

## 02.01 CONTEXT

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The Rural City of Wangaratta is located at the confluence of the Ovens and King Rivers in North East Victoria, 235 kilometres from Melbourne. The municipality covers an area of approximately 3,764 square kilometres and is bound by Mansfield Shire to the south, Alpine Shire to the east, Indigo Shire to the north east, Moira Shire to the north-west and Benalla Rural City to the west. [21.01-1]

The Rural City's population exceeds 28,300 (ABS 2016) and is projected to reach over 30,000 by 2031. Wangaratta is the municipality's largest urban centre, housing approximately 62% of the population. Wangaratta is supported by a network of satellite townships and settlements including Glenrowan, Oxley, Milawa and Moyhu along with the smaller settlements of Everton, Tarrowingee, Peechelba, Springhurst, Whitfield, Whorouly and Eldorado. [21.01-1]

Wangaratta's location on the Hume transport corridor (Hume Freeway and Melbourne-Sydney rail link), combined with regional airport facilities, provides great opportunities for economic growth and tourism across the municipality. [21.01-1] The Hume Freeway is a principal tourist and transport road linking capital cities and regional areas, and is a designated National Highway. [22.07]

The fertile river valleys of the Ovens and King Rivers and the foothills of the Great Dividing Range are defining features of the municipality. Public land including the Alpine National Park, Warby-Ovens National Park and the Chiltern Mount Pilot National Park preserve the valuable natural environment and provide a scenic backdrop to touring routes and residential development. [21.01-1]

Wangaratta is a hub for recreational, commercial, educational, tourism and health facilities. It contains regional public and private hospitals and allied health services. It is home to major manufacturing, transport and distribution activities and is the regional headquarters for several state government agencies. Its agricultural land produces high quality gourmet food and wines. Combined with the production of beef, dairy, lamb, wool, crops and timber, the municipality has a diverse and prominent role in national agriculture. [21.01-1]

**02.02**

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**VISION**

Council's vision is that:

*In 2028: Whether you stay for a day or a lifetime, it feels like home. We have the mix right - between safety and excitement, growth and certainty, rural and urban. Here, you know that there are opportunities that you can't find anywhere else. There are jobs, neighbourhoods, schools and services that ensure that everyone can build a healthy and fulfilling life for themselves and their family.*

This is supported by land use objectives including: [\[All 21.01-3\]](#)

**Growth:**

- The economy and community are growing because there are growth opportunities. [\[21.01-3\]](#)
- There are quality offerings for existing and new businesses. [\[21.01-3\]](#)
- The region continues to attract visitors, investors and new residents. [\[21.01-3\]](#)

**Connections:**

- The community has developed to allow easy connections and interactions. [\[21.01-3\]](#)
- Land use planning and transport is integrated and effective communications are in place. [\[21.01-3\]](#)
- A wide range of community facilities provide opportunity for activity and involvement in the community. [\[21.01-3\]](#)

**Creativity:**

- The community has opportunities to embrace the arts, to attend vibrant and exciting events and to experience a community that is creative and evolving. [\[21.01-3\]](#)

**Sustainability:**

- Decisions will be made to ensure the delivery of quality services and infrastructure, so as to meet the changing and complex challenges that face the municipality. [\[21.01-3\]](#)

**Health:**

- The community has access to the services and facilities needed to keep people healthy. [\[21.01-3\]](#)
- It is easy to move around and be active, get medical attention and join in social, cultural and recreational activities with friends and family. [\[21.01-3\]](#)

## 02.03

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## STRATEGIC DIRECTIONS

## Settlement

The settlement hierarchy in the municipality consists of a regional city, townships, rural townships and rural settlements as identified in the following Table and shown on the *Wangaratta Strategic Framework Plan* at Clause 02.04. (new from 21.02-1)

Table 1 - Settlement hierarchy [21.02-1 - table]

Settlement Status	Name of settlement (and services)
<b>Regional City</b> Identified as a Regional City in the Hume Regional Growth Plan. Regional services and facilities Transport links	Wangaratta (reticulated sewer system, reticulated water)
<b>Townships</b> Residential and commercial uses Have reticulated sewerage Identified potential for growth Proximity to Wangaratta Regional City	Glenrowan (reticulated sewer, reticulated water) Milawa (reticulated sewer, ground water co-op) Oxley (reticulated sewer, reticulated water) Moyhu (reticulated sewer and reticulated water)
<b>Rural Townships</b> Residential and commercial uses Limited development infrastructure Incremental growth	Boorhaman, Cheshunt, Eldorado, Everton, Peechelba, Tarrawingee, Whorouly (natural water supply) Springhurst, Whitfield (reticulated water)
<b>Rural Settlement</b> No residentially zoned land	Archerton, Bobinawarrah, Boorhaman East, Boorhaman North, Boralma, Boweya, Bowmans Forest, Bowser, Brookfield, Byawatha, Carboor, Cheshunt South, Docker, Dockers Plains, Edi, Edi Upper, Everton Upper, Greta, Greta South, Greta West, Hansonville, King Valley, Killawarra, Laceby, Londrigan, Markwood, Meadow Creek, Murmungee, Peechelba East, Tolmie, Toombullup, Warby Ranges, Whitlands, Whorouly East, Whorouly South

**Regional City**

Wangaratta has been identified in the Hume Regional Growth Plan as a 'Regional City' with opportunities for significant residential growth. [21.02-1] Over 90% of growth in Wangaratta will occur in the Regional City, with most of it being directed to its identified North-West and South Growth Areas. [21.02-1 merged] The balance of residential growth in the Wangaratta Regional City will occur through intensification of residential development in the Central Activities Area (CAA) and infill development. [21.02-1]

**Residential Growth Areas**

The Wangaratta Residential Growth Areas respond to residential growth anticipated over the next twenty years, specific to greenfield development. [C71- 21.11-3] The Wangaratta North West and Wangaratta South Growth Areas will be the primary growth areas for the Regional City. [C71 - 21.11-3]

The North West Growth Area covers an area of approximately 215 hectares and is expected to yield approximately 1670 lots accommodating 5 000 residents. [C71] The South Growth Area covers 71.5 hectares yielding 615 lots accommodating 1800 residents. [C71 - 21.11-3]

The vision of the Wangaratta North West and Wangaratta South Growth Area Structure Plans is to establish a sustainable, well-connected, uniformly planned and well-serviced neighbourhood that establishes a positive sense of place. [C71 - 21.11-3]

### Urban Renewal Areas

The **South Wangaratta Urban Renewal Area** has many under-utilised sites and other sites in transition from industrial to mixed uses. [21.11-2] The South Wangaratta Urban Renewal Area has been identified as an appropriate location for a mix of land uses including bulky goods sales, accommodation, civic precinct and recreation. [21.08-1] the redevelopment of four key sites. [21.11-2]

### Townships

Townships are in demand for new residential, low density residential and rural living growth options, particularly **Glenrowan, Oxley and Milawa**. [21.02-4] Township Development Plans have been prepared for the three townships to provide a strategic vision and coordinated approach to population growth, housing provision, township revitalisation, protecting amenity and managing change. [21.02-4]

The **Glenrowan** Township Development Plan (at Clause 11.01-1L) establishes a vision to create a rural township centre, protecting the landscape and nationally significant heritage character. [22.03 trimmed] Focusing on the preservation of the Kelly Gang Siege site and protection of the remnant native vegetation that contributes to its neighbourhood character. [22.03 trimmed]

The **Milawa** Township Development Plan (at Clause 11.01-1L) delivers a vision that recognises the rural character of Milawa, its role within the ‘Gourmet Region’ and the need to protect its landscape setting. [22.02 trimmed]

The **Oxley** Township Development Plan (at Clause 11.01-1L) establishes a vision of reinforcing the rural ‘farm gate’ character of Oxley, providing opportunities for development of a scale complementary to the character of the town, supporting surrounding farming activity, small scale tourism and connected pedestrian and cycle network linking the township to its recreation reserve and the King River. [22.04]

### Rural Townships

‘Rural Townships’ have more limited development infrastructure and potential for incremental growth due to their lack of infrastructure, particularly water, drainage and reticulated sewerage. [21.02-1 + Table 1 merged] However there is still demand for residential developments at various densities in Rural Townships, [21.02-1] particularly in Tarrawingee and Everton (because of the natural water supply) and Springhurst and Eldorado (from commuters to Albury Wodonga, possibly increasingly associated with the future freight logistics centre at Barnawartha). [21.02-4]

### Rural Settlements

All other hamlets are identified as being ‘Rural Settlements’ with no residentially zoned land.

Council seeks to manage the development of its settlements by:

- Accommodating most of the projected residential growth in the municipality in the North-Western Growth Area and the Southern Growth Area of the Wangaratta Regional City. [21.02-3]
- Conserve land for the long-term residential growth of the North-western Growth Area to meet future residential needs, as identified in the Wangaratta Regional City Plan at Clause 02.04. [21.02-3]
- Supporting low density residential development in Established Townships and Rural Townships (in the 0.4 to 2 hectare size range) depending on whether reticulated sewerage is available. [21.02-1 & 21.02-4 merged and reworded]
- Allowing for a small amount of residential development to occur incrementally in rural areas and settlements. [21.02-1]
- Improving infrastructure provision in ‘Townships’ and ‘Rural Townships’ so as to provide further opportunity for residential growth and economic growth. [21.02-1]
- Avoiding residential development that is not associated with an agricultural use in ‘Rural Settlements’. [21.02-1]

- Maintaining the rural character of Glenrowan, Oxley and Milawa. [added from 21.02-4]
- Protect the amenity and ‘farm gate’ character of Oxley and Milawa. [21.02-4]

### Activity Centres

The Wangaratta Central Activities Area (CAA) is the principal activity centre and is significant for the economic performance of the municipality [21.02-2 & 21.11-1] It offers a range of retail, commercial and office functions serving a large regional catchment extending into southern New South Wales. [21.08-1] Other centres in the hierarchy are identified in Table 2.

**Table 2: Activity Centre Hierarchy** [21.02-2 - table]

Designation	Activity Centre
Principal Activity Centre	Wangaratta Central Activities Area
Neighbourhood Activity Centre	NONE IDENTIFIED
Future Neighbourhood Activity Centre	North West Residential Growth Area (Lindner Road - Worland Road) South Residential Growth Area (Greta Road – Joyce Way)
Local Activity Centre	Murdoch Road Burke Street Vincent Road, Muntz Street Appin Street (south) Appin Street (north) Edwards Street
Bulky Goods Retail Centre	Parfitt Road
Future Bulky Goods Retail Centre	Tone Road – Newman Street

Council seeks to develop its activity centres by:

- Reinforcing the role of the CAA as the Principal Activity Centre to serve the needs of the local community and regional population [21.02-2-01]
- Supporting the redevelopment of key sites in the CAA. [21.11-1 9S.5]
- Directing more intensive housing forms (medium to high density) to the CAA. [21.11-1 S2.1 split]
- Directing office expansions and medium to large retail stores to the CAA and its periphery. [21.11-1 merged]
- Activating laneways and under-utilised sites within the CAA. [21.11-1]

### Environment and landscape values

The Ovens and King Rivers comprise significant ecological corridors and major floodplain systems. [21.03-3] The Ovens River riverine corridor runs through the urban extent of Wangaratta and is being progressively developed with walking and bicycle trails. [21.03-3] Part of the Ovens River is classified as a ‘heritage river’ under the *Heritage Rivers Act 1992* due to its cultural and historic significance and warrants particular building setbacks and land management requirements. [21.03-3]

Native vegetation is a critical part of biodiversity and environmental health in the Rural City and remnant vegetation is to be protected. The extent of native vegetation has declined on private land, primarily from agricultural, residential and other pressures. Roadsides are often the only remaining areas of native vegetation in cleared farming areas. Weed

invasion, human and stock access, agricultural inputs and inappropriate management have reduced the biodiversity value of remnant native vegetation [21.03-1]

Wetlands are an important part of the natural environment and are scattered throughout the municipality, primarily on the floodplains of the Ovens River and King River. [21.03-1]

Ridgelines, escarpments, hilly areas and other significant landscapes form an important part of the rural environment and provide backdrops to large, elevated areas of public and private land. [21.03-2] The Warby Ranges are a prominent and significant feature in Wangaratta, that dominates the landscape in the northwest of the municipality, north of the Hume Freeway. [21.03-2]

Council seeks to:

- Protect and enhance biodiversity values, ecosystem health and remnant vegetation, including scattered trees, roadsides, native grasslands, wetlands and riparian environments along waterways. [21.03-1 O1 & 21.01-2KI]
- Protect ridgelines, escarpments, hilltops and other significant rural landscapes through sensitive siting and design of buildings and works. [21.03-2 split]

## Environmental risks and amenity

### Environmental risks

The following environmental risks are issues in the municipality:

- Bushfires, particularly in areas on the outskirts of Rural Townships and Rural Settlements as a consequence of a highly vegetated natural environment. [21.04-3]
- Flooding, particularly from the major floodplain systems of the Ovens River and King River. [21.04-1]
- Salinity, acid soils and erosion. [21.04-2]

Council seeks to address environmental risks by:

- Minimising risk to life and property from bushfire and flooding through siting, design and management of uses and developments. [21.01-2KI]
- Protect environmental and agricultural values from degradation by erosion. [21.04-2 S1.1]

### Wine industry and licensed premises

There are a range of land uses that may have off-site amenity impacts on residents including licensed premises and cellar door sales. [New]

While the wine industry is an important part of tourism and agriculture, , the operation of cellar door sales and surrounding land uses should be compatible. [22.11-2 & 22.11-2 merged]

Many licensed premises in urban areas are situated in the vicinity of residential areas. Conflict can arise between licensed premises and residents if on-site and off-site amenity effects are not managed. [22.10-1]

Council seeks to address potential amenity impacts by:

- Ensuring wineries and their cellar door sales facilities are compatible with the rural character of the area. [22.11-2]
- Mitigating impacts on residential properties from adverse noise, traffic and parking associated with night-time activities of licensed premises. [22.10-2]

## Natural resource management

### Agriculture

The agricultural sector is a significant economic industry and social resource in the municipality. [22.01-1] Parts of the Ovens River and King River valleys are rated as being of

‘very high’ agricultural versatility and the centre and northern sections of the municipality are rated as ‘high’ versatility. [21.05-1]

Subdivision and housing in rural areas, including short-term tourist accommodation that is not associated with agricultural activities can potentially undermine the viability of the rural sector [22.01-1] through loss of productive agricultural land, use of infrastructure and water that could be used for agricultural production, land values exceeding agricultural value and amenity impacts. [22.01-2]. Rural subdivision and housing have the potential to create demand for community and physical infrastructure that may be more efficiently provided in dedicated rural living areas [22.01-1 and 22.01-2 combined]

Rural uses in rural areas operate on a ‘right to farm’ principle, allowing existing agricultural land uses to legally operate and continue irrespective of adjoining or nearby uses. Potential amenity impacts need to be minimised between agricultural uses and rural lifestyle uses, particularly in higher agricultural productivity and versatility areas. [21.05-1]

The appearance of rural buildings is also important given the high visual quality of landscapes in the municipality. [22.01-1]

Council seeks to protect the viability of agriculture by:

- Maintaining the productivity and versatility of agricultural land, particularly in higher agricultural ‘versatility’ areas. [21.05-1]
- Protecting the primacy of rural land for agricultural purposes. [21.07-3]
- Minimising potential amenity impacts between agricultural uses and rural lifestyle uses. [21.05-1]
- Ensuring that dwellings and subdivision meet the principle of ‘right to farm’ in rural areas, where existing agricultural and rural uses in the area have a right to legally continue. [22.01-1&22.01-2]
- Ensuring that dwellings and subdivision do not adversely impact on the agricultural activities carried out on the land and the general area. [22.01-1]
- Directing rural lifestyle development to existing Rural Living and Low Density Residential Zones. [21.02-1]

## Water

Groundwater is an important environmental and economic resource that can be compromised through overuse, effluent disposal systems and other urban and agricultural drainage and effluent. [21.05-2] Rural development and rural living proposals are usually supplied with some form of rural water supply. There can be a large cumulative effect on the overall catchment yield from rural and rural living developments. [21.05-2]

Significant parts of the municipality are in a Declared Special Water Supply Catchment Area as indicated on the *Wangaratta Strategic Framework Plan* at Clause 02.04.

Council seeks to protect the viability of waterways and water catchments by:

- Protecting the water quality of waterways and water storages, particularly when used for human consumption. [21.05-2]
- Avoiding industrial uses in Declared Special Water Supply Catchment Areas. [21.08-2 S3.3]
- Avoiding compromising water quality through inappropriate works or the location of buildings and effluent disposal systems. [21.05-2]

## Built form and heritage

The natural and built heritage of the municipality has scientific, aesthetic, architectural, cultural, historical and social significance. [21.06-3] Heritage places include buildings, sites, trees and aboriginal cultural sites. [21.06-3]

The township of Glenrowan captures the legend of Australia’s most well-known bushranger, Ned Kelly. [21.01-1] The Kelly Siege Site at Glenrowan is on the National



Heritage Register. (added) Eldorado has sites of national heritage significance from the gold rush era. [21.01-1]

Council has committed to support climate adaptation and community values by embedding principles around energy, water, waste, transport, pollution, materials, local economy, land use and ecology, heritage, the built environment and community and facilities into the new residential areas and infill sites within the municipality. [21.02-3 & 21.06-2]

Gateway approaches into the municipality's settlements are important for their contribution to character, amenity and economic potential. [21.02-4 edited]

While signs have an important function in urban and rural environments, their location, design and appearance can pose a number of challenges. [22.08-1]

Council seeks to:

- Encourage the restoration and reconstruction of heritage places in all parts of the Heritage Overlay. [22.06-2]
- Facilitate built form that is proportionate in scale and respects places of identified heritage value. [21.11-1-07]
- Support climate adaptation and environmentally sustainable design and development in the municipality. [21.02-3 & 21.06-2]
- Support the application of 'water sensitive urban design' principles and 'water reuse' as essential components of sustainable urban development. [21.06-2]
- Protect gateway approaches into Wangaratta Regional City, Townships and Rural Townships to maintain their contribution to character, amenity, tourism and economic potential. [21.02-4]
- Support building design and materials that maintain the visual amenity of each township. [21.02-4 reworded]
- Protect the visual amenity of localities and transport corridors by avoiding visual disorder and clutter. [22.08-2]
- Support signs that make a positive contribution to the streetscape. [reworded from 22.08-1]

## Housing

### Diversity

Most existing housing is 'detached' and about 80% of the projected growth is expected to also be detached dwellings. [21.07-1] There is a shortage of housing stock that caters for lower income groups including students, the elderly and people experiencing social disadvantage. [21.07-2 & 21.07-1 additions] Affordable housing close to the Wangaratta Central Activities Area and future Neighbourhood Activity Centres will provide access to employment and services. [21.07-2]

### Rural lifestyle

There is demand for low density residential lots in Wangaratta in the 0.4ha to 2ha size range. The market preference is to the north (Waldara area), south-east (Wangaratta-Whitfield Road) and south-west (west of Reith Road). Potential lot sizes vary depending on whether reticulated sewer is available. [21.02-1]

Council seeks to manage housing in its towns by:

- Supporting the development of a diverse and affordable housing stock that meets the varying needs of the local population. [21.07-1 O1 & 21.07-2 O1]
- Encouraging medium density housing and mixed-use development in strategic locations, such as the town centres of Townships. [21.07-1 KI & S2.3 & 2.4]
- Developing accommodation to support and enable people experiencing social disadvantage, the elderly and students to live and study in Wangaratta. [21.07-1]
- Directing rural residential style housing to land zoned for rural living or low-density residential around serviced Townships. [21.07-3]



- Encouraging environmentally sustainable design principles in housing and subdivision. [21.07-3.7]

## Economic development

### Agriculture

Agriculture is a major economic industry and employment generator in the municipality. In addition to the traditional animal grazing industries of cattle and sheep, other agricultural industries, such as viticulture in Milawa, Oxley and King Valley and stone fruits in the Warby Ranges are increasingly important. [21.05-1]

### Industry

Wangaratta is a regional commercial, service and manufacturing centre with strengths in metal fabrication and engineering, trade and technical services, textiles and timber processing. [21.08-2]

South Wangaratta has many small to medium size industries taking advantage of good transport links. [21.08-2] Land zoned industrial and public use in North Wangaratta has flexibility to respond to a range of future industrial uses, including value adding industries. [C71-21.11-4]

Overall however, there is a shortage of industrial land in Wangaratta due to a surge in demand since 2003. [21.08-2] A large amount of TAFE land in Wangaratta is incorrectly zoned as Industrial (instead of Public Use) and this artificially inflates the industrial land supply. [21.08-2] Furthermore, land along the Three Mile Creek zoned Industrial is constrained by flooding. [21.08-2]

### Timber

Locational advantages for timber production in the municipality and region are enhanced by existing local timber processing, an available labour force and excellent access to major road and rail transport infrastructure. [21.05-1]

### Tourism

Tourism is a significant economic strength of the municipality [21.08-3], with wineries, gourmet food, access to the snow fields, the Ned Kelly region and major tourist routes providing a significant tourism destination. [22.11-1] The Wangaratta Central Activities Area is also of tourism significance, particularly the Ford Street arts and cultural precinct and the Ovens River / Faithfull Street precinct. [21.08-3]

Council seeks to promote economic development by:

- Supporting the agricultural sector as essential to the economic and social performance of the municipality and the region. [21.05-1]
- Maintaining and encouraging viable agricultural industries. [21.01-2]
- Protecting agricultural land from encroachment from residential development. [21.07-3]
- Strengthening Wangaratta as a regional commercial, service and manufacturing centre. [21.08-2-01]
- Supporting North Wangaratta for a range of large and medium scale industrial uses. [21.08-2]
- Protecting the extent of Industrial 1 Zone land for industrial purposes. [21.11-2]
- Avoiding potential land use conflicts particularly between existing Industrial 1 Zone land and nearby residentially zoned land. [21.11-2]
- Supporting timber production and processing as locational and economic strengths of the area and region. [21.05-1]
- Exploring opportunities to grow tourism destinations and support services in Wangaratta, townships and rural areas. [21.08-3]

- Strengthening Wangaratta's role as a significant cycling destination for tourists. [21.11-1 S5.5]
- Supporting sustainable tourism development throughout the municipality. [21.08-3-01]
- Establishing the municipality as the primary centre for the wine industry in north-eastern Victoria. [21.05-1]

## Transport

Key local industry sectors, including agriculture, forestry, quarrying and tourism depend on a network of local roads for their continued growth. This network is under great stress by the increasing demands for access by high productivity vehicles [21.09-1]

The municipality has important recreational cycling infrastructure including extensive shared path networks within and beyond the urban area, and the 'Murray to Mountains Rail Trail' connecting Wangaratta to Beechworth and Bright. However, cycling plays only a minor role in conveying people to and from work.

Wangaratta Airport is a large regional airport its potential development includes a pilot training school and an international logistics centre to handle transport freight. Council owns approximately 90 acres of vacant land adjacent to the airport that can be used for future development. [21.09-2]

Council seeks to plan and deliver transport improvements in Wangaratta by:

- Aligning future road capacity to emerging demand. [21.09-1]
- Facilitating improvements in pedestrian and bicycle movements through the municipality. [21.11-2-02]
- Improving access for heavy vehicles to and from the Hume Freeway and other external freight sources and destinations. [21.09-1]
- Integrating the planning of freeways with controls on land use and development in the areas through which they pass. [22.07]
- Developing the Wangaratta airport with runway and terminal upgrades subject to flooding issues being resolved. [21.09-2]

## Community Infrastructure

### Health facilities

The health industry is increasingly important in the municipality with expanding public and private medical facilities, particularly the Wangaratta Hospital. [New from 21.02-2 & 22.12.1]

There is also a trend for medical centres and other consulting professionals to locate in residential areas. [22.12-1] Such uses can create amenity conflicts with residential uses, put pressure on the residential dwelling supply and cause car parking difficulties. [21.02-2]

### Education facilities

Wangaratta is a regional education centre with tertiary facilities. [21.10-1] There are opportunities for tertiary education growth in nursing, community services and aged care, equine and veterinary science, agriculture and horticulture, building and construction, sport, recreation and trade. [21.10-1]

### Open Space

The municipality has a good supply of open space, particularly in central Wangaratta and township areas. [added from Recreation and Open Space strategy] However, there is a greater demand for recreational spaces across a wider range of recreational infrastructure types. [21.02-5]

Recreation activities are diversifying and moving towards passive recreation, walking, cycling, swimming and fitness activities. [21.02-5] Deficiencies have been identified in the distribution of open space in some communities, the quality of land upon which open space is established and the level and quality of development of open space. [added from Recreation and Open Space strategy, p8]

Council seeks to:

- Support medical centres that are designed and located to minimise any negative impact on residential amenity. [22.12-2]
- Facilitate a diverse range of arts, cultural and educational uses. [21.10-1 04]
- Ensure the existing open space network continues to expand with population growth. [21.02-5 02]
- Improve the diversity, distribution and quality of open space, sport and recreation infrastructure and facilities. [21.02-5 01, S1.1, S5.5 & Context merged]
- Use open space contributions in residential zones to ensure the community continues to have access to open space and recreational activities. [21.02-5]

## Development Infrastructure

Many of the road and drainage systems are over sixty years old and were built at a lower specification than required, placing significant constraints on intensifying development in established areas. [21.10-2 trimmed] South Wangaratta is particularly low lying and poorly drained. [21.10-2]

Developing reticulated water and sewerage infrastructure is a major determinant for residential and economic growth. The lack of reticulated sewer and water supply systems in rural townships restricts development opportunities and can adversely affect the quality of groundwater. [21.10-2]

The continuing expansion of the North Wangaratta landfill site will remain a significant capital works priority unless regional collaboration in waste management is established. Landfill sites are subject to increasingly stringent environmental controls. [21.10-2]

The wastewater treatment plants at North Wangaratta, Glenrowan and Moyhu and a trade waste treatment facility at South Wangaratta support urban, township, commercial and industrial growth across the municipality. The North Wangaratta wastewater treatment plant will need to be expanded over time to service growth in Wangaratta and townships. [21.10-2]

The Wollert to Wodonga Pipeline and Northern Interconnect Pipeline are major state infrastructure assets containing high pressure gas transmission pipelines licensed under the *Pipelines Act* 2005. [21.10-3]

Council seeks to plan and deliver development infrastructure improvements by:

- Capitalising on existing infrastructure when providing for housing growth. [21.02-3]
- Aligning subdivision and development to the capability of land to accommodate drainage and effluent. [21.02-4]
- Ensuring residential, rural residential and other land uses are conditional on the provision of drainage systems that are adequate to meet the needs of users. [21.10-2]
- Limiting development near high pressure pipelines to avoid risks to human life. [21.10-3 split]
- Requiring that the functional operation of high pressure pipelines are not impacted by any development in their vicinity. [21.10-3 split]

**02.04 STRATEGIC FRAMEWORK PLANS**

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Include:

- Strategic framework plan (new)
- Wangaratta Regional City Plan (new)
- Transport Plan (new)

## 11.01-1L Glenrowan Township

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### Policy application

This policy applies to all land identified in the Glenrowan Township Plan.

### Objective

To preserve the landscape character and develop a sense of place unique to Glenrowan.  
[21.02-4-GT-01 & 21.02-4-GT-02 merged]

### Landscape strategies

Support development that enhances the landscape character of Glenrowan. [22.03 S10.3]

Support the use of selected native vegetation species in landscaping works to preserve 'bushland' character. [21.02-4-GT S2.4]

Require the use of low threat vegetation in areas recognised as having high bushfire risk.  
[21.02-4-GT S3.1]

### General strategies

Require any new installations of services to be located underground. [21.02-4-GT S1.4]

#### Precinct A – Gladstone Street

Promote Precinct A as the commercial hub of Glenrowan. [22.03 O1]

Facilitate opportunities to consolidate further retail and commercial tenancies, within Gladstone Street, in particular between Kate Street and Ned Street. [22.03 S1.2]

Direct residential development outside this precinct, unless it does not compromise its commercial nature, such as multi-unit development with limited street frontage. [22.03 S1.3]

Support subdivision of double-fronted lots fronting Gladstone and Hill Streets to enable commercial development to Gladstone Street and residential development to Hill Street.  
[22.03 S1.6]

Support development that respects existing scale and heritage character. [New created from existing content in 22.03]

Encourage development on Gladstone Street to be built to the front boundary with active edges. [22.03 S1.8 split & merged]

Locate car parking at the rear of developments. [22.03 S1.8 split]

#### Precinct B – Community Hub

Direct future development of public and community facilities to Precinct B. [22.03 S2.2]

Support upgrades to public and community facilities within this precinct. [22.03 S2.2]

Support use and development that conserves native vegetation and avoids adverse impact on the natural bushland character. [22.0 S2.4]

#### Precinct C – Core heritage

Maintain the 'Siege Precinct' as the focus of the town and protect its immediate context.  
[22.03 S3.7 & S3.2 merged]

Facilitate tourism uses and commercial development related to the 'Siege Site' and bushranger experience. [22.03 S3.9]

Support the use of the site at the corner of Gladstone Street and Beaconsfield Parade for the future Ned Kelly Interpretive Centre. [22.03 S3.4]

#### Precinct D – Residential

Direct residential development to Precinct D. [22.03 O4]

Facilitate the subdivision of large double-fronted lots. [22.03 S4.2]

#### Precinct E – Fire Risk Area

Avoid subdivision and new development in areas of high fire risk. [21.04-3 S1.1 & 22.03 S5.1]

#### **Precinct F – Beaconsfield Parade**

Maintain the streetscape character of Beaconsfield Parade. [22.03-S6.4]Support community and residential development that enhances the amenity of the public realm. [22.03 S6.3]

#### **Precinct G – Western Glenrowan**

Discourage further subdivision. [22.03 S7.1]

Limit development due to servicing and drainage constraints. [22.03 S7.3]

#### **Precinct H(a) – Northern Foothills - East**

Encourage rural residential development with a connected street network and quality design that protects and enhances the rural character of Precinct H (a). [22.03-O8 & 8.1 merged & reworded]

Support smaller lots along the Old Hume Highway transitioning to larger lots closer to the foot hills. [22.03 S8.2]

Protect existing servicing assets, easements and infrastructure, such as the high pressure gas pipeline and major North East Water Dam water supply. [22.03 S8.5]

Design a pedestrian and cycling pathway (linear public open space) to Mount Glenrowan that connects with the existing networks. [22.03 S8.3]

Maintain the existing bushland character. [22.03 S8.7]

#### **Precinct H(b) Northern Foothills - West**

Protect the primacy of agricultural uses in Precinct H(b) until it is considered for rezoning for rural living. [22.03 S9.1, S9.2 & S9.3 merged & reworded]

#### **Precinct I– Sporting precinct strategies**

Re-enforce the role of Precinct I as a formal recreation area, a gateway site and community meeting point. [22.03 O10]

Support the consolidation of recreation and sporting facilities. [22.03 S10.2]

#### **Precinct J – Residential - South of Gladstone**

Support subdivision of double-fronted, undeveloped lots in Precinct J, south of Gladstone Street. [22.03-S11.2]

#### **Precinct K**

**Ensure agriculture remains the key land use. [22.03 S12.1]Create a pedestrian and cycling network that links the township to Fosters Lake. [22.03 S12.2]Policy guidelines**

Consider as relevant:

Limiting development fronting Gladstone Street to not more than two storeys. [22.03 S1.8 split]

#### **Policy documents**

Consider as relevant:

- Glenrowan Township Development Plan (City of Wangaratta, 2019) [22.03]
- Glenrowan Bushfire Assessment (City of Wangaratta, 2014) [22.03]

#### **Glenrowan township plan [22.03]**

[Include updated Glenrowan Township Plan]

## 11.01-1L Milawa Township

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Proposed  
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### Policy application

This policy applies to all land identified in the Milawa Township Plan. [22.02]

### Objective

To support development that enhances the rural character of Milawa. [22.02 S3.2]

### General strategies

Upgrade pedestrian and cycle links. [C71 – 21.02-MT O3 & S3.1]

Facilitate connectivity in subdivisions. [C71 – 21.02-MT S3.2]

Require land to be adequately drained prior to rezoning or approval resulting in intensification of development. [C71 – 21.02-MT S4.1]

### Town Centre strategies – Precinct A

Create a township core along the Snow Road spine. [22.02 O1]

Strengthen the gateway site at the corner of Snow Road and Milawa-Bobinwarrah Road by activating street frontages. [22.02 O1]

Avoid direct access from Snow Road for new development. [22.02 S1.3]

Avoid car parking fronting Snow Road. [22.02 S1.4]

### Low-density strategies – Precinct B, C, D & F

Protect and reinforce the low density residential character of Precincts D and F. [22.02 S4.1]

Support connected low-density development. [22.02 S3.1]

Support infill development in Precinct B [22.02-O2]

Facilitate development that enhances connectivity within the precinct and beyond, [22.02 S2.2] particularly north-south and east-west connections. [22.02 S6.3]

Avoid development that prevents future east/west connections beyond the township boundary. [22.02 S2.3 & S3.3]

Improve connections between Milawa-Bobinawarra Road (Factory Lane) and John Mcaleese Park. [22.02 S4.2]

### As development occurs in Precinct F and C, support smaller lots fronting Milawa-Bobinawarra Road (Factory Lane). [22.02 S6.2] Mixed use strategies – Precinct E

Retain the existing rural focus and mixed use character of Precinct E. [22.02-O5]

### Maintain the residential character of small lots activating Milawa-Bobinawarra Road (Factory Lane). [22.02 S5.1] Reinforce the role of the Cheese Factory complex as an anchor location of the precinct. [22.02 S5.2]

### Farming strategies – Precinct G

Avoid development in Precinct G that will preclude long-term growth. [22.02 S7.1]

Design development (including subdivision) to not prejudice or adversely impact the operation of existing businesses (such as agricultural farm gates) along the Snow Road. [22.02 S7.2]



**Milawa township plan [22.02]**

[Include updated Milawa Township Plan]

## 11.01-1L Oxley Township

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### Policy application

This policy applies to all land identified in the Oxley Township Plan. [21.02 & 22.04]

### Objectives

To support development that enhances the rural character of Oxley. [21.02-4-OT-01 & 21.02-4-OT S1.1 & 22.04-01]

To enhance the amenity and accessibility to the King River [21.02-4-OT 03]

### General strategies

Support development that complements the scale and character of the township. [21.02-4-OT S1.3 & 22.04 S1.4 merged]

Design development to address the King River, including through the provision of active frontages. [21.02-4-OT S3.1 & 22.04 S3.4 merged]

Support farm gate businesses and small scale tourist attractions that are complementary to agriculture and farming. [21.02-4-OT S1.2]

Improve access, links and cycling connections to the King River and existing sporting facilities, particularly from Snow Road. [21.02-4-OT S3.3 & 22.04-01 merged]

Create an open space reserve along the King River reserve with a shared path on public land. [21.02-4-OT S3.2]

Support the creation a shared path along Oxley Meadow Creek Road south of Snow Road to the Oxley Recreation Reserve. [21.02-4-OT S3.4]

### Town Centre strategies – Precinct A

Support Snow Road as the core business and tourism node in the Township. [22.04 S1.2]

Facilitate re-subdivision and intensification of development of large double-fronted and undeveloped sites. [22.04 S1.1]

Create pedestrian links from the Snow Road to the King River. [22.04 S1.3]

### Low-density development strategies – Precinct B-E

Support low density development at a variety of lot sizes that respond to servicing access. [21.02-4-OT S4.2] Support site layout and design that allows for future intensification in Precinct B and C. [22.04 S2.1]

Support subdivision design with activated front edge treatments along Horseshoe Creek and public land interfaces in Precinct B. [22.04 S2.2]

Require sewer connection in Precinct C prior to any subdivision of land. [22.04 S2.3]

Prioritise development of lots closest to Macartney Street in Precinct C then progressively moving south. [22.04 S2.5]

Support larger lot sizes in Precincts D and E as a buffer between residential and adjoining farming uses. [22.04 S4.2]

As subdivision occurs in Precinct D, use open space contributions to acquire land adjacent existing public land (and located in flood plain areas) to increase existing open space, along the King River. [22.04 S3.1]

Support road layouts, subdivision and site layouts in Precinct E that do not preclude the potential for future road connections and residential development. [22.04 S4.1]

## **Farming Zone strategies – Precinct F-I**

Maintain the existing Farming Zone applying to land in Precinct F in the medium term.

[\[22.04 S5.1\]](#)

Encourage the establishment of rural business in Precinct G. [\[22.04 O6\]](#)

Support pedestrian and shared pathway connectivity between Precinct H and Snow Road.

[\[22.04 S7.1\]](#)

## **Policy guidelines**

Consider as relevant:

- Supporting 0.2 ha minimum lot sizes in Precinct C. [\[22.04 S2.4\]](#)
- Requiring 0.4ha minimum lot sizes in Precinct D and E where reticulated sewer is available. [\[22.04- S3.3\]](#)

## **Oxley township plan [\[22.04\]](#)**

[\[Include updated Oxley Township Plan\]](#)

## **11.01-1L      Snow Road between Oxley and Milawa**

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### **Objective**

To maintain the close links between Milawa and Oxley. [C71 – 21.02-MT-01]

### **Strategies**

Strengthening the community infrastructure and facilities network between Oxley and Milawa [21.02-4-OT-02 & C71 – 21.02-MT-01]

Support the establishment of rural businesses such as farmgate sales between Oxley and Milawa. [21.02-4-OT S2.1 & C71 – 21.02-MT S1.1]

Avoid linear extensions of residential development between Oxley and Milawa. [21.02-4-OT 2.2]

## **11.03-1L     Activity Centres**

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### **Strategies**

Support a mixture of community, service industry and commercial uses in Future Neighbourhood Activity Centres to service the wider neighbourhood. [\[21.02-2 S2.2\]](#)

Discourage industrial uses in existing and future Neighbourhood Activity Centres and Local Activity Centres. [\[21.02-2 S2.4\]](#)

Support commercial uses in Local Activity Centres that cater to the needs of local residents and are compatible with the surrounding residential areas. [\[21.02-2 S2.3\]](#)

## 11.03-1L Wangaratta Central Activities Area

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### Policy Application

This policy applies to all land identified in the Wangaratta Central Activities Area plan. [\[new\]](#)

### General objective

To enhance the economic performance of the Wangaratta Central Activities Area (CAA) through provision of retail, office, recreation, educational and other opportunities. [\[21.11-1 O1\]](#)

### General strategies

Consolidate Precinct 1 as the Town Core [\[21.11-1 O9\]](#)

Facilitate expansion of office related uses on the periphery of the CAA. [\[21.11-1 S1.3\]](#)

Design ground floor commercial spaces that directly front Ford Street to support small tenancies and contribute to activity and interest at street level. [\[21.11-1 S11.1\]](#)

Support the relocation of the existing water treatment plant in central Wangaratta to facilitate its redevelopment. [\[21.11-1 S1.10\]](#)

Support the development of Precinct 2 as the Arts and Cultural Hub, centred around the Performing Arts Centre and the Art Gallery. [\[21.11-1 S1.6, O10 & S10.1 merged\]](#)

Facilitate development of Merriwa Park and Goulburn Ovens TAFE as focal points of the Arts and Cultural Hub. [\[21.11-1 S10.2\]](#)

Facilitate opportunities for live music. [\[21.11-1 S5.2\]](#)

Support the use of community and public art. [\[21.11-1 S3.6\]](#)

Provide a high quality transport hub for all modes of public transport in Precinct 3. [\[21.11-1 O12\]](#)

Integrate the CAA and the riverfront precinct with the Ovens River. [\[21.11-1 S1.5\]](#)

Maintain views from the CAA across the Ovens River, King River, parklands and public spaces. [\[21.11-1 S3.4\]](#)

Enhance the appearance of gateways to the Wangaratta Central Activities Area at the following locations: [\[21.11-1 S6.1\]](#)

- Northern Entry: Along Murphy Street and Parfitt Road, adjacent Apex Park. [\[21.11-1 S6.1\]](#)
- Eastern Entry: The bridge on Chisholm and Faithfull Streets. [\[21.11-1 S6.1\]](#)
- Southern Entry: Starting at One Mile Creek, Wangaratta Road intersection and Ryley and Warby Street intersections. [\[21.11-1 S6.1\]](#)
- Train Station Entry: Via Docker and Ford Street [\[21.11-1 S6.1\]](#)
- Western Entry: Rowan Street Underpass. [\[21.11-1 S6.1\]](#)

### Residential objective

To support an intensification of residential uses in the CAA. [\[21.11-1 O2\]](#)

### Residential strategies

Support diverse housing types within Precinct 4. [\[21.11-1\]](#)

Direct more intensive housing forms to the CAA. [\[21.11-1 S2.1 split\]](#)

Support residential use and development above retail premises. [\[21.11-1 S2.2 & S9.4 merged\]](#)

Support the intensification of residential uses along main roads, including Ovens Street, Reid Street, Faithfull Street and Murphy Street. [21.11-1 S13.2]

### **Residential policy guidelines**

Consider as relevant:

Supporting development of up to four storeys [21.11-1 S2.1 split]

### **Heritage objective**

To protect and enhance the heritage value of the CAA. [added]

### **Heritage strategies**

Support development that is proportionate in scale and respectful of existing heritage values. [21.11-1 O7]

Maintain the existing low-scale built form of retail and commercial premises. [21.11-1 S7.3]

Support the reuse of heritage buildings in the CAA where it will assist in the conservation of the heritage place. [21.06-3 O1]

### **Movement objective**

To improve the movement network in and around the CAA. [21.11-1 O8]

### **Movement strategies**

Provide enhanced pedestrian and bicycle routes, streetscapes and an active river frontage. [21.11-1 S4.3]

Develop the pedestrian and cycling network as the priority form of transport to, from and within the CAA. [21.11-1 S8.1]

Improve connections between all precincts [21.11-1 S8.2] and particularly from Precinct 4 to the rest of the CAA and adjoining open spaces. [21.11-1 S14.1&14.2]

Create the Wangaratta Loop, a cycling and pedestrian trail around the CAA. [21.11-1 S8.6]

Support the development of mid-block laneways to facilitate pedestrian linkages. [21.11-1 S8.7]

Develop a new east-west shared path between Mackay Street and Ovens Street to support residential and mixed-use development in Precinct 3. [21.11-1 S4.1]

Create a new pedestrian connection between Ford Street, the Discount Department store site and Reid Street. [21.11-1 S11.2]

Provide a new pedestrian connection from the existing primary school, St Catherine's Hostel and St Patrick's Church directly to Ford Street. [21.11-1 S11.3]

Provide improved connections from Murphy Street to Merriwa Park. [21.11-1 S10.3]

Integrate the Transport Hub and the Town Centre by improving the physical and visual connections between them. [21.11-1 S12.2]

Provide a high quality pedestrian route that links the Transport Hub to the Town Centre along Norton Street and Docker Street. [21.11-1 S12.3]

Facilitate the provision of a bus interchange site in the CAA within walking distance of the train station and key health and education facilities. [21.09-1-S2.4]

### **Wangaratta Central Activities Area plan**

[Include current Wangaratta Central Activities Area plan]



**Expiry**

This policy will expire on DATE.

## 11.03-2L Growth Areas

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### Policy Application

This policy applies to all land identified in the Wangaratta North West and South Growth Area Structure Plans and Development Contribution Plans (September and October 2018). [C71 -21.11-3].

### Objective

To create well-planned and designed residential communities to accommodate projected housing growth in Wangaratta Regional City. [21.02-3-O2]

### Strategies

Facilitate new housing in the North-western Growth Area and the Southern Growth Area. [21.02-3 S2.3]

Provide for interconnected, safe and legible road networks in new residential neighbourhoods. [C71 - 21.11-3-O1]

Provide interlinked open space networks within new residential growth areas. [C71 - 21.11-3-O2]

Establish a sense of place by creating an identifiable neighbourhood core including:

- Activity centres.
- Community centres.
- Open spaces.
- Key natural features as relevant. [C71 - 21.11-3 O3&S4.4 merged]

Facilitate opportunities for diverse housing outcomes, from smaller to larger lots that meet the varying needs of the local population. [C71 - 21.11-3-O4 split]

### Policy guidelines

Consider as relevant:

- Providing an average density of 10 lots per net developable hectare. [C71 - 21.11-3-O4 split]

### Policy documents

Consider as relevant:

- Wangaratta North West Growth Area Structure Plan, September 2018
- Wangaratta South Growth Area Structure Plan, September 2018

### North-Western Growth Area structure plan

[Include current North Western Growth Structure plan]

### Southern Growth Area structure plan

[Include current Southern Growth Structure plan]

## **11.03-6L South Wangaratta Urban Renewal Area**

### **Policy application**

This policy applies to all land identified in the *South Wangaratta Urban Renewal Area Plan*.

### **Objective**

Facilitate urban renewal in South Wangaratta [\[Added from 21.11-2\]](#).

### **Strategies**

Create consistent urban design outcomes for development in the South Wangaratta Urban Renewal Area. [\[21.11-2-O2\]](#)

Facilitate the development of a bulky goods precinct in land identified as Site 1. [\[21.02-2 S1.1\]](#)

Provide a gateway into Wangaratta along Tone Road, including the continuation of restricted retail and car sales. [\[21.11-2 S2.1\]](#)

Provide active showroom frontage to Newman Street and Tone Road. [\[21.11-2 PG\]](#)

Facilitate development of the Trotting Track as the Avian Park Sports and Recreation Hub (Site 2). [\[21.11-2 S1.3\]](#)

Facilitate development of the former landfill at Vincent Green as open space (Site 3). [\[21.11-2 S1.2\]](#)

Facilitate redevelopment of the former Ovens College campus (Site 4) as a Civic Precinct [\[21.11-2 S1.4\]](#) to provide for a range of civic and accommodation uses.

Support an emergency services precinct in Handley Street. [\[21.11-2 S1.6\]](#)

Support live-work opportunities for small to medium businesses in the South Wangaratta Urban Renewal Area where they are not detrimental to the ongoing use of the area for industry. [\[21.02-1 S2.5\]](#)

Protect the Industrial 1 Zoned land within South Wangaratta Urban Renewal Area from encroachment from sensitive uses. [\[21.11-2 S1.7\]](#)

Support industrial infill development within South Wangaratta Urban Renewal Area [\[21.11-2 S1.5\]](#)

### **South Wangaratta Urban Renewal Area Plan**

[\[Include current South Wangaratta Urban Renewal Area Plan\]](#)

## **12.01-1L      Protection of biodiversity**

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### **Strategies**

Site, design and construct subdivision and development on a land capability basis to identify, protect and enhance existing native vegetation including avoiding the clearance of native vegetation. [\[21.03-1\]](#)

Protect biodiversity values and remnant vegetation on roadsides. [\[21.03-1 S2.2\]](#)

Facilitate the re-establishment and regeneration of native vegetation. [\[21.03-1-O1\]](#)

Facilitate bio-corridors between areas of native vegetation. [\[21.03-1S2.1\]](#)

## **12.01-2L Native Vegetation Management**

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Proposed  
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### **Strategies**

Avoid any adverse impacts on biodiversity values, particularly from the clearance of native vegetation. [\[21.03-1\]](#)

Protect native vegetation along One Mile and Three Mile Creeks. [\[21.07-3 S1.4 & C71-21.11-3 2.1\]](#)

Protect remnant paddock trees. [\[21.03-1 S1.7\]](#)

## **12.03-1L River Corridors, Waterways, Lakes and Wetlands**

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### **Strategies**

Protect ‘high priority’ waterways identified in the *North East River Waterways Strategy* (North East Catchment Management Authority, 2004) [\[21.03-3 S1.4\]](#)

### **Policy Documents**

Consider as relevant:

- *North East River Waterways Strategy* (North East Catchment Management Authority, 2004)

### **Expiry**

This policy will expire on DATE.

## **12.05-2L Landscapes**

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### **Objective**

To protect the landscape, biodiversity values and scenic quality of highly visible elevated areas and other significant rural landscapes, including the Warby Ranges, King Valley and Glenrowan Gap. [\[21.03-2 O1&O2\]](#)

### **Strategies**

Avoid development on ridgelines, escarpments, hilltops, or on other visually prominent land features. [\[21.03-2 S1.2\]](#)

Limit development near prominent ridgelines, escarpments and hilltops, or other visually prominent land features. [\[21.03-2 S1.3\]](#)

Avoid 'skyline' development that would break the line and form of the natural landscape through its location or design. [\[21.03-2 S1.1\]](#)

Design development on or near prominent ridgelines, escarpments and hilltops so the profile of the building or works reflects the landform on which it is sited. [\[21.03-2 S1.4\]](#)

Minimise the need for earthworks and removal of vegetation in highly visible locations including on or near prominent ridgelines, escarpments and hilltops [\[21.03-2 S2.2\]](#)

Use building materials and colours with muted tones that blend with the surrounding landscape. [\[21.03-2 split\]](#)

Avoid residential development that will undermine the landscape values of the Warby Ranges, King Valley and Glenrowan Gap. [\[21.07-3 S1.2\]](#)



## **13.02-1L Bushfire Planning**

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Proposed  
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### **Strategies**

Minimise buildings, works and development that require clearing of native vegetation to achieve the required bushfire attack levels (BAL) for the class of construction. [\[21.04-3 S2.1\]](#)

Use design techniques that minimise clearing of native vegetation to establish defensible space distances. [\[21.04-3 S2.2\]](#) Apply development and subdivision design techniques such as perimeter roads, vegetation selection and BAL construction standards to reduce potential impact of bushfire hazard and risk. [\[21.04-3\]](#)

### **13.03-1L Floodplain Management**

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Proposed  
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#### **Strategies**

Avoid subdivision, buildings and works in floodplains. [\[21.04-1 S1.1\]](#)

Incorporate flood mitigation measures into development within the Ovens Rural Floodplain. [\[21.04-1 S1.3\]](#)

## 13.07-1L Licensed Premises

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Proposed  
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### Policy application

This policy applies to applications for the sale or consumption of alcohol under Clause 52.27. [22.10]

### Objective

To minimise the amenity impacts of licensed premises on surrounding residential areas. [22.10-2]

### Strategies

Manage the location, operation and opening hours of licensed premises in order to protect the amenity of nearby residential areas. [22.10-2]

Protect residential properties from adverse noise, behaviour, traffic and parking impacts associated with night-time activities of licensed premises. [22.10-2]

Operate licensed premises in a manner that ensures noise emissions will not exceed the noise standards specified by the Environment Protection Authority. [22.10-3]

Ensure hours of operation of licensed premises reflect the location of the premises, the nature of its use, and the zoning of the site and adjoining land. [22.10-3]

Limit the maximum number of patrons permitted on the licensed premises at any one time to the safe and amenable operating capacity of the premises in accordance with the Building Code of Australia and Liquor Licensing Victoria. [22.10-3]

Minimise disturbance to residents by including design and acoustic measures for new residential development (or other noise sensitive uses) in the vicinity of an existing premises where liquor is served. [22.10-3]

Minimise the impacts of the operation of licensed premises on local traffic networks and car parking availability. [22.10-3]

### Policy guidelines

Consider as relevant:

The following closing hours in the Wangaratta Central Activities Area:

- Monday to Saturday – 1.00am the following day.
- Sunday – 11.00pm. [22.10-3]

Following consultation with the local Police Licensing Inspector, consideration will be given to applications on their merits for the following trading hours:

- Friday and Saturday – 3.00 am the following day. [22.10-3]

Subject to a successful trial period, and following consultation with the local Police Licensing Inspector, further consideration will be given to applications on their merits for the following trading hours:

- Friday and Saturday – 5.00am the following day.

The following closing hours for all other areas:

- Monday to Sunday – 11.00pm. [22.10-3]

Following consultation with the local Police Licensing Inspector, consideration will be given to applications on their merits for the following trading hours:

- Monday to Thursday – 12 midnight.
- Friday and Saturday – 1.00am the following day. [22.10-3]

## **Wineries, cellar door and farm gate sales**

### **Policy application**

This policy applies to all applications for the establishment of a winery, brewery, distillery and to the establishment of a cellar door and farm gate sales facility. [22.11]

### **Objective**

To support wineries, breweries, distilleries, cellar door and farm gate sales facilities that are compatible with the rural character of the area, and the environmental and aesthetic character of surrounding rural land. [22.11-2]

### **Strategies**

Ensure that operations do not adversely affect surrounding land uses and residents. [22.11-2]

Provide on-site car and bus access and parking to meet the needs of customers and tour operators. [22.11-3]

Provide signage for business identification and car and bus parking areas. [22.11-3]

Construct driveways to an all-weather two-wheel-drive standard. [22.11-3]

### **Policy guidelines**

Consider as relevant:

- The location and siting of proposed buildings and facilities. [22.11-3]
- How the proposal relates to the use of surrounding land. [22.11-3]
- Whether the land is of sufficient size and location to enable separation of off-site effects from adjoining land uses. [22.11-3]
- The environmental conditions of the land including flora, fauna, salinity and erosion protection. [22.11-3]
- The standard and safety of road access to the property. [22.11-3]
- The planning history of the land, including any previous permit applications for the winery. [22.11-3]

## 14.01-1L Dwellings and Subdivisions in Rural Areas

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### Policy application

This policy applies to all land in the Farming Zone. [22.01-2]

### General strategies

Ensure any dwelling and subdivision, particularly in higher agricultural productivity and versatility areas :

- Is directly linked to an agricultural use. [21.05-1, 22.01-1&2]
- Supports the continuing operation of an existing rural use conducted on the land. [22.01-1&2 merged & reworded]
- Provides for the ongoing sustainable use of the land, including protection and enhancement of the natural environment and management of environmental constraints. [22.01-1&2]
- Is compatible with and will not have an adverse impact on farming and other rural land uses on the land, adjoining land and the general area. [22.01-1&2]
- Retains the productive agricultural use of the land and surrounding area. [21.05-1]
- Protects the economic potential of the land and the surrounding area for agriculture or other rural activity. [21.05-1]
- Is not used or created for rural lifestyle purposes. [21.05-1]

### Dwelling strategy

Avoid any adverse effect on existing rural infrastructure and not affect the continuing use of this infrastructure for agricultural production. [22.01-1]

### Subdivision strategies

Discourage house lot excisions in 'high' or 'very high' agricultural versatility areas and ensure that any excision of land in all other rural areas be linked to and required for the ongoing rural and agricultural use of the land. [22.01-2]

Discourage house lot excisions if the proposal can be otherwise met by the realignment of existing land titles. [22.01-2]

Discourage house lot excisions if the existing dwelling on the lot to be excised is required to maintain the ongoing agricultural production and rural use of the land. [22.01-2]

Minimise the parcel size around an existing house that is to be excised and maintain a large vacant balance of land for agricultural purposes. [21.05-1] Avoid any adverse effect on existing rural and irrigation infrastructure and not affect the continuing use of this infrastructure for agricultural production. [22.01-2]

### Policy guidelines

Consider as relevant:

- *An Assessment of the Versatility of Agricultural Land in the Rural City of Wangaratta* (DNRE, 2000)
- Whether there is the need to consolidate land in a 'high' or 'very high' agricultural versatility area, if consolidation would protect the existing and future productive use of rural and agricultural land. [22.01-1]
- Whether a dwelling or subdivision (other than a minor realignment of boundaries) in 'high' and 'very high' agricultural versatility areas can be substantiated by a 'whole farm plan'. [22.01-1]

- Requiring a minimum setback of 30 metres between any dwelling and an agricultural use on adjoining land. [\[22.01-1 split\]](#)
- Requiring screen planting between any dwelling and an agricultural use on adjoining land to limit impacts between the two uses. [\[22.01-1 split\]](#)
- Disregarding any lots that are ‘closed roads’ in resubdivision lot entitlement calculations. [\[22.01-2\]](#)
- Whether a house lot excision provides:
  - A maximum area of 2 hectares for the lot with the existing house located on it; or if existing buildings and dwelling infrastructure covers a larger area, as near as practicable to this area.
  - A minimum area for the residual lot of at least the minimum subdivision size of the zone schedule applying to the land.
  - A minimum setback of 30 metres from the dwelling on the land to be excised from any agricultural activity or rural industry on any adjoining land. [\[22.01-2\]](#)

### **Policy document**

Consider as relevant:

- *An Assessment of the Versatility of Agricultural Land in the Rural City of Wangaratta* (DNRE, 2000)

## **14.01-2L Sustainable Agricultural Land Use**

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Proposed  
C--

### **Policy application**

This policy applies to all land in the Farming Zone. (new)

### **Strategies**

Maintain and enhance the potential for viticultural development particularly in the Milawa, Oxley and King Valley areas. [\[21.05-1\]](#)

Encourage intensive animal industries such as broiler farms in locations that are compatible with adjoining and nearby land uses. [\[21.05-1\]](#)

Avoid use and development of rural land for non-ancillary industry, warehousing and trade supplies. [\[21.08-2-03\]](#)



## **14.02-1L Declared Special Water Supply Catchment Areas**

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Proposed  
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### **Strategy**

Avoid locating industrial uses in Declared Special Water Supply Catchment Areas. [21.08-2 S3.3]

## 14.02-2L Water Quality

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Proposed  
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### Strategies

Improve water quality through the provision of riparian buffers that retain and re-establish riparian vegetation. [21.03-3 S1.3 & S1.1]

Protect groundwater quality from effluent disposal systems and other urban and agricultural uses. [21.05-2 S1.4]

### Policy guidelines

Consider as relevant:

- *Guidelines for the Protection of Water Quality* (North East Planning Committee, 2001) [21.05-2]

## **15.01-1L Signs**

### **Objective**

To protect the visual amenity of localities and transport corridors by avoiding visual disorder and clutter. [22.08-2]

### **Strategies**

#### **General**

Support signage that is well proportioned, well located and responds to the urban form and character of the area. [22.08-2]

Encourage the appearance, size, illumination and other aspects of signs to complement the developments on which they are displayed and the character of the surrounding locality. [22.08-3]

Limit signage in residential areas to protect residential amenity. [22.08-3]

#### **Bunting signs**

Avoid use of bunting and flag signs(including for retails sales or business identification), except for the short term promotion of fairs, festivals or other special events for a maximum of three months, with the signs removed at the completion of the event. [22.08-2 & 22.08-3 merged]

#### **Floodlit signs and internally illuminated signs**

Allow floodlit signs only in locations where they do not form a confusing background to normal regulatory traffic signs or signals. [22.08-3]

Avoid light spill and detrimental impacts to nearby residences and the public realm. [22.08-3]

#### **High wall signs**

Locate high wall signs flush with the wall of a building. [22.08-3]

Avoid high wall signs that project beyond the lines of a building. [22.08-3]

#### **Major promotion signs**

Discourage major promotion signs as they are contrary to the rural character of Wangaratta Regional City, townships and their surrounds due to their size and prominence. [22.08-3]

Require major promotion signs to be fixed to a building and wholly within the boundaries and not project outside of its building footprint. [22.08-3]

Avoid major promotion signs at gateway approaches, adjoining local and regional tourist routes, or displayed on items of local and state heritage significance. [22.08-3]

Discourage major promotion signs on the Great Alpine Road, being a designated tourist destination of national and international significance. [22.08-3]

#### **Promotion signs**

Require promotion signs to only be used to promote activities on land on which the sign is displayed. [22.08-3]

Scale promotion signs so as not to dominate the site on which the sign is located. [22.08-3]

#### **Freestanding signs**

Support only one freestanding sign associated with a development (except where the size of the land is sufficient, or where the land has frontage to two or more streets). [22.08-3 merged]

Avoid freestanding signs of a height that projects above the roofline of the adjacent buildings. [22.08-3]

#### **Animated and electronic signage**

Avoid animated and electronic signage. [22.08-3]

#### **Reflective signs**

Avoid reflective signage [22.08-3] except where there are no visual impacts or distractions to surrounding uses as a result of the sign. [22.08-3]

Avoid reflective signs in the Heritage Overlay. [22.08-3]

#### **Policy documents**

Consider as relevant:

- *Comprehensive Signs Policy* (Rural City of Wangaratta, 2002) [22.08-3]

## **15.01-1L Wangaratta gateways**

### **Strategy**

Enhance the appearance of the municipality's major gateways through prominent and distinctive built form and active frontages, urban design and landscape treatments that are innovative, environmentally sustainable and contribute to the amenity and visual appearance of the locality. [\[21.02-4-OT-01 & 22.02 S1.2&S1.5\]](#)

## **15.01-2L Building design in industrial areas**

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Proposed  
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Design industrial development to provide common boundary treatments, including screening, vegetation buffers, acoustic fencing and building setbacks between conflicting land uses. [21.11-2 S2.2]

Design industrial development adjoining sites of heritage significance to be compatible with the industrial heritage significance of these sites. [21.11-2]

Design industrial development to protect any remnant native vegetation and native fauna habitat within and adjacent to industrial land. [21.08-2]

Provide landscaping that will screen buildings, structures and carpark on the site. [21.08-2]

Direct or baffle lighting to minimise light spillage outside the site. [21.08-2]

Design buildings so that their overall height is below the mature tree height line where practicable. [21.08-2]

Encourage external building cladding colours to be in muted tones with no 'white' colour or 'reflective' type material used. [21.08-2]

## **15.01-5L Neighbourhood Character**

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Proposed  
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### **Strategies**

Protect residential neighbourhoods with heritage and environmental constraints as areas of minimal change. [\[21.02-1 S2.9\]](#)

Protect areas of heritage value, neighbourhood character and court or cul-de-sac locations from development that will undermine the character or amenity of these areas. [\[21.07-1 S1.2\]](#)

## **15.01-6L      Design for Rural Areas**

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Proposed  
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### **Policy application**

This policy applies to all land in a Rural Zone. [\[22.01-2\]](#)

### **Strategy**

Discourage the use of reflective or white coloured building, cladding or roofing material.

### **Policy Guidelines**

Consider as relevant:

- The use of reflective or white colours if they will be used to match the same materials on existing buildings or sheds. [\[22.01-1\]](#)



## **15.02-1L      Energy and Resource Efficiency**

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Proposed  
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### **Strategies**

Encourage the use passive sustainable design principles including road and housing orientation, solar access, shading, natural ventilation, thermal mass and insulation within development. [\[21.02-1 S3.7\]](#)

Facilitate development that is carbon neutral. [\[21.06-2 S2.1\]](#)

Support passive solar design. [\[21.06-2 S1.6\]](#)

Support innovative and new approaches to achieving environmentally sustainable development outcomes. [\[21.06-2 S1.7\]](#)

## 15.03-1L Heritage Places and Precincts

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Proposed  
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### Policy application

This policy applies to:

- All land affected by the Heritage Overlay .
- Land adjoining that part of the Ovens River, which is listed as a heritage river in Schedule 1 to the *Heritage Rivers Act 1992*, as shown on the Strategic Framework Plan at Clause 02.04. [22.06]

StrategiesDisregard the impact of buildings that are obviously atypical to the character of the streetscape when determining the appropriate mass and scale for new buildings or extensions or upper storey additions. [22.06-2]

Encourage the retention and conservation of previous alterations and additions when the original heritage place has been altered but alterations contribute to the significance of the heritage place. [22.06-2]

Encourage the accurate reconstruction of original streetscape elements such as verandas or fenestrations. [22.06-2] Discourage the demolition of a significant or contributory building unless and only to the extent that the building is structurally unsound or cannot be feasibly reused. [22.06-2]

Design infill buildings to be compatible with, and recessive to, the significance of the heritage place and adjoining heritage places. [22.06-2]

Locate car parking areas and crossovers to the rear or to the side of a heritage place. [22.06-2]

Design subdivision to be in keeping with the historic subdivision character of the site, the significance of the heritage place and any adjacent heritage places. [22.06-2]

Design signs to be complementary to the historic character, appearance and significance of a heritage place. [22.06-2]

Support new or replacement front fences that are consistent with the architectural style of the building and interpret the prevailing character in the immediate environs, in particular the prevailing height, form, materials and degree of transparency. [22.06-2]

### Policy guidelines

Consider as relevant:

- Where use or development is proposed on land adjoining the part of the Ovens River that is listed as a heritage river in Schedule 1 to the *Heritage Rivers Act 1992*: [21.03-3]
  - Whether the values of the heritage river are protected. [21.03-3]
  - Whether the proposed use or development minimises any adverse impact on the heritage significance of the River. [21.03-3]

### Policy documents

Consider as relevant:

- *Rural City of Wangaratta Heritage Overlay Permit Exemptions Incorporated C70 Plan* (Rural City of Wangaratta, April 2016)
- *Rural City of Wangaratta Heritage Review* (Rural City of Wangaratta, April 2016)
- *Rural City of Wangaratta Heritage Study: Stage 1* (C & MJ Doring Pty Ltd, 2004)
- *Wangaratta Urban Areas Heritage Study* (C & MJ Doring, 2002)
- *Rural City of Wangaratta Heritage Study Review (Part 1) and Urban Precincts 2011 – Volume 1: Urban Precincts. Final Report* (Context Pty Ltd, June 2013)
- *Rural City of Wangaratta Heritage Study Review (Part 1) and Urban Precincts 2011 – Volume 2: Rural Places. Final Report 3* (Context Pty Ltd, June 2013)



## 16.01-2L Location of Residential Development

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Proposed  
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### General strategies

Facilitate medium density housing within the Wangaratta Central Activities Area, town centres of Townships, Residential Growth Zone, identified infill development areas and corner lots. [21.07-1 S1.1, S2.3, S4.3 merged]

Direct detached housing and low-density residential development to greenfield residential development areas. [21.07-1 S1.4]

Protect potential for residential development with reticulated services in existing townships. [21.02-4 S1.4 Split]

Protect potential for low density residential development to the north and east of Milawa and the east of Oxley. [21.02-4 S1.4 Split]

Avoid residential development in areas of environmental significance, landscape significance and agricultural value. [21.02-1 S1.4]

Avoid residential development in rural settlements. [21.02-1 S1.3]

### Wangaratta Regional City strategies

Locate the majority of residential development in Wangaratta Regional City. [21.02-1 S1.1]

Support infill development on larger, and corner lots in established residential areas. [21.02-1 S2.4]

Support infill development and brownfield site regeneration. [21.02-1 S3.2]

Support infill development in the Low Density Residential Zone areas of Waldara and south of Mason Street. [21.02-1 S2.6]

Limit infill development in the Neighbourhood Residential Zone. [21.02-1 S2.7]

Limit infill development in court locations. [21.02-1 S2.8]

## **16.01-4L     Housing Affordability**

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Proposed  
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### **Strategies**

Facilitate affordable housing located close to Wangaratta Central Activities Area, future Neighbourhood Activity Areas and in townships and greenfield development sites. [\[21.07-2 S1.1&1.2\]](#)

Support the provision of social housing in housing subdivisions. [\[21.07-1-S1.7\]](#)

## **16.01-5L Rural Residential Development**

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Proposed  
C--

### **Policy application**

This policy applies to all Townships and Rural Townships as identified in Clause 02.03.  
[\[21.02-4\]](#)

### **Strategies**

Ensuring any rezoning to the Rural Living Zone: [\[21.02-1 S1.5\]](#)

- Is in proximity to Wangaratta Regional City or established townships.
- Is not located in areas that are required for residential expansion.
- Is not located on highly productive agricultural land.
- Can be supplied with infrastructure.
- Has access to a range of physical and community services.
- Is based on a Land Capability Assessment . [\[21.02-1 S1.6\]](#)

Support rural living subdivision and housing proposals that provide independent sewerage and water infrastructure if not connected to services. [\[21.02-1 S4.1\]](#)

### **Policy Guideline**

Consider as relevant:

- Whether rural living subdivision design, development, drainage and effluent disposal is based on a land capability assessment. [\[21.02-4 S1.6\]](#)

## **17.01-1L     Diversified Economy**

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Proposed  
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### **Strategies**

Facilitate development of ‘investment ready’ industrial land supported by high standard infrastructure [\[21.08-2 S1.1\]](#)

Facilitate infill industrial development in South Wangaratta. [\[21.08-2 1.6\]](#)

Develop a wine industry cluster servicing the needs of the regional wine industry. [\[21.08-2-02\]](#)

Protect main road locations outside the Wangaratta Central Activities Area for bulky goods, service business, warehousing and peripheral sales. [\[21.08-1 S1.5\]](#)

## **17.03-2L Industrial Development Siting**

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Proposed  
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### **Strategies**

Protect the North Wangaratta industrial area from encroachment by sensitive uses. [C71-21.11-4 S1.3]

Avoid non-industrial land use and development in the North Wangaratta industrial area. [C71-21.11-4 S1.5]

Direct industrial uses, warehousing and trade supplies to locations in Wangaratta, townships and locations well connected to roads, power supply and necessary infrastructure. [21.08-2 S4.1]

### **Policy guidelines**

Consider as relevant:

- Encouraging industrial land use that requires a buffer distance of 300 metres or less to locate in South Wangaratta industrial areas, unless the land use is connected with an existing industry. [21.08-2]



## **17.04-1L      Facilitating Tourism**

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Proposed  
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### **Strategies**

Strengthen the municipality as a significant hub for the Legends, Wine and High Country Region and for its eco-tourism experiences. [\[21.08-3 S1.2\]](#)

Promote Glenrowan as a significant tourist destination of national and international significance in association with the Ned Kelly story. [\[21.08-3 S1.4\]](#)

Maintain the municipality as a destination for wineries and gourmet food experience, particularly in the Milawa, Oxley and the King Valley gourmet region [\[21.08-3 S1.5\]](#)

Facilitate development of a wide range of well-located and well-designed tourist accommodation catering for large numbers of visitors. [\[21.08-3 C & S1.6 merged\]](#)

Promote and develop tourism attractions and opportunities based on local economic, geographic and community strengths. [\[21.08-3 S1.7\]](#)

Support development of cycling and walking tracks to link a range of tourism experiences such as [\[21.02-5 S3.2\]](#) the Milawa gourmet loop and the Murray to Mountains rail trail, extending from Wangaratta to Beechworth and Bright. [\[21.08-3 S1.2\]](#)

Protect the landscape values and economic potential of tourist routes from land use and development that will compromise these values. [\[21.06-1 2.3\]](#)

## 18.01-2L Hume Freeway compatibility

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Proposed  
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### Policy application

This policy applies to all land within 100 metres of the Hume Freeway road reserve.  
[22.07].

### Objective

To ensure that land use and development does not prejudice the levels of service, safety and visual amenity of the Hume Freeway and safeguards the amenity of sensitive uses nearby.  
[22.07-2]

### Strategies

Set back all buildings from the Hume Freeway in order to create a visual and acoustic buffer. [22.07-3]

Minimise any adverse effects of noise from vehicle traffic using the Hume Freeway on sensitive uses. [22.07-2]

### Policy guidelines

Consider as relevant:

- Creating lots in residential subdivisions to enable a dwelling to be sited where noise levels from the Hume Freeway would not exceed 70 dB(A). [22.07-3]
- Designing and constructing buildings containing noise sensitive uses to meet the acoustic standards with interior noise levels no greater than those set out in *AS/NZS 2107–2000 Acoustics – Recommended Design Sound Levels and Reverberation Times for Building Interiors*. [22.07-3]
- Designing and constructing dwellings to acoustic standards as set out in *AS 3671–1989 Acoustics – Road Traffic Noise Intrusion – Building Siting and Construction* where noise levels from the Hume Freeway are in excess of 60 dB(A). [22.07-3]
- The recommendations of a suitably qualified acoustic engineer outlining any other necessary noise control measures for a noise sensitive land use and development, including subdivision. [22.07-3]

### Policy Documents

Consider as relevant:

- *Australian Standard AS 3671–1989 Acoustics – Road Traffic Noise Intrusion – Building Siting and Construction*. Standards Australia 1989
- *Australian/New Zealand Standard AS/NZS 2107–2000, Acoustics – Recommended Design Sound Levels and Reverberation Times for Building Interiors*. Standards Australia/Standards New Zealand 2000

## **18.01-2L      Transport System**

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Proposed  
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### **Strategies**

Support the provision of safe and effective local transport infrastructure including roads, bridges, paths and public transport services with capacity for growth. [\[21.09-1 S1.1\]](#)

Support the provision of alternative routes around the Wangaratta Central Activities Area to reduce traffic congestion and increase safety. [\[21.11-1 S8.3\]](#)

Encourage park and ride opportunities for the residential growth areas. [\[21.09-1 S2.3\]](#)

## **18.04-1L Planning for Airports and Airfields**

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Proposed  
C--

### **Objective**

To facilitate the development of Wangaratta Airport. [\[21.09-2-01\]](#)

### **Strategy**

Reduce the adverse impact of flooding across Wangaratta Airport. [\[21.09-2-01\]](#)

Protect Wangaratta Airport from encroachment by sensitive uses. [\[21.09-2 S1.2\]](#)

Locate pilot training facilities at Wangaratta Airport. [\[21.09-2 S1.3\]](#)

Support complementary business services on suitably zoned land adjacent the Wangaratta Airport. [\[21.09-2 S1.4\]](#)

## **18.05-1L Freight Links**

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Proposed  
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### **Strategies**

Provide a Western Freight Route to reduce the impact of heavy vehicles on urban areas as shown on the Transport Structure Plan at Clause 02.04. [\[21.09-3 S2.3\]](#) Support the establishment of enhanced freight handling and packing facilities to serve regional industries. [\[21.09-3 S1.2\]](#)

Improve heavy vehicle access routes within and around the urban area. [\[21.09-3 S2.1\]](#)

Upgrade key rural roads to support industry and tourism. [\[21.09-3 S2.2\]](#)

**19.01-2L Renewable Energy**

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Proposed  
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**Strategies**

Support local energy production such as solar power and wind turbines. [\[21.06-2 S1.5\]](#)

## **19.01-3L Pipeline Infrastructure**

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Proposed  
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### **Objective**

To ensure land use and development takes account of existing high pressure gas pipelines, including the Wollert to Wodonga Pipeline and Northern Interconnect Pipeline. [21.10-3-01]

### **Strategies**

Assess risks associated with land use and subdivision within the measurement length of high pressure gas transmission pipelines. [21.10-3 S1.1]

Encourage risk sensitive development to be located outside of the pipeline measurement length where practicable. [21.10-3 S1.2]

## **19.02-1L Medical Centres in Residential Areas**

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Proposed  
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### **Policy application**

This policy applies to permit applications for medical centres in a residential zone.

### **Objective**

To design and locate medical centres to minimise impact on residential amenity. [\[22.12-2\]](#)

### **Location strategies**

Locate large multi-practice medical centres that serve a broad population catchment or extended hour medical centres within or near the Wangaratta Central Activities Area. [\[22.12-3\]](#)

Support co-location and integration of medical centres with local activity centres and other non-residential land uses in residential areas. [\[22.12-3\]](#)

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. [\[22.12-3\]](#)

Support medical centres on 'arterial', 'link' or 'collector' roads, as identified in Council's Road Hierarchy Plan 2004. [\[22.12-3\]](#)

Avoid establishment of medical centres with access from 'cul-de-sac' roads. [\[22.12-3\]](#)

Locate medical centres in proximity to public transport routes. [\[22.12-3\]](#)

Support medical uses around the public and private hospitals in Wangaratta. [\[21.10-1-O2\]](#)

### **Design strategies**

Encourage new medical centres to respond to the height, character, mass and landscaping of existing adjacent residential development. [\[22.12-3\]](#)

Minimize adverse impacts associated with retrofitting dwellings for use as medical centres. [\[22.12-2\]](#)

Design signage to be low-scale and sympathetic to the surrounding area. [\[22.12-3\]](#)

Require the inclusion of signage at the street frontage of the building to direct clients to the off-street car parking. [\[22.12-3\]](#)

### **Access strategies**

Design access to facilitate the safe and efficient movement of vehicle and pedestrian traffic. [\[22.12-3\]](#)

Provide adequate car parking for staff and patients on-site. [\[22.12-3\]](#)

Provide at least one off-street space designated for people with disabilities. [\[22.12-3\]](#)

Provide landscaping to protect the amenity of residential dwellings including the screening of any car parking areas adjacent to site boundaries. [\[22.12-3\]](#)

Locate car parking in the main street setback of medical centres. [\[22.12-3\]](#)

### **Operation strategies**

Limit the hours of operation in residential areas to commonly accepted business hours. [\[22.12-3\]](#)

Avoid extended hour medical centres in residential areas. [\[22.12-3\]](#)



## **19.02-2L Education Facilities**

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Proposed  
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### **Strategy**

Support the expansion of the Goulburn Ovens TAFE in Wangaratta as a tertiary education institution. [\[21.10-1 S3.1\]](#)

Support development of a multi-purpose building for education and community uses within the grounds of Wangaratta Primary School. [\[21.11-1 S9.8\]](#)

## **19.02-4L Social and Cultural Infrastructure**

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Proposed  
C--

### **Strategies**

Provide multi-purpose public buildings to meet the needs of local communities. [21.10-1 S1.2]

Integrate arts and cultural features into the planning of capital works projects and public space developments. [21.10-1 PG]

Provide arts and cultural facilities in Wangaratta. [21.10-1 S1.3]

Support land use and development for creative arts, cultural and heritage experiences, programs, festivals and community events. [21.06-1 S1.1 & 21.08-3 S.3 merged]

## 19.02-6L Open Space

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Proposed  
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### Objective

To establish Wangaratta Regional City as a centre with a wide range of accessible and high quality passive and active recreational sporting events and facilities. [21.02-5 03]

### Strategies

Develop linear links, shared pathways, walking and cycling routes to provide high quality facilities and safe access to a range of destinations. [21.02-5 S2.1]

Support the development of pedestrian and bicycle trails along the Ovens River riverine corridor to link recreation, residential, commercial and other areas and uses in Wangaratta. [21.02-5- S2.4]

Maintain the HP Barr Reserve, Merriwa Park and Apex Park as regional destinations for tourists, landscape and biodiversity resources and attractive backdrops and gateways to the Wangaratta Central Activities Area. [21.02-5 S4.4]

Support the creation of open space in the North-western and Southern Growth Areas and other areas identified for future residential growth. [21.02-5 S5.4]

Improve open space in areas with a current or projected deficiency as a priority. [21.02-5-01]

Require masterplans for residential developments to show the location of open space and recreational facilities. [21.02-5]

Encourage landscape design in open spaces to:

- Use indigenous species except where a flora theme exists for heritage or cultural reasons. [21.02-5 S4.2]
- Use species that are drought tolerant and attractive to native animals and birds. [21.02-5 S4.3]
- Incorporate sustainable approaches including using alternative sources of water supply, water sensitive urban design and minimising chemical use, embodied energy and waste. [21.02-5]

### Policy guidelines

Consider as relevant:

- Providing neighbourhood parks within 400 metres walking distance of residential developments. [21.02-5]

### Policy documents

Consider as relevant:

- *Wangaratta Recreation Strategy and Open Space Strategy* (Rural City of Wangaratta, 2012) [21.02-5]
- *Glenrowan Township Development Plan* (Mesh Planning, 2015) [21.02-5]
- *Oxley Township Development Plan* (Mesh Planning, 2015) [21.02-5]
- *Milawa Township Development Plan* (Mesh Planning, 2015) [21.02-5]

## **19.02-6L Public open space contributions**

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Proposed  
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### **Policy application**

This policy applies to applications for the subdivision of land where a public open space contribution is required by Clause 53.01.

### **Objective**

To identify when and where land contributions for public open space may be sought in preference to financial contributions or vice versa. [21.02-5-05]

### **Strategies**

Require land contributions to be in accordance with any structure plan, master plan or township development plan where there is one referenced or incorporated into this scheme. [21.02-5 S5.2]

Require a financial contribution toward the maintenance and improvement of existing open space in all other areas of the municipality. [21.02-5 S5.3]

Improve upon existing open space and open space networks in Townships. [21.02-5 S5.3]

### **Policy guidelines**

Consider as relevant:

- Only unencumbered land will be counted towards a public open space contribution. [21.02-5]
- Encumbered land is generally defined as land that cannot be normally considered developable for residential purposes. This includes land:
  - Subject to a 1 in 100 year floodway.
  - That would be excluded from development due to the need to conserve flora and fauna values.
  - That may be contaminated.
  - That is steeply sloping (i.e. greater than one in three slope) or subject to landslip.
  - That is affected by a servicing easement (e.g. including but not limited to high voltage power lines, water pipe and sewer easements). [21.02-5]
- Any encumbered land that is offered to Council is at Council's discretion to accept. [21.02-5]
- Any such land is to be adjoining other unencumbered open space to maximise the corridor and habitat value. [21.02-5]

## 19.03-2L Infrastructure Design and Provision

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### Strategies

Provide a consistent approach to the design and construction of infrastructure across the municipality. [\[new from 21.02\]](#)

Require development infrastructure to be provided as part of any rezoning or development that would result in intensification of development. [\[21.02-4 S1.1\]](#)

Require connections to reticulated water and sewerage in Townships and Rural Townships, as necessary. [\[21.02-1 S4.2 and 21.02-4 S1.2\]](#)

### Policy guidelines

Consider as relevant:

- The *Infrastructure Design Manual* (Local Government Infrastructure Design Association, 2018) or an approved precinct structure plan for new subdivision and development. [\[21.06-1\]](#)

### Policy documents

Consider as relevant:

- The *Infrastructure Design Manual* (Local Government Infrastructure Design Association, 2018) [\[21.06-1\]](#)

## **19.03-3L Integrated water management**

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Proposed  
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### **Strategies**

Support the renewal and upgrading of existing sewerage, water supply and stormwater management networks to address current problems and meet emerging needs in the regional city, townships and rural townships. [\[21.10-2 S2.2\]](#)

Facilitate the design, construction and upgrade of reticulated sewerage and water supply schemes and the installation of EPA approved package treatment plants in rural townships and rural living zone areas. [\[21.10-2 S2.2&2.4 merged\]](#)

Support the development of stormwater treatment facilities. [\[21.10-2 S3.2\]](#)

Support water sensitive urban design and the treatment and re-use of stormwater and grey water. [\[21.10-2 S3.1 &3.3\]](#)

### **Policy guidelines**

Consider as relevant:

- Guiding the assessment, prioritisation and ongoing management of effluent disposal systems in all areas without reticulated sewerage through a Municipal Onsite Wastewater Management Plan. [\[21.10-2\]](#)
- Whether the effluent disposal systems are suitable to the soil type and topography of the site and are located away from environmentally sensitive features. [\[21.10-2 PG\]](#)
- Whether all effluent disposal systems and effluent and irrigation fields are located at least 100 metres from any watercourse. Council may at its discretion agree to a reduction in this setback when topographic constraints would prevent the discharge of wastewater to a watercourse or other sensitive environmental features. [\[21.10-2\]](#)

## **19.03-5L Waste and Resource Recovery**

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### **Strategies**

Avoid sensitive development within the North Wangaratta Landfill buffer area. [21.10-2 S4.1]

Address potential land use and amenity conflicts that may result from any further expansion of the North Wangaratta Landfill. [21.10-2 S4.2]

Support the extension of life of the North Wangaratta Landfill so that the facility can contribute to a regional waste handling network. [21.10-2 S4.3]

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## SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS

### Background documents

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Name of background document	Amendment number - clause reference
<i>An Assessment of the Versatility of Agricultural Land in the Rural City of Wangaratta</i> (Department of Natural Resources and Environment, April 2000)	02.03, 14.01-1L
<i>Flood Study and Preparation of a Floodplain Management Plan for the Ovens Floodplain Between Whorouly and Wangaratta</i> Report (Author, July 2003)	02.03, 13.03-1L
<i>Glenrowan Bushfire Assessment</i> (Terramatrix, January 2014)	02.03, 11.01-1L
<i>Glenrowan Masterplan</i> (Chris Dance Land Design, 2002)	02.03, 11.01-1L
<i>Glenrowan Township Development Plan</i> (Mesh Planning, revised November 2016)	02.03, 11.01-1L
<i>King River Rural Floodplain Study</i> (Water Technology Pty Ltd, September 2004)	02.03, 11.01-1L, 13.03-1L
<i>King River Tributaries Flood Mapping Study</i> (Earth Tech Engineering Pty Ltd, December 2004)	02.03, 11.01-1L, 13.03-1L
<i>Master Plan and Structure Plan for the Ovens River/Faithfull Street Precinct</i> (MacroPlan Cox, 2001)	02.03, 11.01-1L, 11.03-1L, 13.03-1L
<i>Milawa Township Development Plan</i> (Mesh Planning, September 2015)	02.03, 11.01-1L
<i>North East Waterway Strategy</i> (North East Catchment Management Authority, 2014)	12.03-1L
<i>Oxley Township Development Plan</i> (Mesh Planning, revised December 2016)	02.03, 11.01-1L
<i>Rural City of Wangaratta Council Plan 2017-2021</i> (Rural City of Wangaratta, 2017)	02.01, 02.02
<i>Rural City of Wangaratta Heritage Review</i> (Rural City of Wangaratta, April 2016)	02.03, 15.03-1L
<i>Rural City of Wangaratta Heritage Study: Stage 1</i> (C & MJ Doring Pty Ltd, 2004)	02.03, 15.03-1L
<i>Rural City of Wangaratta, Wangaratta Urban Areas Heritage Study</i> (C & MJ Doring, 2002)	02.03, 15.03-1L
<i>Rural City of Wangaratta Heritage Study Review (Part 1) and Urban Precincts 2011 – Volume 1: Urban Precincts. Final Report</i> (Context Pty Ltd, June 2013)	02.03, 15.03-1L
<i>Rural City of Wangaratta Heritage Study Review (Part 1) and Urban Precincts 2011 – Volume 2: Rural Places. Final Report 3</i> (Context Pty Ltd, June 2013)	02.03, 15.03-1L
<i>Rural City of Wangaratta Municipal Land Strategy</i> (Rural City of Wangaratta, April 2004)	02.03
<i>Rural City of Wangaratta Roadside Conservation Management Plan</i> (Rural City of Wangaratta, 2014)	02.03, 12.01-1L
<i>Rural City of Wangaratta Rural Landscape Assessment Study</i>	12.05-2L, 15.01-6L



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Name of background document	Amendment number - clause reference
(Planisphere, 2009)	
<i>South Wangaratta Urban Renewal Strategy</i> (Aurecon, 2012)	11.03-6L
<i>Waldara Low Density Residential Precinct Background Report, (Incorporating Strategic Drainage Plan)</i> (Author, April 2016)	02.03, 16.01-2L
<i>Wangaratta Community Vision – Shaping our future</i> (Rural City of Wangaratta, 2008)	02.02
<i>Wangaratta Recreation Strategy and Open Space Strategy</i> (Rural City of Wangaratta, 2012)	02.03, 19.02-6L
<i>Wangaratta Population and Housing Strategy</i> (Aurecon, December 2013)	02.03, 16.01-2L, 16.01-4L
<i>Wangaratta System Plan</i> , (North East Water, 2012)	02.03, 19.03-3L
<i>Wangaratta Urban Design Framework</i> (Cox Sanderson Ness Architects, MacroPlan, EnviroPlan and Wilde & Woollard, 2000)	02.03

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## **SCHEDULE TO CLAUSE 74.01 APPLICATION OF ZONES, OVERLAYS AND PROVISIONS**

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### **Application of zones, overlays and provisions**

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This planning scheme applies the following zones, overlays and provisions to implement the Municipal Planning Strategy and the objectives and strategies in Clauses 11 to 19:

- Residential, commercial and public use zones as appropriate and generally in accordance with the North-western Growth Area and Southern Growth Areas Structure Plans. [21.02-3]
- The Development Plan Overlay, Public Acquisition Overlay and Development Contributions Plan Overlay as appropriate and generally in accordance with the North-western Growth Area and Southern Growth Areas Structure Plans. [21.02-3]
- The Bushfire Management Overlay to areas that are identified as high bushfire hazard and risk (and meet the criteria for mapping the BMO). [21.04-3-01]
- The Significant Landscape Overlay to areas of environmental and landscape significance to protect them from inappropriate residential development. [21.07-3]
- The Design and Development Overlay to ensure development respects existing streetscapes, vistas, heritage assets, landscaping and open space. [21.11-1]

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## SCHEDULE TO CLAUSE 74.02 FURTHER STRATEGIC WORK

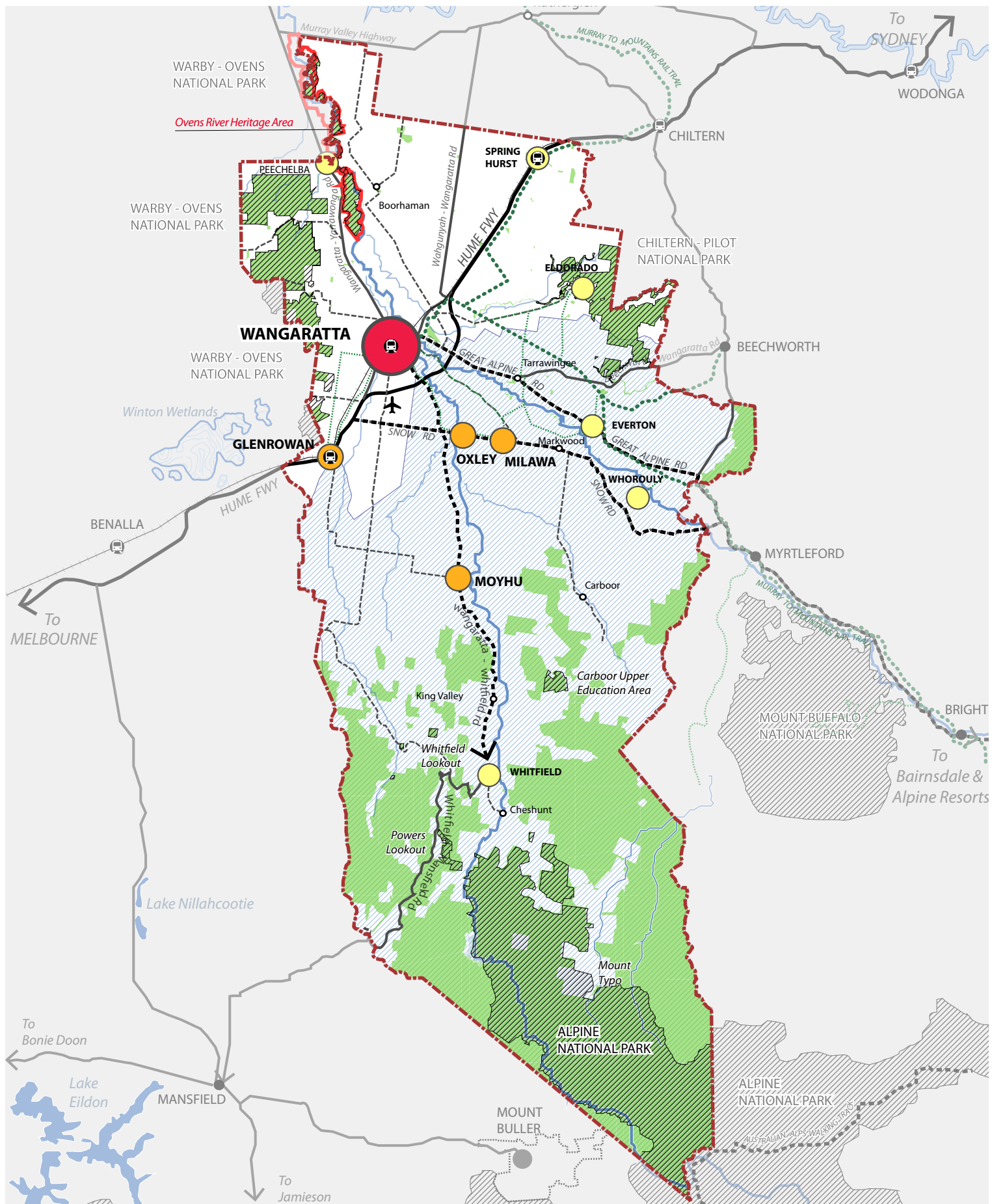
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#### Further strategic work

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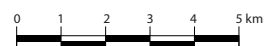
- Prepare a structure plan for Moyhu township to identify opportunities for growth. [21.02-1]
- Investigate the application of the Low Density Residential and Rural living Zones across the municipality, including:
  - Identified future investigation areas. [21.02-3]
  - Zone on the parcel of land bound by Reith Road Equine Precinct to the south, North-west Growth Area to the north and west, and Three Mile Creek to the east. [21.02-1]
  - In Precinct H (b) of Glenrowan subject to saturation of available residential land, further investigate rural living housing opportunities
- Prepare a structure plan for Stage 2 of the North-western Growth Area, west of Reith Road, to direct future development. [21.02-3]
- Prepare an Urban Design Framework for the Townships and Rural Townships of the municipality. [21.02-4]
- Encourage the North East Catchment Management Authority to prepare a planning strategy and policy for Heritage Rivers and the protection, use and development of land adjacent to them. [21.03-3]
- Investigate and update natural resource, hazard mapping with relevant planning controls, including investigation of:
  - Flood studies to inform future flood management plans for the Ovens Rural Floodplain area. [21.04-1-01]
  - Flash flooding hazards throughout the urban area, including residential growth areas, and the rural townships. [21.10-2]
- Undertake a rural lands study to assess the agricultural, mixed farming, lifestyle farming and environmental conditions of rural land. [21.05-1]
- Identify suitable areas for intensive animal industries, such as broiler farms, and consider land use planning measures to provide long term security for these industries. [21.05-1] –
- Undertake Heritage Review Stage III to finalise the implementation of the recommendations of the Rural City of Wangaratta Heritage Study 2004, Heritage Review Stage I (2013) and Rural City of Wangaratta Heritage Review (2016). [21.06-3]
- Undertaking an industrial land use strategy and structure planning for industrial areas. [21.08-2]
- Investigate rezoning Industrial 1 Zoning located south of Roy Street West and between Tone Road and the railway line for residential and mixed uses. [21.08-2]
- Reserve land as appropriate to implement improvements to the municipal road network. [21.09-3]
- Investigate the feasibility of developing an inter-modal freight handling centre in south Wangaratta. [21.09-3]
- Prepare a Development Contributions Plan for all existing and proposed residential, commercial and industrial areas of Wangaratta Regional City. [21.10-2]
- Prepare a Stormwater Management Plan for Wangaratta. [21.10-2]
- Prepare a Masterplan for Precinct 3 – Transport Hub in the Wangaratta Central Activities Area. [21.11-1]
- Consider rezoning public use zoned land north of Detour Road adjoining the North Wangaratta Industrial Area for industrial purposes. [21.11-3]
- Complete a heritage analysis in the Precinct C Core Heritage Precinct of Glenrowan to:
  - Develop exemption criteria for simple applications
  - Create urban design and/or landscape guidelines

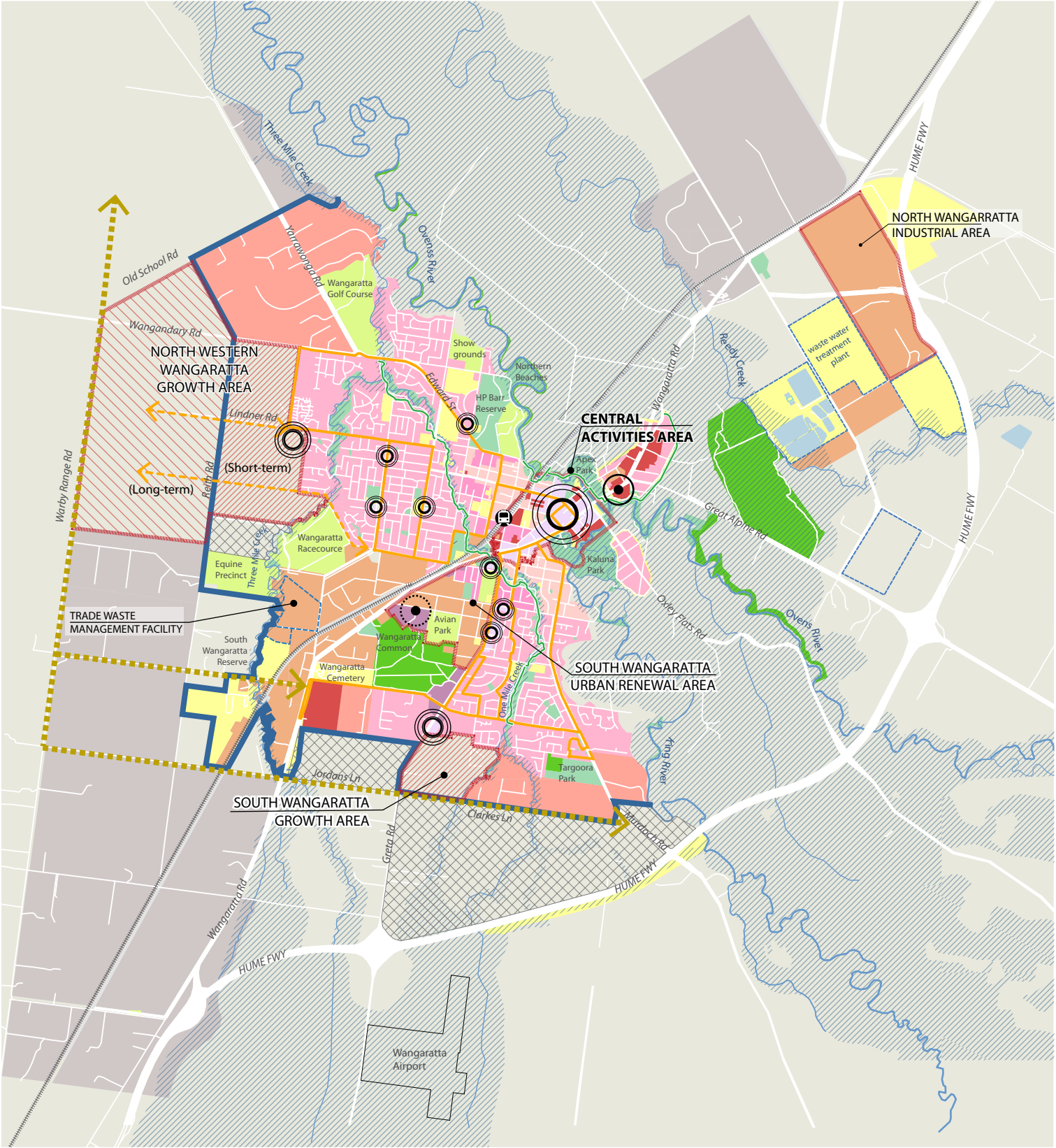
- Prepare development controls to guide appropriate built form in the Core Heritage Precinct [\[22.03\]](#)



# LEGEND

	Municipal Boundary		Freeway		Public Conservation (PCRZ)		Wangaratta Regional City
	Rail Corridor		Tourist Road		National Parks		Townships
	Murray to Mountain Rail Trail		Main Road		Special Water Supply Catchment		Rural Townships
	Cycle Touring Network		Secondary Road		Ovens River Heritage Area		Settlements
	Rivers & Creeks						





LEGEND

	Extent of Current Urban Development		PUZ: Public Use		Road Network		Principal Activity Centre
	Framework Areas		SUZ: Special Use		Rail Corridor		Neighbourhood Activity Centre (future)
	Waterways		PCRZ: Public Conservation & Resource		Areas within 400 m of the Central Activities Area - Explore potential for medium density redevelopment		Local Activity Centre
	LDRZ: Low Density Residential		PPRZ: Public Park & Recreation		Bus Priority Route		Bulky Goods Retail Centre (existing)
	NRZ: Neighbourhood Residential		Heritage Overlay		Potential Future Bus Connections		Bulky Goods Retail Centre (future)
	GRZ: General Residential		Flood Overlay		Potential Future Freight Route		
	RGZ: Residential Growth		Residential Growth Areas (short term)				
	MUZ: Mixed Use Zone		Residential Growth Areas (long term)				
	C1Z: Commercial 1		Future Investigation Areas				
			Potential Future Residential Development				



DRAWING KEY

- Rural Township Boundary
- Hume Freeway
- Old Hume Highway
- Main Street
- Local Road Network
- Possible Local Road Network
- Remaining Paper Roads
- Rail line & Disused Station
- Existing Trails / Bicycle Links
- Proposed Trails / Bicycle Links
- Bridge
- Gateway
- Key Intersection
- Water Authority Facility
- Recreational Reserve
- Smaller Lots Fronting Road
- Possible Future Linear Reserve
- Municipal Boundary
- Future Investigation Area
- Gladstone Street
- Community Hub
- Core Heritage Precinct
- Residential
- Fire Risk Area
- Beaconsfield Parade
- Western Glenrowan
- Northern Foothills - East
- Northern Foothills West
- Sporting Precinct
- Residential South of Gladstone
- Farming

