

Agenda

For the Ordinary Council Meeting

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

Date: Tuesday, 23 June 2020

Time: 6PM



RURAL CITY OF
WANGARATTA

Brendan McGrath
Chief Executive Officer

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Rural City of Wangaratta Live Stream

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

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

1. ACKNOWLEDGEMENT OF TRADITIONAL OWNERS

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

2. OPENING PRAYER

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

3. PRESENT

4. ABSENT

5. ACCEPTANCE OF APOLOGIES & GRANTING OF LEAVE OF ABSENCE

RECOMMENDATION:

THAT <<ENTER TEXT>> BE GRANTED LEAVE OF ABSENCE FOR THE PERIOD <<ENTER TEXT>> TO <<ENTER TEXT>> .

ORDER OF BUSINESS

6. CITIZEN CEREMONY

7. CONFIRMATION OF MINUTES

RECOMMENDATION:

That Council read and confirm the Minutes of the Ordinary Meeting of 26 May 2020 as a true and accurate record of the proceedings of the meeting.

8. CONFLICT OF INTEREST DISCLOSURE

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

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

9. RECEPTION OF PETITIONS**10. HEARING OF DEPUTATIONS****PRESENTATION OF REPORTS****11. COUNCILLOR REPORTS**

Nil

OFFICERS' REPORTS**12. EXECUTIVE SERVICES**

Nil

13. CORPORATE SERVICES

13.1 COMMUNITY SATISFACTION SURVEY 2020 RESULTS

Meeting Type:	Ordinary Council Meeting
Date of Meeting:	23 June 2020
Author:	Media and Communications Coordinator
File No:	IC20/956

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

Executive Summary

This report is presented to Council to share the results of the 2020 Victorian Local Government Community Satisfaction Survey.

RECOMMENDATION:

That Council:

- 1. Notes the results of the 2020 Community Satisfaction Survey.***

Background

Council participates in the State-wide Local Government Community Satisfaction Survey. The survey provides feedback about how Council is performing across a number of measures. It also provides Council with a means to fulfil some statutory reporting requirements. The Survey is coordinated by the Department of Environment, Land, Water and Planning (DELWP) and is conducted by JWS Research.

Implications

Results of the 2020 Community Satisfaction survey are very positive, with improved scores on all major measures now placing Council ahead of the state-wide and regional Council average in a number of areas.

For **Overall Performance** Council's rating has improved to 62, up 3 points from the previous year and above the average for Regional Centres (56) and State-wide (58).

For **Overall Council Direction** the Rural City of Wangaratta scored 61, which is 11 points higher than the average for Regional Centres and 10 points higher than the State-wide average.

As seen in the tables below, nearly all measures improved from the previous year, with the biggest leap occurring for Building and Planning permits, which moved up 7 points from 47 to 54.

JWS Research advises that Council should look to build upon gains in perceptions of Building and Planning Permits, as well as attend to resident concerns over Unsealed Roads.

Summary of Wangaratta Rural City Council performance



Services	Wangaratta 2020	Wangaratta 2019	Regional Centres 2020	State-wide 2020	Highest score	Lowest score
 Overall performance	62	59	56	58	Aged 65+ years	Aged 35-49 years
 Overall council direction	61	59	50	51	Aged 65+ years	Aged 35-49 years
 Customer service	70	70	70	70	Aged 65+ years	Aged 18-34 years
 Art centres & libraries	78	77	74	74	Aged 65+ years	Aged 35-49 years
 Appearance of public areas	76	74	72	72	Aged 35-49 years, Urban Area residents	Rural Area residents, Aged 50-64 years
 Recreational facilities	69	71	70	70	Aged 65+ years	Aged 18-49 years
 Community & cultural	69	66	69	68	Aged 65+ years	Aged 35-49 years
 Waste management	68	69	66	65	Aged 65+ years	Aged 35-49 years
 Environmental sustainability	62	61	61	60	Aged 18-34 years	Aged 35-49 years
 Bus/community dev./tourism	61	58	60	59	Aged 18-34 years	Aged 50-64 years

Summary of Wangaratta Rural City Council performance



Services	Wangaratta 2020	Wangaratta 2019	Regional Centres 2020	State-wide 2020	Highest score	Lowest score
 Informing the community	60	57	56	59	Aged 65+ years	Aged 35-49 years
 Local streets & footpaths	58	57	59	58	Aged 35-49 years	Aged 50-64 years
 Sealed local roads	57	57	55	54	Urban Area residents	Rural Area residents
 Consultation & engagement	55	53	51	55	Aged 65+ years	Aged 35-49 years
 Lobbying	54	51	52	53	Aged 18-34 years	Aged 35-49 years
 Building & planning permits	54	47	57	51	Aged 18-34 years, Urban Area residents	Rural Area residents, Aged 35-49 years
 Community decisions	52	51	50	53	Aged 65+ years	Aged 35-49 years
 Unsealed roads	48	48	55	44	Urban Area residents	Rural Area residents
 Parking facilities	47	46	49	55	Men	Aged 65+ years

Policy Considerations

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

Financial/Economic Implications

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

	2019/2020 Approved Budget for this proposal \$	This Proposal \$	Variance to Approved Budget \$	Comments
Revenue/Income				
Expense	15,640 inc GST	15,640 inc GST	Nil	Fees for third party survey
Net Result	15,640 inc GST	15,640 inc GST		

Legal/Statutory

The Community Satisfaction Survey assists with Council's statutory reporting requirements.

Social

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

Environmental/Sustainability Impacts

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

2017 – 2021 Council Plan (2020 Revision)

This report supports the 2017-2021 Council Plan:

Goal

We are Sustainable

We will plan and advocate for the future:

By accurately understanding the constraints and opportunities that face our organisation, our community and our region.

Consultation/Communication

Level of public participation	Promises to the public/stakeholders	Tools/Techniques
Inform	Broader Community	Place survey results on website

Consult		
Involve	Selected participants	Through phone interviews
Collaborate		
Empower		

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

Options for Consideration

The report is for noting.

Conclusion

Council's Overall Performance has continued to improve since 2016 and now places the Rural City of Wangaratta in a strong position in comparison to similar Councils and all other Councils across Victoria. Council should look to consolidate these gains in coming years by continuing to respond to areas where the community has had lower perceptions of Council, such as Building and Planning Permits and Unsealed Roads.

Attachments

- 1 Community Satisfaction Survey 2020 [↓](#)

14. COMMUNITY WELLBEING

Nil

15. INFRASTRUCTURE SERVICES

15.1 DRAFT PARKLANDS MASTERPLAN

Meeting Type:	Ordinary Council Meeting
Date of Meeting:	23 June 2020
Author:	Project Officer
File No:	IC20/568

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

Executive Summary

This report is presented to Council to endorse the draft Parklands Masterplan to be placed on public exhibition.

The Wangaratta Parklands Precinct is an area of approximately 56 hectares. The sites consist of various formal and informal recreation spaces, community buildings, natural landscapes and shared pathways.

The Wangaratta Parklands Masterplan provides a vision, design principles and key projects for the precinct to guide development and use of the facilities over the next twenty years. The overarching goal of the Masterplan is to ensure the Parklands is developed in a way that ensures future investment is made in a sound manner and maximises positive outcomes for the Wangaratta community.

RECOMMENDATION:

That Council:

- 1. Endorse the draft Parklands Masterplan for a 60 day public exhibition period, seeking feedback from the community and stakeholders until close of business on Friday 28 August 2020***
- 2. If no submissions requesting changes to the Masterplan are received, adopts the Parklands Masterplan without further resolution.***

Background

The Parklands Precinct is one of Council's key community and recreation precincts. Several facilities are located within the precinct as shown on the location map below:



The Masterplan is required to provide direction to ensure the precinct is further developed in a strategic and collective manner.

Implications

Policy Considerations

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

Financial/Economic Implications

Council has committed \$75,000 (GST exclusive) in the 2019/20 budget for the development of the Wareena Park & Parklands Masterplans. The Parklands Masterplan will allow Council to accurately plan and incorporate deliverables within Council's 10-year Capital Works program. It will also provide Council with the opportunity to seek external funding.

The Parklands Precinct will increase economic benefit through regional sport and events.

Legal/Statutory

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

Social

The Masterplan will continue to build on the Parklands welcoming and safe environment for all ages. Encouraging both exercise and social interaction, to improve health and wellbeing.

The location of the Parklands Precinct and its ability to connect with the CBD, waterways and shared path network is a key driver to encourage users to walk or ride to the precinct.

Environmental/Sustainability Impacts

The draft Masterplan has identified the preservation and enhancement of existing vegetation along roads and key pedestrian paths.

The Masterplan aims to improve the overall environmental performance of the site by encouraging sustainable practices. The plan identifies opportunities to further develop sustainable buildings and water saving initiatives.

2017 – 2021 Council Plan (2019 Revision)

This report supports the 2017-2021 Council Plan:

Goal

We are Growing
The non-negotiables

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

Strategic Links

a) Rural City of Wangaratta 2030 Community Vision

“Wangaratta is a thriving regional centre, renowned for its high-standard housing, employment, retail businesses, industry, sports and recreation, culture and tourism”.

b) Other strategic links

Rural City of Wangaratta Events and Attractions Strategy 2018 – 2023 “Increase tourism through marquee live performance and sporting event attraction” “Upgrade event venues across the municipality to encourage marquee events”.

Risk Management

Nil.

Consultation/Communication

The draft Masterplan addresses the strategic direction of the Precinct, capturing the future direction of key users. Council recognises the draft Masterplan may not address individual stakeholder requirements, relating to building or infrastructure improvements. Further assistance will be provided to stakeholders to further develop their individual requirements outside of this plan.

Prior to the development of the draft masterplan, significant consultation was undertaken with key user groups and community members, including:

- In July 2019 key user groups were invited to participate in an engagement survey capturing their requirements and future aspirations. A substantial number of responses were received.
- In October 2019 three public consultation sessions were held, capturing feedback from a wider range of community members and key users.
- In January 2020 a follow up consultation session was held, with 21 key precinct user groups, including:
 - Wangaratta Hardcourt Tennis Club
 - Wangaratta Netball Association
 - Wangaratta Bowls and Sports Club
 - Wangaratta Scout Group
 - Wangaratta Small Bore Riffle Club
 - Wangaratta Tigers Junior Football Club
 - Wangaratta Rovers Football & Netball Club
 - Rovers United Cricket Club
 - AFL NE Border (Wangaratta Umpires Board)
 - Agricultural & Industrial Society
 - Lions Club Wangaratta
 - Murray Bushrangers Football Club
 - Wangaratta District Cricket Association
 - Wangaratta Cycling Club
 - Wangaratta Football & Netball Club
 - Wangaratta Kennel & Obedience Dog Club
 - Wangaratta Magpies Cricket Club
 - Wangaratta Poultry Club
 - Wangaratta Sports Club
 - Wangaratta Table Tennis
 - Wangaratta Woodworkers

Consultation completed to date has provided a basis to develop the draft Masterplan in line with user requirements.

The current climate of (COVID-19) has restricted Council from undertaking further consultation sessions. Council Officers will instead plan to consult directly with user groups during an extended 60-day public consultation period. Stakeholders will have the opportunity to provide direct feedback for consideration into the final Masterplan.

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

Options for Consideration

1. Endorse the plan for community consultation as per the recommendation
2. Further develop the plan before taking to the community

Conclusion

The Parklands Precinct is home to multiple sporting and community groups. The draft Masterplan maximises outcomes for all users and ensures future investment is delivered in a strategic manner.

A significant amount of public and focused consultation has been undertaken and Officers now believe the Draft Parklands Masterplan is ready for public exhibition.

Attachments

- 1 Draft Parklands Masterplan [↓](#)

15.2 PLACE NAMING COMMITTEE MEMBERSHIP

Meeting Type: Ordinary Council Meeting
Date of Meeting: 23 June 2020
Author: Executive Assistant - Infrastructure Services
File No: IC20/947

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

Executive Summary

This report is presented to Council to provide details of recent advertising for new members of the Place Naming Committee and consider appointments.

RECOMMENDATION:

That Council:

- 1. Appoint 7 members (as per the confidential attachment) to the Place Naming Committee for terms nominated, effective immediately; and***
- 2. write to members advising them of their appointment.***

Background

2 members of the Place Naming Committee became unwell during 2019 creating vacancies on the Committee. Advertising was undertaken in late 2019 for the entire membership to allow for annual rotating terms of 1, 2 or 3 years. Existing members were invited to renominate however 2 members declined due to health reasons and 4 members renominated. No other nominations were received at that time.

As the Committee was left with only 4 members (Charter allows for up to 9 members), advertising was again undertaken in March 2020 with 3 nominations received. A skills matrix of nominations received is attached. 6 nominations received are for 3 years and 1 nomination is for 2 years.

Implications

Policy Considerations

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

Financial/Economic Implications

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

Legal/Statutory

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

Social

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

Environmental/Sustainability Impacts

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

2017 – 2021 Council Plan (2019 Revision)

This report supports the 2017-2021 Council Plan:

Goal

We are established
We are growing

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

N/A

b) Other strategic links

N/A

Risk Management

N/A

Consultation/Communication

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

Options for Consideration**Conclusion**

The Place Naming Committee provides advice to Council on proposals for road and place naming in the Rural City of Wangaratta municipality.

The Charter allows for up to 9 members of the Place Naming Committee and the seven nominees have the historical knowledge and networks to undertake the

work required. Therefore, it is recommended that the 7 members be appointed to the Place Naming Committee.

Attachments

- 1 2020 PLACE NAMING COMMITTEE NOMINATIONS MATRIX - Confidential

16. DEVELOPMENT SERVICES

16.1 PLANNING SCHEME AMENDMENT C76 - WANGARATTA INDUSTRIAL LAND USE STRATEGY - PANEL REPORT AND NEXT STEPS IN THE AMENDMENT PROCESS

Meeting Type: Ordinary Council Meeting
Date of Meeting: 23 June 2020
Author: Strategy Planner
File No: IC20/788

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

Executive Summary

This report is presented to Council as the relevant Planning Authority, to consider:

- the recommendations of the Panel Report for Wangaratta Planning Scheme Amendment C76 – Wangaratta Industrial Land Strategy; and
- adopting the amendment with changes, as per the Panel Report recommendations.

In summary, the Panel determined that Council's approach to Amendment C76 is well founded and strategically justified and recommends that the Amendment be adopted with minor changes that address more specific issues raised in submissions.

RECOMMENDATION:

That Council:

- 1. Considers the Wangaratta Planning Scheme Amendment C76 Panel Report and the recommendation of this report in accordance with Section 27 of the Planning and Environment Act 1987 (the Act);***
- 2. Adopts Planning Scheme Amendment C76 – Wangaratta Industrial Land Use Strategy, with changes recommended by the Panel in accordance with Section 29 of the Act;***
- 3. Submits the amendment to the Minister for Planning pursuant to Section 31 of the Act for approval in accordance with Section 35 of the Act;***
- 4. Delegates to the Director Development Services authority to approve changes to the Local Policy content of Amendment C76 in order to enable it to be translated in a policy neutral manner into the new Planning Policy Framework (PPF) of the Wangaratta Planning Scheme, currently being considered for approval by the Minister for Planning.***

5. *Notifies submitters in writing of Council's decision.***Background**

Wangaratta Planning Scheme Amendment C76 was been prepared by Council to implement the relevant recommendations of the Wangaratta Industrial Land Use Strategy, which was adopted by Council in 2017.

What Amendment C76 proposes?

The Amendment proposes to make changes to the Wangaratta Planning Scheme to enable the implementation of the Wangaratta Industrial Land Use Strategy 2017 (the Strategy), including policy changes and rezoning of land in accordance with the objectives of the Strategy.

The overall aim of the Strategy is to:

- Ensure that there are sufficient opportunities to accommodate a range of industrial uses in Wangaratta.
- Produce a planning framework to guide development in the industrial areas of the city.
- Inform future changes to the Wangaratta Planning Scheme, including the application of zones, overlays and policies.

Authorisation, Exhibition and Submissions

At the Ordinary Meeting of 17 October 2017, Council resolved to adopt the draft Wangaratta Industrial Land Use Strategy 2017 and seek authorisation to exhibit Amendment C76 to implement the relevant recommendations of the strategy.

The amendment was authorised for exhibition by the Minister for Planning's delegate on 23 August 2018.

Amendment C76 was placed on public exhibition from 18 April 2019 to 27 May 2019, in accordance with the requirements of the Planning and Environment Act 1987, and included notification to relevant Referral and Government Agencies and Prescribed Ministers, land owners and occupiers directly impacted by the proposed changes and within the Wangaratta Chronicle on 12 April 2019 and the Victorian Government Gazette on 18 April 2019.

A total of 11 formal submissions were received following the close of the exhibition period. Eight submissions were received from landowners and three submissions were received from authorities. Following the completion of the exhibition process, Council officers considered the issues raised in submissions and contacted submitters to discuss.

Changes were made to the exhibited documents to address concerns raised in submissions and assist with improving the clarity of some components of the Amendment (see **Attachment 1**). However, not all the submissions were able to be addressed as some of the requested changes are either in conflict with the

intended outcomes of the Amendment, not supported on planning grounds or beyond the scope of the amendment. As a result, at its meeting of 19 November 2019, Council resolved to make changes to the amendment in response to some submissions (see **Attachment1**) and refer the amendment to a Planning Panel for consideration.

C76 Planning Panel

The Panel to consider Amendment C76 was formally appointed on 3 December 2019. A Directions Hearing was held on 4 February 2020, which considered initial administrative and preliminary matters.

The Panel hearing was conducted on 10 March 2020. Council made a submission to the Panel advocating support and approval of the amendment, which also included changes to the Amendment as recommended in considering submissions to the amendment at the Meeting of 19 November 2019. The submission by Council officers also provided a response to all submissions.

One landowner appeared and presented at the Panel hearing. Another landowner was present for hearing but did not formally as part of the hearing process. As all submissions were referred to the Panel, the submissions by all remaining landowners and agencies were considered by the Panel, in the form that they were made to the public exhibition process.

A full copy of the Panel Report is attached at **Attachment 2**.

Panel Report Findings

The Panel Report for C76 was publicly released on 29 April 2020. The Panel's report supports the amendment subject to the following changes:

- Modify Clause 21.08 to append 'industrial area' to the 'South Wangaratta' and 'North Wangaratta' headings in 21.08-2 and replace references to an 'industrial precinct' with 'industrial area' to make them consistent with other policy references.
- Modify Clause 21.11 to merge strategies 1.2 and 1.3 at 21.11-3 to state:

Protect the operation of McKay Casings and the Wangaratta saleyards by requesting that a permit application or planning scheme amendment proposing to introduce or intensify a sensitive use on land in a strategic buffer identified in Figure 8 include an odour assessment which demonstrates the buffer can be satisfactorily reduced.

- Modify Figure 8 (South Wangaratta Strategic Directions Plan) of Clause 21.11 to show the full extent of the proposed strategic buffer and measure the strategic buffer from the boundary of MacKay Casings and the operational area of the Wangaratta saleyards.
- Modify Clause 21.11 to replace references to an 'industrial precinct' with 'industrial area' to make them consistent with other policy references.

- Amend the Wangaratta Industrial Land Use Strategy 2017 to refer consistently refer to the 'South Wangaratta Industrial Area' and 'North Wangaratta Industrial Area'.

In relation to the strategic justification for Amendment C76, the Panel supported Council's approach to the Amendment and noted the following.

- There is a clear strategic thread between the existing Planning Policy Framework, the Industrial Strategy and the changes proposed to the Planning Scheme.
- The Amendment is supported by, and implements, the relevant sections of the Planning Policy Framework
- The Amendment is consistent with the relevant Ministerial Directions and Practice Notes
- The Amendment is well founded and strategically justified.

The Panel's response to the key issues raised in submissions is summarised in the following.

- In relation to the **Mackay Casings and Wangaratta saleyards buffers**, the Panel supports the implementation of the proposed strategic buffers and found that these are consistent with the EPA Publication 1518 and are strategically justified. The Panel agrees that this approach is consistent with EPA Publication 1518 which specifies the default 500 and 1,000 metre buffer measures and seeks the agent of change to prove that they can be varied.

The Panel supports Council's intentions with the revised wording to the strategies at Clause 21.11-3 (relating to the strategic buffers), however recommended rewording the strategy to positively reinforce that its key intent is to protect the operation of McKay Casings and the Wangaratta saleyards, merging the two existing strategies into one and referring to the buffers in Figure 8 of Clause 21.11 for clarity.

- In relation to the **rezoning of 218 Tone Road, Wangaratta (GOTAFE)**, the Panel supports Council's position, as resolved on 19 November 2019, the land no longer be rezoned at the request of the landowner. The Panel concluded that this matter is resolved as no other parties expressed a position on the change.
- In relation to the **identification of the North Wangaratta indicative strategic buffer area**, the Panel supports the indicative strategic buffers to the North East Water plant and Alpine MDF facilities and that these should not be expanded to additional land, as requested by a submitter. The Panel Report concludes that the indicative strategic buffer is consistent with the guidance in EPA Publication 1518 and is appropriate and justified.

- In relation to the **management of the North Wangaratta industrial area buffer**, the Panel supports the use of the indicative strategic buffer, rather than a planning scheme overlay as requested by a submitter. The Panel accepts Council's submissions that the use of the strategic buffer and considerations at Clause 21.11 is sufficient for assessing a permit application proposing a sensitive land use within the specified area. This is primarily because a planning scheme overlay cannot control land use and therefore would not be effective in preventing new sensitive land uses.
- In relation to the **request to rezone land in the North Wangaratta Industrial area Industrial 2 (IN2Z)** except for land within 300 metres of Bowser Road, the Panel supports Council's submission that there is no strategic justification available through any submission or the Industrial Strategy to support such a significant change.
- In relation to the **objection to the rezoning of Council-owned land between Detour Road and Bourke Road from PUZ1 to IN1Z**, the Panel supports Council approach to rezone land to IN1Z. The Panel accepts Council's submission that the Amendment only sets out the framework for assessing further permit applications, and that any impacts should be considered in subsequent planning applications.
- In relation to the **impact of proposed strategic buffers on property value and financial impacts**, the Panel concludes that there is no evidence to support these claims by submissions. The Panel considered written submissions to the Amendment, a presentation by a submitter to the Panel Hearing and a subsequent letter prepared by a valuer on behalf of the submitter. The Panel concluded that "any economic effects associated with the Amendment should be considered at the broader community (not individual) scale" and "At the broader scale, the net community benefit of ensuring available industrial land with buffers outweighs any potential individual financial impact".

The Panel also considered a number of minor matters raised in submissions in relation to drafting of the amendment:

- The Panel supports Council's position that the Wangaratta Urban Waterways Flood Investigation, 2017 should not be introduced through the Amendment, as requested by NECMA.
- The Panel supports Council's position that there is no inconsistency in the terminology proposed through the Amendment and *Delivering the Goods – Victorian Freight Plan*, July 2018, as raised in the submission from the Department of Transport.
- The Panel recommends Council adopt consistent terminology for the industrial areas and supports Council's preference to refer to industrial 'area' rather than industrial 'precinct'.

- The Panel supports Council's proposed revisions to the South Wangaratta industrial area strategic buffers map as it better represents the extent and intent of each intended buffer.

Planning Policy Framework (PPF) and Implications on this Amendment

Council at its meeting on 5 May 2020 resolved to advise the Minister for Planning of its support for a policy neutral translation of the local policy section of the Wangaratta Planning Scheme into the new format PPF, subject to some further changes.

The PPF translation program is an initiative of DELWP and the Smart Planning Program, which reformats the policy section of all planning schemes state - wide, to make policy clearer and create direct links between local, State and Regional Policy.

Due to the changes being made to the PPF, the local policy content of Amendment C76 must be translated into the new format PPF, prior to its consideration by the Minister for Planning.

Therefore, it is proposed that following consideration of this amendment by Council, that the local policy component of this amendment be translated in a policy neutral manner in consultation with DELWP and the Smart Planning team.

Next Steps in the Amendment Process

Council must consider the recommendations made in the Panel Report. To progress the amendment Council must:

- a) Adopt the amendment as exhibited; or
- b) Adopt the amendment subject to all or some of the recommendations of the Panel; or
- c) Abandon the amendment

The following diagram outlines the steps in the amendment process. The boxes in blue show the steps Council have completed and the boxes in orange show the steps required to finalise this amendment.



Implications

Policy Considerations

The Wangaratta Industrial Land Use Strategy sets out the vision, objectives, strategies, actions and implementation plan to guide this Amendment. The

progression of Amendment C76 will ensure that the recommendations of the Strategy are appropriately implemented.

Implementation of the Strategy is a key strategic action of Council's Local Planning Policy Framework at Clause 21.08-2. The state-wide Planning Policy Framework also requires Council to maintain a sufficient supply of industrial land for anticipated demand.

Financial Implications

There is a statutory fee for the Minister for Planning to consider and approve an amendment. The fee is \$481.30 and will be covered by the 2019/2020 Strategy budget.

Legal/Statutory

All processes associated with this amendment comply with the legislative requirements of the Planning and Environment Act 1987.

Social

The Amendment is expected to have positive social outcomes. The adopted Wangaratta Industrial Land Use Strategy has been developed to guide the future planning for industrial land within the Municipality, including supporting the growth of industry and employment.

Environmental/Sustainability Impacts

The Amendment has considered environmental impacts and is expected to lead to more sustainable land use outcomes and protection of environmental values within the Municipality.

The Amendment encourages the retention of native vegetation within the development of industrial and commercial land and increases the focus on the protection of waterways through the design of buildings and subdivisions to address public land.

The Amendment also proposes an Environmental Audit Overlay to land at 12-14 Tone Road to ensure that the proper consideration will be given to potentially contaminated land.

Through updates and revisions to the policy, the Amendment also encourages the use of energy efficient building techniques to reduce long term operating costs for industry and business and encourages the use of alternative energy.

Economic Impacts

The Amendment is expected to lead to positive economic outcomes for the municipality generally, through the implementation of land use strategies and policies which provide a clear vision for industry and ensuring that a supply of industrial land is available to meet current and future demands.

2017 – 2021 Council Plan (2019 Revision)

This report supports the 2017-2021 Council Plan:

Goal

We are Growing

To ensure we have sufficient available and serviced industrial land to attract new businesses and advance employment opportunities.

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

Strategic Links

a) Rural City of Wangaratta 2030 Community Vision

To ensure sustainable and appropriate development, the Rural City of Wangaratta has adopted carefully considered long-term planning for commercial, industrial and residential areas.

Review and update land-use zoning to strengthen protection of agricultural land for agricultural activities; set aside suitable areas for future industry growth; provide for future residential growth in both Wangaratta and around rural townships.

Facilitate an adequate supply of suitably sited and serviced industrial land

Promote an ongoing diversification of the local economy, while supporting the existing industry, manufacturing, agricultural, tourism, small business and service industry sectors.

b) Other strategic links

- Population and Housing Strategy 2013
- Wangaratta Industrial Land Use Strategy 2017
- Wangaratta Planning Scheme – Planning Policy Framework (Clause 11 and Clause 17) Local Planning Policy Framework (Clause 21.08-2)

Consultation/Communication

Community consultation was undertaken as part of the process to develop the Wangaratta Industrial Land Use Strategy and Amendment C76 was exhibited for public comment. Submissions to the amendment were considered and referred to a panel.

In accordance with the direction of the Panel, the degree of public notice that was undertaken for the “strategic buffer” in South Wangaratta was reviewed. This review has identified that due to the minor mapping changes proposed during the

course of the amendment that a total of 16 additional notices were required to be sent to a combination of landowners and occupiers. At the time of finalisation of this report, one additional submission was received in response to this additional notice. This submission does not raise concern with the proposed strategic buffer, however it raises concerns with the potential upgrade of Jordan's Lane and Gravel Pit Road for use as an east west connector road into the greater North West freight route. Further discussion of this submission is contained within the submissions table at **Attachment 1**. No change to the Amendment is proposed as a result of this submission.

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

Options for Consideration

1. Adopt the amendment with changes recommended by the Panel Report (**Recommended**) and other agreed changes in **Attachment 1** to this report.

The planning authority has an obligation to consider the panel report and adopt the amendment in whole or in part or abandon the amendment. The Panel Report supports Council's approach to Amendment C76 and accepts that it is well founded and strategically justified. The Panel recommends that the Amendment be adopted with minor changes that address more specific issues raised in submissions.

2. Adopt the amendment without change (**Not recommended**)

Council has the ability not to adopt the Panel's recommendations, with suitable justification. This option is not recommended as it ignores the recommendations of the Panel, which has been established specifically to independently consider submissions to the amendment and make appropriate recommendations.

3. Abandon the amendment (**Not recommended**)

This option is not recommended as it would effectively end the process without implementing important changes to the planning scheme in response to industrial land. Abandoning the amendment would also result in years of strategic work and financial resources on the Industrial Land Use Strategy and Amendment C76 being wasted. It is also noted that the Panel Report does not identify any reasons to abandon the amendment.

Conclusion

Wangaratta Planning Scheme Amendment C76 implements important strategic planning and policy for industrial land in Wangaratta. The Amendment will provide direction for future industrial land and implement the key strategic directions of the adopted Wangaratta Industrial Land Use Strategy, including a clear vision for industry and that a sufficient supply of industrial land is available to meet current and future demand.

A Panel has considered the submissions made by landowners and authorities in relation to the Amendment and has supported Councils approach to the Amendment generally and specific responses to the submissions. The Panel Report recommends minor changes to the Amendment prior to adoption to respond to more specific issues raised in submissions.

Adoption of Wangaratta Planning Scheme Amendment C76 with changes is the final step in implementing the Wangaratta Industrial Land Use Strategy. This represents completion of an strategic action, that was identified within the Wangaratta Planning Scheme and ensures Council will meet the objectives of the Planning Policy Framework to ensure sufficient supply of industrial land.

Attachments

- 1 Wangaratta Planning Scheme Amendment C76 - Assessment of Submissions [↓](#)
- 2 Wangaratta Planning Scheme Amendment C76 - Panel Report [↓](#)

17. SPECIAL COMMITTEE REPORTS

Nil

18. ADVISORY COMMITTEE REPORTS

Nil

19. RECORDS OF ASSEMBLIES OF COUNCILLORS & MINUTES OF ADVISORY COMMITTEE MEETINGS

19.1 RECORD OF ASSEMBLY OF COUNCILLORS & ADVISORY COMMITTEE REPORTS

Meeting Type: Ordinary Council Meeting
Date of Meeting: 23 June 2020
Author: Executive Service Coordinator
File Name: Assemblies of Councillors
File No: IC20/49

Executive Summary

Assembly of Councillors:

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

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

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

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

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

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

Date	Meeting details	Refer
11/5/2020	Councillors Briefing Forum	Attached
18/5/2020	Councillors Briefing Forum	Attached
25/5/2020	Councillors Briefing Forum	Attached
26/5/2020	Pre-Council Meeting Discussion – May Council Meeting	Attached
1/6/2020	Councillors Briefing Forum	Attached

RECOMMENDATION:***That Council:***

- 1. receives the reports of Assemblies of Councillors***

Attachments

- 1 Assembly of Councillors - Councillors Briefing Forum - 11 May 2020 [↓](#)
- 2 Assembly of Councillors - Councillors Briefing Forum - 18 May 2020 [↓](#)
- 3 Assembly of Councillors - Councillors Briefing Forum - 25 May 2020 [↓](#)
- 4 Assembly of Councillors - Pre Council Meeting Discussion - 26 May 2020 [↓](#)
- 5 Assembly of Councillors - Councillors Briefing Forum - 1 June 2020 [↓](#)

20. NOTICES OF MOTION

20.1 NOTICE OF MOTION NO 66 - CR DEAN REES

Meeting Type:	Ordinary Council Meeting
Date of Meeting:	23 June 2020
Author:	Executive Assistant - Corporate Services & Councillors
File No:	IC20/1009

Cr Dean Rees has given notice of their intention to move as follows at the Ordinary Meeting of Council to be held on 23 June 2020

Background

There has been a recent community led campaign, requesting that Faithfull Street be renamed, as a consequence of reported historic references relating to the treatment of Indigenous people by the towns Pioneers. A number of submissions have been made to Council, which demonstrate a variety of opinions exist on this issue. Initial high-level consultation with local indigenous people, suggests that renaming may not be the favoured course of action, and that all history is important and should be retold and learned from.

NOTICE OF MOTION:

"That Council directs Officers to undertake appropriate engagement with local indigenous networks, and other interested stakeholders to discuss the recent community campaign to rename Faithfull Street, to determine whether this is an appropriate course of action, or whether an alternative is to design other forms of significant recognition and storytelling to ensure the Cultural History is acknowledged and understood"

21. URGENT BUSINESS

22. PUBLIC QUESTION TIME

23. CONFIDENTIAL BUSINESS

Nil

24. CLOSURE OF MEETING

ATTACHMENTS

2020 Local Government Community Satisfaction Survey

Wangaratta Rural City Council

Coordinated by the Department of
Environment, Land, Water and Planning
on behalf of Victorian councils



J00858 Community Satisfaction Survey 2020 – Wangaratta Rural City Council



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<u>Decisions made in the interest of the community</u>	<u>48</u>		
<u>Condition of sealed local roads</u>	<u>50</u>		
<u>Informing the community</u>	<u>52</u>		
<u>Condition of local streets and footpaths</u>	<u>56</u>		
<u>Parking facilities</u>	<u>60</u>		
<u>Recreational facilities</u>	<u>64</u>		
<u>Appearance of public areas</u>	<u>68</u>		
<u>Art centres and libraries</u>	<u>72</u>		
<u>Community and cultural activities</u>	<u>76</u>		

J W S R E S E A R C H 2



Background and objectives

The Victorian Community Satisfaction Survey (CSS) creates a vital interface between the council and their community.

Held annually, the CSS asks the opinions of local people about the place they live, work and play and provides confidence for councils in their efforts and abilities.

Now in its twenty-first year, this survey provides insight into the community's views on:

- councils' overall performance with benchmarking against State-wide and council group results
- community consultation and engagement
- advocacy and lobbying on behalf of the community
- customer service, local infrastructure, facilities and
- overall council direction.

When coupled with previous data, the survey provides a reliable historical source of the community's views since 1998. A selection of results from the last nine years shows that councils in Victoria continue to provide services that meet the public's expectations.

Serving Victoria for 21 years

Each year the CSS data is used to develop this State-wide report which contains all of the aggregated results, analysis and data. Moreover, with 21 years of results, the CSS offers councils a long-term measure of how they are performing – essential for councils that work over the long term to provide valuable services and infrastructure to their communities.

Participation in the State-wide Local Government Community Satisfaction Survey is optional.

Participating councils have various choices as to the content of the questionnaire and the sample size to be surveyed, depending on their individual strategic, financial and other considerations.

Key findings and recommendations



J W S R E S E A R C H 4

J00858 Community Satisfaction Survey 2020 – Wangaratta Rural City Council



Wangaratta Rural City Council – at a glance

Overall council performance

Results shown are index scores out of 100.



Council performance compared to State-wide and group averages

	The three areas where Council performance is significantly higher by the widest margin	Areas where Council performance is significantly lower
Compared to State-wide average	<div>Art centres & libraries</div> <div>Appearance of public areas</div> <div>Unsealed roads</div>	<div>Parking facilities</div>
Compared to group average	<div>Art centres & libraries</div> <div>Appearance of public areas</div> <div>Consultation & engagement</div>	<div>Unsealed roads</div> <div>Building & planning permits</div>

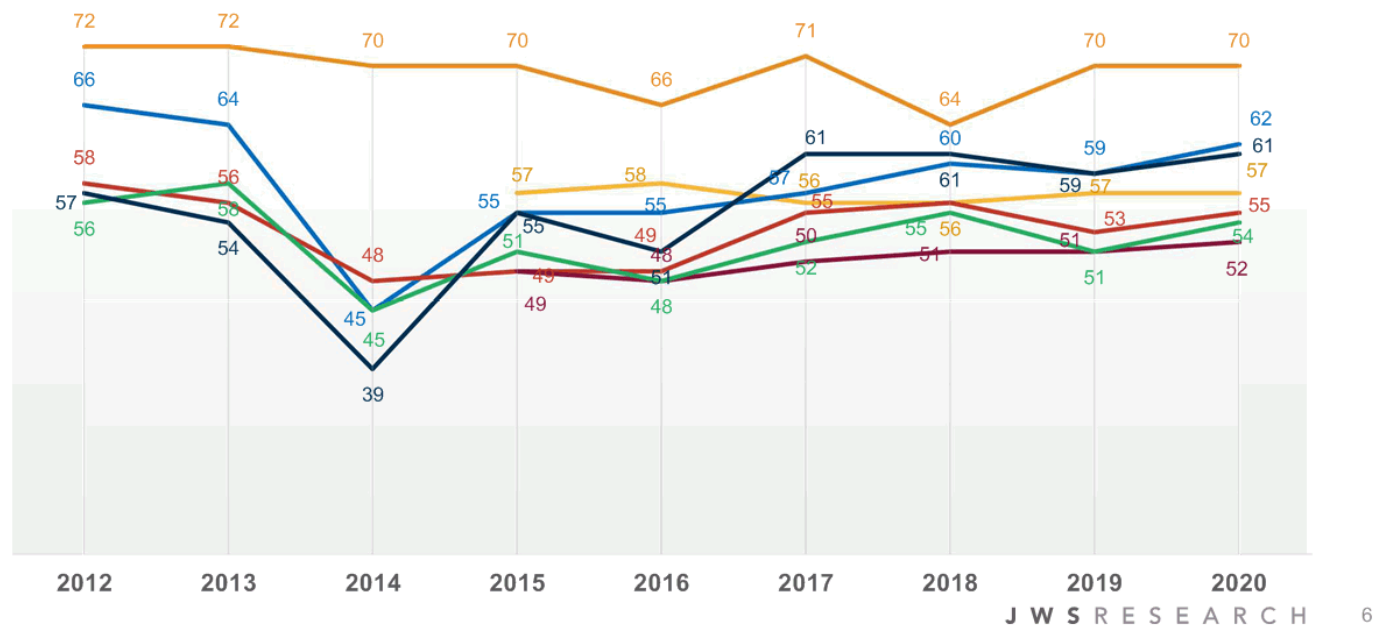
J W S R E S E A R C H 5

J00858 Community Satisfaction Survey 2020 – Wangaratta Rural City Council



Summary of core measures

Index scores

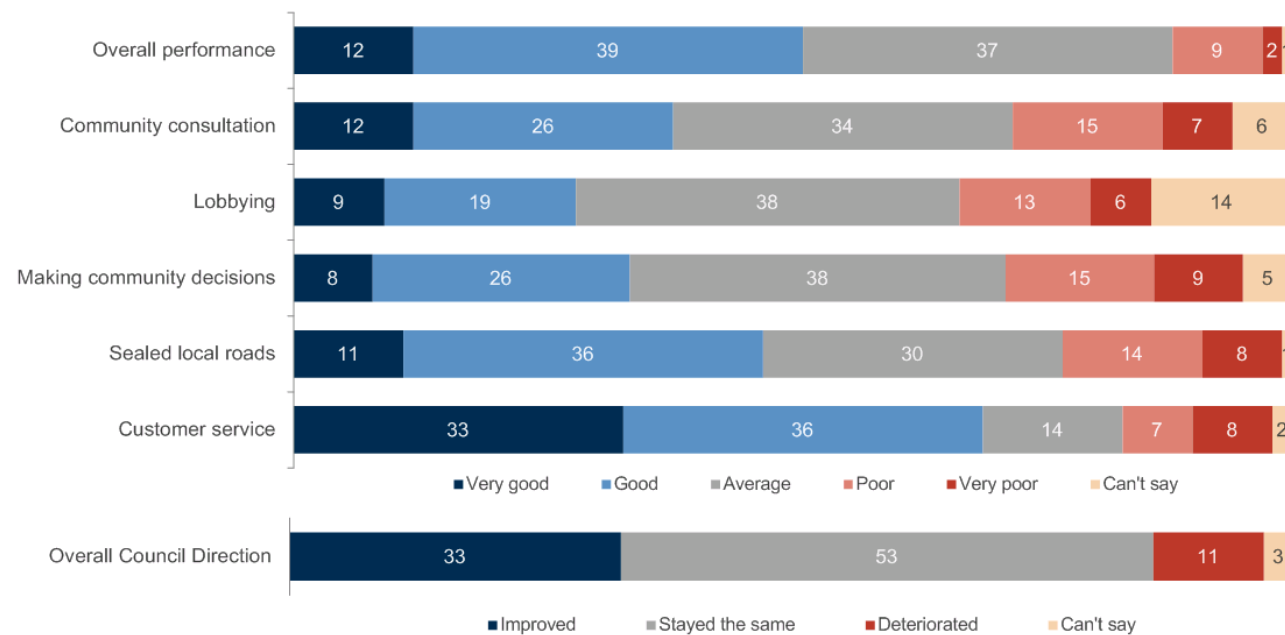


J00858 Community Satisfaction Survey 2020 – Wangaratta Rural City Council



Summary of core measures

Core measures summary results (%)













J W S R E S E A R C H 7

J00858 Community Satisfaction Survey 2020 – Wangaratta Rural City Council



Summary of Wangaratta Rural City Council performance

Services	Wangaratta 2020	Wangaratta 2019	Regional Centres 2020	State-wide 2020	Highest score	Lowest score
 Overall performance	62	59	56	58	Aged 65+ years	Aged 35-49 years
 Overall council direction	61	59	50	51	Aged 65+ years	Aged 35-49 years
 Customer service	70	70	70	70	Aged 65+ years	Aged 18-34 years
 Art centres & libraries	78	77	74	74	Aged 65+ years	Aged 35-49 years
 Appearance of public areas	76	74	72	72	Aged 35-49 years, Urban Area residents	Rural Area residents, Aged 50-64 years
 Recreational facilities	69	71	70	70	Aged 65+ years	Aged 18-49 years
 Community & cultural	69	66	69	68	Aged 65+ years	Aged 35-49 years
 Waste management	68	69	66	65	Aged 65+ years	Aged 35-49 years
 Environmental sustainability	62	61	61	60	Aged 18-34 years	Aged 35-49 years
 Bus/community dev./tourism	61	58	60	59	Aged 18-34 years	Aged 50-64 years










Significantly higher / lower than Wangaratta Rural City Council 2020 result at the 95% confidence interval.
Please see Appendix A for explanation of significant differences and index scores.

J W S R E S E A R C H 8

J00858 Community Satisfaction Survey 2020 – Wangaratta Rural City Council



Summary of Wangaratta Rural City Council performance

Services	Wangaratta 2020	Wangaratta 2019	Regional Centres 2020	State-wide 2020	Highest score	Lowest score
 Informing the community	60	57	56	59	Aged 65+ years	Aged 35-49 years
 Local streets & footpaths	58	57	59	58	Aged 35-49 years	Aged 50-64 years
 Sealed local roads	57	57	55	54	Urban Area residents	Rural Area residents
 Consultation & engagement	55	53	51	55	Aged 65+ years	Aged 35-49 years
 Lobbying	54	51	52	53	Aged 18-34 years	Aged 35-49 years
 Building & planning permits	54	47	57	51	Aged 18-34 years, Urban Area residents	Rural Area residents, Aged 35-49 years
 Community decisions	52	51	50	53	Aged 65+ years	Aged 35-49 years
 Unsealed roads	48	48	55	44	Urban Area residents	Rural Area residents
 Parking facilities	47	46	49	55	Men	Aged 65+ years

Significantly higher / lower than Wangaratta Rural City Council 2020 result at the 95% confidence interval.
Please see Appendix A for explanation of significant differences and index scores.

J W S R E S E A R C H 9



Focus areas for the next 12 months

Overview

Perceptions of Wangaratta Rural City Council's overall performance have improved three index points over the past year, continuing a general trend of improvement since 2016. Council has maintained positive performance ratings across most service areas and improved significantly on building and planning permits.

Key influences on perceptions of overall performance

Council should focus on improving performance in individual service areas that most influence perceptions of overall performance: community decisions, consultation, development and tourism, planning and building permits, and unsealed roads. A focus on good communication, transparency and engagement with residents provides the greatest opportunity to drive up overall opinion of Council, while the lower performing area of unsealed roads should also be targeted for improvement.

Comparison to state and area grouping

Council is rated largely in line with the Regional Centres group, and significantly higher on overall performance, overall direction and in four individual service areas. However, it rates below the group average on unsealed roads and building and planning permits, two of Council's lower performing areas. Council compares more favourably against the State-wide averages for councils – significantly higher on overall performance, direction and six service areas, and below average only on parking facilities.

Maintain gains achieved to date

Over the next year, Council should look to build upon gains in the influential but less positively rated area of planning and building permits. Council should also seek to improve perceptions of its consideration of resident interests, particularly in relation to planning and development. Attending to resident concerns about unsealed roads is also important, particularly in Council's more rural areas. Maintaining these roads remains among the most important areas to residents, but lowest performing for Council.

J W S R E S E A R C H 10

DETAILED FINDINGS



J W S R E S E A R C H 11

Overall performance



J W S R E S E A R C H 12

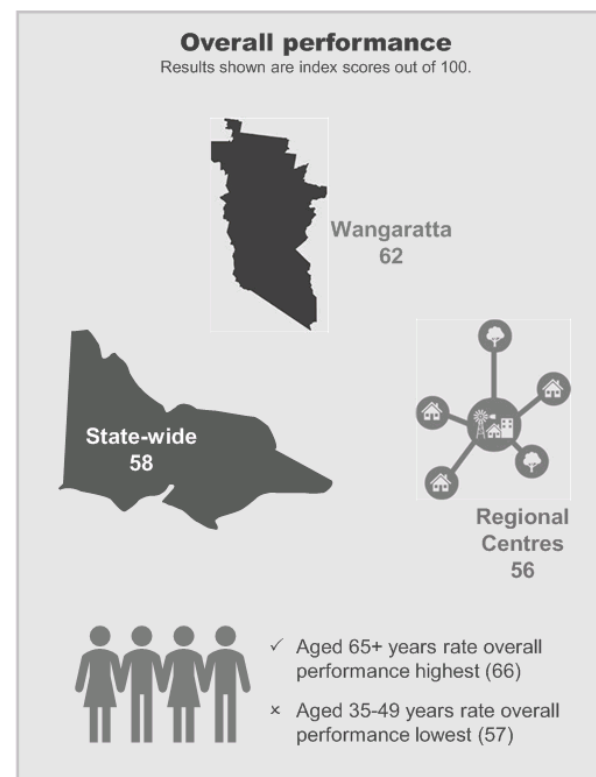


Overall performance

The overall performance index score of 62 for Wangaratta Rural City Council represents a slight three-point improvement on the 2019 result. This continues a general trend of improvement since 2016.

- Council's overall performance is rated statistically significantly higher (at the 95% confidence interval) than the average for councils in the Regional Centres group and State-wide (index score of 56 and 58 respectively).
- Perceptions have significantly improved over the last year among women and younger residents aged 18 to 34 years (each with an index score of 65, up eight points from 2019).

Half of residents (51%) rate Council's overall performance as 'very good' or 'good', while few rate it as 'very poor' or 'poor' (11%). A further 37% sit mid-scale, rating Council's overall performance as 'average'.



J00858 Community Satisfaction Survey 2020 – Wangaratta Rural City Council



Overall performance

2020 overall performance (index scores)

		2019	2018	2017	2016	2015	2014	2013	2012
65+	66	66	67	58	55	55	44	63	66
18-34	65	57	57	61	61	62	47	67	69
Women	65	57	61	58	57	57	45	65	69
Urban Area	63	60	61	57	56	57	n/a	n/a	n/a
Wangaratta	62	59	60	57	55	55	45	64	66
Rural Area	61	57	57	56	54	52	n/a	n/a	n/a
50-64	61	59	58	56	53	54	45	60	66
Men	60	60	58	56	53	53	46	63	63
State-wide	58▼	60	59	59	59	60	61	60	60
35-49	57▼	52	56	52	52	50	47	66	64
Regional Centres	56▼	58	58	57	n/a	n/a	n/a	n/a	n/a

Q3. ON BALANCE, for the last twelve months, how do you feel about the performance of Wangaratta Rural City Council, not just on one or two issues, BUT OVERALL across all responsibility areas? Has it been very good, good, average, poor or very poor?
 Base: All respondents. Councils asked state-wide: 62 Councils asked group: 8
 Note: Please see Appendix A for explanation of significant differences.

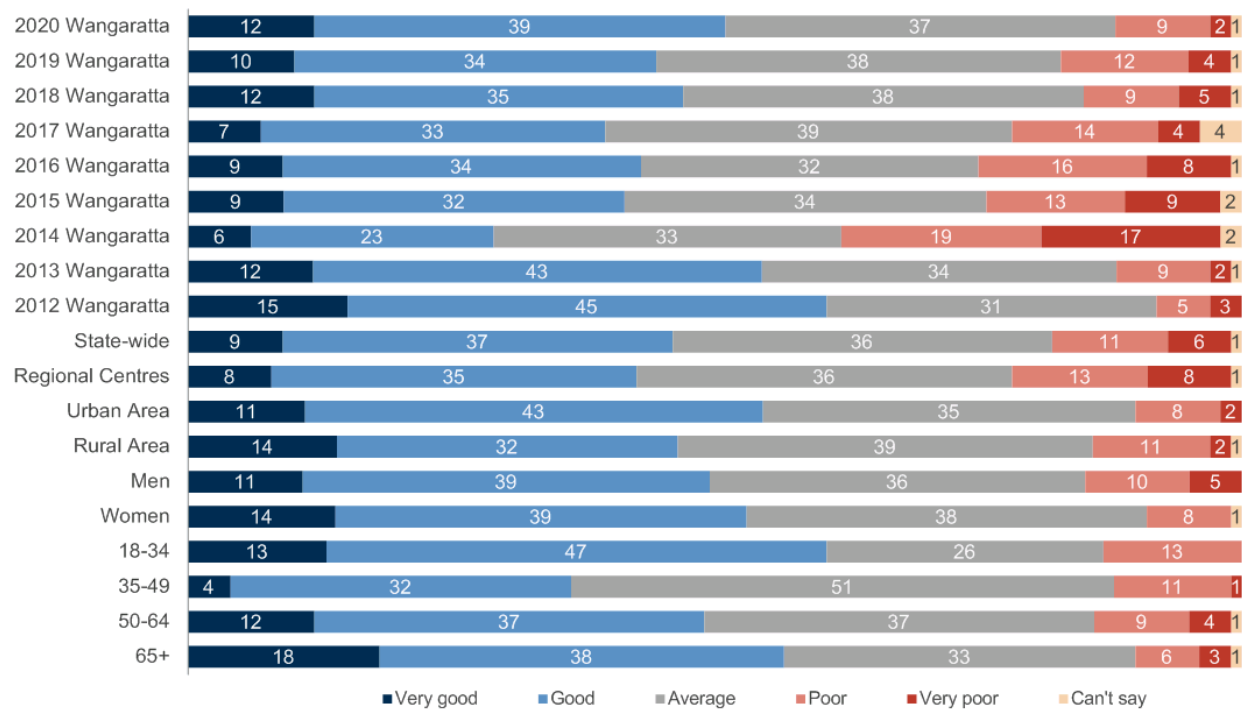
J W S R E S E A R C H 14

J00858 Community Satisfaction Survey 2020 – Wangaratta Rural City Council



Overall performance

2020 overall performance (%)



Q3. ON BALANCE, for the last twelve months, how do you feel about the performance of Wangaratta Rural City Council, not just on one or two issues, BUT OVERALL across all responsibility areas? Has it been very good, good, average, poor or very poor?
 Base: All respondents. Councils asked state-wide: 62 Councils asked group: 8

J W S R E S E A R C H 15



Top performing service areas

Art centres and libraries (index score of 78) remain the area where Wangaratta Rural City Council performs best, closely followed by the appearance of public areas (index score of 76).

Perceptions of these two service areas are similar to recent years, further consolidating their position as Council's top performing areas. Council rates significantly higher than both the Regional Centres group and State-wide averages for each.

On art centres and libraries:

- Older residents aged 65+ years rate performance significantly higher than the Council-wide average (index score of 82).
- Perceptions among men have improved significantly over the past year, after declining in 2019.

Council performance is also highly rated on community and cultural activities and recreational facilities (index score of 69 for each) and waste management (index score of 68).

- Perceptions of community and cultural activities have improved significantly among Urban Area residents this year, after declining in 2019.
- Residents aged 65+ years rate Council performance higher on recreational facilities and significantly higher on waste management than the Council-wide average.



Art centres and libraries (index score of 78) is the area where Council performed best in 2020.

J W S R E S E A R C H 16



Low performing service areas



Council rates lowest – relative to its performance in other areas – on parking facilities and unsealed roads (index score of 47 and 48 respectively).

Council rates lowest – relative to its performance in other areas – on parking facilities and unsealed roads (index score of 47 and 48 respectively).

Council has not recovered any ground on parking facilities this year, after a significant decline in perceptions of its performance in 2019. While Council rates significantly lower than the State-wide average (index score of 55), it remains in line with the Regional Centres group average (index score of 49).

Rated performance on unsealed roads is unchanged from 2019, which was slightly improved on the previous two years. Council rates significantly lower than the Regional Centres group average (index score of 55) but higher than the State-wide average (index score of 44).

- Ratings for this service area are lowest among Rural area residents (index score of 43) and have declined among men since 2019 (down six points).

Other lower performing areas include community decisions (index score of 52), as well as planning and building permits and lobbying (index score of 54 for each). Positively, Council improved seven points on permits and three points on lobbying over the past year.

Unprompted, residents cite community consultation (15%) and sealed road maintenance (11%) as the Council areas most in need of improvement.

J W S R E S E A R C H 17

J00858 Community Satisfaction Survey 2020 – Wangaratta Rural City Council



Individual service area performance

2020 individual service area performance (index scores)

		2019	2018	2017	2016	2015	2014	2013	2012
Art centres & libraries	78	77	78	79	73	79	79	83	84
Appearance of public areas	76	74	76	75	75	76	75	77	78
Community & cultural	69	66	70	72	70	72	71	74	73
Recreational facilities	69	71	71	70	69	69	72	76	76
Waste management	68	69	70	70	68	n/a	n/a	n/a	n/a
Environmental sustainability	62	61	65	65	66	64	64	67	66
Bus/community dev./tourism	61	58	61	59	62	63	59	68	69
Informing the community	60	57	60	60	n/a	n/a	n/a	n/a	n/a
Local streets & footpaths	58	57	58	57	60	60	57	59	61
Sealed local roads	57	57	56	56	58	57	n/a	n/a	n/a
Consultation & engagement	55	53	56	55	49	49	48	56	58
Planning & building permits	54	47	50	n/a	n/a	n/a	n/a	n/a	n/a
Lobbying	54	51	55	52	48	51	45	58	56
Community decisions	52	51	51	50	48	49	n/a	n/a	n/a
Unsealed roads	48	48	46	46	48	50	n/a	n/a	n/a
Parking facilities	47	46	52	56	52	58	51	53	51

Q2. How has Council performed on [RESPONSIBILITY AREA] over the last 12 months?
 Base: All respondents. Councils asked state-wide: 62 Councils asked group: 8
 Note: Please see Appendix A for explanation of significant differences.

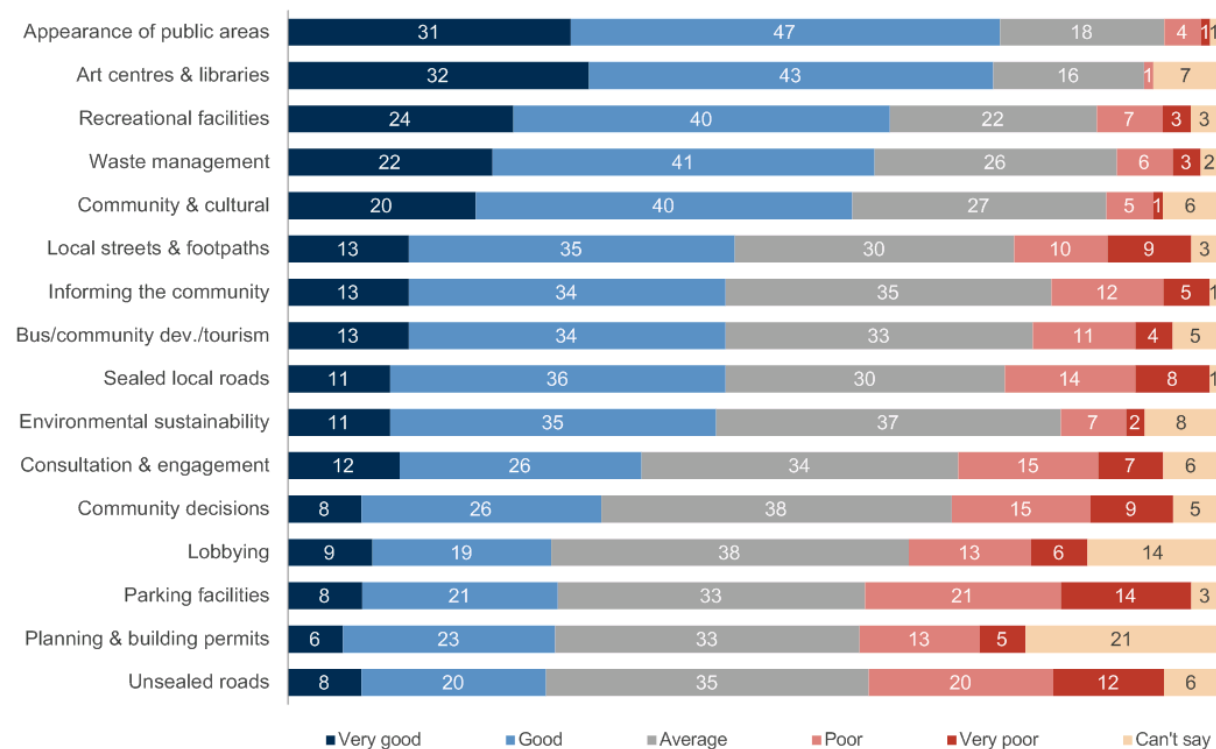
J W S R E S E A R C H 18

J00858 Community Satisfaction Survey 2020 – Wangaratta Rural City Council



Individual service area performance

2020 individual service area performance (%)



Q2. How has Council performed on [RESPONSIBILITY AREA] over the last 12 months?
 Base: All respondents. Councils asked state-wide: 62 Councils asked group: 8

J W S R E S E A R C H 19

J00858 Community Satisfaction Survey 2020 – Wangaratta Rural City Council



Individual service area importance

2020 individual service area importance (index scores)

		2019	2018	2017	2016	2015	2014	2013	2012
Waste management	82	81	82	80	82	n/a	n/a	n/a	n/a
Unsealed roads	80	78	80	77	77	81	n/a	n/a	n/a
Informing the community	79	77	76	75	n/a	n/a	n/a	n/a	n/a
Local streets & footpaths	78	78	80	76	78	77	77	79	75
Parking facilities	75	75	75	70	74	72	75	76	75
Bus/community dev./tourism	75	74	75	74	75	76	76	75	74
Recreational facilities	74	72	75	72	72	74	74	75	73
Environmental sustainability	74	73	75	71	73	72	70	73	70
Appearance of public areas	74	72	73	73	75	74	75	76	71
Planning & building permits	73	74	75	n/a	n/a	n/a	n/a	n/a	n/a
Community & cultural	64	62	62	60	63	64	64	65	64
Art centres & libraries	63	63	62	62	63	63	66	68	69

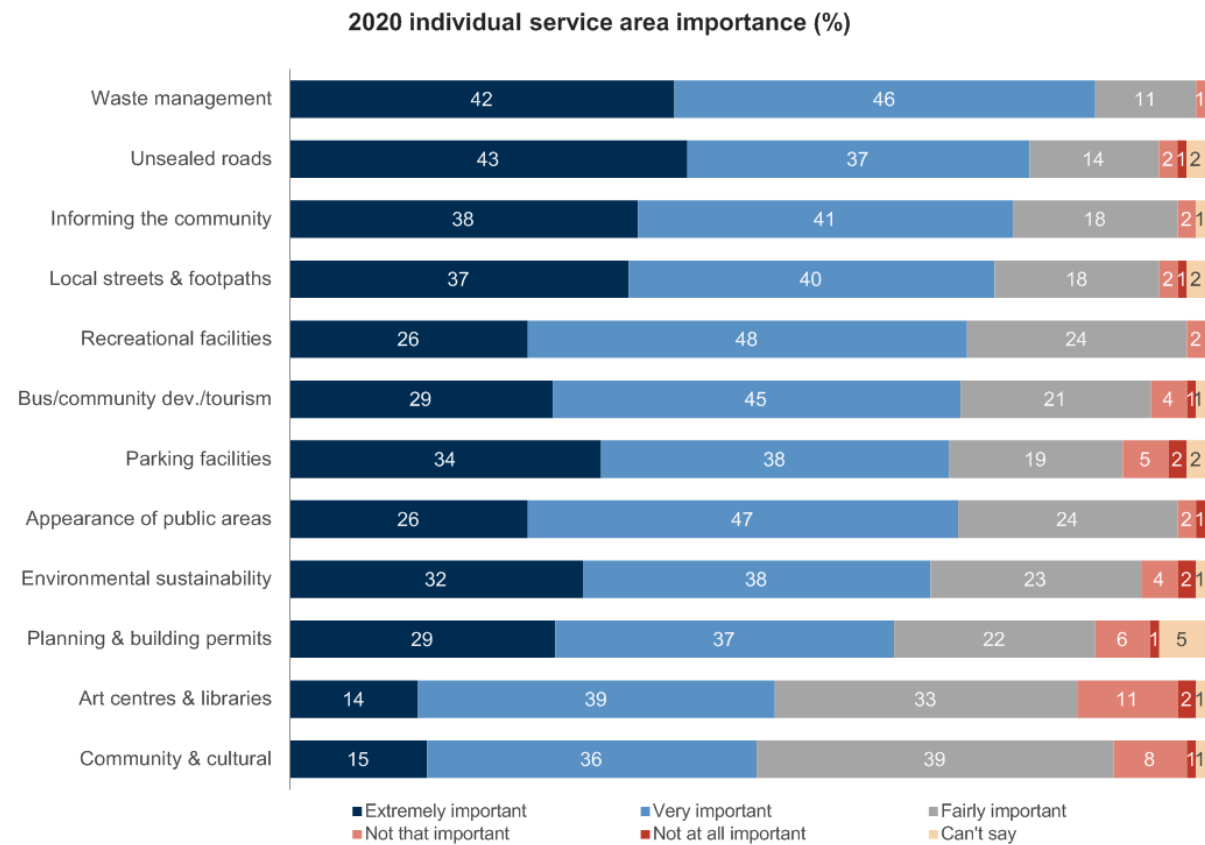
Q1. Firstly, how important should [RESPONSIBILITY AREA] be as a responsibility for Council?
 Base: All respondents. Councils asked state-wide: 30 Councils asked group: 5
 Note: Please see Appendix A for explanation of significant differences.

J W S R E S E A R C H 20

J00858 Community Satisfaction Survey 2020 – Wangaratta Rural City Council



Individual service area importance



Q1. Firstly, how important should [RESPONSIBILITY AREA] be as a responsibility for Council?
 Base: All respondents. Councils asked state-wide: 30 Councils asked group: 5

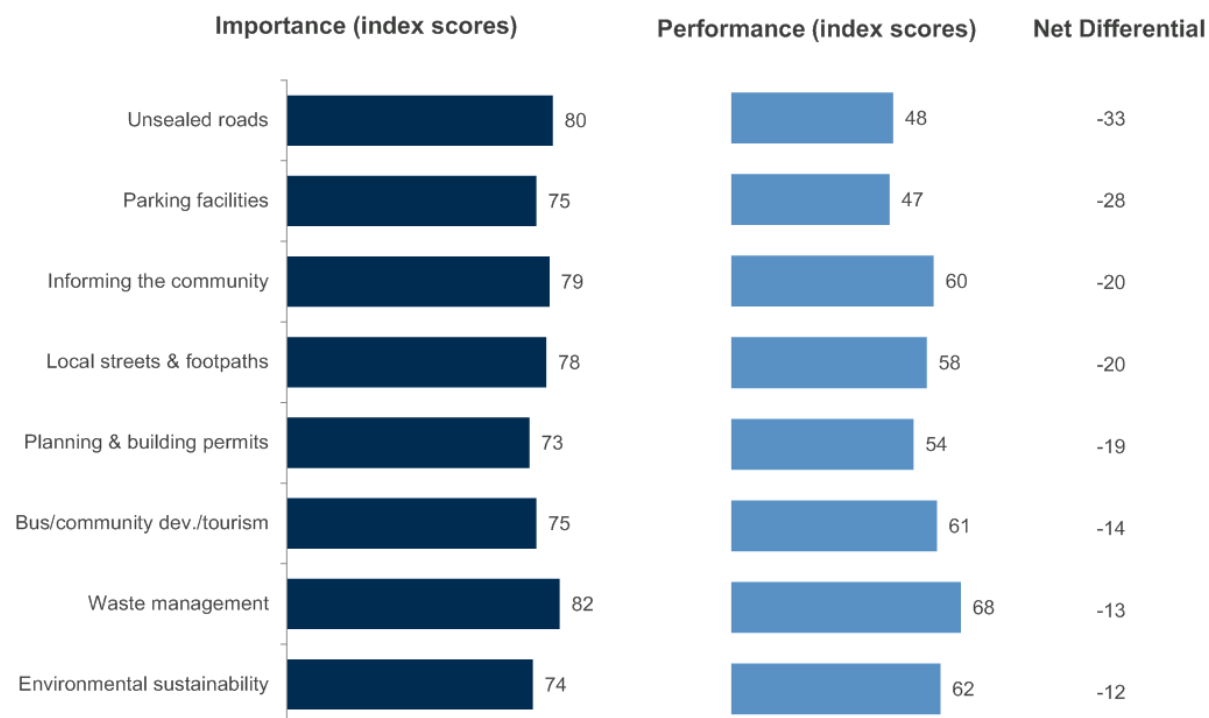
J W S R E S E A R C H 21

J00858 Community Satisfaction Survey 2020 – Wangaratta Rural City Council



Individual service areas importance vs performance

Service areas where importance exceeds performance by 10 points or more, suggesting further investigation is necessary.



Note: Net differentials are calculated based on the un-rounded importance and performance scores, then rounded to the nearest whole number.

J W S R E S E A R C H 22



Influences on perceptions of overall performance

The individual service area that has the strongest influence on the overall performance rating (based on regression analysis) is:

- Decisions made in the interest of the community.

Good communication and transparency with residents about decisions Council has made in the community's interest provides the greatest opportunity to drive up overall opinion of Council's performance.

Following on from that, other individual service areas with a moderate to strong influence on the overall performance rating are:

- Community consultation and engagement
- Business, community development and tourism
- Planning and building permits
- Maintenance of unsealed roads
- Recreational facilities.

Looking at these key service areas, recreational facilities has a high performance index (69) and a moderate influence on the overall performance rating, therefore maintaining this positive result should remain a focus.

Other service areas that have a positive influence on overall perceptions, but perform less well, are community consultation and planning and building permits (performance index of 55 and 54 respectively).

A focus on consulting residents in Council decision-making and improved handling of planning and building permits can also help shore up positive opinion of Council overall.

However, in need of attention is Council's maintenance of unsealed roads, which is currently poorly rated (performance index of 48) and a moderate influence on overall community opinion.

It is therefore important to attend to resident concerns about unsealed local roads to help improve overall ratings of Council performance.



Regression analysis explained

We use regression analysis to investigate which individual service areas, such as community consultation, condition of sealed local roads, etc. (the independent variables) are influencing respondent perceptions of overall council performance (the dependent variable).

In the charts that follow:

- The horizontal axis represents the council performance index for each individual service. Service areas appearing on the right-side of the chart have a higher performance index than those on the left.
- The vertical axis represents the Standardised Beta Coefficient from the multiple regression performed. This measures the contribution of each service area to the model. Service areas near the top of the chart have a greater positive effect on overall performance ratings than service areas located closer to the axis.

The regressions are shown on the following two charts.

1. **The first chart** shows the results of a regression analysis of *all* individual service areas selected by Council.
2. **The second chart** shows the results of a regression performed on a smaller set of service areas, being those with a moderate-to-strong influence on overall performance. Service areas with a weak influence on overall performance (i.e. a low Standardised Beta Coefficient) have been excluded from the analysis.

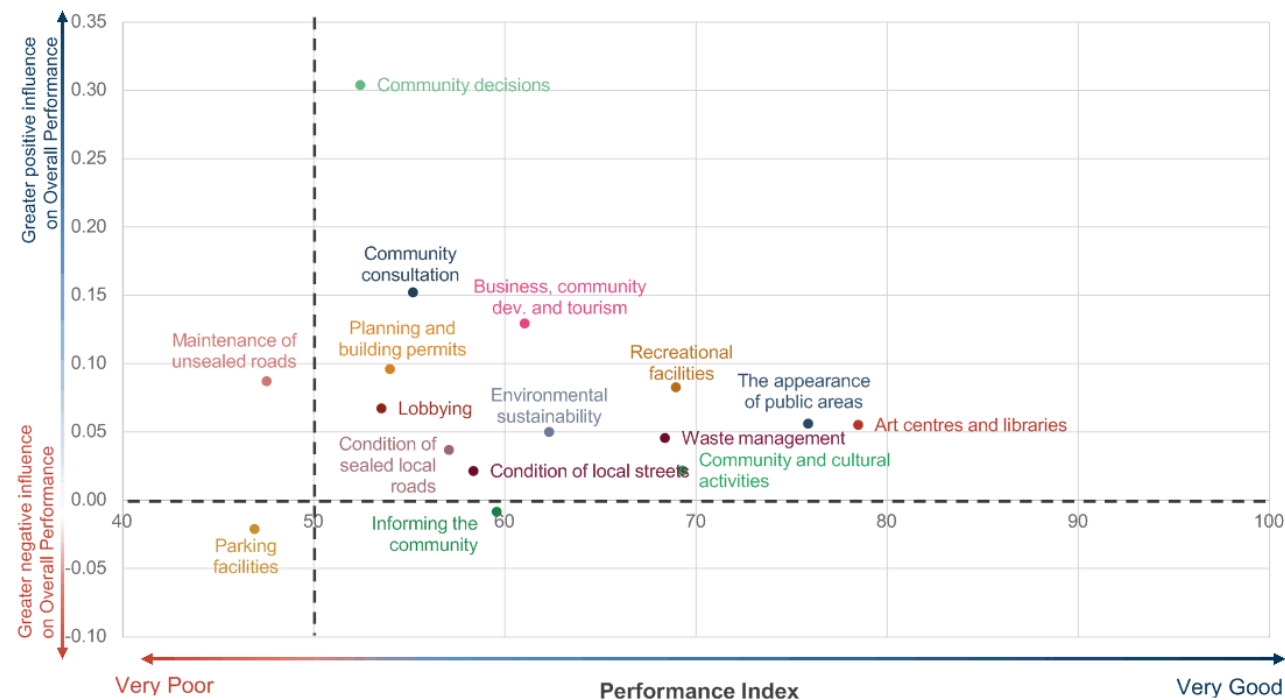
Key insights from this analysis are derived from the second chart.

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Influence on overall performance: all service areas

2020 regression analysis (all service areas)



The multiple regression analysis model above (all service areas) has an R-squared value of 0.590 and adjusted R-square value of 0.572, which means that 59% of the variance in community perceptions of overall performance can be predicted from these variables. The overall model effect was statistically significant at $p = 0.0001$, $F = 34.4$. This model should be interpreted with some caution as some data is not normally distributed and not all service areas have linear correlations.

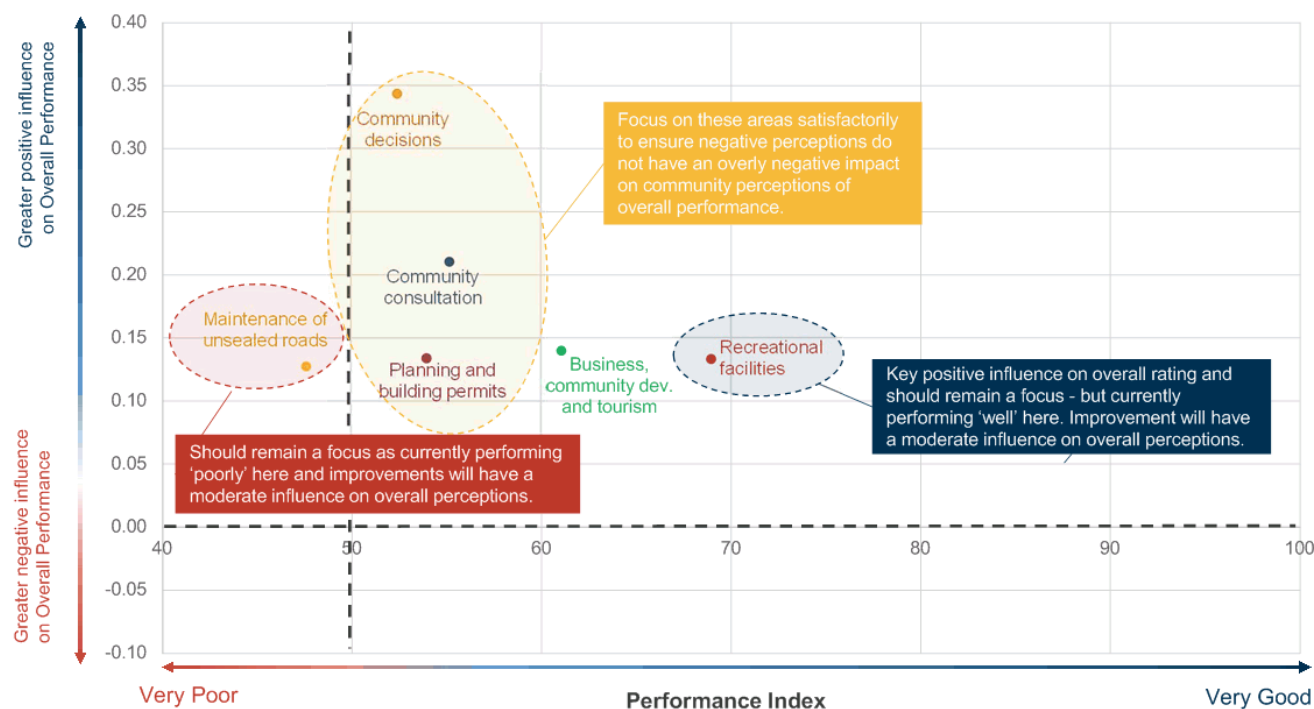
J W S R E S E A R C H 25

J00858 Community Satisfaction Survey 2020 – Wangaratta Rural City Council



Influence on overall performance: key service areas

2020 regression analysis (key service areas)



The multiple regression analysis model above (reduced set of service areas) has an R-squared value of 0.569 and adjusted R-square value of 0.562, which means that 57% of the variance in community perceptions of overall performance can be predicted from these variables. The overall model effect was statistically significant at $p = 0.0001$, $F = 86.5$.

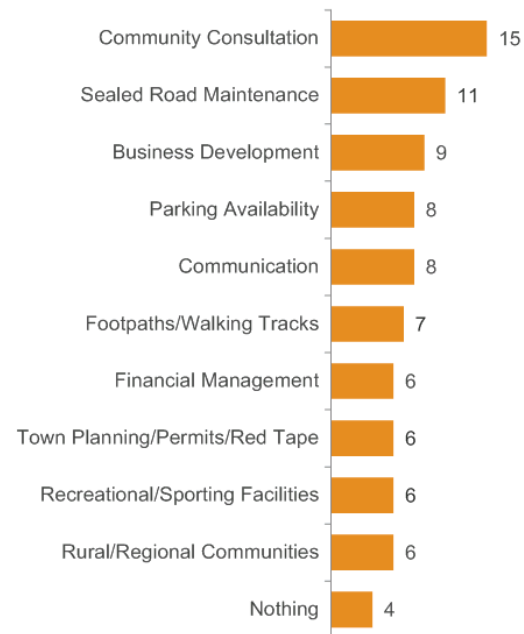
J W S R E S E A R C H 26

J00858 Community Satisfaction Survey 2020 – Wangaratta Rural City Council



Areas for improvement

2020 areas for improvement (%)
- Top mentions only -



Q17. What does Wangaratta Rural City Council MOST need to do to improve its performance?
Base: All respondents. Councils asked state-wide: 40 Councils asked group: 7
A verbatim listing of responses to this question can be found in the accompanying dashboard.

J W S R E S E A R C H 27

Customer service



J W S R E S E A R C H 28



Contact with council and customer service

Contact with council

More than six in ten residents (63%) have had contact with Wangaratta Rural City Council in the last 12 months, slightly fewer than last year (down four points).

- Rate of contact is highest among residents aged 35 to 49 years and lowest among those aged 18 to 34 years.
- There are no significant differences between demographic or geographic cohorts and the Council average.



Customer service

Council's customer service index of 70 is unchanged from 2019 and rated equal to the Regional Centres group and State-wide averages.

Almost seven in ten residents (69%) provide a positive customer service rating of 'very good' or 'good'.

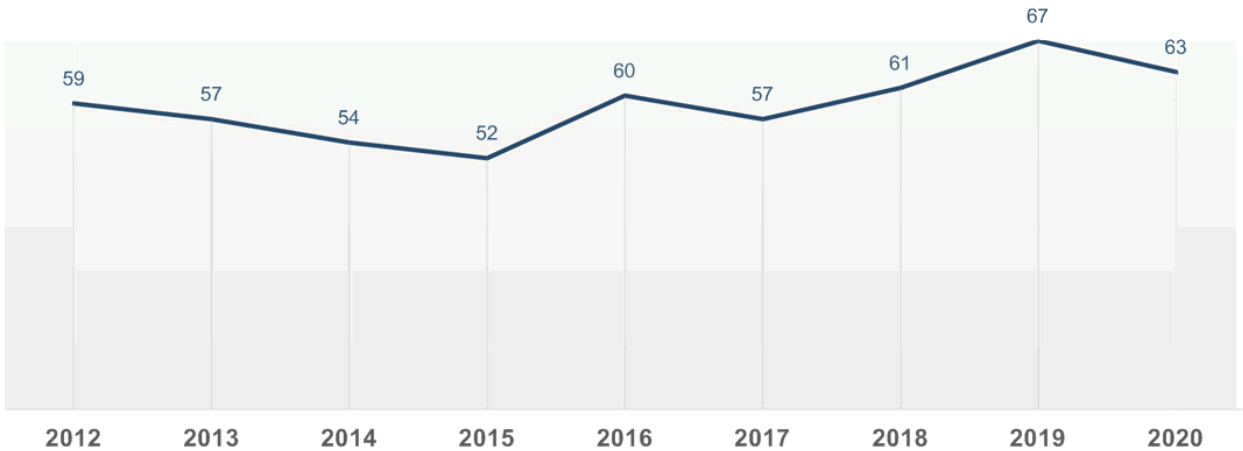
- Customer service ratings are most positive among residents aged 65 years and over (index score of 76), who have a relatively high contact rate with Council.
- Ratings are lowest among residents aged 18 to 34 years (index score of 56, significantly lower than average), however, this group has the least contact with Council.

J00858 Community Satisfaction Survey 2020 – Wangaratta Rural City Council



Contact with council

2020 contact with council (%)
Have had contact



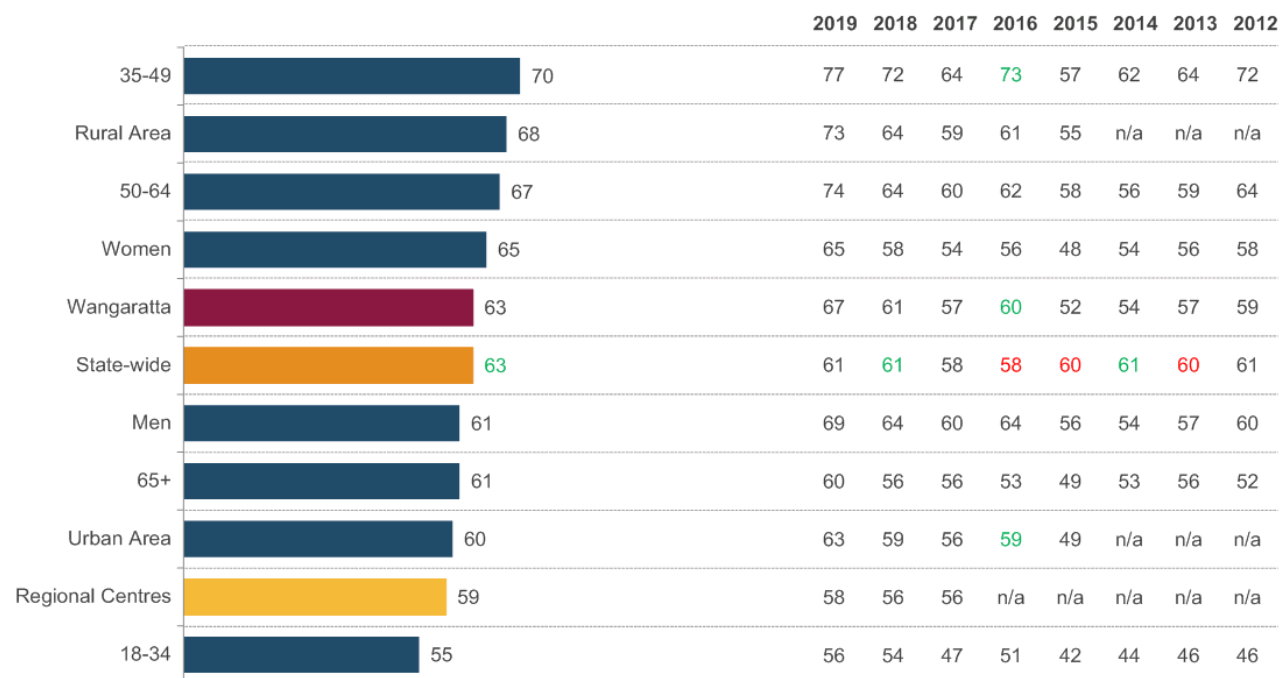
Q5. Over the last 12 months, have you or any member of your household had any contact with Wangaratta Rural City Council? This may have been in person, in writing, by telephone conversation, by text message, by email or via their website or social media such as Facebook or Twitter?
Base: All respondents. Councils asked state-wide: 36 Councils asked group: 4

J00858 Community Satisfaction Survey 2020 – Wangaratta Rural City Council



Contact with council

2020 contact with council (%)



Q5. Over the last 12 months, have you or any member of your household had any contact with Wangaratta Rural City Council? This may have been in person, in writing, by telephone conversation, by text message, by email or via their website or social media such as Facebook or Twitter?

Base: All respondents. Councils asked state-wide: 36 Councils asked group: 4

Note: Please see Appendix A for explanation of significant differences.

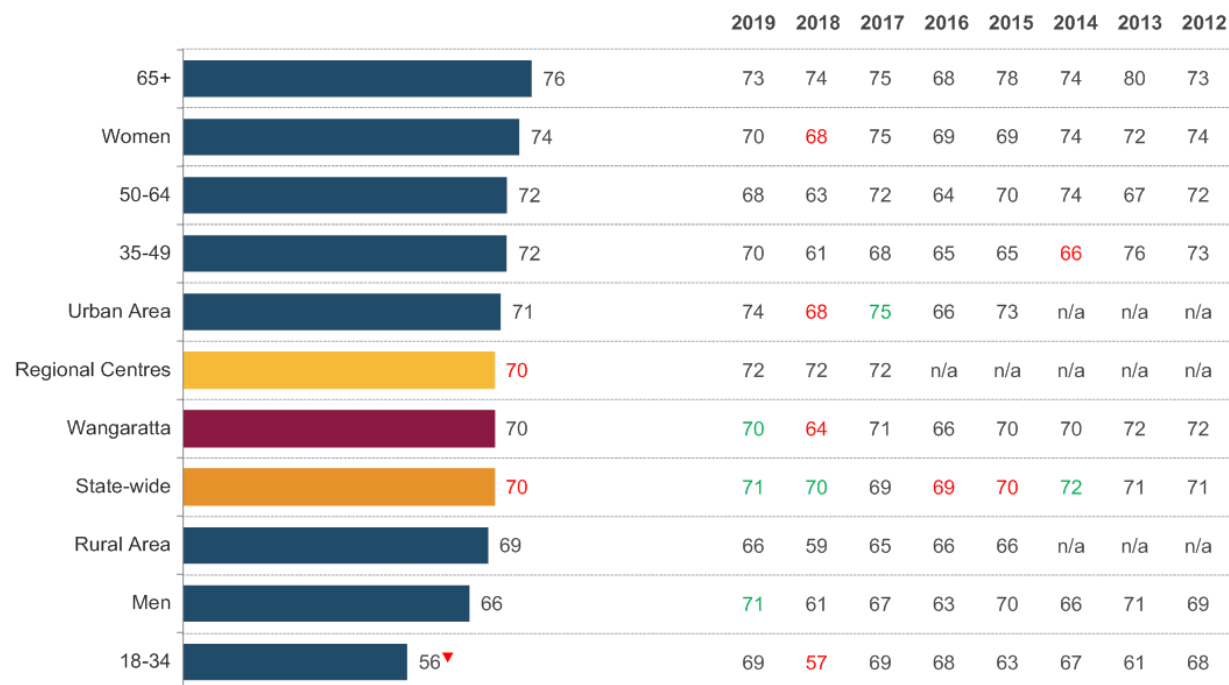
J W S R E S E A R C H 31

J00858 Community Satisfaction Survey 2020 – Wangaratta Rural City Council



Customer service rating

2020 customer service rating (index scores)



Q5c. Thinking of the most recent contact, how would you rate Wangaratta Rural City Council for customer service?
 Please keep in mind we do not mean the actual outcome but rather the actual service that was received.
 Base: All respondents who have had contact with Council in the last 12 months.
 Councils asked state-wide: 62 Councils asked group: 8
 Note: Please see Appendix A for explanation of significant differences.

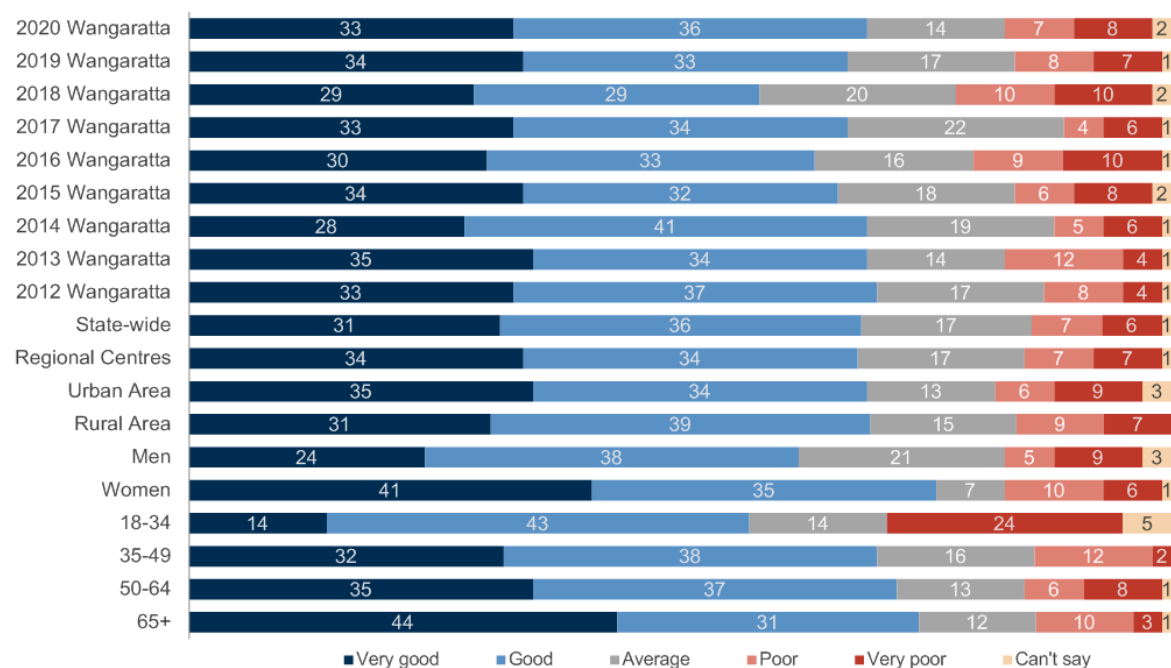
J W S R E S E A R C H 32

J00858 Community Satisfaction Survey 2020 – Wangaratta Rural City Council



Customer service rating

2020 customer service rating (%)



Q5c. Thinking of the most recent contact, how would you rate Wangaratta Rural City Council for customer service? Please keep in mind we do not mean the actual outcome but rather the actual service that was received.
 Base: All respondents who have had contact with Council in the last 12 months.
 Councils asked state-wide: 62 Councils asked group: 8

J W S R E S E A R C H 33



Communication

J W S R E S E A R C H 34



Communication

The preferred form of communication from Wangaratta Rural City Council remains newsletters sent via mail (38%).

Preference for the mailed format has increased nine points in the past year, after falling ten points in 2019.

Newsletters via email continue to have less appeal, preferred by half as many residents (19%).

- Among those aged under 50 years, newsletters via mail (36%) are preferred over email (18%) and there is also a growing preference for communication via social media (25%, up five points).
- Among residents aged over 50 years, newsletters via mail (40%) are preferred over email (19%) and advertising in local newspapers (17%).



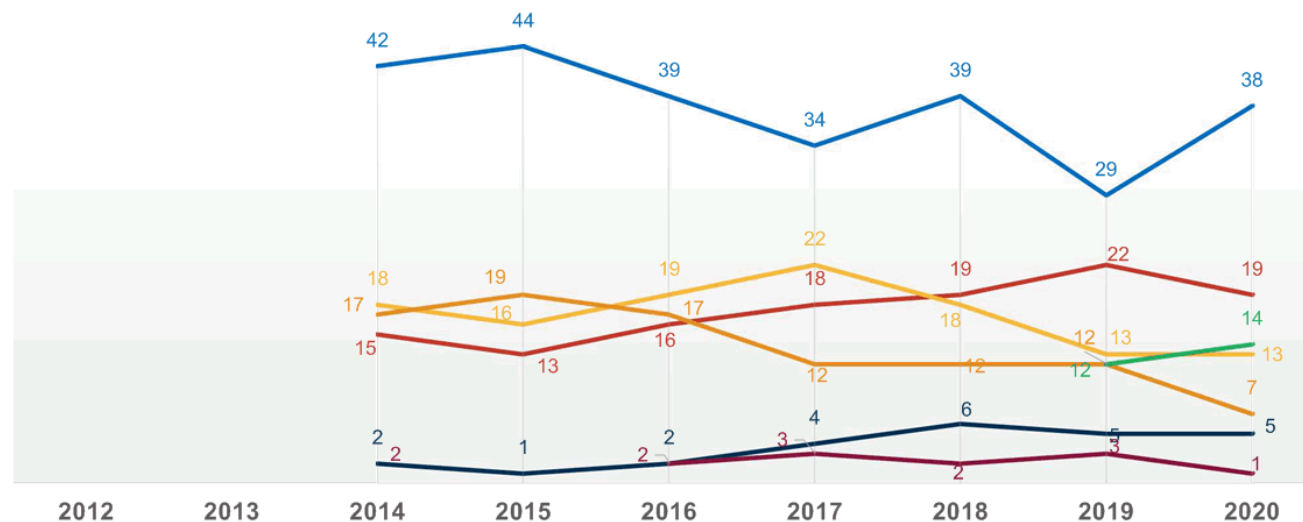
J W S R E S E A R C H 35

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Best form of communication

2020 best form of communication (%)



Q13. If Wangaratta Rural City Council was going to get in touch with you to inform you about Council news and information and upcoming events, which ONE of the following is the BEST way to communicate with you?
 Base: All respondents. Councils asked state-wide: 33 Councils asked group: 6
 Note: 'Social Media' was included in 2019.

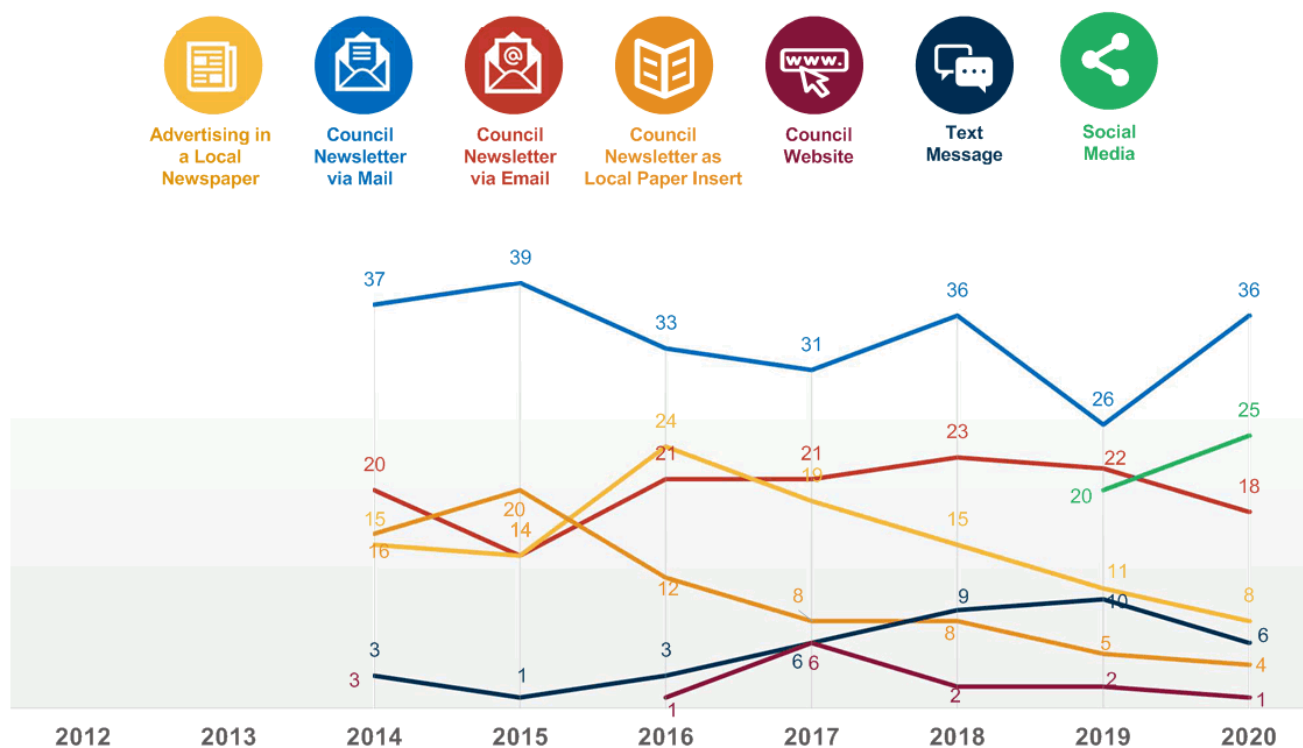
J W S R E S E A R C H 36

J00858 Community Satisfaction Survey 2020 – Wangaratta Rural City Council



Best form of communication: under 50s

2020 under 50s best form of communication (%)



Q13. If Wangaratta Rural City Council was going to get in touch with you to inform you about Council news and information and upcoming events, which ONE of the following is the BEST way to communicate with you?
 Base: All respondents aged under 50. Councils asked state-wide: 33 Councils asked group: 6
 Note: 'Social Media' was included in 2019.

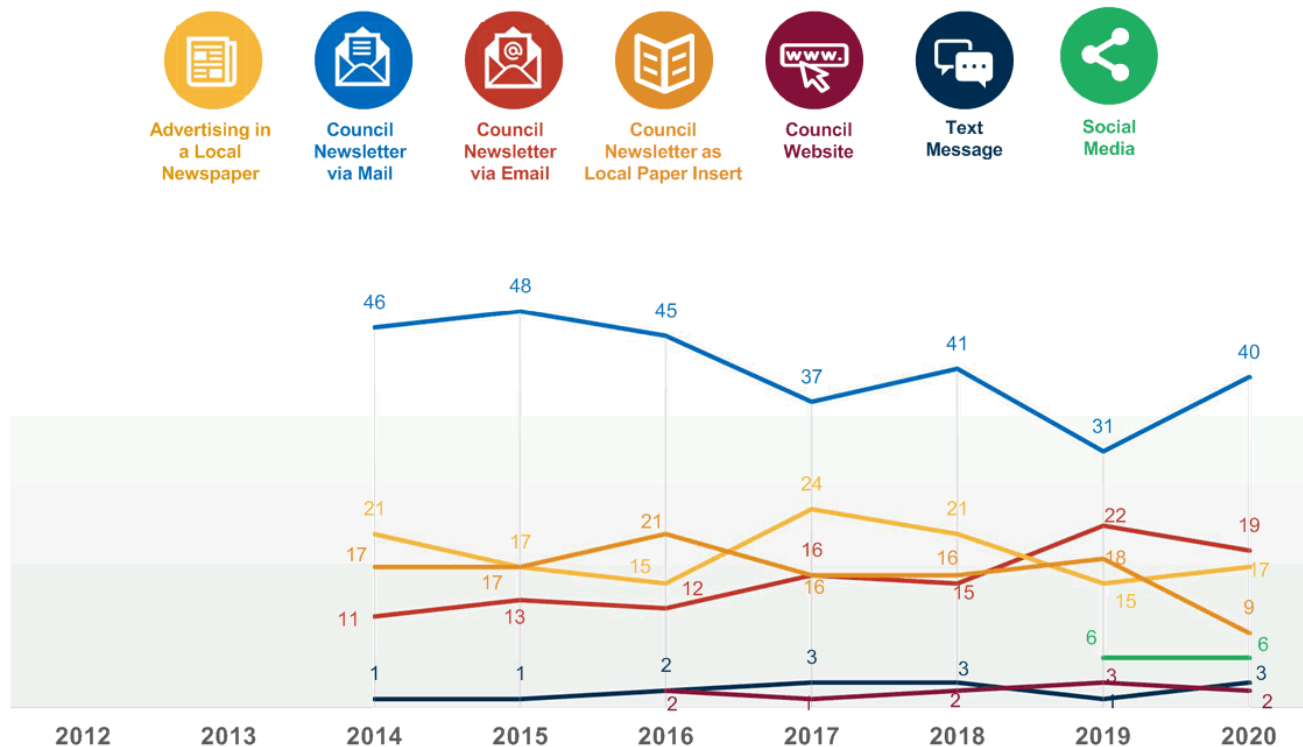
J W S R E S E A R C H 37

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Best form of communication: over 50s

2020 over 50s best form of communication (%)



Q13. If Wangaratta Rural City Council was going to get in touch with you to inform you about Council news and information and upcoming events, which ONE of the following is the BEST way to communicate with you?
 Base: All respondents aged over 50. Councils asked state-wide: 33 Councils asked group: 6
 Note: 'Social Media' was included in 2019.

J W S R E S E A R C H 38



Council direction

J W S R E S E A R C H 39

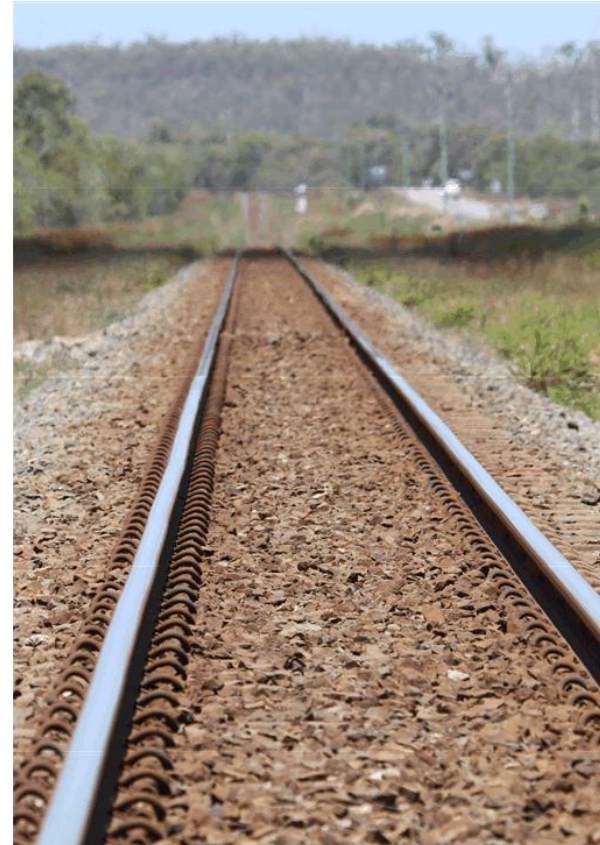


Council direction

Perceptions of the direction of Council's overall performance have recovered, after a slight decline in 2019.

Half of residents (53%) believe the direction of Council's overall performance has stayed the same over the last 12 months, up five points from 2019.

- 33% believe it has improved (down two points from 2019).
- 11% believe it has deteriorated (down five points from 2019).
- Most satisfied with the direction of Council performance are residents aged 65 years and over.
- Least satisfied with the direction of Council performance are residents aged 35 to 49 years (index score of 54, significantly lower than the Council-wide average).



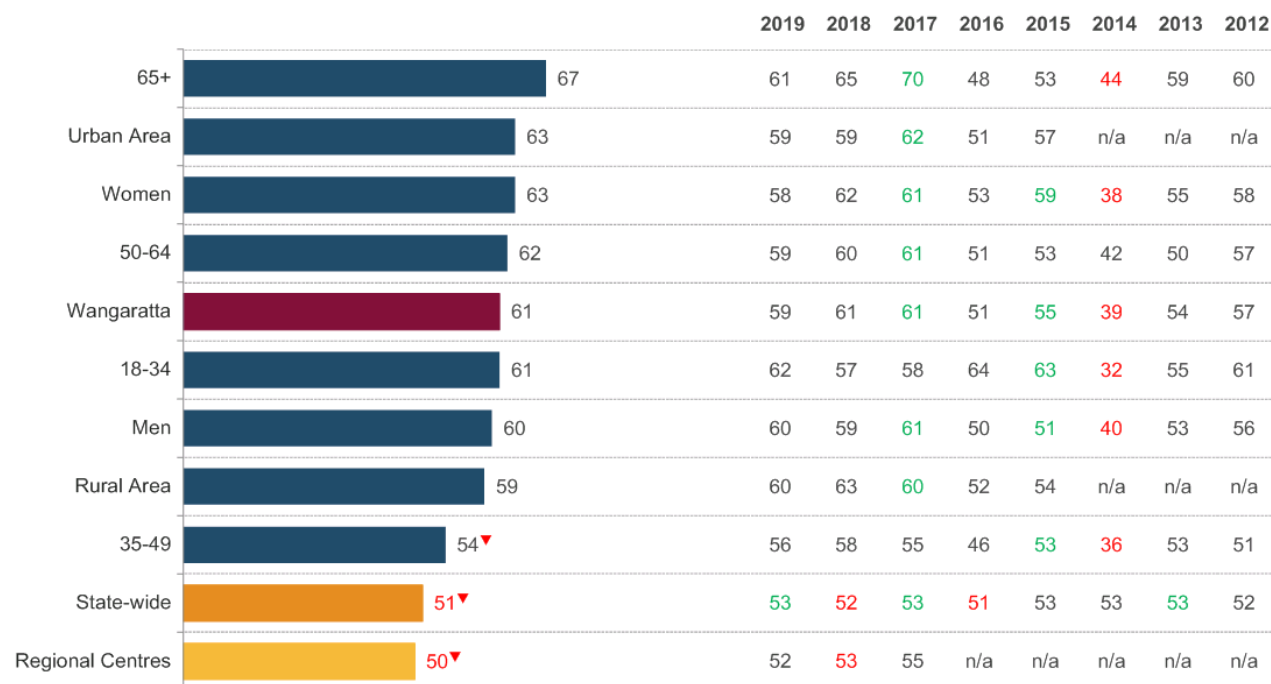
J W S R E S E A R C H 40

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Overall council direction last 12 months

2020 overall direction (index scores)



Q6. Over the last 12 months, what is your view of the direction of Wangaratta Rural City Council's overall performance?
 Base: All respondents. Councils asked state-wide: 62 Councils asked group: 8
 Note: Please see Appendix A for explanation of significant differences.

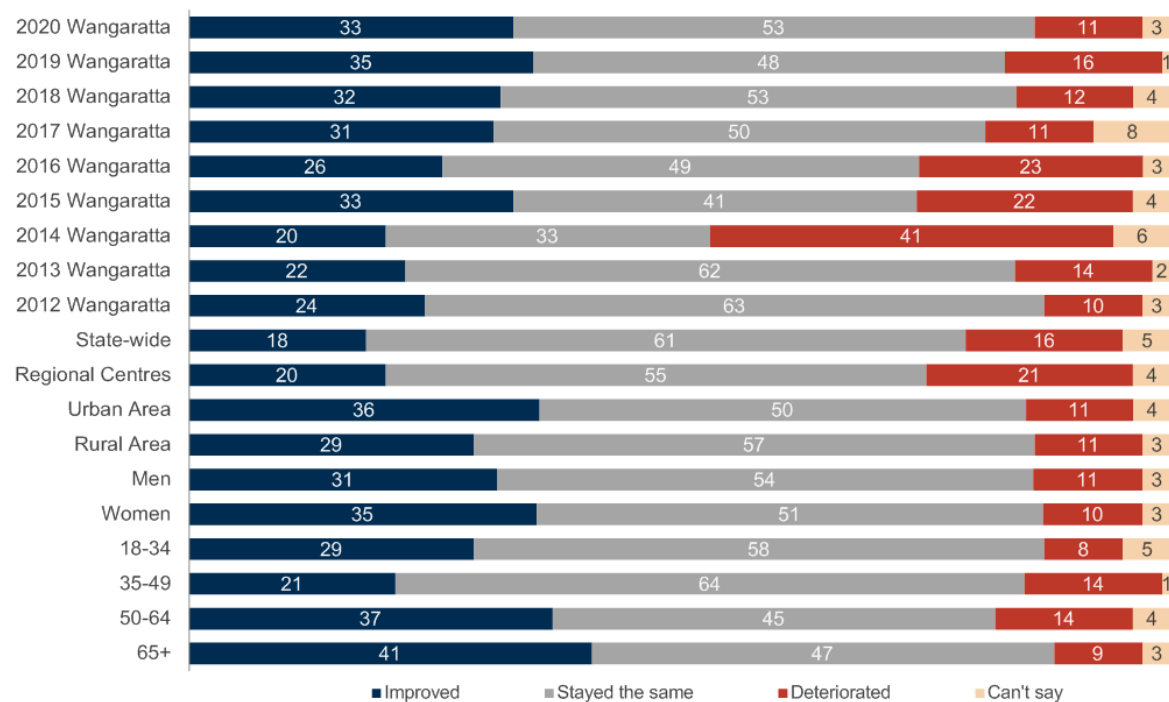
J W S R E S E A R C H 41

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Overall council direction last 12 months

2020 overall council direction (%)



Q6. Over the last 12 months, what is your view of the direction of Wangaratta Rural City Council's overall performance?
 Base: All respondents. Councils asked state-wide: 62 Councils asked group: 8

J W S R E S E A R C H 42

Individual service areas



J W S R E S E A R C H 43

J00858 Community Satisfaction Survey 2020 – Wangaratta Rural City Council



Community consultation and engagement performance



2020 consultation and engagement performance (index scores)

		2019	2018	2017	2016	2015	2014	2013	2012
65+	60	57	60	55	49	48	49	53	58
18-34	58	57	53	64	57	56	53	64	64
Rural Area	56	54	54	54	50	48	n/a	n/a	n/a
Women	56	53	56	55	51	50	49	58	59
50-64	55	50	54	53	43	48	46	54	57
Wangaratta	55	53	56	55	49	49	48	56	58
State-wide	55	56	55	55	54	56	57	57	57
Men	55	53	55	54	47	47	48	54	56
Urban Area	54	53	56	55	49	49	n/a	n/a	n/a
Regional Centres	51▼	54	55	54	n/a	n/a	n/a	n/a	n/a
35-49	46▼	49	55	48	50	46	45	54	52

Q2. How has Council performed on 'Community consultation and engagement' over the last 12 months?
 Base: All respondents. Councils asked state-wide: 62 Councils asked group: 8
 Note: Please see Appendix A for explanation of significant differences.

J W S R E S E A R C H 44

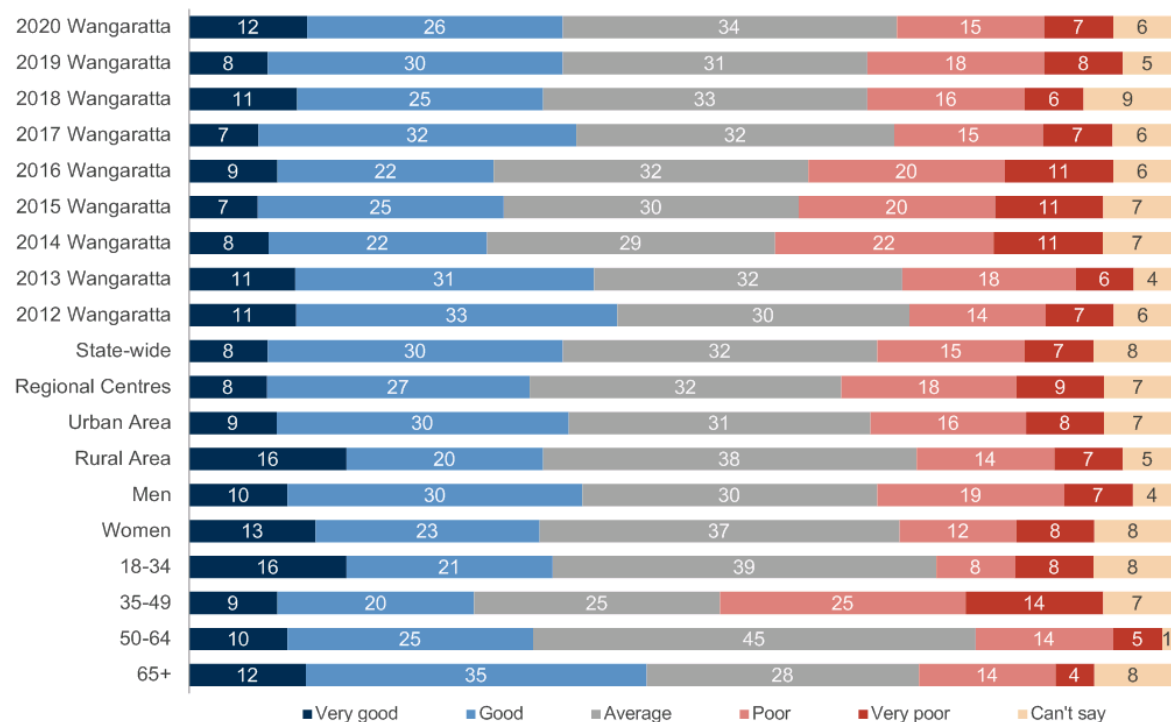
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Community consultation and engagement performance



2020 consultation and engagement performance (%)



Q2. How has Council performed on 'Community consultation and engagement' over the last 12 months?
Base: All respondents. Councils asked state-wide: 62 Councils asked group: 8

J W S R E S E A R C H 45

J00858 Community Satisfaction Survey 2020 – Wangaratta Rural City Council



Lobbying on behalf of the community performance



2020 lobbying performance (index scores)

		2019	2018	2017	2016	2015	2014	2013	2012
18-34	60▲	50	55	62	49	58	48	61	60
65+	56	55	59	52	50	50	49	59	60
Urban Area	54	50	55	52	48	53	n/a	n/a	n/a
Men	54	51	55	52	46	51	46	59	57
Wangaratta	54	51	55	52	48	51	45	58	56
State-wide	53	54	54	54	53	55	56	55	55
Women	53	52	55	53	50	50	44	57	55
50-64	53	52	52	49	44	49	43	55	54
Rural Area	52	53	54	52	49	48	n/a	n/a	n/a
Regional Centres	52	54	54	54	n/a	n/a	n/a	n/a	n/a
35-49	45▼	48	52	46	49	47	40	56	52

Q2. How has Council performed on 'Lobbying on behalf of the community' over the last 12 months?
 Base: All respondents. Councils asked state-wide: 62 Councils asked group: 8
 Note: Please see Appendix A for explanation of significant differences.

J W S R E S E A R C H 46

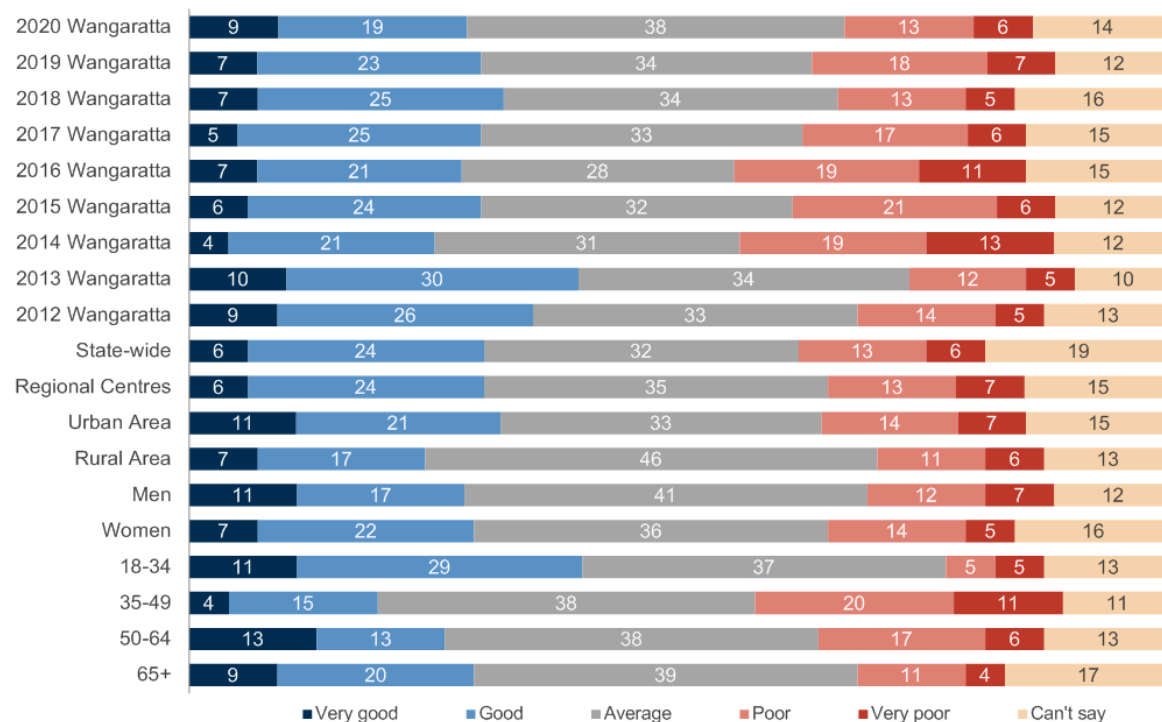
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Lobbying on behalf of the community performance



2020 lobbying performance (%)



Q2. How has Council performed on 'Lobbying on behalf of the community' over the last 12 months?
 Base: All respondents. Councils asked state-wide: 62 Councils asked group: 8

J W S R E S E A R C H 47

J00858 Community Satisfaction Survey 2020 – Wangaratta Rural City Council

Decisions made in the interest of the community performance



2020 community decisions made performance (index scores)

		2019	2018	2017	2016	2015	2014	2013	2012
65+	58▲	55	57	54	50	50	n/a	n/a	n/a
18-34	56	49	44	56	56	54	n/a	n/a	n/a
Women	54	49	52	52	49	50	n/a	n/a	n/a
Rural Area	54	49	52	50	49	48	n/a	n/a	n/a
State-wide	53	55	54	54	54	55	57	n/a	n/a
Wangaratta	52	51	51	50	48	49	n/a	n/a	n/a
Urban Area	52	52	50	50	47	50	n/a	n/a	n/a
50-64	51	52	51	50	45	46	n/a	n/a	n/a
Men	50	53	50	48	47	48	n/a	n/a	n/a
Regional Centres	50	52	52	52	n/a	n/a	n/a	n/a	n/a
35-49	43▼	47	48	41	42	46	n/a	n/a	n/a

Q2. How has Council performed on 'Decisions made in the interest of the community' over the last 12 months?
 Base: All respondents. Councils asked state-wide: 62 Councils asked group: 8
 Note: Please see Appendix A for explanation of significant differences.

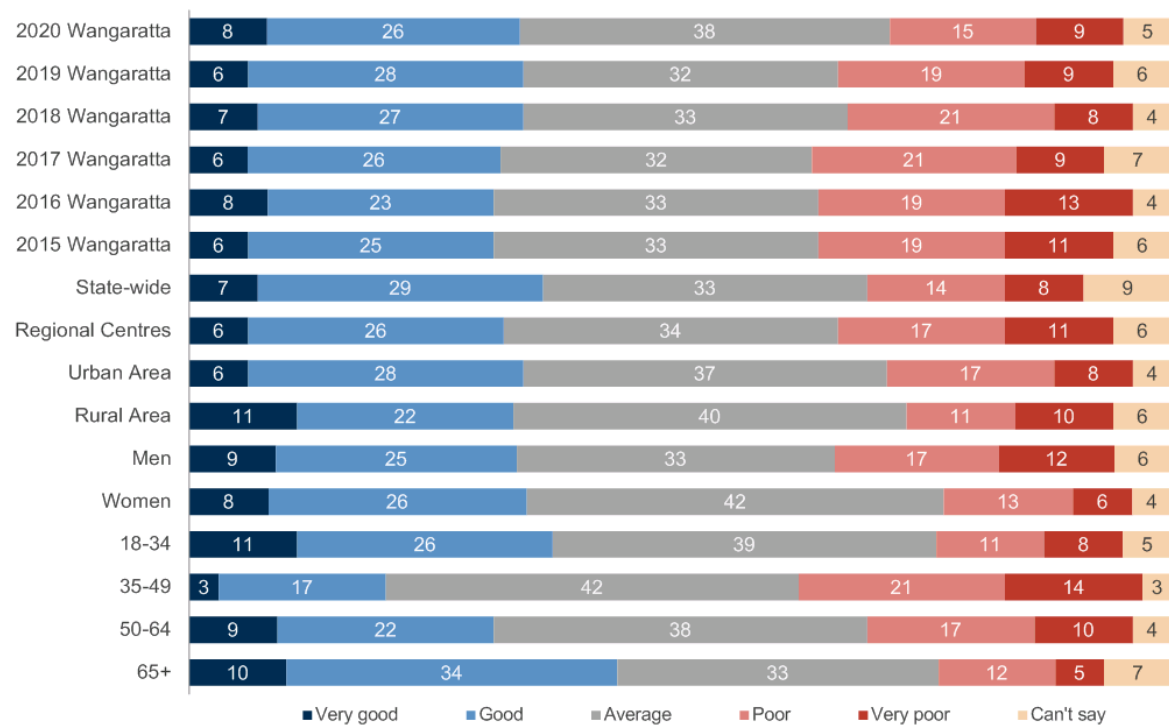
J W S R E S E A R C H 48

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Decisions made in the interest of the community performance



2020 community decisions made performance (%)



Q2. How has Council performed on 'Decisions made in the interest of the community' over the last 12 months?
 Base: All respondents. Councils asked state-wide: 62 Councils asked group: 8

J W S R E S E A R C H 49

J00858 Community Satisfaction Survey 2020 – Wangaratta Rural City Council

The condition of sealed local roads in your area performance



2020 sealed local roads performance (index scores)

		2019	2018	2017	2016	2015	2014	2013	2012
Urban Area	60	60	58	58	60	62	n/a	n/a	n/a
65+	59	65	58	62	59	59	n/a	n/a	n/a
Women	58	56	56	58	59	57	n/a	n/a	n/a
18-34	57	52	55	46	62	57	n/a	n/a	n/a
Wangaratta	57	57	56	56	58	57	n/a	n/a	n/a
50-64	56	55	57	56	53	56	n/a	n/a	n/a
Men	56	58	55	53	57	57	n/a	n/a	n/a
Regional Centres	55	57	54	53	n/a	n/a	n/a	n/a	n/a
35-49	55	53	52	56	58	56	n/a	n/a	n/a
State-wide	54▼	56	53	53	54	55	55	n/a	n/a
Rural Area	52	52	51	52	55	51	n/a	n/a	n/a

Q2. How has Council performed on 'The condition of sealed local roads in your area' over the last 12 months?
 Base: All respondents. Councils asked state-wide: 62 Councils asked group: 8
 Note: Please see Appendix A for explanation of significant differences.

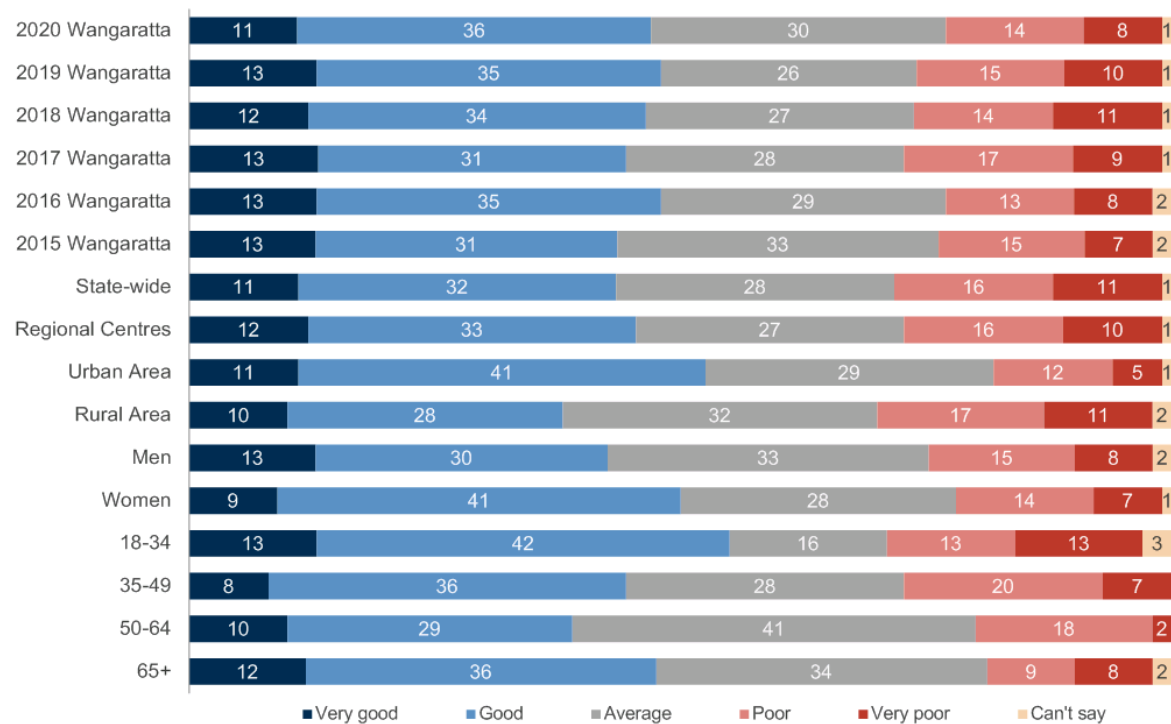
J W S R E S E A R C H 50

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The condition of sealed local roads in your area performance



2020 sealed local roads performance (%)



Q2. How has Council performed on 'The condition of sealed local roads in your area' over the last 12 months?
 Base: All respondents. Councils asked state-wide: 62 Councils asked group: 8

J W S R E S E A R C H 51

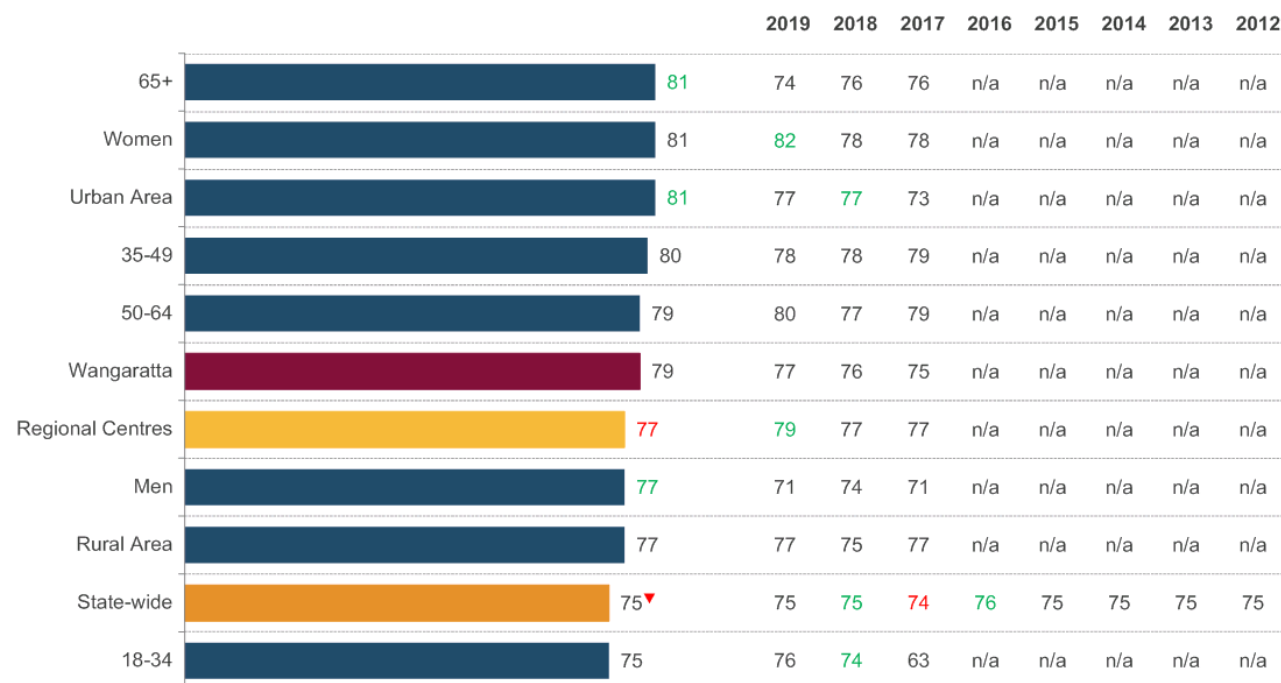
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Informing the community importance



2020 informing community importance (index scores)



Q1. Firstly, how important should 'Informing the community' be as a responsibility for Council?
 Base: All respondents. Councils asked state-wide: 21 Councils asked group: 5
 Note: Please see Appendix A for explanation of significant differences.

J W S R E S E A R C H 52

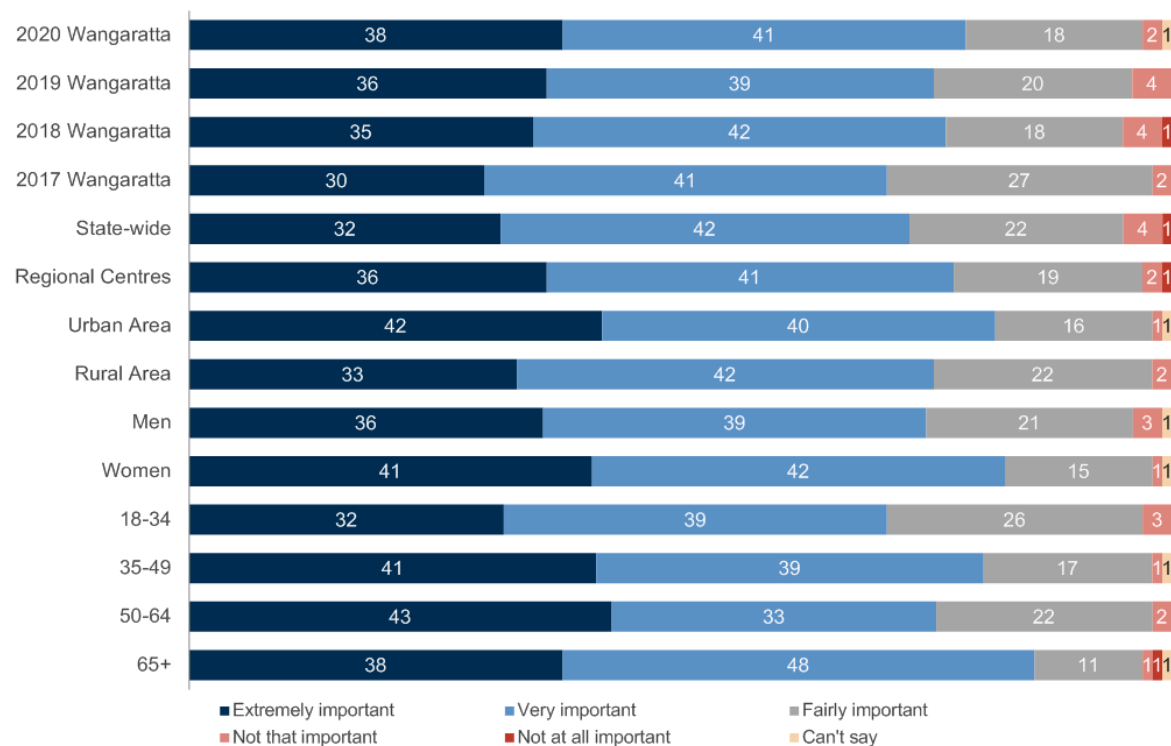
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Informing the community importance



2020 informing community importance (%)



Q1. Firstly, how important should 'Informing the community' be as a responsibility for Council?
 Base: All respondents. Councils asked state-wide: 21 Councils asked group: 5

J W S R E S E A R C H 53

J00858 Community Satisfaction Survey 2020 – Wangaratta Rural City Council



Informing the community performance



2020 informing community performance (index scores)

		2019	2018	2017	2016	2015	2014	2013	2012
65+	64	60	63	61	n/a	n/a	n/a	n/a	n/a
18-34	61	57	59	70	n/a	n/a	n/a	n/a	n/a
Women	61	55	61	59	n/a	n/a	n/a	n/a	n/a
Urban Area	60	57	57	62	n/a	n/a	n/a	n/a	n/a
50-64	60	54	56	59	n/a	n/a	n/a	n/a	n/a
Wangaratta	60	57	60	60	n/a	n/a	n/a	n/a	n/a
State-wide	59	60	59	59	59	61	62	61	60
Rural Area	58	56	63	57	n/a	n/a	n/a	n/a	n/a
Men	58	59	58	62	n/a	n/a	n/a	n/a	n/a
Regional Centres	56	56	59	58	n/a	n/a	n/a	n/a	n/a
35-49	52	54	59	54	n/a	n/a	n/a	n/a	n/a

Q2. How has Council performed on 'Informing the community' over the last 12 months?
 Base: All respondents. Councils asked state-wide: 33 Councils asked group: 5
 Note: Please see Appendix A for explanation of significant differences.

J W S R E S E A R C H 54

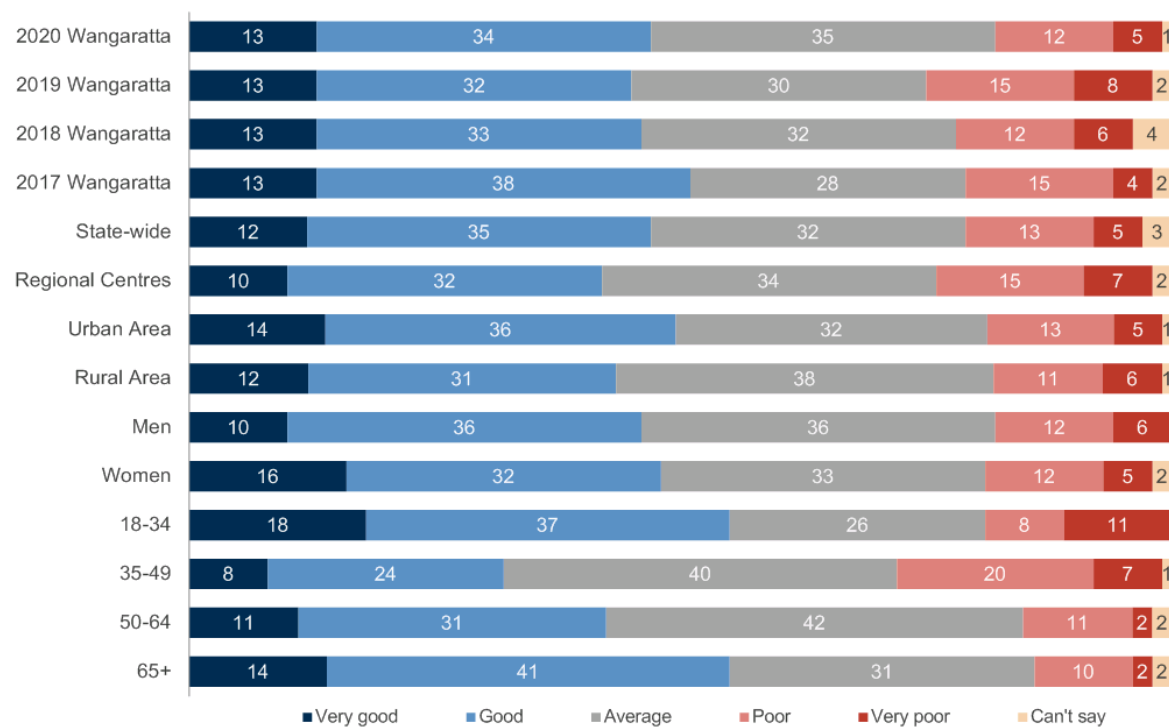
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Informing the community performance



2020 informing community performance (%)



Q2. How has Council performed on 'informing the community' over the last 12 months?
 Base: All respondents. Councils asked state-wide: 33 Councils asked group: 5

J W S R E S E A R C H 55

J00858 Community Satisfaction Survey 2020 – Wangaratta Rural City Council

The condition of local streets and footpaths in your area importance



2020 streets and footpaths importance (index scores)

		2019	2018	2017	2016	2015	2014	2013	2012
Women	81	83	82	81	79	78	80	82	78
Urban Area	80	80	80	77	80	79	n/a	n/a	n/a
18-34	79	78	75	73	77	76	76	80	71
Wangaratta	78	78	80	76	78	77	77	79	75
Regional Centres	78	77	79	77	n/a	n/a	n/a	n/a	n/a
50-64	78	80	81	78	75	78	79	78	80
State-wide	78	77	78	77	77	77	77	78	77
65+	78	77	83	77	79	77	76	80	74
35-49	77	77	80	77	79	76	77	78	76
Men	75	72	77	71	76	76	74	75	73
Rural Area	75	75	79	75	74	74	n/a	n/a	n/a

Q1. Firstly, how important should 'The condition of local streets and footpaths in your area' be as a responsibility for Council?
 Base: All respondents. Councils asked state-wide: 23 Councils asked group: 5
 Note: Please see Appendix A for explanation of significant differences.

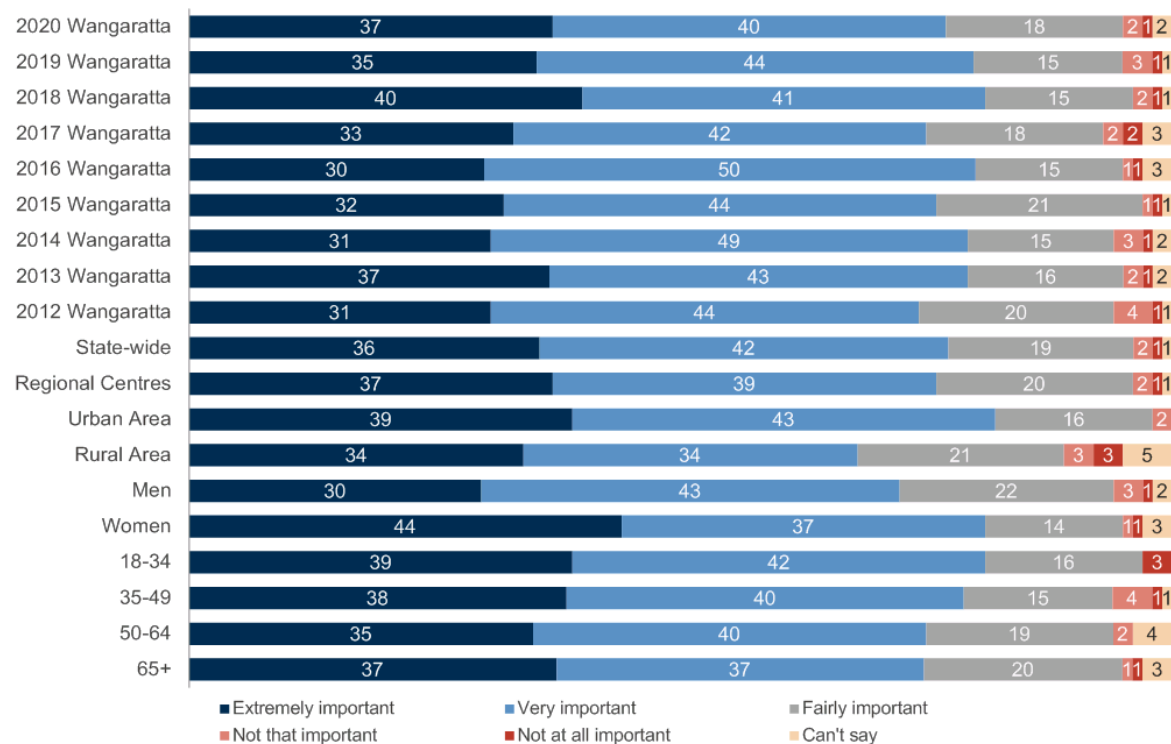
J W S R E S E A R C H 56

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The condition of local streets and footpaths in your area importance



2020 streets and footpaths importance (%)



Q1. Firstly, how important should 'The condition of local streets and footpaths in your area' be as a responsibility for Council?
 Base: All respondents. Councils asked state-wide: 23 Councils asked group: 5

J W S R E S E A R C H 57

J00858 Community Satisfaction Survey 2020 – Wangaratta Rural City Council

The condition of local streets and footpaths in your area performance



2020 streets and footpaths performance (index scores)

		2019	2018	2017	2016	2015	2014	2013	2012
35-49	65▲	55	58	57	63	66	58	60	57
Men	60	57	60	59	60	61	57	61	60
Regional Centres	59	61	59	57	n/a	n/a	n/a	n/a	n/a
Urban Area	59	59	59	57	62	65	n/a	n/a	n/a
Wangaratta	58	57	58	57	60	60	57	59	61
State-wide	58	59	58	57	57	58	58	58	57
Rural Area	57	55	55	56	58	54	n/a	n/a	n/a
65+	57	62	58	58	55	56	56	57	61
Women	57	57	56	55	61	59	56	56	61
18-34	57	56	59	56	65	59	62	63	64
50-64	55	55	56	56	60	60	52	55	61

Q2. How has Council performed on 'The condition of local streets and footpaths in your area' over the last 12 months?
 Base: All respondents. Councils asked state-wide: 35 Councils asked group: 5
 Note: Please see Appendix A for explanation of significant differences.

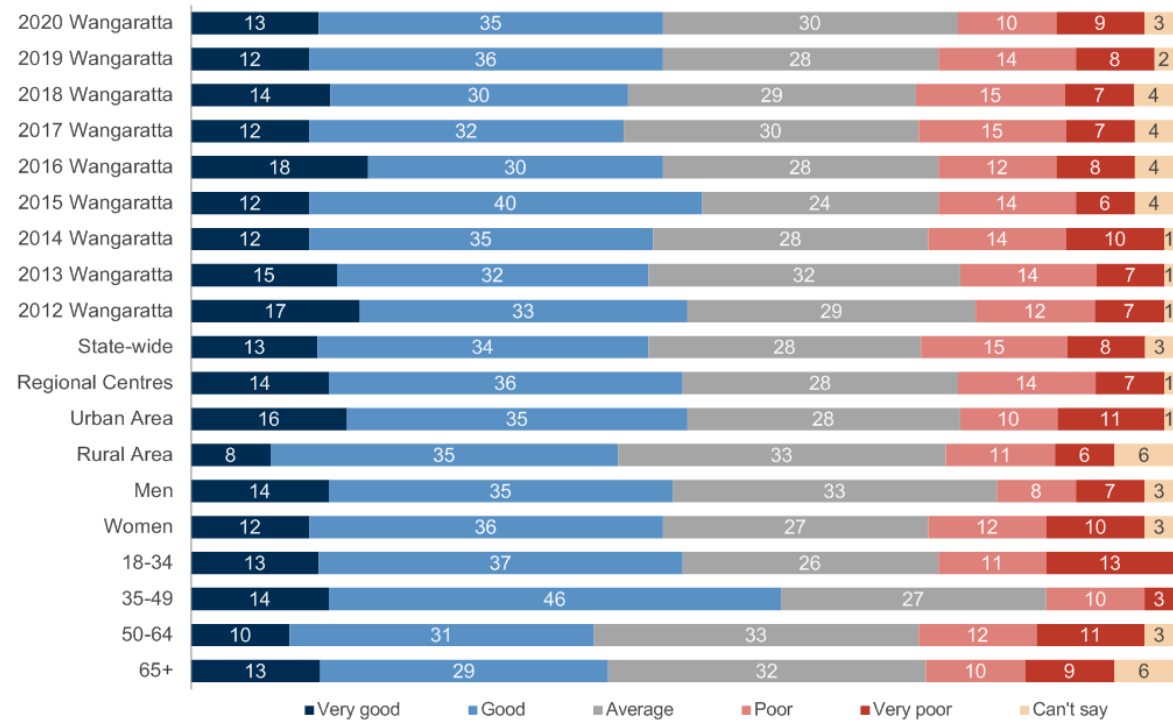
J W S R E S E A R C H 58

J00858 Community Satisfaction Survey 2020 – Wangaratta Rural City Council

The condition of local streets and footpaths in your area performance



2020 streets and footpaths performance (%)



Q2. How has Council performed on 'The condition of local streets and footpaths in your area' over the last 12 months?
 Base: All respondents. Councils asked state-wide: 35 Councils asked group: 5

J W S R E S E A R C H 59

J00858 Community Satisfaction Survey 2020 – Wangaratta Rural City Council



Parking facilities importance



2020 parking importance (index scores)

		2019	2018	2017	2016	2015	2014	2013	2012
Women	79▲	80	78	76	78	76	80	79	76
65+	78	76	78	73	77	74	78	80	74
Urban Area	76	75	74	72	75	74	n/a	n/a	n/a
50-64	76	74	75	72	74	74	75	72	78
Wangaratta	75	75	75	70	74	72	75	76	75
Regional Centres	75	75	75	72	n/a	n/a	n/a	n/a	n/a
35-49	73	72	75	70	70	74	70	77	73
Rural Area	72	74	75	65	71	70	n/a	n/a	n/a
18-34	71	78	70	62	73	64	77	77	75
State-wide	71▼	71	71	70	70	70	70	71	71
Men	70▼	69	72	63	69	67	69	73	74

Q1. Firstly, how important should 'Parking facilities' be as a responsibility for Council?
 Base: All respondents. Councils asked state-wide: 17 Councils asked group: 5
 Note: Please see Appendix A for explanation of significant differences.

J W S R E S E A R C H 60

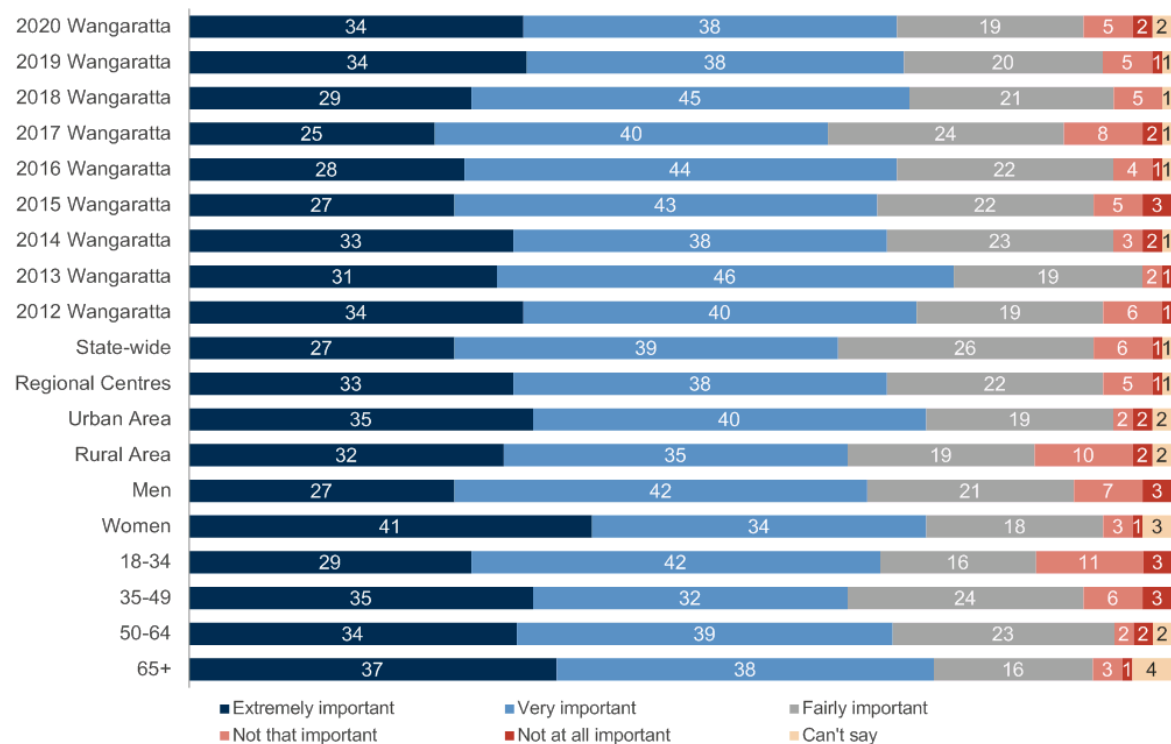
J00858 Community Satisfaction Survey 2020 – Wangaratta Rural City Council



Parking facilities importance



2020 parking importance (%)



Q1. Firstly, how important should 'Parking facilities' be as a responsibility for Council?
 Base: All respondents. Councils asked state-wide: 17 Councils asked group: 5

J W S R E S E A R C H 61

J00858 Community Satisfaction Survey 2020 – Wangaratta Rural City Council



Parking facilities performance



2020 parking performance (index scores)

		2019	2018	2017	2016	2015	2014	2013	2012
State-wide	55▲	56	56	55	56	57	57	57	56
Men	49	47	57	56	52	61	54	55	49
Regional Centres	49	50	51	52	n/a	n/a	n/a	n/a	n/a
50-64	48	47	54	52	50	57	47	53	50
35-49	48	45	49	58	54	55	51	52	49
Urban Area	48	46	51	55	53	62	n/a	n/a	n/a
18-34	48	43	54	60	60	69	62	55	51
Wangaratta	47	46	52	56	52	58	51	53	51
Rural Area	45	47	53	57	52	54	n/a	n/a	n/a
Women	45	45	47	56	52	56	49	51	53
65+	44	48	50	55	48	54	46	52	53

Q2. How has Council performed on 'Parking facilities' over the last 12 months?
 Base: All respondents. Councils asked state-wide: 21 Councils asked group: 5
 Note: Please see Appendix A for explanation of significant differences.

J W S R E S E A R C H 62

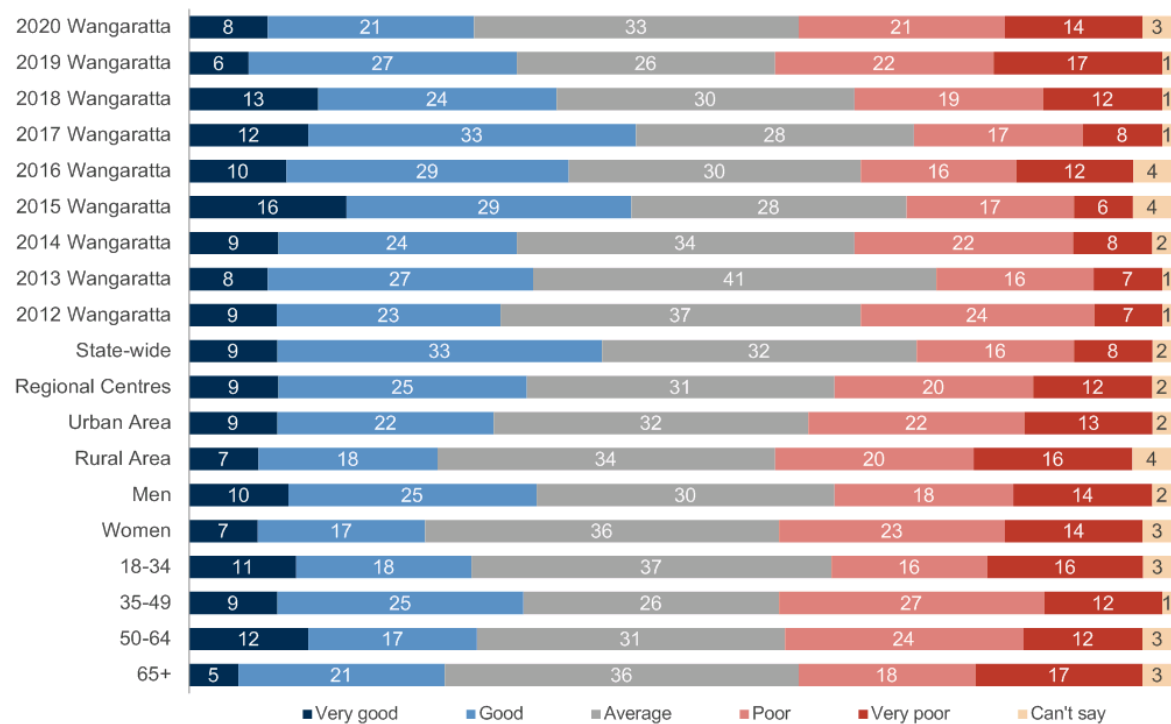
J00858 Community Satisfaction Survey 2020 – Wangaratta Rural City Council



Parking facilities performance



2020 parking performance (%)



Q2. How has Council performed on 'Parking facilities' over the last 12 months?
 Base: All respondents. Councils asked state-wide: 21 Councils asked group: 5

J W S R E S E A R C H 63

J00858 Community Satisfaction Survey 2020 – Wangaratta Rural City Council



Recreational facilities importance



2020 recreational facilities importance (index scores)

		2019	2018	2017	2016	2015	2014	2013	2012
50-64	76	71	74	75	73	73	75	71	73
Urban Area	76	74	75	72	74	79	n/a	n/a	n/a
18-34	76	78	74	66	72	73	77	79	72
Women	76	75	77	75	75	76	78	78	75
35-49	75	73	77	74	72	78	76	75	77
Wangaratta	74	72	75	72	72	74	74	75	73
Men	73	70	72	68	68	72	71	71	71
State-wide	72	72	73	72	73	72	72	72	72
Regional Centres	72	72	74	73	n/a	n/a	n/a	n/a	n/a
Rural Area	72	70	73	72	68	68	n/a	n/a	n/a
65+	72	69	74	72	71	72	70	74	70

Q1. Firstly, how important should 'Recreational facilities' be as a responsibility for Council?
 Base: All respondents. Councils asked state-wide: 28 Councils asked group: 5
 Note: Please see Appendix A for explanation of significant differences.

J W S R E S E A R C H 64

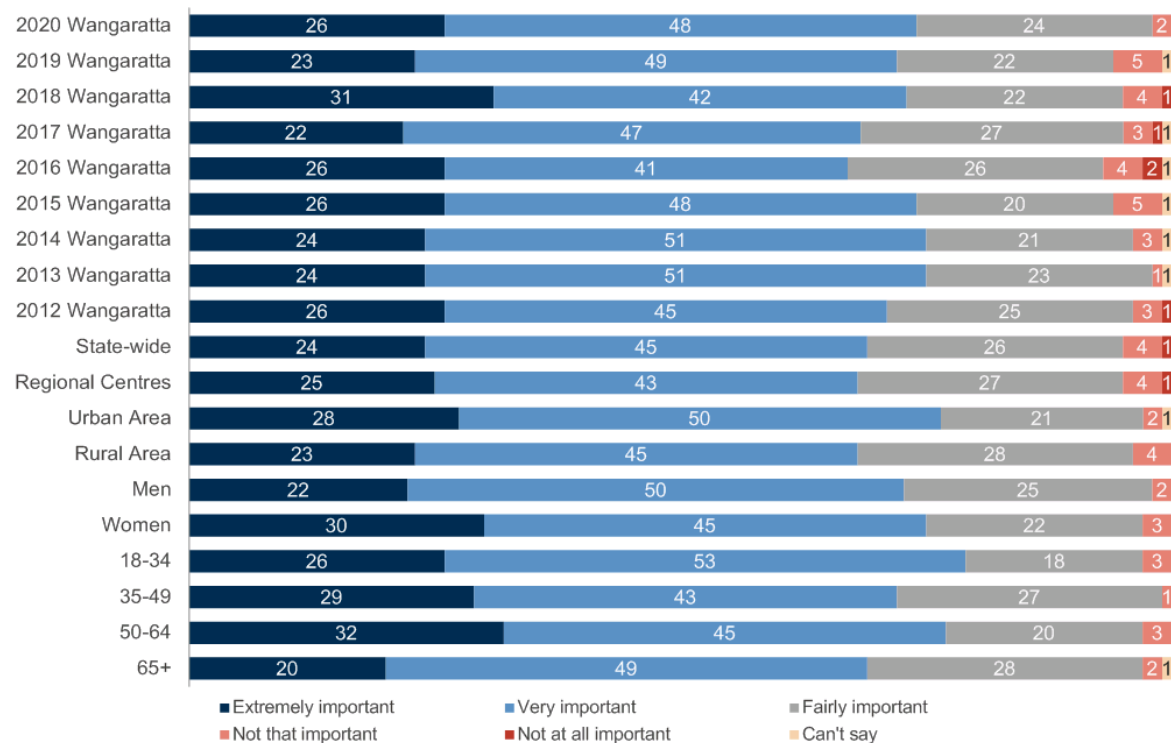
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Recreational facilities importance



2020 recreational facilities importance (%)



Q1. Firstly, how important should 'Recreational facilities' be as a responsibility for Council?
 Base: All respondents. Councils asked state-wide: 28 Councils asked group: 5

J W S R E S E A R C H 65

J00858 Community Satisfaction Survey 2020 – Wangaratta Rural City Council



Recreational facilities performance



2020 recreational facilities performance (index scores)

		2019	2018	2017	2016	2015	2014	2013	2012
65+	76▲	75	75	75	69	69	77	80	81
Rural Area	71	72	70	72	69	69	n/a	n/a	n/a
50-64	71	72	69	68	66	70	74	76	76
Regional Centres	70	71	70	69	n/a	n/a	n/a	n/a	n/a
State-wide	70	70	69	70	69	70	71	70	70
Women	69	70	69	69	68	69	73	73	76
Wangaratta	69	71	71	70	69	69	72	76	76
Men	68	72	72	71	69	69	71	79	76
Urban Area	68	70	71	69	68	69	n/a	n/a	n/a
18-34	63▼	68	73	71	74	69	65	73	76
35-49	63▼	67	64	65	66	69	71	74	71

Q2. How has Council performed on 'Recreational facilities' over the last 12 months?
 Base: All respondents. Councils asked state-wide: 39 Councils asked group: 5
 Note: Please see Appendix A for explanation of significant differences.

J W S R E S E A R C H 66

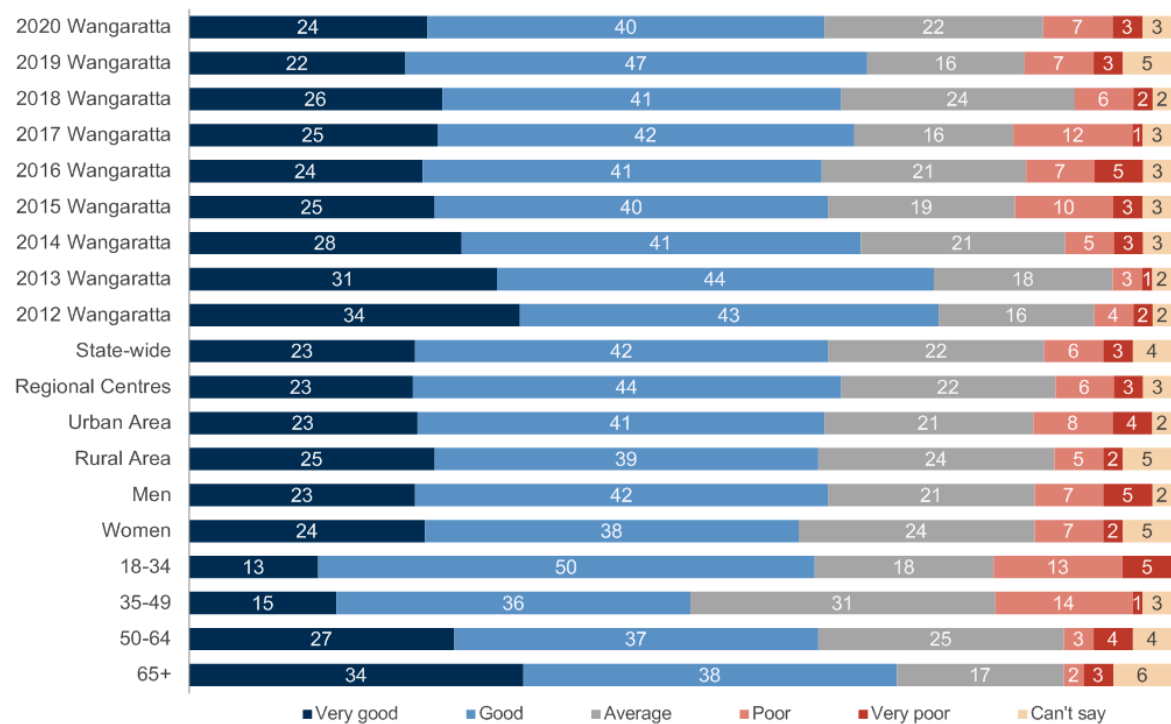
J00858 Community Satisfaction Survey 2020 – Wangaratta Rural City Council



Recreational facilities performance



2020 recreational facilities performance (%)



Q2. How has Council performed on 'Recreational facilities' over the last 12 months?
 Base: All respondents. Councils asked state-wide: 39 Councils asked group: 5

J W S R E S E A R C H 67

J00858 Community Satisfaction Survey 2020 – Wangaratta Rural City Council



The appearance of public areas importance



2020 public areas importance (index scores)

		2019	2018	2017	2016	2015	2014	2013	2012
50-64	77	75	74	77	75	74	73	74	73
Urban Area	75	74	74	74	75	76	n/a	n/a	n/a
Women	75	75	76	77	77	74	77	77	74
Regional Centres	74	73	74	74	n/a	n/a	n/a	n/a	n/a
Wangaratta	74	72	73	73	75	74	75	76	71
State-wide	74	73	74	74	74	73	73	74	73
35-49	73	71	73	73	76	75	80	78	72
18-34	73	69	71	69	71	69	74	77	71
Men	72	69	70	70	71	73	72	74	68
65+	72	73	74	74	76	76	72	75	69
Rural Area	71	69	72	72	73	71	n/a	n/a	n/a

Q1. Firstly, how important should 'The appearance of public areas' be as a responsibility for Council?
 Base: All respondents. Councils asked state-wide: 27 Councils asked group: 5
 Note: Please see Appendix A for explanation of significant differences.

J W S R E S E A R C H 68

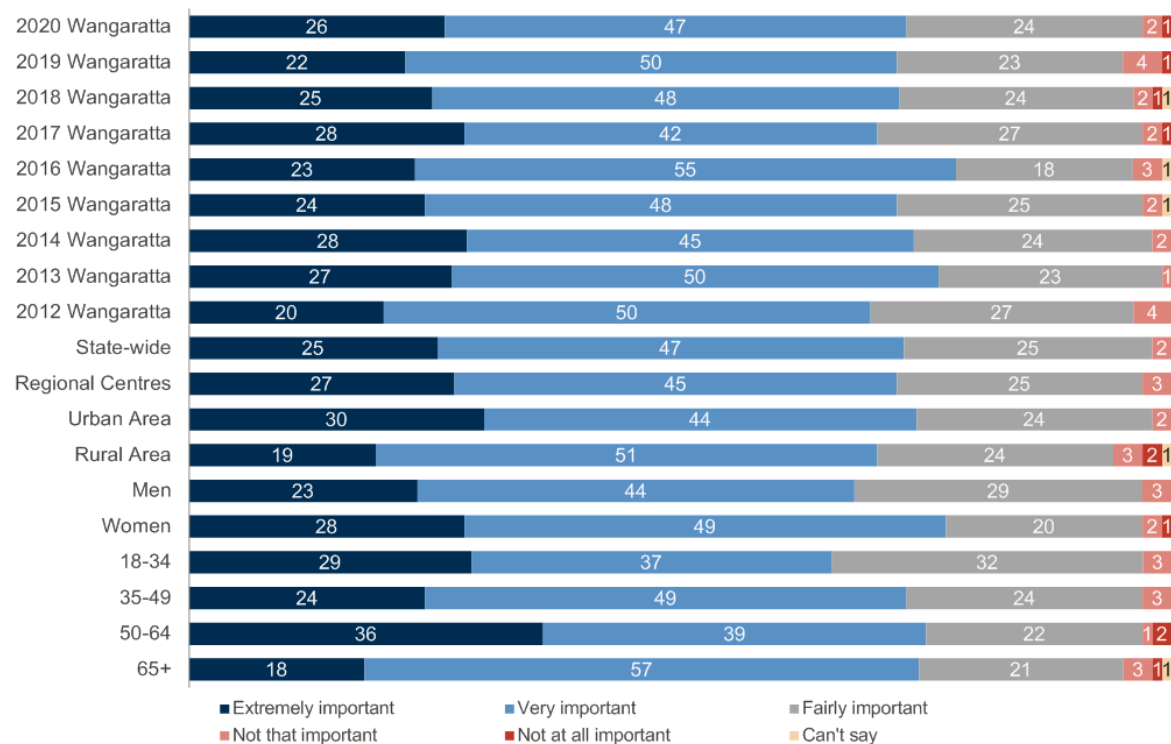
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The appearance of public areas importance



2020 public areas importance (%)



Q1. Firstly, how important should 'The appearance of public areas' be as a responsibility for Council?
 Base: All respondents. Councils asked state-wide: 27 Councils asked group: 5

J W S R E S E A R C H 69

J00858 Community Satisfaction Survey 2020 – Wangaratta Rural City Council



The appearance of public areas performance



2020 public areas performance (index scores)

		2019	2018	2017	2016	2015	2014	2013	2012
Urban Area	77	75	77	76	76	77	n/a	n/a	n/a
35-49	77	73	76	74	81	77	75	78	75
65+	76	76	77	77	73	76	77	77	79
Women	76	74	73	75	75	77	76	75	79
Wangaratta	76	74	76	75	75	76	75	77	78
Men	76	75	78	75	75	75	75	79	77
18-34	76	74	75	76	74	74	71	75	78
50-64	75	75	75	74	73	76	77	78	79
Rural Area	75	74	74	74	73	75	n/a	n/a	n/a
Regional Centres	72▼	74	73	73	n/a	n/a	n/a	n/a	n/a
State-wide	72▼	72	71	71	71	72	72	71	71

Q2. How has Council performed on 'The appearance of public areas' over the last 12 months?
 Base: All respondents. Councils asked state-wide: 38 Councils asked group: 5
 Note: Please see Appendix A for explanation of significant differences.

J W S R E S E A R C H 70

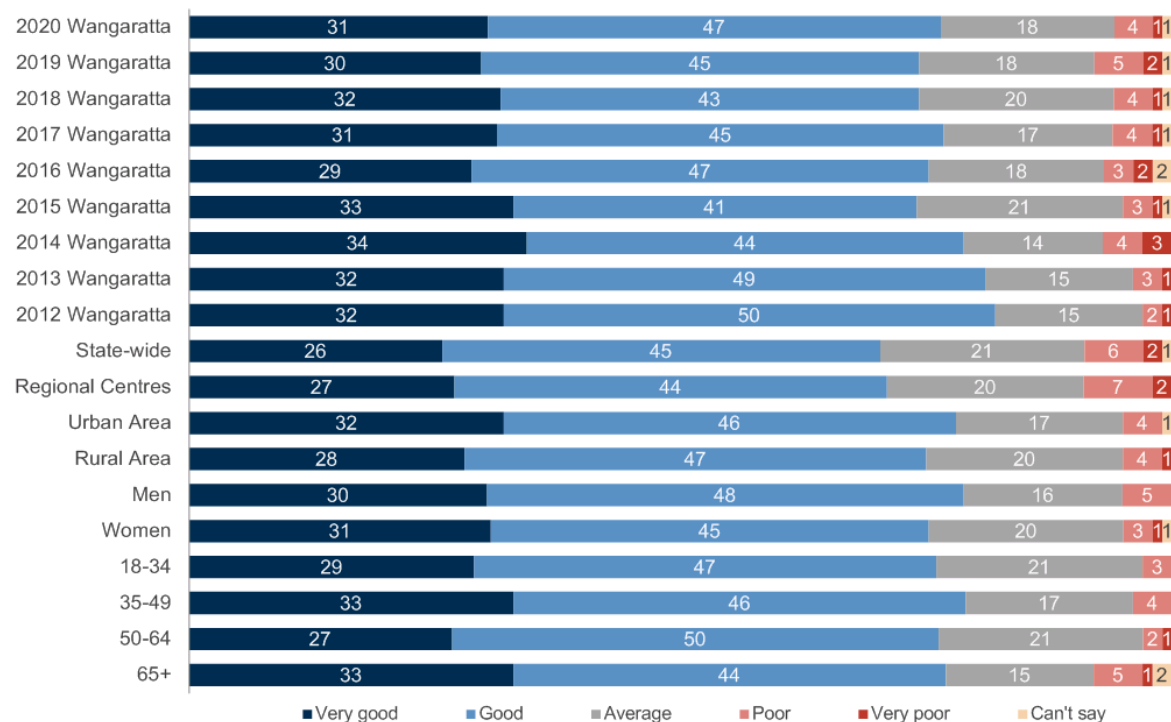
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The appearance of public areas performance



2020 public areas performance (%)



Q2. How has Council performed on 'The appearance of public areas' over the last 12 months?
Base: All respondents. Councils asked state-wide: 38 Councils asked group: 5

J W S R E S E A R C H 71

J00858 Community Satisfaction Survey 2020 – Wangaratta Rural City Council



Art centres and libraries importance



2020 art centres and libraries importance (index scores)

		2019	2018	2017	2016	2015	2014	2013	2012
Women	67▲	68	67	69	71	67	71	72	74
65+	66	65	67	65	68	67	67	73	67
State-wide	65	65	65	64	66	65	66	66	66
Urban Area	65	66	63	64	62	65	n/a	n/a	n/a
50-64	64	64	61	64	63	62	69	64	70
35-49	63	63	62	62	60	65	64	67	68
Wangaratta	63	63	62	62	63	63	66	68	69
Regional Centres	63	63	63	62	n/a	n/a	n/a	n/a	n/a
Rural Area	61	59	60	59	65	60	n/a	n/a	n/a
Men	59	58	57	55	54	59	60	64	63
18-34	59	59	57	58	62	55	64	70	70

Q1. Firstly, how important should 'Art centres and libraries' be as a responsibility for Council?
 Base: All respondents. Councils asked state-wide: 19 Councils asked group: 5
 Note: Please see Appendix A for explanation of significant differences.

J W S R E S E A R C H 72

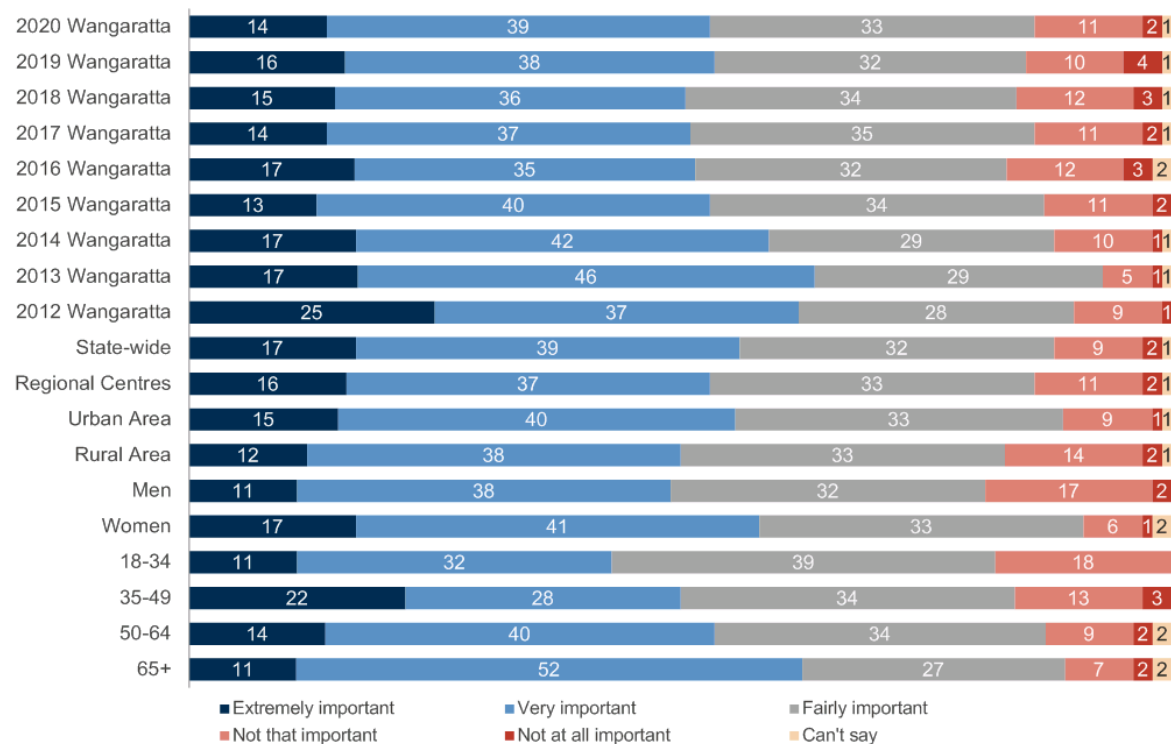
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Art centres and libraries importance



2020 art centres and libraries importance (%)



Q1. Firstly, how important should 'Art centres and libraries' be as a responsibility for Council?
 Base: All respondents. Councils asked state-wide: 19 Councils asked group: 5

J W S R E S E A R C H 73

J00858 Community Satisfaction Survey 2020 – Wangaratta Rural City Council



Art centres and libraries performance



2020 art centres and libraries performance (index scores)

		2019	2018	2017	2016	2015	2014	2013	2012
65+	82▲	81	79	80	79	81	83	85	84
Women	79	79	77	80	73	81	82	82	86
Urban Area	79	77	80	81	74	80	n/a	n/a	n/a
Wangaratta	78	77	78	79	73	79	79	83	84
50-64	78	77	77	77	70	78	81	81	86
Rural Area	78	76	75	75	73	77	n/a	n/a	n/a
Men	78	73	80	77	74	77	76	84	82
18-34	77	73	77	81	71	77	73	82	84
35-49	75	74	80	77	73	80	78	85	83
Regional Centres	74▼	74	76	75	n/a	n/a	n/a	n/a	n/a
State-wide	74▼	74	74	73	72	73	75	73	73

Q2. How has Council performed on 'Art centres and libraries' over the last 12 months?
 Base: All respondents. Councils asked state-wide: 26 Councils asked group: 5
 Note: Please see Appendix A for explanation of significant differences.

J W S R E S E A R C H 74

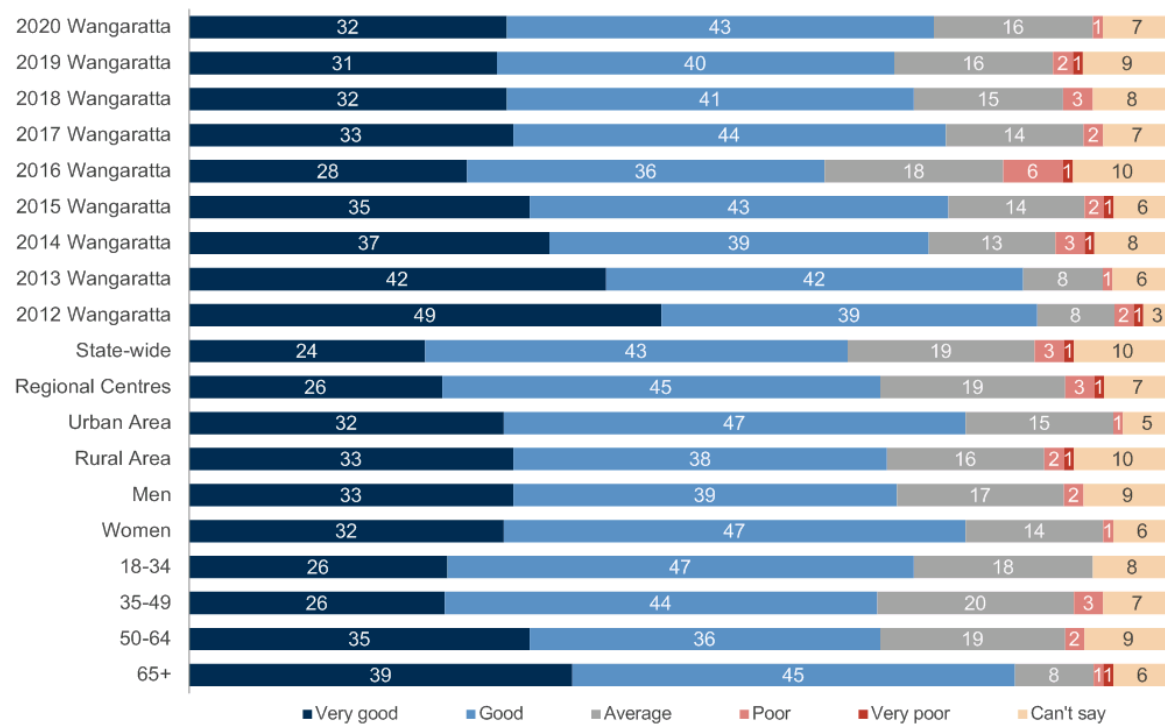
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Art centres and libraries performance



2020 art centres and libraries performance (%)



Q2. How has Council performed on 'Art centres and libraries' over the last 12 months?
 Base: All respondents. Councils asked state-wide: 26 Councils asked group: 5

J W S R E S E A R C H 75

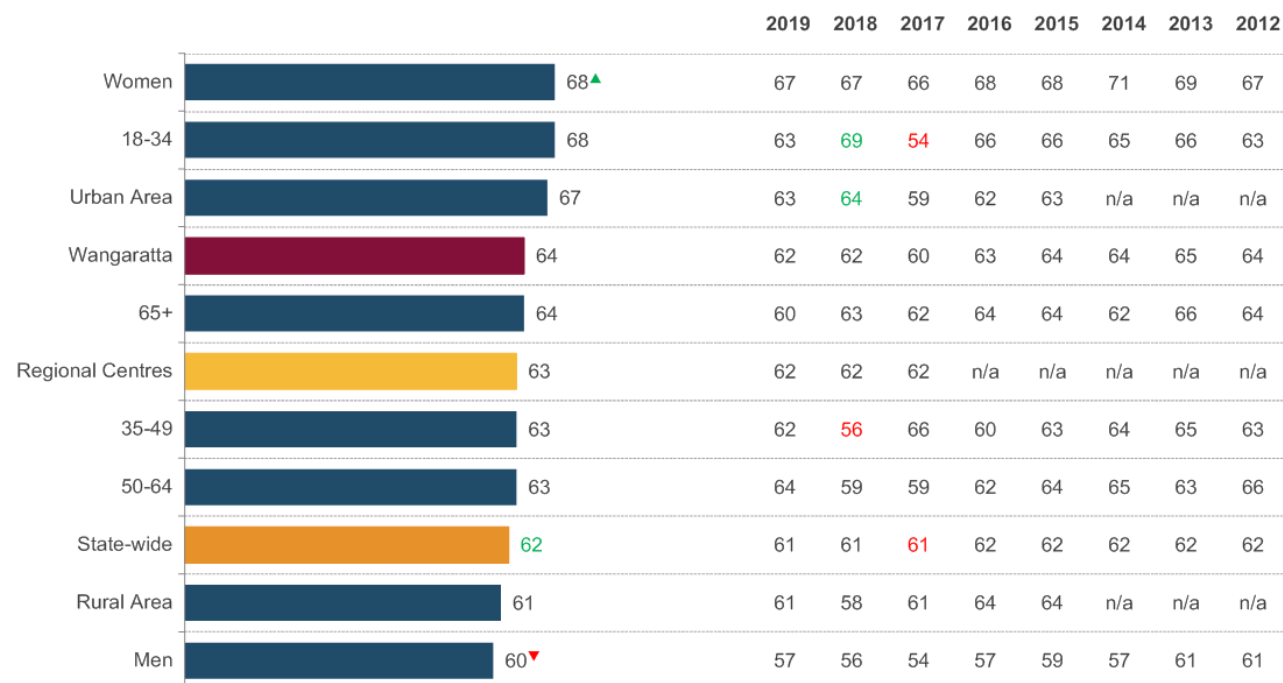
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Community and cultural activities importance



2020 community and cultural activities importance (index scores)



Q1. Firstly, how important should 'Community and cultural activities' be as a responsibility for Council?
 Base: All respondents. Councils asked state-wide: 21 Councils asked group: 5
 Note: Please see Appendix A for explanation of significant differences.

J W S R E S E A R C H 76

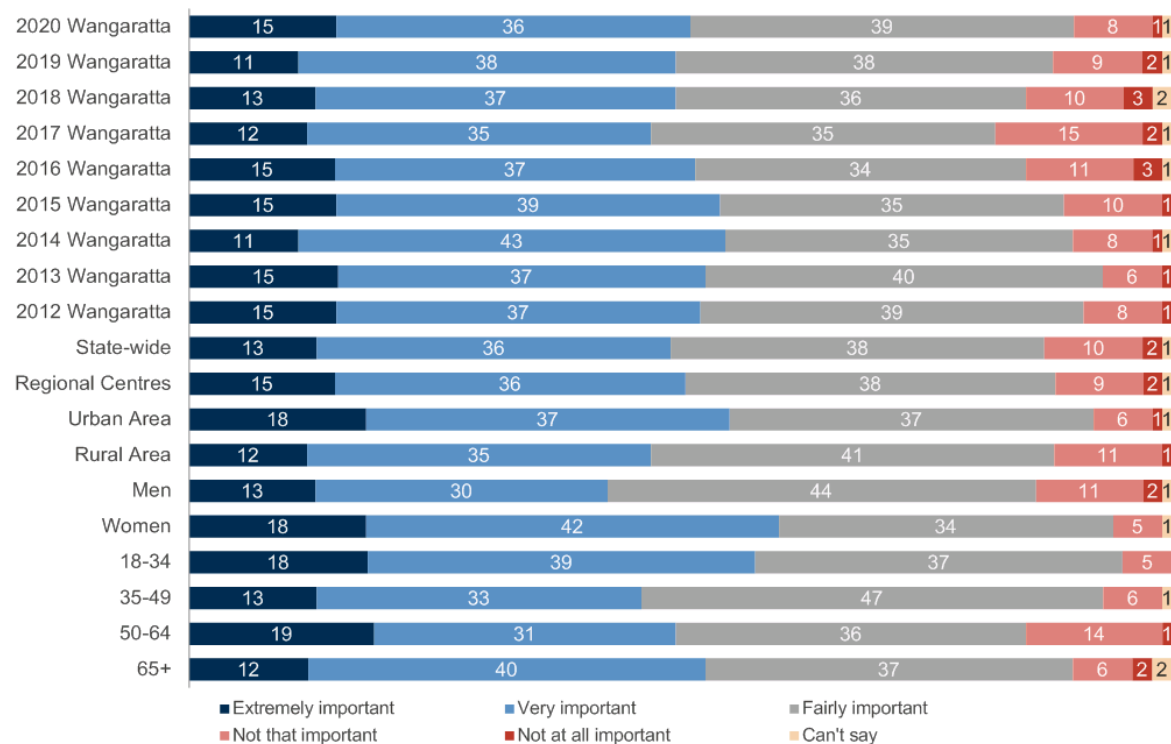
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Community and cultural activities importance



2020 community and cultural activities importance (%)



Q1. Firstly, how important should 'Community and cultural activities' be as a responsibility for Council?
 Base: All respondents. Councils asked state-wide: 21 Councils asked group: 5

J W S R E S E A R C H 77

J00858 Community Satisfaction Survey 2020 – Wangaratta Rural City Council



Community and cultural activities performance



2020 community and cultural activities performance (index scores)

		2019	2018	2017	2016	2015	2014	2013	2012
65+	72	70	73	73	69	77	74	77	76
Women	70	66	72	72	73	75	72	75	75
Urban Area	70	65	70	72	70	75	n/a	n/a	n/a
18-34	70	67	68	74	72	68	65	68	71
Wangaratta	69	66	70	72	70	72	71	74	73
Regional Centres	69	69	68	69	n/a	n/a	n/a	n/a	n/a
50-64	69	65	67	69	64	71	69	76	75
State-wide	68	69	69	69	69	69	70	69	68
Men	68	65	69	71	66	69	69	74	71
Rural Area	68	67	70	70	70	68	n/a	n/a	n/a
35-49	66	62	72	71	74	71	73	77	71

Q2. How has Council performed on 'Community and cultural activities' over the last 12 months?
 Base: All respondents. Councils asked state-wide: 26 Councils asked group: 5
 Note: Please see Appendix A for explanation of significant differences.

J W S R E S E A R C H 78

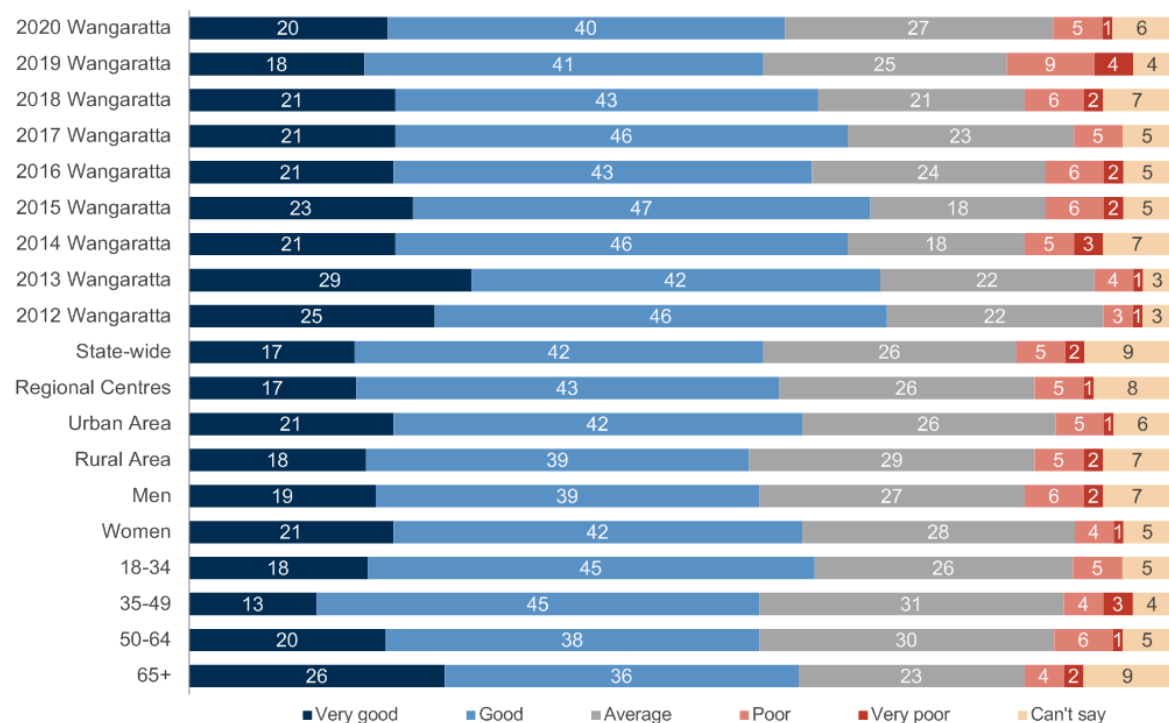
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Community and cultural activities performance



2020 community and cultural activities performance (%)



Q2. How has Council performed on 'Community and cultural activities' over the last 12 months?
Base: All respondents. Councils asked state-wide: 26 Councils asked group: 5

J W S R E S E A R C H 79

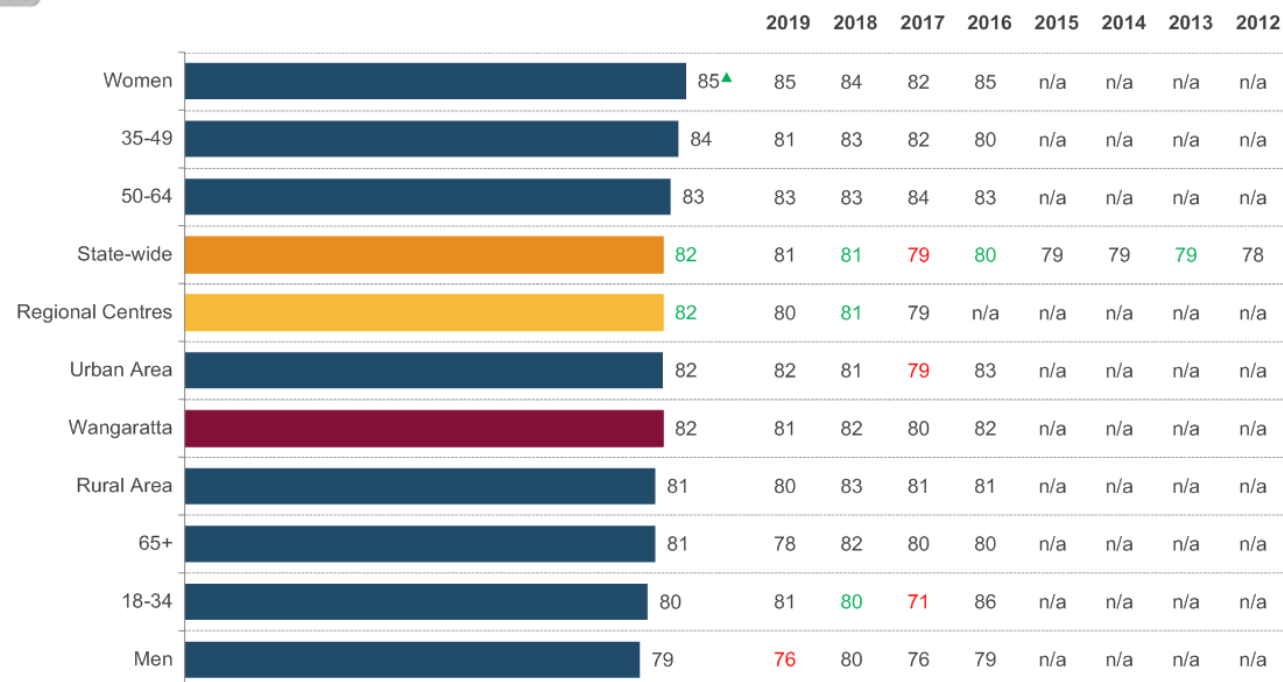
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Waste management importance



2020 waste management importance (index scores)



Q1. Firstly, how important should 'Waste management' be as a responsibility for Council?
 Base: All respondents. Councils asked state-wide: 28 Councils asked group: 5
 Note: Please see Appendix A for explanation of significant differences.

J W S R E S E A R C H 80

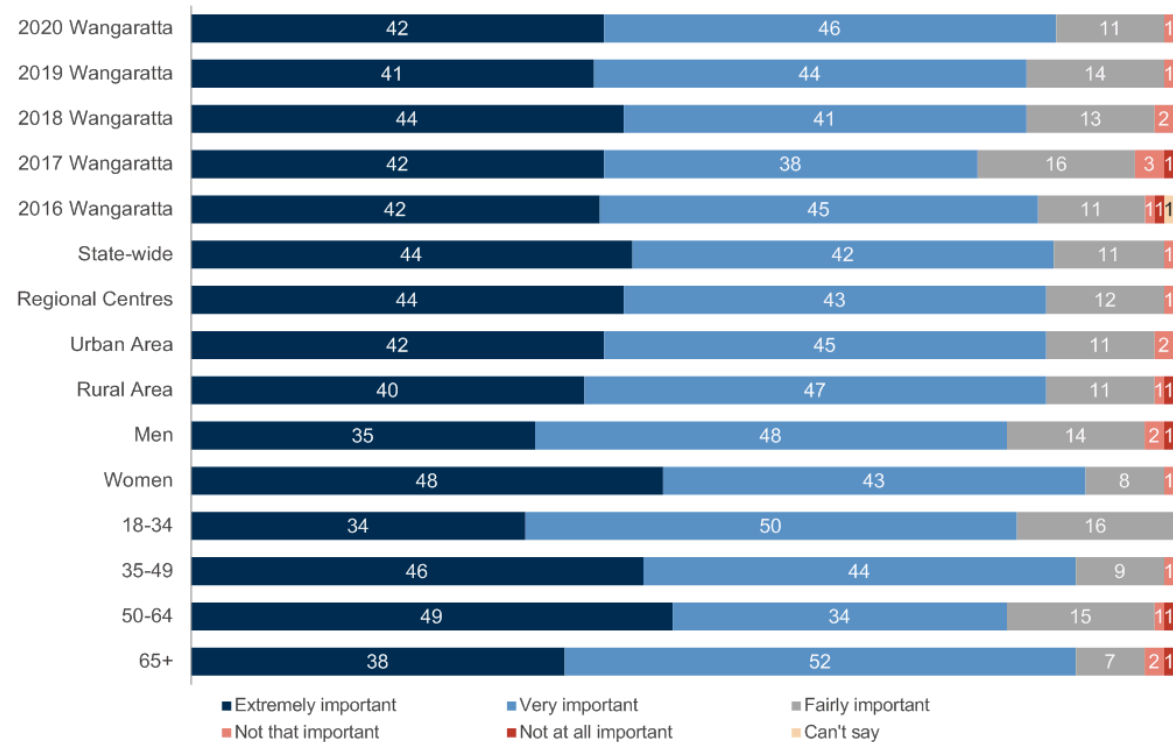
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Waste management importance



2020 waste management importance (%)



Q1. Firstly, how important should 'Waste management' be as a responsibility for Council?
 Base: All respondents. Councils asked state-wide: 28 Councils asked group: 5

J W S R E S E A R C H 81

J00858 Community Satisfaction Survey 2020 – Wangaratta Rural City Council



Waste management performance



2020 waste management performance (index scores)

		2019	2018	2017	2016	2015	2014	2013	2012
65+	75▲	75	76	76	74	n/a	n/a	n/a	n/a
Urban Area	71	72	72	73	72	n/a	n/a	n/a	n/a
18-34	70	70	63	64	67	n/a	n/a	n/a	n/a
Men	70	70	71	71	66	n/a	n/a	n/a	n/a
Wangaratta	68	69	70	70	68	n/a	n/a	n/a	n/a
50-64	67	65	70	71	63	n/a	n/a	n/a	n/a
Women	67	68	69	69	70	n/a	n/a	n/a	n/a
Regional Centres	66	68	70	69	n/a	n/a	n/a	n/a	n/a
State-wide	65▼	68	70	71	70	72	73	71	72
Rural Area	64	65	66	65	62	n/a	n/a	n/a	n/a
35-49	59▼	64	69	67	66	n/a	n/a	n/a	n/a

Q2. How has Council performed on 'Waste management' over the last 12 months?
 Base: All respondents. Councils asked state-wide: 41 Councils asked group: 5
 Note: Please see Appendix A for explanation of significant differences.

J W S R E S E A R C H 82

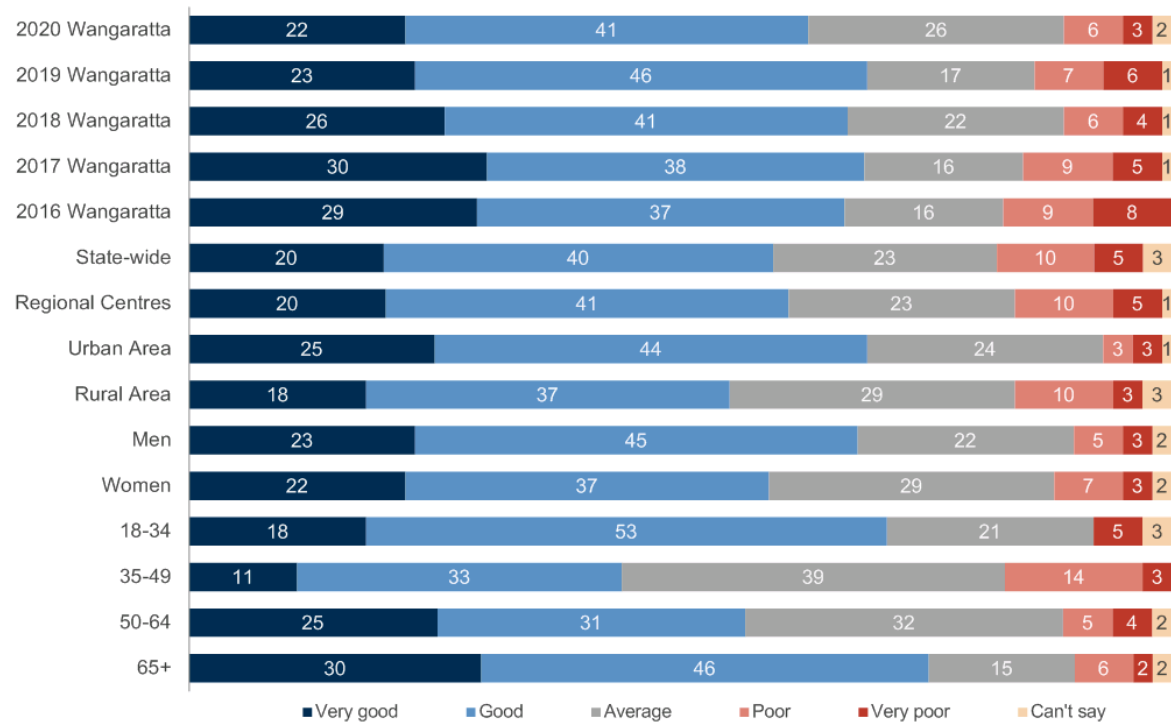
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Waste management performance



2020 waste management performance (%)



Q2. How has Council performed on 'Waste management' over the last 12 months?
 Base: All respondents. Councils asked state-wide: 41 Councils asked group: 5

J W S R E S E A R C H 83

J00858 Community Satisfaction Survey 2020 – Wangaratta Rural City Council

Business and community development and tourism importance



2020 business/development/tourism importance (index scores)

		2019	2018	2017	2016	2015	2014	2013	2012
50-64	79	77	77	77	74	77	79	76	76
Women	76	76	75	77	77	78	81	77	77
Urban Area	76	73	76	74	77	78	n/a	n/a	n/a
35-49	75	77	75	80	78	81	77	77	75
Wangaratta	75	74	75	74	75	76	76	75	74
Regional Centres	73	73	74	74	n/a	n/a	n/a	n/a	n/a
Men	73	72	74	72	74	74	70	72	70
65+	73	73	74	72	74	75	75	73	72
Rural Area	73	76	73	75	73	74	n/a	n/a	n/a
18-34	72	70	73	68	76	72	72	72	73
State-wide	67▼	65	66	67	67	67	67	67	66

Q1. Firstly, how important should 'Business and community development and tourism' be as a responsibility for Council?
 Base: All respondents. Councils asked state-wide: 18 Councils asked group: 4
 Note: Please see Appendix A for explanation of significant differences.

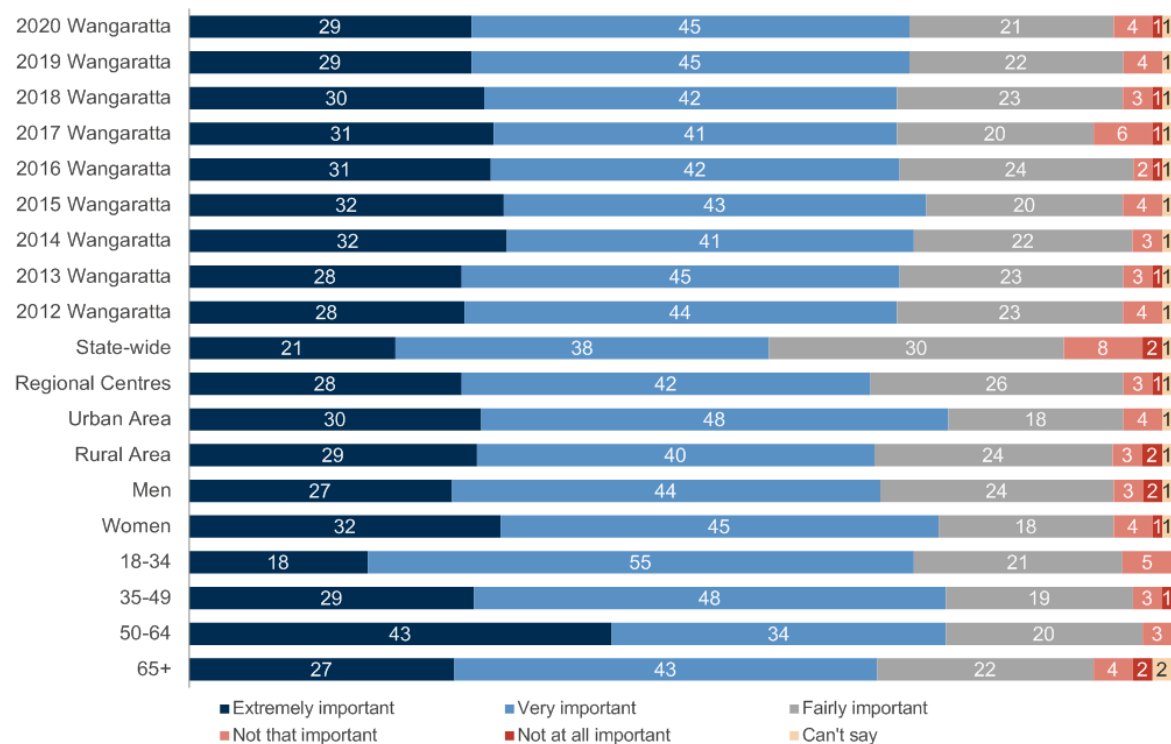
J W S R E S E A R C H 84

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Business and community development and tourism importance



2020 business/development/tourism importance (%)



Q1. Firstly, how important should 'Business and community development and tourism' be as a responsibility for Council?
 Base: All respondents. Councils asked state-wide: 18 Councils asked group: 4

J W S R E S E A R C H 85

J00858 Community Satisfaction Survey 2020 – Wangaratta Rural City Council

Business and community development and tourism performance



2020 business/development/tourism performance (index scores)

		2019	2018	2017	2016	2015	2014	2013	2012
18-34	67▲	53	59	65	66	66	60	69	71
65+	64	66	64	62	64	63	62	70	71
Women	63	57	62	62	65	65	62	69	71
Urban Area	62	59	59	59	60	64	n/a	n/a	n/a
Wangaratta	61	58	61	59	62	63	59	68	69
Regional Centres	60	61	59	61	n/a	n/a	n/a	n/a	n/a
State-wide	59	61	60	61	60	61	62	62	62
Men	59	59	60	56	59	61	56	67	68
Rural Area	59	57	64	61	65	62	n/a	n/a	n/a
35-49	59	54	58	55	61	61	58	66	68
50-64	53▼	58	61	56	57	64	58	66	69

Q2. How has Council performed on 'Business and community development and tourism' over the last 12 months?
 Base: All respondents. Councils asked state-wide: 22 Councils asked group: 4
 Note: Please see Appendix A for explanation of significant differences.

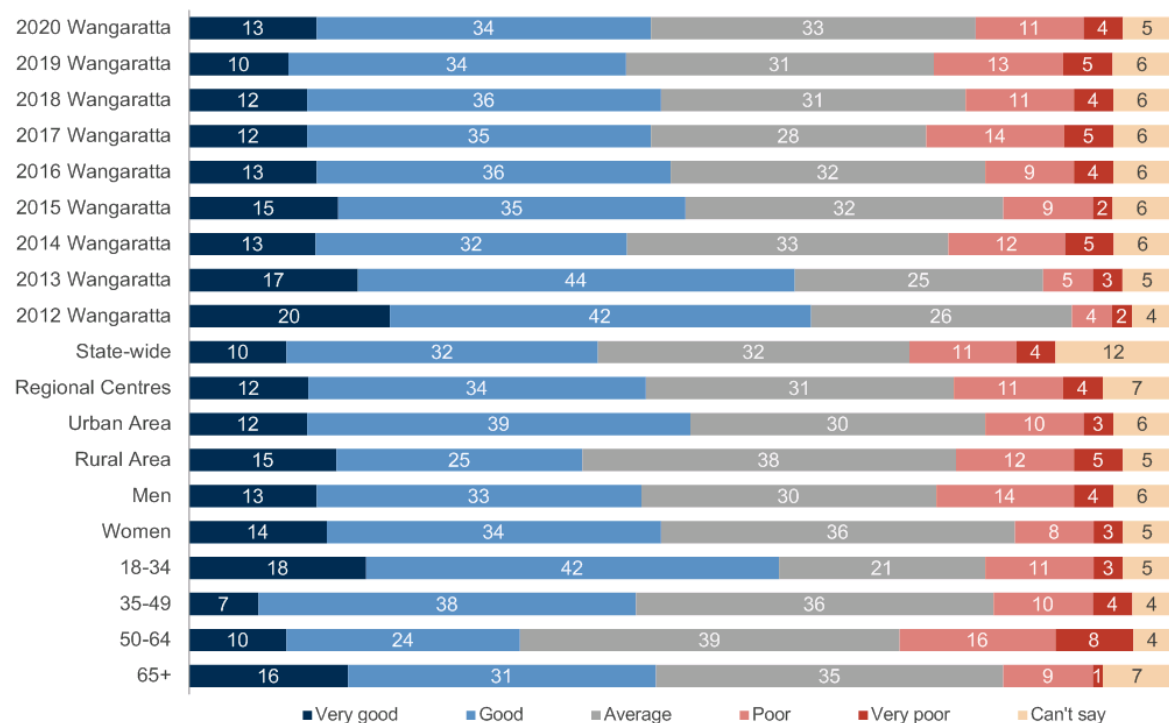
J W S R E S E A R C H 86

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Business and community development and tourism performance



2020 business/development/tourism performance (%)



Q2. How has Council performed on 'Business and community development and tourism' over the last 12 months?
 Base: All respondents. Councils asked state-wide: 22 Councils asked group: 4

J W S R E S E A R C H 87

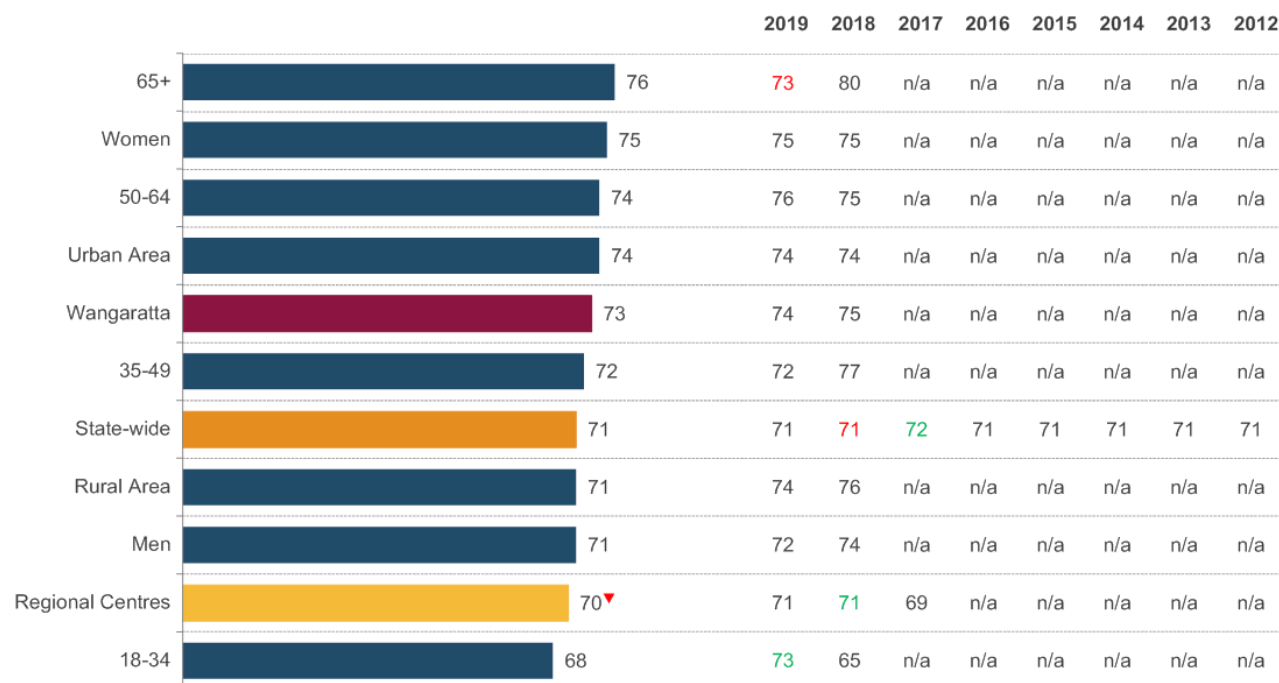
J00858 Community Satisfaction Survey 2020 – Wangaratta Rural City Council



Planning and building permits importance



2020 planning and building permits importance (index scores)



Q1. Firstly, how important should 'Planning and building permits' be as a responsibility for Council?
 Base: All respondents. Councils asked state-wide: 19 Councils asked group: 5
 Note: Please see Appendix A for explanation of significant differences.

J W S R E S E A R C H 88

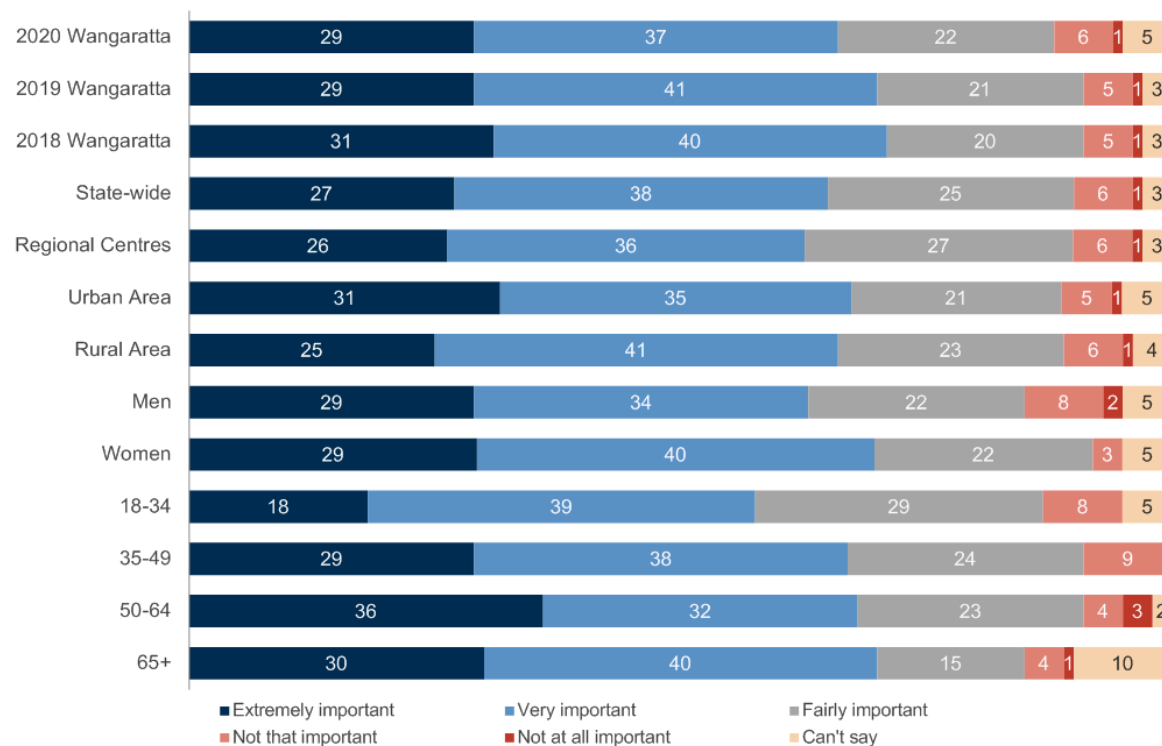
J00858 Community Satisfaction Survey 2020 – Wangaratta Rural City Council



Planning and building permits importance



2020 planning and building permits importance (%)



Q1. Firstly, how important should 'Planning and building permits' be as a responsibility for Council?
 Base: All respondents. Councils asked state-wide: 19 Councils asked group: 5

J W S R E S E A R C H 89

J00858 Community Satisfaction Survey 2020 – Wangaratta Rural City Council



Planning and building permits performance



2020 planning and building permits performance (index scores)

	2019	2018	2017	2016	2015	2014	2013	2012
18-34	58	46	52	n/a	n/a	n/a	n/a	n/a
Urban Area	58▲	49	51	n/a	n/a	n/a	n/a	n/a
65+	57	49	49	n/a	n/a	n/a	n/a	n/a
Regional Centres	57▲	58	57	60	n/a	n/a	n/a	n/a
Women	55	49	55	n/a	n/a	n/a	n/a	n/a
Wangaratta	54	47	50	n/a	n/a	n/a	n/a	n/a
Men	53	46	44	n/a	n/a	n/a	n/a	n/a
50-64	51	49	52	n/a	n/a	n/a	n/a	n/a
State-wide	51▼	52	52	51	50	54	53	55
35-49	49	46	45	n/a	n/a	n/a	n/a	n/a
Rural Area	49▼	45	48	n/a	n/a	n/a	n/a	n/a

Q2. How has Council performed on 'Planning and building permits' over the last 12 months?
 Base: All respondents. Councils asked state-wide: 28 Councils asked group: 5
 Note: Please see Appendix A for explanation of significant differences.

J W S R E S E A R C H 90

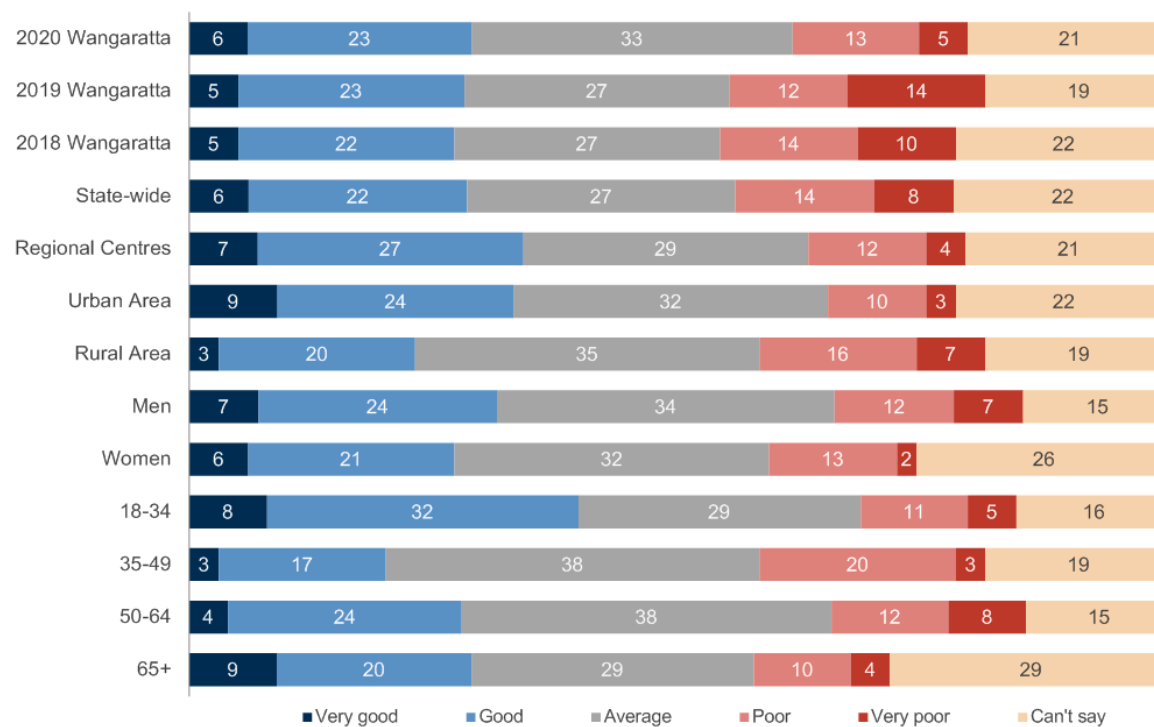
J00858 Community Satisfaction Survey 2020 – Wangaratta Rural City Council



Planning and building permits performance



2020 planning and building permits performance (%)



Q2. How has Council performed on 'Planning and building permits' over the last 12 months?
Base: All respondents. Councils asked state-wide: 28 Councils asked group: 5

J W S R E S E A R C H 91

J00858 Community Satisfaction Survey 2020 – Wangaratta Rural City Council



Environmental sustainability importance



2020 environmental sustainability importance (index scores)

		2019	2018	2017	2016	2015	2014	2013	2012
Women	78▲	80	79	75	76	76	77	77	73
35-49	75	70	78	76	71	72	72	72	75
18-34	75	80	82	66	77	74	70	78	69
Urban Area	75	74	77	72	73	72	n/a	n/a	n/a
50-64	74	75	70	73	76	74	75	72	68
Regional Centres	74	74	73	72	n/a	n/a	n/a	n/a	n/a
Wangaratta	74	73	75	71	73	72	70	73	70
State-wide	74	74	73	72	73	73	73	72	71
Rural Area	73	70	71	70	74	73	n/a	n/a	n/a
65+	73	68	70	68	70	69	66	70	69
Men	70	65	69	67	70	68	64	68	67

Q1. Firstly, how important should 'Environmental sustainability' be as a responsibility for Council?
 Base: All respondents. Councils asked state-wide: 25 Councils asked group: 5
 Note: Please see Appendix A for explanation of significant differences.

J W S R E S E A R C H 92

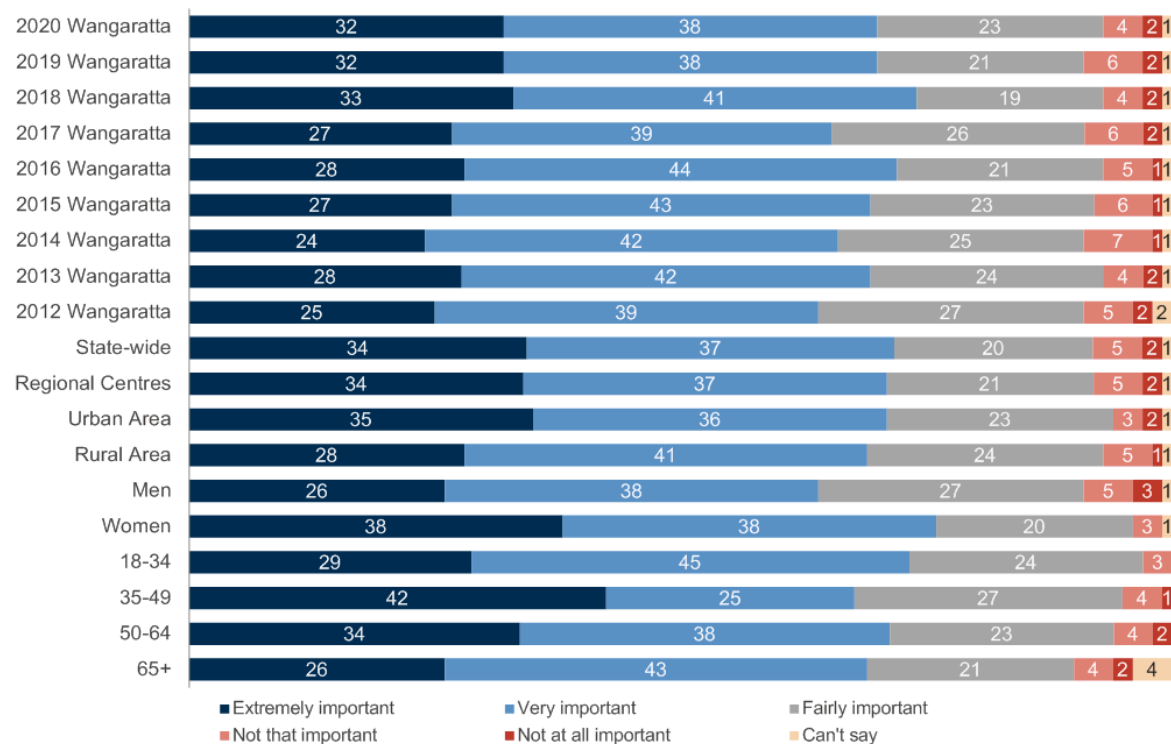
J00858 Community Satisfaction Survey 2020 – Wangaratta Rural City Council



Environmental sustainability importance



2020 environmental sustainability importance (%)



Q1. Firstly, how important should 'Environmental sustainability' be as a responsibility for Council?
 Base: All respondents. Councils asked state-wide: 25 Councils asked group: 5

J W S R E S E A R C H 93

J00858 Community Satisfaction Survey 2020 – Wangaratta Rural City Council



Environmental sustainability performance



2020 environmental sustainability performance (index scores)

		2019	2018	2017	2016	2015	2014	2013	2012
18-34	69▲	63	63	67	63	65	60	70	70
Men	63	61	65	63	63	65	64	68	66
65+	63	65	66	65	68	66	63	69	69
Rural Area	62	59	65	62	66	61	n/a	n/a	n/a
Wangaratta	62	61	65	65	66	64	64	67	66
50-64	62	60	63	65	65	62	62	64	64
Urban Area	62	63	65	67	66	67	n/a	n/a	n/a
Women	62	62	65	67	69	63	63	67	67
Regional Centres	61	63	64	65	n/a	n/a	n/a	n/a	n/a
State-wide	60	62	63	64	63	64	64	64	64
35-49	55▼	56	67	64	67	64	68	67	63

Q2. How has Council performed on 'Environmental sustainability' over the last 12 months?
 Base: All respondents. Councils asked state-wide: 31 Councils asked group: 5
 Note: Please see Appendix A for explanation of significant differences.

J W S R E S E A R C H 94

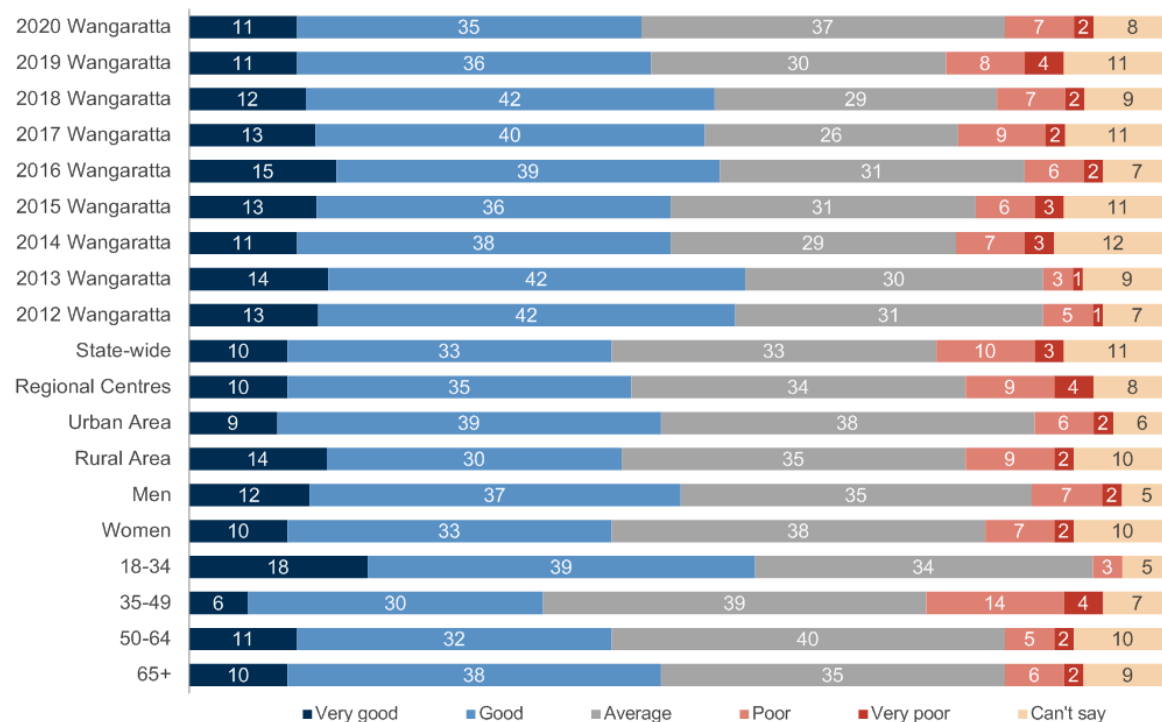
J00858 Community Satisfaction Survey 2020 – Wangaratta Rural City Council



Environmental sustainability performance



2020 environmental sustainability performance (%)



Q2. How has Council performed on 'Environmental sustainability' over the last 12 months?
 Base: All respondents. Councils asked state-wide: 31 Councils asked group: 5

J W S R E S E A R C H 95

J00858 Community Satisfaction Survey 2020 – Wangaratta Rural City Council



Maintenance of unsealed roads in your area importance



2020 unsealed roads importance (index scores)

		2019	2018	2017	2016	2015	2014	2013	2012
Women	83	81	81	81	79	81	n/a	n/a	n/a
Rural Area	82	83	86	82	82	84	n/a	n/a	n/a
18-34	81	78	72	75	76	81	n/a	n/a	n/a
35-49	81	77	83	78	72	83	n/a	n/a	n/a
50-64	80	78	83	78	81	81	n/a	n/a	n/a
Wangaratta	80	78	80	77	77	81	n/a	n/a	n/a
State-wide	80	80	80	79	79	78	78	81	80
65+	79	77	82	78	80	81	n/a	n/a	n/a
Urban Area	79	74	77	75	74	79	n/a	n/a	n/a
Men	78	74	80	73	76	81	n/a	n/a	n/a
Regional Centres	76	75	77	76	n/a	n/a	n/a	n/a	n/a

Q1. Firstly, how important should 'Maintenance of unsealed roads in your area' be as a responsibility for Council?
 Base: All respondents. Councils asked state-wide: 12 Councils asked group: 3
 Note: Please see Appendix A for explanation of significant differences.

J W S R E S E A R C H 96

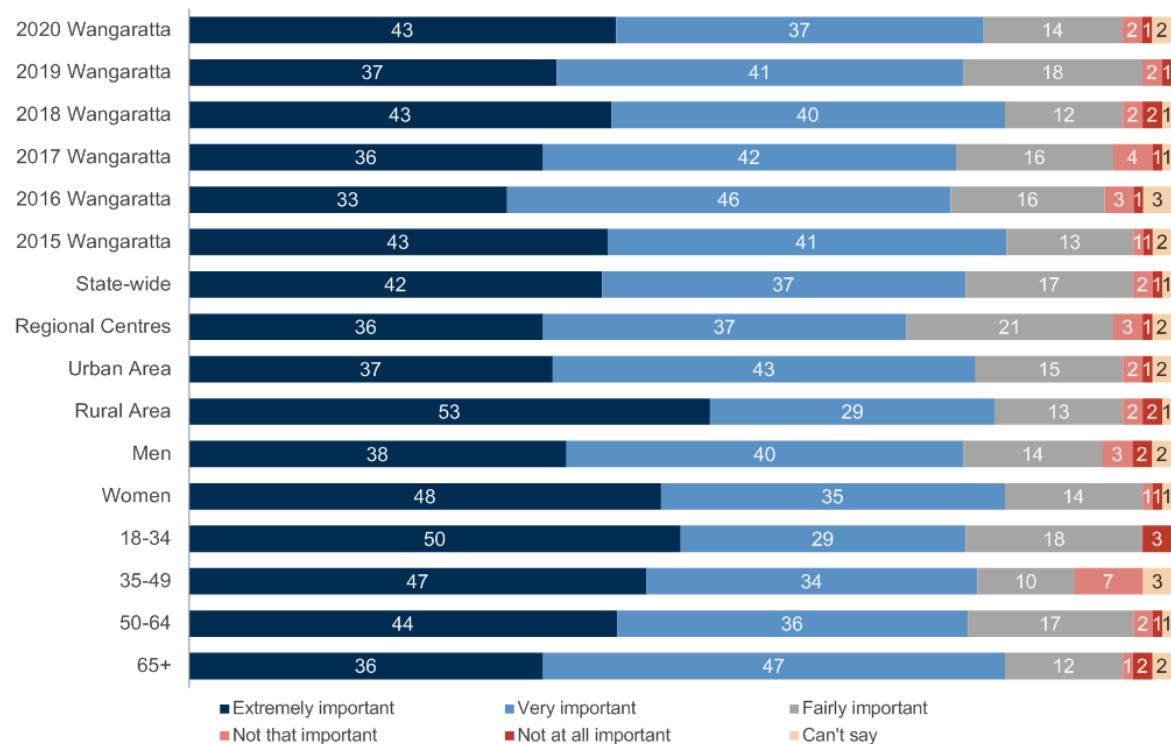
J00858 Community Satisfaction Survey 2020 – Wangaratta Rural City Council



Maintenance of unsealed roads in your area importance



2020 unsealed roads importance (%)



Q1. Firstly, how important should 'Maintenance of unsealed roads in your area' be as a responsibility for Council?
 Base: All respondents. Councils asked state-wide: 12 Councils asked group: 3

J W S R E S E A R C H 97

J00858 Community Satisfaction Survey 2020 – Wangaratta Rural City Council

Maintenance of unsealed roads in your area performance



2020 unsealed roads performance (index scores)

		2019	2018	2017	2016	2015	2014	2013	2012
Regional Centres	55▲	52	52	52	n/a	n/a	n/a	n/a	n/a
Urban Area	51	52	51	49	51	55	n/a	n/a	n/a
65+	50	53	45	48	51	46	n/a	n/a	n/a
Women	49	44	45	46	51	47	n/a	n/a	n/a
Wangaratta	48	48	46	46	48	50	n/a	n/a	n/a
50-64	47	45	47	47	44	48	n/a	n/a	n/a
18-34	47	49	45	45	51	57	n/a	n/a	n/a
Men	46	52	48	46	46	52	n/a	n/a	n/a
35-49	45	44	49	45	49	48	n/a	n/a	n/a
State-wide	44▼	44	43	44	43	45	45	44	46
Rural Area	43	42	40	43	45	43	n/a	n/a	n/a

Q2. How has Council performed on 'Maintenance of unsealed roads in your area' over the last 12 months?
 Base: All respondents. Councils asked state-wide: 24 Councils asked group: 3
 Note: Please see Appendix A for explanation of significant differences.

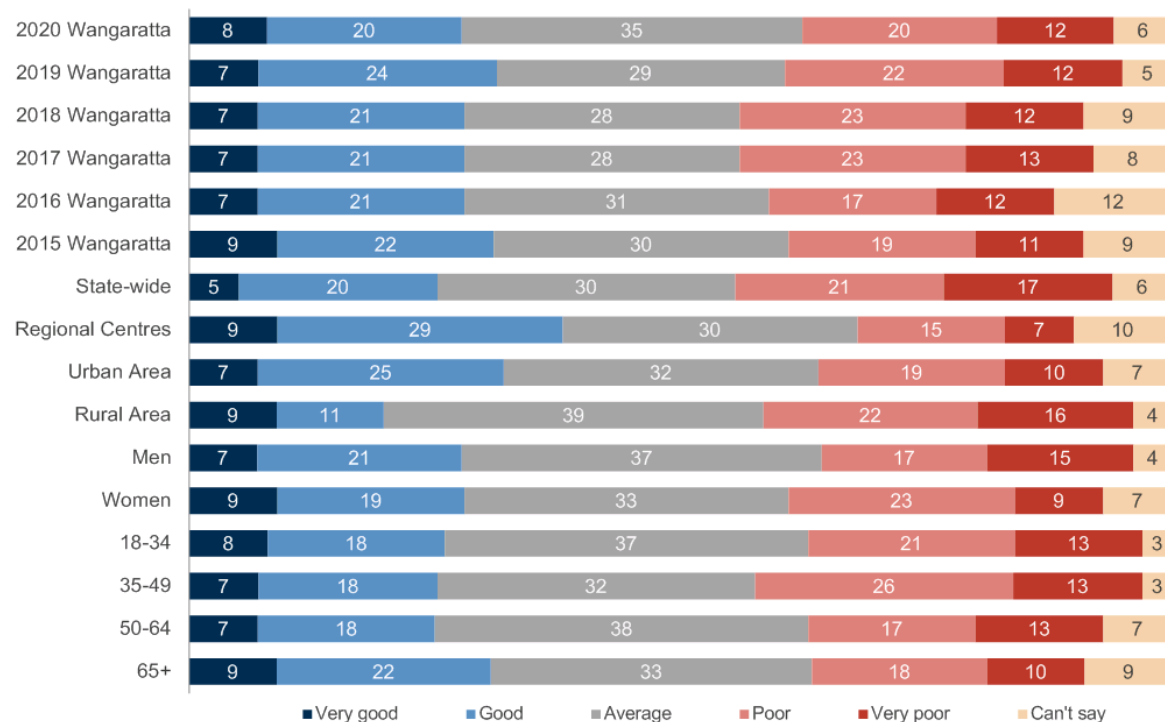
J W S R E S E A R C H 98

J00858 Community Satisfaction Survey 2020 – Wangaratta Rural City Council

Maintenance of unsealed roads in your area performance



2020 unsealed roads performance (%)



Q2. How has Council performed on 'Maintenance of unsealed roads in your area' over the last 12 months?
 Base: All respondents. Councils asked state-wide: 24 Councils asked group: 3

J W S R E S E A R C H 99

Detailed demographics



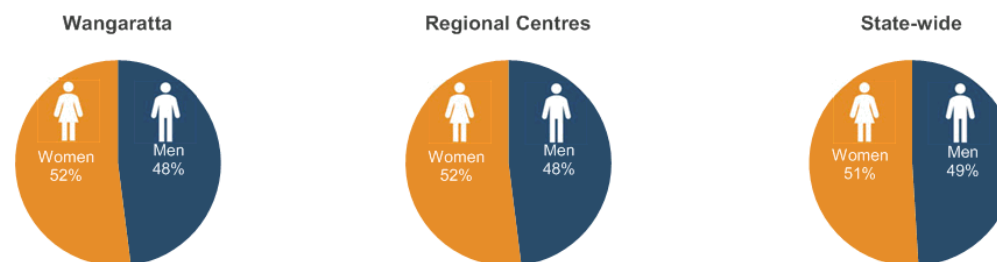
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J00858 Community Satisfaction Survey 2020 – Wangaratta Rural City Council

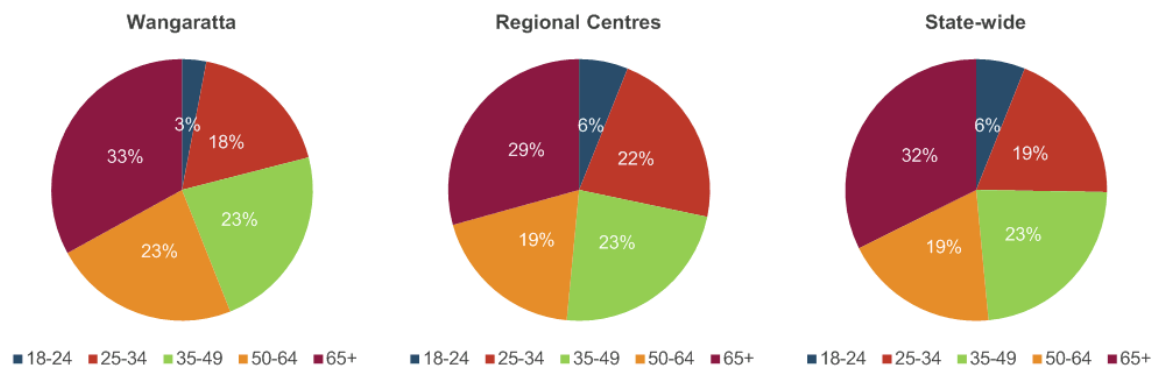


Gender and age profile

2020 gender



2020 age



S3. [Record gender] / S4. To which of the following age groups do you belong?

Base: All respondents. Councils asked state-wide: 62 Councils asked group: 8

Please note that for the reason of simplifying reporting, interlocking age and gender reporting has not been included in this report. Interlocking age and gender analysis is still available in the dashboard and data tables provided alongside this report.

J W S R E S E A R C H 101

Appendix A: Index scores, margins of error and significant differences



J W S R E S E A R C H 102

Appendix A: Index Scores



Index Scores

Many questions ask respondents to rate council performance on a five-point scale, for example, from 'very good' to 'very poor', with 'can't say' also a possible response category. To facilitate ease of reporting and comparison of results over time, starting from the 2012 survey and measured against the state-wide result and the council group, an 'Index Score' has been calculated for such measures.

The Index Score is calculated and represented as a score out of 100 (on a 0 to 100 scale), with 'can't say' responses excluded from the analysis. The '% RESULT' for each scale category is multiplied by the 'INDEX FACTOR'. This produces an 'INDEX VALUE' for each category, which are then summed to produce the 'INDEX SCORE', equating to '60' in the following example.

Similarly, an Index Score has been calculated for the Core question 'Performance direction in the last 12 months', based on the following scale for each performance measure category, with 'Can't say' responses excluded from the calculation.

SCALE CATEGORIES	% RESULT	INDEX FACTOR	INDEX VALUE
Very good	9%	100	9
Good	40%	75	30
Average	37%	50	19
Poor	9%	25	2
Very poor	4%	0	0
Can't say	1%	--	INDEX SCORE 60

SCALE CATEGORIES	% RESULT	INDEX FACTOR	INDEX VALUE
Improved	36%	100	36
Stayed the same	40%	50	20
Deteriorated	23%	0	0
Can't say	1%	--	INDEX SCORE 56

Appendix A: Margins of error



The sample size for the 2020 State-wide Local Government Community Satisfaction Survey for Wangaratta Rural City Council was n=400. Unless otherwise noted, this is the total sample base for all reported charts and tables.

The maximum margin of error on a sample of approximately n=400 interviews is +/-4.9% at the 95% confidence level for results around 50%. Margins of error will be larger for any sub-samples. As an example, a result of 50% can be read confidently as falling midway in the range 45.1% - 54.9%.

Maximum margins of error are listed in the table below, based on a population of 22,600 people aged 18 years or over for Wangaratta Rural City Council, according to ABS estimates.

Demographic	Actual survey sample size	Weighted base	Maximum margin of error at 95% confidence interval
Wangaratta Rural City Council	400	400	+/-4.9
Men	178	193	+/-7.3
Women	222	207	+/-6.6
Urban Area	234	239	+/-6.4
Rural Area	166	161	+/-7.6
18-34 years	38	87	+/-16.1
35-49 years	71	92	+/-11.7
50-64 years	118	90	+/-9.0
65+ years	173	131	+/-7.4

Appendix A: Significant difference reporting notation



Within tables and index score charts throughout this report, statistically significant differences at the 95% confidence level are represented by upward directing green (▲) and downward directing red arrows (▼).

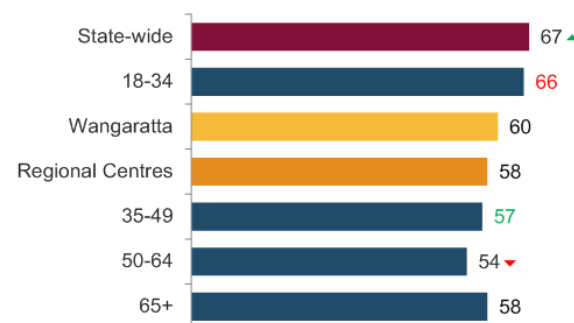
Significance when noted indicates a significantly higher or lower result for the analysis group in comparison to the 'Total' result for the council for that survey question for that year. Therefore in the example below:

- ▲ The state-wide result is significantly higher than the overall result for the council.
- ▼ The result among 50-64 year olds is significantly lower than for the overall result for the council.

Further, results shown in green and red indicate significantly higher or lower results than in 2019. Therefore in the example below:

- The result among 35-49 year olds in the council is **significantly higher** than the result achieved among this group in 2019.
- The result among 18-34 year olds in the council is **significantly lower** than the result achieved among this group in 2019.

Overall Performance – Index Scores
(example extract only)



Appendix A: Index score significant difference calculation



The test applied to the Indexes was an Independent Mean Test, as follows:

$$Z \text{ Score} = (\$1 - \$2) / \text{Sqrt} ((\$5^2 / \$3) + (\$6^2 / \$4))$$

Where:

- \$1 = Index Score 1
- \$2 = Index Score 2
- \$3 = unweighted sample count 1
- \$4 = unweighted sample count 2
- \$5 = standard deviation 1
- \$6 = standard deviation 2

All figures can be sourced from the detailed cross tabulations.

The test was applied at the 95% confidence interval, so if the Z Score was greater than +/- 1.954 the scores are significantly different.

Appendix B: Further project information



Appendix B: Further information



Further information about the report and explanations about the State-wide Local Government Community Satisfaction Survey can be found in this section including:

- Background and objectives
- Analysis and reporting
- Glossary of terms

Detailed survey tabulations

Detailed survey tabulations are available in supplied Excel file.

Contacts

For further queries about the conduct and reporting of the 2020 State-wide Local Government Community Satisfaction Survey, please contact JWS Research on

(03) 8685 8555 or via email:

admin@jwsresearch.com

Appendix B: Survey methodology and sampling



The 2020 results are compared with previous years, as detailed below:

- 2020, n=400 completed interviews, conducted in the period of 30th January – 22nd March.
- 2019, n=401 completed interviews, conducted in the period of 1st February – 30th March.
- 2018, n=400 completed interviews, conducted in the period of 1st February – 30th March.
- 2017, n=400 completed interviews, conducted in the period of 1st February – 30th March.
- 2016, n=400 completed interviews, conducted in the period of 1st February – 30th March.
- 2015, n=400 completed interviews, conducted in the period of 1st February – 30th March.
- 2014, n=400 completed interviews, conducted in the period of 31st January – 11th March.
- 2013, n=400 completed interviews, conducted in the period of 1st February – 24th March.
- 2012, n=401 completed interviews, conducted in the period of 18th May – 30th June.

Minimum quotas of gender within age groups were applied during the fieldwork phase. Post-survey weighting was then conducted to ensure accurate representation of the age and gender profile of the Wangaratta Rural City Council area.

Any variation of +/-1% between individual results and net scores in this report or the detailed survey tabulations is due to rounding. In reporting, '—' denotes not mentioned and '0%' denotes mentioned by less than 1% of respondents. 'Net' scores refer to two or more response categories being combined into one category for simplicity of reporting.

This survey was conducted by Computer Assisted Telephone Interviewing (CATI) as a representative random probability survey of residents aged 18+ years in Wangaratta Rural City Council.

Survey sample matched to the demographic profile of Wangaratta Rural City Council as determined by the most recent ABS population estimates was purchased from an accredited supplier of publicly available phone records, including up to 60% mobile phone numbers to cater to the diversity of residents within Wangaratta Rural City Council, particularly younger people.

A total of n=400 completed interviews were achieved in Wangaratta Rural City Council. Survey fieldwork was conducted in the period of 30th January – 22nd March, 2020.

Appendix B: Analysis and reporting



All participating councils are listed in the State-wide report published on the DELWP website. In 2020, 62 of the 79 Councils throughout Victoria participated in this survey. For consistency of analysis and reporting across all projects, Local Government Victoria has aligned its presentation of data to use standard council groupings. Accordingly, the council reports for the community satisfaction survey provide analysis using these standard council groupings. Please note that councils participating across 2012-2020 vary slightly.

Council Groups

Wangaratta Rural City Council is classified as a Regional Centres council according to the following classification list:

- Metropolitan, Interface, Regional Centres, Large Rural & Small Rural.

Councils participating in the Regional Centres group are:

- Greater Bendigo, Greater Geelong, Horsham, Latrobe, Mildura, Wangaratta, Warrnambool and Wodonga.

Wherever appropriate, results for Wangaratta Rural City Council for this 2020 State-wide Local Government Community Satisfaction Survey have been compared against other participating councils in the Regional Centres group and on a state-wide basis. Please note that council groupings changed for 2015, and as such comparisons to council group results before that time can not be made within the reported charts.

Appendix B: 2012 survey revision



The survey was revised in 2012. As a result:

- The survey is now conducted as a representative random probability survey of residents aged 18 years or over in local councils, whereas previously it was conducted as a 'head of household' survey.
- As part of the change to a representative resident survey, results are now weighted post survey to the known population distribution of Wangaratta Rural City Council according to the most recently available Australian Bureau of Statistics population estimates, whereas the results were previously not weighted.
- The service responsibility area performance measures have changed significantly and the rating scale used to assess performance has also changed.

As such, the results of the 2012 State-wide Local Government Community Satisfaction Survey should be considered as a benchmark. Please note that comparisons should not be made with the State-wide Local Government Community Satisfaction Survey results from 2011 and prior due to the methodological and sampling changes. Comparisons in the period 2012-2020 have been made throughout this report as appropriate.

Appendix B: Core, optional and tailored questions



Core, optional and tailored questions

Over and above necessary geographic and demographic questions required to ensure sample representativeness, a base set of questions for the 2020 State-wide Local Government Community Satisfaction Survey was designated as 'Core' and therefore compulsory inclusions for all participating Councils.

These core questions comprised:

- Overall performance last 12 months (Overall performance)
- Lobbying on behalf of community (Advocacy)
- Community consultation and engagement (Consultation)
- Decisions made in the interest of the community (Making community decisions)
- Condition of sealed local roads (Sealed local roads)
- Contact in last 12 months (Contact)
- Rating of contact (Customer service)
- Overall council direction last 12 months (Council direction)

Reporting of results for these core questions can always be compared against other participating councils in the council group and against all participating councils state-wide. Alternatively, some questions in the 2020 State-wide Local Government Community Satisfaction Survey were optional. Councils also had the ability to ask tailored questions specific only to their council.

Appendix B: Analysis and reporting



Reporting

Every council that participated in the 2020 State-wide Local Government Community Satisfaction Survey receives a customised report. In addition, the State government is supplied with this State-wide summary report of the aggregate results of 'Core' and 'Optional' questions asked across all council areas surveyed, which is available at:

<http://www.delwp.vic.gov.au/local-government/strengthening-councils/council-community-satisfaction-survey>.

Tailored questions commissioned by individual councils are reported only to the commissioning council and not otherwise shared unless by express written approval of the commissioning council.

Appendix B: Glossary of terms



Core questions: Compulsory inclusion questions for all councils participating in the CSS.

CSS: 2020 Victorian Local Government Community Satisfaction Survey.

Council group: One of five classified groups, comprising: metropolitan, interface, regional centres, large rural and small rural.

Council group average: The average result for all participating councils in the council group.

Highest / lowest: The result described is the highest or lowest result across a particular demographic sub-group e.g. men, for the specific question being reported. Reference to the result for a demographic sub-group being the highest or lowest does not imply that it is significantly higher or lower, unless this is specifically mentioned.

Index score: A score calculated and represented as a score out of 100 (on a 0 to 100 scale). This score is sometimes reported as a figure in brackets next to the category being described, e.g. men 50+ (60).

Optional questions: Questions which councils had an option to include or not.

Percentages: Also referred to as 'detailed results', meaning the proportion of responses, expressed as a percentage.

Sample: The number of completed interviews, e.g. for a council or within a demographic sub-group.

Significantly higher / lower: The result described is significantly higher or lower than the comparison result based on a statistical significance test at the 95% confidence limit. If the result referenced is statistically higher or lower then this will be specifically mentioned, however not all significantly higher or lower results are referenced in summary reporting.

Statewide average: The average result for all participating councils in the State.

Tailored questions: Individual questions tailored by and only reported to the commissioning council.

Weighting: Weighting factors are applied to the sample for each council based on available age and gender proportions from ABS census information to ensure reported results are proportionate to the actual population of the council, rather than the achieved survey sample.

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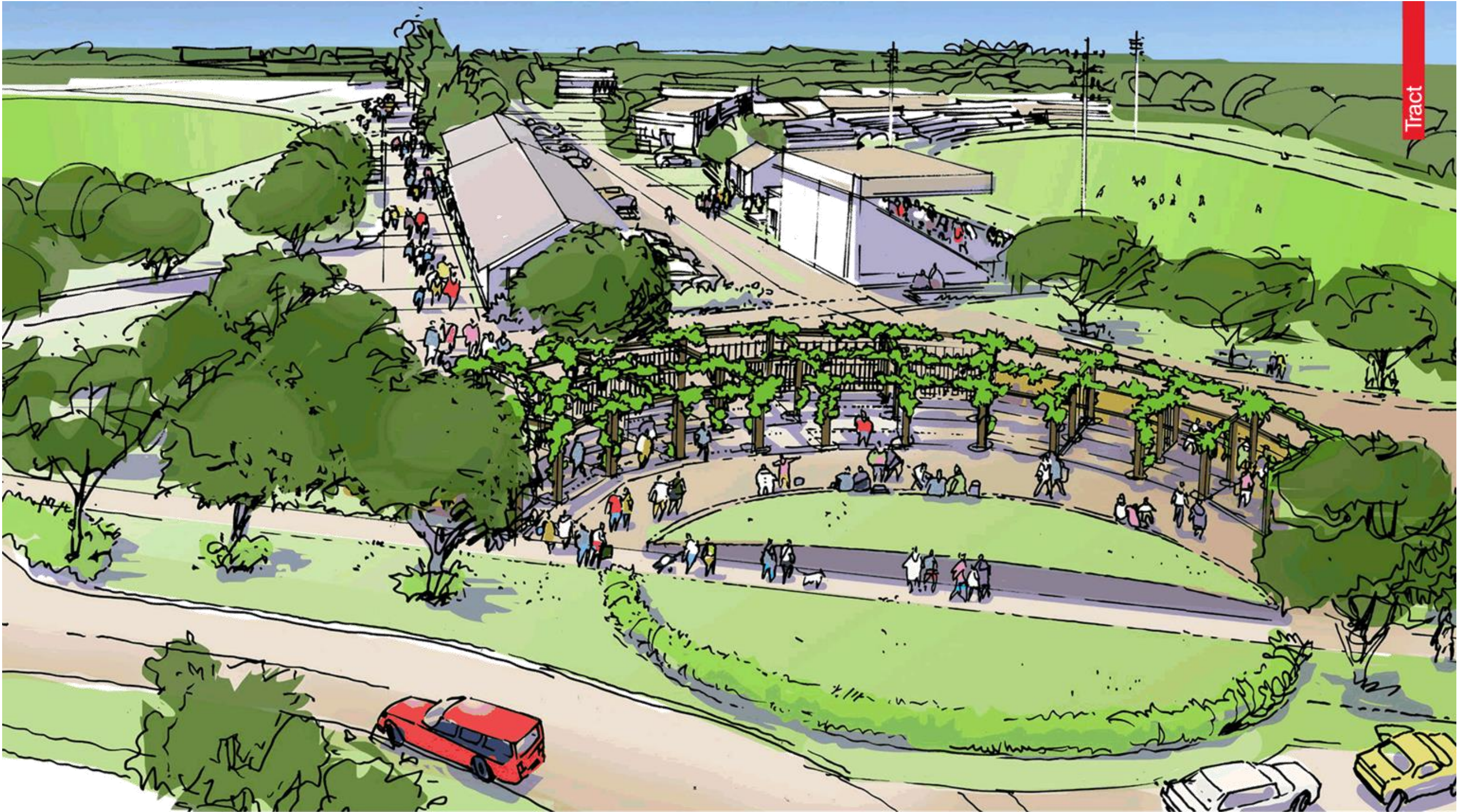
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Wangaratta Parklands Draft Masterplan

Prepared for the Rural City of Wangaratta



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Draft Issued 18 June 2020

Parklands Masterplan

Quality Assurance

Draft Wangaratta Parklands Masterplan
Prepared for the Rural City of Wangaratta

Project Number
319-0801-00-U-04A-RP01

Revision
00

Prepared By
Sam Lister

Reviewed By
Carley Wright

Project Principal
Rob Copeland

Issued
18 June 2020

Revisions

Rev	Issued	Details	Prepared By	Reviewed By	Project Principal
00	03 June 2020	Draft Masterplan	SL	CW	RC





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1 Introduction

1.2 Purpose of the Plan

The Wangaratta Parklands is one of the Rural City of Wangaratta’s key community and recreation precincts. The Parklands covers approximately 56 hectares and includes key community facilities including the Wangaratta Showgrounds, Norm Minns Oval, WJ Findlay Oval, Barr 1 and Barr 2 Reserves and the Wangaratta Indoor Sport and Aquatic Centre (WISAC).

The Parklands is predominantly used for organised sport and recreation activities. There are over twenty sports and community clubs and organisations based at the Parklands. There are also various informal recreation activities and community events regularly held on site.

The overarching goal of the Masterplan Plan is to ensure the Parklands is developed in a way that ensures future investment is made in a sound manner and maximises positive outcomes for the Wangaratta community.

The purpose of this Plan is to focus on developing projects that will positively contribute to creating a cohesive precinct that provides for the sport, recreation, leisure and amenity needs of the Wangaratta community. As such, the key moves are those that provide a range of benefits across the site.

All of the identified projects will provide a sound investment into the long term functionality, experience and viability of the precinct.

The Parklands Masterplan will deliver the framework to guide all future development, over the next twenty years.

The Plan provides a clear and compelling vision for the future of the sports and recreation precinct. It proposes short, medium and longer term change, supporting Council’s strategic objective to ensure the community has access to the services and facilities that keep the community healthy.

1.1 The Masterplan Process

The development of the Masterplan has involved the following stages:

STAGE 1

First Round of Community & Stakeholder Engagement

Stage 2

Site Analysis and Review of Engagement Outcomes

Stage 3

Second Round of Stakeholder Engagement

Stage 4

Development of the Draft Masterplan

Stage 5

Third Round of Community and Stakeholder Engagement *We are here in the process

Stage 6

Production of the Final Masterplan



1.3 Structure of the Plan

The Masterplan is made up of four key elements:

- A **vision** which captures the essence of the shared future vision for the Parklands,
- **Guiding design principles** that set clear and flexible parameters to guide future works,
- **Themes** as a way to structure and prioritise the projects, and
- **Key projects** that have been identified and developed in collaboration with key stakeholders to deliver the Parklands vision.



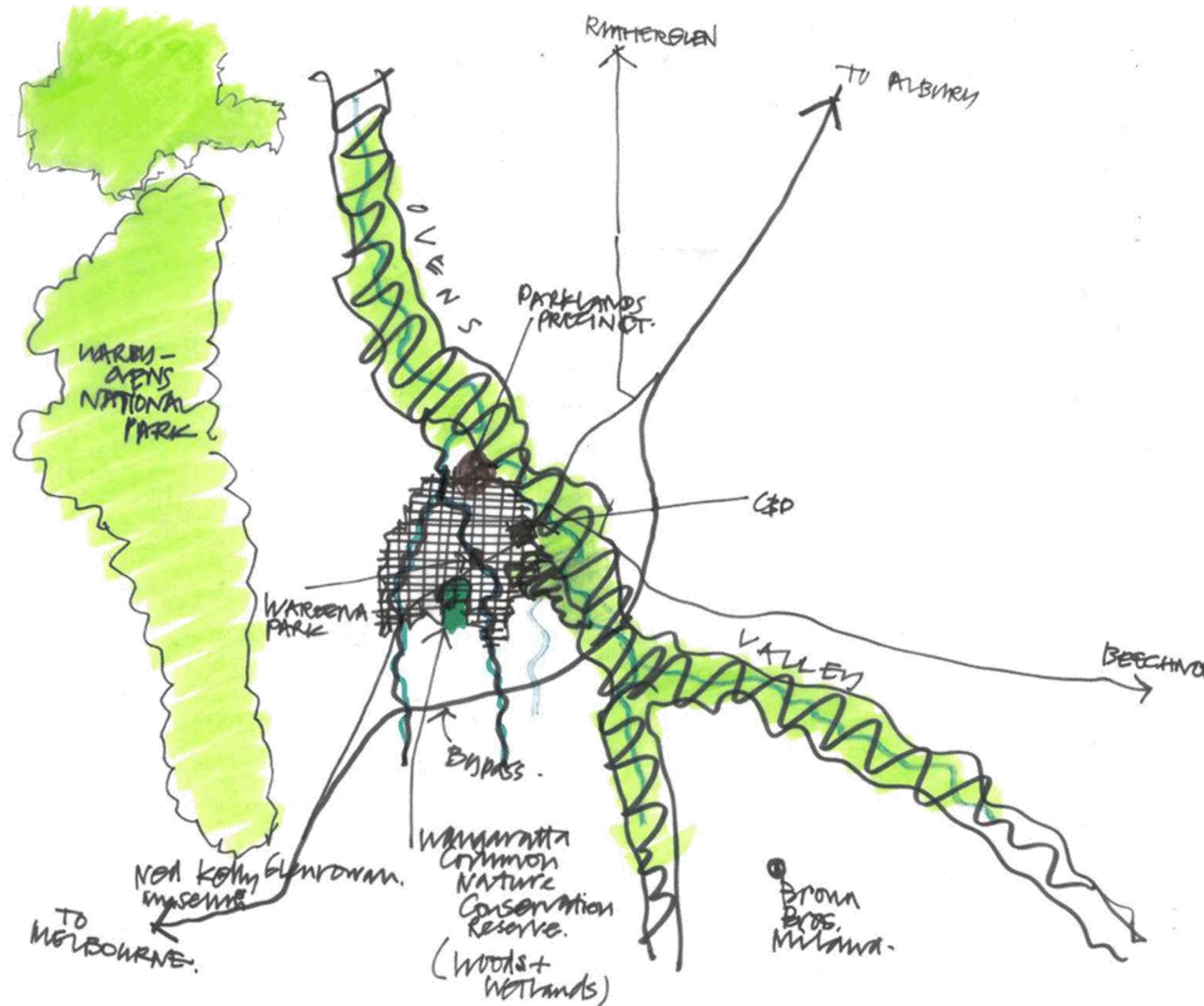
The Parklands Masterplan Plan will ensure that the future sport, recreation and community needs of the precinct are identified and planned for in an integrated manner.

2 Context

2.1 The Regional Context

Thinking at a regional scale establishes a landscape framework for the Masterplan. The wider regional setting illustrates the surrounding significant landscape setting and assets including the Ovens River Valley, Ovens River and the Warby Ovens National Park.

High level consideration of these areas of high environmental value informs a sustainable approach to all future development of the Parklands. Future works should consider the impacts on adjacent and surrounding natural areas.





2.2 The Role of Parklands

Wangaratta has a diverse open space network. Each park and recreational reserve plays a different role and function. For example, Apex Park is an active play and recreational space and King George Gardens is a place of botanic and historical importance.

The role of the Parklands is to provide a home to community events, including the Wangaratta Show, and training and competition facilities for local sports clubs. It is also home to Wangaratta’s premier aquatic facility and a range of other recreational activities.

Where the Parklands is located within Wangaratta’s open space network is also important. The Parklands has a significant contiguous relationship with the Ovens River and there is opportunity to strengthen the connection to One Mile Creek.

The Bullawah Trail along the Ovens River connects Parklands to the CBD. The Health Precinct, the Arts and Cultural Precinct, and the Train Station are all located in close proximity to the Parklands.

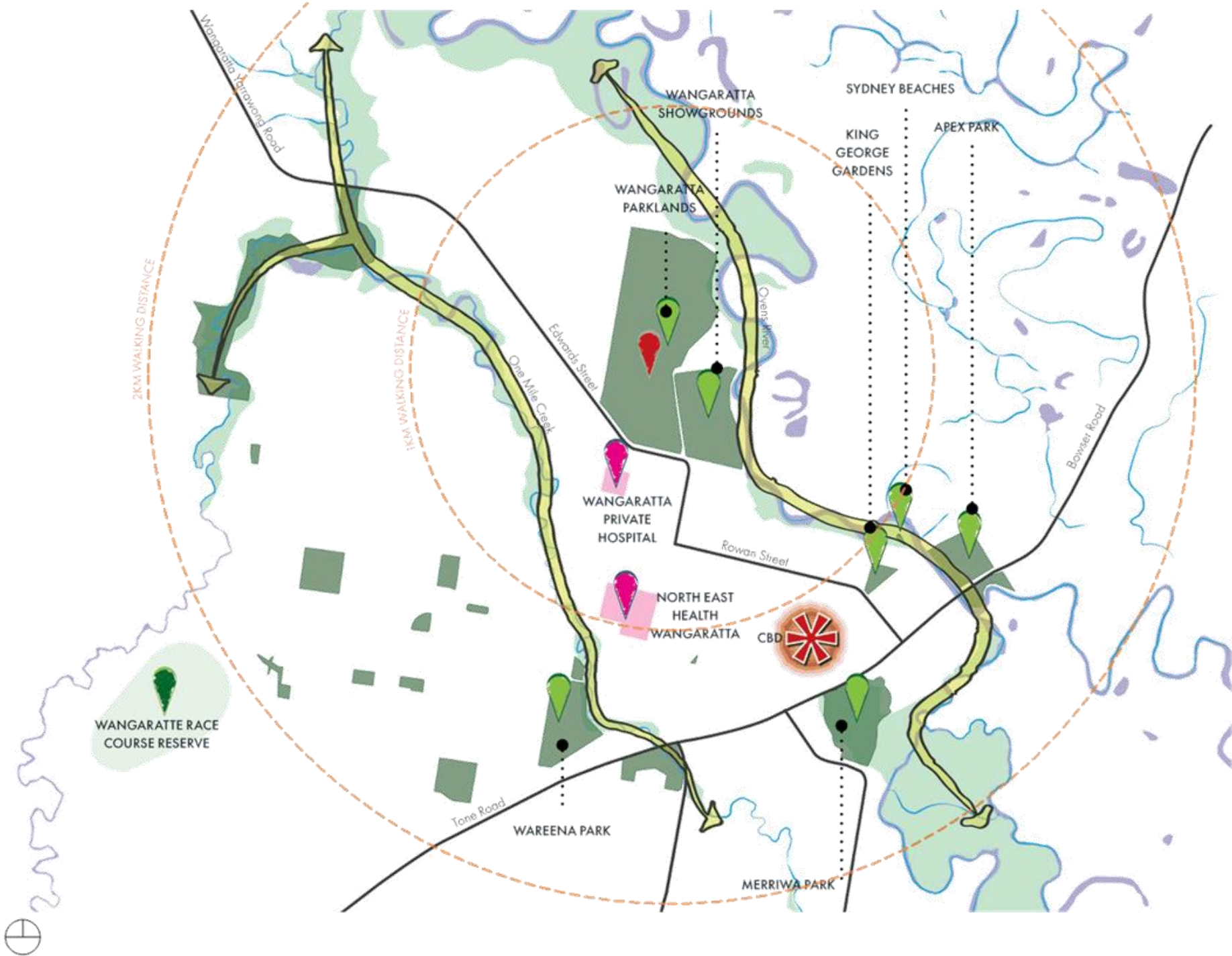


Figure 1. Key Parks located in Wangaratta

3 The Parklands

3.1 The Study Area

Located to the north west of Wangaratta’s CBD, the Parklands covers approximately 56 hectares of land including the Showgrounds.

The major facilities at the Parklands include the Wangaratta Showgrounds, Norm Minns Oval, WJ Findlay Oval, Barr 1 and Barr 2 Reserves and the WISAC. An large redevelopment of the WISAC is currently in progress and a significant upgrade of Barr 2 Oval is underway.

Within each of these major facilities are various sports club rooms and community spaces that are used throughout the year for gathering, training, competitions and events.

The Wangaratta Show has a long standing history on the site. The Showgrounds is made up of a range of significant infrastructure and buildings, some of which are of hertiage value.

The Ovens River forms the eastern site boundary . Visitors can walk, jog or cycle along the the Bullawah Trail into the CBD along the rivers edge. The trail celebrates ancient stories, knowledge and skills of Wangaratta’s local Indigenous people.



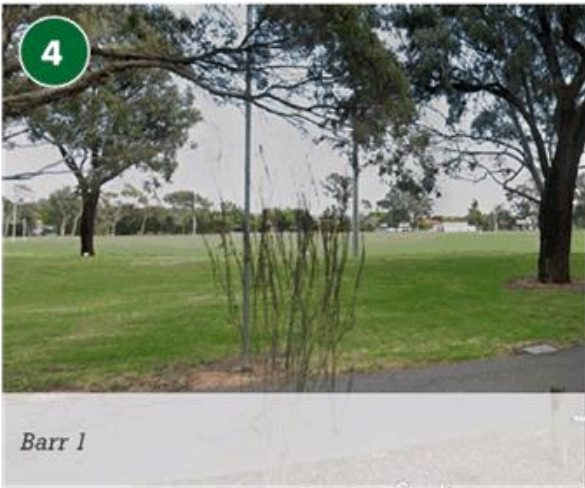
Showgrounds/Norm Minns Oval



WISAC



WJ Findlay Oval



Barr 1



Barr 2 (currently being upgraded)



Northern Beaches & the Bullawah Trail



Figure 2. The Study Area



Figure 3. Some of the unique place based elements the Masterplan Plan will build on

3.2 Key Challenges & Emerging Opportunities

There are ongoing challenges for the successful function and operations of such a large open space.

The diversity of user and user groups contribute to the complexity. The Parklands is home to a mix of user groups, mostly sports and community clubs. The clubs are housed in a range of building and facilities types.

As a result of incremental and in some cases, ad hoc development happening over many years, existing buildings, facilities and infrastructure are in varying stages of condition.

Improvements and general maintenance is in some cases difficult for Council and user groups to coordinate and facilitate. Often groups have different, and in some cases, competing needs and requirements, as well as financial situations.

The ongoing maintenance and planning of the multiple sports fields, large areas of landscaping and natural vegetation and public realm, is also a key challenge.

The emerging issues are identified opposite. The Parklands operational challenges are not addressed by this Masterplan.





Figure 4. Emerging Opportunities Identified in the Parklands



4 The Masterplan

The Parklands Masterplan envisions the Precinct will continue to be an important place in the hearts of the community and evolve as a great place to visit for a long time to come.

The shared vision for a premier sports, recreation and events precinct represents a twenty year plan. Delivery of the Plan will be staged and it is expected that over this time, as community needs change, there will be changes in circumstances. However the Masterplan has been developed with flexibility in mind.

As such, it is important that the design principles are used by all to guide and assess future decision making. This will ensure a unified vision and direction for the Parklands is maintained over such a long period.

The Masterplan is organised according to four themes. Together these themes illustrate the overarching design intentions. The themes respond to the key issues and opportunities, identified through engagement with key user groups, Council officers and the wider community.

4.2 VISION

To Develop the Site into the Premier Sports, Recreation & Events Precinct In North Eastern Victoria.

4.1 DESIGN PRINCIPLES

Principal 1.
**Create A
Connected
& Cohesive Precinct**

Principal 2.
**Reinforce the
Natural Landscape &
Character Settings**

Principal 3.
**Integrate
Adaptability to Meet
Changing Community
Needs**

Principal 4.
**Encourage
Participation in All
Types of Activities**

4.3 THEMES



Access & Movement

- Vehicle Movement
- Parking
- Walking & Cycling
- Signage & Wayfinding



Green

- Landscape Character
- Sustainability
- Water Use



Adaptive Reuse

- Building Activation
- Space Activation



Sports, Recreation & Events

- Active
- Passive
- Events



Figure 5. The Parklands Masterplan

Inset 1 - The Vision for a Regional Level Sports, Recreational & Events Facilities



Inset 2 - The Vision for High Quality Public Open Space & Places for People



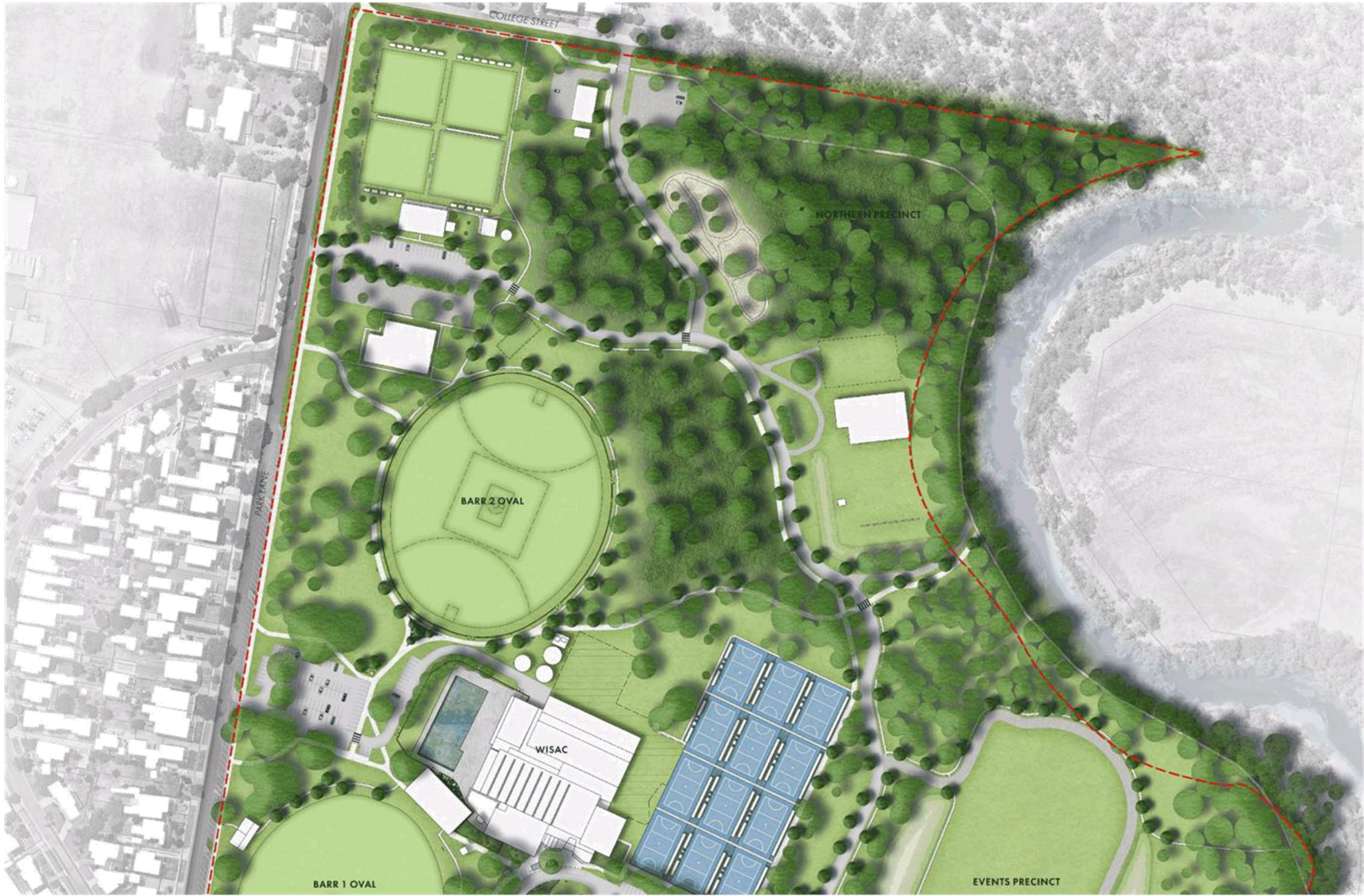
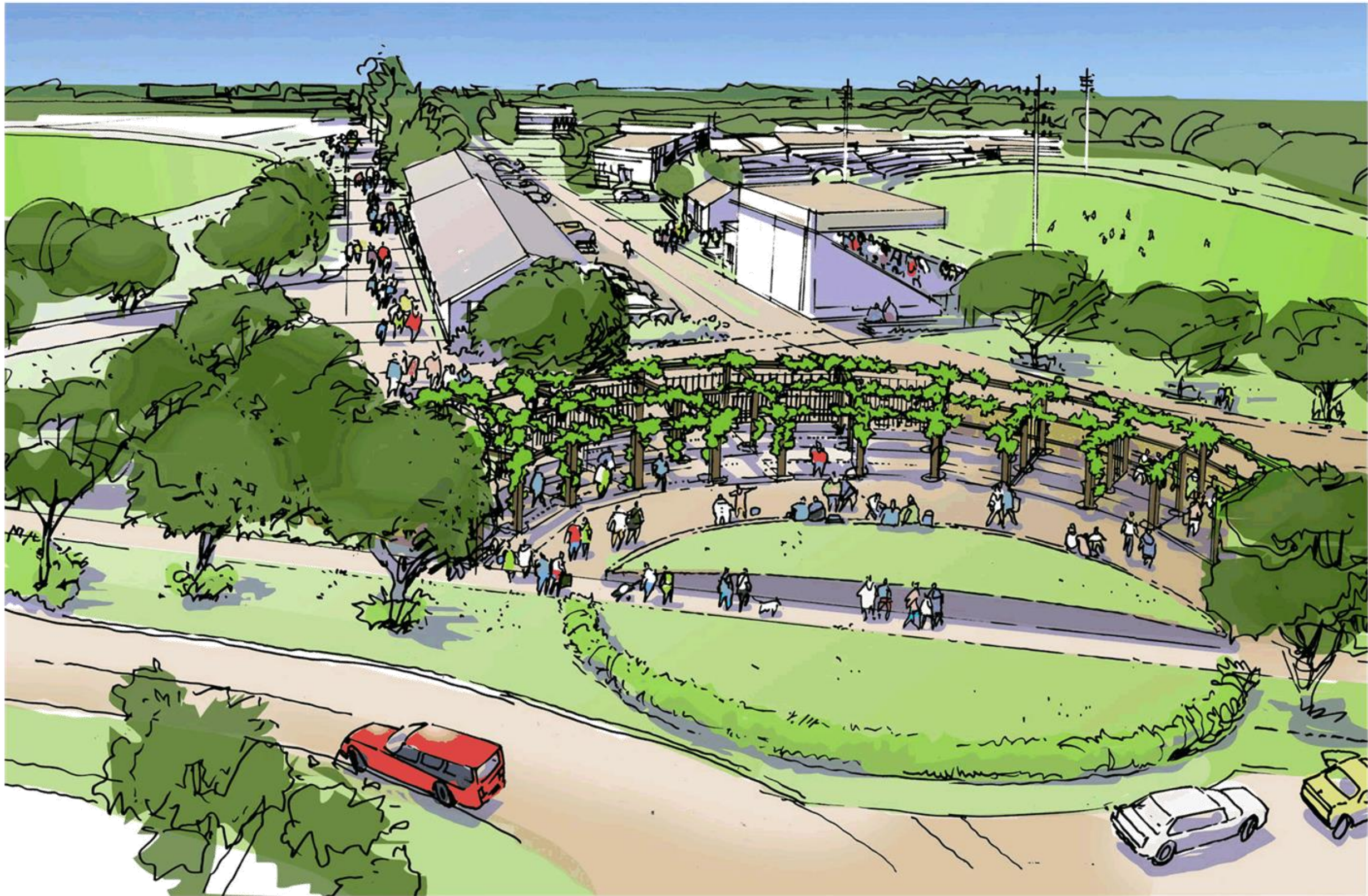


Figure 6. Parklands Masterplan - Northern Section



Figure 7. Parklands Masterplan - Northern Section



16 / 55 Figure 8. Artists Impression of the Proposed Parklands Main Entrance



Figure 9. Artists Impression of the Vision for Barr 2 - Sports Oval and Pavilion Facilities

5 Masterplan Themes

In this section the identified projects are organised according to the relating themes. The Masterplan is guided by and organised according to the four themes. Together these themes illustrate the overarching design intentions:

- 

Theme 1

Access & Movement

→ Making the site easier and more enjoyable to move through
- 

Theme 2

Green

→ Enhancing the landscape character and local sense of place
- 

Theme 3

Adaptive Reuse

→ Creating more places for community gathering and use
- 

Theme 4

Sports, Recreation & Events

→ Increasing participation in all types of physical activity

The following projects are presented as preliminary propositions and are subject to further community and stakeholder engagement, detailed planning and cost analysis prior to delivery.



Figure 10. The Key Moves in the Parklands Masterplan Plan According to Theme



Theme 1. Access & Movement



Pirrama Park Source: Aspect Studios

Vehicle Movement & Parking

Many visitors to the Parklands rely on good vehicle access and being able to park within close proximity.

The Masterplan will improve access and egress to and from the Parklands Precinct and support visitor access by improving entrance and exit points and creating a logical road network for easy vehicle circulation throughout the site.

Reconfigured and additional vehicle access points and a new internal road connection are key to setting a feasible framework that addresses vehicle circulation, congestion and safety issues.

Site access points and arrival nodes are reinforced by creating key sight lines, site features, surfaces, signage, landmarks and areas of amenity to make it easy and attractive to navigate to, and around the precinct.

Schilling Drive, Golf Links Lane and new north south main road are the primary vehicle circulation routes. Adequate and conveniently located vehicle parking is located within close proximity to key destinations.

Walking & Cycling Network

The Parklands Precinct is visited by hundreds of people each year for a range of sporting, leisure and entertainment activities. The Masterplan will encourage more passive recreation, walking, jogging and cycling to and within the Parklands by improving the quality and safety of the internal path network.

The experience of arriving on foot or bike (or vehicle) has been designed to be present the Parklands as a welcoming environment. The amenity and attractiveness of walking and cycling are enhanced by the provision of seating and shade.

Comfortable, safe and attractive paths will connect visitors to the key site destinations. The internal path network is logical and allows people to easily navigate to their desired destination, or between facilities within the site, whilst increasing exposure to the best site qualities, characteristics and assets. The circulation, alignment and design will encourage increased walking and cycling around the precinct, create more desirable attractions and encourage access to the wider shared path network.

Signage & Way Finding

The Parklands covers a large area and can be accessed from multiple points. For first time visitors it can be challenging to find your way. The Masterplan will deliver clear signage and wayfinding that enables visitors to navigate the site and easily locate facilities and buildings.

Recommended wayfinding devices include provision of directional and information signage at all access points and strategic placement of landmarks and gateway experiences.

The whole precinct works as a system to encourage walking and increase accessibility. The alignment of key roads and paths and the placement of landmarks and landscaping features are key components of the wayfinding and experience strategy.

Visual and physical links into the site, particularly from Park Lane, will be increased to encourage access from adjacent residential areas and schools and provide a greater level of understanding and accessibility to the points of interest.



How Could it Look





Theme 1. Access & Movement

Vehicle Movement

Improve Primary Site Entrance & Exits;

- 1 Extend the left hand turn slip lane along Schilling Drive to reduce vehicle congestion during peak hours and event times.
(Refer to schematic diagram 01 in Appendix 1).
- 2 Reconfigure the Golf Links Lane exit onto Evans Street by realigning it with Dixon Street to better manage traffic flows and improve traffic safety.
(Refer to schematic diagram 02 in Appendix 1).
- 3 Formalise the site entrance and exit at Park Lane.
(Refer to schematic diagram 03 in Appendix 1).

Improve Secondary Entrances & Exits

- 4 Remove the two Evans Street access points to the WJ Findlay car park. Provide one consolidated car park entrance off Schilling Drive to improve traffic flow and safety.
- 5 Formalise the function of the southern entrance on Evans Street (cloak room) as a pedestrian and service vehicle entrance and exit.
- 6 Formalise the College Street entrance to improve safety and reduce potential pedestrian, cyclist and vehicle conflicts.

Create a Primary & Secondary Road Hierarchy with Primary and Secondary Roads;

- 7 Reinforce Schilling Drive as the primary entrance and exit to the Parklands by creating a premier arrival experience to the Parklands. Consider streetscaping improvements including a boulevard treatment.
(Refer to street section 01 in Appendix 1).
- 8 Create a slow traffic environment along Golf Links Lane to safely function as an alternative north south primary entrance and additional exit. Consider reconfiguring into three zones to achieve a safe and comfortable mix of pedestrians, cyclists and vehicles.
(Refer to street section 02 in Appendix 1).
- 9 Create a new north south road connecting Park Lane to ease the pressure on Schilling Drive and Golf Links Lane. *(Refer to street section 03 in Appendix 1).*
- 10 Reconfigure the WISAC main car park access and Golf Links Lane intersection to improve safety and ease traffic congestion *(Refer to street section 04 in Appendix 1).*

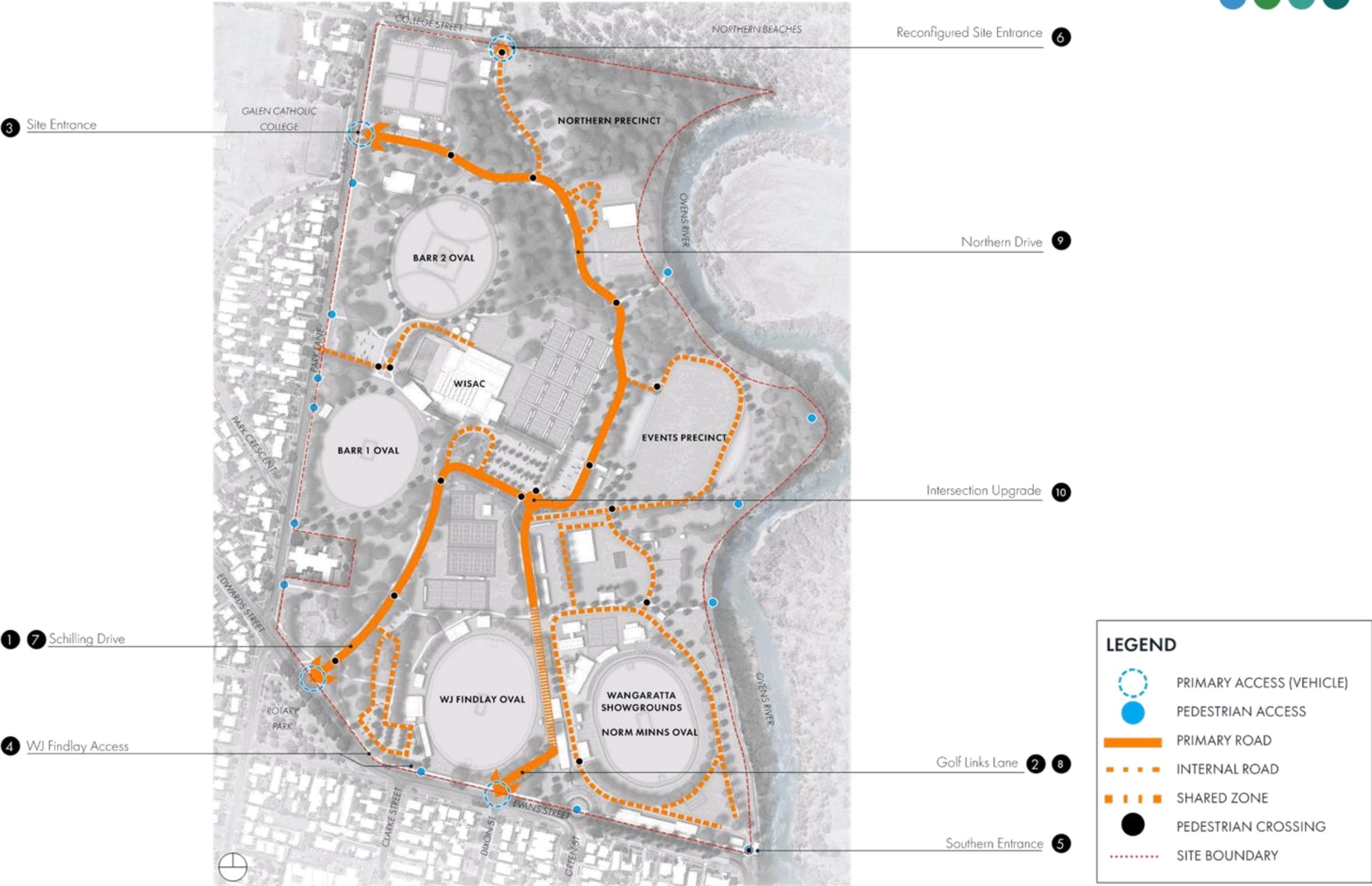


Figure 12. Key Projects to Improve Vehicle Access and Movement throughout the Precinct



Theme 1.
Access & Movement

Vehicle Parking

- 1

Reconfigure the main WISAC car park to improve safety, gain parking bay efficiencies and increase shade coverage. Install additional shade tree planting within existing carparks at WISAC/Events Precinct.
- 2

Provide a flexible overflow vehicle parking area in close proximity to the events precinct (former Rodeo Grounds). Provide disability and VIP priority parking close to the events entrance. Deliver in conjunction with the development of the Events Precinct.
- 3

Improve safe access to WJ Findlay Oval car parking by closing street access and entering from Schilling Drive.
- 4

Reconfigure the parking located at the skate park as part of the skate park expansion and improvements.
- 5

Investigate extension on street parking along Park Lane from the WISAC to the Bowls Club.
- 6

Formalise car parking to Bowls Club to cater for Club patrons as well as new Barr #2 Pavilion and Cricket centre, with connection to North-South internal Road.
- 7

Formalise the College Street car park (clear entrance and gravel surface).
- 8

Provide clearly defined passenger pick up and drop off points at all major facilities.
- 9

Undertake a Disability Access Audit to identify precinct wide disabled parking and access requirements.
- 10

Upgrade Evans Street to formalise carparking and provide drop off area.

Name	Capacity (approx)
WISAC	317 spaces
WJ Findlay	133 spaces
Skate Park	10 spaces
Events	80 spaces
Barr 1	105 spaces
Barr 2	49/47 car parks
Northern (Scouts)	41 spaces (18 spaces)
Park Lane (on street)	85 spaces
Evans Street (Showgrounds Entrance)	54 spaces

Table 1. Car park capacity

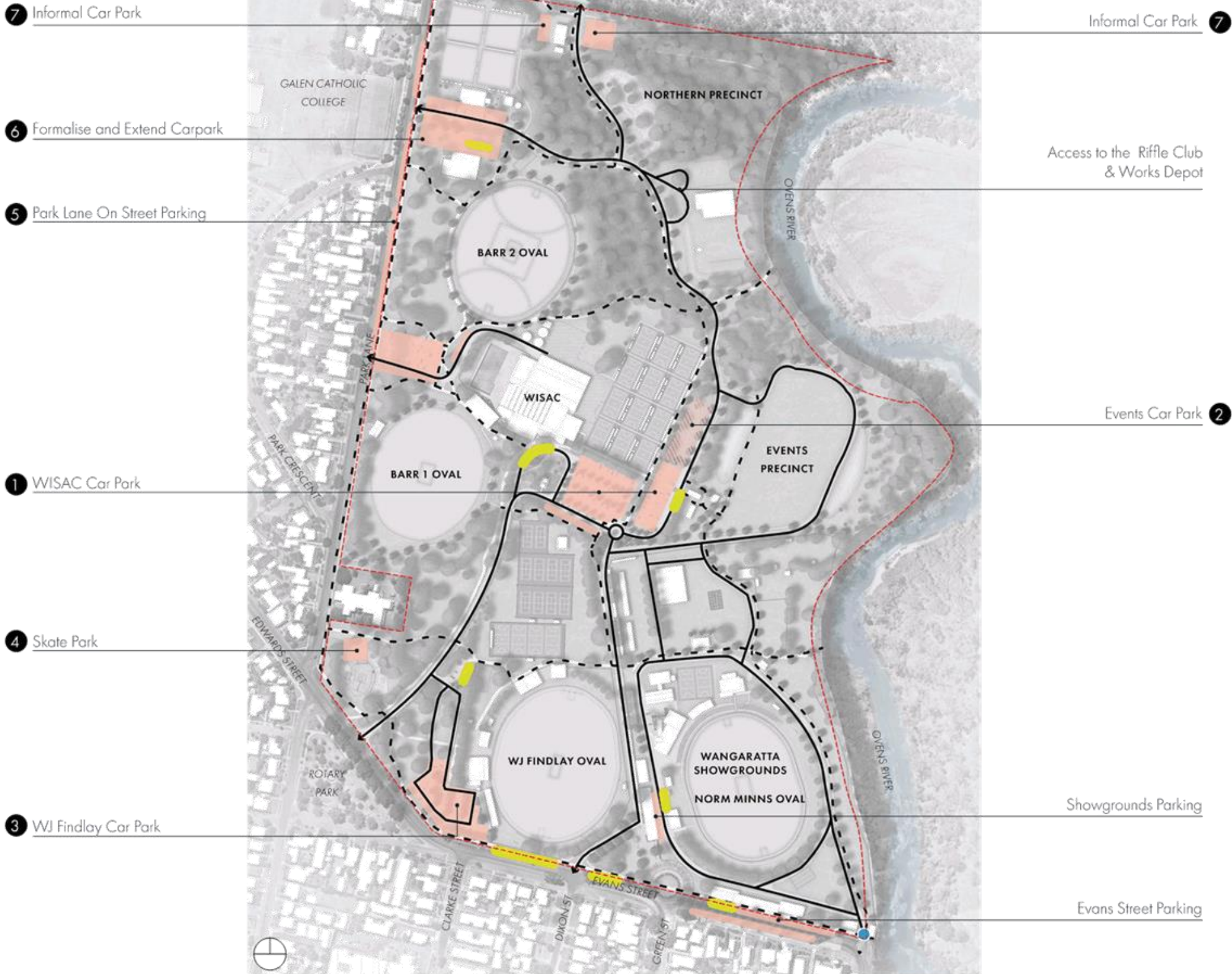


Figure 13. Key Projects to Improve Parking Throughout the Parklands



Theme 1. Access & Movement

Walking & Cycling

Create a High Quality Shared Path Network;

- 1 Improve the walking and cycling experience along Schilling Drive. Where possible increase the separation between the path and Schilling Drive. Plant more ground covers and grasses and large canopy trees along the edge of the shared path. Undertake a lighting audit to assess how well the path is illuminated at night. (Refer to street section 01 in Appendix 1).
- 2 Transform Golf Links Drive into a shared use zone to allow for people and cars to safely and comfortably move between Evans Street, the Showgrounds and Norms Minns Oval and the facilities located in the north areas of the Parklands. (Refer to street section 02 in Appendix 1).
- 3 Create a shared path to provide an east west link so people can move between Schilling Drive, WJ Findlay and Norm Minns.

- 4 Create a pedestrian link between the Park Lane bus stop and the WISAC front entrance.
- 5 Create a shared path providing an east west link so people can walk between Park Lane, the WISAC car park, Barr 2 and further east to the Events Precinct and Bullawah Trail.
- 6 Create a shared path connecting Barr 2, the Bowling Club and destinations located to the south.
- 7 Create a 1km and a 3km signposted walking and jogging loop around the Parklands Precinct for exercising, linking into the wider shared path network to give users the opportunity to extend the experience. Provide signage/information on wider shared path network including One Mile Creek.

Improve Access & Crossing Points;

- 8 Enhance the pedestrian entrance to the Parklands on Evans Street.
- 9 Remove vehicle access to WJ Findlay Oval from Evans Street making it pedestrian access only.
- 10 Provide multiple access points along the western site boundary to the Bullawah Trail (ensuring they can be locked during event times).
- 11 Provide pedestrian crossings at key road and path junctions.

Deliver More Cycling Infrastructure;

- 12 Increase the number of cycle parking facilities around the Parklands. Bike parking should be located within close proximity to the building entrances. (Refer to Appendix 3 for the design requirements for shared path treatments).

5 New Shared Path

5 New Shared Path

6 New Shared Path

11 Improved Pedestrian Crossing

4 New Pedestrian Link

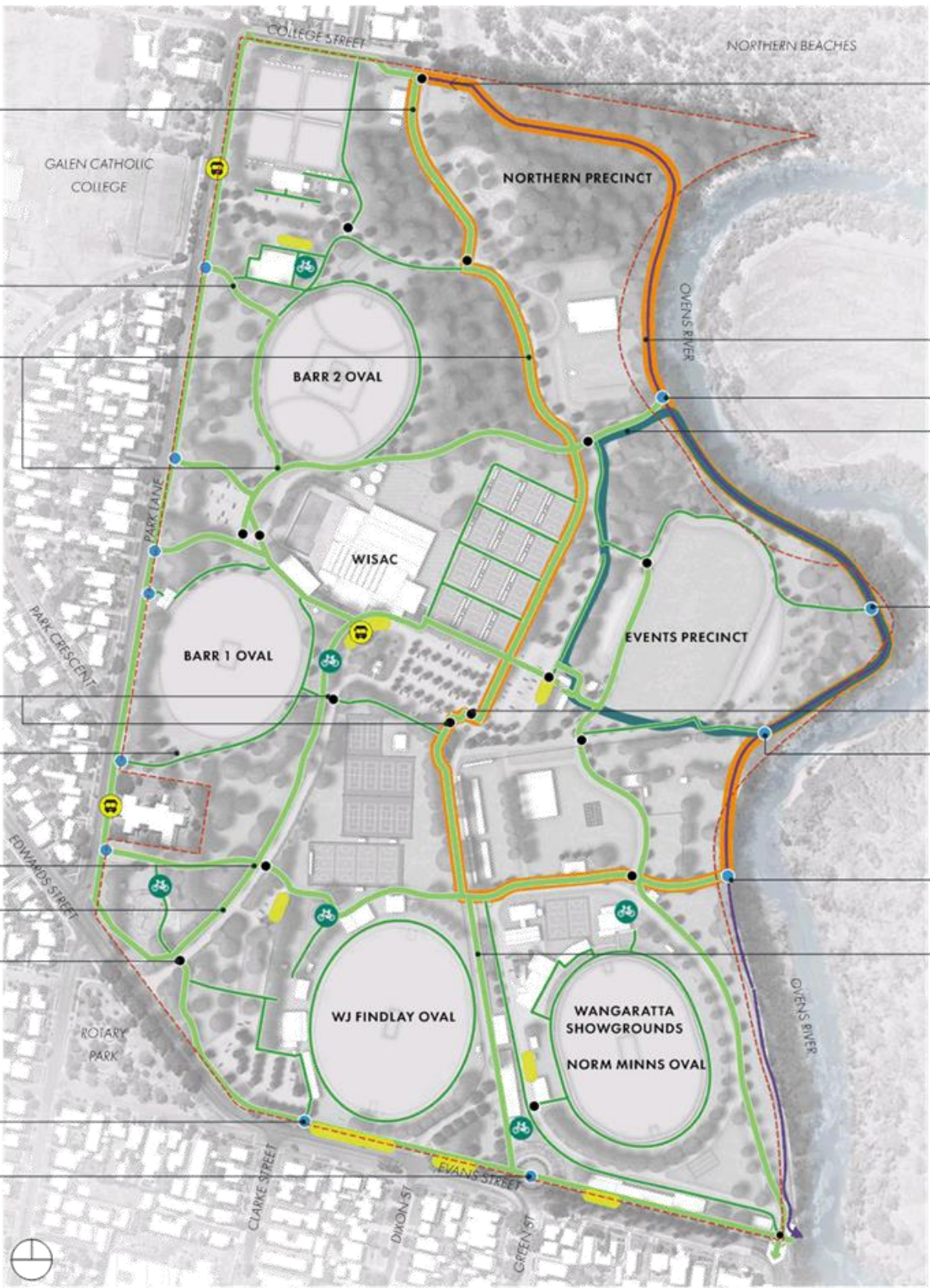
11 Improved Pedestrian Crossing

1 Schilling Drive Shared Path

11 Improved Pedestrian Crossing

9 Improved Pedestrian Access

8 Main Pedestrian Access & Meeting Area



End of the Bullawah Trail - Identity Point

Exercise Circuit 7

Access to the Bullawah Trail - Yirradwor Point 10

Exercise Circuit 7

Access to the Bullawah Trail 10

Improved Pedestrian Crossing 9

Bullawah Trail Access 10

Access to the Bullawah Trail - Yarrabuyn & Wombayn Point 10

3

Golf Links Lane 2

LEGEND

- SHARED PATH
- SECONDARY PATH
- PEDESTRIAN CROSSING
- PEDESTRIAN ACCESS
- DROP OFF/PICK UP POINT
- 1KM WALKING LOOP
- 3KM WALKING LOOP
- BIKE PARKING
- BUS STOP
- SITE BOUNDARY

Figure 14. Key Projects to Improve the Walking & Cycling Experience in and around the Precinct



Theme 1. Access & Movement

Signage & Wayfinding

Deliver a Signage & Wayfinding Strategy;

- 1 Create a signature Parklands branding style to be used on entrance signage, directional signage and Wayfinding devices throughout the site, that contributes to unified place identity and branding.
- 2 Locate landmark signage elements at each of the four main site entrances to signify arrival and direct visitors to key destinations.
- 3 Locate directional signage at secondary entrances, surrounding bus stops and car parks, to provide information on key Parklands destinations.
- 4 Provide signage to direct people to the internal access points to the Bullawah Trail.

Create New Public Meeting Areas;

- 5 Place a defining landmark in close proximity to WISAC to delineate the centre of the Parklands.
- 6 Create an landmark entrance and meeting point to the events precinct.
- 7 Reconfigure the entrance to the Showgrounds at Golf Links Lane to create an entrance and meeting spot. (Refer to schematic diagram 09 in Appendix 1).
- 8 Create a landmark entrance and meeting point as part of the Golf Links Lane reconfiguration (refer to schematic diagram 10 in Appendix 1).



Figure 15. Key Projects to Improve Navigation throughout the Precinct



Theme 2. Green

Landscape Character



Source:

The Parklands provides opportunities for outdoor activities that improve our physical and mental well being and the landscape setting contributes to the quality of the visitor experience.

One of the key intentions of the Masterplan is for the Parklands to be recognised as a place of a natural landscape value and beauty. A place that is visually appealing, comfortable, as well as providing high environmental values to its surrounds.

The network of open spaces and landscape elements underpin the Plan. High quality landscaping along roads and key pedestrian paths will be designed to enhance the user comfort and experience. Trees and vegetation will provide shade in areas where people meet and congregate and will be designed to frame views to key Parklands activities and buildings.

Extension of the existing feature tree plantings around the sports ovals will provide shade and high aesthetic appeal whilst defining each of the respective activity precincts.

The Plan recommends strengthening the established native plant palette, inspired by the species planted along the Bullawah Trail, to enhance the landscape character and further define the Parklands identity.

Preservation of the existing character and extent of tree cover is paramount and any additional planting will seek to reinforce and extend this character.

Sustainability Initiatives

A healthy environment means a healthier community. Within the 56 hectares at the Parklands there are large grassed areas requiring high levels of maintenance and water, large areas of impervious surfaces that contribute to storm water runoff and many buildings to operate.

The Masterplan aims to improve the overall environmental performance of the site by encouraging sustainable practices. Road and path designs should incorporate consistent best practice WSUD measures and principles.

In particular, there is potential to improve the quality of storm water run off with appropriate storm water treatment methods such as vegetated swales and rain gardens.

Landscape design should feature drought tolerant species to minimise water use and offset the high irrigation levels required to maintain the sports ovals.

New buildings and the retrofitting of existing facilities should be site responsive, employing best practice Environmentally Sustainable Design (ESD) principles. Energy efficiency initiatives, which will also assist in a reduction of building operating costs, and water capture (for irrigation and toilet flushing) should be prioritised.



How It Could Look





Theme 2. Green

Landscape Character

Key projects identified to preserve and strengthen the Parklands landscape character;

- ① Strengthen the landscape character along Schilling Drive to reinforce a positive arrival experience into the Parklands. Extend the established avenue character on Edwards Street into and along Schilling Drive. Support the boulevard tree plantings with under storey planting including low level shrubs, native grasses and ground covers to improve the appearance along the road edge. Maintain views from Schilling Drive to the ovals, courts and other activities.
- ② Create a welcoming green space and meeting area at the Evans Street Showgrounds entrance. Use a consistent landscape palette creating a signature style and a recognisable landscape character.
- ③ Signature tree plantings and landscaping at key site entry points and along primary roads.
- ④ Extend the established tree canopy treatment around the sports ovals to create larger shaded spectator viewing areas. Where new plantings are required select tree species that have large deciduous canopies, for shade in summer, light in winter and wind protection.
- ⑤ Delineate the primary pedestrian routes throughout the site by planting feature shade trees (and path lighting) along the path edges.
- ⑥ Prioritise the planting of native trees in areas that will provide links to existing vegetation corridors. This will result in strengthening the ecological value of the Precinct and the surrounding river and reserves, and provide habitat for wildlife.
- ⑦ Investigate river bank stabilisation methods to reduce the incidence of riverbank erosion along the Ovens River.

The proposed improvements will;

- Protect existing trees and encourage increased vegetation, particularly native vegetation, across the site;
- Discourage the removal of trees where possible;
- Improve the amenity, sense of place and environmental value of the Parklands; and
- Working together these elements will strengthen the identity of the Parklands and elevate the whole precinct as a regional destination.





Theme 2. Green

Sustainability Initiatives

Key projects to improve water efficiencies;

- 1 Offset the irrigation of the sports ovals and other high maintenance areas with passive irrigation of vegetation and landscape feature areas using storm water run off. Use smart technologies, such as WI-FI capable irrigation controllers to remotely monitor and control water flows and where possible capture excess amounts of run off.
- 2 Integrate Water Sensitive Urban Design (WSUD) methods into new and upgraded shared paths.
- 3 Undertake a full irrigation upgrade on the Norm Minns Oval and surrounds, with consideration of upgrading the cricket pitch to be irrigated by river water. Consider wicking technology for more effective irrigation of sports fields.
- 4 Undertake a complete water efficiency audit to investigate longer term water conservation strategies to support more sustainable sports ground management practices and determine future design improvements (including turf selection and irrigation systems).
- 5 Create a natural vegetation area in the northern area of the Precinct, rehabilitating the contaminated land to restore the environmental value.

Key projects to reduce the impacts of storm water run off;

- 6 Retrofit car parks with WSUD interventions to capture and filter storm water including centrally located in tree trenches and corner tree pits and strategically located rain gardens.

Key projects identified to improve the building performance:

- 7 Ensure there is optimal use of existing buildings by improving the flexibility and multi purpose nature to facilitate successful shared use where possible.
- 8 Undertake an independent green star energy rating audit on existing buildings and develop an action plan to implement improved infrastructure (solar panels, lighting upgrades, grey water capture).
- 9 Design new buildings using sustainable construction methods and building products with consideration of building orientation, solar access, cross ventilation and thermal comfort. Ensure internal rooms and components are configured and sized to meet the occupants needs.

The proposed improvements will;

- Potentially lead to a significant reduction in water volume used for irrigation and reduction in the volume of polluted runoff entering surrounding waterways; and
- Assess the sustainable design, construction and operation of buildings to ensure the environmental footprint of buildings is minimised.

Considerations For Improving Building Performance In The Sustainability Initiatives (Based On Current Council Standards)

Current Building Features WISAC:

- C-Bus lighting system with auto switch off when areas are not used
- Completed 75% light fitting replacement with LED lighting.
- Gogen unit generates 57 kW_a of power into the centre and 105 kW_a of thermal heat into the pools, it is currently programmed to run M-F 7am to 11 pm.
- New works – 60+ kW of photovoltaic solar will be installed.
- Pool water heating system will be 34-37% more efficient which includes upgrade the existing system as well (new works)
- Replacement of the existing sand filters with glass medium will reduce water wastage when completing backwashes (new works)



6 WSUD Interventions in Car Park

6 WSUD Interventions in Car Park

1 Passive Irrigation of Vegetation

2 Landscaped Shared Path Network

6 WSUD Interventions in Car Park

6 WSUD Interventions in Car Park

6 WSUD Interventions in Car Park

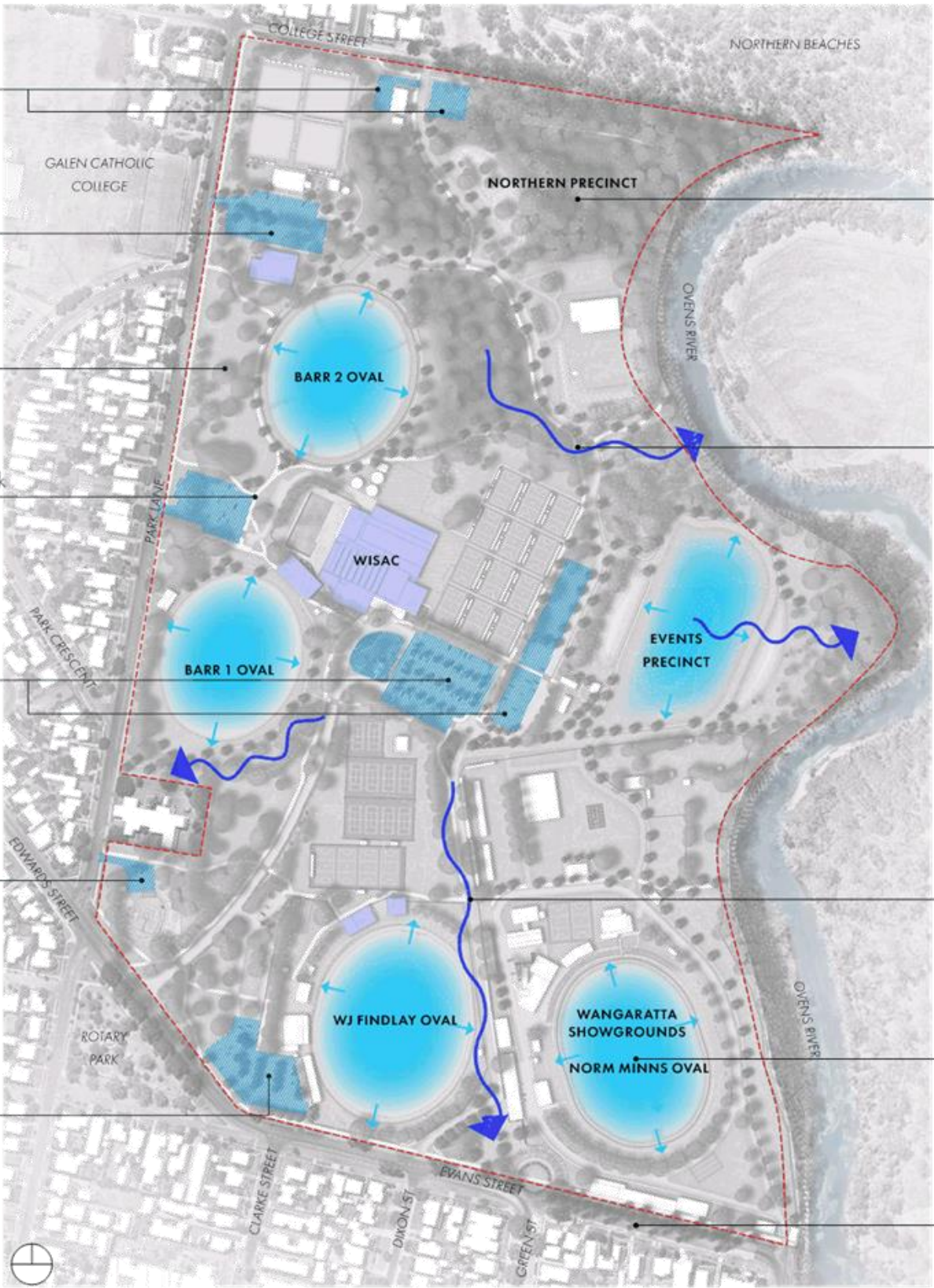
Natural Vegetation Area 5

Landscaped Shared Path Network 2

Landscaped Shared Path Network 2

Irrigation Improvements 3

Evans Street Streetscaping 2



LEGEND

- EXCESS IRRIGATION CAPTURE
- SURFACE RUNOFF
- OVERLAND FLOW PATH
- GREY WATER USAGE
- SITE BOUNDARY

Figure 18. Parklands Sustainability Initiatives



Theme 3. Activation & Adaptive Reuse

Building & Space Activation



Ballast Point Source:McGregor Coxall

The cluster of heritage showground buildings vary in condition, value and function. Whilst it is recognised that heritage buildings contribute to the local story and sense of place, the challenge is the significant funding required to restore, conserve and maintain these buildings.

There is a need to maximise the value and potential of buildings and spaces within the Parklands for the current users, as well as potential future users.

A number of key expansion opportunities for existing clubs and associations have been identified through consultation with current user groups. These opportunities are identified in the precinct plans in Theme 4 - Sports, Recreation and Events.

This theme focuses on identifying key buildings and spaces within the site that present opportunities for revitalisation. The opportunities might be with buildings or areas where former uses are now redundant or are no longer fit for purpose.

Revitalisation strategies are usually a high quality, permanent solution with the intention of creating a new interest and vitality in a building or space.

In recognising this, the Masterplan encourages the adaptive reuse of underutilised buildings where they are suitable for multi-purpose community use, as well as having the potential to maximise utilisation of the Parklands year around.

Any refurbishment or redevelopment of buildings and/or spaces will be undertaken in close collaboration with the managing entities and key user groups, in particular the Wangaratta Agricultural Society and the Lions Club.

In the case where the buildings have heritage significance any future works will be undertaken in partnership with heritage advice.



How It Could Look



Reuse of buildings to become flexible community spaces

Source: Diamond Schmitt Architects



Reimagining the spaces for multi uses
Source: www.substation.com



Retaining the existing heritage character in future designs
Source: Ken Form Fletcher Park



Revitalised active frontage
Source: www.hero.com



Providing a place for people to meet and dine
Source: www.hero.com



Small intimate outdoor spaces for the community to gather
Source: Coal Loader Cafe



Promoting active frontages to expand onto the footpath
Source: Alicia Taylor



Theme 3. Activation & Adaptive Reuse

Building & Space Activation

Key Projects Identified Include;

- 1 Activation of Evans Street as the front door to/of the Parklands, making it a focus area for activity and amenity. Key moves to activate Evans Street include;
 - Streetscaping enhancements such as boulevard planting and landscaping;
 - Creating more interest and activity along the street interface by adding signage, windows, doorways and outdoor garden areas;
 - Conserving the heritage Cloak Room Building and encouraging regular community/Showgrounds Society use;
 - Creating a new main pedestrian entrance to the Showgrounds and Park Lane. The space could enhance the visitor experience by functioning as a comfortable and welcoming meeting place. The entrance should be of an appropriate scale and quality to act a key site landmark. Removal of the Table Tennis building is required; and
 - Restoring the historic Evans Street Main Gates, as a key feature of the proposed new main Showgrounds entrance.

- 2 Adaptive reuse of the former Agricultural Society Offices and the Poultry Pavilion. Consider relocation of the buildings to a more prominent site to celebrate their cultural heritage value as a longer term aspiration. Siting the buildings closer to Evans Street would create a stronger presence of heritage buildings at the front door to the Showgrounds. Restoration would result in creating a functional space for the Showgrounds Society and year round community use.
- 3 Internal and external improvements to the Lions Club building. Consider moving the building north of its current location so the building can be extended and a large outdoor area provided to host community events.
- 4 Activating the Rodeo Grounds as a premier events space and sports training ground for year round usage. Encourage events and recreational opportunities that leverage, promote and protect the unique riverside landscape setting. Consider designing areas of mounding around part of the edge of the main events space to function as informal tiered seating.
- 5 Removal of the former Deerstalkers Building provides an opportunity to relocate the Council's Works Depot to

the northern precinct in order to improve the functionality, layout and access to the depot. The proposed location is in a flood overlay area so appropriate measures will need to be taken to mitigate potential flood event.

- Removal the accommodation located on Shilling Drive.
- Develop a long term building improvement plan in partnership with the Showgrounds Society and other key user groups to ensure buildings and facilities are maintained to safe and functional standards.

The proposed improvements will;

- Enhance the landscape value and amenity of the Showgrounds entrance and Evans Street precinct;
- Remove the conflicting and congested uses in the northern section of the Norm Minns Oval;
- Provide the opportunity for conservation of the Poultry Pavilion and former Agricultural Society Offices;
- Provide the Lions Club with a larger building and improved outdoor amenity;
- Strengthen the relationship between the Magpies facilities; and
- Ensure buildings and facilities standards are maintained over the longer term.

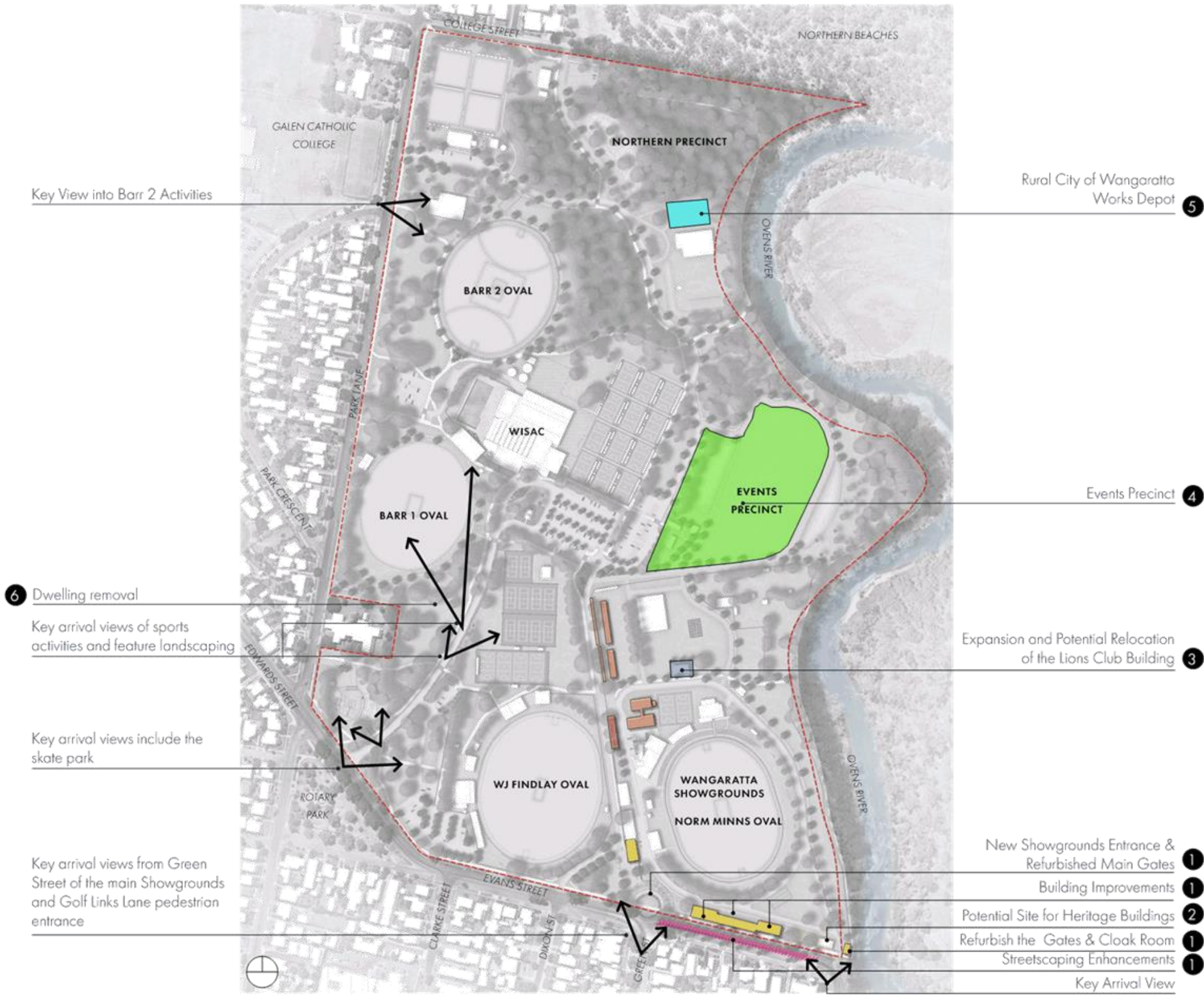


Figure 19. Parklands Revitalisation Projects



Theme 4. Sports, Recreation & Events

Sports & Recreation

As Wangaratta's major sports precinct, one of the key roles of the Parklands Precinct is to provide opportunities for the community to participate in a range of local and regional sports and recreational activities.

The number of community groups associated with the precinct currently, and over its history, is not only significant in terms of the number of people using and visiting the precinct, but also in terms of the variety of interests accommodated.

The activities cover the full range of community sporting and recreational uses and include regular, ad hoc, or programmed events of a local, regional, state or national significance.

The Masterplan acknowledges the importance of supporting clubs and community groups based on site and provides guidance on key improvements to support the longevity of Parklands users.



Improvements will contribute to creating comfortable and safe environments and inclusive and accessible programs and facilities, to support increased participation in a range of sporting and recreational activities.

This Plan focuses on major projects that will contribute to increasing participation levels and improvement of the Parklands as a major regional sports, recreation and events precinct. The development of identified projects will be undertaken in close collaboration with sports clubs and community groups.

In addition to the many active opportunities at Parklands, there are some passive recreational activities on site. The Masterplan encourages the development of more passive recreational opportunities, suitable for children, adolescents and older adults to enjoy and participate in, and recommends the whole precinct moves towards a more publicly accessible model for passive recreation.

Events

The Wangaratta Show is a major part of the site's history and social fabric. Over recent years there have been a range of major sporting and cultural events also successfully held at the Showgrounds.

Located to the north of the Showgrounds is the Rodeo Grounds. A feasibility study has been undertaken to assess the suitability of the Rodeo Grounds as a site to hold major outdoor events.

The study recommended the Rodeo Grounds as the preferred site for development and investment of Wangaratta's major events precinct. The Masterplan supports this recommendation and broadly supports the schematic concept and infrastructure solution and supports the progression of the actions outlined in the Feasibility Study Implementation Plan.

Working with the Wangaratta Agricultural Society and the key user groups located at Norm Minns will help to balance the spatial and operational needs of all precinct users.



How It Could Look



New expansions of WIASC with an outdoor swimming pool
Source: Rural City of Wangaratta



Grassed terraced seating around the Norm Minns Oval and Events Precinct
Source: Facebook Belvoir Amphitheatre Perth



Opportunities for a new sporting pavilion
Source: Alpine Shire



Inclusive sporting facilities
Source: www.womensafi.com



Expansion of the Skate Park with additional elements for all ages to participate
Source: Fiskars Village Skate Park Fiskars www.skateboard.com.au



Theme 4. Sports, Recreation & Events

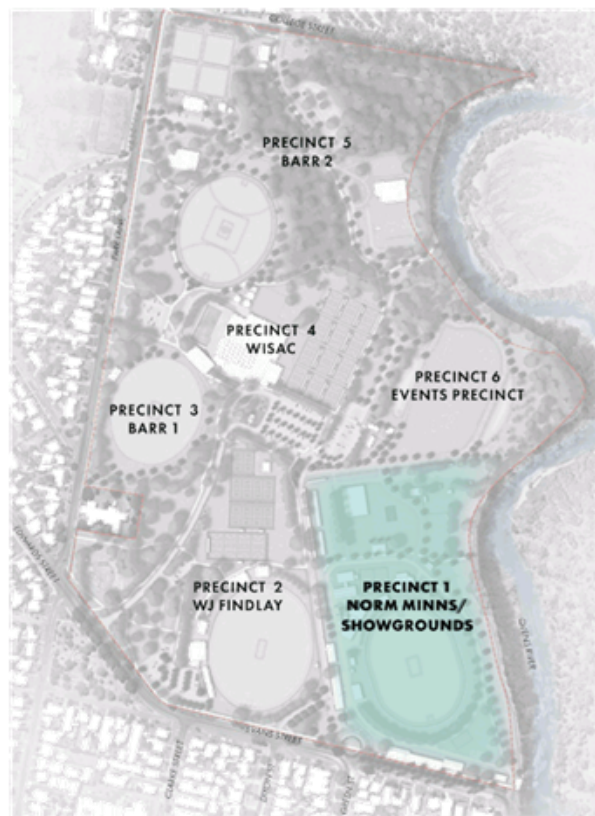


Figure 20. Precinct Key Plan

Precinct 1 (Norm Minns/Wangaratta Showgrounds)

Precinct 1 is well known and loved as the home of the annual Wangaratta Show. The Agricultural Society has been holding annual shows on site for over 155 years.

Precinct 1 is also a sports precinct, focused around the Norm Minns Oval. It is home to the Wangaratta Magpies Football & Netball Club, the Wangaratta Magpies Cricket Club, the Wangaratta Cycling Club, the Wangaratta District Cricket Association, and the Regional Sports Development Centre.

The Norms Minns Oval and surrounds currently functions as;

- The home of the Wangaratta Show;
- A premier sports ground hosting regional football games and cricket matches;
- Facility for local netball matches; and
- A place for major events.

Proposed improvement works at the Norm Minns Ovals include;

- 1 Upgrading the oval surrounds and supporting infrastructure to improve the capacity to host premier sports events.
- 2 Providing two local level netball competition courts and supporting infrastructure, in accordance with Netball Australia Guidelines. There is potential to relocate two netball

courts further south to sit adjacent to the Magpies Club Rooms however this is reliant on the relocation of several buildings.

- 3 Expansion of the Sports Development Centre to improve change facilities, heating and cooling and a function space for regional sporting events (the design could consider a second level).
- 4 Refurbishment of Grandstand amenity.
- 5 Provide power to support the operations of temporary food and beverage outlets when required for large events.
- 6 Investigate future alternative locations for a fit for purpose facility for the Cycling Club.
- 7 Relocation of the Table Tennis Club to be a fit for purpose facility to create an improved site entrance (removal of the Table Tennis building will allow for a new Showgrounds Entrance).
- 8 A new main entrance to the Showgrounds/Norm Minns Oval. The entrance should function as the main ticketed pedestrian entrance to the Showgrounds and drop off and meeting point. Signage should display alternative ticketed entrances.

- 9 Refurbishing the Cloak Room entrance. Landscape and separated path upgrades to better define the pedestrian access and promote pedestrian access to the CBD via the Bullawah Trail.

Development in this precinct may be subject to meeting the requirements of the Heritage Overlay in accordance with the Planning Scheme. The Masterplan recommends design guidelines are developed to provide guidance on how future development should align with the heritage significance of the precinct.

- 10 Provide a new larger amenity block (public toilets/showers) to replace the existing aging facility.

The proposed improvements will;

- Improve the viewer experience;
- Support bids to attract major sports events such as the T20 cricket and AFL;
- Reduce the disruption major events cause to scheduled Show, football, cricket and cycling activities;
- Better connect the Magpies Netball facilities; and
- Provide the Lions Club with a larger building footprint and outdoor space.

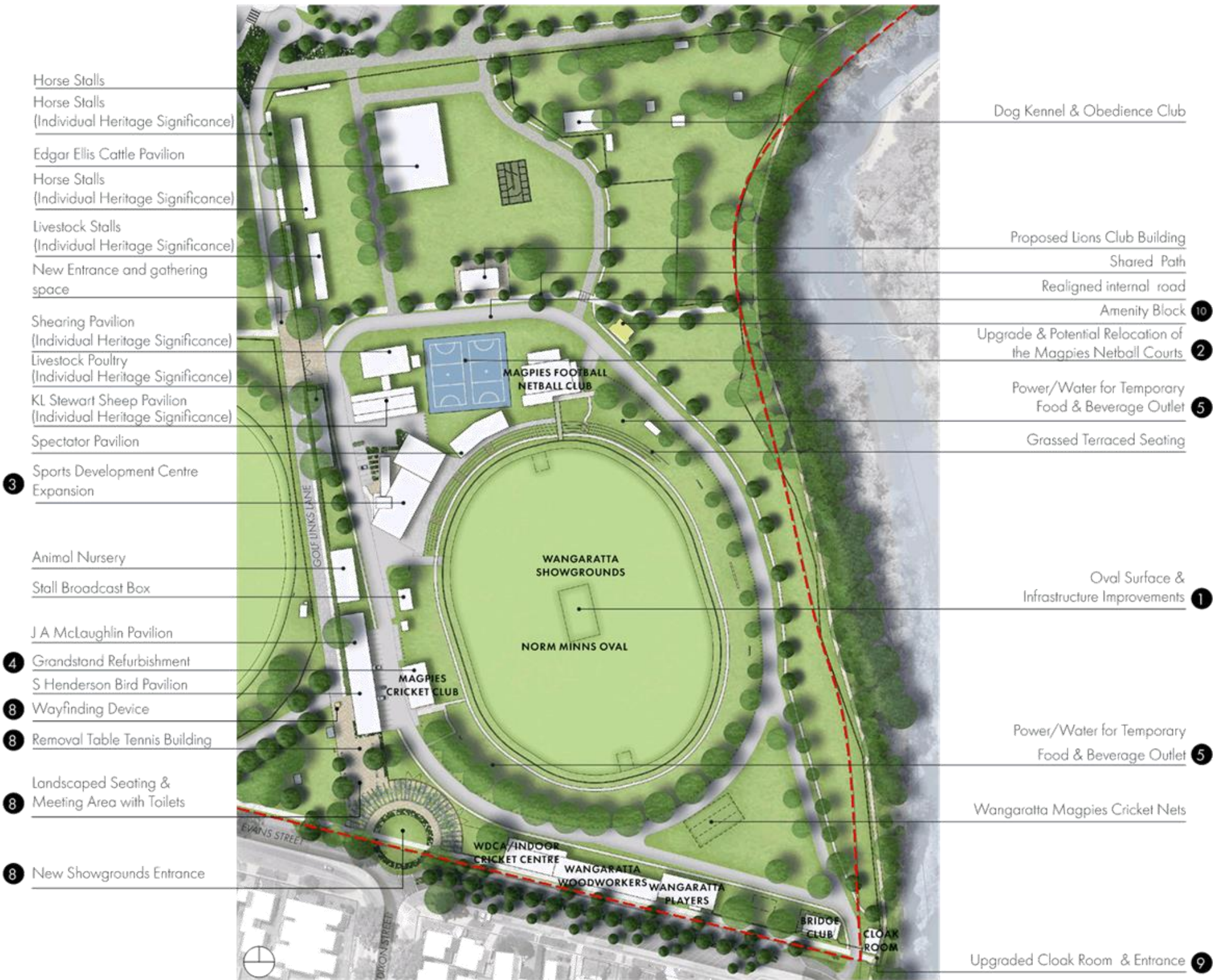


Figure 21. Key Projects to Improve Sports & Recreational Facilities located in Precinct 1



Theme 4. Sports, Recreation & Events



Figure 22. Precinct Key Plan

Precinct 2 (WJ Findlay)

Precinct 2 is home to the Rovers Football/Netball Club, the Rovers Bruck Cricket Club and the Hard court Tennis Association. The WJ Findlay Oval and surrounds currently functions as;

- A regional sports ground hosting senior football games and cricket matches and training;
- A facility for local netball matches; and
- A facility for local tennis competition.

Proposed improvement works at Precinct 2 include;

- 1 Improvements to the two outdoor netball courts in accordance with netball Australia's local level competition facility. Consider relocating the two netball courts further east to provide an envelope surrounding the courts that can accommodate viewing areas and tiered seating when required.
- 2 Reconfiguration of the WJ Findlay car park and pedestrian access to gain efficiencies in parking spaces and circulation and improve safety.
- 3 Refurbishment of the Rovers Clubhouse to provide female friendly change facilities.
- 4 Upgrading the public toilets.
- 5 Relocation of the canteen in closer proximity to the sports pavilion and score board and public toilets.
- 6 Future expansion of multi-purpose building footprint to the east to provide additional space for the netball and cricket club and community use (refer to schematic diagram 11 in Appendix 1).
- 7 Renewal & relocation of the four older tennis courts to sit adjacent to the existing tennis courts.
- 8 Repair and resurface the four blue tennis courts located closest to the current club house investigating the feasibility of both synthetic and hard court surface options. Improvements should include new court lighting and supporting infrastructure.
- 9 Investigate the feasibility of delivering four ANZ Hot Shot* compliant courts on the two northern most courts or adjacent to the newly relocated southern courts. (*ANZ Hot Shots is Tennis Australia's official development program for children).
- 10 Extend (or replace) the existing tennis club building to provide a modern club house with a kitchen/food preparation area, adequate storage areas and a multi purpose club room (that can potentially be hired by community groups).

The proposed improvements will;

- Increase participation in football, cricket, netball and tennis, particularly female participation;
- Contribute to making sports facilities for accessible; and
- Improve the safety and amenity of the precinct.



Figure 23. Key Projects to Improve Sports & Recreational Facilities located in Precinct 2



Theme 4. Sports, Recreation & Events

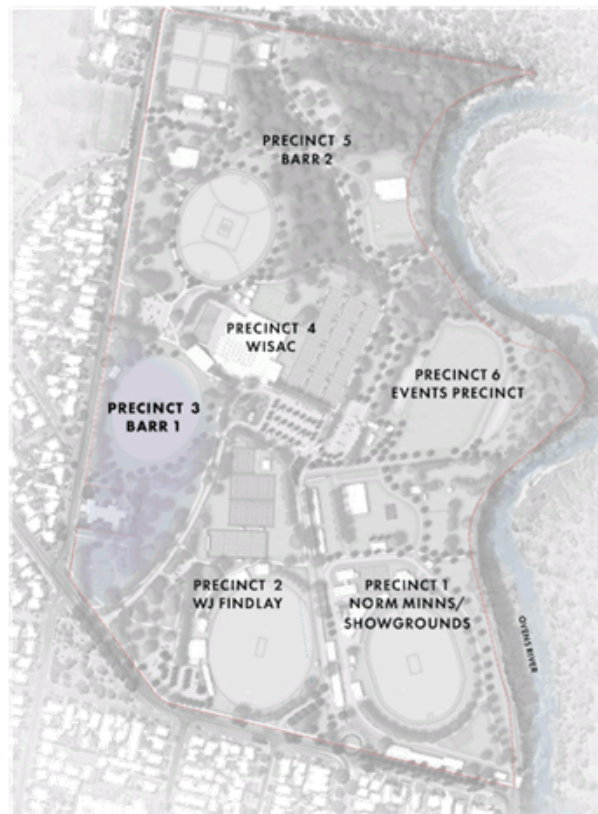


Figure 24. Precinct Key Plan

Precinct 3 (Barr 1)

Precinct 3 is located between Park Lane and Schilling Drive. The precinct is highly visible and plays an important role in welcoming people to the Parklands. Barr 1, the Community Centre and the key sports facilities are located in the precinct.

Improvements are scheduled at Barr 1 Oval to improve the playing surface and drainage.

Barr 1 primarily functions as;

- A local sports ground hosting junior football games;
- A place for casual sports activities; and
- A venue to hold community activities, functions and events.

Proposed improvement works at Barr 1 include;

- 1 Refurbishment of the Community Centre within existing building structure to provide more flexibility in accommodating community and club activities. Ensure male and female toilets are publicly accessible.
- 2 Enhancements to the skate park area to provide additional skate areas, spectator seating and landscape areas. The skate park should be recognised as a key informal recreational area for the Parklands and provide a range of zones and elements that allow for users of differing ages, interests and abilities to support a broader participation base. The design should respond to the prominent location at the Schilling Drive entrance to Parklands. A revitalised skate area provides the opportunity to attract people, particularly youth to the Parklands. Increased use will activate the entrance to the Parklands. The skate area should be connected to the main shared path along Schilling Drive. The expansion area should be designed to retain existing trees and strengthen sight lines to the surrounding public realm.

Supporting infrastructure such as toilets, bins, lighting and drinking fountains should be provided.

- 3 Provide lots of comfortable spectator and visitor seating at key destinations throughout the site.
- 4 Removal of the Council Works Depot and the dwelling on Schilling Drive

The proposed improvements will;

- Provide the junior football clubs with a local level ground for games and training;
- Provide the community with access to a sports oval for informal recreational activities; and
- Generate more activity by attracting more users and spectators to the Skate Park.



Figure 25. Key Projects to Improve Sports & Recreational Facilities located in Precinct 3



Theme 4. Sports, Recreation & Events



Figure 26. Precinct Key Plan

Precinct 4 (WISAC)

Centrally located within the Parklands the WISAC precinct is home to the Wangaratta Amateur Swimming Club, Wangaratta Stingrays Swimming Club, the Wangaratta Basketball Association, the Regional Netball Association, Squash and Badminton and the Wangaratta Volley Ball Association. The Parklands Management Office is also located in the WISAC.

The WISAC functions as;

- An indoor sports stadium;
- A gymnasium and fitness centre; and
- A state of the art aquatic facility.

Proposed future improvements for the WISAC building include;

- 1 An expansion to the original building footprint to;
 - Reconfiguration of current show courts (Basketball, Netball and Volley Ball) including seating to meet the required run off areas.
 - Provide additional indoor basketball courts.
 - Provide indoor netball/multi-purpose courts.
 - Additional male and female change rooms that can be externally accessed.

- Additional fitness program rooms.
- Additional office space for staff and sporting organisation.

Consideration should be given to the following interface treatments;

- The public realm located between WISAC and the netball courts,
- The netball courts and surrounding trees (in order to minimise tree removal), and
- The northern elevation and surrounding vegetation.

Proposed improvements for the precinct include;

- 2 Reconfiguring the outdoor netball courts in accordance with Netball Victoria's regional competition standards. Adjustments to overruns and accommodation requirements will mean a reduction in the number of external courts. Consideration should be given to the overhead power lines and minimising tree removal where possible.
- 1 Relocation of the external netball change rooms and canteen to be incorporated indoors as part of future WISAC development. The change rooms expansion should be accessible from outside.

- 3 Removal of the Go Tafe building.
- 4 Removal of the former skate bowl and re-vegetate the area (located to the north of WISAC).
- 5 Provision of comfortable spectator and visitor seating at key destinations.

The proposed improvements will;

- Cement WISAC's reputation as a premier sports and recreation facility into the future;
- Provide indoor and outdoor sporting facilities of a state and regional competition standard, and for the use of the whole community;
- Provide safe and inclusive aquatics and fitness facilities to ensure the health and wellbeing of our local communities across generations;
- Create a welcoming recreational and lifestyle destination for the community to live, work and play.

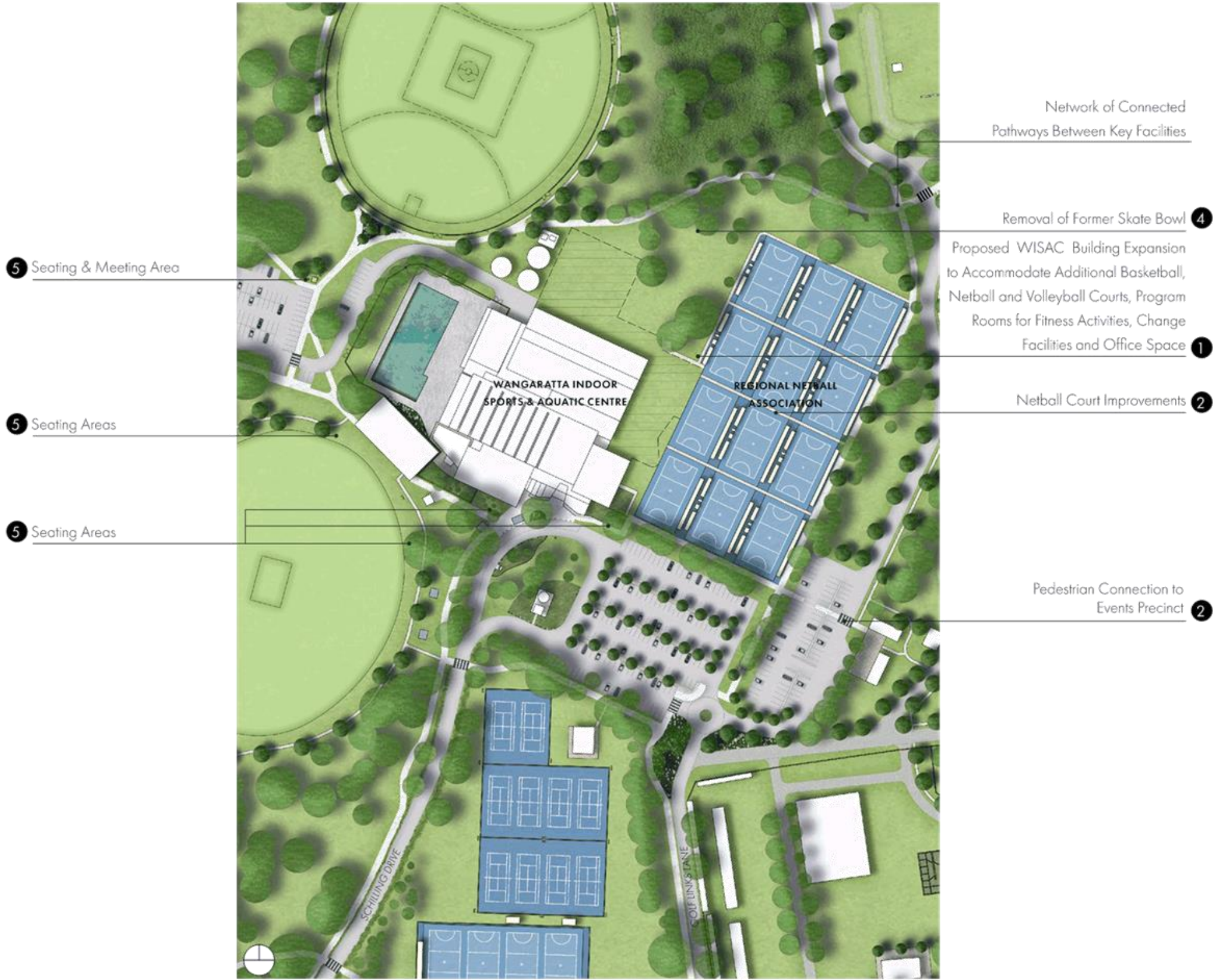


Figure 27. Key Projects to Improve Sports & Recreational Facilities located in Precinct 4



Theme 4. Sports, Recreation & Events

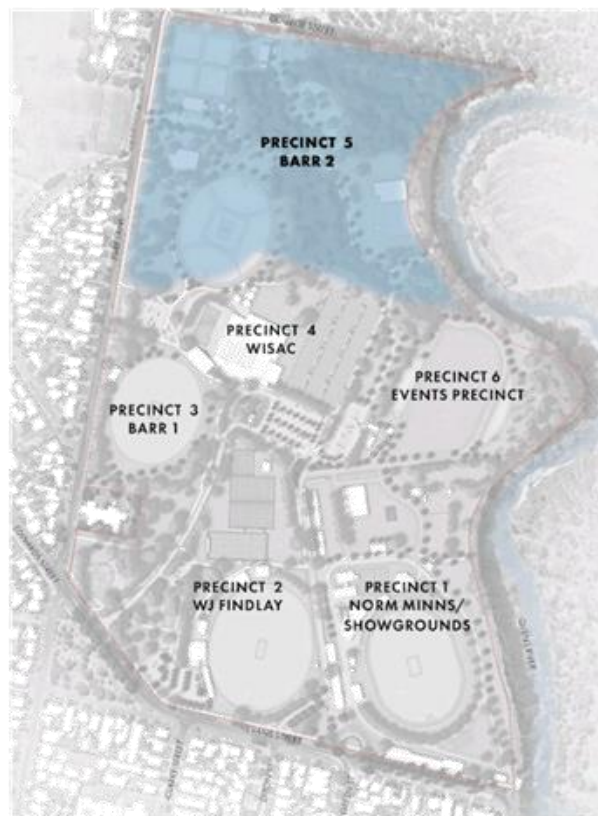


Figure 28. Precinct Key Plan

Precinct 5 (Barr 2)

The Northern Precinct is home to the Wangaratta Bowls & Sports Club, The Wangaratta Scout Group and the Wangaratta Small Bore Rifle Club.

Recent refurbishment works at Barr 2 has transformed the former three-quarter size oval into a full-size oval with improved drainage, irrigation, turf, wickets, perimeter fencing and lighting. Barr 2 is now home to the City Colts Cricket Club.

Barr 2 and its surrounds functions as;

- A regional standard sports ground, primarily used for cricket matches and training;
- A training ground for local football clubs (mostly seniors clubs);
- A recreational area for clubs such as the Wangaratta Scouts; and
- A gateway to the Northern Beaches.

Other sports and recreational related improvements currently planned for Precinct 5 include;

- 1 A new sports pavilion to support regional club competition. Located on the north west side of the oval, the pavilion will be used by the cricket clubs in summer and the junior football clubs in the winter seasons. The new building should be sited on the north west of Barr 2 between the Oval and the car park, overlooking the oval. Any removal of trees should be avoided.
 - 2 New cricket nets will be located in close proximity to the new cricket pavilion. Removal of the old cricket nets, to the south of Barr 2 will provide the opportunity to deliver more visitor seating and meeting area.
 - 3 A new and extended car park will be located between the Wangaratta Bowls Club and the sports pavilion. The siting and design of the car park will work around all significant existing trees.
 - 4 A new shared path providing a link between Park Lane (and Galen Catholic College), the Bowls Club, Sports Pavilion, Barr 2, and the Scouts Hall to the southern part of the Parklands.
 - 5 Comfortable spectator seating around Barr 2 and at key destinations within the precinct.
 - 6 Promote the local recreational activities including fishing, swimming and picnicing at the Northern Beaches.
 - 7 Create an informal bike jumps track in the northern precinct.
 - 8 Increase the opportunities within the Parklands to access the Bullawah Trail.
 - 9 Work with the Council's Cultural Advisor to identify cultural interpretation opportunities within the Parklands.
 - 10 Reconfigured site entrance including signage at key destination points outlining the connection opportunities to access the wider shared path network.
- The proposed improvements will;**
- Provide regional level cricket and club room facilities, Increase community awareness of the many informal activities to participate in across the site, and
 - Welcome young people into the Parklands by providing a range of recreational activities to enjoy.



Figure 29. Key Projects to Improve Sports & Recreational Facilities located in Precinct 5



Theme 4. Sports, Recreation & Events



Figure 30. Precinct Key Plan

Precinct 6 (Rodeo Grounds/Events)

Precinct 6 is a large, flat, expansive unique riverside location that can be used for a range of outdoor activities. The precinct will become a multi-functional space that has the capacity to attract and host large scale events as well as being utilised throughout the year as a sports training area.

Precinct 6 and its surrounds will function as;

- A large flexible grassed area that can be utilised by sports clubs, major events, and if required in the future, potentially accommodate sports fields; and
- A recognised riverside events location, home to major outdoor regional events and touring events such as concerts, festivals, markets, swap meets and food and cultural events.

Key projects to support event and sport activities include;

- 1 Creating a separated pedestrian path between the main events parking area and the main visitor entrance.
- 2 Creating a main visitor entrance to the site, with a conveniently located visitor drop off zone in close proximity.
- 3 Providing an internal access route for delivery vehicles.
- 4 Providing separated pedestrian and vehicle access between the events area and the Showgrounds.
- 5 Delineating temporary events and staging areas and appropriate areas for temporary accommodation at event times
- 6 Replacing the external perimeter fencing with durable, transparent fencing. The proposed alignment is for a permanent fence line and reduces the amount of temporary fencing required during events times.

- 7 Provide lighting (and other amenities such as water points, bins and seating) along key pedestrian paths and around key buildings.
- 8 Investigate the feasibility of using smart cities interventions to assist with the management of the Parklands. Consider capturing live data to monitor large events, traffic management and provide interactive information to event attendees.

The proposed improvements will;

- Improve the function and amenity of event areas; and
- Support the recommendations outlined in the Wangaratta Events Precinct Feasibility Study.

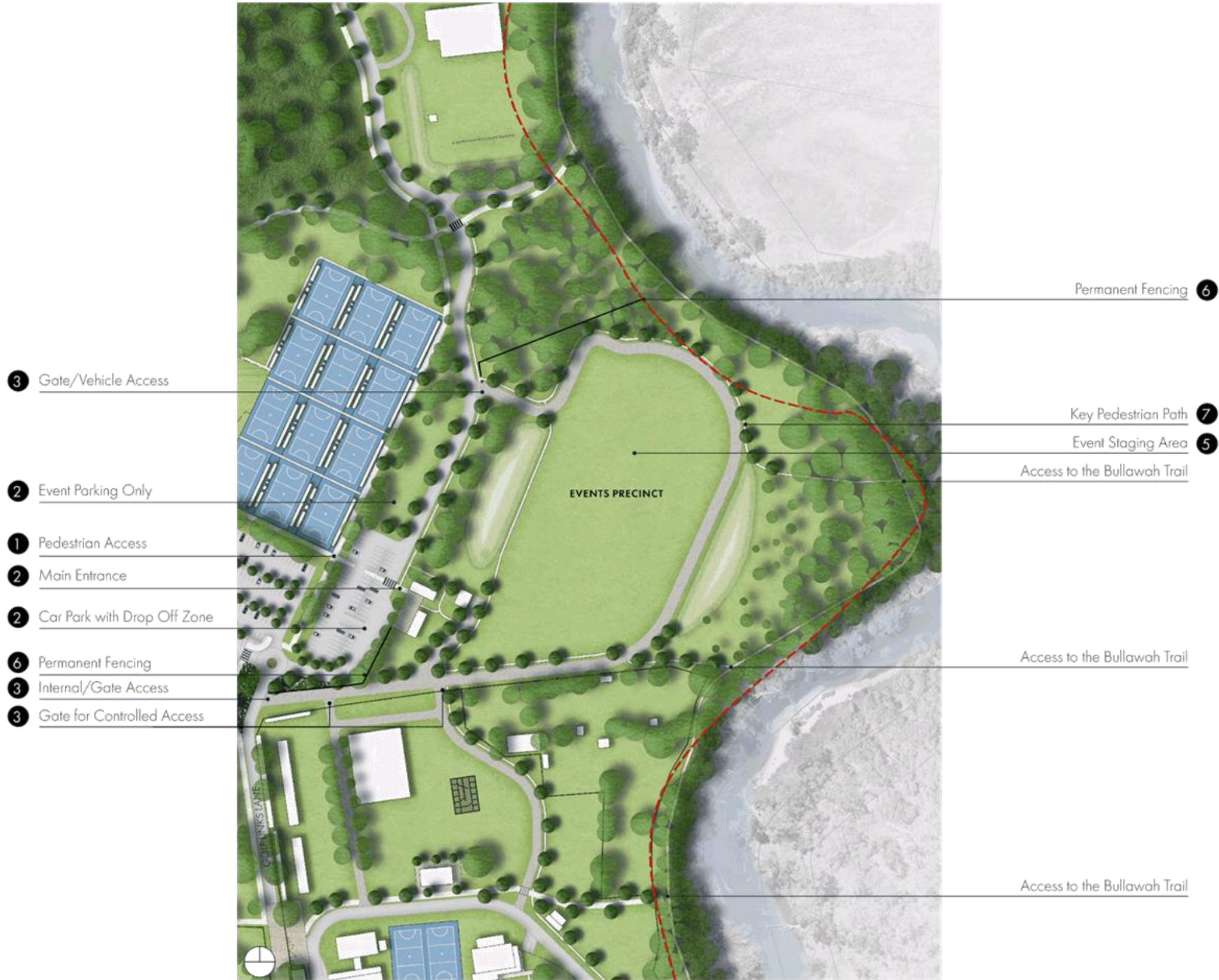


Figure 31. Key Projects to Improve Sports, Recreational & Events Facilities located in Precinct 6

Parklands Masterplan



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Attachment 1 – Detailed Assessment of Submissions to Amendment C76: Wangaratta Industrial Land Use Strategy

	Submission Details	Changes requested	Officer comments	Recommendation
<p>Submission 1 CA11A Tone Road, Wangaratta</p>	<p>Raises concerns to the implementation of the Strategic Buffer</p> <p>Clause 21.11-3 South Wangaratta Industrial Area</p> <p>The submission states that the proposed strategic 1,000m buffer around MacKay Casings and the saleyards is incorrect.</p> <p>EPA Publication 1518 – Recommended Separation Distances for Industrial Residual Air Emissions recommends:</p> <ul style="list-style-type: none"> a separation distance of 500m for a stock sale yard A separation distance of 1,000m for a casing facility producing more than 200 tonnes. For production less than 200 tonnes the 'EPA recommends there is no visible discharge of dust or emissions of odours offensive to the senses of human beings, beyond the boundary of the premises. <p>EPA licence 2966 for the facility has a permit condition stating "You must ensure that odours offensive to the senses of human beings are not discharged, emitted or released beyond the boundaries of the premises"</p> <p>Submitter had provided a plan indicating where they believe the correct buffer distance should be located, consistent with the Population and Housing Strategy.</p> <p>If the Council believes a 1,000m separation distance is required it should not be imposed from the separate land where the ponds are located. This land is not part of the casing facility, but is where treated wastewater is discharged to land. This is a wholly separate industry activity that has been incorrectly adopted in developing this plan.</p>	<ul style="list-style-type: none"> Modify the South Wangaratta Strategic Directions Plan of the Wangaratta Industrial Land Use Strategy to correctly show the buffer distance, consistent with Council's previous plans, and to reflect correct separation distances that do not unfairly restrict any future use of the submitters property. 	<p>The proposed strategic buffer of 1,000m around McKay's Casings and the saleyards was formed after considering EPA Publication 1518 – Recommended Separation Distances for Industrial Residual Air Emissions. This recommends 1,000m separation distance between a casings works which produces >200 tonnes per year of food and sensitive uses (e.g. residential).</p> <p>The EPA have provided Council with a current copy of the licence for McKay Casings (No. 2966) which indicates that the business is categorised as D06 (Food processing). The D06 category is a food processing works which is designed to produce at least 200 tonnes per year of food. This means that McKay Casings is a food processing works capable of producing >500 tonnes of food per year, and that the proposed 1,000m buffer is justifiable under the guidance provided by the EPA.</p> <p>The licence also identifies the premises at Schedule 1B, and shows it being made up of two portions – a northern portion at Shanley Street containing the factory building and a southern linear parcel containing wastewater/treatment ponds. EPA have confirmed that based on the licence, the ponds are ancillary to the primary use of the site and would also be subject to the 1,000m buffer distance, having regard to the EPA's Recommended separation distances for industrial residual air emissions. As such, the strategic buffer will be taken from the boundary of both the northern and southern portions of the land, as per Schedule 1B of the relevant EPA licence.</p> <p>The Strategic Buffer is also required accommodates a separation distance from the Wangaratta Saleyards facility. EPA's guidance for separation distances between stock saleyards and sensitive uses is 500m for a capacity of more than 500 head of</p>	<p>Modify the South Wangaratta Strategic Directions Plan, at Figure 8 of Clause 21.11-3, to provide a more accurate plan showing the full extent of the proposed strategic buffer.</p>

Attachment 1 – Detailed Assessment of Submissions to Amendment C76: Wangaratta Industrial Land Use Strategy

	Submission Details	Changes requested	Officer comments	Recommendation
	<p>Clause 21.11-3 South Wangaratta Industrial Area, Strategy 1.2 Concern raised in relation to the wording and requirements of this strategy having regard to the strategic buffer issue discussed in the submission.</p> <p>Clause 21.11-3 South Wangaratta Industrial Area, Strategy 1.2 Concern raised in relation to the wording and requirements of this strategy having regard to the strategic buffer issue discussed in the submission.</p>	<ul style="list-style-type: none"> If the proposed buffer is not modified, change the wording Strategy 1.2 to not impose constraints on our property that are different to previous Council studies, including Amendment C75.. If the proposed buffer is not modified, change the wording Strategy 1.3 to not impose constraints on our property that are different to previous Council studies, including Amendment C75. 	<p>stock. The Wangaratta Saleyards can accommodate up to 4,000 head of stock. However, given the arrangement of the land, the 500 metre buffer from the saleyards facility falls within the larger 1,000 metre buffer distance.</p> <p>As identified above, the proposed Strategic buffer is to be modified to correctly align to the boundaries of the MacKay Casings facility, as per the premises and property details of the EPA licence which is larger than the buffer requested by the submitter.</p> <p>It is proposed to modify Strategy 1.2 of Clause 21.11-3 to provide clearer wording of the intent of this Strategy. The strategic buffer and associated strategies are aimed at protecting public health by requiring an odour assessment to be submitted before Council will consider any future investigations for the establishment of residential and other sensitive uses within the buffer.</p> <p>As identified above, the proposed Strategic buffer is to be modified to correctly align to the boundaries of the MacKay Casings facility, as per the premises and property details of the EPA licence which is larger than the buffer requested by the submitter.</p> <p>It is proposed to modify Strategy 1.3 of Clause 21.11-3 to provide clearer wording of the intent of this Strategy. The strategic buffer and associated strategies are aimed at protecting public health by requiring an odour assessment to be submitted before Council will consider any future investigations for the establishment of residential and other sensitive uses within the buffer.</p>	<p>Modify Strategy 1.3 of Clause 21.11-3 to: <i>Strategy 1.2 Avoid supporting rezoning proposals or changes to zoning schedules which will enable the consideration of dwellings and other sensitive uses, unless an odour assessment has been provided which demonstrates the strategic buffer around McKay Casings and the sale yards can be reduced.</i></p> <p>Modify Strategy 1.3 of Clause 21.11-3 to: <i>Strategy 1.3 Avoid supporting permit applications for dwellings and other sensitive uses, unless an odour assessment has been provided which demonstrates the strategic buffer around McKay Casings and the sale yards can be satisfactorily reduced.</i></p>
Submission 2 237 Shanley Street, Wangaratta	<p>Objects to the introduction of Clause 21.11-3 South Wangaratta Industrial Area - Local Areas Policy as exhibited.</p> <p>Raises concerns with the drafting of Clause 21.11-3 including:</p> <ul style="list-style-type: none"> The Strategic Buffer at Figure 8 of Clause 21.11-3 is unclear and incomplete, with parts of the buffer 	<p>Modify exhibited Clause 21.11-3 so that:</p> <ol style="list-style-type: none"> The strategic buffer distance of 1000m be taken from the boundary of the Mackay Casings licensed site only, as reasonable justification exists for this separation distance (refer to 	<p>The Strategic Buffer shown at Figure 8 is partly incomplete in its coverage to the north east. It is also necessary to modify</p>	<p>Modify the South Wangaratta Strategic Directions Plan, at Figure 8</p>

Attachment 1 – Detailed Assessment of Submissions to Amendment C76: Wangaratta Industrial Land Use Strategy

	Submission Details	Changes requested	Officer comments	Recommendation
	<p>obscured by graphics, and not covering all the land affected by the proposed buffer area.</p> <p>It also does not show the entire area affected by the 1000m buffer, in that it only shows the western side and not the eastern side.</p> <ul style="list-style-type: none"> The use of the Plan in a policy to define a buffer area, instead of a more appropriate planning tool such as an overlay, is questioned. The buffer would not be identified via a Planning Property Report or Planning Certificate and therefore the implications may not be understood by purchasers. The related Strategy 1.3 is unclear in its intent, as it appears to target 'future investigations' for the establishment of residential and other sensitive uses. Does this mean a request to rezone land for residential purposes will not be supported, or does this equally apply to a planning permit application to subdivide land currently zoned Rural Living zone? The Strategy advises that the 'strategic buffer' may be reduced if 'an appropriate buffer distance is confirmed'. It is not clear what this 	<p>Appendix 2 for extent of affected area shown in blue).</p> <p>b. The South Wangaratta Strategic Direction Plan be amended to reflect this reduced 'strategic buffer' area.</p>	<p>the buffer to reflect a more accurate alignment based on EPA advice discussed above.</p> <p>The proposed Strategic Buffer and associated strategies are intended to provide appropriate triggers for Council to consider impact on public health and amenity, by requiring an odour assessment, before Council will consider future investigations for the establishment of residential and other sensitive uses within the buffer. The use of the EPA's guidance for separation distances has been used to inform the decision around the appropriate buffer distance.</p> <p>It is not proposed to utilise an Environmental Significance Overlay in this instance as the intention is not to prevent development occurring. The use a Strategic Buffer as a trigger for assessment by Council is considered more appropriate for the circumstances.</p> <p>Strategy 1.3 is intended to require planning permit applications in the identified Strategic Buffer and which comprise a sensitive use to provide an odour assessment which demonstrates protection public health and that a reduced buffer distance is appropriate</p> <p>As such, Strategy 1.3 is proposed to be modified as follows:</p> <p><i>Strategy 1.3 Avoid supporting permit applications for dwellings and other sensitive uses, unless an odour assessment has been provided which demonstrates the strategic buffer around McKay Casings and the sale yards can be satisfactorily reduced.</i></p> <p>The Industrial Land Use Strategy recommended the implementation of a Strategic Buffer to ensure that there was a suitable response to considering sensitive</p>	<p>of Clause 21.11-3, to provide a more accurate plan showing the full extent of the proposed strategic buffer.</p> <p>No change</p> <p>Modify Strategy 1.3 of Clause 21.11-3 to: <i>Strategy 1.3 Avoid supporting permit applications for dwellings and other sensitive uses, unless an odour assessment has been provided which demonstrates the strategic buffer around McKay Casings and the sale yards can be satisfactorily reduced.</i></p> <p>No change</p>

Attachment 1 – Detailed Assessment of Submissions to Amendment C76: Wangaratta Industrial Land Use Strategy

	Submission Details	Changes requested	Officer comments	Recommendation
	<p>means and who would determine the suitability of such a reduction.</p> <ul style="list-style-type: none"> Preparation of an odour assessment, as suggested within the Wangaratta Industrial Land Use Strategy, Dec, 2017 (WILUS), can be a costly and time consuming process and may not achieve or support a reduction below 1000 metre. The proposed 1,000 metre strategic buffer as exhibited will affect the entire property. The exact implications of Strategy 1.3 are unclear and it is assumed that Council intends to 'avoid' or not support any development of dwellings within this 1000m buffer area which would prevent subdivision of the submitters land which is already zoned Rural Living. It is accepted in Clause 53.10 Uses with Adverse Amenity Potential of the WPS and in Environment Protection Authority (EPA) Ministerial Direction 	<p>Modify exhibited Clause 21.11-3 so that the strategic buffer distance of 1000m be taken from the boundary of the Mackay Casings licensed site only</p> <p>Modify exhibited Clause 21.11-3 so that Council-owned land be identified as an informal separation buffer between the existing Wangaratta Saleyards/Mackay</p>	<p>land uses encroaching on the existing industrial uses.</p> <p>The intent of the strategies at Clause 21.11-3 are to protect public health by requiring an odour assessment to be submitted before Council will consider any future investigations for the establishment of residential and other sensitive uses within the buffer. The strategic buffer and associated strategies are also intended to protect existing industrial developments, which have the potential for residual air emissions, from encroachment by sensitive land uses.</p> <p>In making any decisions, Council will consider the recommendations of any odour assessment against relevant EPA guidelines, and will obtain EPA advice as required.</p> <p>There are existing established uses in the South Wangaratta area that have the potential for impact on sensitive uses. It is considered appropriate and justifiable for Council to require appropriate technical reports to support proposals for sensitive land uses within proximity.</p> <p>The proposed Strategic Buffer is to be amended to correctly align to the boundaries of the MacKay Casings facility and the Wangaratta Saleyards operational area only.</p> <p>The strategic buffer and associated strategies are not intended to operate as a prohibition on development within the buffer area, but rather seek to impose a framework which allows proposals to be considered on a case by case basis with appropriate justification.</p> <p>A 'stock saleyard' is identified as an industry activity at Table 1 of the Recommended separation distances for industrial residual air emissions. EPA's</p>	<p>No change</p> <p>Modify the South Wangaratta Strategic Directions Plan, at Figure 8 of Clause 21.11-3, with the Strategic Buffer to be taken for the boundary of MacKay Casings and the operational area of the Wangaratta Saleyards.</p> <p>No change.</p> <p>No change.</p>

Attachment 1 – Detailed Assessment of Submissions to Amendment C76: Wangaratta Industrial Land Use Strategy

	Submission Details	Changes requested	Officer comments	Recommendation
	<p>No. 19 and the Industrial Air Emissions Guidelines that a 1000m separation distance is appropriate between rendering and casings industry and sensitive uses.</p> <p>However, saleyards are not listed as a use with adverse amenity potential, therefore there is no established separation distance from sensitive uses.</p> <ul style="list-style-type: none"> Queried why the vacant Council owned land adjacent to the saleyards has been applied with a 1000 metre buffer distance. The vacant PUZ6 land to the west of the saleyards would seem a great opportunity for an 'in-built' buffer between the existing rural living land to the west, and the Saleyards and Mackay Casings to the east. Council owns the land and can control the types of uses that could establish here. Any future uses would ultimately be controlled by the PUZ – Schedule 6 that applies to the land. Existing RLZ land should not be used as a separation buffer for this Council-owned land that is not currently zoned, or proposed to be zoned for industrial purposes. 	Casings and existing Rural Living land to the west of Reith Road.	<p>guidance for separation distances between stock saleyards and sensitive uses is 500 metre for a capacity of more than 500 head of stock. The Wangaratta Saleyards can accommodate up to 4,000 head of stock. However, it should be noted that given the location of the operational portion of the saleyards, the 500 metre buffer falls within the larger 1,000 metre buffer distance.</p> <p>Council officers have clarified that the vacant Council owned land to the west of the operational saleyards area are not intended to be used as saleyards.</p> <p>The adjacent PUZ6 land effectively does act as a buffer location as the proposed Strategic Buffer is to be taken from the boundary of the adjacent MacKay Casings and the operational area of the Wangaratta Saleyards.</p>	<p>Modify the South Wangaratta Strategic Directions Plan, at Figure 8 of Clause 21.11-3, with the Strategic Buffer to be taken from the boundary of MacKay Casings and the operational area of the Wangaratta Saleyards.</p> <p>No change.</p>
Submission 3 330 Reith Road, Wangaratta	<p>Objects to the proposed 1,000m strategic buffer around MacKay Casing and the sale yards because it will adversely affect 330 Reith Road by constraining its development potential and devalue the land</p> <p>The submitter also provided further submissions that the application of a Strategic Buffer would cause a drop in valuation of the land and therefore result in a change in finance arrangement. If there are changes to property values, how will council compensate the landholder.</p>	No specific change to the amendment	<p>The establishment of a buffer surrounding MacKay Casings has been consistently identified and referred to within both the Population and Housing Strategy (2013) and the Industrial Land Use Strategy (2017). In particular, the Population and Housing Strategy stated “Limit expansion to the south-west of the Wangaratta City so as to protect the on-going operation of Mackays Casings and the saleyards through required buffer distances.”</p> <p>The proposed strategic buffer of 1,000 metre around McKay's Casings and the</p>	No change.

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	Submission Details	Changes requested	Officer comments	Recommendation
	Queries why the Strategic Buffer does not extend 1,000m in all directions from MacKay Casings.	No specific change to the amendment	<p>saleyards is based on EPA Publication 1518 – Recommended Separation Distances for Industrial Residual Air Emissions. This recommends a 1,000 metre separation distance between a casings works which produces >200 tonnes per year of food and sensitive uses (e.g. residential). The EPA have provided Council with a current copy of the licence for McKay Casings (No. 2966) which indicates that the business is categorised as D06 (Food processing). The D06 category is a food processing works which is designed to produce at least 200 tonnes per year of food. This means that McKay Casings is a food processing works capable of producing >500 tonnes of food per year, and that the proposed 1,000m buffer is justifiable under the guidance provided by the EPA.</p> <p>In addition, a 'stock saleyard' is identified as an industry activity at Table 1 of the Recommended separation distances for industrial residual air emissions. EPA's guidance for separation distances between stock saleyards and sensitive uses is 500 metre for a capacity of more than 500 head of stock. The Wangaratta Saleyards can accommodate up to 4,000 head of stock. A buffer of 500 metres is to be applied surrounding the operational area of the saleyards, however this will not exceed the 1000 metres of the MacKay Casings facility.</p> <p>The Strategic Buffer is to apply in all directions surrounding the MacKay Casings and Wangaratta Saleyards.</p>	<p>Modify the South Wangaratta Strategic Directions Plan, at Figure 8 of Clause 21.11-3, with the Strategic Buffer to be taken from the boundary of MacKay Casings and the operational area of the Wangaratta Saleyards.</p>
Submission 4 55 Gravel Pit Road, Wangaratta South	<p>Objects to Clause 21.11-3 and particularly Strategy 1.3:</p> <p>Considers a buffer zone of 1000m is an overstatement of a problem that over the last few years has ceased to be an issue to</p>	No specific change to the amendment		No change.

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	Submission Details	Changes requested	Officer comments	Recommendation
	<p>property holders to the south of MacKay Casings and the sale yards. Most winds blow from south to north.</p> <p>Currently there is a 56 lot subdivision approved on Reith Rd to Worland Rd to Cruse St to link up with Sisely Ave at the north of Mackay Casings and the Wangaratta Market Yards. This is within 1 km of the market yards. Was there an odour assessment undertaken before this development was given the go ahead by Council?</p> <p>No. 55 Gravel Pit Road is zoned Rural Living Zone – Schedule 2, and can be subdivided into rural areas of 20 acre block size. Although there are no immediate plans for subdivision, the close proximity to Wangaratta and the amenity of the area makes this an ideal location for lifestyle blocks.</p>	<p>No specific change to the amendment</p> <p>No specific change to the amendment</p>	<p>The development within the North West Growth area is not within the area identified for the Strategic Buffer.</p> <p>Council acknowledges the existing zoning of the land, however it is also necessary to acknowledge that there are other existing industrial land uses which have the potential to result in residual air emissions. The intent of the Strategic Buffer and associated strategies at Clause 21.11-3 is not to prevent development, but rather seeks to impose a framework which allows proposals to be considered the suitability of any development on a case by case basis with appropriate justification.</p>	<p>No change.</p> <p>No change.</p>
Submission 5 247 Detour Road, North Wangaratta	<p>Requests changes to the recommended zoning in the North Wangaratta Industrial Precinct ("NWIP") to be Industrial 2 Zone (IN2Z) rather than Industrial 1 Zone (IN1Z).</p> <ul style="list-style-type: none"> Considers that IN2Z would better represent the Vision of the Wangaratta Industrial Land Use Strategy Would enable the land for heavier industries to be surrounded by expanded Strategic Buffers like those proposed around the NEW Wastewater Treatment Plant and Alpine MDF facility. The IN2Z specifically seeks to accommodate manufacturing industries and storage facilities that require a substantial threshold distance. 	<p>Except for land within 300 metres of Bowser Road or the North Wangaratta settlement, all land within the North Wangaratta Industrial Precinct is:</p> <ol style="list-style-type: none"> Re-zoned to IN2Z, other than land where the PUZ is appropriate; and Surrounded by expanded Strategic Buffers like those proposed around the North East Water Wastewater Treatment Plant and Alpine MDF facility. 	<p>This change would represent a significant variation to the recommendations of the Industrial Strategy and Amendment C76, which did not recommend IN2Z.</p> <p>The position of the Strategy is for the NWIP to accommodate the heavier industries and those which may require greater separation distances given the ability for this surrounding area to accommodate larger buffer distances. It is noted that the purpose of the IN2Z is to enable development of heavy industries (required large buffers) to be located in the core of an industrial precinct with other industries on the periphery and that this would achieve the objectives of the Strategy and the NWIP. However, given the location and existing context of the NWIP and surrounds, the objectives and vision for this area to be the focus for large scale industries required larger separation distances can be achieved by the provisions set out within exhibited Amendment C76.</p>	No change.

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	Submission Details	Changes requested	Officer comments	Recommendation
	<ul style="list-style-type: none"> The Industrial Strategy seeks to promote the NWIP for uses with adverse amenity potential, while protecting it from encroachments by sensitive uses. It proposes also Strategic Buffers that prevent instances of sensitive uses encroaching on the required setbacks of a use with adverse amenity 	<p>Consideration should also be given to affording greater weight to these buffers through the application of an appropriate overlay.</p>	<p>Achieving an IN2Z style precinct would also be difficult given that the majority of the central area of the NWIP is zoned for Public Use and accommodates North East Water's utilities.</p> <p>The IN2Z also includes permit triggers for most uses, and discourages lighter industries (e.g. warehouses). By comparison, IN1Z does not require for a permit for lighter industries and warehouses (subject to compliance with threshold distances) for which there is an identified trend in the Industrial Strategy e.g. general manufacturing and servicing, warehousing for transport and logistics services etc. The Industrial Strategy does not identify any significant trends for larger industries, so it is likely that there will not be significant demand for these over the next 20 years. It should also be noted that that Council's Industrial Strategy will be reviewed as part of future reviews of the Planning Scheme. The review process will allow Council to monitor land supply and demand in order to assess the performance of the strategy.</p> <p>The Strategy and Amendment C76 are encouraging of the NWIP to be the focus for heavy industries, including those which will require substantial buffer distances.</p> <p>Having regard to the above, Council does not agree with the requested changes within the submission on behalf of GWCW Investments Pty Ltd dated 27 May 2015. The IN1Z more closely matches the Industrial Strategy's rationale in ways that can facilitate timely economic development while still enabling larger industries to be considered, should the need arise.</p> <p>Council does not consider that any overlays should be investigated for the NWIP. Appropriate buffers to industrial land uses can be established through application of the provisions of Clause 53.10 and the EPA's guidance for separation distances.</p> <p>The North West Strategic Directions Plan also indicates indicative Strategic Buffers</p>	No change.

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	Submission Details	Changes requested	Officer comments	Recommendation
	<p>potential, as the resulting creates conflict can hinder the expansion and period improvement of the uses with adverse amenity potential due to EPA amenity standards.</p> <ul style="list-style-type: none"> Consideration should also be given to affording greater weight to these buffers through the application of an appropriate overlay. 		as a means of acknowledging that the NWIP must be protected from encroachment of sensitive land uses.	
Submission 6 347 Wangaratta- Eldorado Road, North Wangaratta	<p>Objects to the proposed rezoning of Council's land between Detour Road and Bourke Road from Public Use Zone 1 to Industrial 1 Zone because all of the land bounding Bourke Road, Detour Road and Croshers Lane should be rezoned at the same time.</p> <p>The submitter suggests that the costs associated with Council buying this land, removing the plantation, roadworks, drainage and other works mean that it would be too costly to develop and that Council should acquire all the land bounded by Bourke Road, Detour Road and Croshers Lane, in order for it to be developed in more cost-efficient ways.</p> <p>Submission also indicates that the last proposed rezoning for North Wangaratta was to IN2Z and that this was rejected at a hearing, as there was enough existing industrial land in North Wangaratta. The submitter also indicates that no other industry has been developed since that hearing.</p> <p>Raises a number of concerns:</p> <ul style="list-style-type: none"> Concerned that a strip of plantation trees would be removed from the land and that these have amenity value. The North Wangaratta Community requested that a buffer of trees be left on this property and the submitter wishes to confirm if the strip of plantation is to be cleared or sold with the site, and notes it would be costly to clear it. 	<p>Council should acquire all the land bounded by Bourke Road, Detour Road and Croshers Lane</p> <p>Rezone the land bounded by Bourke Road, Detour Road and Croshers Lane to IN1Z.</p> <p>No specific change to the amendment</p>	<p>Some of the land bounded by Bourke Road, Detour Road and Croshers Lane is owned by North East Water and is zoned PUZ, other land is in private ownership and zoned IN1Z and FZ.</p> <p>Given the uncertainties associated with acquiring land from third parties to develop a large tract of land for industrial purposes, the submitters recommended change to the amendment is not supported.</p> <p>The strip of plantation trees is noted, however at this stage the future development or the site is not known. The timing for removal of vegetation is likely to be influenced by a number of factors and it would premature to consider at this stage.</p>	<p>No change.</p> <p>No change.</p>

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	Submission Details	Changes requested	Officer comments	Recommendation
	<ul style="list-style-type: none"> The property has stormwater drainage problems with the dam in the north-western corner suffering from erosion and water draining onto adjacent private land. The submitter indicates that previous discussions with Council officers have confirmed these issues. The number of access ways for future lots may be limited and would like to know if the lots would be serviced from Detour Rod only, via a constructed service road. Council's land may be subdivide into smaller lots than the 5 lots it is currently comprised of, despite the Industrial Strategy's objectives for it to be used for large scale land uses. 	<p>No specific change to the amendment</p> <p>No specific change to the amendment</p> <p>No specific change to the amendment</p>	<p>Comment of the submitter is noted, however any future development of the land would need to have appropriate consideration for management of site drainage. It is noted that Council would not be burdened with the costs of infrastructure works within the proposed.</p> <p>Comment of the submitter is noted but no changes are proposed. Appropriate servicing of the land would be considered at the time of any future development, and will have regard for providing safe and appropriate access and ensuring that roads are appropriately designed and have capacity to accommodate traffic movements.</p> <p>Comment of the submitter is noted but no changes are proposed.</p>	<p>No change.</p> <p>No change.</p> <p>No change.</p>
Submission 7 374 Reith Road	<p>Raises a concerns with the proposed rezoning of Three Mile Creek from a mix of Industrial 1 Zone, Public Use Zone 6 and Farming Zone to Public Conservation and Recreation Zone.</p> <p>The submitted is concerned with the change of zoning along the Creek and the impacts that may result including walking tracks, noxious weeds and fire prevention.</p>	No specific change to the amendment	<p>The submitter has been advised in writing that adjacent 374 Reith Road the creek is being rezoned from IN1Z to Public Conservation and Recreation Zone. This represents the most appropriate zone to reflect the status and purpose of the land along the creek.</p> <p>The rezoning itself is unlikely to change the way the land along the creek is being managed by the land manager, which is the Department of Land, Water and Environment and Planning (DEWLP), who requested the corrective rezoning. These rezoning's will prohibit many Land uses allowed under the IN1Z and PUZ (currently in place further south along the creek) and the land will continue to be regulated and managed by DEWLP.</p> <p>Noxious weeds and bushfire risk should be adequately managed by DEWLP as the public land manager.</p>	No change.
Submission 8 Goulburn Ovens Institute of TAFE, 218 Tone Road, Wangaratta	Objects to the proposed rezoning from IN1Z to PUZ2 (Education) on the basis that:	The proposed rezoning of 218 Tone Road, Wangaratta (eastern portion of lot for Goulburn Ovens Institute of TAFE) to PUZ2	Given that the landowners would like to retain the IN1Z in order to enable a wider range of appropriate potential development, this request is supported.	Not proceed with rezoning of the land at 218 Tone Road, Wangaratta (eastern portion of lot for Goulburn

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	<ul style="list-style-type: none"> no request was made by GOTAFE to Council to rezone the land no consultation occurred during or after the formulation of the Wangaratta Land Use Strategy 2017 in which the study recommended the rezoning The justification for the rezoning (i.e. that it will better reflect use and ownership and ensure an accurate assessment is made of future industrial land supply) is insufficient. Given property's current land uses are administration, education, horticulture, agriculture and equine infrastructure, which is in keeping with the current IN1Z and with the overall goals of the Industrial Strategy. The existing land uses fit comfortably within the current zoning of the land and any longer term/future uses can be considered in light of the existing zoning and overlay provisions and potential planning application process. Only a small percentage of the 16.85 ha of the land is used for education purposes and it is considered unlikely, in the long term, that the entire site can or will be used solely for public education therefore the retention of the existing zoning provides greater flexibility for the long-term use of the land. It is inconsistent to rezone only part of the land owned by GOTAFE based on the argument that it is to be undertaken in order to better reflect ownership. The Wangaratta Land Use Strategy 2017 has a principal aim of making available opportunities for a range of industrial uses therefore the rezoning 	(Education) is not supported and this property should remain IN1Z.	<p>It is noted that during the development of the Industrial Land Use Strategy's Background Report, GOTAFE was contacted by Council's project consultants and participated in the preparation of the strategy.</p> <p>This component of the submission is considered able to be resolved by making the requested change.</p>	Ovens Institute of TAFE) as Public Use Zone Schedule 2 (Education), and retain this land within the Industrial 1 Zone (IN1Z)

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	Submission Details	Changes requested	Officer comments	Recommendation
	<p>of the subject land to a Public Use Zone is not in keeping with this aim.</p> <ul style="list-style-type: none"> The Strategy states there is an emerging demand for land for a range of businesses seeking high exposure particularly on Tone Road and the rezoning of the subject site to a Public Use 2 zone would not assist in achieving this goal given it has a frontage of 610 metres to Tone Road. Tertiary and higher education institutions are not always designated as Crown land and in this case the site is in freehold ownership. Other TAFE institutions sit comfortably and work within the designated zoning of their land, such as Gordon TAFE at 6 Fenwick Street Geelong which is located in an Activity Centre zone in accordance with the Greater Geelong Planning Scheme. This reflects the changing nature of education and the collaborations that now occur between the private and public sector which are not reflected in the Public Use zoning provisions. Partnerships that can occur with strategic organisations are better facilitated through the underlying zoning of the land rather than the Public Use zoning. The Ministerial Direction on the form and content of planning schemes specifies that a planning scheme may only include land in a public land zone if the land is Crown land or is owned, vested in or controlled by a Minister, government department, public authority or a municipal council. It further states that public land zones are not intended to identify the legal status of the land or indicate the existing land use which is the primary goal for the site being rezoned as 			

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	<p>stated in the Wangaratta Land Use Strategy.</p> <ul style="list-style-type: none"> The public land use zoning is intended to set out appropriate statutory requirements that apply to the use and development of the land in addition to the relevant land management legislation. We consider that as the freehold owner of the land the Public Use Zone 2 is not warranted as no case can be made that the current zoning is inappropriate and further, there is no special reason to separately identify the public land for planning purposes. It is noted that the site abuts the 3 Mile Creek which is impacted by overlay controls however, apart from this, there are no special land management controls that warrant the rezoning. The relevant land manager is GOTAFE and they do not require a rezoning to a public use zone for the management of the site. 			
	<p>The submission also raised concern with the proposed Strategic Buffer.</p> <ul style="list-style-type: none"> The proposed 1,000m buffer distance from the MacKay Casings site in the main is intended for distances from residential land use. This buffer is not one imposed by the Environment Protection Authority (EPA) and we consider any buffer distances should be reviewed and preferably set by the EPA. Further, we consider the uses currently on our site cannot be considered as "sensitive "uses and therefore GOTAFE would like to be involved in the review of buffer distances that may impact their site and activities. We consider Council needs to undertake this review and 	Request that the proposed 1,000m strategic buffer from MacKay Casings and the sale yards be reviewed and set by the EPA.	<p>As discussed in response to other submissions on this issue, the establishment of a buffer surrounding MacKay Casings has been consistently identified and referred to within both the Population and Housing Strategy (2013) and the Industrial Land Use Strategy (2017).</p> <p>The proposed strategic buffer of 1,000 metre around McKay's Casings and the saleyards is based on EPA Publication 1518 – Recommended Separation Distances for Industrial Residual Air Emissions. Council have also consulted with the EPA to confirm that the licence for McKay Casings (No. 2966) indicates that the business is categorised as D06 (Food processing) and is designed to produce at least 200 tonnes per year of food. This means that McKay Casings is a food processing works capable of producing more than 500 tonnes of food per year, and that the proposed 1,000 metre buffer is</p>	No change.

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	Submission Details	Changes requested	Officer comments	Recommendation
	base any buffer distances on advice by the EPA.		justifiable under the guidance provided by the EPA. In addition, a 'stock saleyard' is identified as an industry activity at Table 1 of the Recommended separation distances for industrial residual air emissions. EPA's guidance for separation distances between stock saleyards and sensitive uses is 500 metre for a capacity of more than 500 head of stock. The Wangaratta Saleyards can accommodate up to 4,000 head of stock. A buffer of 500 metres is to be applied surrounding the operational area of the saleyards, however this will not exceed the 1000 metres of the MacKay Casings facility.	
Submission 9 North East Water	<p>Generally supportive of the Amendment, subject to the following comments.</p> <ul style="list-style-type: none"> Supports rezoning of IN1Z and FZ in North Wangaratta to PUZ1 In part supports rezoning of IN1Z to PUZ1 in South Wangaratta. Supports rezoning of Lot 1 in PS323691 from IN1Z to PUZ1. Requests that Lots 3, 4, 5, 6 & 7 on LP7241 be retained as IN1Z to leave future options open. (i.e. vacant lots north of the trade waste treatment plant and a drainage reserve). The Explanatory Report refers to Clause 21.10 and the need for further strategic work with regard to North East Water's treatment plants. However, this was implemented through a previous amendment C75 (Scheme Review). At clause 21.08-2 Industry, amend the second dot under 'North Wangaratta' which reads "The precinct is ideally located to accommodate industries which require large land holdings or separation distances" to include "involve high water intensive uses and / " 	<p>No specific change requested</p> <p>Lots 3, 4, 5, 6 & 7 on LP7241 be retained as IND1 to leave future options open</p> <p>No specific change requested</p> <p>Change 2nd dot point of clause 21.08-2</p>	<p>Noted</p> <p>There is no intent to expand the treatment plant on Lots 3, 4, 5, 6 & 7 on LP7241. Agree with the request and support the requested changes.</p> <p>The Explanatory Report erroneously refers to Clause 21.10 – Amendment C76 does not proposed to change this clause.</p> <p>The proposed addition is considered to be appropriate and does not contradict or undermine the intention of the existing wording.</p>	<p>No change</p> <p>Not proceed with rezoning of Lots 3, 4, 5, 6 & 7 on LP7241 to PUZ1.</p> <p>No change.</p> <p>Modify the 2nd dot point under North Wangaratta at clause 21.08-2 Industry, amend the second dot under Context and Issues and 'North Wangaratta' to "The precinct is ideally located to accommodate industries which require large land holdings, <u>involve high water</u></p>

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	Submission Details	Changes requested	Officer comments	Recommendation
	<ul style="list-style-type: none"> Support Clause 21.11-3 'Context and Issues' at dot points 5 and 6 as it relates to dwellings in the IN1. Clause 21.11-3 should be Figure 8 not Figure 9. The Strategic Buffer for MacKay Casings and the saleyards does not wholly encompass the South Wangaratta Waste Treatment Plant site. There is a numbering error at Clause 21.11 Local Areas, which should be corrected to 21.11-4 North Wangaratta Industrial Area. Under the North Wangaratta Industrial Area clause, Strategy 1.4 should be reworded to include the word 'indicative' when referring to the North Wangaratta Strategic Buffers. Under Clause 21.12 (planning scheme reference documents): <ul style="list-style-type: none"> there is a historical error which refers to Wangaratta System Plan. This should be amended to Wangaratta Infrastructure Plan Council should consider adding the North East Water's Urban Water Strategy 2017 (see below). 	<p>Support. No changes requested</p> <p>Support. No changes requested</p> <p>There is a numbering error at Clause 21.11 Local Areas, which should be corrected to 21.11-4 North Wangaratta Industrial Area.</p> <p>Reword Strategy 1.4 of 21.11-3</p> <p>Amend Clause 21.12 to refer to the:</p> <ul style="list-style-type: none"> Wangaratta Infrastructure Plan North East Water's Urban Water Strategy 2017. 	<p>Noted</p> <p>Noted</p> <p>Agree that there is a numbering error at Clause 21.11 Local Areas, which should be corrected to 21.11-4 North Wangaratta Industrial Area.</p> <p>It is agreed that Strategy 1.4 should be reworded to include the word 'indicative' when referring to the North Wangaratta Strategic Buffers.</p> <p>As the North East Water's Urban Water Strategy 2017 is not currently referred to in the planning scheme and water supply has not been raised as a significant issue within the Industrial Strategy's proposed planning policies there is no valid reason to include it under Clause 21.12, according to DELWP's Planning Practice Note 13 Incorporated and Background Documents. However, as water supply is likely to be raised as a significant issue in the forthcoming Low Density and Rural Residential Strategy, the document can be referenced in the subsequent scheme amendment.</p>	<p>intensive uses and / or separation distances"</p> <p>No change.</p> <p>No change.</p> <p>Modify Clause 21.11 to apply the correct heading of 'Clause 21.11-4 North Wangaratta Industrial Area'</p> <p>Modify Strategy 1.4 of clause 21.11-4 to refer to the North Wangaratta Indicative Strategic Buffers.</p> <p>Amend Clause 21.12 to refer to the:</p> <ul style="list-style-type: none"> Wangaratta Infrastructure Plan
Submission 10 NECMA	<p>Does not object but provides the following comments.</p> <p>The proposed re-zoning of land at 218 Tone Road from Industrial 1 Zone to Public Use Zone 2 (Education) reflects current use and is unlikely to result in intensification of current use. Future development of the land will be subject to</p>	No specific changes requested	Noted. No changes necessary to the Amendment.	No change.

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	Submission Details	Changes requested	Officer comments	Recommendation
	<p>consideration of the impact of flooding, noting that the extent of 1% AEP flooding within the property is understated by the existing FO and LSIO.</p> <p>Shanley Street / Reith Road / Wangaratta Livestock Exchange:</p> <p>The land is subject to shallow flooding and potential isolation in large flood events and is likely prone to poor drainage and waterlogging. In view of the flooding and drainage constraints on the site, the Authority considers that the existing zoning (FZ) is appropriate but would not object to re-zoning to PUZ6 consistent with the current land use noting that future development of the land will be subject to consideration of the impact of flooding.</p>	No specific changes requested	Noted. No changes necessary to the Amendment.	No change.
	<p>Part of land at 79 Shanley Street:</p> <p>The subject lot abuts Three Mile Creek, includes a substantial area of mature riparian vegetation and is largely flood prone in the 1% AEP flood event. The Authority is not aware of the current land ownership and management arrangements of Lot 1 PS404362 but recommends that the riparian zone be protected from industrial development consistent with the vision and strategies in 21.03 and 21.08 and proposed re-zoning to PPRZ of riparian land between Tone Road and the railway line and to the north of Shanley Street.</p>	No specific changes requested	Noted. No changes necessary to the Amendment.	No change.
	<p>Three Mile Creek Reserve between Tone Road and Racecourse Road:</p> <p>The Authority supports the zoning amendment to provide consistent Public Land zoning along Three Mile Creek Reserve. There appears to be some inconsistency in relation to the zoning proposed, with the amendment documentation including reference to "Public Conservation and Recreation Zone", "Public Conservation and Reserve Zone" and "Public Park and Recreation Zone" in relation to this land. The Authority assumes that the intended zoning is Public Park and Recreation Zone, as</p>	No specific changes requested	Noted. The exhibited Explanatory Report referenced rezoning's to the Public Park and Recreation Zone. This is considered a minor administrative error, as the rezoning's of Three Mile Creek and part of the Wangaratta Common to Public Park and Recreation Zone were correctly referenced in the exhibited Zoning Maps and the formal Instruction Sheet.	No change.

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	Submission Details	Changes requested	Officer comments	Recommendation
	<p>shown on the amendment maps (Wangaratta C76 002znMaps18_20_22_23 Exhibition Gazetted.pdf). The Authority would support PPRZ zoning for the riparian land along Three Mile Creek. The Authority notes that the proposed public zoning between Tone Road and the railway line (adjacent 218 Tone Road) is not shown on the amendment map Wangaratta C76 002znMaps18_20_22_23 Exhibition Gazetted.pdf).</p> <p>In relation to LPP 21.11-3 (South Wangaratta Industrial Area), parts of the South Wangaratta Industrial area are potentially constrained by local flooding and waterlogging. Further development will require detailed consideration of drainage impacts.</p> <p>In relation to LPP 21.12 (Reference documents), the Authority recommends that the Wangaratta Urban Waterways Flood Investigation, 2017 be included within the planning scheme reference documents.</p> <p>The Authority notes that parts of the land affected by this amendment are subject to flooding in the 1% AEP flood event. Development and re-development proposals for this land will be assessed in accordance with VPP 13.03-1S (Floodplain Management), VPP 14.02-1S (Catchment planning and management), and the provisions of relevant overlays (VPP 44.03 and VPP 44.04). The Authority re-iterates advice previously provided to Council recommending the amendment of flood related overlays (Floodway Overlay and Land Subject to Inundation Overlay) based on the recent Wangaratta Urban Waterways Flood Investigation, 2017. Amendment of the overlays would improve the accuracy of mapping along One Mile Creek and Three Mile Creek reflective of this recent assessment of 1% AEP flood impact.</p>	<p>No specific changes requested</p> <p>The Wangaratta Urban Waterways Flood Investigation, 2017 should be included within the planning scheme reference documents.</p> <p>No specific changes requested</p>	<p>Noted. No changes necessary to the Amendment.</p> <p>Council propose to introduce the Wangaratta Urban Waterways Flood Investigation, 2017 and amendments to the Flood Overlay and Land Subject to Inundation Overlay under separate amendments.</p> <p>Noted. As above, Council propose to consider amendments to the Flood Overlay and Land Subject to Inundation Overlay under separate amendments.</p>	<p>No change.</p> <p>No change.</p> <p>No change.</p>

Attachment 1 – Detailed Assessment of Submissions to Amendment C76: Wangaratta Industrial Land Use Strategy

	Submission Details	Changes requested	Officer comments	Recommendation
Submission 11 Department of Transport	<p>Generally supports the objectives of the Industrial Land Use Strategy and their implementation.</p> <p>Council may consider aligning the wording in the Amendment with the recently released Freight Plan, 'Delivering the Goods' (accessed by following this link: https://transport.vic.gov.au/ports-and-freight/freight-victoria)</p>	<p>No specific change to the amendment.</p> <p>Consider amending wording to consider the Freight Plan known as 'Delivering the Goods'</p>	<p>None.</p> <p>The amendment does not specifically refer to state government freight plans and does not need to.</p>	<p>No change.</p> <p>No change.</p>
Submissions from Additional Notices sent post Panel.				
Submission 12 101 Jordan's Lane, South Wangaratta	<p>Objects: The submission objects to the planning scheme amendment, however this objection is not related to the proposed Strategic Buffer in South Wangaratta for which additional notification was provided at the direction of the Panel. The submission raises objection on the following issues:</p> <ul style="list-style-type: none"> Land at 101 Jordan's Lane is located in a major floodway and will be adversely impacted if the proposed North West Freight bypass is constructed along Jordan's Lane. Raising of Gravel Pit Rd and Jordan's Lane including the construction of a bridge will increase the impact of flooding South of Jordan's Lane. Construction of Jordan's Lane to Tone Road will require the removal of Significant native vegetation including approx 200 yr old trees and other habitat located in this area. 	<p>The submission objects based on the afore mentioned reasons, however it does not specifically request any changes.</p>	<p>North West Freight by-pass and Jordan's Lane:</p> <p>Council adopted the Wangaratta Freight and Land Use Study in 2016. This Study included exploring the creation of a North West Freight bypass around the urban extent of Wangaratta.</p> <p>The Study designates that the ultimate by-pass route would be Warby Range Road, connecting at the Snow Road and also the Wangaratta-Yarrowonga Road. A number of east west connection options are also suggested for investigation including Shanley / Mason Streets, Gravel Pit Road / Jordan's Lane and Delloro Road / Arundels Lane.</p> <p>The Industrial Strategy supports the principles of the Freight Strategy to enable the efficient and safe movement of heavy vehicles around the town including key potential upgrades to intersections and some selected roads.</p> <p>The Strategy also notes that substantial funding will be required to enable the creation of the ultimate North West by-pass.</p> <p>It is noted in the case of Jordan's Lane / Gravel Pit Road that this upgrade is only for investigation and at this stage these investigations have not occurred.</p> <p>More broadly speaking land to the north of Jordan's Lane is nominated as an investigation area for low level residential living, this in many ways conflicts with the potential use of Jordan's Lane for freight.</p>	<p>No change to the Amendment.</p> <p>A written response should be sent to the submitter outlining the officers comments and discussing the Draft LDRR Strategy and the opportunity to be involved.</p>

Attachment 1 – Detailed Assessment of Submissions to Amendment C76: Wangaratta Industrial Land Use Strategy

	Submission Details	Changes requested	Officer comments	Recommendation
			<p>The investigation of this area is currently being undertaken in Council's Draft Low Density and Rural Residential Strategy (LDRR) which has just completed public consultation. It is considered that this may be the appropriate forum to address the concerns raised within the submission and in particular around the significant native vegetation at the Tone Road end of the Jordan's Lane road reserve.</p> <p>Flood Issues:</p> <p>Planning Scheme Amendment C81 is currently on exhibition and proposes to make changes to the existing flood overlays within the proximity of Jordan's Lane and the Three and Fifteen Mile Creek environs.</p> <p>Amendment C81 affects the submitters property and the submitters has been notified of this amendment.</p> <p>Overall:</p> <p>Given the future uncertainty around any upgrade of Jordan's Lane for freight the flooding concerns and removal of native vegetation resulting from the construction of a potential bridge / road upgrade may be more appropriately considered within the Draft LDRR Strategy and the submitter is invited to participate in this process.</p>	

Planning and Environment Act 1987

Panel Report

Wangaratta Planning Scheme Amendment C76

Wangaratta Industrial Land Use Strategy

2 April 2020

How will this report be used?

This is a brief description of how this report will be used for the benefit of people unfamiliar with the planning system. If you have concerns about a specific issue you should seek independent advice.

The planning authority must consider this report before deciding whether or not to adopt the Amendment.
[section 27(1) of the *Planning and Environment Act 1987* (the Act)]

For the Amendment to proceed, it must be adopted by the planning authority and then sent to the Minister for Planning for approval.

The planning authority is not obliged to follow the recommendations of the Panel, but it must give its reasons if it does not follow the recommendations. [section 31 (1) of the Act, and section 9 of the *Planning and Environment Regulations 2015*]

If approved by the Minister for Planning, a formal change will be made to the planning scheme. Notice of approval of the Amendment will be published in the Government Gazette. [section 37 of the Act]

Planning and Environment Act 1987

Panel Report pursuant to section 25 of the Act

Wangaratta Planning Scheme Amendment C76

Wangaratta Industrial Land Use Strategy

2 April 2020



Con Tsotsoros, Chair

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Glossary and abbreviations

Act	<i>Planning and Environment Act 1987</i>
C2Z	Commercial 2 Zone
Council	Rural City of Wangaratta Council
EPA	Environment Protection Authority
EPA Publication 1518	<i>Recommended separation guideline distances for industrial residual air emissions</i> , Publication 1518, EPA March 2013
GOTAFE	Goulburn Ovens Institute of TAFE
IN1Z	Industrial 1 Zone
IN2Z	Industrial 2 Zone
Industrial Strategy	Wangaratta Industrial Land Use Strategy 2017
North East CMA	North East Catchment Management Authority
PCRZ	Public Conservation and Recreation Zone
Planning Scheme	Wangaratta Planning Scheme
Practitioner's Guide	A Practitioner's Guide to Victorian Planning Schemes, Version 1.3, January 2020
PUZ	Public Use Zone

Note: Any number shown after a zone or overlay in this report refers to a schedule number. For the PUZ, it refers to a land use type code.

Overview

Amendment summary	
The Amendment	Wangaratta Planning Scheme Amendment C76
Common name	Wangaratta Industrial Land Use Strategy
Brief description	Seeks to implement the Wangaratta Industrial Land Use Strategy 2017 by rezoning land, applying and amending zone and overlay schedules and by amending the Planning Policy Framework
Subject land	Applies to all Industrial 1 Zone land, and selected Commercial 2 Zone land and public owned land in the urban area of the Wangaratta Rural City
Planning Authority	Rural City of Wangaratta Council
Authorisation	23 August 2018
Exhibition	18 April to 27 May 2019
Submissions	<p>Submissions were received from:</p> <ol style="list-style-type: none"> 1. Michael Porter and Amanda Keane 2. Ray Stamp 3. Michael Dal Zotto 4. Rhonda Diffey 5. GWCW Investments Pty Ltd 6. Max Crosher 7. Jeffrey Kyne 8. Goulburn Ovens Institute of TAFE 9. North East Water 10. North East Catchment Management Authority 11. Department of Transport

Wangaratta Planning Scheme Amendment C76 | Panel Report | 2 April 2020

Panel process	
The Panel	Con Tsotsoros
Directions Hearing	Wangaratta Government Centre, 4 February 2020
Panel Hearing	Wangaratta Government Centre, 10 March 2020
Site inspections	Unaccompanied, 4 February 2020
Appearances	<ul style="list-style-type: none">- Rural City of Wangaratta Council represented by David Hunter of Habitat Planning- Rhonda Diffey
Citation	Wangaratta PSA C76 [2020] PPV
Date of this Report	2 April 2020

Executive summary

The Rural City of Wangaratta is located in the Hume region and its municipal population is estimated to increase from 29,090 to 32,160 between 2018 and 2036.

The Hume Regional Growth Plan designates Wangaratta as one of the region's three regional cities in a medium to high growth location and one of the region's key urban employment locations. Wangaratta is strategically located in the Hume Region to capitalise on:

- access to nationally significant interstate road and rail transport routes and airports that support regional connectivity and provide access to markets
- a diverse economic base built on manufacturing, agriculture and food processing, health and human services and facilities, defence, tourism, retail, freight and logistics industries.

The Wangaratta Industrial Land Use Strategy 2017 (Industrial Strategy) was completed in December 2017 to focus on industrial and large scale commercial development in Wangaratta's industrial areas and selected commercial areas. It seeks to accommodate diverse businesses that can co-exist harmoniously and to only consider sensitive uses that can prove they will not be negatively impacted. To achieve its vision, the Industrial Strategy sets out themes, objectives and strategies which are instilled in strategic directions plans for the South Wangaratta and North Wangaratta industrial areas.

Council subsequently prepared Wangaratta Planning Scheme Amendment C76 (the Amendment) to implement the Industrial Strategy. The Amendment proposes to rezone land, apply and amend zone and overlay schedules and amend the Planning Policy Framework. It affects all Industrial 1 Zone land, selected Commercial 2 Zoned land and public owned land in the urban area of the Wangaratta Rural City – particularly the North Wangaratta and South Wangaratta industrial areas.

Key changes include:

- new strategic guidance through Clause 21.11, including strategic and indicative buffers, for the North Wangaratta and South Wangaratta Industrial areas
- rezoning land to align with the intent sought through the Industrial Study
- applying new Design and Development Overlay Schedules 4 and 5 to guide future built form on Commercial 1 and industrial zone land with main road frontage respectively
- applying the Environmental Audit Overlay to 12-14 Tone Road, Wangaratta.

The Amendment was exhibited from 18 April to 27 May 2019 and received 11 submissions. Issues raised in submissions include the appropriateness of the proposed South Wangaratta strategic buffer, how the buffers should be measured, rezoning, property value, and drafting related matters. The Hearing, comprising Council and one party, was held in Wangaratta on 10 March 2020. The Panel considered issues raised in submissions and presented at the Hearing and makes the following findings.

Strategic justification

There is a clear strategic thread between the existing Planning Policy Framework of the Planning Scheme, the Industrial Strategy and changes proposed to the Wangaratta Planning

Scheme. The Amendment is supported by, and implements, the relevant sections of the Planning Policy Framework. It is consistent with the relevant Ministerial Directions and Practice Notes, is well founded and strategically justified and should proceed subject to addressing the more specific issues raised in submissions.

Panel response to issues

South Wangaratta industrial area

The Mackay Casings and the Wangaratta saleyards buffers align with EPA Publication 1518 and are strategically justified. Clause 21.11 would benefit from changes which clarify Strategy 1.3 and the extent of the strategic buffer. Council's revised South Wangaratta industrial area strategic buffers map better represents the extent and intent of the buffers, however Council should consider whether any further notice of the revised map is needed.

North Wangaratta industrial area

The buffer areas proposed for the North Wangaratta industrial area through Clause 21.11 are appropriate and justified and should not be extended to include more land. They can be sufficiently managed through this clause, when assessing a permit application, without the need for a planning scheme overlay. There is insufficient strategic justification to rezone most of the North Wangaratta industrial area to Industrial 2 Zone.

It is justified and appropriate to rezone Council-owned land between Detour Road and Bourke Road from Public Use Zone 1 to Industrial 1 Zone.

Property value and financial impact

Any economic effects associated with the Amendment should be considered at the broader community (not individual) scale. At the broader scale, the net community benefit of ensuring available industrial land with buffers outweighs any potential individual financial impact.

Drafting matters

The Wangaratta Urban Waterways Flood Investigation, 2017 should not be referenced in the Planning Scheme through the Amendment.

There is no apparent inconsistency between terminology proposed through the Amendment and *Delivering the Goods – Victorian Freight Plan*, July 2018.

The Amendment would benefit from drafting changes that improve the clarity and operation of Clauses 21.08 and 21.11. The Industrial Strategy would benefit from similar changes.

Recommendations

Based on the reasons set out in this Report, the Panel recommends that Wangaratta Planning Scheme Amendment C76 be adopted as exhibited subject to the following:

1. **Amend Clause 21.08, as shown in Appendix C1, to:**
 - a) append 'industrial area' to the 'South Wangaratta' and 'North Wangaratta' headings in 21.08-2
 - b) replace references to an 'industrial precinct' with 'industrial area' to make them consistent with other policy references.

2. Amend Clause 21.11, as shown in Appendix C2, to:
 - a) merge strategies 1.2 and 1.3 at 21.11-3 to:
Protect the operation of McKay Casings and the Wangaratta saleyards by requesting that a permit application or planning scheme amendment proposing to introduce or intensify a sensitive use on land in a strategic buffer identified in Figure 8 include an odour assessment which demonstrates the buffer can be satisfactorily reduced.
 - b) revise Figure 8 (South Wangaratta Strategic Directions Plan) to:
 - show the full extent of the proposed strategic buffer
 - measure the strategic buffer from the boundary of MacKay Casings and the operational area of the Wangaratta saleyards.
 - c) replace references to an 'industrial precinct' with 'industrial area' to make them consistent with other policy references.

The Panel further recommends:

4. Amend the Wangaratta Industrial Land Use Strategy 2017 to refer consistently to the 'South Wangaratta Industrial area' and 'North Wangaratta Industrial area'.

1 Introduction

1.1 The Amendment

The Amendment seeks to implement the Wangaratta Industrial Land Use Strategy 2017 (Industrial Strategy) by rezoning land, applying and amending zone and overlay schedules and by amending the Planning Policy Framework. Specifically, the Amendment proposes to:

Planning Policy Framework

- change Clause 21.03 (Environment and landscape values) to add a new strategy, guidelines and strategic work action regarding buffers and reserves along rivers
- change Clause 21.08 (Economic development) to introduce vision statements, objectives and strategic work action, consistent with the Industrial Strategy
- change Clause 21.11 (Local areas) to introduce context and issues, objectives, strategies and strategic work actions, consistent with the Industrial Strategy
- change Clause 21.12 to reference the Industrial Strategy
- introduce a new Clause 22.09 (Industrial and commercial development).

Zones

- introduce the Industrial 3 Zone into the Planning Scheme
- change Special Use Zone Schedule 6 to change prohibited uses from 'Any use not in Sections 1 or 2' to a specified list
- rezone land bounded by Detour and Bourke Roads, North Wangaratta from Public Use Zone 1 (PUZ1) to Industrial 1 Zone (IN1Z)
- rezone land occupied by North East Water at Klemm Road, North Wangaratta and Anker Road, North Wangaratta from IN1Z and Farming Zone to PUZ1
- rezone land at 9, 11 and 13A Ashmore Street, Wangaratta and 1, 3 and 7-9 Bickerton Street, Wangaratta from IN1Z to Industrial 3 Zone
- rezone 118 Greta Road, Wangaratta from Public Use Zone 7 to IN1Z
- rezone 2-24 Tone Road, Wangaratta from IN1Z to Commercial 2 Zone (C2Z), and correct an anomalous zone boundary between the Public Purpose and Recreation Zone and the proposed C2Z
- rezone selected land on the southern side of Tone Road and known as 15, 29 43, 45 93 Tone Road, Wangaratta from Industrial 1 Zone to C2Z
- rezone 28-30 Roy Street East, Wangaratta from IN1Z to Industrial 3 Zone
- rezone part of 218 Tone Road, Wangaratta (Eastern portion of lot, for the Goulburn Ovens TAFE) from IN1Z to Public Use Zone 2 (Education)
- rezone part of land bounded by Shanley Street and Reith Road, South Wangaratta and adjoining the Wangaratta Livestock Exchange, part of the land bounded by Gravel Pit Road and Reith Road, South Wangaratta and adjoining the Wangaratta Livestock Exchange from Farming Zone to Public Use Zone 6 (PUZ6) (Council owned land comprised of paddocks used with the livestock exchange)
- rezone Part of land at 79 Shanley Street, South Wangaratta from PUZ6 to IN1Z
- rezone North East Water land at Sandford Road, Wangaratta and adjoining from IN1Z to PUZ1

- rezone selected land on the southern side of Tone Road and known as 105-125 Tone Road, Wangaratta from IN1Z to C2Z (including the adjacent slip road)
- rezone Crown Land fronting Greta Road (Part of the Wangaratta Common), Wangaratta South from C2Z to Public Conservation and Resource Zone (PCRZ)
- rezone land comprising the municipal reserve along the creek, which bisects 218 Tone Road, Wangaratta from IN1Z and Farming Zone to PCRZ
- rezone the Three Mile Creek Reserve between Racecourse Road and Shanley Street from IN1Z, PUZ6 and Farming Zone to PCRZ.

Overlays

- introduce Design and Development Overlay Schedule 4 (Commercial 2 Zoned Land with Main Road frontage) to the Planning Scheme and apply it to C2Z land with main road frontage:
 - along either side of Tone Road, between the intersection of Tone Road and Greta Road and past the intersection of Mason Street and Tone Road
 - along either side of Greta Road, between the intersection of Vincent and Tone Roads and past the intersection of Joyce Way and Tone Road
- introduce Design and Development Overlay Schedule 5 (Industrial Zoned Land with Main Road frontage) to the Planning Scheme and apply it to industrial zoned land with main road frontage:
 - along either side of Tone Road, between the intersection of Tone Road and Greta Road and past the intersection of Mason Street and Tone Road
 - along the western side of Greta Road, between the intersection of Vincent and Tone Roads and past the intersection of Joyce Way and Tone Road
- change Development Plan Overlay Schedule 3 (South Wangaratta Civic Precinct) to align it with Ministerial Direction 7(5)
- apply the Environmental Audit Overlay to 12-14 Tone Road, Wangaratta.

The Amendment applies to all IN1Z land and selected C2Z land and public owned land in the urban area of the Wangaratta City shown in Figure 1.

Figure 1 Subject land and surrounds



Source: <https://mapshare.vic.gov.au/vicplan/> and Planning Panels Victoria

1.2 Background

March 2017	Industrial Strategy process commenced
April - May 2017	Key stakeholder consultation
21 July - 18 August 2017	Community consultation
17 October 2017	Council considered six community submissions and resolved to request authorisation from the Minister for Planning to exhibit a planning scheme amendment to implement the Industrial Strategy
23 August 2018	DELWP, under delegation from the Minister for Planning, authorised the Amendment
18 April - 27 May 2019	The Amendment was exhibited
19 November 2019	At its meeting, Council considered 11 submissions and resolved to request the Minister for Planning to appoint a Panel to consider unresolved submissions

1.3 The Panel's approach

The Panel has assessed the Amendment against the principles of net community benefit and sustainable development, as set out in Clause 71.02-3 (Integrated decision making) of the Planning Scheme.

The Panel considered all written submissions made in response to the exhibition of the Amendment, observations from site visits, and submissions, evidence and other material presented to it during the Hearing. It has reviewed a large volume of material, and has had to be selective in referring to the more relevant or determinative material in the Report. All submissions and materials have been considered by the Panel in reaching its conclusions, regardless of whether they are specifically mentioned in the Report.

This Report deals with the issues under the following headings:

- Planning context
- Strategic justification
- South Wangaratta industrial area
- North Wangaratta industrial area
- Other issues
 - Property value and financial impact
 - Drafting matters.

2 Planning context

2.1 Planning policy framework

The Planning Policy Framework clauses in Table 1 are relevant to the Amendment.

Table 1 Planning Policy Framework clauses

State

Clauses

12 Environmental risks and amenity

12.03 Water bodies and wetlands

► 12.03-1S River corridors, waterways, lakes and wetlands

Objective: To protect and enhance river corridors, waterways, lakes and wetlands.

Strategies: Protect the environmental, cultural and landscape values of all water bodies and wetlands. Ensure development responds to and respects the significant environmental, conservation, cultural, aesthetic, open space, recreation and tourism assets of water bodies and wetlands.

13 Environmental risks and amenity

13.05 Noise

► 13.05-1S Noise abatement

Objective: To assist the control of noise effects on sensitive land uses.

Strategy: Ensure that development is not prejudiced and community amenity is not reduced by noise emissions, using a range of building design, urban design and land use separation techniques as appropriate to the land use functions and character of the area.

13.06 Air quality

► 13.06-1S Air quality management

Objective: To assist the protection and improvement of air quality.

Strategy: Ensure, wherever possible, that there is suitable separation between land uses that reduce air amenity and sensitive land uses.

13.07 Amenity and safety

► 13.07-1S Land use compatibility

Objective: To safeguard community amenity while facilitating appropriate commercial, industrial or other uses with potential off-site effects.

Strategy: Ensure the compatibility of a use or development as appropriate to the land use functions and character of the area by: Directing land uses to appropriate locations; Using a range of building design, urban design, operational and land use separation measures.

14 Natural resource management

14.02 Water

► 14.02-1S Catchment planning and management

Objective: To assist the protection and restoration of catchments, water bodies, groundwater, and the marine environment.

Strategy: Retain natural drainage corridors with vegetated buffer zones at least 30 metres wide along each side of a waterway to: Maintain the natural drainage function, stream habitat and wildlife corridors and landscape values; Minimise erosion of stream banks and verges; and Reduce polluted surface runoff from adjacent land uses.

17 Economic development**17.03 Industry****► 17.03-1S Industrial land supply**

To ensure availability of land for industry.

Relevant policy document: *Recommended Buffer Distances for Industrial Residual Air Emissions* (Environment Protection Authority, 1990)

19 Infrastructure**19.02 Community infrastructure****► 19.02-6S Open space**

To establish, manage and improve a diverse and integrated network of public open space that meets the needs of the community.

Local

21 Municipal Strategic Statement**21.03 Environment and landscape values****► 21.03-3 Rivers**

To protect and enhance working waterways that support healthy ecosystems and allow for sustainable community use.

21.04 Environmental risks**► 21.04-3 Bushfire**

Mitigate the risk of Bushfire.

Recognize the value of the vegetation and the natural environment in areas of bushfire risk.

21.08 Economic development**► 21.08-1 Commercial**

To have a strong and vibrant business community consisting of a diverse range of small, medium and large enterprises that will capitalise on the key competitive strengths of the region

► 21.08-2 Industry

To strengthen Wangaratta as a strategically located regional commercial, service and manufacturing centre that has economic and social significance.

To protect agricultural and rural land from inappropriate and incompatible industrial land uses.

To support rural industry in appropriate locations.

2.2 Relevant plans, strategies and guidelines

Council submitted that the following plans, strategies and guidelines are relevant to the Amendment.

Population and Housing Strategy (2013)

The Rural City of Wangaratta Population and Housing Strategy guides future municipal residential growth. Relevant South Wangaratta strategies are:

- Protect the extent of Industrial 1 zoned land within South Wangaratta Urban Renewal Area for industrial purposes in accordance with the South Wangaratta Urban Renewal Strategy, and the land to the west of Tone Road within proximity to

Bruck Mills. A range of small and medium sized businesses are encouraged in this location including light industrial and showroom uses that may be displaced from future commercial development in the CAA.¹

- In association with the above, consider live-work use and development opportunities for small and medium sized business within the South Wangaratta Urban Renewal Area where appropriate, provided that they are not detrimental to the on-going use of the precinct for industry. Live work opportunities will provide locational flexibility to small and medium sized businesses while simultaneously providing for urban infill opportunities.

The Strategy acknowledges that the buffers associated with Mackays Casings and the Wangaratta saleyards will limit extent of growth to the west of Wangaratta and includes a strategy to:

Limit expansion to the south-west of the Wangaratta City so as to protect the on-going operation of Mackays Casings and the saleyards through required buffer distances.

Recommended separation guideline distances for industrial residual air emissions (2013)

Recommended separation guideline distances for industrial residual air emissions, Environment Protection Authority (EPA), March 2013 (EPA Publication 1518) replaced the version referred to in Clause 17.03-15.

Hume Regional Growth Plan (2014)

The Hume Regional Growth Plan is one of eight regional growth plans that provide broad direction for land-use and development across regional Victoria. The Plan designates Wangaratta as one of the region's three regional cities and in a medium to high growth location. The Plan is included in Clause 11.01-1R of the Planning Scheme.

Section 11.1, which identifies Wangaratta as a key urban employment location, seeks to:

- encourage urban growth where supported by employment, transport services and commerce
- provide strategic employment locations
- improve land use planning processes to support improved responses to investment and business opportunities
- build on existing business and industry and attract new investment
- maximise transport assets to support the regional economy.

Map 3 of the Regional Growth Plan shows Wangaratta's strategic location on major transport links, including the Hume Highway, within the Hume region and between four capital cities. Two of the region's identified strategic assets of regional or national significance are:

¹ CAA: Wangaratta City Central Activities Area (town centre)

Accessibility

High performance, nationally significant interstate road and rail transport routes and airports that support regional connectivity and provide access to markets. Key transport links also provide access to services and infrastructure in large urban centres outside the region, such as Albury and Melbourne.

Diverse economic base

An economy built on manufacturing, agriculture and food processing, health and human services and facilities, defence, tourism, retail, freight and logistics industries.

Population forecasts

The Hume Regional Growth Plan estimates that from 2011 to 2031:

- Wangaratta's municipal population will increase from 29,000 to 31,600
- the Hume Region's population will increase from 276,300 to 333,800.

Victoria in Future, which provides more current figures, estimates that the municipal population will increase from 29,090 in 2018 to 32,160 in 2036.

Growth Area Structure Plans

The Wangaratta North West Growth Area Structure Plan sets out the framework for approximately 215 hectares of land generally bounded by Reith Road in the west, Three Mile Creek in the east and Wangandary Road in the north. This is one of two identified growth areas in the Rural City of Wangaratta.

The Wangaratta South Structure Plan sets out the framework for the land the Wangaratta South Growth Area, which is the second identified growth area in the municipality. The area includes about 83 hectares, comprising 12.5 hectares of land rezoned by Amendment C45 and approximately 71.5 hectares of Farming Zone land.

2.3 Planning scheme provisions

The IN1Z, Industrial 3 Zone, C2Z, Environmental Audit Overlay, Design and Development Overlay and Development Plan Overlay either exist on the subject land or are proposed to be applied through the Amendment.

A common zone and overlay purpose is to implement the Municipal Planning Strategy and the Planning Policy Framework.

Table 2 Zone and overlay purposes

Zone and overlays	
Zones	
Industrial 1	To provide for manufacturing industry, the storage and distribution of goods and associated uses in a manner which does not affect the safety and amenity of local communities.
Industrial 3	<p>To provide for industries and associated uses in specific areas where special consideration of the nature and impacts of industrial uses is required or to avoid inter-industry conflict.</p> <p>To provide a buffer between the Industrial 1 Zone or Industrial 2 Zone and local communities, which allows for industries and associated uses compatible with the nearby community.</p> <p>To allow limited retail opportunities including convenience shops, small scale</p>

Zone and overlays

	supermarkets and associated shops in appropriate locations. To ensure that uses do not affect the safety and amenity of adjacent, more sensitive land uses.
Commercial 2	To encourage commercial areas for offices, appropriate manufacturing and industries, bulky goods retailing, other retail uses, and associated business and commercial services. To ensure that uses do not affect the safety and amenity of adjacent, more sensitive uses.

Overlays

Environmental Audit	To ensure that potentially contaminated land is suitable for a use which could be significantly adversely affected by any contamination.
Design and Development	To identify areas which are affected by specific requirements relating to the design and built form of new development.
Development Plan	To identify areas which require the form and conditions of future use and development to be shown on a development plan before a permit can be granted to use or develop the land. To exempt an application from notice and review if a development plan has been prepared to the satisfaction of the responsible authority.

2.4 Ministerial Directions**Ministerial Directions 7(5) and 11**

The Explanatory Report discusses how the Amendment meets the requirements of:

- Ministerial Direction on the Form and Content of a Planning Scheme (Ministerial Direction 7(5))
- Ministerial Direction 11 (Strategic Assessment of Amendments) and *Planning Practice Note 46: Strategic Assessment Guidelines*, August 2018 (PPN46).

That discussion is not repeated here.

Ministerial Direction 1

The Amendment proposes to apply the Environmental Audit Overlay to land with potential contamination. Ministerial Direction 1 (Potentially Contaminated Land) seeks to ensure that potentially contaminated land is suitable for a use which is proposed to be allowed under an amendment to a planning scheme and which could be significantly adversely affected by any contamination. The Explanatory Report did not refer to Ministerial Direction 1.

Ministerial Direction 19

Ministerial Direction 19 requires a planning authority to seek the views of the EPA about potential impacts of an amendment which could result in significant impacts on the environment, amenity and human health due to pollution and waste when:

- reviewing a planning scheme under section 12B of the Planning and Environment Act 1987, or preparing a planning scheme amendment
- applying to the Minister for authorisation to prepare a planning scheme amendment under sections 8A or 8B of the *Planning and Environment Act 1987* (the Act), or preparing a planning scheme amendment under section 9 of the Act.

The Explanatory Report did not refer to Ministerial Direction 19.

2.5 Planning Practice Notes and Guide

Planning Practice Notes 13 and 30 and A Practitioner's Guide to Victorian Planning Schemes are relevant to the Amendment.

Planning Practice Note 13 (Incorporated and reference documents)

Planning Practice Note 13:

- explains the role of external documents in planning schemes
- explains the difference between incorporated documents and reference documents
- provide guidelines on when a document should be incorporated or be a reference document.

Planning Practice Note 30 (Potentially contaminated land)

Planning Practice Note 30 provides guidance about:

- how to identify if land is potentially contaminated
- the appropriate level of assessment of contamination for a planning scheme amendment
- circumstances where the Environmental Audit Overlay should be applied or removed.

(i) A Practitioner's Guide to Victorian Planning Schemes

A Practitioner's Guide to Victorian Planning Schemes, Version 1.3, January 2020 (Practitioner's Guide) provides guides for practitioners:

- when preparing or considering new planning scheme provisions
- which reflects longstanding and existing advice such as current Planning Practice Notes.

It also provides about how to appropriately use the Public Land Zone.

3 Strategic justification

3.1 Wangaratta Industrial Land Use Strategy

Council's approach

Council appointed consultants in March 2017 to prepare the Wangaratta Industrial Land Use Strategy (Industrial Strategy). Key stakeholder groups and consultants were consulted in April and May 2017 through:

- an economic development workshop attended by Council planning and economic development officers, key industries and Regional Development Victoria
- an infrastructure and services workshop attended by Transport Victoria, Council's assets and technical services departments and North East Water
- an environment workshop attended by Goulburn Murray Water, North East Water, Environment Protection Authority and Council's natural resources and planning departments
- internal consultation by Council's Project Manager
- follow up contact with several industries and government agencies and authorities that were not able to attend the workshops as well as representatives from the development and real estate industries.

At its 17 July 2017 meeting, Council resolved to:

- endorse the draft Industrial Strategy and Background Report for community consultation
- invite submissions on both documents for one month (21 July to 18 August 2017)
- review any feedback on both documents and prepare a final Wangaratta Industrial Strategy and Background Report for Council's consideration and adoption

At its 17 October 2017 meeting, Council resolved to:

- note the six submissions received from community consultation and the officer response to issues raised
- adopt the Industrial Strategy and Background Report subject to changes responding to community feedback
- advise submitters of Council's decision to adopt the Industrial Strategy
- prepare documentation and seek authorisation to exhibit a planning scheme amendment to the Wangaratta Planning Scheme to implement the relevant recommendations of the Industrial Strategy.

The Industrial Strategy

The Industrial Strategy was completed in December 2017 and was informed by the findings in the 148-page Background Report. The Strategy:

- concentrated on industrial land in two areas – South Wangaratta and North Wangaratta
- focussed on IN1Z land and considered C2Z, Mixed Use Zone and PUZ land if it was used or promoted for industrial development
- found that of the approximately 190 hectares of vacant industrial land in Wangaratta (representing 82 per cent of all industrial zoned land):

- about 152 hectares (80 per cent of all vacant industrial zoned land) is in North Wangaratta
- about 38 hectares (20 per cent) is in South Wangaratta.

The Industrial Strategy sets out its vision as:

- Wangaratta's industrial areas will be the focus of industrial and large scale commercial development in the Rural City of Wangaratta. These industries will service the local economy and interstate and export markets, capitalising on the town's strategic location.
- Wangaratta's industrial areas will accommodate a diverse range of businesses that are able to co-exist with one another without the encroachment of sensitive uses. North Wangaratta will be the focus for industries that require large landholdings or separation distances.
- Wangaratta's industrial areas will stimulate local business development and entrepreneurship, generate local employment and play a major role in the local economy.
- Wangaratta's industrial areas will contribute to the sustainability of the local community and the environment, by driving innovation, new technologies and sustainability solutions.
- Wangaratta's industrial areas will provide an attractive gateway to the town from the south and from the Hume Freeway, and exhibit high quality built form that embraces best practice sustainability principles.
- Wangaratta's industrial areas will respect, retain and support elements of the landscape character found within the surrounding area including the waterways and native vegetation associated with these areas.

To implement its vision, the Strategy sets out objectives grouped in four themes:

Urban structure and land use

1. To protect industrial land as an important economic and employment resource.
2. To protect Wangaratta's industrial areas from the encroachment of sensitive uses.
3. To protect appropriately located and zoned sensitive uses from adverse amenity impacts caused by industry.
4. To promote highway-related uses in appropriate locations.
5. To promote the re-use and re-development of industrial land in appropriate locations.

Transport and infrastructure

6. To enhance and protect the local and arterial road networks used by industry.
7. To provide urban services to industrial areas in a timely and cost-effective manner.
8. To ensure that physical infrastructure is planned and funded in a co-ordinated and equitable manner.
9. To enhance pedestrian and bicycle infrastructure in industrial and commercial areas.

Environment and presentation

10. To improve the function and appearance of roads in Wangaratta's industrial areas.

11. To ensure that new industrial development contributes positively to the appearance of Wangaratta.
12. To protect important environmental values and manage environmental risks in future industrial development.
13. To promote sustainability principles in all new industrial land use, development and subdivision.

Economic development

14. To support investment by existing industrial firms and attract new businesses to Wangaratta's industrial areas.
15. To encourage the efficient use of land and resources and maximise the benefits of clustering.
16. To ensure that there is sufficient land to accommodate the range of industrial activities with potential to invest in Wangaratta.

Appendix B of this report shows strategies relevant to each of the objectives. The Industrial Strategy includes strategic directions plans for the South Wangaratta industrial area and North Wangaratta industrial area.

Figure 2 Industrial Strategy: South Wangaratta Strategic Directions Plan

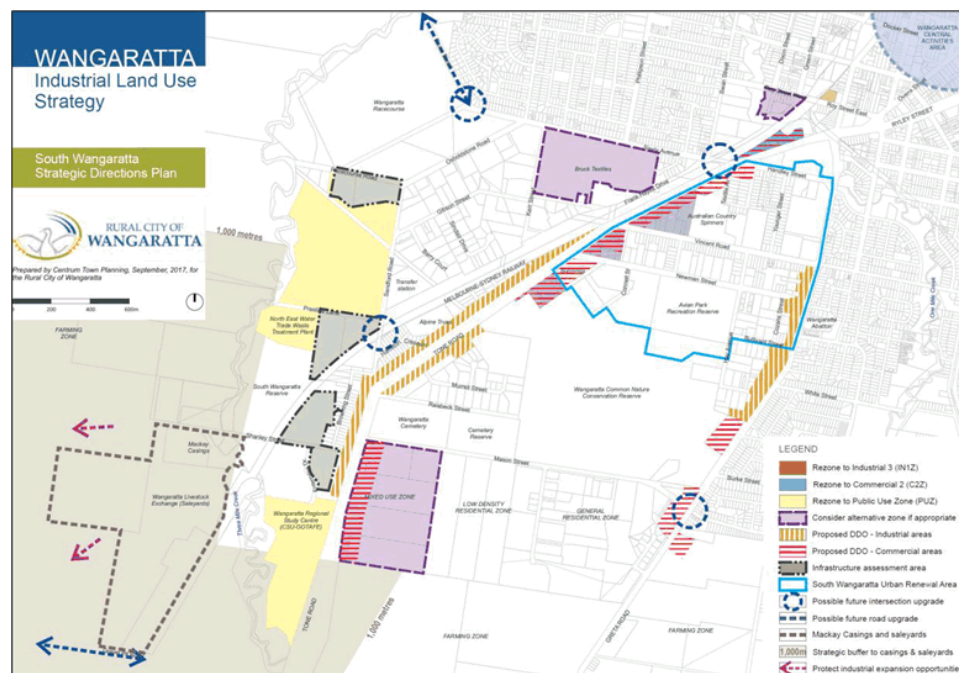
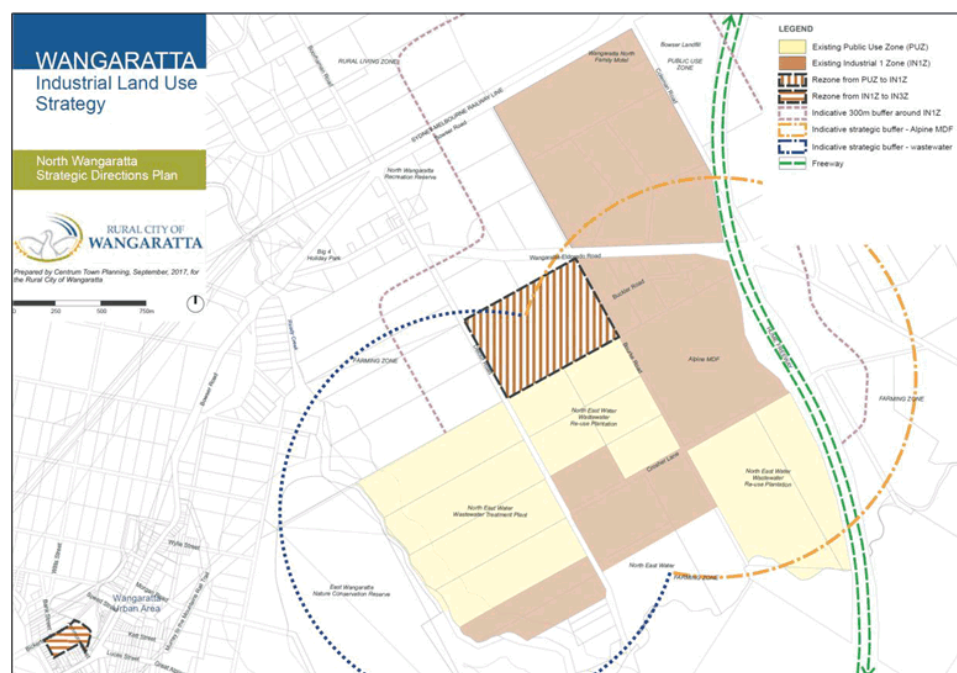


Figure 3 Industrial Strategy: North Wangaratta Strategic Directions Plan

3.2 Planning policy support

Council submitted that the Amendment is supported by various clauses in the Planning Policy Framework summarised in Table 1 of this report. No submitter considered that there was insufficient policy support to strategically justify the Amendment. Council's submission regarding policy support is summarised below.

State planning policy

The Amendment supports Clause 13 of the Planning Policy Framework by *“designating land for industrial purposes, reserving areas for future growth and directing that industrial land uses locate within these areas”*. This process minimises land use conflict by separating industrial uses from other non-compatible zoning.

Appropriately zoning industrial land to ensure available supply supports the Clause 17.03-15 objectives. Requiring industrial subdivision to incorporate open spaces which are linked into the existing reserves and to provide appropriate cycling and walking trails that link into the existing network supports the Clause 19.02-6S objectives.

Regarding Clauses 12.03 and 14.02:

The Amendment ensures the municipal reserve along Three Mile Creek is zoned for public conservation and resources, and that the Wangaratta Common is zoned for public park and recreation. This will ensure that inappropriate use and development cannot occur in the associated natural and semi-natural areas.

Specifically, the Amendment implements actions 12.1(a) and (c) of the Industrial Strategy, consistent with Clause 14.02-1S which seeks at least 30 metre-wide vegetated buffer zones along each side of a waterway.

Regional planning policy

The Amendment supports the Hume Regional Growth Plan by:

- enabling Wangaratta to be a regional city which will provide growth and employment to the Central Hume sub region
- consolidating industrial development in two nodes on key transport locations
- implementing specific actions which:
 - strategically plan for new uses while managing potential environmental impacts and preventing incompatible uses from encroaching on existing activities
 - contribute to attracting new investment and increased economic development
 - apply consistent, streamlined land use planning processes to industry clusters to at a regional or sub-regional scale.

At the Hearing, Council submitted that the Industrial Strategy and the Amendment were targeting the sub-region, and the broader region to a lesser degree, because it was seeking to attract large industry with highway access.

Local planning policy

Council submitted that the Amendment implements local planning policy which encourages larger industries with large land and buffer requirements to establish in North Wangaratta – which is specifically designed to accommodate these uses. It seeks to protect and promote this land, including the ability to expand areas if required in the future.

Changes to Clause 22.11 will introduce new Strategic Directions Plans for the North Wangaratta and South Wangaratta industrial areas.

Council explained that the new Clause 22.09 (Industrial and Commercial Development) will:

- apply to all permit applications seeking to develop and subdivide land zoned either IN1Z and Industrial 3 Zone or C2Z
- guide and assist Council when assessing these planning permit applications.

The proposed Clause 22.09 objectives are:

- To improve the appearance of all commercial and industrial areas, particularly development along main roads and identified gateway sites.
- To facilitate industrial development that is appropriate for its context.
- To support industrial development that improves the appearance of the urban areas.
- To require that interfaces to sensitive land are appropriately managed.
- To avoid shops that may undermine the role of the Central Activities Area.

3.3 Discussion

The Panel considers that there is a clear strategic thread between the existing Planning Policy Framework, the Industrial Strategy and the changes proposed to the Planning Scheme. This is evident through the Industrial Strategy's detailed vision, strategies and actions which

meet objectives and strategies in the Planning Policy Framework. Changes proposed to the Planning Scheme directly implement strategies and actions in the Industrial Strategy.

3.4 Conclusions

For the reasons set out in the following chapters, the Panel concludes that the Amendment:

- is supported by, and implements, the relevant sections of the Planning Policy Framework
- is consistent with the relevant Ministerial Directions and Practice Notes
- is well founded and strategically justified
- should proceed subject to addressing the more specific issues raised in submissions as discussed in the following chapters.

4 South Wangaratta industrial area

4.1 Mackay Casings and the Wangaratta saleyards buffers

(i) The issues

Mackay Casings (79 Shanley Street) and the Wangaratta saleyards (99 Shanley Street) are located in the South Wangaratta industrial area. The exhibited Clause 21.11 includes Figure 8 which proposes a 1,000-metre 'strategic buffer to casings and saleyards'.

The issues are:

- whether the Mackay Casings and the Wangaratta saleyards buffers are strategically justified
- if justified, how the buffer should be measured.

(ii) Background

Clause 17.03-1S (Industrial land supply) seeks to identify land for industrial development in urban growth areas where appropriate buffer areas can be provided between the proposed industrial land and nearby sensitive land uses. The clause identifies *Recommended Buffer Distances for Industrial Residual Air Emissions*, Environment Protection Authority (EPA), 1990 as a relevant policy document.

Clause 53.10 (Uses with adverse amenity potential) of the Planning Scheme specifies a minimum 1,000-metre threshold distance for rendering and casings works.

EPA Publication 1518 recommends the following separation distances:

- Rendering and casings works (Abattoirs, knackeries or poultry processing works involving rendering processing:
 - less than 200 tonnes each year – no specified distance but EPA recommends no visible dust discharge or odour emission beyond the property boundary
 - more than 200 tonnes each year – 1,000 metres
- Stock saleyard (with more than 500 heads where pigs, cattle or other stock are temporarily confined for sale, transport or processing) – 500 metres.

Ministerial Direction 19 requires a planning authority to seek the views of the EPA about potential impacts of an amendment which could result in significant impacts on the environment, amenity and human health due to pollution and waste when:

- reviewing a planning scheme under section 12B of the *Planning and Environment Act 1987*, or preparing a planning scheme amendment
- applying to the Minister for authorisation to prepare a planning scheme amendment under sections 8A or 8B of the Act, or preparing a planning scheme amendment under section 9 of the Act.

The Amendment proposes to introduce the South Wangaratta Strategic Directions Plan which include the Mackay Casings and the Wangaratta saleyards buffers to Clause 21.11. The Plan is shown at Figure 2 of this report.

(iii) Submissions

Council submitted that the strategic buffers:

- recognise the location of existing uses with adverse amenity potential
- are needed to provide a framework for assessing proposals for sensitive land uses on a case-by-case basis.

Council referred to policy at Clause 13.06-1S of the Planning Scheme which seeks separation between land uses that reduce air quality and sensitive uses, where possible. It provided a copy of EPA Licence 2966 (Van Hessen Australia Pty Ltd) for 79 Shanley Street, Wangaratta South² which includes the following amenity conditions:

- You must ensure that odours offensive to the senses of human beings are not discharged, emitted or released beyond the boundaries of the premises.
- You must ensure that there are no emissions of noise and/or vibrations from the premises which are detrimental to either of the following:
 - the environment in the area around the premises; and
 - the wellbeing of persons and/or their property in the area around the premises.

Council highlighted that the strategic buffers would not prohibit development. Rather, they would be strategic triggers which recognise that *“uses with adverse amenity potential and that future planning for sensitive uses must consider these potential impacts”*. Council explained that EPA Publication 1518 designates the proponent of a future sensitive use in the strategic buffer as the ‘agent of change’ responsible for demonstrating that the use will be suitable.

In line with Ministerial Direction 19, Council sought the views of EPA at the early stage of the Amendment process. In its 6 March 2019 response³, EPA:

- noted that it actively participated in previous consultation which informed the Industrial Strategy
- supported *“the strategic intention to appropriately locate adverse amenity land uses and protect buffers around these sites from sensitive land use of encroachment”*
- considered that protecting strategic buffers around industrial development and public utilities is important to support economic activity and local communities.

There were different views about whether the Mackay Casings and the Wangaratta saleyards buffers were needed and how they should be measured. Goulburn Ovens Institute of TAFE (GOTAFE), Ms Diffey, Mr Dal Zotto, Mr Stamp, Mr Porter and Ms Keane own land in the South Wangaratta industrial area. GOTAFE owns 218 Tone Road, Lot 14 PS 519305K and another lot across 3 Mile Creek and Mr Stamp owns approximately 98 hectares of land next to the Mackay Casings and the Wangaratta saleyards.

Collectively, they submitted that the buffer:

- was not appropriately measured and its extent was not strategically justified

² Document 7

³ Council Part A submission, Attachment F

- would restrict future development opportunities
- would reduce property value.

Ms Diffey, the only submitter who was a party at the Hearing, explained that she had experienced emissions from neighbouring industry many years ago but had not noticed any emissions since.

Mr Stamp supported the buffer being applied around Mackay Casings but could not find clear reason why it should be applied to the Wangaratta saleyards and vacant Council-owned land. He referred to Clause 53.10 of the Planning Scheme, EPA Industrial Air Emissions Guidelines and Ministerial Direction 19 which supported a 1,000-metre separation distance between rendering casings industry and sensitive uses. He added:

Given that Mackay Casings is a licensed EPA premises, and has significant ongoing odour issues, it makes sense to establish a buffer with an appropriate separation distance around this premises.

Mr Stamp explained that the Public Use Zone (PUZ6 Local Government) applies to the Wangaratta saleyards and Council-owned vacant land. He submitted that a saleyard does not need a separation distance from sensitive uses because it is not listed as a use with adverse amenity potential. He questioned why a 1,000-metre buffer was needed when a use such as an abattoir only needs 500 metres. He submitted that the Industrial Strategy identifies the North Wangaratta industrial area for more noxious industries.

Accordingly, Mr Stamp requested that:

- the buffer be measured from the boundary of the Mackay Casings licensed site only
- the South Wangaratta Strategic Direction Plan reflect the reduced buffer
- the Council-owned site be identified as an informal buffer between the Wangaratta saleyards, Mackay Casings and existing Rural Living land to the west of Reith Road.

Mr Porter and Ms Keane submitted that the proposed 1,000-metre buffer:

- is incorrect for saleyards because EPA Publication 1518 specifies 500 metres
- should be not measured from the separate land where the ponds are located because this is where treated wastewater is discharged and is not part of the Mackay Casings facility.

They requested that the South Wangaratta Strategic Framework Plan in the proposed Clause 21.11-3 be revised to reflect a reduced buffer area. If this was not supported, they requested that associated strategies 1.2 and 1.3 be revised to not constrain their property as a future investigation area.

Mr Dal Zotto, who considered there was no need for the buffer, questioned why the buffer was only measured in only one direction for 1,000 metres between Reith Road and Three Mile Creek.

GOTAFE noted that the Environment Protection Authority (EPA) did not propose the buffer. It requested Council to review the buffer distances with advice from EPA and in consultation with GOTAFE.

Council referred to the Background Report which found the 1,000-metre measure for Mackay Casings to be appropriate with regard to EPA Publication 1518 and Clause 53.10 of

the Planning Scheme. Council applied the 'rural' method set out in EPA Publication 1518 to measure the strategic buffer. It explained that this method:

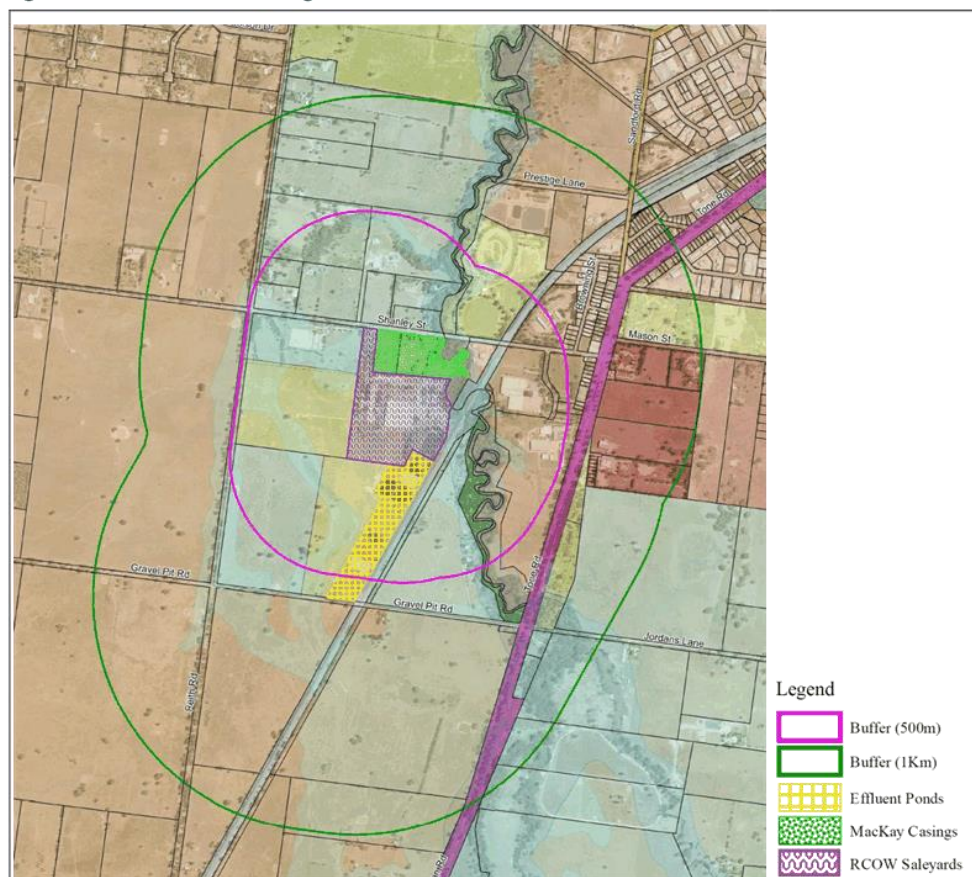
- includes the dwelling and associated facilities including any garage, carport, barbeque area, clothesline and swimming pool of an affected property
- requires a proposal for a sensitive use on land in the buffer to provide detailed justification.

After considering submissions to the Amendment at its 19 November 2019 meeting, Council resolved to:

- revise strategy 1.2 of Clause 21.11-3 to:
Avoid supporting rezoning proposals or changes to zoning schedules which will enable the consideration of dwellings and other sensitive uses, unless an odour assessment has been provided which demonstrates the strategic buffer around McKay Casings and the sale yards can be satisfactorily reduced.
- revise strategy 1.3 of Clause 21.11-3 to:
Avoid supporting permit applications for dwellings and other sensitive uses, unless an odour assessment has been provided which demonstrates the strategic buffer around McKay Casings and the sale yards can be satisfactorily reduced.
- revise the South Wangaratta Strategic Directions Plan at Figure 8 of Clause 21.11-3 to:
 - show the full extent of the proposed strategic buffer
 - measure the strategic buffer from the boundary of MacKay Casings and the operational area of the Wangaratta saleyards.

Council provided a revised buffers map for the South Wangaratta industrial area which clarifies the full extent of each buffer, as shown in Figure 4.

Figure 4 Revised South Wangaratta industrial area buffers since exhibition



Source: Rural City of Wangaratta with VicPlan information

Council submitted that it applied the same measure and methodology in the exhibited and revised versions, even though they were represented differently.

(iv) Discussion

The Planning Policy Framework supports appropriate buffers between industrial uses such as the MacKay Casings and the Wangaratta saleyards and encroaching sensitive uses. The proposed changes to Clause 21.11 would reinforce this approach.

Applying strategic buffers through planning policy provides a practical approach to considering whether sensitive land uses should establish within the identified strategic buffers. The EPA Licence 2966 conditions which require Mackay Casings to not discharge odours, noise or vibrations beyond its premises confirms that such an opportunity may exist.

Clause 21.11 would provide an opportunity for the 'agent of change' to prove that the proposed sensitive land use can reside harmoniously with the surrounding industrial uses. For example, a planning scheme amendment or permit application proposing to introduce or

intensify a sensitive use in the buffer area would have to be supported with a professional assessment which concludes that it can be done without unreasonably affecting the future sensitive land uses or the operation of McKay Casings and the Wangaratta saleyards.

This approach is consistent with EPA Publication 1518 which specifies the default 500 and 1,000 metre buffer measures and seeks the agent of change to prove that they can be varied.

The Panel agrees with what the post-exhibition version of Strategy 1.3 seeks to achieve. Council should consider:

- rewording the strategy to positively reinforce that its key intent is to protect the operation of McKay Casings and the Wangaratta saleyards
- merging Strategies 1.2 and 1.3 because they both seek to achieve the same intent and the same process through two different processes – permit application and planning scheme amendment
- refer to the buffers in Figure 8 of Clause 21.11 for clarity.

The Panel considers that the revised South Wangaratta industrial area strategic buffers map better represents the extent and intent of each intended buffer. This will clarify what assessment is needed to support a permit application.

However, Council should:

- review the exhibited and proposed revised South Wangaratta industrial area buffers map to confirm whether their different graphic representations express the same intent
- inform itself whether there should be further notice of the revised map.

Property value is discussed in Chapter 6.1 of this report.

(v) Conclusions and recommendations

The Panel concludes:

- The Mackay Casings and Wangaratta saleyards buffers are consistent with EPA Publication 1518 and are strategically justified.
- Clause 21.11 would benefit from changes which clarify Strategy 1.3 and the extent of the strategic buffer.
- The revised South Wangaratta industrial area strategic buffers map better represents the extent and intent of the buffers, however Council should consider whether any further notice of the revised map is needed.

The Panel recommends:

1. **Amend Clause 21.11, as shown in Appendix C2, to:**
 - a) **merge strategies 1.2 and 1.3 at 21.11-3 to:**
Protect the operation of McKay Casings and the Wangaratta saleyards by requesting that a permit application or planning scheme amendment proposing to introduce or intensify a sensitive use on land in a strategic buffer identified in Figure 8 include an odour assessment which demonstrates the buffer can be satisfactorily reduced.
 - b) **revise Figure 8 (South Wangaratta Strategic Directions Plan) to:**

- **show the full extent of the proposed strategic buffer**
- **measure the strategic buffer from the boundary of MacKay Casings and the operational area of the Wangaratta saleyards.**

4.2 Zoning – 218 Tone Road, Wangaratta

GOTAFE submitted that there is insufficient strategic justification to rezone part of 218 Tone Road, comprising 16.85 hectares to PUZ2. It explained that it was not consulted about the proposed rezoning before or after the Industrial Strategy was prepared. It added that the existing IN1Z:

- aligns better with the overall goals of the industrial land use strategy
- enables the current administration, education, horticulture, agriculture and equine infrastructure uses.

GOTAFE considered it inconsistent to rezone land to reflect ownership, particularly when:

- only a small percentage of the land is used for education purposes
- the entire land is unlikely to be used solely for public education, therefore greater flexibility will be needed.

GOTAFE referred to Ministerial Direction 7(5) which states:

A planning scheme may only include land in a Public Use Zone, Public Park and Recreation Zone or Public Conservation and Resource Zone if the land is Crown land, or is owned by, vested in or controlled by a Minister, government department, public authority or municipal council.

In its submission, North East CMA noted that the proposed rezoning reflects the current use and it unlikely to intensify the use further.

At its 19 November 2019 meeting, Council resolved to no longer rezone 218 Tone Road so that it would retain the IN1Z.

The Panel considers this matter to be resolved because no other submitter expressed a position on the proposed rezoning. North East CMA commented on the rezoning but did not support or object to it.

5 North Wangaratta industrial area

5.1 Buffer area

(i) The issue

The issue is whether the buffer area proposed for the North Wangaratta industrial area through Clause 21.11 is appropriate and justified.

(ii) Submissions

Council explained that the Industrial Strategy seeks to accommodate heavier industries and those which need greater separation distances. It noted that the North Wangaratta industrial area can accommodate these.

In its 6 March 2019 response, EPA supported Council's intention to investigate planning provisions for protecting buffers around the North East Water treatment plant.

GWCW Investments Pty Ltd owns 247 Detour Road, North Wangaratta. It submitted that the Industrial Strategy vision would be better achieved if the buffer applied to all land in the North Wangaratta industrial area, except for land within 300 metres of Bowers Road or the North Wangaratta settlement. It explained that this approach would:

- make the area more appealing for new uses through its extensive land supply
- encourage uses that may have been previously deterred due to no IN22 land
- create a diverse industrial land offering.

GWCW Investments considered that the new uses would be compatible with the existing North East Water wastewater treatment plant and Alpine MDF facility.

Council did not support the proposed buffer being expanded because:

- the Industrial Strategy did not identify significant trends for larger industry so there will not be significant demand over the next 20 years
- Council will monitor land supply and demand during future Planning Scheme reviews to assess how the Industrial Strategy is performing.

(iii) Discussion

The indicative buffers for North Wangaratta are consistent with guidance in EPA Publication 1518. It advises to apply a buffer on an industry which may generate emissions such as odour, noise and dust. The indicative strategic buffers for the North East Water plant and Alpine MDF facilities have been measured using the method appropriate for each use and geographic location.

A proposal for a new or expanded industrial land use would be assessed against the recommended separation distances in EPA Publication 1518. The publication advises that the 'agent of change' should be responsible to provide evidence to the planning or responsible authority to vary the recommended distance. There was no evidence presented to the Panel to support an expanded buffer area which varies from EPA's recommended distance.

The Panel considers that measuring the buffer from predominantly vacant industrial land:

- would conflict with the agent of change principle specified in EPA Publication 1518
- may unnecessarily restrict sensitive land uses on surrounding land that would normally be unaffected.

(iv) Conclusion

The Panel concludes that the buffer areas proposed for the North Wangaratta industrial area through Clause 21.11 are appropriate and justified and should not be extended to include more land.

5.2 Buffer management

(i) The issue

The issue is whether the North Wangaratta industrial area buffer can be sufficiently managed through Clause 21.11.

(ii) Submissions

GWCW Investments submitted that a planning scheme overlay should be considered for the North Wangaratta industrial area to give the strategic buffer greater weight. It considered that the buffer would not prevent encroaching sensitive uses if it was not formalised through an overlay.

Council did not support an overlay because it considered that appropriate buffers around industrial land uses can be established through the Clause 53.10 provisions and EPA Publication 1518. It added:

The North West Strategic Directions Plan also indicates indicative Strategic Buffers as a means of acknowledging that the NWIP must be protected from encroachment of sensitive land uses.

At the Hearing, Council acknowledged that the Environmental Significance Overlay has been used in similar circumstances in other Victorian locations. However, it considered an overlay to be unsuitable because it does not enable a schedule to restrict land uses.

(iii) Discussion

The Panel considers that there are two parts to the issue – whether the exhibited buffer can be effectively managed through Clause 21.11 and if not, whether it should be strengthened through additional provisions.

The Panel considers that a planning scheme overlay would not be effective in preventing new sensitive land uses in the buffer area because it generally cannot control land use. The Practitioner's Guide states:

An overlay is a complementary planning control to the zone. Unlike zones, that deal primarily with the broader aspects of the use and development of land, an overlay generally seeks to control a specific aspect of the development of land.

The Guide sets out rules for writing a planning scheme provision which includes Rule 5:

A provision must be consistent with the operational provisions of the scheme, any parent provision and any relevant Ministerial Direction.

Specific to a planning scheme overlay, it states:

The local content in a schedule can only do what the parent provision enables.

The Panel acknowledges that, aside from the airport related overlays, overlays including the Environmentally Significant Overlay do not appear to provide the statutory ability to restrict land uses through their schedules.

(iv) Conclusion

The Panel concludes that the North Wangaratta industrial area buffer can be sufficiently managed through Clause 21.11 for the purposes of assessing a permit application proposing a sensitive land use within the specified area.

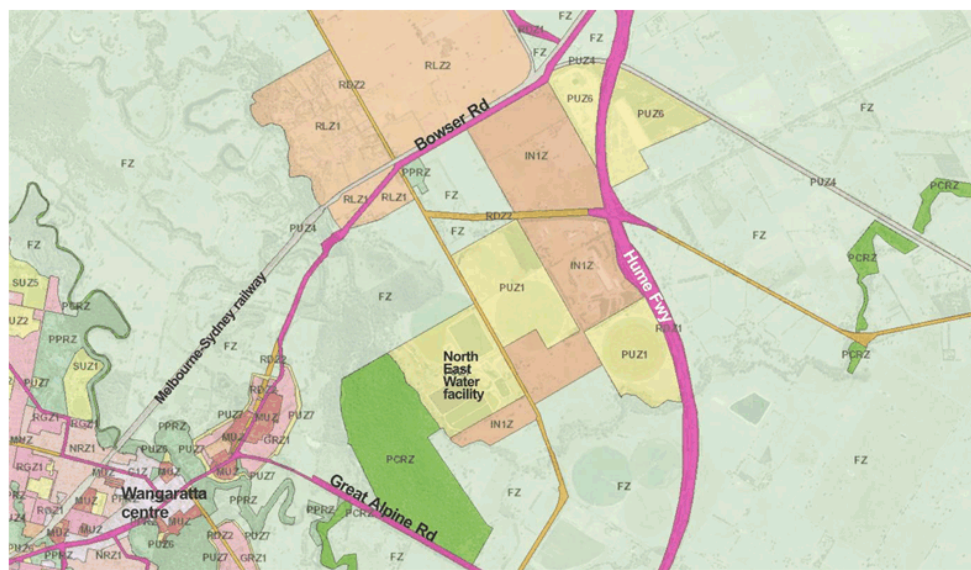
5.3 Precinct-wide zone

(i) The issue

The issue is whether it is justified and appropriate to rezone the North Wangaratta industrial area to Industrial 2 (IN2Z) except for land within 300 metres of Bowser Road, in the North Wangaratta settlement or where the PUZ is appropriate.

(ii) Existing zones

Figure 5 North Wangaratta industrial area existing zones



Source: <https://mapshare.vic.gov.au/vicplan/> and Planning Panels Victoria

(iii) Submissions

GWCW Investments submitted that the North Wangaratta industrial area should be rezoned to IN2Z except for land:

- within 300 metres of Bowser Road
- in the North Wangaratta settlement
- where the PUZ is appropriate.

GWCW Investments considered that IN2Z:

- would reinforce the buffers by discouraging sensitive land uses
- was more flexible than IN2Z for uses with adverse amenity potential
- included clear direction for such uses
- would increase the industrial area's appeal and deter them from locating to other areas with IN2Z such as Benalla.

Council acknowledged that Industrial Strategy identifies the North Wangaratta industrial area as the preferred location for larger industries and those requiring larger separation distances. It noted that a purpose of IN2Z is:

To promote manufacturing industries and storage facilities that require a substantial threshold distance within the core of the zone.

Council did not support rezoning the land to IN2Z because it considered the change would:

- discourage lighter industry such as warehouses which do not need a permit through IN1Z
- struggle to achieve an IN2Z-style area, given that most of the central part of the North Wangaratta industrial area accommodates North East Water's utilities in the Public Use Zone
- depart from the Amendment and the Industrial Strategy, which did not recommend such a rezoning.

(iv) Discussion

The PUZ1 or IN1Z applies to a considerable proportion of the North Wangaratta industrial area located within the buffers. North East Water manages the PUZ1 land for its Wastewater Treatment Plan and Wastewater Re-use Plantation. IN1Z prohibits accommodation including a dwelling or residential building, a primary or secondary school, hospital and a cinema-based entertainment facility. Other education centres and office can be considered subject to being assessed through a planning permit application. This make is highly unlikely for a sensitive land use to establish on this land.

The Panel agrees with Council's submission on this matter. There is no strategic justification available through any submission or the Industrial Strategy to support such a significant change. Affected property owners were not notified of this degree of departure from the Amendment and were not provided with an opportunity to comment.

(v) Conclusion

The Panel concludes that there is insufficient strategic justification to rezone the North Wangaratta industrial area to IN2Z except for land within 300 metres of Bowser Road, in the North Wangaratta settlement or where the PUZ is appropriate.

5.4 Zoning – Council owned land**(i) The issue**

The issue is whether it is justified and appropriate to rezone Council-owned land between Detour Road and Bourke Road from PUZ1 to IN1Z.

(ii) Submissions

Mr Crosher objected to Council-owned land between Detour Road and Bourke Road being rezoned from PUZ1 to IN1Z. He was concerned that developing the land would result in:

- the strip of plantation trees, which provides some amenity value, being removed
- flooding on neighbouring properties if the existing dam on Council's land overflowed
- infrastructure, service, financial and road access issues
- the land being further subdivided.

Council submitted that it is premature to consider these issues because the future development of the industrial area, including the subject land, are not known at this stage. It added that issues such as tree retention or removal would best be considered at the future planning permit stage.

(iii) Discussion

The Panel acknowledges Mr Crosher's issues of potential impact and agrees with Council's response. The Amendment seeks to establish the framework for assessing further permit applications. There is no planning permit application proposing to remove trees or further develop Council's land. Mr Crosher's issues would be best considered during that stage when design and development details are known.

(iv) Conclusions

The Panel concludes that it is justified and appropriate to rezone Council-owned land between Detour Road and Bourke Road from PUZ1 to IN1Z.

6 Other issues

6.1 Property value and financial impact

(i) The issue

The issue is whether individual property value and financial impact are relevant when considering the Amendment.

(ii) Submissions

Mr Dal Zotto was concerned that the proposed planning provisions would devalue his property.

At the Hearing, Ms Diffey raised issues of property value and financial impact which were not included in her original submission. Council did not object to her raising these issues because they had already been raised in Mr Dal Zotto's submission. Ms Diffey was concerned that the cost of a professional odour assessment may be a financial barrier to applying to subdivide her land in the future.

Ms Diffey explained that she discussed the potential impact of the proposed buffers on her property value with a valuer. The Panel agreed with her request to provide a written valuation following the Hearing subject to Council having a right of reply. Ms Diffey provided a letter from Mr Fisher of Fisher Property Advisers⁴ on 17 March 2020.

The letter, which was predominantly background information, expressed that the buffer would negatively affect the value of Ms Diffey's property. It added:

Buyer perceptions, sentiment as well as stigma caused by buffer areas can all be negative in a market place and we believe would be an issue here.

The Panel provided Council with an opportunity to respond to this new information. In its response⁵, Council submitted that the letter should be given appropriate weight because it was not provided as evidence and Mr Fisher was not available to be cross-examined.

Council submitted that Mr Fisher concluded that the valuation may be impacted by buyer perceptions, sentiment and stigma without providing a property valuation before and after the Amendment. It added:

With respect, those perceptions relate to the existence of existing uses with adverse amenity potential which are readily observable by anyone visiting the area, regardless of the application of a strategic buffer. Furthermore, Mr Fisher provides no examples of where in his experience as a valuer there has been a proven detrimental impact on property values resulting from the imposition of a buffer, or for that matter, any other planning provision (i.e. valuations prepared prior to and after the event).

⁴ Document 6

⁵ Document 9

Council noted that, while Ms Diffey's property is zoned for rural living purposes, the Land Subject to Inundation Overlay and Flood Overlay which apply to the land already affect development potential. It also noted that Mr Fisher did not identify this in his letter.

(iii) Discussion

Mr Dal Zotto and Ms Diffey did not provide any supporting information to explain how the proposed provisions would affect property value.

The Panel has given Mr Fisher's letter equal weight to other submissions and has not regarded it as evidence. However, the letter did little to provide the Panel with greater insight into Ms Diffey's submission on property value, did not explain the scale of the issue and did not provide sufficient context to support his claims. The Panel agrees with Council's response regarding the letter.

Section 12(2) of the Act require a planning authority to take into account an amendment's economic effects. When read with other sections of the Act including its objectives and relevant sections of the Planning Policy Framework, the Panel considers that this should be assessed at the broader community scale and does not extend to individual financial impact. From an integrated decision making perspective, the net community benefit of ensuring available industrial land with buffers, as supported by planning policy identified in Chapter 2.1 of this report, far outweighs any potential individual financial impact.

(iv) Conclusions

The Panel concludes:

- Any economic effects associated with the Amendment should be considered at the broader community (not individual) scale.
- At the broader scale, the net community benefit of ensuring available industrial land with buffers outweighs any potential individual financial impact.

6.2 Drafting matters

(i) Wangaratta Urban Waterways Flood Investigation

North East CMA requested that the *Wangaratta Urban Waterways Flood Investigation, 2017* (Flood Investigation) be referenced in the Planning Scheme. Council proposed to introduce this document through a separate planning scheme amendment.

The Panel agrees with Council that the Flood Investigation should not be introduced through the Amendment. This change would be inconsistent with the Amendment's intent to implement the Industrial Strategy. The Panel notes Council's proposal to introduce it through a separate future amendment.

(ii) Terminology – Victorian Freight Plan

Department of Transport submitted that Council should consider aligning the Amendment's wording with *Delivering the Goods – Victorian Freight Plan*, July 2018 (Victorian Freight Plan). Council submitted that the Amendment does not specifically refer to, and does not need to refer to, state government freight plans. Responding to a question from the Panel,

Council submitted that it could not find any inconsistency between terminology proposed through the Amendment and the Victorian Freight Plan.

The Department of Transport did not refer to examples of Amendment wording that is inconsistent with the Victorian Freight Plan. Like Council, the Panel could not find any inconsistency.

(iii) Terminology – references to industrial precincts and areas

At the Hearing, the Panel questioned Council about industrial areas being referred to as precincts in:

- Actions c. and d. of Strategy 2.2 in Industrial Strategy
- Action a. of Strategy 14.1 in the Industrial Strategy
- Action d. of Strategy 16.2 in the Industrial Strategy
- Clause 21.11 (throughout 21.11-3)
- Clause 21.08.

Council agreed that the terminology should be consistent throughout and it proposed to rename all references to 'precinct'. It provided a further version Clause 21.11 which opted for the term 'area'. The Panel has applied Council's preferred term of 'area' rather than 'precinct' in the clauses appended to this report.

(iv) Conclusions and recommendations

The Panel concludes:

- The *Wangaratta Urban Waterways Flood Investigation, 2017* should not be referenced in the Planning Scheme through the Amendment.
- There is no apparent inconsistency between terminology proposed through the Amendment and *Delivering the Goods – Victorian Freight Plan*, July 2018.
- The Amendment would benefit from drafting changes that improve the clarity and operation of Clauses 21.08, 21.11 and the Wangaratta Industrial Land Use Strategy 2017.

The Panel recommends:

2. **Amend Clause 21.08, as shown in Appendix C1, to:**
 - a) append 'industrial area' to the 'South Wangaratta' and 'North Wangaratta' headings in 21.08-2
 - b) replace references to an 'industrial precinct' with 'industrial area' to make them consistent with other policy references.
3. **Amend Clause 21.11, as shown in Appendix C2, to:**
 - a) replace references to an 'industrial precinct' with 'industrial area' to make them consistent with other policy references.

The Panel further recommends:

4. **Amend the Wangaratta Industrial Land Use Strategy 2017 to refer consistently to the 'South Wangaratta Industrial area' and 'North Wangaratta Industrial area'.**

Appendix A Document list

No.	Description	Provided by
20 January 2020		
1	Revised industrial area buffer maps	Council
3 March 2020		
2	Part A submission with attachments: <ul style="list-style-type: none"> - A. Amendment C76 – Chronology of Events - B. Minutes of Ordinary Meeting of Council (17 October 2017) - C. Copy of Authorisation email from DELWP (23 August 2018) - D. Officers Assessment of Submissions (19 November 2019) - E. Minutes of Ordinary Meeting of Council (19 November 2019) - F. C76 Exhibited changes comparison table - G. Environment Protection Authority pre-authorisation correspondence 	Council
10 March 2020		
3	Part B Submission	Council
4	Submission – Rhonda Diffey	Ms Diffey
17 March 2020		
5	Closing submission	Council
6	Letter – Simon Fisher of Fisher Property Advisers to Ms Diffey	Ms Diffey
7	EPA Licence 2966 – 79 Shanley Street, Wangaratta South	Council
8	Post-exhibition clauses with tracked changes	Council
20 March 2020		
9	Council response to Document 6	Council

Appendix B Industrial Strategy themes, objectives and strategies

Urban structure and land use

1. To protect industrial land as an important economic and employment resource.
 - 1.1 Strongly discourage proposals to rezone land from the industrial zone unless substantial net social, economic and environmental benefits can be demonstrated
 - 1.2 Ensure an adequate supply of diverse land to accommodate demand over a 15 year period or based on industry trends
 - 1.3 Encourage small-scale industries in rural townships that are compatible with surrounding land uses
 - 1.4 Discourage industrial development in the Municipality's rural areas unless it is directly associated with agricultural production on the land
2. To protect Wangaratta's industrial areas from the encroachment of sensitive uses.
 - 2.1 Discourage sensitive land uses near industrial areas that may restrict existing or future industrial development
 - 2.2 Protect and promote North Wangaratta for industries that require separation distances from sensitive uses
 - 2.3 Apply local policies to manage amenity impacts associated with existing dwellings in industrial zones
3. To protect appropriately located and zoned sensitive uses from adverse amenity impacts caused by industry.
 - 3.1 Manage adverse amenity impacts caused by existing industries in consultation with business owners and the EPA
 - 3.2 Protect the internal buffers of large industrial sites
 - 3.3 Encourage inappropriately sited uses to relocate if on-site management of amenity related issues cannot be achieved
4. To promote highway-related uses in appropriate locations.
 - 4.1 Broaden the range of commercial uses that can be established on Tone Road
 - 4.2 Prevent out-of-centre retail development that will detrimentally affect the Wangaratta Central Activities Area
5. To promote the re-use and re-development of industrial land in appropriate locations.
 - 5.1 Encourage the re-use and improvement of existing industrial sites and buildings
 - 5.2 Rezone land to more appropriate zones where it is poorly located for long-term industrial development
 - 5.3 Encourage the redevelopment of surplus land at the Australian Textile Mill site to provide a transition to sensitive uses

Transport and infrastructure

6. To enhance and protect the local and arterial road networks used by industry.

- 6.1 Improve connections between industrial areas and the arterial road network
- 6.2 Protect the role and function of important freight routes in Wangaratta's residential growth areas
- 7. To provide urban services to industrial areas in a timely and cost-effective manner.
 - 7.1 Require new industrial development to provide all urban services in accordance with authority requirements unless suitable alternative servicing arrangements are made
 - 7.2 Require infrastructure that is commensurate with the likely usage and benefits
 - 7.3 Progressively upgrade and install major items of drainage infrastructure to alleviate flooding issues in South Wangaratta
- 8. To ensure that physical infrastructure is planned and funded in a co-ordinated and equitable manner.
 - 8.1 Prepare development and infrastructure plans for broadacre industrial land and pursue appropriate funding mechanisms
- 9. To enhance pedestrian and bicycle infrastructure in industrial and commercial areas.
 - 9.1 Construct new footpaths and shared paths in high usage industrial and commercial areas, and to connect with residential precincts

Environment and presentation

- 10. To improve the function and appearance of roads in Wangaratta's industrial areas.
 - 10.1 Explore options to fund and carry out progressive improvements to the road reserves of older industrial areas
 - 10.2 Implement the findings of the South Wangaratta Urban Renewal Strategy and Masterplan
- 11. To ensure that new industrial development contributes positively to the appearance of Wangaratta.
 - 11.1 Introduce planning provisions to improve the appearance of land fronting arterial roads in commercial and industrial areas
 - 11.2 Introduce and apply planning policies to improve the appearance of industrial land use, development and subdivision
- 12. To protect important environmental values and manage environmental risks in future industrial development.
 - 12.1 Improve the treatment of waterway reserves in industrial areas for water quality, drainage biodiversity and recreation purposes
 - 12.2 Assist industries in managing environmental risks associated with bushfire hazards
- 13. To promote sustainability principles in all new industrial land use, development and subdivision.
 - 13.1 Provide for new development that maximises energy efficiency and water re-use

Economic development

14. To support investment by existing industrial firms and attract new businesses to Wangaratta's industrial areas.
 - 14.1 Promote Wangaratta's industrial precincts to potential investors
 - 14.2 Strengthen the working relationships between Council and stakeholders in order to capture emerging development opportunities
15. To encourage the efficient use of land and resources and maximise the benefits of clustering.
 - 15.1 Encourage businesses to cluster in areas that will create efficiencies for investors and the wider community
16. To ensure that there is sufficient land to accommodate the range of industrial activities with potential to invest in Wangaratta.
 - 16.1 Continue to deliver small serviced industrial lots in South Wangaratta
 - 16.2 Prepare land in North Wangaratta for larger industrial investors
 - 16.3 Investigate the potential for surplus land at Wangaratta Airport to be developed for industries that are compatible with, or can benefit from, an airside location
 - 16.4 Protect opportunities for the establishment of a freight and logistics centre on or near the Sydney-Melbourne railway line to the south-west of Wangaratta.

Appendix C Panel preferred version of the planning provisions

Clauses shown in Appendix C apply the following formatting:

Tracked Added

~~Tracked Deleted~~

Appendix C1 Clause 21.08

21.08 ECONOMIC DEVELOPMENT

This Clause provides local content to support Clause 17 Economic Development of the State Planning Policy Framework.

21.08-1 Commercial

Context and Issues

- Wangaratta is a vibrant commercial centre offering a large range of commercial and office functions.
- Wangaratta serves a large regional retail catchment, extending into southern New South Wales.
- The Wangaratta Central Activities Area is a significant business area, its performance enhanced through a range of retail, office, recreation, educational and other functions.
- 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.

Objectives and strategies

Objective 1 To have a strong and vibrant business community consisting of a diverse range of small, medium and large enterprises that will capitalise on the key competitive strengths of the region

- | | |
|--------------|---|
| Strategy 1.1 | Support sustainable business growth and economic development appropriate to their location throughout the municipality. |
| Strategy 1.2 | Support sustainable growth and development of existing local enterprises. |
| Strategy 1.3 | Support development of a thriving retail sector that meets the expectations of consumers in the catchment area. |
| Strategy 1.4 | Facilitate a range of diverse business enterprises. |
| Strategy 1.5 | Protect main road locations outside the Wangaratta Central Activities Area for bulky goods, service business, warehousing and peripheral sales. |

Implementation

Further strategic work

- Undertake a study to investigate the role, possible locations and design guidelines for bulky goods sales.

21.08-2 Industry

Context and Issues

Vision

- Wangaratta's industrial areas will:

- Be the focus of industrial and large scale commercial development in the Rural City of Wangaratta. These industries will service the local economy along with interstate and export markets, capitalising on the City's strategic location.
- Accommodate a diverse range of businesses that are able to co-exist with one another without the encroachment of sensitive uses.
- Stimulate local business development and entrepreneurship, generate local employment and play a major role in the local economy.
- Contribute to the sustainability of the local community and the environment, by driving innovation, new technologies and sustainability solutions.
- Provide an attractive gateway to the town from the south and from the Hume Freeway, and exhibit high quality built form that embraces the best practice sustainability principles.
- Respect, retain and support elements of the landscape character found within the surrounding area including waterways and native vegetation associated with these areas.

Wangaratta

- Wangaratta is a strategically located regional commercial, service and manufacturing centre with strengths in metal fabrication and engineering, trade and technical services, wine industry, textiles and timber processing.
- The traditional strength of textiles manufacturing has weakened, although it still is of economic significance to the City.
- Food production is a key industry with the potential for further growth in the City, including animal products, beverages, timber and related services.
- The wholesaling and logistics sector has grown and has further potential for growth given the close proximity of the Hume Freeway and the Melbourne to Sydney rail line.

South Wangaratta [industrial area](#)

- South Wangaratta has many small to medium size industries, many taking advantage of good transport linkages in the area.
- Land along the Three Mile Creek zoned Industrial is constrained by flooding.
- The availability of zoned and serviced industrial land is important for investment certainty.

North Wangaratta [industrial area](#)

- Industrial Zoned land located in North Wangaratta is currently not development ready, due to its broad acre nature and therefore requires major investment in services and infrastructure to accommodate future development.
- The [precinct area](#) is ideally located to accommodate industries which require large land holdings [involve high water intensive uses and/or](#) separation distances.

Objectives and strategies

Objective 1 To strengthen Wangaratta as a strategically located regional commercial, service and manufacturing centre that has economic and social significance.

- | | |
|--------------|---|
| Strategy 1.1 | Facilitate development of 'investment ready' industrial land supported by high standard infrastructure. |
| Strategy 1.2 | Develop an adequate supply of appropriately serviced industrial land. |
| Strategy 1.3 | Facilitate a range of diverse major industries. |

- Strategy 1.4 Strengthen Wangaratta as a strategically located source of local and regional labour resources.
- Strategy 1.5 Facilitate infill industrial development in south Wangaratta to facilitate the efficient use of existing infrastructure.
- Strategy 1.6 Require adequate separation of industrial and non-industrial uses to avoid land use and amenity conflicts.

Objective 2 To support and protect industrial land as an economic and employment resource.

- Strategy 2.1 Protect Wangaratta's industrial areas from the encroachment of sensitive uses.
- Strategy 2.2 To protect appropriately located and zoned sensitive uses from adverse amenity impacts caused by industry.
- Strategy 2.3 To promote the re-use and re-development of industrial land in appropriate locations.
- Strategy 2.4 To enhance and protect key local and arterial road networks used by industry.
- Strategy 2.5 To require that industrial areas are adequately serviced in a timely and effective manner and that physical infrastructure is planned and funded in a co-ordinated and equitable manner.

Objective 3 To support functional, attractive and sustainable industrial land use and development.

- Strategy 3.1 **To require that new industrial development contributes positively to the appearance of Wangaratta.**
- Strategy 3.2 To create enhanced pedestrian and bicycle infrastructure in industrial and commercial areas.
- Strategy 3.3 To facilitate sustainability principles in all new industrial land use, development and subdivision.

Objective 4 To develop a wine industry cluster servicing the needs of the regional wine industry.

- Strategy 4.1 Develop a wine industry cluster.

Objective 5 To protect agricultural and rural land from inappropriate and incompatible industrial land uses.

- Strategy 5.1 Avoid use and development of rural land for non-ancillary industry, warehousing and trade supplies.
- Strategy 5.2 Avoid industrial, warehouse and trade supply use and development that adversely affects rural land uses.
- Strategy 5.3 Avoid locating industrial uses in Declared Special Water Supply Catchment Areas.

Objective 6 To support rural industry in appropriate locations.

- Strategy 6.1 Direct rural industrial uses, warehousing and trade supplies to appropriate locations in Wangaratta, townships and locations well connected with road, power supply and necessary infrastructure.

Objective 7 To support the location of small scale industry within rural townships, where they are compatible with the surrounding area.

- Strategy 7.1 Direct small scale industries to locate in townships where they are compatible with the surrounding area and can demonstrate the ability to achieve the following:
- Be serviced with good road access.
 - Adequately treat wastewater on site or connection to reticulated sewerage if available.
 - Connection to a suitable water supply and other services.
 - Are visually compatible with the surrounding area.
 - Suitably located away from sensitive uses to minimise any impact.

Objective 8 To minimise the impact of industrial development on the environment and sensitive uses.

- Strategy 8.1 Balance industry and adjoining rural and residential development.
- Strategy 8.2 Protect the biodiversity and water quality of declared catchments and watercourses.
- Strategy 8.3 Protect the presence and diversity of any remnant native vegetation and native fauna within and adjacent to industrial land.
- Strategy 8.4 Require new industrial development is be compatible with the aesthetic character of the surrounding land.
- Strategy 78.5 Require that industrial development protects important environmental values and manages environmental risks.

Implementation

Policy guidance

- Encourage industrial land use that requires a buffer distance of 300m or less to locate in south Wangaratta industrial areas, unless the land use is connected with an existing industry through business association.

Applications for planning permits must demonstrate:

- Noise emissions will not exceed EPA guidelines.
- All buildings, structures and car parks will be screened by landscaping within the site.
- Lighting will be directed within the site and light spillage outside the site is minimal.
- Building height will be below the mature tree height line where practicable.
- Specified vehicle access routes will be used.
- External building cladding colours are in muted tones with no 'white' colour or 'reflective' type material used.

In deciding on an application, Council will:

- Consider the effect of the industry on surrounding uses.
- Consider the effect of the industry on the Ovens River floodplain.

Applications must contain the following information when lodged:

- A statement demonstrating how the proposed development meets the required buffer distances shown at Clause 52.10 of the *Victoria Planning Provisions*.
- A schedule of all external building cladding colours.
- The anticipated staging and timing of the development.

- A report explaining how the land use and development has been sited to address:
 - The topography of the site.
 - The visual amenity effects of all works on the rural landscape.
 - All required onsite vehicle manoeuvring, noting that vehicles are required to enter and leave the site in a forward direction.
 - The most efficient use of infrastructure, particularly reticulated water infrastructure using water saving and/or reuse technology or processes.
 - Any impacts on nearby watercourses, drainage lines, or land subject to flooding.
- Provide a landscaping plan showing the following information, where relevant to the application:
 - The location of all landscaping and fencing, including fencing construction details and heights.
 - A planting schedule showing species and mature heights.
 - Consideration of the following with regards the retention of remnant trees:
 - Avoid clearing native vegetation,
 - Identify appropriate off-sets (to achieve net gain), and
 - Mature remnant native trees are to be retained in road reserves (widened) or open space, with tree canopy drip zones protected from services trenching, roads and general construction.
- A report prepared by a qualified acoustic engineer, where considered relevant by Council, providing:
 - The predicted noise levels and relevant noise criteria based on EPA standards for the dwelling assessed to be the most affected in each compass direction quadrant within the circumference formed by the radius of the threshold distance listed in the table to Clause 52.10 of the *Victoria Planning Provisions*.
 - An assessment of the cumulative effects of noise considering noise emissions from adjoining industry.

Planning scheme application

Further strategic work

- Further Investigate the potential for contamination of Industrial 1 Zoned land in Roy Street West, subject to these investigations rezone the land to an appropriate zone that is compatible with the surrounding area, taking into account the extent of any contamination and any remediation's works required. If required apply an Environmental Audit Overlay.

21.08-3 Tourism

Context and issues

- Tourism is a significant economic strength of the municipality.
- The municipality has an important role as an accommodation and touring base for tourist attractions in the region.
- There has been rapid growth in tourism and allied support industries in the region and there are opportunities to grow tourism destinations and support services in Wangaratta, townships and rural areas. Key tourism attractions are:
 - Viticultural and wine industries in the King Valley and Milawa areas.

- Fine food trails centred in the Milawa area.
 - The Wangaratta Jazz and Blues Festival.
 - Bushranger heritage in Glenrowan.
 - The historic gold dredge at Eldorado.
 - The Murray to Mountains Rail Trail, extending from Wangaratta to Beechworth and Bright.
- The Wangaratta Central Activities Area is of tourism significance, including the Ford Street arts and cultural precinct and the Ovens River / Faithfull Street precinct.

Objectives and strategies

Objective 1 To support sustainable tourism development throughout the municipality

- | | |
|--------------|---|
| Strategy 1.1 | Provide a diverse range of tourist opportunities and facilities |
| Strategy 1.2 | Strengthen the municipality as a significant hub for the Legends, Wine and High Country Region and for its eco-tourism experiences |
| Strategy 1.3 | Support an expanded range of festivals and community events |
| Strategy 1.4 | Reinforce Glenrowan as a significant tourist destination of national and international significance in association with the Ned Kelly story |
| Strategy 1.5 | Maintain the area as an outstanding destination for wineries and gourmet food experience, particularly in the Milawa/Oxley and the King Valley gourmet region |
| Strategy 1.6 | Promote a wide range of accommodation facilities catering for large numbers of visitors |
| Strategy 1.7 | Promote and develop tourism attractions and opportunities based on local economic, geographic and community strengths. |

Objective 2 To enhance touring route options.

- | | |
|--------------|---|
| Strategy 2.1 | Complete the Milawa gourmet loop and the trail to the northeast of Wangaratta to link with the Murray River (Bowser to Wahgunyah section) of the Murray to Mountains trail. |
| Strategy 2.2 | Extend the Murray to Mountains Trail from Wangaratta to Whitfield. |

Appendix C2 Clause 22.11

21.11 LOCAL AREAS

21.11-2.1 Wangaratta Central Activities Area

...

21.11-2 South Wangaratta Urban Renewal Area

...

21.11-3 South Wangaratta Industrial Area

Context and issues

- The South Wangaratta Industrial Area is located approximately 2.2 kilometres to the north of the Hume Freeway, at its closest point. The precinct extends across a four kilometre area from the southern gateway of the town to within close proximity of the Wangaratta CAA, and consists of approximately 257ha of Industrial and Commercial zoned land as shown in Figure 9 (South Wangaratta Industrial Area – Strategic Framework Plan).
- The precinct is generally bounded by Three Mile Creek in the west, Greta Road in the west and Mason Street in the south. The precinct is focused around three key north-south transport spines: the Melbourne to Sydney Railway Line, Tone Road and Greta Road. Tone Road provides the main entry point to the town from the Hume Freeway.
- South Wangaratta forms a substantial part of the main Wangaratta urban area and directly adjoins residential, commercial and other urban land. It contains a wide variety of lot sizes, ranging from very small lots to very large areas of broadacre land. The northern part of the South Wangaratta precinct was first established during the early settlement of Wangaratta.
- A large number of dwellings exist in the Industrial 1 Zone, and whilst these are not causing major issues at present, this issue requires monitoring and changes to the planning framework should be considered if they arise in the future.
- Many dwellings area also in close proximity to long established industries that require substantial separation distances, reinforcing the need to ensure that suitable land is available elsewhere in Wangaratta for these businesses if they choose to relocate.
- There is a risk that industrial uses could be affected by the encroachment of residential uses over the long term in the south of the precinct. The Strategic potential of land to the south east of Shanley Street should be protected.
- The South Wangaratta Industrial Area has potential to further support a range of business seeking high exposure sites along Tone and Greta Roads, current demand confirms this. Higher Standards of built form outcomes should be encouraged along these major entrances to the City.
- The lack of infrastructure along some roads, detracts from the appearance of some sections of precinct and investment will be required in the future to support any redevelopment of these areas.
- There is the potential to improve freight movements within the City, removing the issues associated with freight traveling through the town centre, this can be achieved from actively planning and constructing the key north-west bypass route.

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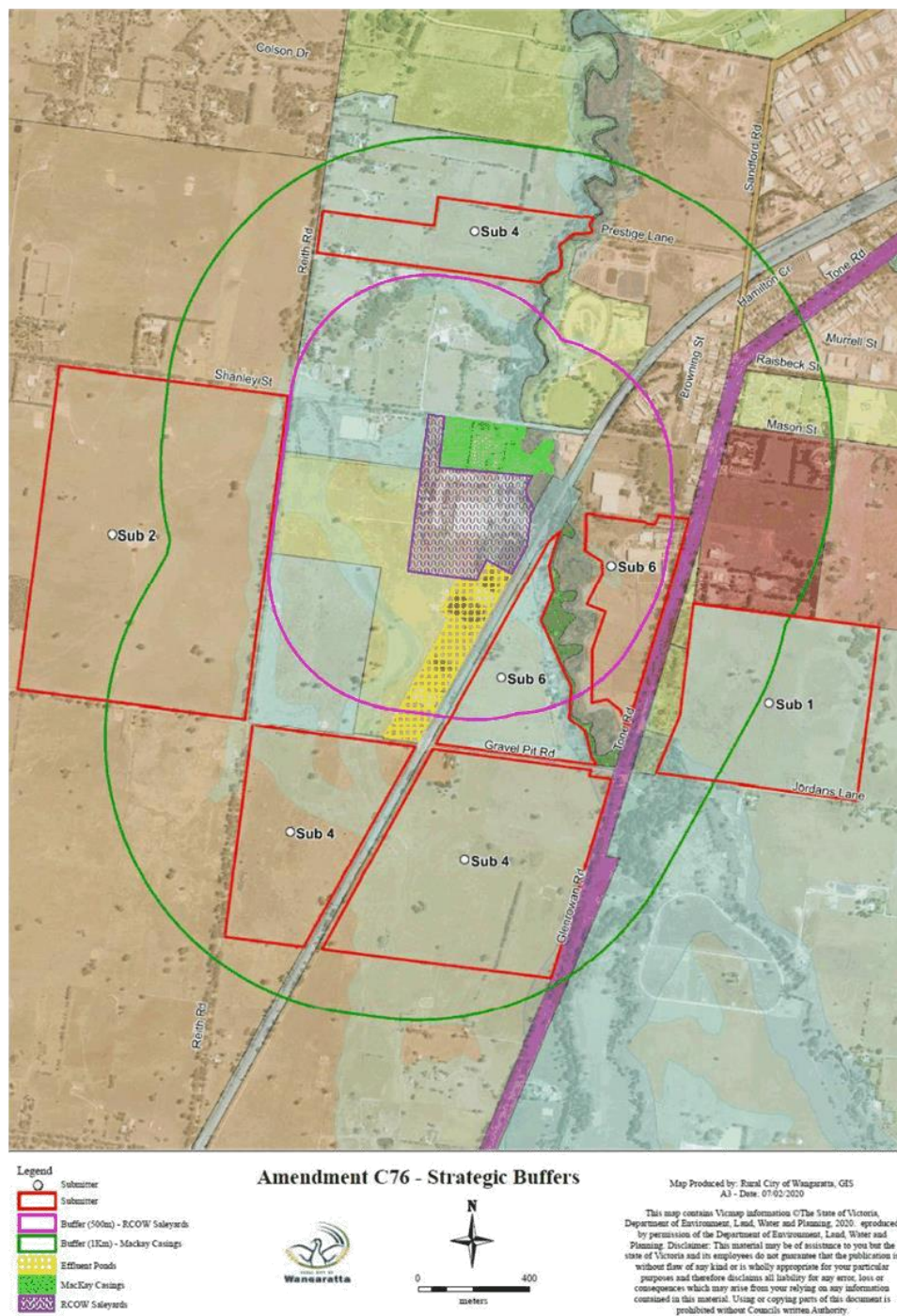


Fig. 9 South Wangaratta Industrial Area – Strategic FrameworkDirections Plan

Objectives and strategies

Objective 1 To protect Industrial land as an important economic and employment resource.

- Strategy 1.1 Protect the potential for long term industrial expansion to the south east of Shanley Street.
- ~~Strategy 1.2 Avoid the development of dwellings and other sensitive uses from locating within the Strategic buffer area from the Saleyards and MacKay Casings shown on Figure 9 and defined by:~~
- ~~▪ Farming Zoned land generally bounded by Reith Road, Gravel Pit Road, and land zoned SUZ7 (Reith Road Equine Precinct) as a Strategic Buffer to MacKay Casings, the Saleyards, the South Wangaratta Trade Waste Facility and the potential future industrial areas.~~
- ~~Strategy 1.3 Avoid any future investigations for the establishment of residential and other sensitive uses within the Strategic Buffer of 1000m around the MacKay Casings plant and the saleyards until an appropriate buffer distance is confirmed.~~
- Strategy 1.2 Protect the operation of McKay Casings and the Wangaratta saleyards by requesting that a permit application or planning scheme amendment proposing to introduce or intensify a sensitive use on land in a strategic buffer identified in Figure 8 include an odour assessment which demonstrates the buffer can be satisfactorily reduced.
- Strategy 1.3⁴ Require the 'agent of change' in the Mixed Use Zone in Tone Road and Low Density Residential Zone in Mason Street to incorporate suitable separation distances to the adjacent land as appropriate.
- Strategy 1.4⁵ Support industrial infill development within South Wangaratta Urban Renewal Area.
- Strategy 1.5⁶ Protect the Industrial 1 Zoned land within the South Wangaratta Urban Renewal Area from the encroachment of sensitive uses.
- Strategy 1.6⁷ Avoid the development of the Mixed Use Zone land on the corner of Mason Street and Tone Road for a major commercial development.
- Strategy 1.7⁸ Avoid the development of general retail and shop uses on Commercial 2 Zone land along Tone Road and encourage these uses to locate within the Central Activities Area.

Implementation

Further strategic work

- Support the investigation of IN1Z land in Roy Street West for the potential of land contamination. Subject to the outcome of these investigations, support the rezoning of this land to an appropriate zone that is compatible with the surrounding area, taking into account the extent of any contamination and any remediation works required.
- Undertake a Commercial Areas or Retail Strategy to assess the supply of and the likely future demand for retail and office floor space in Wangaratta.
- Support the redevelopment of surplus land at the Australian Textile Mill (ATM) Site in Sisely Avenue, following the preparation of a Development Plan for the entire site, which incorporates appropriate transitions to the adjoining sensitive uses, prior to any consideration of rezoning the land or major redevelopment.
- As a first priority light industrial development should be considered on the surplus ATM land.

- Investigate the potential for a truck parking area in the South Wangaratta Area.

21.11-34 North Wangaratta Industrial Area

Context and issues

- The North Wangaratta Industrial Area is located to the east side of the Ovens River, approximately 2.5 kilometres to the north east of the CAA and at least one kilometre from other urban zoned land. It is separated from the urban area by large tracts of riverine land and floodplain associated with the Ovens River and its tributaries. It predominantly contains land in medium and large lots, with large tracts of broadacre land.
- The North Wangaratta Industrial Area – Strategic Directions Plan (figure 810) outlines the strategic planning framework for North Wangaratta, which fundamentally seeks to attract industries with large land and buffer distance requirements.
- The land zoned industrial and public use in North Wangaratta has flexibility to respond to a range of future industrial uses, sizes and locational requirements, including opportunities for value adding industries.
- There are current limitations in the provision of reticulated water and electricity services with both services requiring upgrading.
- Development is occurring slowly in the precinct area and is likely to require up-front investment in services to stimulate new development. The land within the precinct area is generally in a broad acre form, so it is not immediately available for new industries without major investment in services and infrastructure.

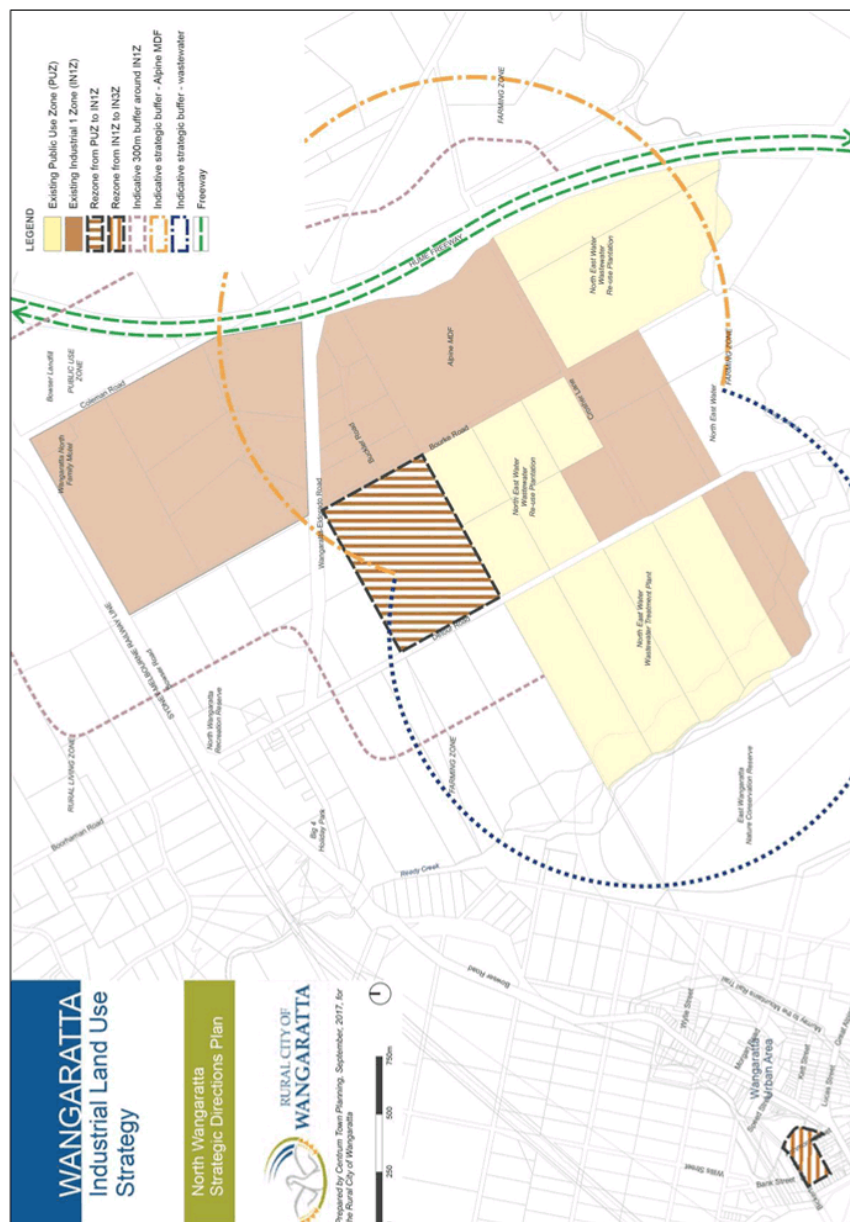


Figure 8. North Wangaratta [Industrial Area](#) - Strategic Directions Plan

Objectives and strategies

Objective 1 To achieve the economic potential and performance of industrial land and public use zone land located in the North Wangaratta industrial area and surrounds.

- | | |
|--------------|---|
| Strategy 1.1 | Facilitate development of a range of medium to large industrial uses. |
| Strategy 1.2 | Direct the establishment of Industries requiring buffer requirements in excess of 300 metres and large water requirements to the North Wangaratta Industrial Area. |
| Strategy 1.3 | Upgrade reticulated water and electricity services. |
| Strategy 1.4 | Protect the North Wangaratta industrial area from encroachment by sensitive uses, in particular land located within the indicative Strategic Buffers outlined on the North Wangaratta Industrial - Strategic Development Directions Plan (figure 810). |
| Strategy 1.5 | Avoid development that may prejudice the availability of land for future industrial requirements or the operation of land for industrial purposes. |
| Strategy 1.6 | Avoid non-industrial land use and development in the North Wangaratta industrial area. |
| Strategy 1.7 | Support the continued operation of the Wangaratta Wastewater Treatment Plant (refer to Figure 810) as a key piece of infrastructure for Wangaratta. |
| Strategy 1.8 | Require existing dwellings located within the Strategic Buffer areas and on land zoned for Industrial purposes are either: <ul style="list-style-type: none"> • removed as part of any industrial development. Or; • repurposed for use within any proposed industrial or commercial operation of the land. |
| Strategy 1.9 | Avoid the excision of dwellings located on land shown within the Strategic Buffers on Figure 8 and surrounding land zoned Industrial 1 and Farming Zone, in order to reduce the number of sensitive uses within the precinct. |

Sub Folder S20/110



Assembly of Councillors

Date: 11 May 2020

Meeting: Councillors Briefing Forum

Commenced: 3pm

Councillors:

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

Executive Team:

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

Independent Presenters: Paul Dwyer – Procurement Specialist; Tract Consultants – Carley Wright, Tatum McMonigle – Project Officer, Delivery & Contracts; Jaime Chubb- Director Community & Wellbeing; Celeste Brockwell – Manager Economic Development, Environment & Strategy; Tony Raven – Governance & Reporting Officer

Conflict of interest: N/A

Matters Considered:

1. Draft Procurement Policy – 2020 – Public Consultation Feedback
2. Draft Parklands Masterplan
3. Tourism North East & Business Development Investment Attraction Quarterly Update
4. Quarterly Council Plan Measures Report – Quarter 3
5. Review Briefing Forum Actions
6. General Business

Sub Folder S20/110



Assembly of Councillors

Date: 18 May 2020

Meeting: Councillors Briefing Forum

Commenced: 3pm

Councillors:

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

Executive Team:

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

Independent Presenters: Kate Clark - Economic Development & Tourism Officer, Jenny Hart - Assets Coordinator, Marcus Goonan – Manager Infrastructure Planning & Delivery, David Hunter – Strategy Planner, Rindayi Matienga – Finance Manager, Anthony Smith – Finance Manager

Sub Folder S20/110



Assembly of Councillors

Date: 25 May 2020

Meeting: Councillors Briefing Forum

Commenced: 3pm

Councillors:

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

Executive Team:

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

Independent Presenters: Alice Glachan – Capital Fundraising Campaign Director, Hilltop Accommodation Centre

Conflict of interest: N/A

Matters Considered:

1. Hilltop Accommodation Centre – External Presentation
2. Local Government Act 2020 Implementation Program
3. Bushfire Response Evaluation Report
4. WISAC Implementation Costs
5. Council Meeting Agenda Discussion
6. Review Briefing Forum Actions
7. Operational Status Reports
8. General Business
9. CEO & Councillor Only Business

Sub Folder S20/110



Assembly of Councillors

Date: 26 May 2020

Meeting: Pre Council Meeting Discussion

Commenced: 5.30pm

Councillors:

Cr Dean Rees - Mayor
 Cr Dave Fuller – Deputy Mayor
 Cr Harry Bussell
 Cr Ken Clarke
 Cr Mark Currie
 Cr Harvey Benton
 Cr Ashlee Fitzpatrick

Present

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Absent

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Executive Team:

Brendan McGrath – CEO
 Alan Clark – DIS
 Jaime Chubb – DCW
 Sarah Brindley – DCS
 Stephen Swart– DDS

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Independent Presenters: NA

Conflict of interest: NA

Matters Considered: NA

Sub Folder S20/110



Assembly of Councillors

Date: 1 June 2020

Meeting: Councillors Briefing Forum

Commenced: 3pm

Councillors:

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

Executive Team:

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

Independent Presenters: ARTC: Samantha Smith – Engagement Lead, Ed Walker – General Manager Victoria Projects, Dinesh Batra – General Manager, Marissa Feyer – Environmental Manager, Theodore Carroll – Engagement Advisor; Brendan McGrath - CEO

Conflict of interest: N/A

Matters Considered:

1. Inland Rail Project Presentation – Australian Rail Track Corporation (ARTC)
2. Covid-19 Staff Survey Results
3. Briefing Forum Actions
4. General Business
5. CEO & Councillor Only Business