

Ref No.	Identified Issue & Discussion	Recommended Solution
<b>Clause 2.03 – Strategic Directions</b>		
1	<p><b>Environment and Landscape values (pg. 4).</b> The fourth paragraph should be amended to read as follows to be consistent with the existing policy settings in the Scheme:</p> <ul style="list-style-type: none"> <li>Ridgelines, escarpments and hilly areas and other significant landscapes form an important part of the rural environment and backdrops to large, elevated areas of public land. <i>The rural landscape of the municipality is an important natural asset that requires protection from inappropriate land use and development.</i> The Warby ranges are a prominent and significant feature in Wangaratta that dominates the landscape of in the northwest of the municipality, north of the Hume Freeway.</li> </ul> <p><b>Built form and Heritage (pg.6):</b> As previously raised the reference to signs is incomplete and the following amendment is proposed using the existing wording from Clause 22.08.</p> <ul style="list-style-type: none"> <li>While signs have an important function in urban and rural environments, their location, design and appearance can pose a number of challenges <i>in these diverse environments.</i></li> </ul>	<ul style="list-style-type: none"> <li>Support the reinstatement of additional strategic direction as described.</li> <li>Support the <b>minor</b> change to the signs strategic direction inline with the existing policy setting at 22.02 as described.</li> </ul>
<b>Clause 11.01-1L Milawa Township</b>		
2	<p>Highlighted change – Town Centre Strategy – Precinct A</p> <p>The final version has included Councils previously requested change to reinstate policy around the key gateway site. It is considered it should be altered further to be more consistent with the original policy (22.02-O1) and also to provide the reader with more context. The following track changes should be incorporated.</p> <ul style="list-style-type: none"> <li><i>Strengthen the gateway site at the corner of Snow Road and Milawa-Bobinawarra Road through <del>by requiring</del> development with active <del>activating</del> street frontages.</i></li> </ul>	<ul style="list-style-type: none"> <li>Support the <b>minor</b> changes as described in the track changes to enhance the readability of the strategy relating to this key gateway site.</li> </ul>
<b>Clause 11.03-1L Wangaratta Central Activities Area</b>		
3	<p><b>Sunset Provision (Expiry):</b> The inclusion of the sunset provision within this clause has only appeared in Version 6 of the PPF translation and Council and little discussion has occurred on its inclusion. Reasons provided to Council officers by the smart planning team for the inclusion, include enabling Council to update the current CAA map to reflect the referenced gateways and the North East Water – water treatment plant. Council does not have an original copy of the map, therefore the map would have to be reproduced entirely in order to make these changes.</p> <p>The map associated with this policy is designed to communicate information at a high level, specifically outlining the key precincts of the CAA to which the policy talks too, its intention is not to detail all of the policy references on the map. Therefore on this basis it is not considered appropriate to include a sunset provision that would effectively remove the policy unless Council does an additional planning scheme amendment to update the map.</p> <p>It should be remembered that the current CAA policy has only recently approved by the Minister for Planning in Amendment C75, without spatially demonstrating this information, which is clearly contained in words only. The PPF program is an initiate of DELWP and not Councils and Council should not be left with additional work from this project that would have to be added to Councils existing Strategic Planning program. This additional work will delay other key planning strategies and amendments for the community of the Rural City.</p> <p>Overall it is considered that the sunset provision is not warranted and should not be supported, all other changes to the CAA policy are otherwise supported.</p>	<ul style="list-style-type: none"> <li><b>Remove</b> the Expiry provision from Clause 11.03-1L.</li> </ul>
<b>Clause 12.03-1L - River Corridors, Waterways, Lakes and Wetlands</b>		
4	<p><b>Inclusion of Expiry Clause:</b> We do not support the inclusion of the expiry provision within this clause. As previously stated around the issue of CAA provisions at Clause 11.03-1L, these sunset clauses create additional strategic above and beyond Councils current strategic planning program, therefore creating a resourcing issue for Regional Councils.</p>	<ul style="list-style-type: none"> <li>Delete the Expiry provision within this Clause.</li> </ul>
<b>Clause 12.05-2L Landscapes</b>		
5	<p>As previously requested the following provision from the existing Clause 21.07-3 needs to be included in this Clause. Minor changes have been made to the wording of the clause to ensure it complies with the PPF entry rules; the Strategy therefore should be reinstated as marked below with track changes, and should be included without the deletion of any other Strategies.</p> <ul style="list-style-type: none"> <li><i>Avoid <del>Discourage</del> residential development that will undermine the environmental and agricultural values of the King Valley.</i></li> </ul>	<ul style="list-style-type: none"> <li>Support the inclusion of this <b>minor</b> addition with changes as described to include the listed Strategy in this new Clause 12.05-2L (landscapes)</li> </ul>

**Final Version (Ver. 8) – Consolidated comments List – Wangaratta PPF**

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<b>Clause 13.07-1L - Wineries and Cellar Doors</b>		
6		<ul style="list-style-type: none"> <li>Minor formatting required on heading – all Capital letters.</li> </ul>
<b>Clause 13.07-1L - Licensed Premises</b>		
7	<p>Concern is raised over the loss of the existing policy at Clause 22.10-3 in relation to Safety. Ensuring safety is a key objective for planning within Victoria as expressed within the objectives of the <i>Planning and Environment Act 1987</i>. To ensure that this strategy can meet the entry rules of the PPF program, it is considered that it should be incorporated as follows:</p> <ul style="list-style-type: none"> <li><i>Safety Design operate licensed premises to operate in a manner that provides safety for patrons and nearby owners and occupiers.</i></li> </ul>	<ul style="list-style-type: none"> <li>Support the inclusion of the existing strategy from Clause 22.10-3, including its modifications to accord with PPF requirements.</li> </ul>
<b>Clause 14.01-1L Dwellings and Subdivision in Rural Areas</b>		
8	<p><b>General Strategies:</b> The following general strategy was deleted between Ver. 7 and Ver. 8 (final) and should be reinstated into this PPF translation, as follows at dot point 5:</p> <ul style="list-style-type: none"> <li><i>Minimise any potential amenity impacts on adjacent or nearby land.</i></li> </ul>	<ul style="list-style-type: none"> <li>Support the reinstatement of the general strategy point from Ver. 7 of the PPF draft as described.</li> </ul>
<b>Clause 15.01-1L – Urban Design – Signs</b>		
9	<p>The following strategy for major promotion signs requires a minor change to the wording as previously requested. Minor change required as marked in track changes below.</p> <p><b>Major promotion signs (second strategy)</b></p> <ul style="list-style-type: none"> <li><i>Require major promotion signs to be fixed to a building and wholly within the boundaries and not project outside of the <del>its</del> building footprint.</i></li> </ul>	<ul style="list-style-type: none"> <li>Support the <b>minor</b> rewording as described.</li> </ul>
<b>Clause 15.02-1L Energy and Resource Efficiency</b>		
10	<p>Minor rewording of Strategy 1 – previously requested. Please amend <b>strategy 1</b> as previously requested in its entirety as marked below, include the word ‘of’ so that the sentence is grammatically correct.</p> <ul style="list-style-type: none"> <li><i>Encourage the use of passive sustainable design principles (including road and housing orientation, solar access, shading, natural ventilation, thermal mass and insulation) within development.</i></li> </ul>	<ul style="list-style-type: none"> <li>Support the <b>minor</b> rewording as described in order to enhance the readability of Strategy 1.</li> </ul>
<b>Clause 16.01-5L – Rural Residential Development</b>		
11	<p>Strategy No.2 should be amended to include the word ‘zoned’ as described below, this change is included to provide greater clarity on its application.</p> <ul style="list-style-type: none"> <li><i>Support rural living zoned subdivision and housing proposals that provide independent sewerage and water infrastructure if not connected to services.</i></li> </ul>	<ul style="list-style-type: none"> <li>Support the amended strategy as described.</li> </ul>
<b>Clause 17.03-2L – Industrial Development Siting</b>		
12	<p>Strategy No.3 should be amended to reflect its current format, intent and purpose and to ensure the translation remains policy neutral.</p> <ul style="list-style-type: none"> <li><i>Direct rural industrial uses, warehousing and trade supplies to locations in Wangaratta, townships and locations well connected with road, power supply and necessary infrastructure.</i></li> </ul>	<ul style="list-style-type: none"> <li>Support the amended strategy as described.</li> </ul>
<b>Clause 18.01-2L – Hume Freeway Compatibility</b>		
13	<p><b>Policy Guideline No.4</b> The following amendment should be made to the policy guideline, to ensure that it removes any ambiguity. The application of this guideline still remains discretionary by the nature of its introductory sentence ‘Consider as relevant’, as required by the PPF translation program.</p> <ul style="list-style-type: none"> <li><i>The recommendations of a suitably qualified acoustic engineer outlining the <del>any-other</del> necessary noise control measures for a noise sensitive land use and development, including subdivision.</i></li> </ul>	<ul style="list-style-type: none"> <li>Support the minor amendment to policy guideline No.4 as described.</li> </ul>

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<b>Clause 19.02-6L – Open Space &amp; Clause 19.02-6L Public Open Space Contributions</b>		
14	<p><b>Objective:</b> The following amendment should be made to the objective of this policy, which has been amended under Ver.8 The proposed amendment below ensures that it communicates the full purpose of the existing policy. The proposed amendments integrates objectives 1,2 and 3 of Clause 21.02-5:</p> <ul style="list-style-type: none"> <li><i>To establish Wangaratta Regional City as a centre with a wide range of accessible, high quality passive and active open space including facilities, which support a diverse range of recreational activities and sporting events.</i></li> </ul> <p><b>Relocation of Clauses</b> Relocate the following Strategy from Public Open Space contributions to Open Space. It is considered that this strategy is more appropriate under this Clause.</p> <ul style="list-style-type: none"> <li><i>Improve upon existing open space networks in Townships. (21.02-5 S5.3)</i></li> </ul> <p><b>Policy guidelines:</b> The following guideline should be reinstated as it currently is, to provide the full context and meaning.</p> <ul style="list-style-type: none"> <li><i>Providing neighbourhood parks within 400 metres walking distance <a href="#">of 95% of dwellings.</a></i></li> </ul>	<p><b>Objective:</b></p> <ul style="list-style-type: none"> <li>Support the minor amendments to the objective of this Clause to provide clarity of the purpose of the policy as described.</li> </ul> <p><b>Relocate Clause:</b></p> <ul style="list-style-type: none"> <li>Relocate clause as referenced.</li> </ul> <p><b>Policy guidelines:</b></p> <ul style="list-style-type: none"> <li>Reinstate policy in its full context.</li> </ul> <p><b>Minor Formatting:</b></p> <ul style="list-style-type: none"> <li>Minor formatting required on heading – all Capital letters for Public Open Space Contribution.</li> </ul>
<b>Clause 19.03-3L - Integrated Water Management.</b>		
15	<p><b>Policy Guidelines (First dot point).</b></p> <p><b>Minor</b> correction required to enable the accurate referencing of the document. Delete <b>'onsite'</b> and replace with <b>'Domestic'</b>.</p>	<p>Proposed <b>Minor</b> Change:</p> <ul style="list-style-type: none"> <li>Support the replacement of <b>'Onsite'</b> with <b>'Domestic'</b> to ensure its accurate reflection of the document.</li> </ul>
<b>Clause 19.03-2L – Infrastructure Design and Provision</b>		
16	<p>Concern is raised over the <b>version</b> number of the Infrastructure Design Manual (IDM). The IDM is regularly updated and the current version number is presently out of date. The IDM is utilised by many Councils in Victoria as a reference document and guide, therefore a consistent state wide approach should be adopted. On this basis it is recommended that further discussions occur with the DELWP regional office to ascertain the correct referencing.</p>	<ul style="list-style-type: none"> <li>Continue discussion with DELWP to enable correct referencing due the changing nature of the IDM.</li> </ul>
<b>Schedule to Clause 72.08 – Background documents</b>		
17		<ul style="list-style-type: none"> <li>Remaining (highlighted) Background documents will be supplied to DELWP in electronic format.</li> </ul>
<b>Schedule to Clause 74.02 Further Strategic Work</b>		
18		<p>Proposed <b>Minor</b> corrections:</p> <ul style="list-style-type: none"> <li>Delete the following words <b>"Zone on the parcel of"</b> – second sub dot point of the second dot point.</li> <li>Sweep Clause for word spacing and correct.</li> <li>Correct spelling of 'urban' in last dot point – page 1</li> </ul>