Euroa Health, and the Shepparton Private Hospital. East of Wangaratta, the Upper Hume Region is home to the Murray Valley Private Hospital and the Yackandandah Bush Nursing Hospital. South-west of Wangaratta, the Lower Hume region is home to a variety of health services.

Health remains a key employment generator for the region, with Northeast Health Wangaratta often catering for major towns in the region including Benalla.

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Figure 04: Regional Context (Department of Health and Human Services - Hume Region)

- |   |  |
|---|--|
| <p><b>Central Hume</b></p> <ul style="list-style-type: none"> <li>1 Wangaratta Private Hospital</li> <li>2 Benalla Health</li> <li>3 Mansfield District Hospital</li> <li>4 Alpine Health, Myrtleford</li> <li>5 Alpine Health, Bright</li> <li>6 Alpine Health, Mount Beauty</li> </ul> <p><b>Lower Hume</b></p> <ul style="list-style-type: none"> <li>7 Kilmore &amp; District Hospital</li> <li>8 Seymour Health</li> <li>9 Yea &amp; District Memorial Hospital</li> <li>10 Alexandra District Health</li> </ul> | <p><b>Goulburn Valley</b></p> <ul style="list-style-type: none"> <li>11 Nagambie Healthcare</li> <li>12 Euroa Health</li> <li>13 Goulburn Valley Health, Tatura</li> <li>14 Goulburn Valley Health, Shepparton</li> <li>15 Shepparton Private Hospital</li> <li>16 Nathalia District Hospital</li> <li>17 Numurkah &amp; District Health Service</li> <li>18 Cobram District Health</li> <li>19 Yarrawonga Health</li> </ul> <p><b>Upper Hume</b></p> <ul style="list-style-type: none"> <li>20 Beechworth Health Service</li> <li>21 Yackandandah Bush Nursing Hospital</li> <li>22 Murray Valley Private Hospital</li> <li>23 Albury Wodonga Health, Wodonga</li> <li>24 Albury Wodonga Health, Albury</li> <li>25 Tallangatta Health Service</li> <li>26 Corryong Health (UMHCS)</li> </ul> |
|---|--|

## Context

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### 2.5 Major Projects

There are a number of major projects currently underway both locally within Wangaratta and further afield – many of which will have a direct impact upon the future of the Wangaratta Hospital and Health Precinct. These include:

#### **Inland Rail Project**

The Inland Rail Project is a \$10 billion infrastructure investment plan to create a freight network between Brisbane and Melbourne. In 2017 the Federal Government pledged \$8.4 billion to the project. As part of the \$500 million Tottenham – Albury (T2A) upgrades, three methods may be used for upgrade works surrounding and within Wangaratta. Including the lowering or shifting the track, raising or widening bridges and replacement of bridges. The Australia Rail Track Corporation (ARTC) preferred solution at the '70% design' stage within the Wangaratta Station Precinct is to:

- Modify the Green/Roy Street bridge deck and lower both tracks in this location.
- Move the current dropped east track at the railway station to create a new track parallel to the existing west track and a potential new platform to service the new west track.
- Replace the existing Cusack and Docker Street footbridges with a more centrally located cross-corridor pedestrian / cycle connection.

In January 2019 Council adopted the formal position to support the ARTC preferred solution on the basis of the provision of a well-designed, all abilities pedestrian / cycle underpass at the station instead of a new bridge.

#### **North East Corridor Upgrade**

As part of the \$1.7 billion regional rail revival, a joint Federal and Victorian Government initiative, the North East Corridor Upgrade will allow VLocity trains to operate through Wangaratta to Albury/Wodonga for the first time. The project aims to enable trains to run faster and more frequently for a more reliable and comfortable trip.

Key components of the Plan include infrastructure improvements including ballast and underbridge conversion works between Seymour and Albury/Wodonga, and track upgrades between Southern Cross and Albury/Wodonga. An upgrade of the line to a minimum of Victorian Class 2 Standard will place it in line with other parts of the Victorian regional passenger network.

#### **Wangaratta Railway Precinct Enhancement Project**

The Railway Precinct Plan currently under development outlines the design and development process of the Railway Precinct - Norton, Docker and Cusack Streets to the east of the railway line. As identified in the Wangaratta Project, this Precinct has the opportunity to provide a vibrant gateway for visitors arriving to Wangaratta via coach, rail, car or bicycle. This project seeks to create a precinct which acts as a portal into the broader experiences of the region.

#### **Northeast Health Wangaratta Master Plan**

This masterplan process is defining the future of the Health Precinct and proposes upgrades of the Northeast Health Wangaratta facility. Since 1872, the Wangaratta Public Hospital has been providing health services to the surrounding area, and given an increasing catchment population, upgrades are essential. Currently at the adoption stage, the Master Plan aims to improve the critical care, emergency and maternity sectors, adding additional emergency and general beds, and additional treatment bays.

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## 2.6 Zones

This precinct is covered by nine different planning zones, each with a clear purpose defined and a corresponding set of guidelines pertaining to the use of the land. These include:

- *Residential Growth Zone – Schedule 1 (RGZ1) – encourages a diversity of housing type, including increased densities, in locations with good access to services, and a transition between land uses.*
- *General Residential Zone – Schedule 1 (GRZ1) – encourages a diversity of housing types that respects neighbourhood character.*
- *Neighbourhood Residential Zone – Schedule 1 (NRZ1) – encourages uses that protects neighbourhood character and existing heritage.*
- *Commercial 1 Zone (C1Z) – encourages vibrant mixed use commercial centres.*
- *Industrial 1 Zone (IN1Z) – encourages manufacturing, storage and the distribution of goods, while discouraging negative impact upon community amenity.*
- *Public Use Zone 3 (PUZ3) – land utilised for Health and Community purposes.*
- *Public Use Zone 4 (PUZ4) – land utilised for Transport purposes.*
- *Public Park and Recreation Zone (PPRZ) – land utilised for public recreation and open space.*

## 2.7 Overlays

The study area is covered by four different overlays, which can influence development based upon design and location considerations. These include:

- *Environmental Audit Overlay (EAO) – encourages the sustainable use of contaminated land. Affects the disused Shell Wangaratta fuel depot abutting the railway line (No. 2-6 Green Street) and the former Ampol fuel depot (No. 8-10 Green Street)*
- *Heritage Overlay (HO9, HO11, HO16) – encourages conservation and enhancement of heritage. Contains land west of Green Street, the majority of Rowan Street, and land abutting the northern end of Green Street. The Heritage Overlay applies specifically to:*
  - HO9 - Docker Street Precinct.
  - HO11 - Norton Street and Railway Station.
  - HO16 - Templeton and Rowan Streets.
- *Land Subject to Inundation Overlay (LSIO) and Floodway Overlay (FO) – identifies land prone to the temporary storage of floodwater. Affects some land proximate to the One Mile Creek corridor.*

Context

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**2.8 Planning Policy Framework****Clause 11.01 Victoria**

Clause 11.01-1S Settlement Networks. As a major regional city, Wangaratta is recognised as a place of state significance, in which investment and growth should be focused. State policy aims to deliver high-quality settlements by:

- *Building on strengths and capabilities of each region across Victoria to respond sustainably to population growth and changing environments.*
- *Developing settlements that will support resilient communities and the ability to adapt and change.*
- *Balancing strategic objectives to achieve improved land-use and development outcomes at a regional, catchment and local level.*

Clause 11.01-1R Settlement - Hume identifies Wangaratta as a 'Medium to High Growth Location' and a 'Regional City in a State-wide Context' within the Hume Regional Growth Plan, and outlines the following strategies of relevance:

- *Facilitate growth and development specifically in the regional cities of Shepparton, Wangaratta, Wodonga and Benalla.*
- *Support improved access to a range of employment and education opportunities, particularly in key urban locations such as Benalla, Seymour, Shepparton, Wangaratta and Wodonga.*

**Clause 11.02 Managing Growth**

Clause 11.02-1S Supply of Urban Land seeks to ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses. Planning for urban growth should consider:

- *Opportunities for the consolidation, redevelopment and intensification of existing urban areas.*
- *Neighbourhood character and landscape considerations.*
- *The limits of land capability and natural hazards and environmental quality.*
- *Service limitations and the costs of providing infrastructure.*

**Clause 11.03 Planning for Places**

Clause 11.03-6S Regional and Local Places seeks to facilitate integrated place-based planning in regional areas by integrating relevant planning considerations to provide specific direction for the planning of places and towns. The Clause also seeks to ensure the distinctive characteristics and needs of regional and local places is considered in planning for future land use and development.

**Clause 15.01 Built Environment**

15.01-1S Urban Design seeks to create urban environments that are safe, functional and enjoyable and contribute to a sense of place and cultural identity. It is strategy to:

- *Require development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape and climate.*
- *Ensure new development contributes to community and cultural life by improving the quality of living and working environments, facilitating accessibility and providing for inclusiveness.*
- *Ensure development supports public realm amenity and safe access to walking and cycling environments and public transport.*
- *Ensure that the design and location of publicly accessible private spaces, including car parking areas, forecourts and walkways, is of a high standard, creates a safe environment for users and enables easy and efficient use.*

15.01-2S Building Design seeks to achieve building design outcomes that contribute positively to the local context and enhance the public realm.

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## 2.9 Local Planning Policies

### Clause 16 Housing

16.01-7S Residential Aged Care Facilities seeks to facilitate the development of well-designed and appropriately located residential aged care facilities. It is strategy to:

- *Recognise that residential aged care facilities are different to dwellings in their purpose and function, and will have a different built form (including height, scale and mass); and*
- *Ensure local housing strategies, precinct structure plans and activity centre structure plans provide for residential aged care facilities.*

### Clause 19 Infrastructure

19.02-1S Health Facilities seeks to assist the integration of health facilities with local and regional communities. It is strategy to:

- *Facilitate the location of health-related facilities (including acute health, aged care, disability services and community care facilities) taking into account demographic trends, the existing and future demand requirements and the integration of services into communities.*
- *Plan public and private developments together, where possible, including some degree of flexibility in use.*
- *Locate hospitals and other large health service facilities in designated health precincts and areas highly accessible to public and private transport.*

### Clause 21.01 Introduction

21.01-3 Vision outlines Council's vision for Wangaratta to be the 'ultimate in liveability', and identifies the following under the objective of 'Health':

- *The community has access to the services and facilities needed to keep people healthy. It is easy to move around and be active, get medical attention and join in social, cultural and recreational activities with friends and family.*

### Clause 21.02 Settlement

21.02-2 Activity Centres outlines the context and issues of relevance to the Wangaratta Central Principal Activities Centre by stating that emergent medical uses around the Wangaratta public and private hospitals are creating potential amenity conflicts with residential uses, pressure on the residential dwelling supply and car parking difficulties.

### Clause 21.06 Built Environment and Heritage

21.06-1 Urban Environment seeks to develop accessible and inclusive public spaces through development guidelines that maintain neighbourhood character (amongst other objectives).

21.06-3 Heritage has urban design implications by seeking to protect heritage neighbourhoods surrounding the Wangaratta Central Activities Area.

### Clause 21.10 Infrastructure

21.10-1 Community Infrastructure seeks to achieve the objective of encouraging medical uses around public and private hospitals in Wangaratta (Objective 2) provided they minimise amenity conflicts with adjacent residential uses (Strategy 2.2), provide adequate car parking (Strategy 2.3) and avoid conflict with residential car parking and traffic flows (Strategy 2.4).

## Context

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### **Clause 22.06 Heritage Places and Precincts**

Clause 22.06 provides guidance for the conservation of identified heritage fabric, and – of relevance – seeks to encourage the reuse of significant and contributory fabric provided doing so does not detract from the significance of the heritage place or precinct.

### **Clause 22.12 Medical Centres in Residential Areas**

Clause 22.12 provides specific guidance for the design and location of medical centres, and seeks to achieve the following objectives:

- *To achieve well designed, quality medical centres, which are suitably located and do not have a negative impact on residential amenity.*
- *To ensure medical centres in established and constrained residential areas have satisfactory access and egress, car parking and landscaping.*
- *To minimise adverse impacts associated with retrofitting dwellings for use as medical centres.*

The Clause provides the following policy guidance of relevance from an urban design perspective:

- *Support large multi-practice medical centres that serve a broad population catchment or extended hour medical centres located within or near the Wangaratta Central Activities Area.*
- *Support co-location and integration of medical centres with local activity centres and other non-residential land uses in residential areas.*
- *Locate medical centres adjacent to or in proximity to other community support facilities such as schools, pre-schools, open space, child care centres and recreational facilities.*
- *Avoid establishment of medical centres with access from 'cul-de-sac' roads.*
- *Locate medical centres in proximity to public transport routes.*
- *Support street appearance/s of medical centres consistent with the character of the area.*

- *Support a residential scale, height and building form that is sympathetic to the character of adjoining dwellings and the streetscape.*
- *Provide landscaping to protect the amenity of adjoining and nearby residential dwellings, including the screening of any car parking areas adjacent to site boundaries.*
- *Locate car parking in the main street setback of the medical centre.*
- *Require signage to be low-scale and sympathetic to the surrounding area.*

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## 2.10 Other Plans and Strategies

### Hume Regional Growth Plan (2014)

The Hume Regional Growth Plan provides broad direction for regional land use and development across the 12 municipalities that make up the Hume region. The vision is to create a region that is resilient, diverse, and thriving, which can capitalise on the strengths and competitive advantages to harness growth for the benefit of the region, with a principal aim of developing liveable and sustainable communities.

### Council Plan 2017-2021 (2018 revision)

This 4-year strategic plan frames the commitments and promises from Council to the community, including projected goals of community outreach and inclusion, responses to issues, and a commitment to problem-solving initiatives. Four key values for the future vision of Wangaratta include; leadership, engagement, respect, and progression.

### Rural City of Wangaratta Population and Housing Strategy (2013)

This Strategy sets a direction for the type and distribution of population and housing in accordance with regional and local policy directions, future population and housing trends. Wangaratta City plays a key role in the Hume Region as a regional service centre, and offers extensive greenfield land to the south and north-west for conventional residential development, together with a planning policy framework encouraging residential development within the Central Activities Area (CAA). Areas in proximity to the Hospital are considered to have potential for medium density housing development.

### Environmental Sustainability Strategy (2014)

The Environmental Sustainability Strategy seeks to develop an action plan to advance environmental sustainability across the full range of Council activities. It utilises a 'triple bottom line' approach to sustainability, recognising the interdependence of the community, the environment and the economy.

### Wangaratta Industrial Land Use Strategy (2017)

The Industrial Land Use Strategy develops a vision and planning framework for Wangaratta's industrial areas. A key priority of the Strategy is to provide direction for the re-use and redevelopment of older industrial areas poorly located for long-term industrial uses.

### The Wangaratta Project – A Masterplan for the City (2016)

Prepared by Tract Consultants in collaboration with Hello City, The Wangaratta Project is a document that outlines a visioning approach to understanding future growth of Wangaratta. Utilising community consultation and expert corroboration, The Wangaratta Project seeks to utilise a place and people based approach to establish an image which is easy to understand and apply.

### Wangaratta Central Activities Area: Future Planning Report (2013)

This Report utilises engagement from Council and the local community to plan the future of the Central Activities Area (CAA). The CAA provides for commercial (retail and office), mixed-use, residential, heritage, tourism and educational land uses and a range of key local and regional public infrastructure and services which are important to service the wider needs of the community.

### The Wangaratta Recreation Strategy and Open Space Strategy (2012)

Prepared by the City of Wangaratta, this document provides a strategic framework for the future planning, development and management and sport and recreation opportunities and open space. It builds upon the 2005 Recreation Strategy. The vision is to create a range of accessible open space and recreation opportunities that are well planned and sustainable, and meet the health, social and environmental needs of a diverse community.

### Draft Wangaratta Car Parking Plan (2018)

A recent study of car parking availability within the Wangaratta CBD and Health Precinct has been undertaken to provide baseline typical utilisation rates. 837 publicly available on street car parking spaces were recorded within the car parking study area, of which 723 were recorded as unrestricted.

Context

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**2.11 Opportunities and Constraints**

Finally, the following outlines opportunities and constraints associated with the Wangaratta Health Precinct based on the relevant physical and policy parameters of the precinct.

**Opportunities**

- Large vacant or underutilised sites that present significant redevelopment opportunities to meet the demand for co-located health and community services, and complementary uses (including; retail, short-term accommodation, childcare).
- Better access and legibility to the Central Activities Area through the Inland Rail Project and the improved eastern railway frontage along Norton Street.
- Recognise and benefit from key landmark heritage assets in the Station Precinct and surrounds. Respecting and enhancing heritage significance values wherever possible, with consideration of heritage impact in terms of views to and from significant places.
- Leverage off major infrastructure projects, including the Railway Precinct Enhancement and Inland Rail to improve east west connectivity and reclaim the underutilised corridor.
- Significant scope to improve the safety, attractiveness and priority of pedestrian facilities. With a focus on access for all (e.g. health service users, elderly, disabled, parents with young children).
- Improve the public amenity provision in the Precinct, including seating, shelter and lighting to ensure convenience and address safety.
- Increase the provision of dedicated bicycle infrastructure, bicycle parking and end-of-trip facilities to make cycling an attractive alternative for users. Including connecting key strategic cycling corridors (One Mile Creek Trail and Rail Trail).
- Increase permeability through the creation of new through block connections where possible.
- Strengthen links to existing open spaces within and adjacent to the Precinct, through improved pedestrian connections and wayfinding.
- Improve Precinct Gateways treatments including signage to enable wayfinding between key destinations and facilitate a sense of arrival.
- Increase the overall canopy cover of the Precinct, building upon the street tree network to improve amenity and create landscape links between key open spaces.
- Facilitation of the development of new allied health services within the Precinct, within appropriate areas.
- Continue to maintain and promote the appropriate protection and restoration efforts to the existing heritage fabric within the Precinct.



Figure 05: Opportunities Summary

- |                            |                                 |                                    |
|----------------------------|---------------------------------|------------------------------------|
| Study Area                 | Core Hospital Use               | Potential Pedestrian Crossing      |
| Extended Study Area        | Potential Long Term Expansion   | Precinct Gateway Treatment         |
| Street Trees               | Potential Through Block Links   | Landmarks                          |
| Canopy Vegetation          | Traffic Calming Zone            | Heritage - Individual Significance |
| Landscape Linkages         | Priority Footpath Gap           | Heritage - Contributory Place      |
| Potential Cycle Connection | Station Precinct Adaptive Reuse |                                    |
| Redevelopment Opportunity  |                                 |                                    |

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## Context

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### Constraints

- Land adjacent to the One Mile Creek corridor is subject to flooding and inundation. This has potential impacts on both the operation of current uses and redevelopment opportunities.
- Vacant sites and sites nominated for transition from industrial uses are identified as requiring further investigation to clarify their possible contamination.
- Lack of smaller informal open spaces or meeting places for passive recreation and gathering for patients, visitors, staff, students, as well as residents within the Precinct.
- The Health Precinct lacks integration with the Station Precinct and Central Activities Area to the east. The Railway corridor is a major east west movement barrier. The Rowan Street underpass, Green Street bridge and Station pedestrian bridges present a challenge for those with mobility constraints.
- The dominant form of access to the precinct is via private vehicle while the main form of access within the precinct is on foot. There are significant gaps in the pedestrian network and lack of priority crossing and accessible treatments.
- Ad-hoc growth of medical uses resulting in dispersed health and community uses, generally along Green Street. As a result of this, built form is a mix of purpose-built facilities and adaptive re-use of residential buildings.
- Green Street acts a bypass CAA through route, this is at odds with its function as the primary address or front door to Northeast Health and various health uses.
- Priority access for emergency vehicles and freight / servicing vehicles will need to be maintained via Cusack and Green Streets. Potential conflict between emergency vehicles, general traffic and pedestrians will need to be managed.
- Expected increase in pressure on the transport and access networks as a result of the redevelopment and expansion of NHW and associated health and community uses in the Precinct.
- The majority of car parking in the precinct is unrestricted, which leads to issues with the allocation of parking between different users (staff, visitors, residents and service vehicles). Improved management will ensure priority access to those who need it most.
- Bus services provide 30-minute frequency access to the Wangaratta CBD, with regional rail services available at the Railway Station. Frequencies and hours of operation do not align with user needs. Additionally, bus routes do not service the western portion of NHW facilities, notably the Clark Street address.
- The precinct is not well serviced by bicycle paths, lanes or dedicated parking, and cycling is unlikely to be an attractive form of transport for most people owing to the lack of facilities and the requirement to mix with traffic in the area.
- A significant portion of the study Area is affected by Heritage Overlays, with a number of sites of significant value. There is a need for careful consideration of the appropriate balance between heritage protection and development / consolidation opportunities.
- Connection between the Wangaratta Private Hospital and Northeast Health Wangaratta is difficult and is restricted by major roads and a lack of priority pedestrian crossings.

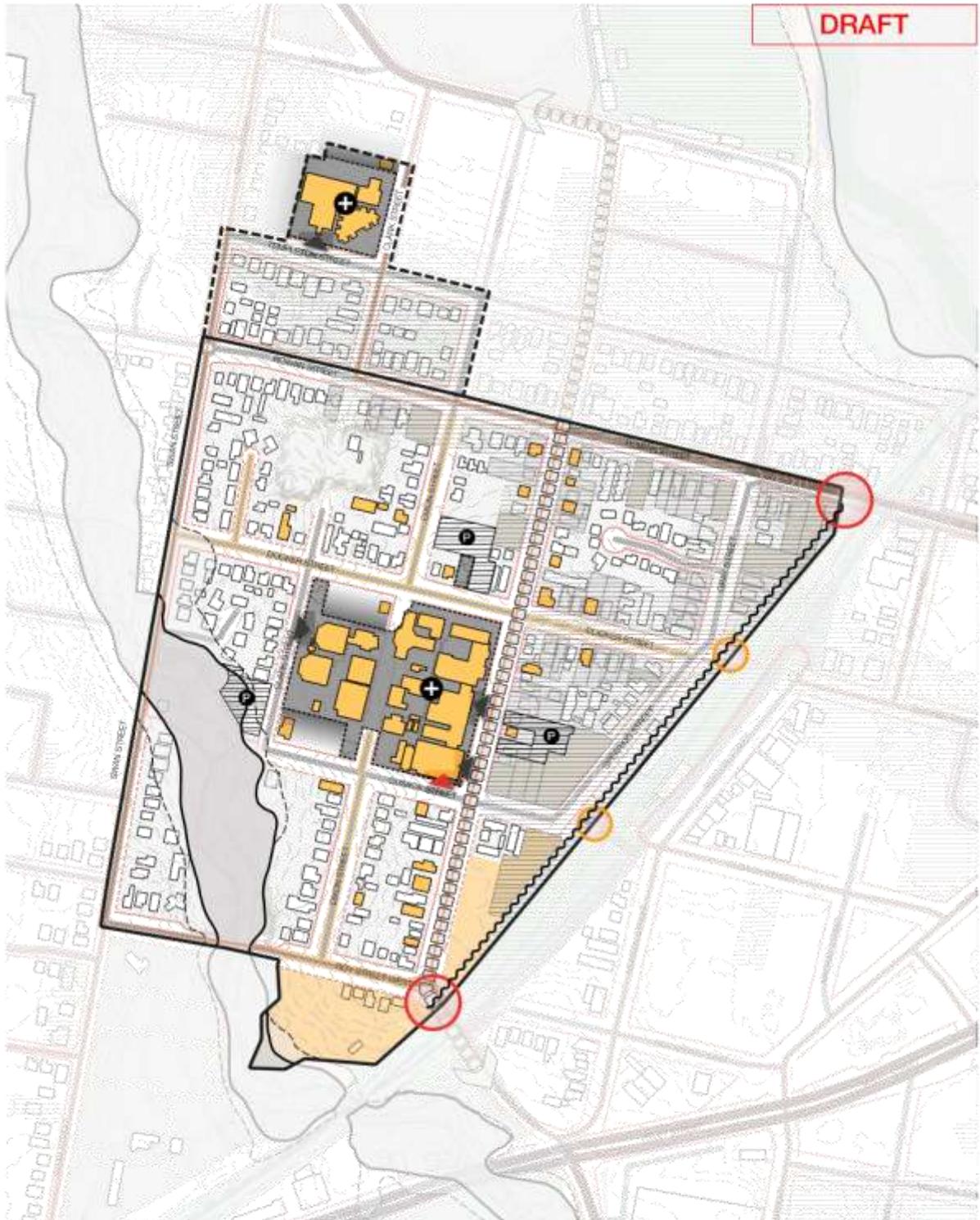


Figure 06: Constraints Summary

- |                          |                                    |  |
|--------------------------|------------------------------------|--|
| Study Area               | Heritage Overlay                   | Blue Route                                 |
| Extended Study Area      | Heritage - Individual Significance | Footpath Network Gap                       |
| Topography               | Heritage - Contributory Place      | Emergency Access                           |
| Flood Overlay / LSI0     | Built Form - Medical Use           | Drop Off (porte-cochere)                   |
| Bridge / Underpass       | Core Hospital Use                  | Car Parking (NHW)                          |
| Pedestrian Bridge        | Direct Hospital Interface          | Car Parking Study Identified Problem Areas |
| Railway Corridor Barrier | Traffic Through Route              | Potential Land Contamination               |

Scale  
1:6,000 GA4

# Vision & Principles

# 3

**DRAFT**

## 3.1 Vision

The Structure Plan seeks to provide long-term guidance for a broad range of considerations that includes (but is not limited to) land use, regional health needs, economic generation, social benefit, built form 'look and feel', connectivity and environmental sustainability. Given the complexity of the Structure Plan's myriad aspirations, it is therefore important to articulate an overarching vision and set of driving principles as a mechanism of ensuring the strategic aspirations of the Structure Plan remain sound and relevant.

The following overarching vision and driving principles provide the 'platform' for the strategic aspirations of the Structure Plan, and provide the basis upon which the detailed objectives, strategies and sub precincts within the Structure Plan are based.

**The Wangaratta Health Precinct is the heart of health and a significant employer within Wangaratta. The Precinct prioritises the importance of community wellbeing and forms an attractive and welcoming place. Promoting the co-location of allied health services and maintaining a safe and pedestrian-friendly network of landscaped streets and spaces connects people with place, services, and each other.**

*The Wangaratta Health Precinct will complement the role of the Central Activities Area through improved movement networks and connections with the Station Precinct, Private Hospital, and variety of green spaces. The enhanced pedestrian network and well-located parking, together with valued heritage buildings and new, respectful development, will contribute to a strong and desirable neighbourhood character with the community's wellbeing at the core.*

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### 3.2 Principles



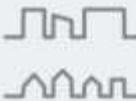
**Land Use and Development**  
**A diverse and complementary mix of uses to support health and wellbeing**

*Wangaratta maintains the primary presence among health services within the Greater Hume region. Initiatives that respond to changing demographics and economic functions will ensure appropriate development outcomes that respond to the needs of the community now and in the future. Development of suitable residential, health, education and community facilities within this Precinct will ensure it retains and enhances its role in community health and wellbeing.*



**Movement and Access**  
**A safe and accessible precinct that priorities people and supports productivity**

*An active community including residents, patients and visitors will move easily and safely to and around the Precinct enabled by clear wayfinding infrastructure, generous footpaths and cycle ways, public transport links and appropriate car parking and vehicle access.*



**Built Form**  
**A distinct and engaging precinct designed for people, place and the environment**

*Recognition of the distinct topography, ecology, streetscape character, built form character and land use within this Precinct will support appropriate design for all development including health related, mixed use and residential outcomes. This Precinct will be a focal point within Wangaratta as an employment and service hub. Integrating the identity of the Central Activities Area, historic character and economic prominence, it will emerge as a healthy Precinct which engages the community and develops a strong sense of place.*



**Public Realm**  
**A socially connected community with quality streets and spaces for all**

*An engaging and comfortable Precinct which attracts and services the diverse population of Wangaratta and the Greater Hume region. A sense of 'place' will encourage an interactive community and prioritise healthy civic engagement.*

# Objectives & Strategies

# 4

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Whilst the vision and design principles articulated for the Structure Plan area in Section 3 outline the 'why' of the Structure Plan's aspirations, the objectives and strategies within this section articulate the 'how'.

The following objectives and strategies are thematically grouped according to 'Land Use and Activity (LU)', 'Movement and Access (MA)', 'Built Form (BF)' and 'Public Realm (PR)', with the precursor 'O' identifying objectives and 'S' identifying specific strategies.

## 4.1 Land Use and Activity



**A diverse and complementary mix of uses to support health and wellbeing**

*Wangaratta maintains the primary presence among health services within the Greater Hume region. Initiatives that respond to changing demographics and economic functions will ensure appropriate development outcomes that respond to the needs of the community now and in the future. Development of suitable residential, health, education and community facilities within this Precinct will ensure it retains and enhances its role in community health and wellbeing.*

**Objectives:**

- |   |  |
|---|--|
| <p><b>LU – 01</b> To support the economic and employment importance of the Precinct.</p>  | <p><b>LU – 05</b> To facilitate the redevelopment of underutilised strategic sites in well serviced locations to support the growth and vision for the Precinct.</p> |
| <p><b>LU – 02</b> To strengthen the diversity and complementary mix of medical, allied health, education and community uses.</p>                                    | <p><b>LU – 06</b> To accommodate supporting uses that cater to the needs of those living, working and visiting the Precinct throughout the day and night.</p>        |
| <p><b>LU – 03</b> To encourage the co-location of medical-related uses within a consolidated area, creating a defined health precinct around the Hospital core.</p> | <p><b>LU – 07</b> To support the ecological and recreational importance of the One Mile Creek Corridor and Wareena Park in land use decisions.</p>                   |
| <p><b>LU – 04</b> To encourage increased housing diversity and supply in designated areas located in close proximity to the Hospital core.</p>                      |  |

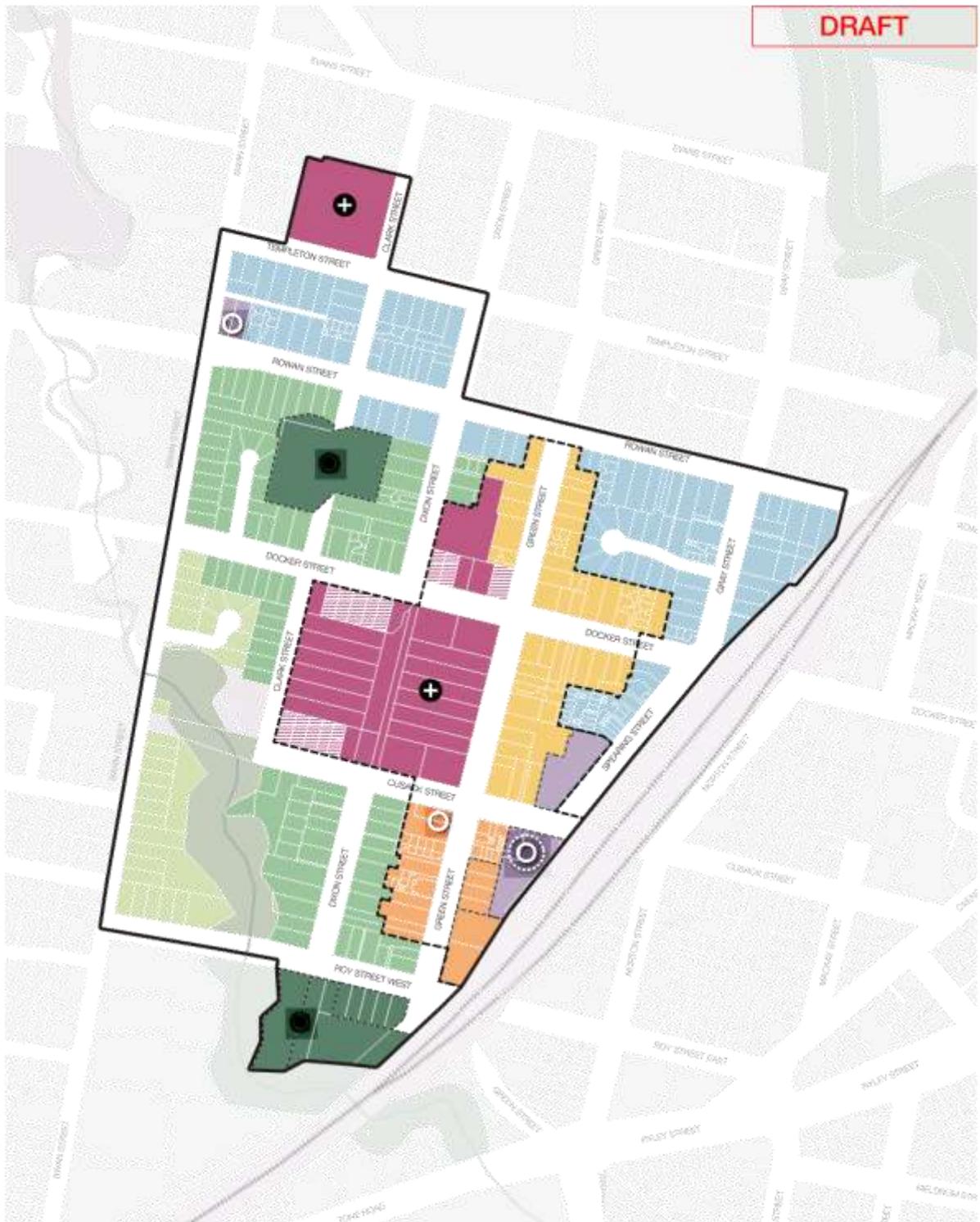


Figure 07: Land Use & Activity Framework Plan

- |   |                                   |  |
|---|-----------------------------------|--|
| Precinct Boundary                               | Limited Change Residential        | Local Activity Node Existing                                 |
| Health Precinct Core                            | Moderate Change Residential       | Local Activity Node Proposed                                 |
| Key Development Sites                           | Strategic Residential Development | Potential Location for Aged Care or Short Term Accommodation |
| Core Hospital and Education                     | Retail / Food & Beverage          |  |
| Potential Core Expansion                        |                                   |  |
| Allied Health & Supporting Uses (Purpose Built) |                                   |  |
| Allied Health (Adaptive Re-use)                 |                                   |  |

Scale  
1:6,000 @A4

**Objectives & Strategies**

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**Strategies:**

**LU – S1** Support the long-term growth and expansion of North East Health Wangaratta and associated Education facilities.

**LU – S2** Support the continued use and development of the Wangaratta Private Hospital, recognising the importance of the relationship between the Private Hospital, NHW and allied health providers.

**LU – S3** Facilitate the development of a comprehensive range of healthcare, medical and supporting services in preferred locations in close proximity to North East Health. With Green Street and Docker Street (west of Green Street) as the primary location for allied medical and other supporting health-related uses.

**LU – S4** Avoid the establishment of new medical-uses in undesignated residential areas in the Precinct.

**LU – S5** Facilitate the renewal of vacant and underutilised sites for residential and supporting uses. Including:

Residential

- 121A Rowan Street;
- 39-51 Roy Street West; and

Non-Residential

- 33 & 37 Cusack Street (Whitty's Silos);
- 1-9 Spearing Street (North Eastern Hotel);
- 8-10 Green Street; and
- 2-6 Green Street.

**LU – S7** Support the establishment of ancillary and complimentary uses on Green Street (south of Cusack Street) and on strategic renewal sites, including:

- short term accommodation;
- residential aged care;
- ancillary retail; and
- child care.

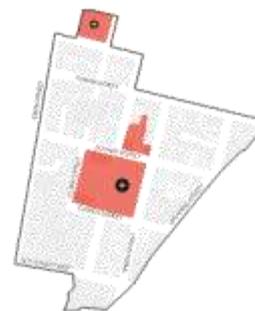


Figure 08: Core Hospital Expansion (LU-S1 & S2)

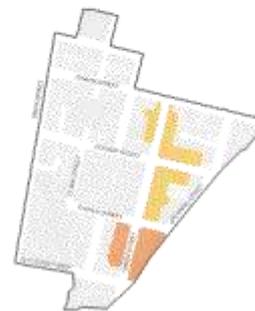


Figure 09: Health Clustering (LU-S3)



Figure 10: Strategic Renewal Sites (LU-S5)

SJB

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- LU – S8** Support residential infill in identified areas to increase housing supply and diversity close to Northeast Health.
- LU – S9** Support the revitalisation and growth of local convenience and food and beverage establishments. Local activity nodes include, the north eastern corner of Rowan Street and Swan Street, the south western corner of Green Street and Cusack Street, and Whitty's Silos site (33 & 37 Cusack Street).

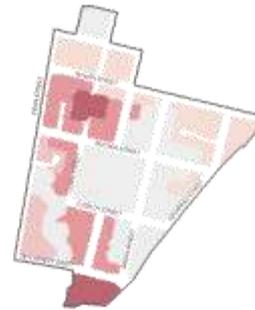


Figure 11: Residential Growth (LU-S8)



Figure 12: Local Activity Nodes (LU-S9)

**Objectives & Strategies**

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**Purpose Built Health Facilities**  
Dandenong Mental Health, Dandenong, VIC  
Source: <https://www.bateswimart.com/batins-smart/projects/sectors/health/dandenong-hospital-stage-3-redevelopment-mental-health-facilities-part-1/>



**Purpose Built Health Facilities**  
GP Super Clinic, Caboolture, QLD  
Source: <https://www.archdaily.com/802671/caboolture-gp-super-clinic-wilson-architects>



**Purpose Built Health Facilities**  
Ballarat Community Health Primary Care Centre, Lucan, VIC  
Source: <https://www.archdaily.com/832488/ballarat-community-health-primary-care-centre-designinc>



**Residential Aged Care**  
Paring Cars, Camden, NSW  
Source: <http://www.projectcorvea.com/projects/paring-cars/>



**Purpose Built Health Facilities**  
Mornington Centre, Specialist Rehabilitation, Mornington, VIC  
Source: <http://www.designresearch.com.au/mornington-centre/>



**Residential Aged Care**  
Baptcare Brookview Aged Care, Westmeadows, VIC  
Source: <https://www.archdaily.com/594690/baptcare-the-orchards-community-ctr-architects>

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**4.2 Movement and Access**



**A safe and accessible precinct that priorities people and supports productivity**

*An active community including residents, patients and visitors will move easily and safely to and around the Precinct enabled by clear wayfinding infrastructure, generous footpaths and cycle ways, public transport links and appropriate car parking and vehicle access.*

**Objectives:**

- |  |   |
|--|---|
| <p><b>MA – O1</b> To improve connectivity to and from the Precinct to surrounding areas, including; the Central Activities Area (CAA), Wangaratta Railway Station, Wangaratta Private Hospital, Gateway Health, Emergency Services, Ovens River, One Mile Creek Corridor and Wareena Park.</p> | <p><b>MA – O4</b> To provide equitable and inclusive access for all users of the Precinct.</p>  |
| <p><b>MA – O2</b> To provide a range of viable transport options for access to and within the Precinct, including; walking, cycling, public transport and private vehicle.</p>   | <p><b>MA – O5</b> To increase permeability by providing new connections through large sites.</p>  |
| <p><b>MA – O3</b> To provide high levels of pedestrian amenity, encouraging walking and decreasing reliance on private vehicles for trips within the Precinct.</p>   | <p><b>MA – O6</b> To provide car parking for different users according to need, ensuring equitable and efficient access to land uses in the Precinct.</p> |
|  | <p><b>MA – O7</b> To support safe and efficient emergency and service vehicle operations.</p>   |

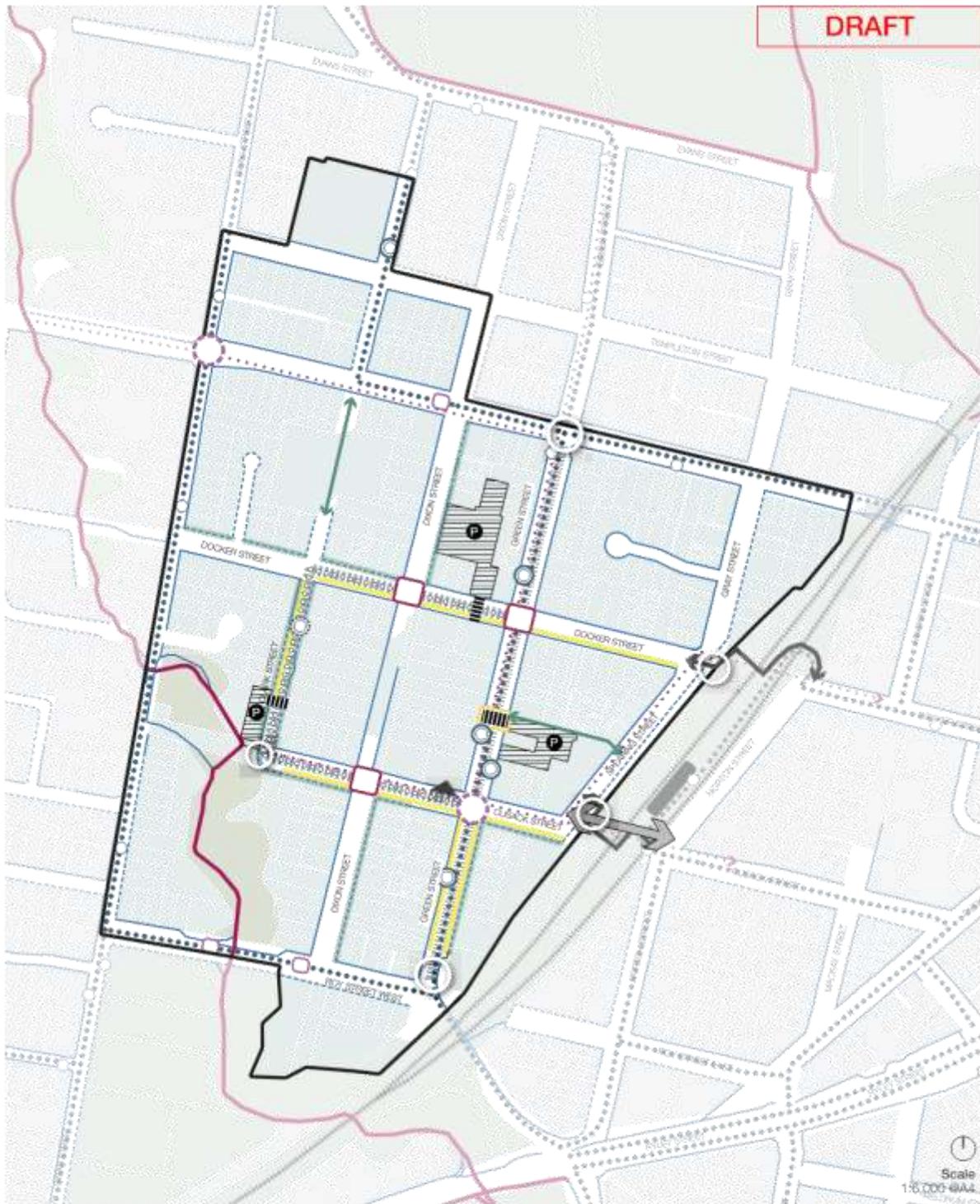


Figure 13: Movement and Access Framework Plan

- |  |                              |                                     |                       |
|--|------------------------------|-------------------------------------|-----------------------|
| Precinct Boundary  | Existing Footpath            | Zebra Crossing with Flashing Lights | Existing Shared Path  |
| Wanganatta Railway Station   | Priority Footpath Gap        | Zebra Crossing                      | Priority Cycle Routes |
| Car Parking (Public Hospital)  | Existing Bus Routes          | Kerb Outstand                       |                       |
| Emergency Access   | Proposed Bus Route Variation | Pedestrian Refuge                   |                       |
| Precinct Gateway   | Proposed Bus Stop            | Roundabout Upgrade                  |                       |
| Potential Pedestrian Underpass (indicative location subject to design development) | Priority Bus Stop Upgrade    | Speed Limit Reduction (40km/h)      |                       |
|  | Public Through Block Link    | Car Parking Restrictions            |                       |

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**Strategies:**

- MA – S1** Ensure all transport projects and streetscape upgrades consider universal design and age-friendly city principles.
- MA – S2** Reduce vehicle speeds to 40 kph surrounding NHW at the core of the Health Precinct.
- MA – S3** Install footpaths to address existing gaps within Precinct. New footpaths should be a minimum of 1.8m wide and include provision of pram ramps at all crossing locations. Priority locations include:
  - Eastern side of Green Street south of Cusack Street.
  - Eastern side of Dixon Street south of Cusack Street.
  - Southern side of Cusack Street between Clark and Spearing Streets.
  - Both sides of Clark Street between Cusack and Docker Streets.
  - Northern side of Docker Street between Swan and Dixon Streets; and
  - Eastern side of Dixon Street between Docker and Rowan Streets.
- MA – S4** Upgrade to the existing crossing on Green Street to a zebra crossing with flashing lights to provide a safe crossing between the visitor car park and main NHW Entrance.
- MA – S5** Upgrade the Cusack Street and Green Street roundabout with altered geometry to reduce vehicle speeds or replace with a pedestrian priority intersection treatment. Maintain priority emergency services vehicle movement requirements.
- MA – S6** Upgrade the Rowan Street and Swan Street roundabout to provide pedestrian crossings (at a minimum on the east side).
- MA – S7** Introduce additional zebra crossings to service NHW carparks, at the southern end of Clark Street and along Docker Street between Dixon and Green Streets.



Figure 14: Key External Health Connections (MA-O1)



Figure 15: Speed Reduction (MA-S2)



Figure 16: Expand Pedestrian Network (MA-S3 & 10)

SJB

**Objectives & Strategies**

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**MA – S8** Develop kerb extensions/outstands to shorten crossing distances in the following locations:

- Docker Street and Green Street intersection;
- Dixon Street and Docker Street intersection; and
- Dixon Street and Cusack Street intersection.

**MA – S9** Introduce staged crossings (central refuges) to shorten crossing distances in the following locations:

- Dixon Street and Rowen Street;
- Roy Street West, immediately west of the One Mile Creek bridge; and
- Roy Street West and Dixon Street.

**MA – S10** Increase the permeability of the Precinct by providing publicly accessible through-block links in the following locations:

- Between Docker Street and Rowan Street, reconnecting Clark Street through 121a Rowan Street; and
- Between Spearing Street and Green Street, through 1-9 Spearing Street and 25 Green Street.

**MA – S11** Continue advocacy to ARTC for the provision of an all access pedestrian and cyclist underpass connecting the Health Precinct to Wangaratta Railway station and the Central Activities Area as part of the Inland Rail project. The underpass location should align with the existing network and be within view of other pedestrian and vehicles for surveillance and incorporate Universal Design and Crime Prevention Through Environmental Design (CPTED) principles. The underpass should be generous in height and width, avoid corner and ridges and provide:

- Direct and continuous connections
- Integrated and seamless DDA access
- Adequate lighting
- Clear lines of sight
- Consistent, high quality design elements
- Clear, intuitive and consistent wayfinding
- Integrated art work



Figure 17: Priority Intersections & Crossings (MA-S4-9)



Figure 18: Bus Routes & Stops (MA-S12)

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- MA – S12** Modify existing bus routes to service the south, west and north NHW frontages, travelling along Cusack Street, Clark Street and Dixon Street.
- MA – S13** Extended bus operating times to include services on Saturday afternoon and Sunday and increase frequencies.
- MA – S14** Upgrade priority bus stops in close vicinity to NHW and Private Hospital to a high standard.
- MA – S15** Develop cycling connections between NHW, One Mile Creek, Central Activities Area and Ovens River. Formalising routes along Cusack Street, Spearing Street (between Cusack and Docker Street) and Green Street.
- MA – S16** Install bicycle parking at NHW primary entrances and other suitable locations.
- MA – S17** Introduce a formal bicycle share program targeted at students, staff and visitors to the Precinct.
- MA – S18** Improve connections and legibility of existing cycling trails along One Mile Creek, Ovens River and Rail Trails, through wayfinding signage. Signage should include walking and cycling distances and approximate times.
- MA – S19** Investigate introducing initial 3-hour parking restrictions surrounding Northeast Health Wangaratta at:
  - Southern side of Docker Street between Clark and Grey Streets;
  - Both sides of Green Street south of Cusack Street;
  - Western side of Clark Street; and
  - Southern side of Cusack Street between Clark Street and the railway line.
- MA – S20** Improve parking and access directional signage to maximise off street parking utilisation.

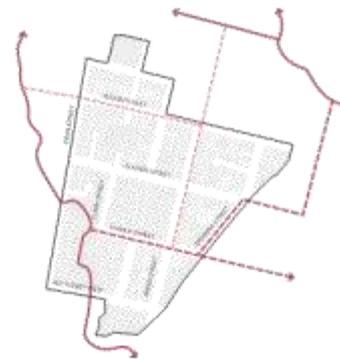


Figure 19: Cycling Connections (MA-S14)

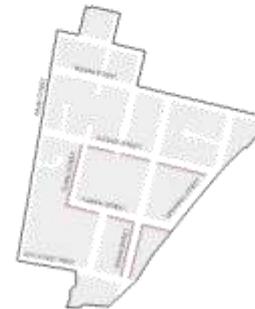


Figure 20: Car Parking Restrictions (MA-S19)

- MA – S21** Promote sharing of car parking resources between uses to enable a compact and efficient urban form, including limiting crossovers and fragmentation of parking.
- MA – S22** Ensure streetscape upgrades provide efficient on-street car parking arrangement and minimises the overall loss of parking where street modifications and tree planting are proposed.
- MA – S23** Monitor on and off-street car parking utilisation rates in the Precinct to ensure appropriate parking provision and controls.

**Objectives & Strategies**

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**Movement and Access - Roundabout Treatment**  
Moray Street, South Melbourne VIC  
Source: <https://cityofseville.com.au/improving-cyclist-safety/>



**Movement and Access - Cycling Trail**  
Dandenong Yarra Trail Link, VIC  
Source: <https://www.dovegroup.com.au/transport/bike-paths-like-elsew/>



**Movement and Access - Underpass Design**  
Cuyperpassage, Amsterdam, Netherlands  
Source: <https://www.archdaily.com/703007/cuyperpassage-bentheim-crowell-architects>



**Movement and Access - Underpass Lighting**  
Bowen Place Crossing, Canberra, ACT  
Source: <https://www.architecture.com/articles/bowen-place-crossing-1/>



**Movement and Access - Underpass Design**  
Seongsan Underpass, Seoul, Korea  
Source: <https://www.vorbj.com/culture/seoul-seonsan-sollarian-passes-into-public-place>



**Movement and Access - Underpass Design**  
Willem II-passage, Tilburg, Netherlands  
Source: <https://www.designboom.com/architecture/nlw-architects-bright-eugene-mat-zelevank-willem-ii-passage-tilburg-04-09-2017/>

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**4.3 Built Form**



**A distinct and engaging precinct designed for people, place and the environment**

*Recognition of the distinct topography, ecology, streetscape character, built form character and land use within this Precinct will support appropriate design for all development including health related, mixed use and residential outcomes. This Precinct will be a focal point within Wangaratta as an employment and service hub. Integrating the identity of the Central Activities Area, historic character and economic prominence, it will emerge as a healthy Precinct which engages the community and develops a strong sense of place.*

**Objectives:**

- |   |   |
|---|---|
| <p><b>BF – O1</b> To enable and manage growth across the Precinct recognising the important health and education significant of the Precinct.</p> | <p><b>BF – O5</b> To encourage high quality-built form of that makes a positive contribution to streetscapes and urban form.</p>            |
| <p><b>BF – O2</b> To recognise the varied suitability and capacity of the Precinct to accommodate new residential development.</p>                | <p><b>BF – O6</b> To encourage best practice urban and architectural design that considers social, environmental and economic elements.</p> |
| <p><b>BF – O3</b> To manage the interfaces and transitions between varied land uses.</p>  | <p><b>BF – O7</b> To provide a diversity of housing in strategic locations across the Precinct.</p>   |
| <p><b>BF – O4</b> To respect and enhance the heritage significance of the Precinct and adjacent Wangaratta Railway Station Precinct.</p>          | <p><b>BF – O8</b> To respond to environmental constraints and reinforce the importance of the One Mile Creek Corridor.</p>                  |

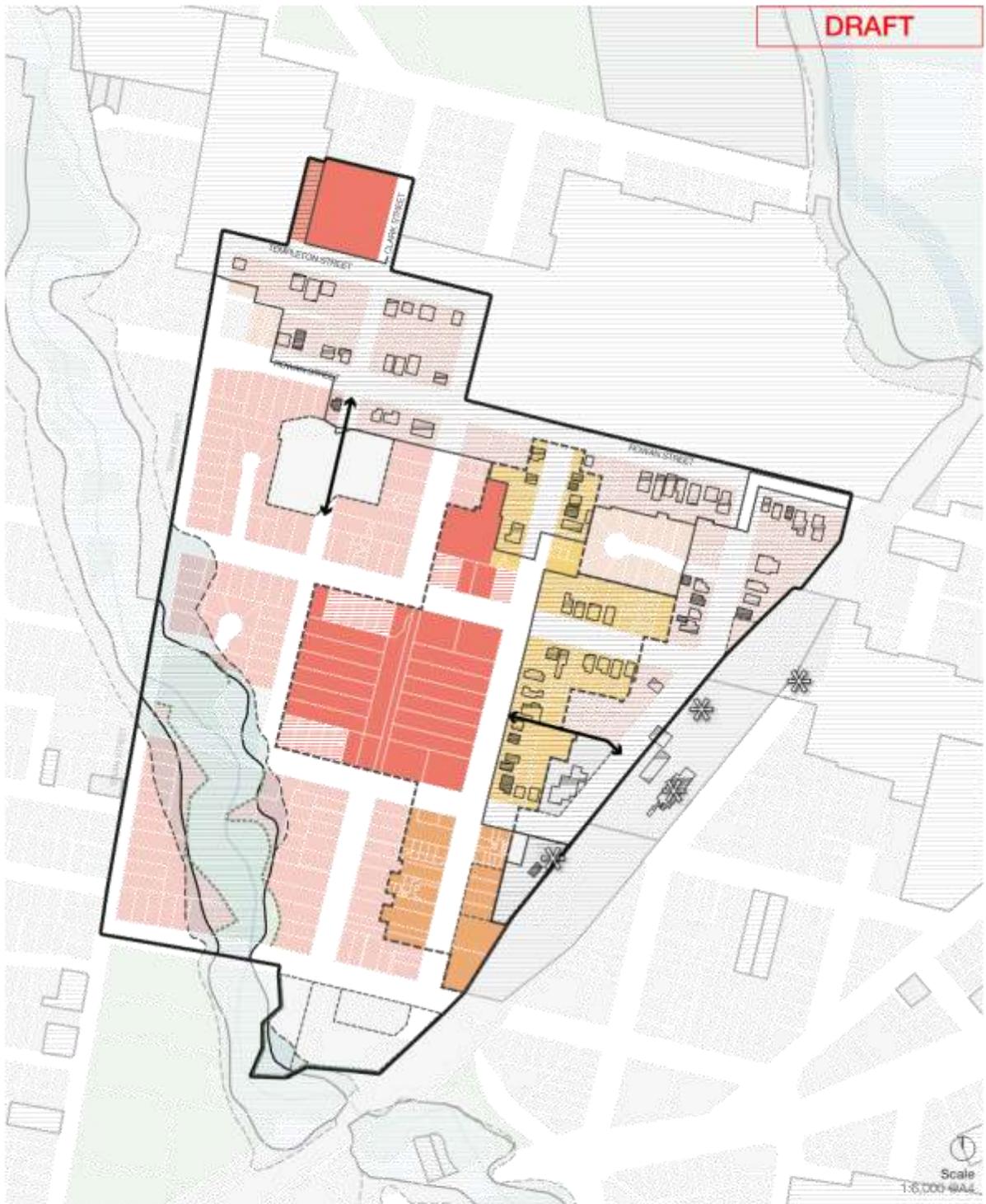


Figure 21: Built Form Framework Plan

- |                           |                                    |
|---------------------------|------------------------------------|
| Precinct Boundary         | Landmark                           |
| Health Precinct Core      | Heritage - Individual Significance |
| Key Development Sites     | Heritage - Contributory Place      |
| Topography                | Limited Change Residential         |
| Flood Overlay / LSIQ      | Moderate Change Residential        |
| Activate Creek Interface  | Allied Health (Purpose Built)      |
| Public Through Block Link | Allied Health (Adaptive Re-use)    |

Scale  
1:6,000 @A4

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**Strategies:**

**BF – S1** Maintain and promote the heritage value of the Wangaratta Railway Station Complex and associated infrastructure.

**BF – S2** Retain sight lines to the Railway Precinct and significant heritage sites including the Railway Station, Whitty’s Silos and the respective pedestrian bridges.

**BF – S3** Where new development is proposed in Heritage Overlay areas, built form should:

- Enhance heritage through design that is responsive to context;
- Respond to the existing grain, pattern and streetscape presentation of Contributory and Significant built form;
- Consider the scale, bulk, form, materials and finishes of Significant and Contributory built form; and
- Allow for the retention of views to Significant properties.

**BF – S4** Where adaptive reuse of Significant and Contributory built form is proposed in Heritage Overlay areas, alterations and additions should:

- Respect and enhance the heritage place;
- Integrate and complement the existing fabric and scale on all elevations; and
- Retain the streetscape presence and presentation and landscape setting.

**BF – S5** Require future development on strategic redevelopment sites to respond to potential land contamination from former industrial land uses.

**BF – S6** Facilitate intensive residential growth to strategic redevelopment sites and areas not affected by Heritage Overlays and in close proximity to NIHW. Support the introduction of new types and forms of housing into these areas, including townhouses and apartments and speciality accommodation (short stay and aged care).



Figure 22: Heritage Overlays & Landmarks (BF-S1-4)



Figure 23: Strategic Sites (BF-S6)

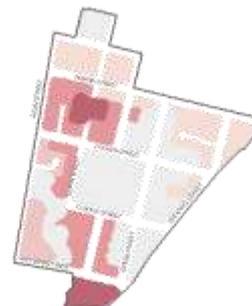


Figure 24: Residential Growth Areas (BF-S6)

SJB

**Objectives & Strategies**

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**BF – S7** Ensure new development along the One Mile Creek corridor is sensitive to the interface and responds to the relevant environmental constraints, such as existing vegetation and flooding. Seek to provide active address to this important corridor.

**BF – S8** Facilitate the development of new purpose-built facilities along Green Street south of Cusack Street. New development should:

- Reduce the impact of car parking by requiring all off-street car parking to be located to the rear of the site with appropriate signage;
- Encourage the consolidation and shared use of supporting infrastructure, including, driveways and off-street car parking;
- Provide clear and dedicated pedestrian access from the street; and
- Provide a shallow landscaped setback.

**BF – S9** Provide appropriate built form transitions between diverse land uses. Recognising the significance of the health sector while limiting detrimental impact upon existing residential development.

**BF – S10** Ensure future hospital and educational built form is consistent with institutional built form expectations.

**BF – S11** Maintain and enhance the landscape setting of NHW.

**BF – S12** Require new built form to incorporate Environmental Sustainable Design (ESD) principles, including:

- Siting and orientation
- Passive design
- Energy efficiency
- Water efficiency
- Stormwater management
- Materiality
- Waste
- Transport

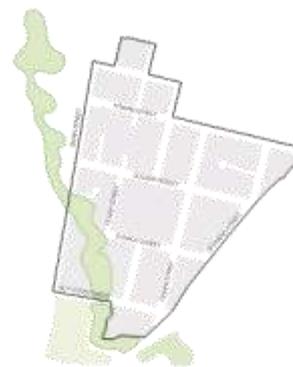


Figure 25: One Mile Creek Interface (BF-S7)

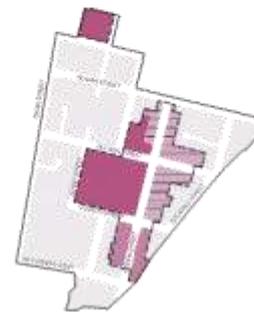


Figure 26: Medical and Allied Health Built Form (BF-S8)

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**4.4 Public Realm**



**A socially connected community with quality streets and spaces for all.**

*This Precinct will be an engaging and comfortable space which attracts and services the diverse population of Wangaratta and the Greater Hume region. A sense of 'place' will encourage an interactive community and prioritise healthy civic engagement.*

**Objectives:**

- |  |   |
|--|---|
| <p><b>PR – 01</b> To create attractive and safe streets that accommodate all users.</p>  | <p><b>PR – 04</b> To improve accessibility to existing open spaces.</p>                                     |
| <p><b>PR – 02</b> To increase overall canopy cover in the Precinct to improve the amenity of streetscapes and mitigate the urban heat island effect.</p>                           | <p><b>PR – 05</b> To strengthen the identity and legibility of the Precinct.</p>                            |
| <p><b>PR – 03</b> To create a range of new public open spaces in the Precinct to cater the diversity of Precinct uses, including; employees, patients, visitors and residents.</p> | <p><b>PR – 06</b> To support the ecological and recreational importance of the One Mile Creek Corridor.</p> |

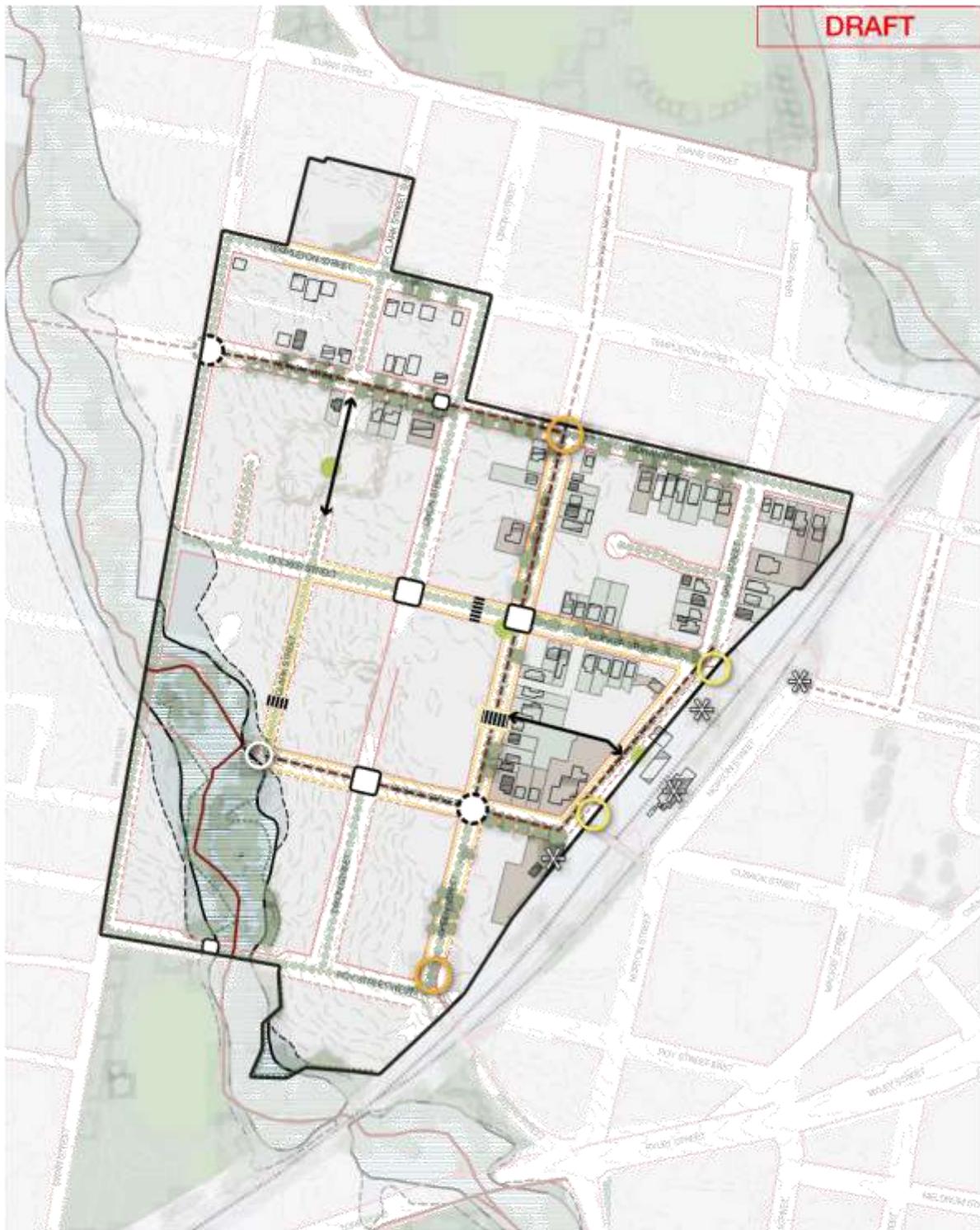


Figure 27: Public Realm Framework Plan

- |                                     |                            |                                     |                                    |
|-------------------------------------|----------------------------|-------------------------------------|------------------------------------|
| Study Area                          | Existing Shared Path       | Zebra Crossing with Flashing Lights | Heritage - Individual Significance |
| Extended Study Area                 | Proposed Bicycle Route     | Zebra Crossing                      | Heritage - Contributory Place      |
| Topography                          | Priority Street Lighting   | Kerb Outstand                       | Landmark                           |
| Flood Overlay / LSI0                | Footpath Network           | Pedestrian Refuge                   | Continuous Street Tree Planting    |
| One Mile Creek Corridor             | Footpath Network Gap       | Roundabout Upgrade                  |                                    |
| Activate Creek Interface            | Major Precinct Gateway     | Public Through Block Link           |                                    |
| Protect & Enhance Significant Trees | Secondary Precinct Gateway | New Open Space                      |                                    |

Scale  
1:6,000 @A4

DRAFT

**Strategies:**

- PR – S1** Improve the passive open space along the One Mile Creek Corridor (near Clark and Cusack Streets). The space should include additional seating, shelter, lighting, landscaping and integrated WSUD. Providing a much-needed meeting place, resting point and retreat for staff, patients and visitors.
  
- PR – S2** Create a new local pocket park at the south western corner of Docker Street and Green Street, utilising the wide verge with the potential to repurpose car parking spaces and utilise the existing setback. Provide seating, paving, lighting and landscaping, including canopy trees for shading.
  
- PR – S3** Create a linear open space along the railway corridor. Capitalising on utilised space along Spearing Street and the potential to acquire land through the major rail corridor projects.
  
- PR – S4** Create a new local open space through the redevelopment of 121A Rowan Street. The open space would serve local residential population as well as staff, students and visitors to both the Private Hospital and NHW.
  
- PR – S5** Establish continuous street tree planting on all streets within the Precinct, creating a constant and comprehensive street tree canopy to improve the amenity and health of the Precinct.
  
- PR – S6** Protect where feasible existing significant canopy tree planting in streetscapes, open spaces and the private realm.
  
- PR – S7** Provide lighting along designated routes, destinations and key points to enhance pedestrian safety. Lighting design should carefully manage light spill to sensitive uses. Key routes and destinations include:
  - Green Street, Docker Street, Clark Street, Cusack Street and Templeton Street;
  - Bus stops and shelters;
  - Car parks; and
  - NHW entries.

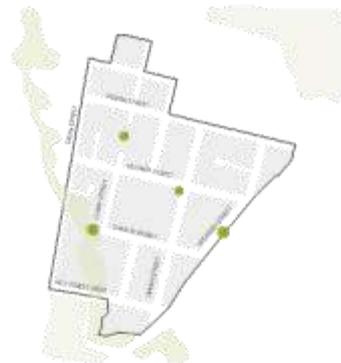


Figure 28: Public Space Opportunities (PR-S1-4)

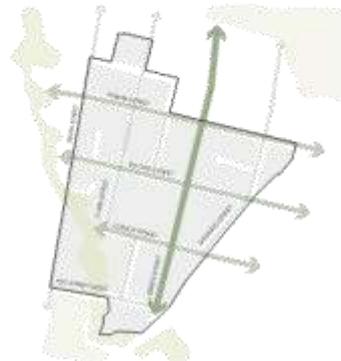


Figure 29: Streetscape Planting (PR-S5)

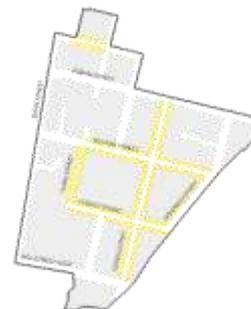


Figure 30: Street Lighting (PR-S7)

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**Objectives & Strategies**

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**PR – S8** Investigate introducing a ‘smart’ LED lighting system, providing flexible lighting control, dimming and asst management, controlled by a Central Management System (CMS).

**PR – S9** Progressively bundle or underground overhead powerlines to allow for the effective establishment of street tree canopies. High priority streetscapes are Green, Docker and Cusack Streets.

**PR – S10** Integrate Water Sensitive Urban Design (WSUD) into streetscape and crossing upgrades along key corridors to mitigate flooding and improve the quality of stormwater entering the One Mile Creek. Including rain gardens (bio-retention beds) in car parks, nature strips, kerb outstands and corners to capture, filter and clean stormwater.

**PR – S11** Upgrade and develop seating, shelter and rest stops at key locations including priority bus stops, the connection to the One Mile Creek corridor, and NHW entrance.

**PR – S12** Create a network of rest nodes along key routes. Rest points should be:

- Located on streetscapes and in open spaces to be visible and safe;
- Co-located with existing facilities such as bus stops; and
- Designed for use and provide high amenity.

**PR – S13** Provide a comprehensive network of wayfinding signage within the Precinct, coordinating with the branding approach for the Central Activities Area. All directional signage should include indicative pedestrian and cycle times.

**PR – S14** Develop a sense of arrival to the Precinct through the gateway treatments at the Green Street and Rowen Street intersection, Green Street and Roy Street West intersection, Swan Street and Rowan Street intersection and crossing the Railway Station.

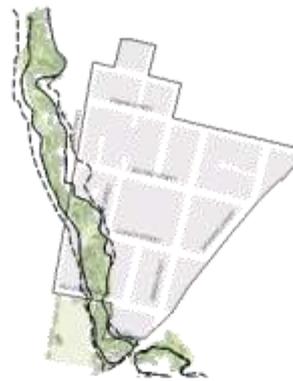


Figure 31: One Mile Creek Environs (PR-S10)



Figure 32: Key Routes & Rest Points (PR-S12)

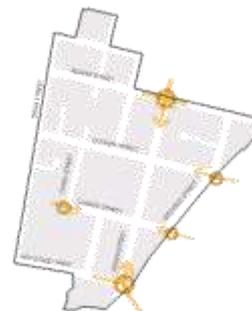


Figure 33: Precinct Gateways (PR-S14)

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**Public Realm - Wayfinding Signage**  
 Adelaide Parklands, Adelaide, SA  
 Source: <https://www.befesmart.com/befes-smart/projects/bectors/health/indering-hospital-stage-3-redevelopment-essential-health-facilities-part-1/>



**Public Realm - Wayfinding Signage**  
 Box Hill Hospital, Box Hill, VIC  
 Source: <https://www.dlab.com.au/box-hill-hospital-7>



**Public Realm - Resting Points**  
 The Goods Line, Sydney, NSW  
 Source: <https://www.spaich-studios.com.au/projects/the-goods-line/>



**Public Realm - Public Space**  
 Junction Place, Wodonga, VIC  
 Source: <https://theurbandevelopment.com/articles/pilcrow-victoria-signs-up-developer-for-junction-place-wodonga>



**Public Realm - Water Sensitive Urban Design**  
 Holland Street Plaza and Streetscape, Thebarton, SA  
 Source: <http://www.gva.com.au/projects/holland-street?imgid=1277>



**Public Realm - Public Space**  
 Bendigo Hospital, Bendigo, VIC  
 Source: <https://ep.architects.com.au/award/2018/winners/>

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# Sub Precincts

# 5

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## 5.1 Sub Precincts and Strategic Sites

The Wangaratta Health Precinct is a large and complex area, and consists of an eclectic mix of urban conditions that are inter-related yet are not the same. Therefore, whilst the overarching vision, principles, strategies and objectives of the Structure Plan provide broader overarching strategic guidance to the future use and development of the Precinct, there is a need to consider the manner in which the overarching strategic guidance is nuanced to respond to the differing physical and strategic conditions and capabilities of each of the Precinct's constituent areas.

Section 5 provides place-specific guidance for the diversity of areas within the Precinct by identifying the following five sub precincts:

- **Sub Precinct 1** – Core Northeast Health Wangaratta and Education Precinct
- **Sub Precinct 2** – Allied Health & Supporting (Purpose Built) Precinct
- **Sub Precinct 3** – Allied Health (Adaptive Re-Use) Precinct
- **Sub Precinct 4** – Limited Change Residential Precinct
- **Sub Precinct 5** – Moderate Change Residential Precinct

In addition, a number of sites within the Precinct exhibit unique characteristics (such as existing use, zoning, lot site, strategic location, interfaces, or ownership conditions) that warrant site-specific strategic and built form guidance. The following sites are identified as 'Strategic Sites':

- **Strategic Site A** – 134-180 Templeton Street, Wangaratta (Wangaratta Private Hospital)
- **Strategic Site B** – 121A Rowan Street, Wangaratta (former quarry)
- **Strategic Site C** – 1-9 Spearing Street, Wangaratta (the 'North Eastern Hotel')
- **Strategic Site D** – 33 and 37 Cusack Street, Wangaratta ('Whitty's Silos')
- **Strategic Site E** – 39-51 Roy Street West, Wangaratta

The strategic role and aspirations of the Structure Plan for each of the above sub precincts and strategic sites is outlined in the following pages, along with a potential mechanism for statutory implementation within the Wangaratta Planning Scheme.

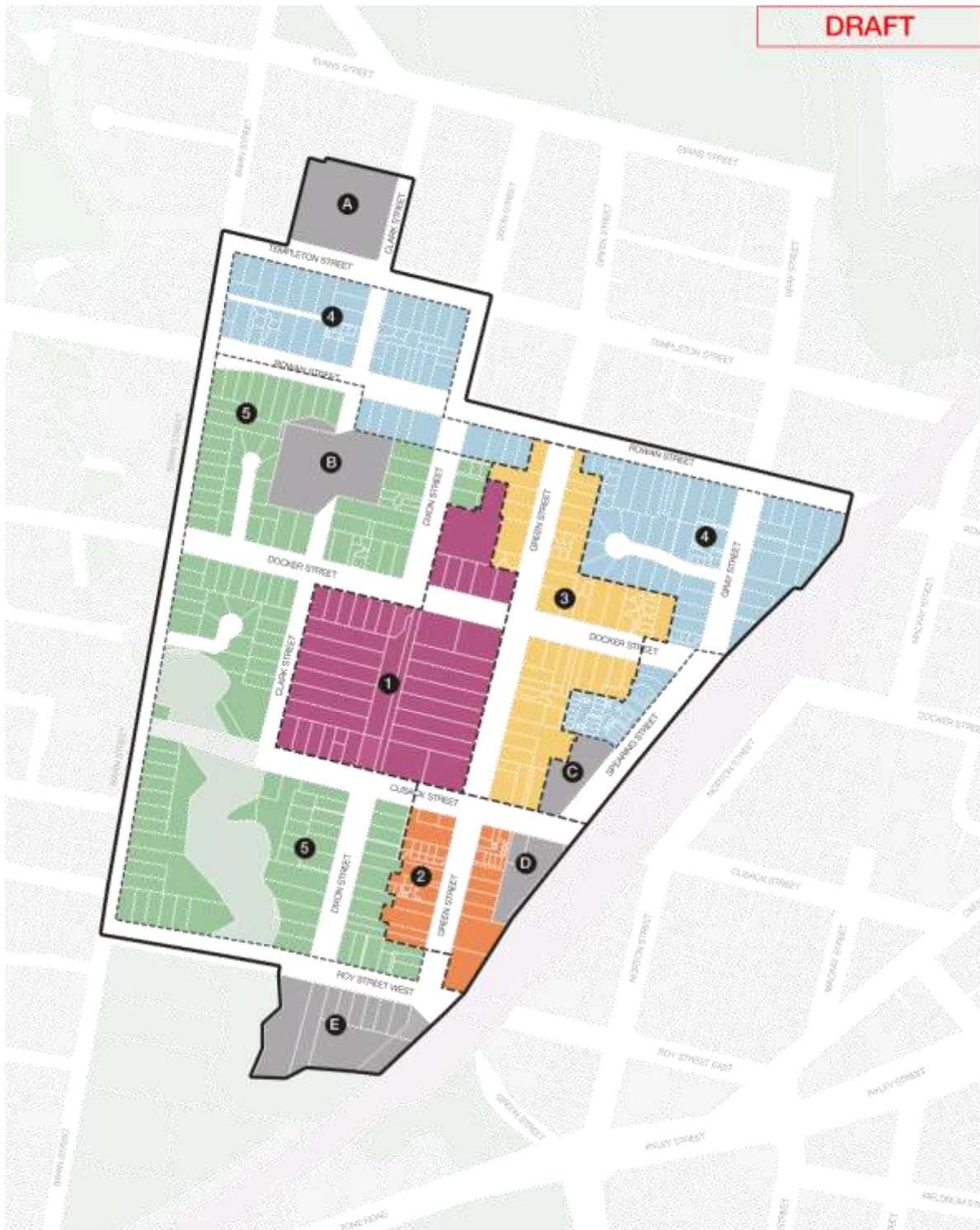


Figure 34: Sub Precincts

- |                                   |  |
|-----------------------------------|--|
| 1 Core Hospital and Education     | A 134-150 Templeton Street (Wangaratta Private Hospital) |
| 2 Allied Health (Purpose Built)   | B 121A Powan Street                                      |
| 3 Allied Health (Adaptive Re-use) | C 1-9 Spearing Street (North Eastern Hotel)              |
| 4 Limited Change Residential      | D 33 & 37 Cusack Street (Whitty's Site)                  |
| 5 Moderate Change Residential     | E 39-51 Roy Street West                                  |
| Strategic Site                    |  |

Scale  
1:6,000 @A4

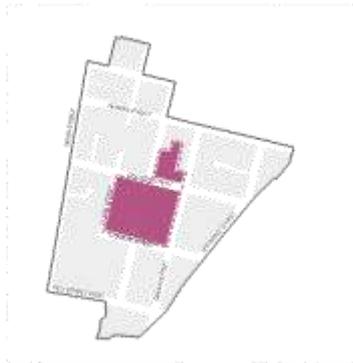
**Sub Precincts**

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**5.2 Sub Precincts**

**Sub Precinct 1 – Core Health and Education (NHW)**

*The sub-precinct generally includes the block bound by Cusack Street, Clark Street, Docker Street and Green Street, and includes Docket Street-fronting properties where between Dixon Street and Green Street (including the existing NHW car park).*



**Objectives**

- To maintain hospital, allied health and education facilities as the central focus of the Wangaratta Health Precinct.
- To support the long-term growth and expansion of the NHW health and education facilities.
- To ensure that future hospital and educational built form is consistent with reasonable institutional built form expectations.

**Existing Zone & Overlays**

- Public Use Zone Schedule 3 (PUZ3)
- Residential Growth Zone Schedule 1 (RGZ1)

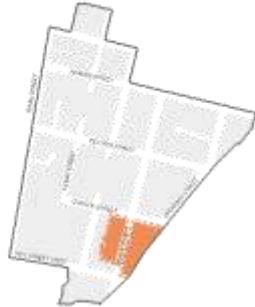
**Statutory Implementation**

- Rezone all Sub Precinct 1 sites owned by Northeast Health Wangaratta to the PUZ3
- Update Clause 21.11 Local Areas to include specific reference to the Structure Plan's Strategic Intent for Sub Precinct 1
- Update Clause 21.12 Reference Documents to identify this Structure Plan as a Background Document

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**Sub Precinct 2 - Allied Health (Purpose Built Facilities)**

*The sub-precinct generally includes all properties fronting Green Street between Roy Street West (to the south) and Cusack Street (to the north), excluding 9-11 Green Street (which rely on rear vehicular access from Roy Street West). The Precinct includes strategic redevelopment sites 8-10 Green Street and 33-37 Cusack Street (Whitty's Silos).*



**Land Use Objectives**

- To grow Green Street south and Cusack Street south as a primary location for allied medical services and businesses and other health-related uses.
- To facilitate the development of new, purpose-built allied medical and health facilities.
- To facilitate the development of new local convenience centres.

**Built Form Objectives and Strategies**

Front, Side and Rear Setbacks

Objectives:

- To support the landscape boulevard character of landscaped front gardens and building separated by areas of planting.
- To provide privacy and amenity while encouraging passive surveillance of streets.
- To provide opportunities for deep soil planting in setbacks.
- To protect the amenity of adjoining residential areas.

Guidelines:

- Front setbacks should be a minimum of 3m and be landscaped with permeable surfaces and plants.
- Car parking should not be located in the front setback.
- Where neighbouring residential land, side and rear setbacks should be in accordance with ResCode provisions.

Building Scale, Massing and Articulation

Objectives:

- To support to the efficient of land and optimise the development potential in these locations.
- To provide high quality architectural outcomes that provide visual interest and sense of address.

Guidelines:

- Building should achieve a preferred height of up to four storeys.
- An active building frontage to the main street address must be provided.
- Building façades should be articulated and achieve a fine-grained rhythm of building forms.
- Building forms should be simple, well-proportioned and comprise high quality details.
- Signage should be integrated into the design, be limited to avoid visual clutter and provide clear directional information.

Sub Precincts**DRAFT**Access and Car Parking

## Objectives:

- To provide a sense of address to development.
- To provide safe and efficient access and car parking arrangements.
- To minimise the visual impact of car parking.

## Guidelines:

- Access should be designed to minimise vehicles and pedestrian / cyclists conflict.
- Pedestrian entries should be provided on the primary street address, directly visible and accessible from the street.
- Bicycle parking should be at ground level and easily accessible from the street.
- Car parking should not be visually prominent and must be located at the side or rear of the site.
- Disabled car parking should be provided close to the main entrance.
- Encourage the sharing of vehicular access between adjoining sites.

Existing Zone & Overlays

- Residential Growth Zone (RGZ1) (Western side of Green Street, 9-12 Green Street & 33-37 Cusack Street)
- Commercial 1 Zone (C1Z) (2-10 Green Street)
- Environmental Audit Overlay (EAO) (2-10 Green Street & 33-35 Cusack Street)
- Heritage Overlay (HO11) (33-35 Cusack Street)

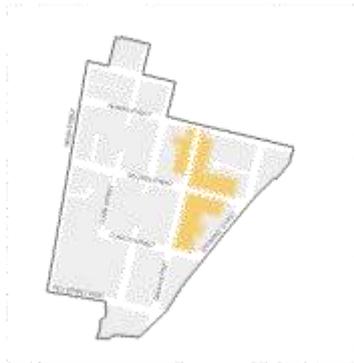
Statutory Implementation

- Rezone all Sub Precinct 2 sites to the C1Z.
- Apply a precinct-specific DDO to Sub Precinct 2 articulating preferred built form outcomes.
- Apply Parking Overlay – Schedule 1 (PO1).
- Update Clause 21.11 Local Areas to include specific reference to the Structure Plan's Strategic Intent for Sub Precinct 2.
- Update Clause 21.12 Reference Documents to identify this Structure Plan as a Background Document.

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**Sub Precinct 3 - Allied Health (Adaptive Re-use)**

*The sub-precinct generally includes all residentially-zoned properties fronting Green Street (where north of Cusack Street) and Docker Street (where east of Green Street).*



**Objectives**

- To grow Green Street North and Docker Street as a secondary location for allied medical and other supporting health-related uses.
- To facilitate allied health uses in a manner that adaptively reuses existing built form.
- To facilitate allied health uses in a manner that maintains existing streetscape character.

**Existing Zone & Overlays**

- Neighbourhood Residential Zone (NRZ)
- Heritage Overlay (HO16 & HO9)

**Statutory Implementation**

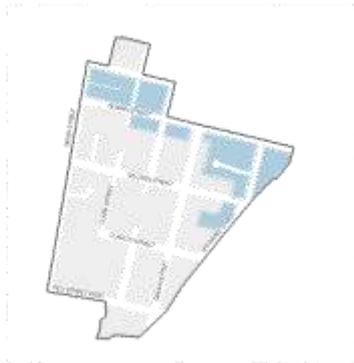
- Update Clause 21.11 Local Areas to include the Wangaratta Health Precinct.
- Update Clause 22.12 Medical Centres in Residential Areas to:
  - Include a general Clause and precinct-specific Clause relating to the sub-precinct
  - Include sub-precinct plan.

**Sub Precincts**

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**Sub Precinct 4 - Limited Change Residential**

*The sub-precinct generally includes all NRZ-zoned land within the Study Area outside of Green Street and Docker Street.*



**Objectives**

- To encourage modest residential uses in preference to medical or allied health uses.
- To ensure future development responds appropriately to the existing heritage character.

**Existing Zone & Overlays**

- Neighbourhood Residential Zone (NRZ)
- Heritage Overlay (HO16 & HO9)

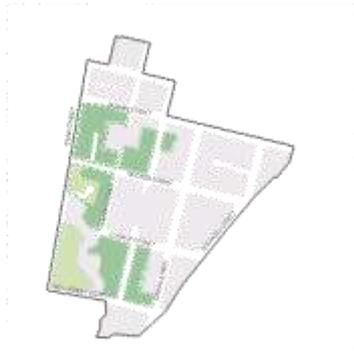
**Statutory Implementation**

- No change proposed.

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**Sub Precinct 5 – Residential Change**

*The sub-precinct generally includes all GRZ-zoned and RGZ-zoned land west of Dixon Street (inclusive), as well as all residentially-zoned land on Roy Street West.*



**Objectives**

- To encourage more intensive residential uses in preference over medical or allied health uses.
- To support a more intensive evolution in residential built form character in the form of townhouse and apartment style developments, of three to four storeys.
- To encourage residentially-based uses that support the health provision role of the Precinct, such as short stay accommodation and aged care.

**Existing Zone & Overlays**

- Residential Growth Zone (RGZ1)
- General Residential Zone (GRZ1)

**Statutory Implementation**

- Rzone GRZ-zoned properties north-east of the Online Mile Green fronting Dixon Street, Clark Street and Docker Street to Residential Growth Zone (RGZ).
- Update Clause 21.11 Local Areas to include the Wangaratta Health Precinct.

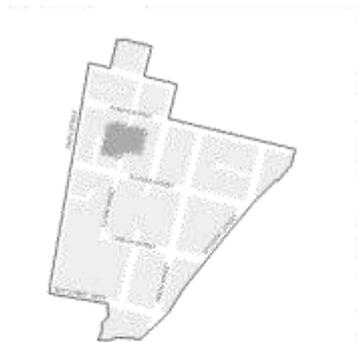
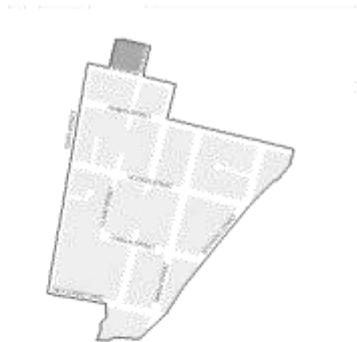
**Sub Precincts**

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**5.3 Strategic Sites**

**Strategic Site A: 134-150 Templeton Street, Wangaratta (Wangaratta Private Hospital)**

**Strategic Site B: 121A Rowan Street, Wangaratta**



**Objectives**

- To encourage the continued use and development of the Wangaratta Private Hospital, recognising the importance of the relationship between the Private Hospital, NHW and allied health providers.
- To ensure the future development of the Wangaratta Private Hospital remains cognisant of the character of surrounding low-scale residential streetscapes.

**Existing Zone & Overlays**

- Residential Growth Zone (RGZ1)

**Statutory Implementation**

- Update Clause 21.11 Local Areas

**Objectives**

- To encourage a higher density of residential use and development in preference to medical uses or development.
- To reconnect Clark Street through the provision of a publicly-accessible through-block link.
- To encourage short term accommodation or aged care as a means of capitalising on the site's proximity to NHW and Wangaratta Private Hospital.

**Existing Zone & Overlays**

- Residential Growth Zone (RGZ1)

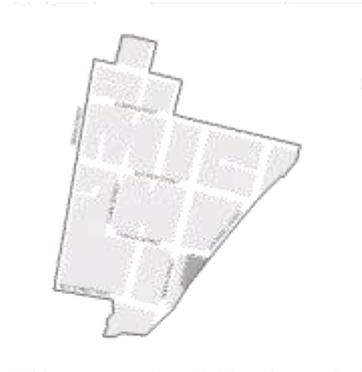
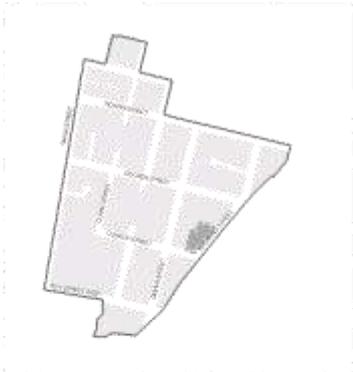
**Statutory Implementation**

- Update Clause 21.11 Local Areas to include the Wangaratta Health Precinct Structure Plan, specifically identifying the strategic intent of the Structure Plan to provide a publicly-accessible through-site link

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**Strategic Site C: 1-9 Spearing Street, Wangaratta (North Eastern Hotel)**

**Strategic Site D: 33 & 37 Cusack Street, Wangaratta (Whitty’s Silos)**



**Objectives**

- To encourage the establishment of a retail and dining hub for the local needs of the broader health precinct.
- To enhance broader pedestrian permeability through the provision of a publicly-accessible through block link connecting Spearing Street and Green Street.
- To integrate any future development with the broader station precinct.

**Existing Zone & Overlays**

- Commercial 1 Zone (C1Z)
- Heritage Overlay (HO9)

**Statutory Implementation**

- Update Clause 21.11 Local Areas to include the Wangaratta Health Precinct Structure Plan, specifically identifying the strategic intent of the Structure Plan to provide a publicly-accessible through-site link

**Objectives**

- To facilitate the development of new, purpose-built allied health facilities and supporting uses.
- To facilitate the development of new local convenience centres.
- To integrate any future development with the broader station precinct.

**Existing Zone & Overlays**

- Residential Growth Zone (RGZ)
- Environmental Audit Overlay (EAO)
- Heritage Overlay (HO11)

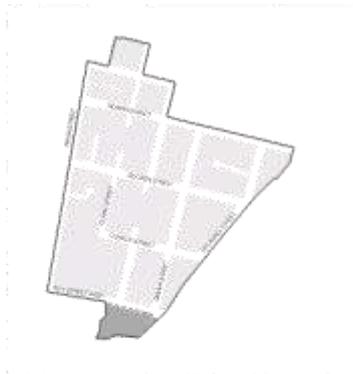
**Statutory Implementation**

- Update Clause 21.11 Local Areas
- Rezone to Commercial 1 Zone (C1Z)
- Apply Sub Precinct 2 specific Design and Development Overlay (DDO)
- Apply Parking Overlay Schedule 1 (PO1)

**Sub Precincts**

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**Strategic Site E: 39-51 Roy Street West, Wangaratta**



**Objectives**

- To provide a ‘gateway’ built form outcome at the primary southern entry/exit point of the broader health precinct.
- To specifically encourage large-format higher density residential uses (such as high-density residential development, short term accommodation or aged care) in preference to medical or allied uses.
- To ensure future development respond to relevant environmental constraints, such as existing vegetation, potential land contamination, and flooding.
- To ensure the design of future built form is complementary to the existing landscaped character and amenity of the One Mile Creek linear open space corridor.

**Existing Zone & Overlays**

- Industrial 1 Zone (IN1Z)
- Flood Overlay (FO)
- Land Subject to Inundation (LSIO)

**Statutory Implementation**

- Update Clause 21.11 Local Areas
- Subject to investigations, rezone the land to Residential Growth Zone (RGZ) and if required apply the Environment Audit Overlay (EAO)

# Implementation Plan

# 6

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## 6.1 Implementation

Finally, the following program outlines the actions identified as being necessary to implement the strategic provisions of the Structure Plan by assigning internal responsibility, identifying stakeholders and providing indicative timeframes.

Four timeframe categories identified for the completion of action:

- Short Term (0-3 years)
- Medium Term (4-7 years)
- Long Term (8+ years)
- Ongoing

Actions are similarly categorised, as follows:

- Advocate
- Deliver
- Investigate
- Monitor
- Partner

Generally, implementation of the Structure Plan is via both statutory (Planning Scheme) and non-statutory mechanisms, described below.

### Statutory Implementation

Appropriate planning controls to implement the overarching objectives of the Structure Plan have been identified. These will require formal implementation into the Wangaratta Planning Scheme through the Planning Scheme Amendment process. This includes modifications to the Local Planning Framework to reflect the vision and priorities of the Structure Plan, change in zones to encourage specific land uses to establish in particular locations and adding the Structure Plan as a reference document.

### Non-Statutory Implementation

Refers to implementation measures other than Planning Scheme. The Final Structure Plan adopted by Council will be linked to the Council Plan and annual budget process. These actions will generally be facilitated by partnerships formed with NHW, Wangaratta Private and private landowners and developers.

### Monitoring and Review

Regular reporting on the Implementation Plan will enable Council to measure progress, ensure appropriate application of resources and the delivery of key priorities. Review of the Structure Plan should occur every two-four years to ensure that it remains current and relevant and consistent with Council's strategic work and Council and Community Plans. As well as responding to the changing context.

Rural City of Wangaratta		External Stakeholders		Timeframes	
<b>AP</b>	Asset Planning	<b>ARTC</b>	Australian Rail Track Authority	<b>S</b>	Short Term 0-3 years
<b>ED</b>	Economic Development	<b>NECMA</b>	North East Catchment Management Authority	<b>M</b>	Medium Term 4-7 years
<b>IP</b>	Infrastructure Planning	<b>NHW</b>	North East Health Wangaratta	<b>L</b>	Long Term 8+ years
<b>SP</b>	Strategic Planning	<b>TIV</b>	Public Transport Victoria	<b>O</b>	Ongoing
<b>PR</b>	Projects & Recreation	<b>PTV</b>	Transport for Victoria		
<b>RCOW</b>	All of Council	<b>WPH</b>	Wangaratta Private Hospital		

**Implementation Plan**

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**6.2 Action Plan**

Action	Responsibility	Stakeholders	Timeframe
<b>Land Use and Activity</b>			
1.1 Deliver	Prepare a Planning Scheme Amendment update the Local Planning Policy Framework and rezone the relevant Sub Precincts and Strategic Sites to implement the recommendations for the Health Precinct, including: <ul style="list-style-type: none"> <li>· Clause 21.11 Local Areas</li> <li>· Clause 21.12 Reference Documents</li> <li>· Clause 22.12 Medical Centres in Residential Areas</li> <li>· Sub Precinct 1: Rezone sites owned by NHW to the Public Use Zone (PUZ3).</li> <li>· Sub Precinct 2 &amp; Strategic Site D (33 &amp; 37 Cusack Street): rezone relevant properties to Commercial 1 Zone (C1Z) and apply a Sub Precinct specific Design and Development Overlay (DDO) and Parking Overlay - Schedule 1 (PO1).</li> <li>· Sub Precinct 5: Rezone GRZ-zoned properties north-east of the One Mile Creek fronting Dixon Street, Clark Street and Docker Street to Residential Growth Zone (RGZ).</li> </ul>		S
1.2 Investigate	Further investigate the potential for contamination of Strategic Site E (39-51 Roy Street West). Subject to investigations, prepare a Planning Scheme Amendment rezone the land to Residential Growth Zone (RGZ) and if required apply the Environmental Audit Overlay (EAO).		S
1.3 Advocate	Advocate for and support the development of supporting uses in the Precinct, including: <ul style="list-style-type: none"> <li>· Accommodation</li> <li>· Aged care</li> <li>· Childcare</li> <li>· Retail Pharmacy</li> </ul>		M

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Action	Responsibility	Stakeholders	Timeframe
<b>Movement and Access</b>			
2.1 Advocate	Advocate to Public Transport Victoria for: <ul style="list-style-type: none"> <li>· Variation to the existing 401 bus route to service the north, south and west of the Public Hospital and development of associated bus stops.</li> <li>· Upgrade of priority bus stops in the Hospital Precinct.</li> <li>· Increased operating times (including Saturdays and Sundays) and service frequencies.</li> </ul>	IP PTV TIV	S
2.2 Advocate	Advocate to VicRoads for 40 kph speed restrictions surrounding the Hospital.	IP VicRoads	M
2.3 Advocate	Advocate to ARTC for the provision of a high quality pedestrian and cyclist underpass as part of the Inland Rail project,	RCOW VicTrack & ARTC	S
2.4 Deliver	Investigate the following cycling routes in the development of the Wangaratta Cycling Strategy: <ul style="list-style-type: none"> <li>· Cusack Street &amp; Spearing Street</li> <li>· Green Street</li> </ul>	FR SP	S
2.5 Deliver	Deliver footpaths in priority locations.	AP IP	M
2.6 Deliver	Design and deliver proposed intersection and crossing upgrades in nominated locations, including: <ul style="list-style-type: none"> <li>· Zebra crossings</li> <li>· Kerb outstands</li> <li>· Staged crossings</li> <li>· Upgraded roundabouts</li> </ul>	AP NHW	M
2.7 Deliver	Deliver bicycle parking infrastructure at Hospital entries and other suitable locations.	AP NHW	M
2.8 Investigate	Investigate partnering with a bicycle share provider to introduce the program in the Hospital Precinct and Wangaratta GAA. With the potential to undertake a trial with the University of Melbourne staff and students.	SP Other	S

**Implementation Plan**

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<b>Action</b>		<b>Responsibility</b>	<b>Stakeholders</b>	<b>Timeframe</b>
2.9	Investigate Investigate introducing 3-hour parking restrictions surrounding Northeast Health Wangaratta at: <ul style="list-style-type: none"> <li>· The south side of Docker Street between Clark Street and Grey Street</li> <li>· Both sides of Green Street south of Cusack Street</li> <li>· The west side of Clark Street</li> <li>· The south side of Cusack Street between Clark Street and the railway line</li> </ul>	AP	NHW	A
2.10	Monitor Undertake ongoing monitoring of on and off-street car parking use, such as annual parking surveys.	AP	NHW	O
<b>Public Realm</b>				
4.1	Deliver Design and implement a Master Plan for Green Street including the proposed pocket park at the corner of Docker Street.	SP AP PR	NHW	S
4.2	Deliver Prepare and implement a lighting plan for the Precinct, focusing on identified priority streetscapes and spaces.	AP	NHW	M
4.3	Deliver Prepare and implement a tree planting program for the Precinct.	AP	NHW	L
4.4	Investigate Investigate opportunities for drainage upgrades, water sensitive urban design and stormwater harvesting to reduce flooding issues in streetscape upgrades and open spaces (existing and proposed).	AP	NECMA	M

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# Conclusion

# 7

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## 7.1 Summary

SJB Urban have been engaged by the Rural City of Wangaratta to prepare the Wangaratta Hospital Precinct Structure Plan, whose fundamental purpose is to develop a long-term guiding framework for land use and built form within the Wangaratta Hospital and Health Precinct capable of coordinating ongoing change in land use, movement, access, built form and the public realm.

The Structure Plan identifies the physical and policy parameters of relevance to the Precinct (Section 2), and articulates an overarching vision (Section 3), principles (Section 3), objectives and strategies (Section 4) and place-specific guidance in determining the Structure Plan's long-term guiding framework.

The Structure Plan concludes by identifying a potential implementation framework (Section 6) capable of translating the strategic aspirations of the Structure Plan into statute.

Through adoption of the Structure Plan's strategic provisions, the Wangaratta Hospital Precinct will continue to evolve as the primary healthcare focus for the local and regional community in a manner that improves connectivity, creates a high quality 'place', provides economic and social benefit, and demonstrates environmental sustainability.

SJB Urban

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We create spaces people love.  
SJB is passionate about the  
possibilities of architecture,  
interiors, urban design  
and planning.  
Let's collaborate.

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## General Conditions

1. Prior to the commencement of the approved development, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the plans submitted with the application but modified to show:

- a) Removal of proposed access across adjacent sports field;
- b) Proposed materials and colours of the monopole.

The plans are not required to show an alternative access to the proposed development. Materials and colours of the monopole must be in muted tones to the satisfaction of the Responsible Authority.

2. The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
3. The telecommunications facility must comply with *Radiation Protection Standard - Maximum Exposure Levels to Radiofrequency Fields - 3kHz to 300 GHz*, ARPANSA, May 2002, or such other standard as is adopted from time to time by the Australian Communications Authority, to the satisfaction of the Responsible Authority.
4. Prior to the commencement of the development the permit holder must satisfy the Responsible Authority that all surface water from the approved development will be collected and conveyed to the street and/or legal point of discharge so as to prevent stormwater nuisance to adjacent land uses, buildings and infrastructure to the satisfaction of the Responsible Authority.
5. Any metal cladding proposed to be used in the construction of the facility approved by this Permit, must be:
  - a) galvanised or natural colour bonded metal cladding; and/or
  - b) treated metal cladding painted in muted tones, provided such painting is completed prior to the use of any structures approved by this Permit,

to the satisfaction of the Responsible Authority.

6. During construction works on the site, any remnant vegetation must be protected by an appropriate Tree Protection Zone (TPZ), free of digging, trenching, excavation, stockpiles, chemical or material mixing and storage, parking or any other disturbance, and marked with a physical barrier on site. The TPZ must have a radius from the tree of at least 12 DBH (diameter of the tree at breast height) as per Australian Standards. By default, a tree will be considered lost and require an offset if one of the above activities occurs over more than 10% of the total area of the TPZ.
7. Shared trenching approved by this permit must be carried out using direct drilling techniques at a minimum depth of 1000mm below existing natural ground level or otherwise must avoid the Tree Protection Zone for any remnant vegetation to the satisfaction of the Responsible Authority.

8. No removal, destruction or lopping of any tree is authorised by this permit.
9. The permit holder must undertake, or cause to be undertaken, full construction of all new access ways, parking areas, drainage and related infrastructure. All these works must conform to plans and specifications prepared at the expense of the permit holder by a qualified engineer, and approved by the Responsible Authority before construction begins.

Unless otherwise agreed in writing, the Responsible Authority will only approve plans and specifications which comply with the current edition of the Infrastructure Design Manual (IDM), published by the Local Government Design Association, and with all permit conditions.

10. Prior to the commencement of the development the permit holder must satisfy the Responsible Authority that, an all-weather access route has been constructed and drained to an acceptable standard and can safely and conveniently be traversed by emergency vehicles.
11. Before construction begins effective measures must be taken to:
  - a) Secure occupational health and safety;
  - b) Implement effective traffic management and environmental controls;
  - c) Establish and maintain safe construction vehicle access to the site;
  - d) Maintain vehicle and machinery hygiene;
  - e) Avoid the spread of soil-borne pathogens and weeds;
  - f) Minimise erosion, sedimentation and contamination;
  - g) Reduce the impact of noise, dust and other emissions during construction;
  - h) Prevent mud, dirt, sand, soil, clay or stones from entering the drainage system;
  - i) Avoid having such materials deposited on public land by construction vehicles; and
  - j) Establish and maintain all recommended Tree Protection Zones.
12. During construction, no excavated or construction materials may be placed or stored outside the site area or on adjoining road reserves, except where the materials are required for any road or footpath construction works in such reserves which are required as part of this permit.
13. As soon as practicable after construction has been completed, all areas disturbed in the course of the works must be restored to their original condition, to the satisfaction of the Responsible Authority.

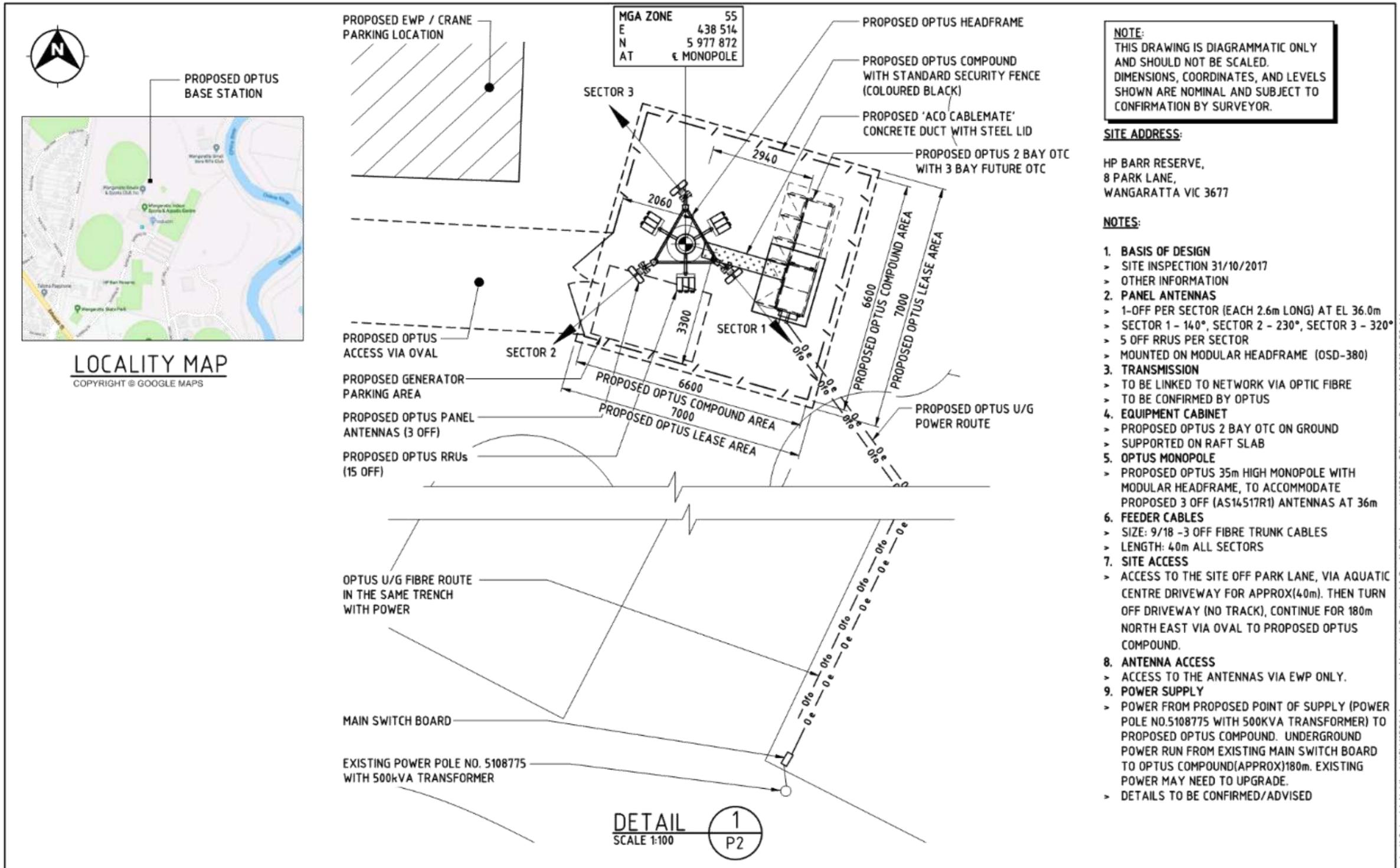
### **Permit Expiry**

14. This Permit will expire if one of the following circumstances applies:
  - a) The development is not commenced within two years of the date of this Permit;
  - b) The development is not completed within four years of the date of this Permit.

The Responsible Authority may extend the date specified under part a) if a request is made in writing before the permit expires, or within six months afterwards. The Responsible Authority may extend the date specified under b) if a request is made in writing before the permit expires, or within twelve months afterwards.

**Notes:**

- Before undertaking any works that cross onto public land or roads, the Applicant must obtain a Permit from the relevant authority giving Consent to Work within a Road Reserve.
- A significant amount of works are scheduled within the vicinity of the proposed development site therefore the permit holder must consult with Council's Technical Services Unit to provide for suitable access arrangements during the construction of the approved development.
- The permit holder should consult with Council's Natural Resources Unit regarding the specific detail of the shared trenching.



**NOTE:**  
 THIS DRAWING IS DIAGRAMMATIC ONLY AND SHOULD NOT BE SCALED. DIMENSIONS, COORDINATES, AND LEVELS SHOWN ARE NOMINAL AND SUBJECT TO CONFIRMATION BY SURVEYOR.

**SITE ADDRESS:**  
 HP BARR RESERVE,  
 8 PARK LANE,  
 WANGARATTA VIC 3677

- NOTES:**
- BASIS OF DESIGN**
    - SITE INSPECTION 31/10/2017
    - OTHER INFORMATION
  - PANEL ANTENNAS**
    - 1-OFF PER SECTOR (EACH 2.6m LONG) AT EL 36.0m
    - SECTOR 1 - 140°, SECTOR 2 - 230°, SECTOR 3 - 320°
    - 5 OFF RRUS PER SECTOR
    - MOUNTED ON MODULAR HEADFRAME (OSD-380)
  - TRANSMISSION**
    - TO BE LINKED TO NETWORK VIA OPTIC FIBRE
    - TO BE CONFIRMED BY OPTUS
  - EQUIPMENT CABINET**
    - PROPOSED OPTUS 2 BAY OTC ON GROUND
    - SUPPORTED ON RAFT SLAB
  - OPTUS MONOPOLE**
    - PROPOSED OPTUS 35m HIGH MONOPOLE WITH MODULAR HEADFRAME, TO ACCOMMODATE PROPOSED 3 OFF (AS14517R1) ANTENNAS AT 36m
  - FEEDER CABLES**
    - SIZE: 9/18 - 3 OFF FIBRE TRUNK CABLES
    - LENGTH: 40m ALL SECTORS
  - SITE ACCESS**
    - ACCESS TO THE SITE OFF PARK LANE, VIA AQUATIC CENTRE DRIVEWAY FOR APPROX(40m). THEN TURN OFF DRIVEWAY (NO TRACK), CONTINUE FOR 180m NORTH EAST VIA OVAL TO PROPOSED OPTUS COMPOUND.
  - ANTENNA ACCESS**
    - ACCESS TO THE ANTENNAS VIA EWP ONLY.
  - POWER SUPPLY**
    - POWER FROM PROPOSED POINT OF SUPPLY (POWER POLE NO.5108775 WITH 500KVA TRANSFORMER) TO PROPOSED OPTUS COMPOUND. UNDERGROUND POWER RUN FROM EXISTING MAIN SWITCH BOARD TO OPTUS COMPOUND(APPROX)180m. EXISTING POWER MAY NEED TO UPGRADE.
    - DETAILS TO BE CONFIRMED/ADVISED



**LOCALITY MAP**  
 COPYRIGHT © GOOGLE MAPS

Rev	Date	Revision Details	Consultant	CAD	Designer	Verifier	Approver
02	16.10.18	ISSUED FOR APPROVAL	CATALYST	MIA	FM	BT	ML
01	14.12.17	ISSUED FOR APPROVAL	CATALYST	HI	IC	DI	KM



Client: **OPTUS**

Project: **MOBILE NETWORK AUSTRALIA**  
**SITE NO: M0596**  
**WANGARATTA HOSPITAL**  
 HP BARR RESERVE, PARK LANE

Drawing Title: **DRAFT SITE LAYOUT**

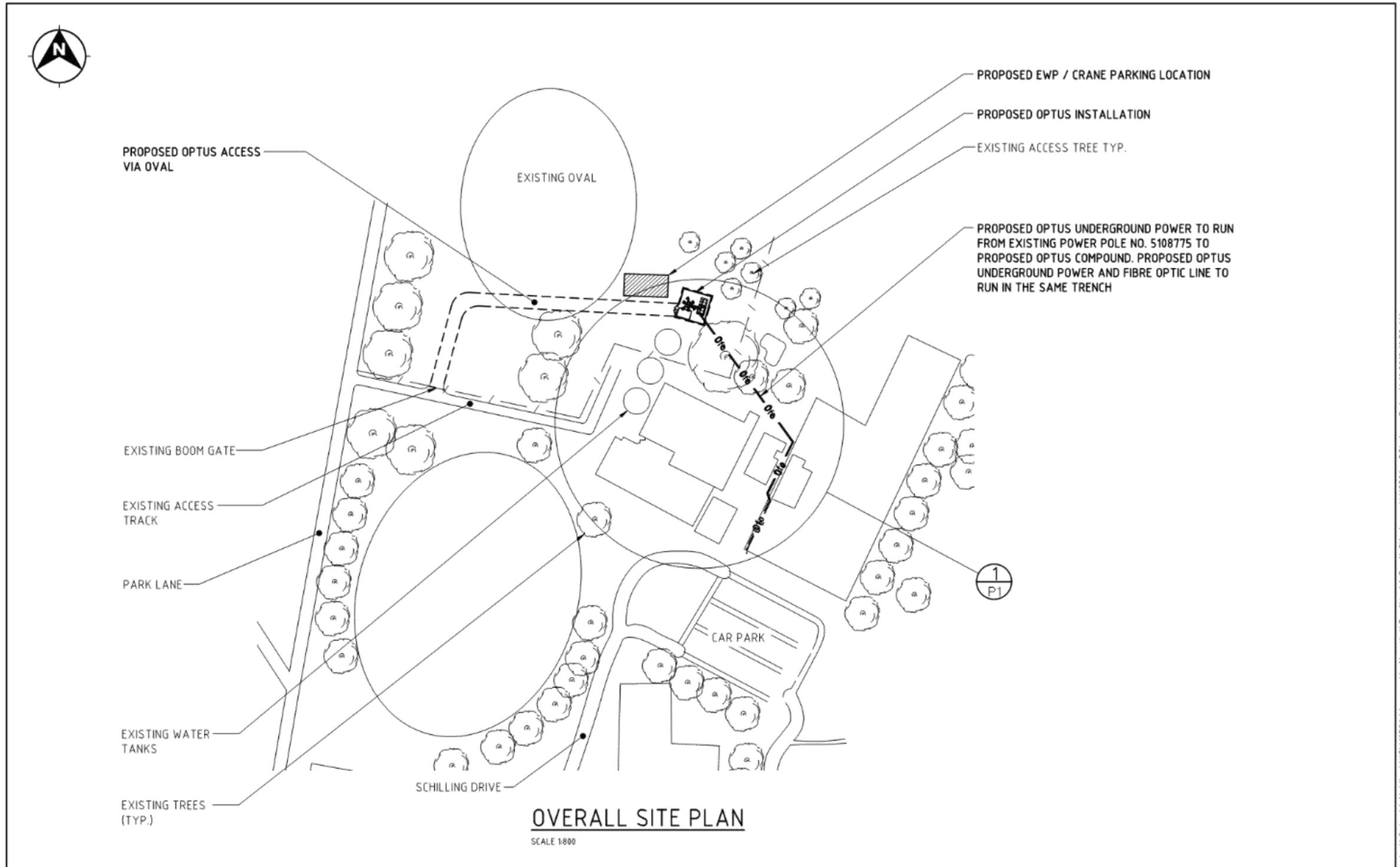
Drawing Status: **FOR APPROVAL**

Drawing No: **M0596-P1**

Revision: **02**



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**OVERALL SITE PLAN**

SCALE 1:800

Rev	Date	Revision Details	Consultant	CAD	Designer	Verifier	Approver
02	16.10.18	ISSUED FOR APPROVAL	CATALYST	MIA	FM	BT	ML
01	14.12.17	ISSUED FOR APPROVAL	CATALYST	HI	IC	DI	KM



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Client:  
**OPTUS**  
 Project:  
**MOBILE NETWORK AUSTRALIA**  
**SITE NO: M0596**  
**WANGARATTA HOSPITAL**  
 HP BARR RESERVE, PARK LANE

Drawing Title:  
**OVERALL SITE PLAN**

Drawing Status:  
**FOR APPROVAL**

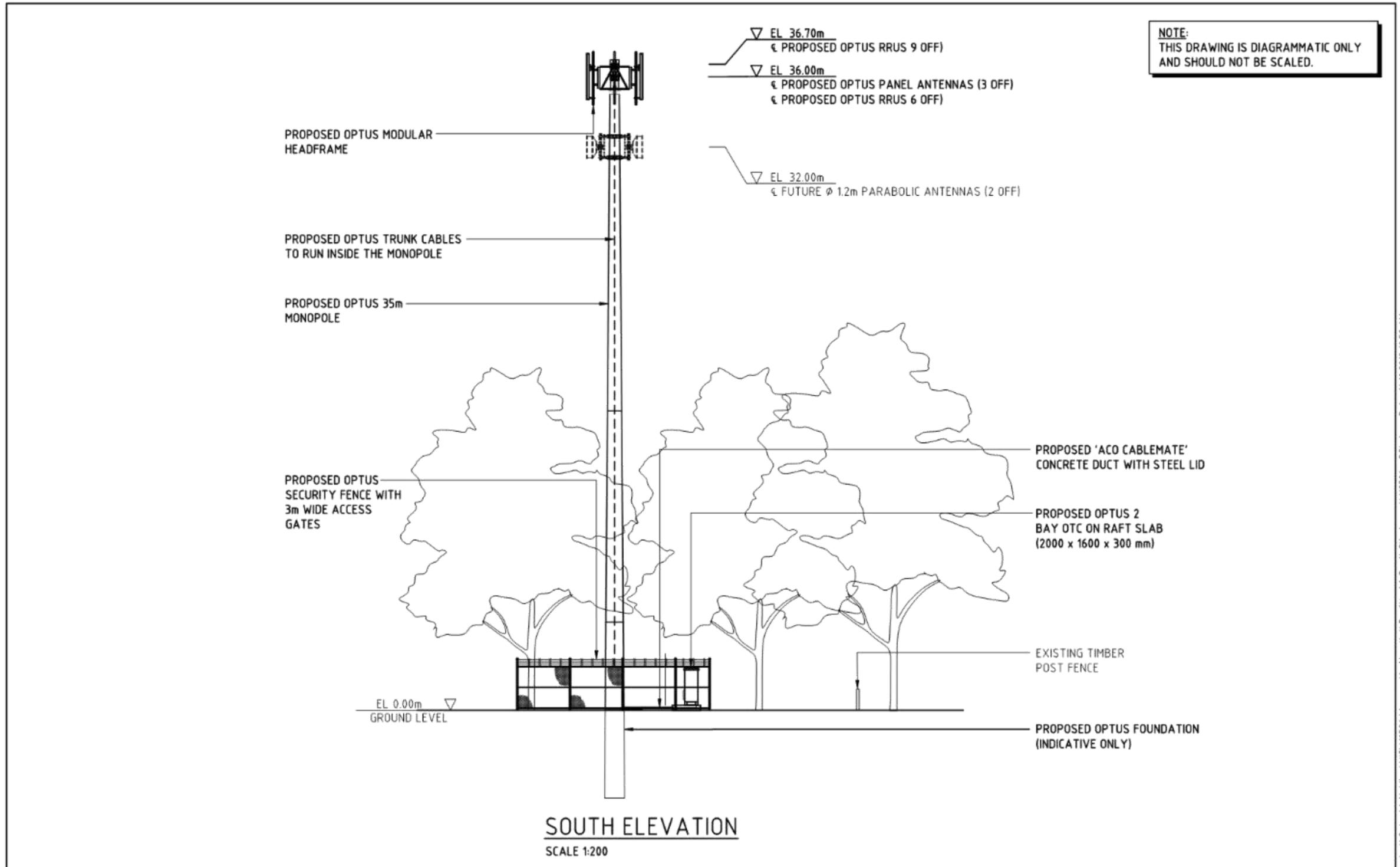
Drawing No.  
**M0596-P2**  
 Revision  
**02**

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A3



Rev	Date	Revision Details	Consultant	CAD	Designer	Verifier	Approver
02	16.10.18	ISSUED FOR APPROVAL	CATALYST	MIA	FM	BT	ML
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Client:  
Project: **MOBILE NETWORK AUSTRALIA**  
**SITE NO: M0596**  
**WANGARATTA HOSPITAL**  
HP BARR RESERVE, PARK LANE

Drawing Title:  
**DRAFT SITE ELEVATION**

Drawing Status: **FOR APPROVAL**  
Drawing No: **M0596-P3**  
Revision: **02**

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**PLACE NAMING COMMITTEE MEETING**  
**Tuesday 26 February 2019**  
**Warby Room, Wangaratta Government Centre @ 10.00am**

## MINUTES

File No: S19/731

<p><b>1. PRESENT</b></p>	<p>Cr Ken Clarke, Alan Clark, Val Gleeson, Julie Allen, Marg Pullen, Beryl Bellis, Neil Ottaway, Clare Cowdery, Sandra Dalton, Jane Kaye,</p>
<p><b>2. APOLOGIES</b> <i>Andy Kimber, Jon Steele, Ben Watts, Ken Jenvey</i></p>	<p><b>MOTION:</b> <i>That apologies be accepted</i> Moved: Neil Ottaway Seconded: Marg Pullen  Carried</p>
<p><b>3. CONFLICT OF INTEREST DECLARATIONS</b></p>	<p>Nil</p>
<p><b>4. MINUTES OF PREVIOUS MEETING (previously circulated)</b></p>	<p><b>MOTION:</b> <i>That the minutes of the meeting held on 15 May 2018 be confirmed as a true and accurate record of the proceedings of the meeting.</i> Moved: Val Gleeson Seconded: Neil Ottaway  Carried</p>
<p><b>5. BUSINESS ARISING</b></p>	
<p><b>5.1 Anzac Commemorative Naming Project (Hold on agenda)</b></p>	<p><i>Anzac Commemorative Naming Project period is now finished (refer attached).</i> <i>"Whilst the project is formally ending, commemorative naming, in compliance with the Naming rules for places in Victoria – 2016 can continue as it provides a strong link to place for the community." Neil presented at last meeting.</i> <i>List of local Anzac names has been prepared by Neil Ottaway for use in the future (D18/34298). Remove from Agenda.</i></p>



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<p><b>5.2 Feature naming in Rural City of Wangaratta</b></p>	<p><i>Internal mapping project to be undertaken prior to bringing to Committee for research work.</i></p>
<p><b>5.3 Proposal to name a hangar at the Airport in memory of Harry Kilminster.</b></p>	<p><i>Will be taken into consideration through Aerodrome Masterplan in the future. Remove from Agenda.</i></p>
<p><b>6. NEW BUSINESS</b></p>	
<p>Subdivision off Wangaratta – Yarrowonga Road, Waldara 3 names proposed by developers, for consideration:</p> <ul style="list-style-type: none"> <li>• Fairway (no duplicate)</li> <li>• Stableford (no duplicate)</li> <li>• Golf (Golf Links Lane – duplicate – not allowed)</li> <li>• Putt (no duplicate)</li> </ul> <p><b>6.1</b></p>	<p><b>MOTION:</b> <i>Fairway (Main entrance road) Stableford and Putt approved for other 2 smaller roadways. Appropriate Road types to be determined. Moved: Julie Allen Seconded: Neil Ottaway</i></p> <p style="text-align: right;">Carried</p>
<p>Subdivision off Mason Street, Wangaratta – refer attached Liddell Drive previously named. Naming proposals for 2 roads off Liddell Drive, for consideration:</p> <ul style="list-style-type: none"> <li>• Melaleuca (no duplicate)</li> <li>• Grevillea (no duplicate)</li> </ul> <p><b>6.2</b></p>	<p><b>MOTION:</b> <i>Melaleuca (road to the west) approved. Grevillea (road to the east) approved. Appropriate Road types to be determined. Moved: Marg Pullen Seconded: Beryl Bellis</i></p> <p style="text-align: right;">Carried</p>
<p>Subdivision off Worland Road, Wangaratta – refer attached (Road 2 connects 2 sections of Willow Drive). Developer seeking a name for Road 1 on Preliminary plan.</p> <p><b>6.3</b></p>	<p><i>Discussion on Magpie being an appropriate name for the area as Currawong Drive is close by. No duplicate in the municipality.</i></p> <p><b>MOTION:</b> <i>Magpie Way is approved for naming of Road 1. Moved: Neil Ottaway Seconded: Marg Pullen</i></p> <p style="text-align: right;">Carried</p>



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<b>7. OTHER BUSINESS</b> (not listed on the agenda)	
7.1 Naming of laneways in the CBD – request for naming of Carpark No. 2 laneways.	<i>Internal project to prepare a map of laneways to be named in the CBD to be undertaken prior to bringing back to the Committee for naming proposals.</i>
7.2 Future naming of growth area developments.	<p><i>Discussion on having themes for subdivisions assists by having a list of pre-approved names ready to provide to developers.</i></p> <p><b>MOTION:</b> <i>It is preferred that future themes/ names chosen for subdivisions be indigenous flora or fauna or Anzac Names from the compiled list.</i></p> <p>Moved: Marg Pullen Seconded: Val Gleeson</p> <p style="text-align: right;">Carried</p>
Meeting closed 10.45am	
<b>8. NEXT MEETING</b>	<b>Tuesday 21 May 2019 at 10.00am in the Warby Room, WGC</b>

 <p>RURAL CITY OF WANGARATTA</p>	<p><b>Economic Development &amp; Tourism Advisory Committee Meeting</b> in conjunction with <b>Agriculture Agri-Business Advisory Committee Meeting</b></p>	<p>62-66 Ovens Street PO Box 238 Wangaratta 3676 Telephone (03) 5722 0888 Fax: (03) 5721 9526 E-mail: council@wangaratta.vic.gov.au</p>
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5:30pm Tuesday 5 February 2019  
Ovens Room, Wangaratta Government Centre  
62 Ovens Street Wangaratta

## MINUTES

File No:

1.	<p><b>COMMITTEE:</b> Cr. Mark Currie, Cr. Harry Bussell, Cr. Harvey Benton, Elizabeth Ellis, Robert Floyd, Christine Haddrick, John Joyce, Rosey Bennett, Graeme Norman, Rex Bennet, Jane Carney, Lachlan Campbell</p> <p><b>Guests:</b> Cr. Dean Rees,</p> <p><b>NON VOTING:</b> Brendan McGrath, Stephen Swart, Celeste Brockwell, Janine Rolles, Travis Vincent, Rachael Richards, Kate Clark (minutes)</p>
2.	<p><b>APOLOGIES:</b> Matthew Fraser, Stephen Oxley, Ilena Young, Christian Dal Zotto, Cr. Dave Fuller, Leon Carter, Geoff Bussell</p> <p>Moved: Christine                      Seconded: Liz</p>
3.	<p><b>CONFLICT OF INTEREST DECLARATIONS</b></p> <p style="text-align: right;">N/A</p>
4.	<p><b>MINUTES OF PREVIOUS MEETINGS</b></p> <p>Moved: Christine                      Seconded: Liz</p> <p><b>RECOMMENDATION:</b> <i>That the minutes of the meeting held on Tuesday, December 4 2018 be confirmed as a true and accurate record of the proceedings of the meeting.</i></p>



**Economic Development & Tourism  
Advisory Committee Meeting  
in conjunction with  
Agriculture Agri-Business Advisory  
Committee Meeting**

62-66 Ovens Street  
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**5.1 Flood Recovery**

Discussion commenced from Cr. Currie about how the Economic Development Team are communicating with those who may have been affected by recent floods. It was advised that an email database exists in which information is distributed. Information is also readily available in the council foyer (display stand that refers people affected to information and/or to contact the EcoDev team)...

Those affected have been encouraged to look into Agriculture Victoria Grant Program workshops. It was pointed out that it may also be worthwhile for those affected to look into grants advertised for Dry Seasonal Conditions. Cathy McGowan has met with the Prime Minister to address the Disaster Recovery Funding Arrangements...

Discussion around whether the current Ministers for Agriculture have been invited to the region. Brendan advised that both verbal and written invitations have been extended.

Concern that some insurance companies have paid, some have not. Brendan advised that Tim McCurdy would like to hear about any insurance issues.

Liz reported that NECMA have been very good for her personally- very responsive in getting people out inspecting.

	<p><b>Economic Development &amp; Tourism Advisory Committee Meeting</b> in conjunction with <b>Agriculture Agri-Business Advisory Committee Meeting</b></p>	<p>62-66 Ovens Street PO Box 238 Wangaratta 3676 Telephone (03) 5722 0888 Fax: (03) 5721 9526 E-mail: council@wangaratta.vic.gov.au</p>
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<p><b>5.2 Drought Preparedness</b></p>	<p>Rachael advised that we haven't been declared as 'drought', rather dry seasonal conditions which somewhat limits the grants available. Parts of Gippsland has recently been declared as in drought and this has come with additional funding available.</p> <p>A free community dinner event occurring in Springhurst to help with farming hardship of recent times, funded by a grant - Look Over the Farm Gate, in conjunction with RCOW.</p> <p>Cr. Currie asked what communication methods are being used to get this info out to which Rachael advised through networks, socials and the e-newsletter. Concerns raised how many farmers engaged with e-newsletters and discussed other options to get message to farmers.</p> <p>Discussed the priorities in relation to drought – fodder and water supplies. On farm expenses raised due to cost of hay increased due to the dry conditions.</p> <p>Councils water supply points are available for residential supply- available at Apex Park and Saleyards (community flyer has been distributed).</p> <p>Drought Policy/Procedure – work to be done to develop a dry conditions/drought framework for Wangaratta.</p>
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	<p><b>Economic Development &amp; Tourism Advisory Committee Meeting</b> in conjunction with <b>Agriculture Agri-Business Advisory Committee Meeting</b></p>	<p>62-66 Ovens Street PO Box 238 Wangaratta 3676 Telephone (03) 5722 0888 Fax: (03) 5721 9526 E-mail: council@wangaratta.vic.gov.au</p>
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	<p>Reference to a 2009 study of the Murrumbidgee Basin</p> <p>Noted that North East Water and/or Goulburn Murray Water would be the governing bodies over this information. A Water Resource Plan for Northern Victoria is currently out for public consultation.</p> <p>Action: link to the plan circulated to committee.</p> <p>Discussed the impact of droughts on the financial viability of farms and the need to address the mental/psychological effects of drought.</p>
<p>5.3 Election of a new Chair for the Committee</p>	<p>2 nominations for John Joyce</p> <p>Accepted: John Joyce No further nominations raised. Chair elect: John Joyce</p> <p>Request for a copy of the WEDTAC &amp; AAAC Charters to be circulated to the committee's for review.</p>
<p>5.4 Economic Development Strategic Action Plan Update</p>	<p>The Strategic Action Plan was circulated prior to the meeting.. Each committee member was asked to rank their priorities, the results were circulated to the meeting. The next step is for each</p>

 <p>RURAL CITY OF WANGARATTA</p>	<p><b>Economic Development &amp; Tourism Advisory Committee Meeting</b> in conjunction with <b>Agriculture Agri-Business Advisory Committee Meeting</b></p>	<p>62-66 Ovens Street PO Box 238 Wangaratta 3676 Telephone (03) 5722 0888 Fax: (03) 5721 9526 E-mail: council@wangaratta.vic.gov.au</p>
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	<p>action item to be further refined in line with each committee’s objectives.</p>
<p><b>6.0 BUSINESS ARISING</b></p>	<p>Christine advised that Zonta as a part of International Women’s Day (Thursday 7<sup>th</sup> March) will be hosting a women’s breakfast with year 11’s. This year we have heaps of young girls who have put Agriculture down as a career preference- call out for female mentors from the agriculture industry.</p> <p>Cr. Currie requested a review of Shepparton and Wodonga to understand their growth activities.</p> <p>Cr. Bussell commented the Ovens Valley rivers are not a part of Murray Darling Basin Plan.</p> <p>Agenda Items next meeting: Murray Darling Basin Plan, Brand Wangaratta.</p>
<p><b>7.0 NEXT MEETING</b></p>	<p>Tuesday, March 5 at 5:30pm/ AAAC Tuesday 26 March at 5pm</p>
<p><b>8.0 MEETING CLOSED</b></p>	<p>There being no further business, the meeting closed at .....6:40.....pm.</p>



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**ARTS, CULTURE AND HERITAGE ADVISORY COMMITTEE**  
**Monday 11<sup>th</sup> February 2018 @ 5:30pm**

**WPAC**  
**Minutes**

1.	<p><b>PRESENT</b></p> <p><u>Committee members:</u></p> <ol style="list-style-type: none"> <li>1. David Godkin</li> <li>2. Rhonda Diffey</li> <li>3. Adrian Vaughan</li> <li>4. Trish Boak</li> <li>5. Margaret Brickhill</li> <li>6. Ian Poole</li> <li>7. Marc Bongers</li> </ol> <p>Cr Dave Fuller – CHAIR</p> <p><u>Officers in attendance:</u></p> <p>Penny Hargrave – Manager – ACE (left 6.30pm)          Simone Nolan – Director – Wangaratta Art Gallery          Kellie Sutherland – Cultural Partnerships Officer (part of meeting)</p>	
2.	<p><b>APOLOGIES</b></p> <p>Carolyn Hicks          Delia Jackson</p>	<p><i>That apologies be accepted</i></p> <p><b>Moved: Rhonda Diffey</b>  <b>Seconded David Godkin</b></p>
3.	<p><b>CONFLICT OF INTEREST DECLARATIONS</b></p>	<p>NIL</p>
4.	<p><b>MINUTES OF PREVIOUS MEETING (previously circulated)</b></p>	<p><b>Motion:</b> <i>That the minutes of the meeting held on 11<sup>th</sup> September 2018 be confirmed as a</i></p>



		<p><i>true and accurate record of the proceedings of the meeting.</i></p> <p><b>Moved: Trish Boak</b> <b>Seconded: Dave Fuller</b></p>
5.	<b>BUSINESS ARISING FROM PREVIOUS MINUTES</b>	
6.	<b>AGENDA ITEMS</b>	
	<p><b>6.1 Update Wangaratta Festival of Jazz &amp; Blues postponement</b></p> <p>PH held delivered clear outline and summary of the Jazz Board challenges and the role Council has within the financial and physical management of the festival. This summary had a positive effect and discussion followed as to how to help the community understand the intricacies of what the Board is challenged by.</p> <p>Advertising for Board Members</p> <p>Community engagement takes time (barrier)</p> <p>Community feels uninformed about the festival / needs more information / share the info</p> <p>Mayors comments caused community upset, community members felt he was ill informed</p> <p>Discussions held on how to get community support</p>	



	<p><b>6.2 Strategy review - previous strategy circulated</b></p> <p><input type="checkbox"/> <b>Public Art Policy</b></p> <ul style="list-style-type: none"> <li>• SN delivered a summary of the current Public Art Strategy accepted by Council in 2012, discussions were held about what clarified Public Art? Agreed that the Policy was a good beginning, time to get strategy reviewed with a vision that aligned with the Railway Project and the CBD Masterplan , current policy would need to be reviewed , committee would also need to be created (similar to Gallery acquisitions Committee) – IAN POOLE expressed interest.</li> <li>• Some discussion about the Nick Cave stencil Art</li> </ul> <p><input type="checkbox"/> <b>Cultural Strategy</b></p> <ul style="list-style-type: none"> <li>• KS talked through the examples of other cultural strategies that had been circulated. Bendigo was a big focus of discussion and how the investment of the cultural strategy in Bendigo went beyond Council. KS talked through that the Strategy is in its early stages, feedback / input from ACHAC would be of assistance</li> </ul> <p><input type="checkbox"/> <b>Australia Day Event &amp; Award Policy</b> Discussion around:</p> <ul style="list-style-type: none"> <li>• General approval and recognition of the great work that has been done with the Marmungan Rock / hand print and current AUS DAY celebrations</li> <li>• CR Dave F asked the group / Why do we have pride / What makes you proud / What can we celebrate at a local level / Get ready for November now in regards to nominations</li> </ul>	
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	<p><b>6.3 Silo Art – discussion</b></p> <p>☐ <b>Locations (Dockers Street, Gibson Street)</b></p> <ul style="list-style-type: none"> <li>• Ideas- SN updated on funding Labour Gov have committed to if successful in the next election</li> <li>• Discussions held around what has already been done / Benalla / Silo trail / Winton toilets /</li> <li>• The desire to be different and unique to Wangaratta was expressed and united in view</li> <li>• Queries around who would make the decisions / how would the community be involved – REVIEW OF Public Art Acquisitions Committee to be undertaken and re-vamped</li> <li>• Relevance and meaning of the silo art was discussed and how it will be important to get it right for Wangaratta</li> <li>• Ian Poole raised the question about Public Art verses Urban Design Framework / SN answered how the two are being considered in the Railway Precinct and the EOI's on the different projects are handled differently</li> </ul> <p><b>6.4 Budget FY 1920 – community consultation period – opportunities for ACHAC</b></p> <ul style="list-style-type: none"> <li>• CR Dave F encouraged committee members to review the budget during the budget consultation period and that this is the time for the committee to have a voice.</li> <li>• It was outlined that there are community session in which people can attend OR the budget will be available on line or hardcopy</li> <li>• Dates would be circulated</li> </ul>	
7.	<b>CORRESPONDENCE</b>	<b>NIL</b>
8.	<p><b>REPORT:</b></p> <p><b>8.1</b> Bi monthly Report for Arts, Culture, Heritage and Events services –</p>	<p><b>Motion:</b> That the bi –monthly report for Arts, Culture, Heritage and Events Unit be accepted as Presented.</p>

		<b>Moved: Ian Poole</b> <b>Seconded: Marc Bongers</b>
9.	<ul style="list-style-type: none"> <li>• <b>GENERAL BUSINESS</b></li> <li><b>Discussions</b></li> <li>• Mokoan music festival was discussed in relation to Wangaratta music festivals</li> <li>• great outcome and good feedback on the event by cpo (kellie s) and Adrian and WPAC team for the coming home event on November 11<sup>th</sup></li> <li>• Committee moved on to the discussion of education and council's role in this area.</li> <li>• sn – gave an overview of the programs proved by the Wangaratta art gallery in relation to arts education including workshops, teacher's s professional development programs and the free art bus. The challenge is competing priorities for schools and teacher availability. Many of the gallery programs seek to address these barriers but it is an issue nevertheless.</li> <li>• The importance of schools programs in heritage was also discussed.</li> <li>• Discussion around ACHAC legacy projects was undertaken, further investigation &amp; discussion required</li> <li>• Promotion of student artwork in council buildings was discussed – similar model to the hospital. A suggestion was made that ACHAC should undertake a field trip to see how this is managed in other locations / councils / Possibility of employing an arts &amp; culture education officer to work across all cultural units of council (gallery, performing arts centre, cultural development and library) was raised.</li> </ul>	
10.	<b>NEXT MEETING</b> Monday 8 April 20196 – Venue TBA	
11.	<b>MEETING CLOSED: 7.30pm</b>	

File: S19/261



### Assembly of Councillors

Date: 5/02/2019

Meeting: Economic Development and Tourism Advisory Committee / Agriculture Agri-Business Advisory Committee Meeting

Commenced: 5:30pm

<b>Councillors:</b>	<b>Present</b>	<b>Absent</b>
Cr Dean Rees - Mayor	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Cr Mark Currie– Deputy Mayor	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Cr Harry Bussell	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Cr Ashlee Fitzpatrick	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Cr Ken Clarke	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Cr Dave Fuller	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Cr Harvey Benton	<input checked="" type="checkbox"/>	<input type="checkbox"/>
 <b>Officers:</b>		
Brendan McGrath – CEO	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Alan Clark – DI	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Chris Gillard – ADCS	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Stephen Swart – DDS	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Jaime Chubb – DCW	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Celeste Brockwell</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Janine Rolles</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Rachael Richards</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Travis Vincent</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Kate Clark</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Apologies:** Cr Dave Fuller

**Independent Presenters:** Nil

**Conflict Of Interest Disclosure: (Left the room – Returned)**

1. N/A

**Matters Considered:**

<b>5.1</b>	Flood Recovery
<b>5.2</b>	Drought Preparedness
<b>5.3</b>	Election of a new Committee Chair
<b>5.4</b>	Economic Development Strategic Action Plan Update
<b>6.0</b>	Business Arising

**Meeting Closed at: 6:40pm**

Sub Folder S18/249



### Assembly of Councillors

Date: 11 February 2019

Meeting: Wangaratta Cemetery Trust meeting

Commenced: 3.00pm

**Councillors:**

	<b>Present</b>	<b>Absent</b>
Cr Dean Rees - Mayor	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Cr Mark Currie – Deputy Mayor	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Cr Harry Bussell	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Cr Ken Clarke	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Cr Dave Fuller	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Cr Harvey Benton	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Cr Ashlee Fitzpatrick	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Officers:**

Alan Clark – DIS	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sandra Dalton - Minutes	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Jamie Reid – MFS	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tom Fahy – CH	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Peter Seymour – CS	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Apologies:** Cr Ashlee Fitzpatrick

**Presenters:** Alan Clark, Jamie Reid, Tom Fahy

**Conflict of interest:** Nil

**Meeting Closed at:** 3.10pm

Sub Folder S18/249



### Assembly of Councillors

Date: 11<sup>th</sup> February 2019

Meeting: ACHAC

Commenced: 5.30pm

**Councillors:**

	<b>Present</b>	<b>Absent</b>
Cr Dean Rees - Mayor	<input type="checkbox"/>	<input type="checkbox"/>
Cr Mark Currie – Deputy Mayor	<input type="checkbox"/>	<input type="checkbox"/>
Cr Harry Bussell	<input type="checkbox"/>	<input type="checkbox"/>
Cr Ken Clarke	<input type="checkbox"/>	<input type="checkbox"/>
Cr Dave Fuller	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Cr Harvey Benton	<input type="checkbox"/>	<input type="checkbox"/>
Cr Ashlee Fitzpatrick	<input type="checkbox"/>	<input type="checkbox"/>

**Officers:**

Brendan McGrath – CEO	<input type="checkbox"/>	<input type="checkbox"/>
Alan Clark – DIS	<input type="checkbox"/>	<input type="checkbox"/>
Jaime Chubb – DCW	<input type="checkbox"/>	<input type="checkbox"/>
Sarah Brindley – DCS	<input type="checkbox"/>	<input type="checkbox"/>
Steven Swart– DDS	<input type="checkbox"/>	<input type="checkbox"/>

**Apologies:** Carolyn Hicks, Dehlia Jackson

**Presenters:** Penny Hargrave, Simon Kelly, David Godkin, Ian Poole, Adrian Vaughan, Marc Bongers, Margaret Brickhill, Patricia Boak, Rhonda Diffey,

**Conflict of interest:** N/A

**Meeting Closed at:** 7.30pm

Sub Folder S18/249



### Assembly of Councillors

**Date:** 11 February 2019

**Meeting:** Councillors Briefing Forum

**Commenced:** 3pm

**Councillors:**

	<b>Present</b>	<b>Absent</b>
Cr Dean Rees - Mayor	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Cr Mark Currie – Deputy Mayor	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Cr Harry Bussell	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Cr Ken Clarke	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Cr Dave Fuller	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Cr Harvey Benton	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Cr Ashlee Fitzpatrick	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Executive Team:**

Brendan McGrath – CEO	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Alan Clark – DIS	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Jaime Chubb – DCW	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sarah Brindley – DCS	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Steven Swart– DDS	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Officers:**

**Apologies:** Cr Fitzpatrick, Alan Clark (following Cemetery Trust & Organics Agenda Items)

**Presenters:** Marcus Goonan, Manager Infrastructure Planning & Delivery - NECMA presenters: Phillip Falcke & Natalie Dando; Brodie Paul, Senior Planner - Clare Cowdery, Planning Coordinator – Jack Pickering, Planner – Marcus Forster, Manager Community and Recreation – Brad Gill, Projects and Recreation Coordinator

**Conflict of interest:**

Cr Fuller – Planning Application for Lot 10 Subdivision

**Meeting Closed at:** 6.20pm

Sub Folder S18/249



### Assembly of Councillors

**Date:** 12 February 2019

**Meeting:** Councillors Budget Review Session

**Commenced:** 4pm

**Councillors:**

	<b>Present</b>	<b>Absent</b>
Cr Dean Rees - Mayor	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Cr Mark Currie – Deputy Mayor	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Cr Harry Bussell	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Cr Ken Clarke	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Cr Dave Fuller	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Cr Harvey Benton	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Cr Ashlee Fitzpatrick	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Executive Team:**

Brendan McGrath – CEO	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Alan Clark – DIS	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Jaime Chubb – DCW	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sarah Brindley – DCS	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Steven Swart– DDS	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Officers:** Penny Hargraves (first hour); Anthony Smith; Andrew Collie

**Apologies:** N/A

**Presenters:** Sarah Brindley

**Conflict of interest:** None

**Meeting Closed at:** 6.15pm

Sub Folder S18/249



### Assembly of Councillors

**Date:** 18 February 2019

**Meeting:** Councillors Briefing Forum

**Commenced:** 3pm

**Councillors:**

	<b>Present</b>	<b>Absent</b>
Cr Dean Rees - Mayor	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Cr Mark Currie – Deputy Mayor	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Cr Harry Bussell	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Cr Ken Clarke	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Cr Dave Fuller	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Cr Harvey Benton	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Cr Ashlee Fitzpatrick	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Executive Team:**

Brendan McGrath – CEO	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Alan Clark – DIS	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Jaime Chubb – DCW	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sarah Brindley – DCS	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Steven Swart– DDS	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Officers:** N/A

**Apologies:** N/A

**Presenters:** Anthony Smith – Manager Finance, Katie Gibson – Community Projects Officer

**Conflict of interest:** N/A

**Meeting Closed at:** 5.29

Sub Folder S18/249



### Assembly of Councillors

**Date:** 25 February 2019

**Meeting:** Councillors Briefing Forum

**Commenced:** 3PM

**Councillors:**

	<b>Present</b>	<b>Absent</b>
Cr Dean Rees - Mayor	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Cr Mark Currie – Deputy Mayor	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Cr Harry Bussell	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Cr Ken Clarke	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Cr Dave Fuller	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Cr Harvey Benton	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Cr Ashlee Fitzpatrick	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Executive Team:**

Brendan McGrath – CEO	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Alan Clark – DIS	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Jaime Chubb – DCW	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sarah Brindley – DCS	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Steven Swart– DDS	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Apologies:**

**Presenters:** Peter Aberle – ARTC, Merrill Boyd – ARTC, Lauren McKenzie – ARTC, Celeste Brockwell – Manager Strategy Growth & Environment, Leonie Painter – Aged & Community Care Coordinator, Tom Arnold – Youth Officer

**Conflict of interest:** None

**Meeting Closed at:** 6.19pm

Sub Folder S18/249



### Assembly of Councillors

Date: 26 February 2019

Meeting: Place Naming Committee

Commenced: 10.00am

<b>Councillors:</b>	<b>Present</b>	<b>Absent</b>
Cr Ken Clarke	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Officers:</b>		
Alan Clark – DIS	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sandra Dalton - EAIS	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Clare Cowdrey – PC	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Jane Kaye – GC	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Apologies:** Ben Watts, Ken Jenvey, Andy Kimber, Jon Steele

**Presenters:**

**Conflict of interest:** Nil

**Meeting Closed at:** 10.45am

Sub Folder S18/249



### Assembly of Councillors

**Date:** 4 March 2019

**Meeting:** Councillors Briefing Forum

**Commenced:** 2PM

**Councillors:**

	<b>Present</b>	<b>Absent</b>
Cr Dean Rees - Mayor	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Cr Mark Currie – Deputy Mayor	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Cr Harry Bussell	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Cr Ken Clarke	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Cr Dave Fuller	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Cr Harvey Benton	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Cr Ashlee Fitzpatrick	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Executive Team:**

Brendan McGrath – CEO	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Alan Clark – DIS	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Jaime Chubb – DCW	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sarah Brindley – DCS	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Steven Swart– DDS	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Officers:**

**Apologies:**

**Presenters:** Nathan Matthews, Stuart Squire, Angeline Daniels Regional Roads Vic – Anthony Smith, Manager Finance – Clare Cowdery, Planning Coordinator – Marcus Forster, Manager Community & Recreation – Tom Arnold, Youth Development Officer - Janelle Stein, Governance & Reporting Advisor – Helen Haines

**Conflict of interest:**

**Meeting Closed at:** 5.45PM