

Agenda

For the Ordinary Council Meeting

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

Date: Tuesday, 25 May 2021

Time: 3pm



Rural City of **Wangaratta**

Brendan McGrath
Chief Executive Officer

TABLE OF CONTENTS

| | Page No. |
|--|-----------------|
| 1. ACKNOWLEDGEMENT OF TRADITIONAL OWNERS..... | 5 |
| 2. OPENING PRAYER | 5 |
| 3. PRESENT | 5 |
| 4. ABSENT | 5 |
| 5. ACCEPTANCE OF APOLOGIES & GRANTING OF LEAVE OF ABSENCE | 5 |
| ORDER OF BUSINESS | 5 |
| 6. CITIZEN CEREMONY | 5 |
| 7. CONFIRMATION OF MINUTES | 5 |
| 8. CONFLICT OF INTEREST DISCLOSURE | 6 |
| 9. RECEPTION OF PETITIONS..... | 6 |
| 10. HEARING OF DEPUTATIONS | 6 |
| PRESENTATION OF REPORTS | 6 |
| 11. COUNCILLOR REPORTS | 6 |
| OFFICERS' REPORTS | 6 |
| 12. EXECUTIVE SERVICES | 6 |
| 13. COMMUNITY WELLBEING | 6 |
| 14. CORPORATE SERVICES | 7 |
| 14.1 COUNCIL PLAN STRATEGIC INDICATORS AND PROJECTS UPDATE (QUARTER 3 - JAN TO MAR 2021)..... | 7 |
| 14.2 WANGARATTA RURAL CITY COUNCIL ELECTION REPORT 2020 | 10 |
| 14.3 PROCUREMENT POLICY ADOPTION | 13 |
| 15. INFRASTRUCTURE SERVICES | 16 |
| 15.1 PETITION: REQUEST FOR MAINTENANCE ON EDI-CHESHUNT AND PETTIFERS ROADS, EDI UPPER..... | 16 |
| 15.2 PETITION: REQUEST FOR UPGRADE OF CHURCH LANE, MILAWA (NORTH BOUND) | 19 |
| 15.3 INCORRECT SPELLING OF MCCOY STREET, ELDORADO..... | 22 |
| 16. DEVELOPMENT SERVICES | 25 |
| 16.1 TOURISM EVENTS PROGRAM | 25 |
| 16.2 PLANNING PERMIT APPLICATION PLNAPP20/240 - DEVELOPMENT OF FIVE DWELLINGS ON A LOT - 20 SARAKOS CIRCUIT, WANGARATTA..... | 29 |
| 16.3 PLANNING PERMIT APPLICATION PLNAPP20/241 - DEVELOPMENT OF SIX DWELLINGS ON A LOT - 36 SARAKOS CIRCUIT, WANGARATTA | 39 |
| 16.4 AMENDMENT C83 - UPDATE - AMENDMENT NOT TO PROCEED..... | 49 |
| 17. SPECIAL COMMITTEE REPORTS | 53 |
| 18. ADVISORY COMMITTEE REPORTS..... | 53 |
| 19. MINUTES OF ADVISORY COMMITTEE MEETINGS | 54 |
| 19.1 RECORD OF ADVISORY COMMITTEE REPORTS | 54 |
| 20. NOTICES OF MOTION | 55 |

| | | |
|-------------|---|-----------|
| 21. | URGENT BUSINESS | 55 |
| 22. | PUBLIC QUESTION TIME | 55 |
| 23. | CONFIDENTIAL BUSINESS | 55 |
| 24. | CLOSURE OF MEETING | 55 |
| | ATTACHMENTS | 55 |
| 14.1 | COUNCIL PLAN STRATEGIC INDICATORS AND PROJECTS UPDATE (QUARTER 3 - JAN TO MAR 2021) | |
| | ATTACHMENT 1 COUNCIL PROJECTS STATUS UPDATE - QUARTER 3 | 56 |
| | ATTACHMENT 2 COUNCIL PLAN MEASURES REPORT 2020-21 - QUARTER 3..... | 61 |
| 14.2 | WANGARATTA RURAL CITY COUNCIL ELECTION REPORT 2020 | |
| | ATTACHMENT 1 WANGARATTA RURAL CITY COUNCIL - ELECTION REPORT - 2020 LOCAL GOVERNMENT ELECTIONS | 69 |
| 14.3 | PROCUREMENT POLICY ADOPTION | |
| | ATTACHMENT 1 DRAFT PROCUREMENT POLICY 2021 | 109 |
| | ATTACHMENT 2 2021 PROCUREMENT POLICY SUBMISSIONS | 116 |
| | ATTACHMENT 5 PROCUREMENT POLICY 2021 COMMUNITY IMPACT STATEMENT | 118 |
| 16.2 | PLANNING PERMIT APPLICATION PLNAPP20/240 - DEVELOPMENT OF FIVE DWELLINGS ON A LOT - 20 SARAKOS CIRCUIT, WANGARATTA | |
| | ATTACHMENT 1 PLNAPP20/240 - RECOMMENDED PERMIT CONDITIONS..... | 125 |
| | ATTACHMENT 2 PLNAPP20/240 - PLANS FOR ENDORSEMENT..... | 130 |
| | ATTACHMENT 3 PLNAPP20/240 - ASSESSMENT REPORT..... | 140 |
| 16.3 | PLANNING PERMIT APPLICATION PLNAPP20/241 - DEVELOPMENT OF SIX DWELLINGS ON A LOT - 36 SARAKOS CIRCUIT, WANGARATTA | |
| | ATTACHMENT 1 PLNAPP20/241 - RECOMMENDED CONDITIONS | 176 |
| | ATTACHMENT 2 PLNAPP20/241 - PLANS FOR ENDORSEMENT..... | 181 |
| | ATTACHMENT 3 PLNAPP20/241 - ASSESSMENT REPORT..... | 191 |
| 16.4 | AMENDMENT C83 - UPDATE - AMENDMENT NOT TO PROCEED | |
| | ATTACHMENT 1 C83 AMENDMENT | 224 |
| 19.1 | RECORD OF ADVISORY COMMITTEE REPORTS | |
| | ATTACHMENT 1 WANGARATTA ECONOMIC DEVELOPMENT & TOURISM ADVISORY COMMITTEE - 13APRIL 2021 (ENDORSED) | 225 |

Rural City of Wangaratta Live Stream

Clause 24 of the Governance Rules provides the following:

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

1. ACKNOWLEDGEMENT OF TRADITIONAL OWNERS

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

2. OPENING PRAYER

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

3. PRESENT

4. ABSENT

5. ACCEPTANCE OF APOLOGIES & GRANTING OF LEAVE OF ABSENCE

ORDER OF BUSINESS

6. CITIZEN CEREMONY

7. CONFIRMATION OF MINUTES

RECOMMENDATION:

That Council read and confirm the Minutes of the Ordinary Meeting of 27 April 2021 as a true and accurate record of the proceedings of the meeting.

8. **CONFLICT OF INTEREST DISCLOSURE**

In accordance with section 130 of the Local Government Act 2020 a councillor who has a conflict of interest in respect of a matter must disclose the conflict of interest in the manner required by Council's Governance Rules and exclude themselves from the decision making process in relation to that matter, including any discussion or vote on the matter and any action in relation to the matter.

Clause 28.1 of Council's Governance Rules requires a councillor to indicate that they have a conflict of interest by clearly stating:

- (a) the item for which they have a conflict of interest; and
- (b) whether their conflict of interest is general or material; and
- (c) the circumstances that give rise to the conflict of interest.

Immediately prior to the consideration of the item in which they have a conflict of interest, a councillor must indicate to the meeting the existence of the conflict of interest and leave the meeting.

A councillor who discloses a conflict of interest and leaves a Council meeting must not communicate with any participants in the meeting while the decision is being made.

9. **RECEPTION OF PETITIONS**

10. **HEARING OF DEPUTATIONS**

PRESENTATION OF REPORTS

11. **COUNCILLOR REPORTS**

Nil

OFFICERS' REPORTS

12. **EXECUTIVE SERVICES**

Nil

13. **COMMUNITY WELLBEING**

Nil

14. CORPORATE SERVICES

14.1 COUNCIL PLAN STRATEGIC INDICATORS AND PROJECTS UPDATE (QUARTER 3 - JAN TO MAR 2021)

| | |
|-------------------------|---|
| Meeting Type: | Ordinary Council Meeting |
| Date of Meeting: | 25 May 2021 |
| Author: | Governance & Reporting Advisor |
| File No: | IC21/777 |
| Presenters: | Director Corporate Services |

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

Executive Summary

The purpose of this report is to present the 2020-21 Quarter 3 update for Council Plan Projects and Strategic Indicators.

RECOMMENDATION:

That Council notes the Council Plan Project and Strategic Indicators Status Reports for Quarter 3 of the 2020-21 financial year.

Background

Each year, Council sets out in the Council Plan its strategic objectives and the accompanying projects and strategic indicators for monitoring delivery and achievement of those objectives.

The year-to-date results for projects and strategic indicators allow progress against what is important to be measured and assists the community to understand the impact of what council is doing.

Two reports are provided.

The first report is the Council Plan Projects Status Report (**Attachment 1**) which provides information on the status of projects and initiatives to be delivered in the 2020-21 financial year.

37 projects and initiatives are to be completed. In respect of these projects, the following has been achieved:

- 14 are complete
- 23 are not yet complete:
 - 11 are Nearing Completion
 - 7 are 60-79% complete
 - 4 are 30-59% complete

- 1 are up to 29% complete

Of the 14 completed projects and initiatives, 8 have been completed during this quarter and this included several key projects for the Council:

- Integration of WISAC and Parklands Precinct under Council Management
- Railway Precinct Enhancement Project
- Annual Gravel Re-sheeting and Resealing Program
- Implementation of enabling frameworks for project management and employee collaboration

The second report is the Council Plan Strategic Indicators Status Report (**Attachment 2**) which provides the year to date quarter 3 results for Council Plan strategic indicators.

There are 21 strategic indicators showing the following quarter 3 results:

- 14 measures are meeting or exceeding the target
- 7 measures are below target

Several measures continue to be impacted because of the restrictions previously implemented by the State Government to control the spread of COVID-19.

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

The *Local Government Act 2020* (Act) requires Council to report on performance annually in the Annual Report. The Act also requires the Mayor to report to the municipal community, at least once each year, on the implementation of the Council Plan.

This report provides the community with a Council Plan progress update.

Social

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

Environmental/Sustainability Impacts

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

Council Plan

This report supports achievement of Council Plan strategic objectives by measuring and communicating progress in strategic projects and indicators.



Risk Management

| Risks | Likelihood | Consequence | Rating | Mitigation Action |
|--|------------|-------------|----------|--|
| Council Plan targets are not achieved leading to reputational risk | Low | High | Moderate | Material unfavourable variances are examined and addressed. Regular monitoring and reporting. |

Conclusion

This report assists Council and the community to monitor achievement of council plan strategic objectives.

Attachments

- 1 Council Projects Status Update - Quarter 3 [↓](#) 
- 2 Council Plan Measures Report 2020-21 - Quarter 3 [↓](#) 

14.2 WANGARATTA RURAL CITY COUNCIL ELECTION REPORT 2020

| | |
|-------------------------|---|
| Meeting Type: | Ordinary Council Meeting |
| Date of Meeting: | 25 May 2021 |
| Author: | Governance and Reporting Advisor |
| File No: | IC21/801 |
| Presenters: | Director Corporate Services |

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

Executive Summary

The purpose of this report is to submit to Council the Victorian Electoral Commission's (the VEC) election report for the Wangaratta Rural City Council general election 2020 (the election).

The report was received by the Chief Executive Officer on 20 April 2021 and in accordance with electoral regulations must be submitted to Council.

RECOMMENDATION:

That Council notes the Victorian Electoral Commission Wangaratta Rural City Council General Election 2020 Report at Attachment 1 to this report.

Background

The election was held on 24 October 2020 and was conducted by the VEC, as the statutory election service provider in accordance with the *Local Government Act 2020* (the Act).

The VEC is an independent and impartial statutory authority established under the *Electoral Act 2002*.

Regulation 83 of the *Local Government (Electoral) Regulations 2020* (the electoral regulations) requires that:

- (1) The VEC must prepare a report to the Chief Executive Officer on the conduct of the election within the period of 6 months after election day.
- (2) The report must include a certified record of the number of ballot-papers and declarations printed, issued, used, spoiled and returned.
- (3) The Chief Executive Officer must ensure that the report is submitted to the Council at the earliest practicable meeting of the Council held after the report is received by the Chief Executive Officer.

The report was received by the Chief Executive Officer on 20 April 2021.

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

This report meets the obligation under the electoral regulations regarding the election report.

Social

Candidates

At the close of nominations, 19 candidates had nominated for election to council. This was consistent with the 2016 election at which 20 candidates nominated.

Participation

Participation is measured by the number of marks on the roll as a percentage of the total enrolment and can vary from turnout.

The overall participation rate in the election was 84.32%, which is higher than the State average of 84.12% (excluding Melbourne City Council) and higher than the 82.22% rate at the 2016 Wangaratta election.

Turnout

Voter turnout is measured by the number of formal and informal ballot papers counted in the election as a percentage of voters on the voters' roll for the election.

The overall voter turnout for the election was 81.68%. This is compared to the State average turnout of 81.47% (excluding Melbourne City Council). The voter turnout at the 2016 Wangaratta election was 81.16%.

Informality

The overall informal voting rate recorded at the election was 3.13%, compared with the State average of 4.76%. An informality rate of 2.99% was recorded at the 2016 Wangaratta election.

Complaints received

The VEC received four written complaints relating to the election.

Environmental/Sustainability Impacts

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

Council Plan

This report supports the council plan strategic objective of meeting all legislative, governance and compliance requirements.

Risk Management

The are no significant risks associated with the subject of this report.

Consultation/Communication

The report will be made available to the community on Council's website as an attachment to this meeting agenda.

Options for Consideration

This report meets a statutory obligation. Consequently, there are no options for consideration.

Conclusion

The election report provides detail of the process and outcomes arising from the 2020 election and is submitted to Council as required by electoral regulations.

Attachments

- 1 Wangaratta Rural City Council - Election Report - 2020 Local Government elections [!\[\]\(32b3140000635d85b5fcc7ce37a1b40f_img.jpg\)](#) 

14.3 PROCUREMENT POLICY ADOPTION

| | |
|-------------------------|------------------------------------|
| Meeting Type: | Ordinary Council Meeting |
| Date of Meeting: | 25 May 2021 |
| Author: | Procurement Specialist |
| File No: | IC21/867 |
| Presenters: | Director Corporate Services |

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 recommend the annual adoption of the existing Procurement Policy after receiving two submission during the community consultation period. The submissions and a summary of the submissions is attached.

RECOMMENDATION:

That Council:

- 1. adopts the existing Procurement Policy in accordance with the Local Government Act 1989.***
- 2. proceeds to develop a new Procurement Policy by 31st December 2021 to comply with the Local Government Act 2020 and considers the submissions received in the development of this new policy.***

Background

The Local Government Act 1989 requires Councils to adopt a Procurement Policy on an annual basis, and this falls due in May each year. Council endorsed the Draft Procurement Policy to be displayed for public consultation on the 23rd March for 28 days.

Two submissions have been received (see attachments) and key themes raised include social procurement, health and sustainable procurement.

Later this year the section of the new Local Government Act 2020 (LG Act 2020) that relates to procurement will come into force. This stipulates that councils must adopt another new Procurement Policy by 31st December 2021, including incorporating some new requirements in the Act.

It is proposed that rather than duplicate effort on a policy that will soon be outdated, the existing Procurement Policy be extended in the interim period. Council proposes to then develop the new Draft Procurement Policy under the LG Act 2020, and to carry over the submissions received through this recent public consultation, for consideration in the development of the new policy.

Implications

Policy Considerations

Draft versions of the Council Plan and Community Vision are currently on public exhibition. The ability to adopt the existing policy now allows for the incorporation of additional feedback into the new Procurement Policy later in the year.

Financial/Economic Implications

The proposed policy sets out the principles, processes and procedures that will apply to all purchases of goods, services and works made by Council. The proposed policy aims to achieve value for money and continuous improvement in the provision of services for the community.

Legal/Statutory

Council must review its current Procurement Policy in this financial year ending 30 June 2021 under the current Local Government Act 1989.

Social

The Procurement Policy includes Council's commitment to the strategic use of local suppliers to encourage economic development where such purchases are justified on value for money grounds, while remaining compliant with the Competition and Consumer Act 2010 and other fair trading legislation requirements.

Environmental/Sustainability Impacts

The Procurement Policy has an objective to encourage the procurement of environmentally sustainable goods, services and works, within the context of purchasing on a value for money basis.

2017 – 2021 Council Plan

This report supports the 2017-2021 Council Plan:

Goal

We are Sustainable

What we do every day

We consistently focus on the achievement of the operational parameters framed in the annual budget.

We will ensure our workforce systems and processes are efficient and effective.

We provide a robust and transparent governance framework.

We will plan, research and advocate for the future:

For the best options to deliver services in conjunction with our surrounding Council partners.

To ensure our risks are managed strategically and effectively.

The non-negotiables

Our team will make the best and most efficient user of Council's resources.

Our legislative, governance and compliance requirements will be met.

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

N/A

b) Other strategic links

N/A

Risk Management

The Policy aims to achieve high standards of probity, transparency, accountability and risk management.

Consultation/Communication

Submissions were invited from the community regarding the Policy in accordance with Local Law No.4 regarding Major Council Policies.




A notice to this effect was advertised in the Chronicle newspaper and also on Council's website indicating that submissions would be received for 28 days. Public submissions were accepted up to 5:00 pm Friday 23 April 2021 and two submissions were received – one internal submission and one community submission.

It is proposed that these submissions will be carried over and considered in the development of the new Procurement Policy under the Local Government Act 2020.

Options for Consideration

- 1) Adopt the Procurement Policy as per recommendation - recommended.
- 2) Not adopt the Procurement Policy and seek alterations.

Attachments

- 1 Draft Procurement Policy 2021 [!\[\]\(f27fcb70c1e5b985e115fc4716d86ff2_img.jpg\)](#) 
- 2 2021 Procurement Policy Submissions [!\[\]\(a6b5b4e27693ae4754a4877b79b5cb49_img.jpg\)](#) 
- 3 Submission 1 to Draft Procurement Policy - Confidential
- 4 Submission 2 to Draft Procurement Policy - Confidential
- 5 Procurement Policy 2021 Community Impact Statement [!\[\]\(f7be6c11cbee9e594a705cc797f171e4_img.jpg\)](#) 

15. INFRASTRUCTURE SERVICES

15.1 PETITION: REQUEST FOR MAINTENANCE ON EDI-CHESHUNT AND PETTIFERS ROADS, EDI UPPER

| | |
|-------------------------|---|
| Meeting Type: | Ordinary Council Meeting |
| Date of Meeting: | 25 May 2021 |
| Author: | Director Infrastructure Services |
| File No: | IC21/653 |
| Presenters: | Director Infrastructure Services |

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

A petition was tabled at Council's Ordinary meeting on the 27 April 2021. The petition requests that Council undertake works to address the condition of Edi-Cheshunt and Pettifers Roads in Edi Upper.

This report addresses the request made by the petitioners and provides a recommendation for Council's consideration.

RECOMMENDATION:

That Council:

- 1. instruct officers to take any remedial action required under the Road Management Plan (RMP); and***
- 2. respond to the first signatory advising of any works required under the RMP.***

Background

Edi-Cheshunt Road is a narrow two-way road with sealed and unsealed pavement between Edi and Cheshunt in the King Valley.

Pettifers Road is a narrow two-way road with unsealed pavement between Edi-Cheshunt Road and Carboor Upper Road in the King Valley.

Officers have inspected the condition of both roads finding some minor sections of edge drops and envelope pruning on Edi-Cheshunt Road. Pettifers Road is maintained as required based on its road hierarchy. It was graded as part of the Council's programmed maintenance works a few weeks after receiving the petition.

There is additional wear and tear of some sections of this road due to additional heavy truck movements which will need to be reviewed periodically.

All items noted on the petition have been reviewed and will be addressed in accordance with Council's RMP.

Implications

Policy Considerations

Council's Road Management Plan

Financial/Economic Implications

The works identified are either part of programmed or ongoing maintenance and no further funding is required. Works outside of the RMP would require additional funding to be allocated.

Legal/Statutory

Road Management Act

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 Established

We will research and advocate:

To facilitate drainage and road infrastructure to support future growth plans

We will create and deliver:

Timely and appropriate infrastructure to support our growth areas

We will focus on our business:

By enhancing the way we plan and deliver infrastructure projects.

The non-negotiables

Our infrastructure is developed and maintained based on what we understand is important to the people who live, work and visit here.

Strategic Links

a) Rural City of Wangaratta 2030 Community Vision

N/A

b) Other strategic links

N/A

Risk Management

There are no moderate or high risks for the purpose of this report.

Consultation/Communication

There has been no public consultation. The Road Management Plan is under review and will be open for public comment in June 2021.

Options for Consideration

1. Council could choose to complete additional upgrade works outside of the RMP requirements. This would require additional budget allocation.

Conclusion

The Road Management Plan sets out Council's maintenance of sealed and unsealed roads. Both roads are and will continue to be maintained in accordance with these requirements.

Attachments

Nil.

15.2 PETITION: REQUEST FOR UPGRADE OF CHURCH LANE, MILAWA (NORTH BOUND)

Meeting Type: Ordinary Council Meeting
Date of Meeting: 25 May 2021
Author: Director Infrastructure Services
File No: IC21/734
Presenters: Director Infrastructure Services

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

A petition was tabled at Council's Ordinary meeting on 27 April 2021. The petition is seeking an upgrade (sealing) of Church Lane, Milawa.

This report addresses the request made by the petitioners and provides a recommendation for Council's consideration.

RECOMMENDATION:

That Council instruct officers to respond to the first signatory advising where Church Street is within Council's Road Sealing Prioritisation program.

Background

Council adopted a Road Sealing Prioritisation Program in 2019. This sets out a program of works for the sealing of unsealed roads after the removal of the previous dust suppression program.

Church Lane, Milawa is a narrow sealed and unsealed road between Coleman Lane and the Farm Gate. The road is broken into 4 segments.

- Coleman Lane to Snow Road is Unsealed and is Priority 317 on the sealing priority list.
- Snow Rd to Kerrs Rd has Dust Suppressant on it the entire length of the segment.
- Kerrs Rd to Home Station Lane is Unsealed and is Priority 844 on the sealing priority list.
- Home Station Lane to End is unsealed and is Priority 845 on the sealing priority list.

Based on the above any sealing works on Church Lane are a significant way off.

Implications**Policy Considerations**

Road Sealing Prioritisation Program
Council's Road Management Plan

Financial/Economic Implications

It is estimated that this sealing work would cost \$1,000,000 plus.

Legal/Statutory

Road Management Act

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 Established

We will research and advocate:

To facilitate drainage and road infrastructure to support future growth plans

We will create and deliver:

Timely and appropriate infrastructure to support our growth areas

We will focus on our business:

By enhancing the way we plan and deliver infrastructure projects.

The non-negotiables

Our infrastructure is developed and maintained based on what we understand is important to the people who live, work and visit here.

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

N/A

b) Other strategic links

N/A

Risk Management

There are no moderate or high risks for the purpose of this report.

Consultation/Communication

There has been no public consultation.

Options for Consideration

1. Council could choose to complete the sealing works. This would require additional budget allocation.

Conclusion

Church Lane, Milawa is not a high priority road to be sealed.

Attachments

- 1 Petition Requesting Church Lane Road Upgrade - Confidential

15.3 INCORRECT SPELLING OF MCCOY STREET, ELDORADO

| | |
|-------------------------|--|
| Meeting Type: | Ordinary Council Meeting |
| Date of Meeting: | 25 May 2021 |
| Author: | Executive Assistant - Infrastructure Services |
| File No: | IC21/831 |
| Presenters: | Director Infrastructure Services |

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

Council's Place Naming Committee received a request to correct the spelling of McCoy Street, Eldorado as it did not, as intended, recognise the McKoy family who operated the bakery at this location. This report is presented to Council to commence the renaming process by placing the proposal on public exhibition seeking feedback on the renaming of McCoy Street, Eldorado to McKoy Street, Eldorado.

RECOMMENDATION:

That Council:

- 1. places the proposal to rename McCoy Street, Eldorado to McKoy Street, Eldorado on public exhibition seeking submissions until close of business on Friday 25 June;***
- 2. reports on any feedback received at the 27 July Council meeting; and***
- 3. if no objections to the name change are received, resolves to accept the name change and seek approval for the proposal through the Office of Geographic Names.***

Background

A request was received from a long term resident of Eldorado backed by the knowledge of his parents in their 90s and evidence documented by the family in the book, Eldorado Gold – an Australian Story (pages 216-217). The proposal is to rename McCoy Street, Eldorado to McKoy Street in recognition of baker Leo McKoy and family who ran the bakery located on the corner of Main and McCoy Streets, Eldorado from 1920-1947. It is believed that the street name mysteriously changed sometime in the 1980s and there is no evidence to support the McCoy name. The bakery is still in operation at the location as the Firebox Bakery.

Principle (C) Linking the name to place of the Naming Rules for Places in Victoria seeks to link the name to the place meaning the renaming proposal fulfills this requirement.

Council's Place Naming Committee and the Wangaratta Historical Society concurred that the evidence provided supports the renaming of McCoy Street to McKoy Street, Eldorado.

8 properties in McCoy Street, Eldorado will be impacted by the renaming of the street. Property owners will be consulted during the exhibition period seeking feedback on the proposal as well as referral authorities such as Australia Post and Emergency Services.

Implications

Policy Considerations

Naming Roads, Streets and other Accessways Policy 2017

Financial/Economic Implications

There will be minimal costs to change street name blades.

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 (2020 Revision)

This report supports the 2017-2021 Council Plan:

Goal

We are inspired

We will plan, research and advocate for the future:

For the representation of our cultural heritage and story

Strategic Links

a) Rural City of Wangaratta 2030 Community Vision

N/A

b) Other strategic links

N/A

Consultation/Communication

| Level of public participation | Promises to the public/stakeholders | Tools/Techniques |
|-------------------------------|--|--|
| Consult | Seek feedback on the renaming proposal | Public notice on Council's website and Rural City Connections page. Letters to Referral authorities and impacted property owners. |

Conclusion

The renaming of McCoy Street, Eldorado to McKoy Street, Eldorado links the name to place as required in *Principle (C) Linking the name to place* of the

Attachments

Nil.

16. DEVELOPMENT SERVICES

16.1 TOURISM EVENTS PROGRAM

| | |
|-------------------------|---|
| Meeting Type: | Ordinary Council Meeting |
| Date of Meeting: | 25 May 2021 |
| Author: | Economic Development & Tourism Project Officer |
| File No: | IC21/782 |
| Presenter: | Director Development Services |

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

Applications for funding under Council's Tourism Events Funding Program for events taking place between July and December 2021, recently closed. Council received six applications with a total funding request of \$17,910 for this period. The applications have an estimated economic value of \$1.16 million. The allocated funding budget for the program is \$20,000.

An assessment process has been undertaken with a recommendation that five events are funded with a total allocation of \$12,910.

Organisers of events have experienced delays in planning due to uncertainty around changing conditions and restrictions. Organisers of events that normally take place during this funding period were not able to complete the application process in time for this assessment. The remaining balance of the funds for this period (\$7,090) will be kept for consideration of future events through a future competitive process.

RECOMMENDATION:

That Council awards the total of \$12,910 to fund the following events as part of the 2021 Tourism Events Funding Program:

| Applicant | Event | Recommended Funding Amount |
|---------------------------------|--|-----------------------------------|
| Transmoto | Transmoto 8 Hour Enduro at Wangaratta | \$5,000 |
| Inner Wheel District A61 | Inner Wheel Australia 52 nd National Conference | \$2,000 |
| Eldorado Tourism Business Group | Gold Flag Trail Day | \$1,910 |
| Milawa Providore | Christmas Market at Milawa Providore | \$2,000 |
| The Vine Hotel Wangaratta | Dainton Beer Presents – The Americana Carnival | \$2,000 |

Background

Each year Council's Tourism Events Funding Program provides financial assistance to event organisers for the promotion and development of their festivals and events.

The objectives of the Tourism Events Funding Program is to:

- maximise economic and community benefits;
- provide significant branding and marketing opportunities for the region;
- substantially build the profile of the events to attract visitors from outside of the Rural City of Wangaratta; and
- promote the tourism product strengths of the Rural City of Wangaratta.

Grants are available up to \$5,000 for major and marquee events (events that attract over 500 visitors) and up to \$2,000 for minor events (events that attract less than 500 visitors).

This round of the program, providing funding for eligible events taking place from 1 July to 31 December 2021, received six applications. The total amount requested for this round was \$17,910 with an estimated economic value of \$1.16 million. The program is split in two rounds per year to provide the best opportunity for Rural City of Wangaratta to capture and support a range of events. Applications must ensure they adhere to any requirements for permits and COVID19 regulations in order to conduct their event.

Applications were assessed against the program's funding criteria including the investment being made from the nominating organisation, capacity to attract tourism visitation, economic impact and having acquitted previous grants appropriately or providing a complete application. Following this assessment, five events are recommended to receive funding with one event not providing sufficient information within their application to receive a recommendation for funding at this time - Milawa Primary School Parents and Friends Association who nominated 'the Wine Bluffs' event. The Milawa Primary School Parents and Friends Association will be engaged with by officers to offer further support and assistance in getting their event details clarified.

Council officers are aware of local tourism events expected to take place between July and December 2021, that were not considered as part of the assessment process as applications were not received. The balance of the funds for this period will be kept for consideration of future events through a future competitive process prior to the end of the 2020/21 financial year.

Implications

Policy Considerations

The program applications have been assessed by a panel of four Council officers from multiple departments with funding allocation recommendations made in line with the Council Plan objective for tourism, the key directions of the Economic Development and Tourism Strategy and the grant program assessment criteria.

Financial/Economic Implications

Council has an allocation of \$20,000 to fund this portion of the program for 1 July to 31 December 2021. The recommendation is to allocate a total of \$12,910 to the successful applicants. The balance of the funds will be kept for consideration of future event opportunities.

| | 2020/2021 Approved Budget for this proposal \$ | This Proposal \$ | Variance to Approved Budget \$ | Comments |
|--------------------|--|------------------------|--------------------------------------|----------|
| Revenue/ Income | 0 | 0 | 0 | |
| Expense | \$20,000 | \$12,910 | \$7,090 in credit | |

Legal/Statutory

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

Social

Events have the capacity to increase the level of local interest and participation within the community and strengthen regional values. Increased local pride and community spirit, as well as an increased awareness of non-local perceptions.

Environmental/Sustainability Impacts

Environmental and sustainability impacts were included as an assessment criterion for the grants. The aim is to increase events participation and awareness of waste, water reduction and reducing the impact on the environment.

2017 – 2021 Council Plan (2020 Revision)

This report supports the 2017-2021 Council Plan:

Goal

We are Growing

We will create and deliver:

- Tourism products and experiences that build our attraction to visitors.
- Economic growth and development.

The non-negotiables:

Our tourism industry is promoted, valued and vibrant.

Strategic Links

a) Rural City of Wangaratta 2030 Community Vision

Tourism continues to thrive, with visitors attracted to the region's natural beauty, food and wine, cycling tracks, art facilities, cultural heritage and festivals.

b) Other strategic links

Economic Development and Tourism Strategy 2018-2023.

Risk Management

| Risks | Likelihood | Consequence | Rating | Mitigation Action |
|---|--------------|-------------|--------|--|
| Event organisers ability to contribute cash and in-kind | (3) possible | (2) minor | Medium | Ask for financial commitment and financials in application |
| Event organisers capacity to deliver the promised event | (3) possible | (2) minor | Medium | Constant communication with event organisers to ensure event success |

Consultation/Communication

| Level of public participation | Promises to the public/stakeholders | Tools/Techniques |
|-------------------------------|-------------------------------------|--|
| Inform | Provide an event funding program | The Chronicle Industry eNewsletter Social Media Channels |
| Empower | Provide support to event organisers | Advice on completing and submitting applications |

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

Options for Consideration

Option One: (Recommended)

Council approves the allocation of a total of \$12,910 to fund the recommended five events as part of the 2020/2021 Tourism Events Funding Program.

Option Two: (Not Recommended)

Council rejects or amends the allocation of a total of \$12,910 to fund events as part of the 2020/2021 Tourism Events Funding Program and does not proceed with the program.

Conclusion

Following a detailed assessment, five of the six applications are recommended for funding. They are listed in this report and it is requested that Council approves the allocation of a total of \$12,910 to fund these events.

Attachments

Nil

16.2 PLANNING PERMIT APPLICATION PLNAPP20/240 - DEVELOPMENT OF FIVE DWELLINGS ON A LOT - 20 SARAKOS CIRCUIT, WANGARATTA

| | |
|-------------------------|--------------------------------------|
| Meeting Type: | Ordinary Council Meeting |
| Date of Meeting: | 25 May 2021 |
| Author: | Senior Planner |
| File No: | IC21/783 |
| Presenters: | Director Development Services |

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 planning permit application seeks to construct five dwellings on a lot at 20 Sarakos Circuit, Wangaratta, located in Baltimore Park Estate.

The subject site is a vacant irregular shaped lot measuring 1,566m² in area and the proposed development features a combination of two and three-bedroom dwellings built around a central shared driveway with access to Sarakos Circuit.

A second planning permit application for a multi-dwelling development on a lot at 36 Sarakos Circuit has been received and will be separately considered.

Notice of this application and the application for 36 Sarakos Circuit (PInApp20/241) were given in the form of letters to nearby owners and occupiers. At the time of writing this report a total of 12 submissions have been received, all of which object to the proposed development and nine of which also object to the proposed six dwelling development at 36 Sarakos Circuit.

This report is presented to Council due to the number of submissions received.

Key issues for consideration as part of this application have been identified as:

- Traffic generation and overflow parking on the street.
- Rubbish bin collection.
- Safety and amenity.
- Neighbourhood character.
- Suitability of the site for medium density development.

The proposal has been assessed against the relevant provisions of the *Planning and Environment Act 1987* and the Wangaratta Planning Scheme with a recommendation to support, subject to conditions, including requirements for some minor alterations in the design of the development.

RECOMMENDATION:***That Council:***

- 1. issues a Notice of Decision to Grant a Planning Permit with respect to Planning Permit Application 20/240 for Development of Five Dwellings at 20 Sarakos Circuit, Wangaratta, in accordance with the permit conditions contained within Attachment 1; and,***
- 2. advises the applicant and all submitters of Council's decision.***

Property Details

The subject site is situated within Baltimore Park Estate on the north-western fringe of the Wangaratta urban area. The site is located along Sarakos Circuit which is a 'C' shaped street with two distinct 90-degree bends allowing it to be accessed from Corncob Boulevard in two locations approximately 85 metres apart.

The site itself is located on the outer side of the northern-most bend, approximately 170 metres west of the northern Sarakos Circuit / Corncob Boulevard intersection (see map below).



The subject site is an irregular shaped lot measuring 1,566m² in area. The site is generally oriented north-south with a narrow 9.14 metre street frontage to Sarakos Circuit. The land has a gentle one-way slope with a fall of approximately 600mm from its rear (north-west) corner to its front (south-east) corner; at a gradient of approximately 1 in 100. The subject lot is currently devoid of any buildings or vegetation.

Sarakos Circuit has been developed over a number of stages (Stages 1, 3, 6 and 11) within the Baltimore Park Estate, with Stage 11 culminating in the complete development of the street. It is Stage 11 within which the subject lot and another large lot proposed for a multi-dwelling development are located. While most lots within the earlier stages of Sarakos Circuit have now been built upon, the construction of dwellings within Stage 11 are mostly at various stages of development, from no development through to framing and external cladding. Development of single detached dwellings on the adjoining properties to the south and east (18 and 24 Sarakos Circuit) has commenced.

Adjoining land to the north and west forms part of Stage 12 of the Baltimore Park Estate. This stage is still under construction and titles have not yet been issued.

| | |
|--------------------------|---|
| Land/Address | 20 Sarakos Circuit, Wangaratta |
| Zones and Overlays | General Residential Zone – Schedule 1 No applicable Overlays |
| Why is a permit required | Construction of Two or more Dwellings on a Lot |

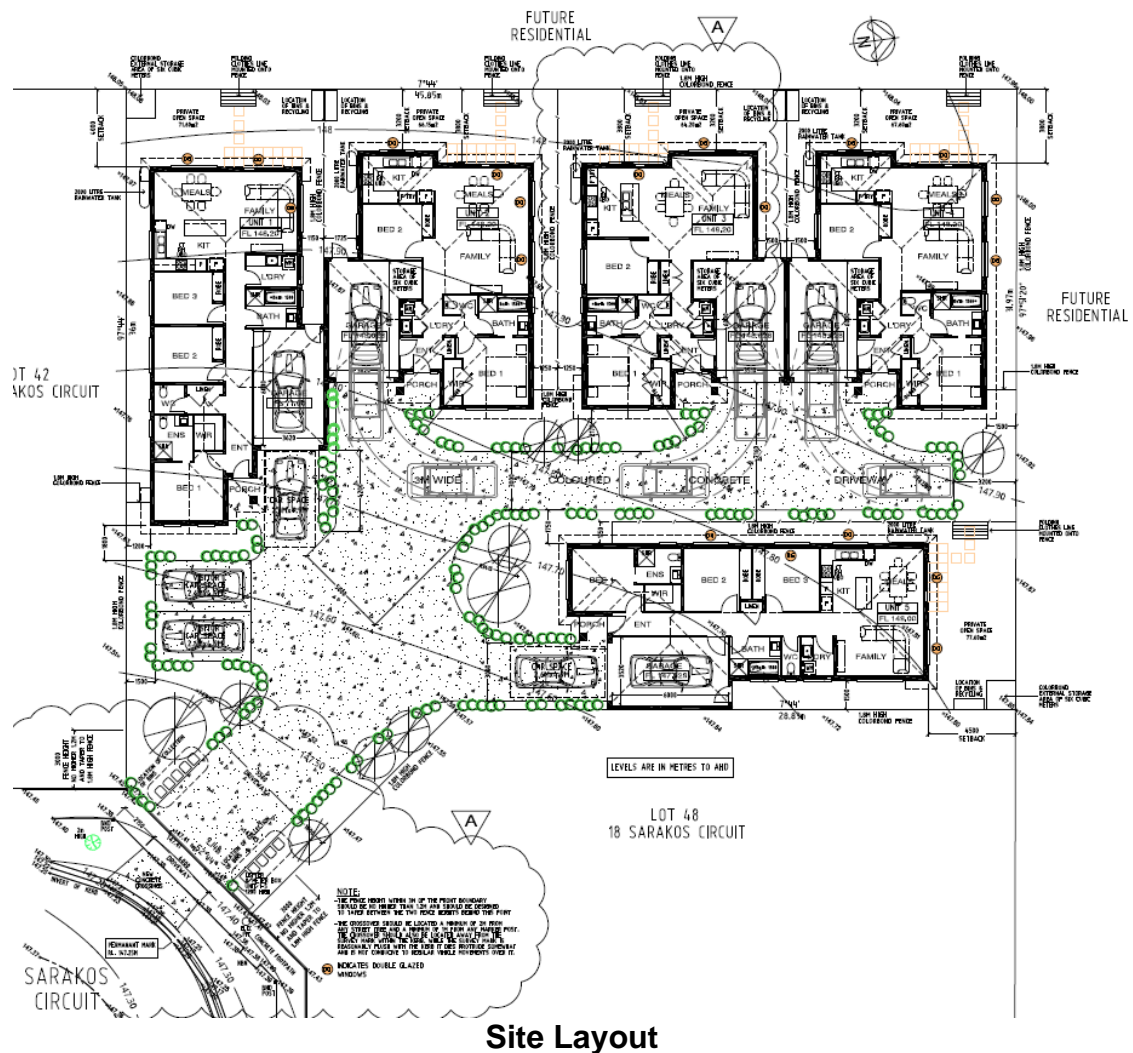
Proposal in Detail

This application is for the development of five dwellings on the lot known as 20 Sarakos Circuit, Wangaratta (see Site Layout Plan below and **Attachment 2**).

The single storey dwellings will be situated around a central common accessway extending from Sarakos Circuit in the south-east through to the northern boundary of the subject site. The dwellings will be a mix of two-bedroom and three-bedroom residences, some of which will have attached walls and others which will be fully detached.

The dwellings will be of brick veneer construction. Each dwelling has been allocated an area of backyard space which will be secluded through the use of internal 1.8m high colorbond fencing. 1.8m high colorbond fencing is also proposed around the perimeter of the site, save for the front section of the site facing Sarakos Circuit.

The shared driveway in the centre of the site will be bordered by landscaping, comprising a mix of ground covers, shrubs and trees. A communal mailbox area, internal rubbish collection area and two visitor parking spaces have been allocated toward the front of the site.



Summary of Key Issues

- 12 objections to the application from owners/residents in the nearby area.
- Traffic generation and overflow parking on the street.
- Rubbish bin collection.
- Safety and amenity.
- Neighbourhood character.
- Suitability of the site for medium density development.

Assessment under the Planning and Environment Act

The assessment of the application against the relevant parts of the Wangaratta Planning Scheme and the *Planning and Environment Act 1987* is included in **Attachment 3**.

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

| Section | Clause | Provision |
|---------------------------------|--------------------------------------|--|
| State Planning Policy Framework | 11.01-1 11.02-1 15.01 16.01 | Settlement Supply of Urban Land Built Environment Residential Development |
| Local Planning Policy Framework | 21.02-1 21.07 | Settlement Network Housing |
| Zones | 32.08 | General Residential Zone |
| Overlays | N/A | N/A |
| Particular Provisions | 52.06 | Car Parking |
| Decision Guidelines | 65.01 | Decision Guidelines - Approval of an application or plan |

Referrals

The proposal for the development of five dwellings is not required to be referred to any external Authorities.

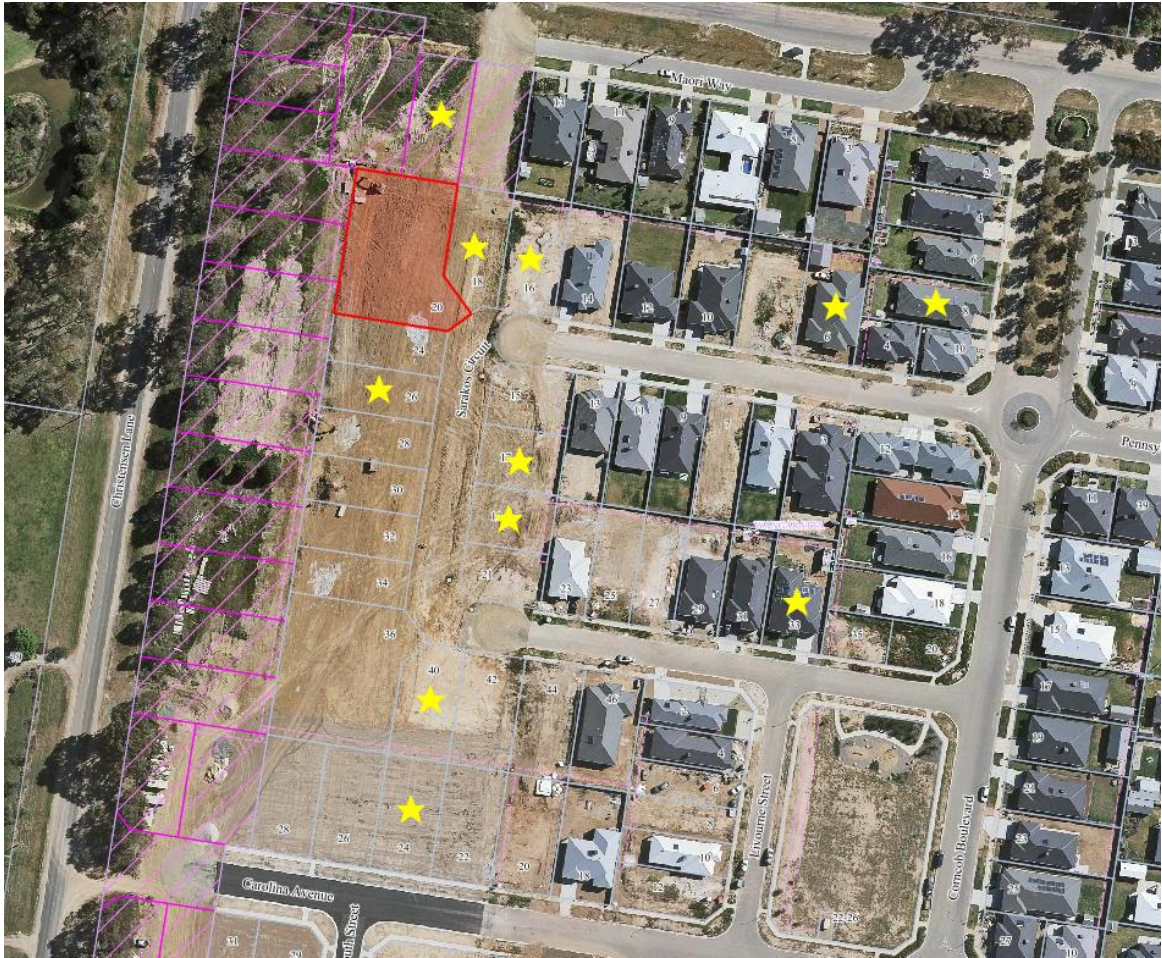
Internal Departmental Advice

| Department | Response |
|-------------------------------|---|
| Technical Services Department | <p>No objection, subject to the inclusion of conditions relating to the provision of drainage infrastructure, onsite detention, property access and construction standards.</p> <p>Of note is confirmation that the Sarakos Circuit road network is capable of accommodating the traffic associated with this development and the requirement for the property access crossover to be widened to 5.5m to allow for vehicle passing opportunities at the entrance to the site.</p> |

Advertising

The application was advertised over two dates, 4 and 9 March 2021, to all owners and occupiers of nearby properties.

Subsequent to notification, 12 individual objections have been received with three objecting specifically to this application and nine objecting to both this application and another application for six dwellings at 36 Sarakos Circuit (PInApp20/241) which is being processed concurrently with this application. Objector locations are identified in the following plan.



With respect to the objections received it is noted that:

- Two of the objections are on behalf of the one property, being 40 Sarakos Circuit.
- One objection is on behalf of a future lot, Lot 5 PS844058K, within Stage 12 of Baltimore Park Estate.

As noted from the above plan, objector locations are spread throughout the north-west section of Baltimore Park Estate, with some objections coming from existing residents and others coming from the owners of vacant lots intending to build.

Consideration of concerns raised by objectors with respect to this proposal are summarised in **Attachment 3** (Assessment Report).

In summary, objections relate to:

- Amenity;
- Neighbourhood Character;
- Suitability of the site for medium density development;
- Car Parking;
- Traffic;
- Waste Collection;
- Construction Vehicles;
- Infrastructure;
- Compliance with the Wangaratta Planning Scheme; and

- Some specific concerns relating to adjoining land.

Implications

Policy Considerations

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

Financial Implications

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

Legal/Statutory

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

Cultural Heritage

The land is not within a designated area of Cultural Heritage Sensitivity.

Social

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

Environmental/Sustainability Impacts

Environmental/sustainability impacts identified in this report will be addressed by way of permit conditions.

Economic Impacts

The application is considered to have a positive economic impact by providing a diversity of housing stock within close proximity of employment, educational, social and recreational opportunities.

2017 – 2021 Council Plan (2020 Revision)

This report supports the 2017-2021 Council Plan:

Goal

We are Sustainable

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

We are thriving

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

We are growing

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

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

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

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

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

We are established

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

We are inspired

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

Strategic Links

a) Rural City of Wangaratta 2030 Community Vision

N/A

b) Other strategic links

N/A

Risk Management

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

Consultation/Communication

| Level of public participation | Promises to the public/stakeholders | Tools/Techniques |
|-------------------------------|--|---|
| Inform | Notify potentially affected parties of the application | Notice of Application sent to surrounding owners and occupants. |
| Consult | All submissions to the application will be considered. | All Submissions have been reviewed and summarised in this report along with a response to relevant planning considerations. |
| Involve | Opportunity to make a submission. | Notice of Application sent to surrounding owners and occupants. |

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

Options for Consideration

1. Approve the application, through the issue of a Notice of Decision to Grant a Permit, subject to recommended conditions of permit (refer to **Attachment 1**).

OR

2. Refuse the planning permit application. Grounds of refusal would need to be provided. This is not the recommended option.

Conclusion

The application seeks approval for the development of five dwellings on the subject 1,566m² lot. The proposed development has been found to be compliant with the provisions of the Wangaratta Planning Scheme, particularly State and Local Planning Policy which seek to promote growth in the Wangaratta urban area and the development of higher density affordable housing opportunities throughout all residential areas.




The development, in combination with the development at 36 Sarakos Circuit, is considered to address a void in the diversity of housing stock through this area. The subject properties are located within the Wangaratta urban area and in close proximity of employment, educational, social and recreational opportunities. The planned North West Growth Area Activity Centre to the south of the subject land will bring some of these local opportunities much closer to the subject land. The site is also located nearby to Wangaratta's extensive shared path network and a local bus route.

The design of the proposed development is generally consistent with the requirements for medium density residential development and is not considered to be an overdevelopment of the land or at odds with the emerging neighbourhood character of the area. Sarakos Circuit has been found to be capable of accommodating the additional traffic anticipated to be associated with both this

development and the development at 36 Sarakos Circuit. Concerns relating to safety and rubbish collection have been addressed by way of recommended permit conditions.

On balance it is considered that the scale and design of the development is appropriate, achieves an acceptable outcome in terms of relevant planning considerations and should be supported with appropriate conditions as outlined in **Attachment 1**.

Attachments

- 1 PInApp20/240 - Recommended Permit Conditions [↓](#) 
- 2 PInApp20/240 - Plans for Endorsement [↓](#) 
- 3 PInApp20/240 - Assessment Report [↓](#) 

16.3 PLANNING PERMIT APPLICATION PLNAPP20/241 - DEVELOPMENT OF SIX DWELLINGS ON A LOT - 36 SARAKOS CIRCUIT, WANGARATTA

| | |
|-------------------------|--------------------------------------|
| Meeting Type: | Ordinary Council Meeting |
| Date of Meeting: | 25 May 2021 |
| Author: | Senior Planner |
| File No: | IC21/784 |
| Presenters: | Director Development Services |

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

Executive Summary

This application seeks planning approval to construct six two-bedroom dwellings on a lot at 36 Sarakos Circuit, Wangaratta, located in Baltimore Park Estate.

The proposed development features dwellings built around a central shared driveway with access to Sarakos Circuit. The subject site is a vacant irregular shaped lot measuring 1,772m² in area.

A planning permit application has also been received for a multi-dwelling development at 20 Sarakos Circuit which will be considered separately.

Notice of this application and the application for 20 Sarakos Circuit (PInApp20/240) were given in the form of letters to nearby owners and occupiers on 4 and 9 March 2021. At the time of writing this report a total of nine submissions have been received, all of which object to the proposed development as well as the proposed five dwelling development at 20 Sarakos Circuit.

This report is presented to Council due to the number of submissions received.

Key issues for consideration as part of this application have been identified as:

- Traffic generation and overflow parking on the street.
- Rubbish bin collection.
- Safety and amenity.
- Neighbourhood character.
- Suitability of the site for medium density development.

The proposal has been assessed against the relevant provisions of the *Planning and Environment Act 1987* and the Wangaratta Planning Scheme with a recommendation to support, subject to conditions, including requirements for some minor alterations in the design of the development.

RECOMMENDATION:***That Council:***

- 1. issues a Notice of Decision to Grant a Planning Permit with respect to Planning Permit Application 20/241 for Development of Five Dwellings at 36 Sarakos Circuit, Wangaratta, in accordance with the permit conditions contained within Attachment 1; and,***
- 2. advises the applicant and all submitters of Council's decision.***

Property Details

The subject site is situated within Baltimore Park Estate on the north-western fringe of the Wangaratta urban area. The site is located along Sarakos Circuit which is a 'C' shaped street with two distinct 90-degree bends allowing it to be accessed from Corncob Boulevard in two locations approximately 85 metres apart.

The site itself is located on the outer side of the southern-most bend, approximately 170 metres west of the southern Sarakos Circuit / Corncob Boulevard intersection.



The subject site is an irregular shaped lot measuring 1,772m² in area. The site is generally oriented north-south with a narrow 13.14 metre street frontage to Sarakos Circuit. The land has a gentle one-way slope with a fall of approximately 1m from its rear (south-west) corner to its front (north-east) corner; at a gradient of approximately 1 in 50. The subject lot is currently devoid of any buildings or vegetation.

Sarakos Circuit has been developed over a number of stages (Stages 1, 3, 6 and 11) within the Baltimore Park Estate, with Stage 11 culminating in the complete development of the street. It is Stage 11 with which the subject lot and another large lot proposed for a multi-dwelling development are located. While most lots within the earlier stages of Sarakos Circuit have now been built upon, the construction of dwellings within Stage 11 are at various stages of development, from no development through to framing and external cladding. Development has not commenced on adjoining lots within Stage 11 to the north and east.

Adjoining land to the south forms part of an earlier stage of the Baltimore Park Estate and dwellings have been constructed on the two lots (26 and 28 Carolina Avenue) adjoining the subject property to the south. Adjoining land to the west forms part of Stage 12 of the Baltimore Park Estate. This stage is still under construction and titles have not yet been issued.

| | |
|---------------------------|---|
| Land/Address | 36 Sarakos Circuit, Wangaratta |
| Zones and Overlays | General Residential Zone – Schedule 1 No applicable Overlays |
| Why is a permit required? | Construction of Two or more Dwellings on a Lot |

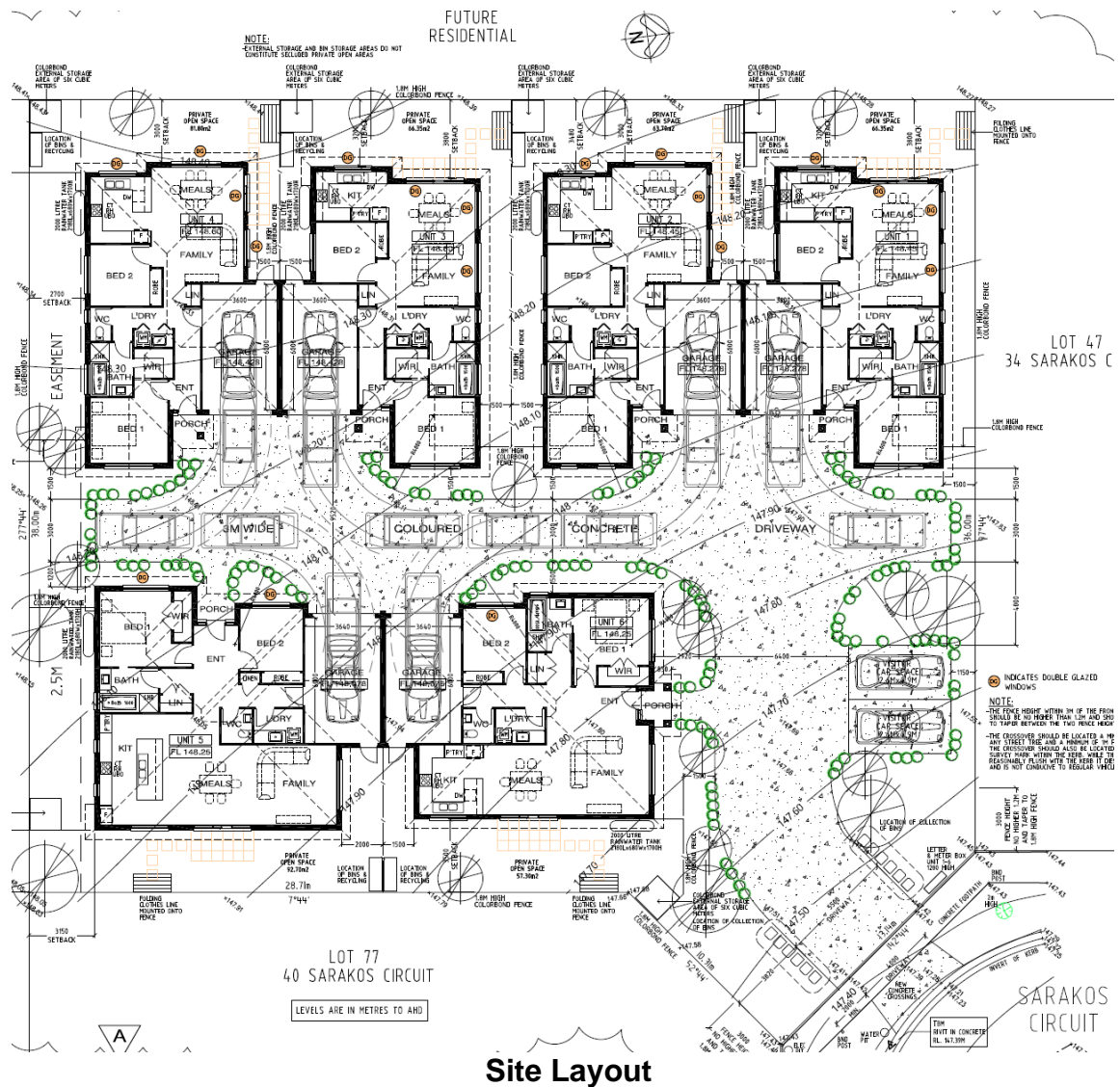
Proposal in Detail

This application is for the development of six dwellings on the lot known as 36 Sarakos Circuit, Wangaratta (see Site Layout Plan below and **Attachment 2**).

The single storey dwellings will be situated around a central common accessway extending from Sarakos Circuit in the north-east through to the southern boundary of the subject site.

The two-bedroom dwellings will be of brick veneer construction. Each dwelling has been allocated an area of backyard space which will be secluded through the use of internal 1.8m high colorbond fencing. 1.8m high colorbond fencing is also proposed around the perimeter of the site, save for the front section of the site facing Sarakos Circuit.

The shared driveway in the centre of the site will be bordered by landscaping, comprising a mix of ground covers, shrubs and trees. A communal mailbox area, internal rubbish collection area and two visitor parking spaces have been allocated toward the front of the site.



- Nine objections to the application from owners/residents in the nearby area.
- Traffic generation and overflow parking on the street.
- Rubbish bin collection.
- Safety and amenity.
- Neighbourhood character.
- Suitability of the site for medium density development.

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

| Section | Clause | Provision |
|---------------------------------|--------------------------------------|--|
| Planning Policy Framework | 11.01-1 11.02-1 15.01 16.01 | Settlement Supply of Urban Land Built Environment Residential Development |
| Local Planning Policy Framework | 21.02-1 21.07 | Settlement Network Housing |
| Zones | 32.08 | General Residential Zone |
| Overlays | N/A | N/A |
| Particular Provisions | 52.06 | Car Parking |
| Decision Guidelines | 65.01 | Decision Guidelines - Approval of an application or plan |

Referrals

The proposal for the development of five dwellings is not required to be referred to any external Authorities.

Internal Departmental Advice

| Department | Response |
|-------------------------------|---|
| Technical Services Department | <p>No objection, subject to the inclusion of conditions relating to the provision of drainage infrastructure, onsite detention, property access and construction standards.</p> <p>Of note is confirmation that the Sarakos Circuit road network is capable of accommodating the traffic associated with this development and the requirement for the property access crossover to be widened to 5.5m to allow for vehicle passing opportunities at the entrance to the site.</p> |

Advertising

The application was advertised in March 2021, to all owners and occupiers of nearby properties.

Subsequent to notification, nine individual submissions have been received objecting both to this application and another application for five dwellings at 20 Sarakos Circuit (PInApp20/240) which is being processed concurrently with this application. Objector locations are identified in the following plan.



With respect to the objections received it is noted that two of the objections are on behalf of the one property, being 40 Sarakos Circuit.

As noted from the above plan, objector locations are spread throughout the north-west section of Baltimore Park Estate, with some objections coming from existing residents and others coming from the owners of vacant lots intending to build.

Concerns raised by objectors with respect to this proposal are summarised in **Attachment 3** (Assessment Report).

In summary, objections relate to:

- Amenity
- Neighbourhood character
- Suitability of the site for medium density development
- Car parking
- Traffic
- Waste collection
- Construction vehicles
- Infrastructure
- Compliance with the Wangaratta Planning Scheme.

Implications**Policy Considerations**

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

Financial Implications

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

Legal/Statutory

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

Cultural Heritage

The land is not within a designated area of Cultural Heritage Sensitivity.

Social

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

Environmental/Sustainability Impacts

Environmental/sustainability impacts identified in this report will be addressed by way of permit conditions.

Economic Impacts

The application is considered to have a positive economic impact by providing a diversity of housing stock within close proximity of employment, educational, social and recreational opportunities.

2017 – 2021 Council Plan (2020 Revision)

This report supports the 2017-2021 Council Plan:

Goal**We are Sustainable**

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

We are thriving

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

We are growing

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

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

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

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

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

We are established

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

We are inspired

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

Strategic Links

a) Rural City of Wangaratta 2030 Community Vision

N/A

b) Other strategic links

N/A

Risk Management

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

Consultation/Communication

| Level of public participation | Promises to the public/stakeholders | Tools/Techniques |
|-------------------------------|--|---|
| Inform | Notify potentially affected parties of the application | Notice of Application sent to surrounding owners and occupants. |
| Consult | All submissions to the application will be considered. | All Submissions have been reviewed and summarised in this report along with a response to relevant planning considerations. |
| Involve | Opportunity to make a submission. | Notice of Application sent to surrounding owners and occupants. |

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

Options for Consideration

1. Approve the application, through the issue of a Notice of Decision to Grant a Permit, subject to recommended conditions of permit (refer to **Attachment 1**).

OR

2. Refuse the planning permit application. Grounds of refusal would need to be provided. This is not the recommended option.

Conclusion

The application seeks approval for the development of five dwellings on the subject 1,772m² lot. The proposed development has been found to be compliant with the provisions of the Wangaratta Planning Scheme, particularly State and Local Planning Policy which seek to promote growth in the Wangaratta urban area and the development of higher density affordable housing opportunities throughout all residential areas.




The development, in combination with the development at 20 Sarakos Circuit, is considered to address a void in the diversity of housing stock through this area. The subject properties are located within the Wangaratta urban area and in close proximity of employment, educational, social and recreational opportunities. The planned North West Growth Area Activity Centre to the south of the subject land will bring some of these local opportunities much closer to the subject land. The site is also located nearby to Wangaratta's extensive shared path network and a local bus route.

The design of the proposed development is generally consistent with the prescriptive requirements for medium density residential development and is not considered to be an overdevelopment of the land or at odds with the emerging neighbourhood character of the area. Sarakos Circuit has been found to be capable of accommodating the additional traffic anticipated to be associated with

both this development and the development at 20 Sarakos Circuit. Concerns relating to safety and rubbish collection have been addressed by way of recommended permit conditions.

On balance it is considered that the scale and design of the development is appropriate, achieves an acceptable outcome in terms of relevant planning considerations and should be supported with appropriate conditions as outlined in **Attachment 1**.

Attachments

- 1 PInApp20/241 - Recommended Conditions [↓](#) 
- 2 PInApp20/241 - Plans for Endorsement [↓](#) 
- 3 PInApp20/241 - Assessment Report [↓](#) 

16.4 AMENDMENT C83 - UPDATE - AMENDMENT NOT TO PROCEED

| | |
|-------------------------|---|
| Meeting Type: | Ordinary Council Meeting |
| Date of Meeting: | 25 May 2021 |
| Author: | Manager - Economic Development, Environment & Strategy |
| File No: | IC21/786 |
| Presenters: | Director Development Services |

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 an update on Wangaratta Planning Scheme Amendment C83. Amendment C83 proposed to make a series of updates and technical corrections to the Wangaratta Planning Scheme that were categorised as a 'tidy up' matters.

The items listed for inclusion in this amendment (see Attachment 1) have varying requirements (with differing timelines) to be fulfilled prior to being included in a Planning Scheme Amendment. To progress the items in the list, it proposed to cease work on Amendment C83 and facilitate the changes in other planning scheme amendments Council is currently completing and proposing to complete in the near future.

RECOMMENDATION:***That Council:***

- 1. ceases the preparation, authorisation and exhibition of Amendment C83 in accordance with the resolution of Council (motions 3-6) of the Ordinary Meeting of 24 March, 2020.***
- 2. resolves to include the proposed rezoning of Max Parkinson Lodge: 8 Sadler Street, Wangaratta and the proposed change to permit requirements for development on lots of between 300 and 500 square metres in residential zones as part of the C79 Health Precinct Structure Plan amendment.***
- 3. facilitates updates and technical corrections in future amendments for all other items listed in C83 in accordance with Attachment 1.***
- 4. delegates to the Director Development Services, authority to make minor changes to documents as required by the Department of Environment, Land Water and Planning or identified by Council Officers in the preparation of planning scheme amendment material.***

Background

At the ordinary meeting of Council, 24 March, 2020 Council resolved to:

“...3. Resolves to prepare Amendment C83 to the Wangaratta Planning Scheme to make a series of updates and technical corrections, generally in accordance with Attachment 2

4. Requests the Minister for Planning to authorise the preparation and exhibition of Amendment C83, pursuant to Section 8A of the Planning and Environment Act 1987.

5. Places proposed Amendment C83 on exhibition, in accordance with Section 19 of the Planning and Environment Act 1987, subject to authorisation of the amendment.

6. Delegates to the Director Development Services, authority to make minor changes to documents as required by the Department of Environment, Land Water and Planning or identified by Council Officers in the preparation of the planning scheme amendment material.”

An attachment to this (March 2020) report refers to a list of technical correction and tidy up matters inclusive of minor ordinance changes, changes to zones and changes to overlays that required a planning scheme amendment address. However, prior to proceeding with a Planning Scheme Amendment the following processes need to be finalised:

- Undertake further assessment to strategically justify the change to the scheme
- Undertake statutory process, for example change of ownership or consultation in the case of public land disposal
- Undertake further technical investigations to inform the relevant changes to zoning or overlays.

The different processes have different timeframes. Not all the assessments, statutory processes and technical investigation have been completed to date.

Rather than hold up this entire amendment it is proposed to address the technical correction and tidy up matters in other amendments Council is currently completing or proposing to complete in the future. Attachment 1 outlines the alternative amendments the technical correction and tidy up matters are to be addressed in.

The following proposed changes are recommended to be added to the planning scheme amendment implementing the Wangaratta Health Precinct Masterplan which is currently under preparation.

- Rezoning of Max Parkinson Lodge: 8 Sadler Street, Wangaratta
- Changes to permit requirements for development on lots of between 300 and 500square metres in residential zones.

As Council has previously resolved to prepare the amendment implementing the Wangaratta Health Precinct Masterplan without the above two changes, it is

recommended that Council resolves to include the two changes above in that amendment.

The remaining proposed changes listed in Attachment 1 are recommended to be included in amendments that are still to be presented to Council.

Implications

Policy Considerations

Completing a planning scheme amendment to address the correction and tidy up items will ensure the Wangaratta Planning Scheme continues to operate efficiently and reduce regulatory burden in decision making.

Financial/Economic Implications

There are no adverse financial or economic implications identified for the subject of this report. Processing the technical correction and tidy up matters in other amendment Council is completing will result in a cost saving of officer time and amendment processing fees.

Legal/Statutory

In accordance with the Planning and Environment Act 1987 Section 12 (3) [b] and Clause 21.13 of the Wangaratta Planning Scheme, it is Council's role to ensure the Wangaratta Planning Scheme is reviewed for effectiveness and streamlines its administration and 'do all things necessary to encourage and promote the orderly and proper use, development and protection of land...'.

Social

Finalising these technical corrections and tidy up matters will provide clarity for the community around specific intended use of land, which includes publicly owned land designated for recreational purpose.

Environmental/Sustainability Impacts

These matters have negligible environmental impacts. No adverse sustainability impacts are identified for this subject of this report.

2017 – 2021 Council Plan

This report supports the 2017-2021 Council Plan:

Goal

We are Growing

We will research and advocate:

To facilitate considered planning and development in line with long term strategic objectives for the sustainability of our community and environment.

We will focus on our business:

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

The non-negotiables

The expansion of our new and sustainable neighbourhoods happens with integrity and strategic direction.

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

The proposed amendment supports the Wangaratta 2030 Community Vision by identifying opportunities to improve community safety and accessibility through future planning control.

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

b) Other strategic links

N/A

Risk Management

If these matters are not addressed there may be a risk that the Wangaratta Planning Scheme doesn't operate at an optimum level.

Consultation/Communication

| Level of public participation | Promises to the public/stakeholders | Tools/Techniques |
|-------------------------------|---|---------------------------|
| Inform | informed To provide the public with balanced and objective information to assist them in understanding the problems, alternatives and or solutions. | We will keep you informed |

Officers believe that appropriate consultation has occurred and the matter is now ready for Council consideration. A full consultation process will be undertaken as part of the amendment process, where these matters will be considered.

Options for Consideration**Option 1: Recommended**

To cease Amendment C83 and consider the technical correction and tidy up amendment matters in existing (*C79 Health Precinct Structure Plan Amendment*) or proposed future amendments as outlined in Attachment 1.

Option 2: Not recommended

Continue with separate technical corrections and tidy up amendment (Amendment C83) when all the required statutory processes, technical investigations and strategic justification requirements are met.

Option 3: Not recommended

Do nothing (do not proceed with any planning scheme amendment to address these technical corrections and tidy up amendment matters).

Conclusion

To efficiently address the technical corrections and tidy up matters a planning scheme amendment is required. Due to the nature of a tidy up amendment and the different timeframes of various requirements to be completed allowing the matters to proceed to amendment stage, it is considered a better option to complete changes required in amendments going ahead in the future.

Attachments

1 C83 Amendment [↓](#) 

17. SPECIAL COMMITTEE REPORTS

Nil

18. ADVISORY COMMITTEE REPORTS

Nil

19. MINUTES OF ADVISORY COMMITTEE MEETINGS

19.1 RECORD OF ADVISORY COMMITTEE REPORTS

Meeting Type: Ordinary Council Meeting
Date of Meeting: 25 May 2021
Author: Executive Service Coordinator
File Name: Assemblies of Councillors
File No: IC21/864

Executive Summary

Advisory Committee Meetings:


Minutes of the following Advisory Committee Meetings are reported to Councillors for information (refer to the attachment).

1. Wangaratta Economic Development & Tourism Advisory Committee – 13 April 2021 (Endorsed)

RECOMMENDATION:

That Council notes the minutes of these Advisory Committees.

Attachments

- 1 Wangaratta Economic Development & Tourism Advisory Committee - 13April 2021 (Endorsed) [↓](#) 

20. NOTICES OF MOTION

Nil

21. URGENT BUSINESS

22. PUBLIC QUESTION TIME

23. CONFIDENTIAL BUSINESS

Nil

24. CLOSURE OF MEETING

ATTACHMENTS

Council Plan 2017-2021 (2020 Revision)
Council Plan Projects Status Report - 'What You Will See in 2020-21'
Quarter 3

| The Pillars | Project / 'What You Will See in 2020-21' | Status | Tracking | Benefits - Completed Projects | Comments this quarter |
|-----------------|---|---------------------------|-----------|--|---|
| WE ARE THRIVING | 1. Wangaratta Indoor Sports and Aquatics Centre Completion | Completed 100% | | Benefit to be realised at a later time | New pools were opened on 19 December 2020. |
| | 2. Integration of WISAC and Parklands Precinct under Council Management | Completed 100% | | | Integration completed. |
| | 3. Construction of a landmark Regional Play Space and Park | On-going 60-79% | OFF TRACK | | Project has been delayed with further consultation required. Project will be completed in August 2021. |
| | 4. Development of Public Health and Wellbeing Plan | Nearing Completion 80-99% | ON TRACK | | The Municipal Public Health and Wellbeing Plan is complete and has been incorporated into the 2021-2025 Council Plan. The Departments of Fairness, Families and Housing were provided a copy of the Council Plan (incorporating the Municipal Public Health and Wellbeing Plan) and have provided some feedback. This feedback is being incorporated into the Council Plan and will be up for public consultation during the month of May 2021. |
| | 5. Progression of the Grit and Resilience Program | Underway 30-59% | ON TRACK | | <ul style="list-style-type: none"> - Formed a Collective impact and Co-designed Consortium. - Activated our social media presence. - Trained 103 people in supporting people bereaved by suicide. - Welcomed 4 Community partners onto the Consortium. - Trained 39 community members in safe communication about suicide. - Engaged Evaluators into the program for 3 years. - Trained 49 people in Mental Health First Aid. - Launched the Winter Solstice documentary to the Community. - Completed a 3 phase Community engagement strategy and voted on the priorities for the program moving forward. - Developed branding and identity for the Program. |
| | 6. Implementation of the Waste Management Strategy (WMS) | Nearing Completion 80-99% | ON TRACK | | Most actions in plan are nearing completion or are completed. Waiting on the direction of the Recycling Victoria reforms and how Council can best respond before continuing to implement the strategy. |
| | 7. Mitchell Avenue Children's Garden Construction | Completed 100% | | Benefit realised | Works are now complete. |
| | 8. Delivery of programs to support recovery from Covid-19 and the bushfires | Nearing Completion 80-99% | ON TRACK | | <p>COVID Bushfire Grants have been allocated totalling \$367,386.80 = 32 Business and 32 Community Groups.</p> <ul style="list-style-type: none"> - Eight projects completed and financial acquittals received. - Two successful applicants (Gentle Annie Caravan Park and Wangaratta Basketball Association) have decided not to accept their funding, resulting in a \$7,000 budget saving. - Council officers are continuing to keep in touch with successful community organisations and businesses to ensure projects will be completed by 30 June 2021. |

Council Plan 2017-2021 (2020 Revision)
Council Plan Projects Status Report - 'What You Will See in 2020-21'
Quarter 3

| The Pillars | Project / 'What You Will See in 2020-21' | Status | Tracking | Benefits - Completed Projects | Comments this quarter |
|----------------|---|---------------------------|-----------|-------------------------------|--|
| WE ARE GROWING | 9. Launch of large-scale marketing promotion and awareness campaign | Nearing Completion 80-99% | ON TRACK | | <p>"Little Locals" Campaign to attract residents to the region ran from 3 January - 28 February 2021. Reached 806k people via TV, plus an additional 8.8M digital impressions were served and 1.8M online video views. We attracted 25k website visitors & real estate agents confirmed increased enquiries during the region. We also attracted media coverage from the Herald Sun and were also invited to speak about the campaign at the upcoming Place Branding Conference in June 2021.</p> <p>Visitation Easter Campaign launched 28 February and will run to 15 May 2021. Channels include outdoor, social, online video, search and content partnership channels. We also featured as a destination in the TV show "What's Up Down Under".</p> |
| | 10. Wangaratta Aerodrome Infrastructure Development | Nearing Completion 80-99% | OFF TRACK | | Civil Works are complete. Sky Fuel booked for 11 May 2021 - Line Markings completed, Commercial Hanger complete awaiting fire services to be installed to obtain Certificate of Occupancy. |
| | 11. Implementation of Economic Development and Tourism Strategy | On-going 60-79% | ON TRACK | | <ul style="list-style-type: none"> - Continue to assist businesses with grant applications and how to access support funding. Fortnightly E-Newsletters being sent to businesses with updates and COVID19 contact tracing requirements as needed. - Business Masterclasses and Workshops continue and working closely with Business Victoria on these. - Working with Infrastructure on the Outdoor Dining Grant Program (Additional funding received to implement additional outdoor seating and amenity). - CUC Ovens Murray RUC revised grant application completed and awaiting final funding outcome. - Ned Kelly Glenrowan Project. Design, interpretation and landscaping concept drawings nearing completion. Working with Heritage Victoria closely to ensure meeting requirements for the site. - Drought Funding. GMW have approved Bore Points, tender out. Adverse Event Plan underway & Eldorado streetscaping design completed. - King Valley 'Prosecco Road' Masterplan underway. Priorities will inform the Grant. |
| | 12. Continue Business Development and Support Programs | On-going 60-79% | ON TRACK | | Working with Australian Small Business Advisory Services, Small Business Victoria and Tourism North East to provide a range of workshops to assist businesses - Marketing, Financial Sustainability, Business Planning and applying for grants to name a few. |
| | 13. Moyhu Township Development Program | Started 1-29% | ON TRACK | | Strategic Planners continuing to gather information for background documents and impacts of the new Bushfire Planning requirements on the township. |
| | 14. Progress the development of Ovens College Site | On-going 60-79% | OFF TRACK | | Working through a couple of opportunities with Housing for Victoria. DHHS set to obtain Certificate of Subdivision in April 2021, they would like to have completed building by September 2021. |
| | 15. Participation in Tourism North East (TNE) programs | Nearing Completion 80-99% | ON TRACK | | 2020/21 Programs ongoing program - Tourism North East on the Masterplan for the King Valley - Walking and Cycling Campaigns, Eat the Highcountry |
| | 16. Implementation of Visitor Services Strategy (VSS) | Nearing Completion 80-99% | ON TRACK | | Draft VSS has been submitted to Council for Community Consultation. Expected to be back at Council for the June 2021 meeting for Endorsement. |

Council Plan 2017-2021 (2020 Revision)
Council Plan Projects Status Report - 'What You Will See in 2020-21'
Quarter 3

| The Pillars | Project / 'What You Will See in 2020-21' | Status | Tracking | Benefits - Completed Projects | Comments this quarter |
|--------------------|--|---------------------------|----------|-------------------------------|--|
| WE ARE ESTABLISHED | 17. Railway Precinct Enhancement Project Completion | Completed 100% | | Partial benefit realised | Works are now complete. |
| | 18. Opening of upgraded Barr 2 Oval | Completed 100% | | Partial benefit realised | Works are now complete. |
| | 19. Delivery of asset renewal program 2020/2021 | Nearing Completion 80-99% | ON TRACK | | Multiple projects. Remaining minor projects on track to be completed by the end of the financial year. |
| | 20. Implementation of Rural Placemaking projects as identified within district plans | On-going 60-79% | ON TRACK | | A tender has been awarded for the Milawa Infrastructure works. District Plan works funds have been used to fund works on five community halls. Springhurst Infrastructure works have been completed. A Request for quotation for the design of the Everton Infrastructure works has been advertised to engage a consultant to complete the design. |
| | 21. Annual Gravel Re-sheeting and Resealing Program | Completed 100% | | Benefit realised | Reseal works are complete. Rose River works completed. Currently 39kms in total complete. |
| | 22. Cusack and Spearing Street Drainage and Car Parking Renewal | Completed 100% | | Benefit realised | Works are now complete. |
| | 23. Continued implementation of Council's Asset Data, Condition and Renewal Policy | Nearing Completion 80-99% | ON TRACK | | Works are underway. Project to be completed by end of the financial year. |

Council Plan 2017-2021 (2020 Revision)
Council Plan Projects Status Report - 'What You Will See in 2020-21'
Quarter 3


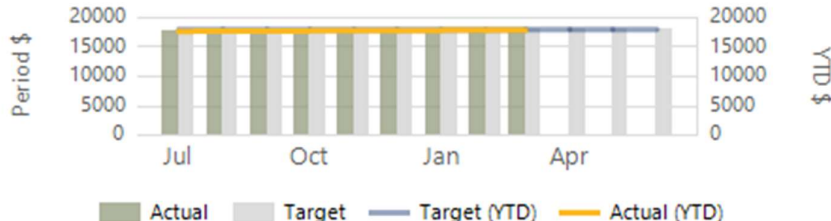
| The Pillars | Project / 'What You Will See in 2020-21' | Status | Tracking | Benefits - Completed Projects | Comments this quarter |
|-----------------|---|---------------------------|----------|---|--|
| WE ARE INSPIRED | 24. Support for 30th Wangaratta Festival of Jazz and Blues | Completed 100% | | Benefit realised | |
| | 25. Roll out of upgraded Events Procedures and workshops | Completed 100% | | Benefit realised | Workshops will be ongoing as the need arises. |
| | 26. Wangaratta Parklands Precinct and Wareena Park Masterplans | Completed 100% | | Enabling project with no direct benefit | Wareena Park Masterplan is complete and adopted by Council. The Parklands Masterplan is complete and has been adopted by Council. |
| | 27. Implementation of enabling frameworks for project management and employee collaboration | Completed 100% | On Track | Enabling project with no direct benefit | Project Management Framework (PMF) was deployed in July 2020, all Council capital projects and a large number of operational projects are using the PMF. All 2021-22 projects, both Capital and Operational are being submitted through the PMF. Training has been delivered to approx. 100 staff. |
| | 28. Decommission and consult on future use of former Olympic Pool Site | Nearing Completion 80-99% | On Track | | Works are due to start on site, May 2021. Works will be completed by mid June 2021. |

Council Plan 2017-2021 (2020 Revision)
Council Plan Projects Status Report - 'What You Will See in 2020-21'
Quarter 3

| The Pillars | Project / 'What You Will See in 2020-21' | Status | Tracking | Benefits - Completed Projects | Comments this quarter |
|--------------------|--|---------------------------|----------|---|--|
| WE ARE SUSTAINABLE | 29. Organics Processing Plant in full operation | Completed 100% | | Benefit realised | Organics facility commissioning finalised and license issued by EPA. Now accepting all of RCoW's organic wastes. Planning commenced to start expansion so material can be accepted from other Councils in the Region. |
| | 30. Environmental Sustainability Strategy 2020-25 Action Plan | On-going 60-79% | ON TRACK | | Draft Environmental Sustainability Strategy has been out for Community Consultation - 31 submissions with 365 touch points. NRM & Sustainability team currently working through submissions and will have final report back to Council in June 2021. |
| | 31. Ongoing reform of Council's Planning Services | Underway 30-59% | ON TRACK | | Action plan developed to implement improvements to planning services. |
| | 32. Street tree infill and renewal program | Completed 100% | ON TRACK | Benefit realised | Program has been completed for 2020/21. |
| | 33. Deliver our roadside weed and pest management programs | Nearing Completion 80-99% | ON TRACK | | Councils roadside Weed & pest program delivering program to areas as needed. |
| | 34. Customer Experience Strategy Implementation | On-going 60-79% | ON TRACK | | Round two of the Customer Experience Training will commence in May 2021. Collateral has been developed for the embedding learnings program. The embedding activities will commence the first week of May 2021. |
| | 35. ICT Strategy Implementation | Underway 30-59% | ON TRACK | | The ICT Strategy deployment is on target. The projects in progress: (1) Office 365 Cybersecurity scheduled for completion in May 2021, (2) Server and Storage Infrastructure planned for kick-off October 2021. The core business system program of work has kicked-off and Stage 1 - Cloud migration estimated to be complete March 2022. |
| | 36. Facilitation of the 2020 Local Government Elections | Completed 100% | | Enabling project with no direct benefit | Councillor Code of Conduct adopted. Councillor Gift Policy adopted. Councillor Induction completed. |
| | 37. Commence implementation of the new Local Government Act 2020 | Underway 30-59% | ON TRACK | | Councillor Code of Conduct adopted. Councillor Gift Policy adopted. Strategic planning and deliberative engagement commenced - Community Vision, Council Plan, Budget, Revenue and Rate Plan. |



We Are Established

| MEASURES & TARGETS | RESULTS (Year to Date) | COMMENTS |
|---|---|---|
| <p>  E04: Value of infrastructure per head of municipal population YTD Target for 20/21: \$18000.00 YTD Actual for 20/21: \$17902.18 </p> |  <p> Period \$ YTD \$ </p> <p> Jul Oct Jan Apr </p> <p> Actual Target Target (YTD) Actual (YTD) </p> | <p>Source: ABS Estimated Resident Population (2018) and Council infrastructure excluding land</p> |



We Are Growing

| MEASURES & TARGETS | RESULTS (Year to Date) | COMMENTS |
|--|---|---|
| <p>✓ G01: Median number of processing days taken between receipt of planning application and a decision</p> <p>YTD Target for 20/21: 55.00 YTD Actual for 20/21: 46.00</p> | <p>Period #</p> <p>Jul Oct Jan Apr</p> <p>Actual Target Target (YTD) Actual (YTD)</p> | <p>Source: PPARS</p> |
| <p>✓ G02: Percentage of planning decisions made within 60 days</p> <p>YTD Target for 20/21: 82.00% YTD Actual for 20/21: 86.72%</p> | <p>Period %</p> <p>Jul Oct Jan Apr</p> <p>Actual Target Target (YTD) Actual (YTD)</p> | <p>Source: PPARS</p> |
| <p>✓ G04: Number of new housing lots released in municipality</p> <p>YTD Target for 20/21: 112.50 YTD Actual for 20/21: 144.00</p> | <p>Period #</p> <p>Jul Oct Jan Apr</p> <p>Actual Target Target (YTD) Actual (YTD)</p> | <p>Results vary from month by month depending on when lots become available.</p> <p>Source: Rates</p> |

Council Plan Report 2020-21

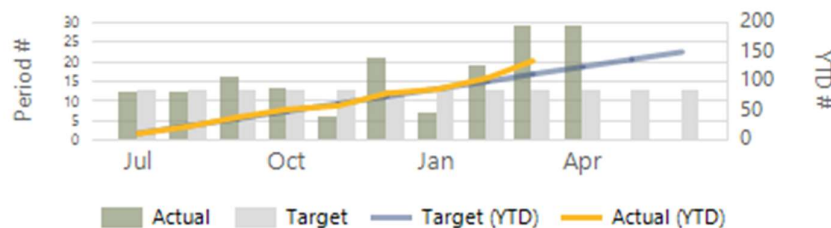


Rural City of **Wangaratta**

G05: Number of building permits for new dwellings issued within municipality



YTD Target for 20/21: 112.50
YTD Actual for 20/21: 135.00

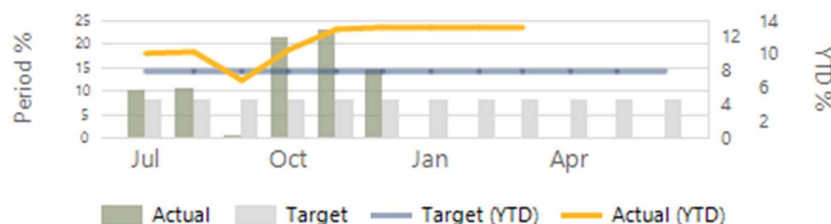


Source: VBA

G07: Percentage change in Followers of Visit Wangaratta Facebook and Instagram pages



YTD Target for 20/21: 8.00%
YTD Actual for 20/21: 13.21%

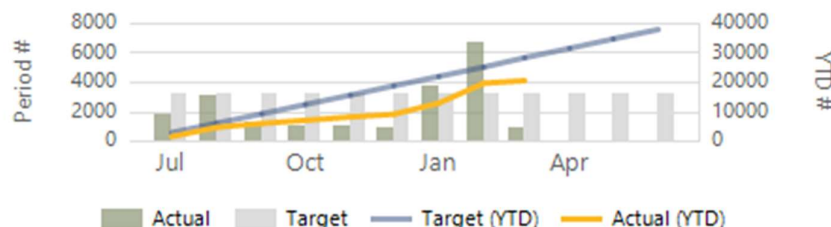


Source:

G08: Number of cattle throughput at Wangaratta Livestock Exchange



YTD Target for 20/21: 28503.00
YTD Actual for 20/21: 20749.00



Australia wide there is a shortage of cattle which is resulting in a lower throughput. A good season has resulted in producers retaining cattle due to the abundance of feed to commence rebuilding of their herds.


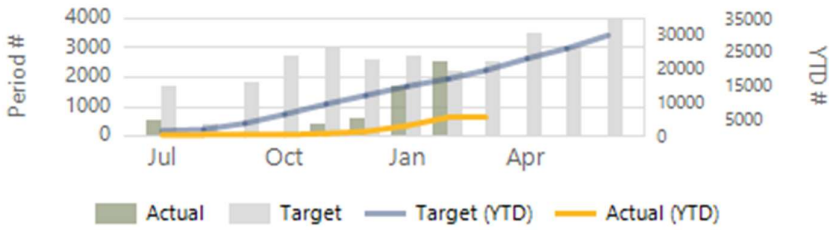

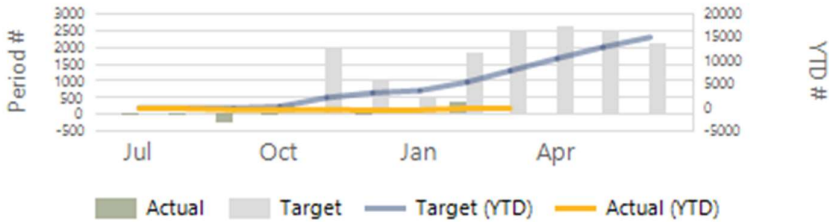

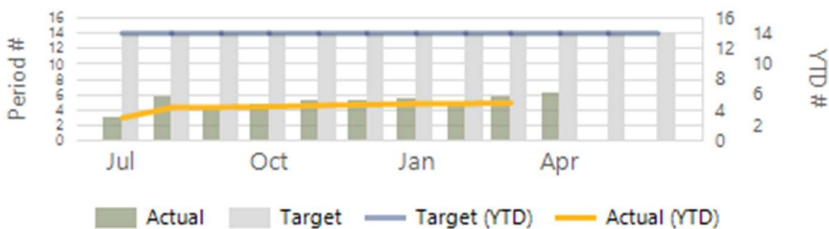
Source: WLE Sales Report

Council Plan Report 2020-21



Rural City of **Wangaratta**

We Are Inspired

| MEASURES & TARGETS | RESULTS (Year to Date) | COMMENTS |
|--|---|--|
| <p> I01: Number of attendees at the Wangaratta Art Gallery</p> <p>YTD Target for 20/21: 19600.00 YTD Actual for 20/21: 5720.00</p> |  | <p>Source:</p> |
| <p> I06: Number of ticket sales for the Wangaratta Performing Arts and Convention Centre (WPACC)</p> <p>YTD Target for 20/21: 7900.00 YTD Actual for 20/21: -57.00</p> |  | <p>Source:</p> |
| <p> I08: Average number of days to close a customer request</p> <p>YTD Target for 20/21: 14.00 YTD Actual for 20/21: 4.97</p> |  | <p>In March 2021, the average days a customer request remained open was 5.7 days. Council continues to follow up with customers on cases awaiting a response.</p> <p>Source: CRMS March 2021</p> |

Council Plan Report 2020-21

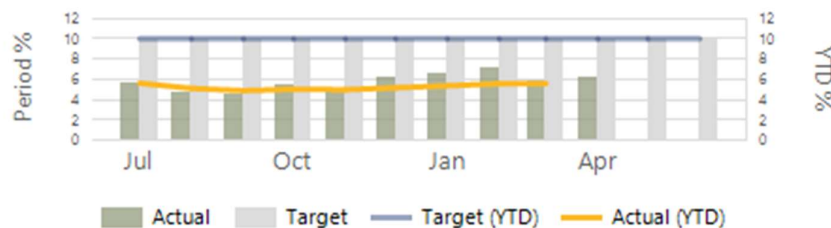


Rural City of **Wangaratta**



I09: Percentage of customer requests overdue by more than 60 days

YTD Target for 20/21: 10.00%
YTD Actual for 20/21: 5.62%



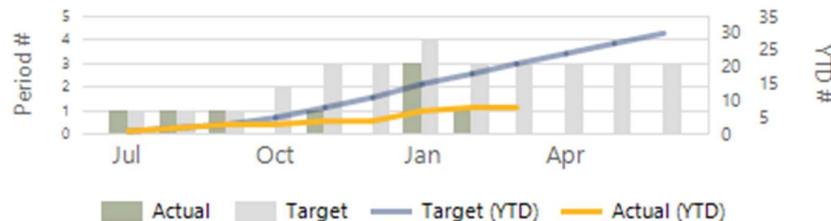
Year to date (YTD) actual result demonstrates that Council is responding to customer requests in the agreed target timeframes with an extremely small number of complex requests remaining open beyond 60 days.

Source: CRMS March 2021



I10: Number of events held at the Wangaratta Library (excluding regular programs)

YTD Target for 20/21: 21.00
YTD Actual for 20/21: 8.00

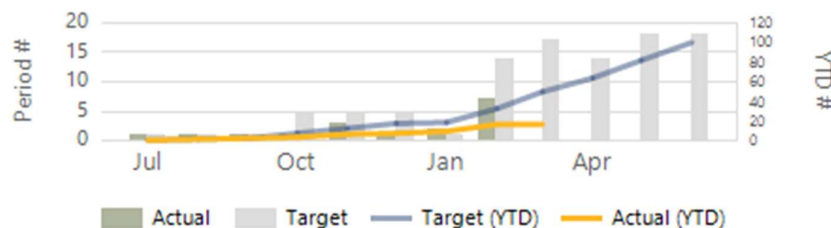


Source:



I11: Number of conferences and conventions at the Wangaratta Performing Arts and Convention Centre (WPACC)

YTD Target for 20/21: 50.00
YTD Actual for 20/21: 17.00

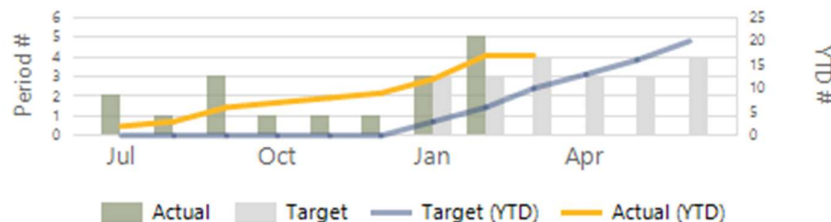


Source:



I12: Number of events held at the Wangaratta Art Gallery

YTD Target for 20/21: 10.00
YTD Actual for 20/21: 17.00



Source:

Council Plan Report 2020-21




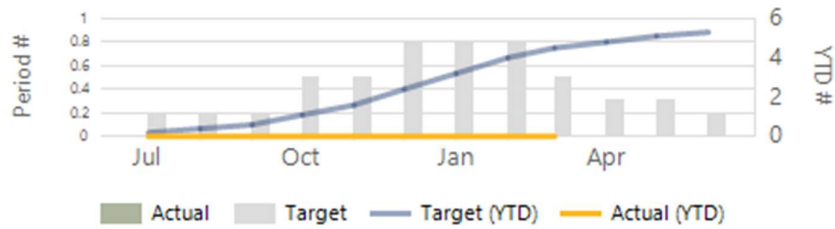

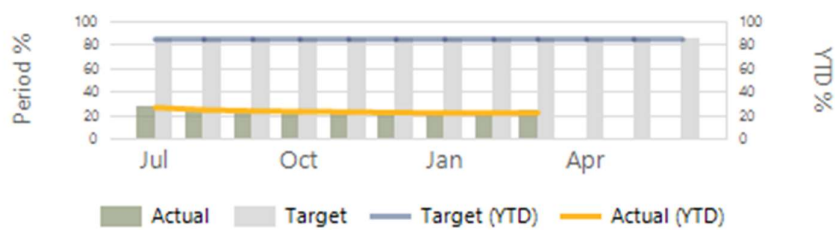
Rural City of **Wangaratta**

We Are Sustainable

| MEASURES & TARGETS | RESULTS (Year to Date) | COMMENTS |
|---|---|--|
| <p>✓ S01: Percentage of Council decisions made at meetings closed to the public</p> <p>YTD Target for 20/21: 4.00%</p> <p>YTD Actual for 20/21: 1.19%</p> | <p>Period %</p> <p>Jul Oct Jan Apr</p> <p>Actual Target Target (YTD) Actual (YTD)</p> | <p>There were no confidential items presented at Ordinary Council Meetings for the period of January - March 2021.</p> <p>Source: InfoCouncil - Ordinary Council Meeting Minutes</p> |
| <p>✓ S02: Percentage of kerbside collection waste diverted from landfill</p> <p>YTD Target for 20/21: 61.00%</p> <p>YTD Actual for 20/21: 63.78%</p> | <p>Period %</p> <p>Jul Oct Jan Apr</p> <p>Actual Target Target (YTD) Actual (YTD)</p> | <p>Source:</p> |
| <p>✓ S03: Native Plants planted in the Municipality - Greening Wangaratta Program</p> <p>YTD Target for 20/21: 3753.00</p> <p>YTD Actual for 20/21: 6500.00</p> | <p>Period #</p> <p>Jul Oct Jan Apr</p> <p>Actual Target Target (YTD) Actual (YTD)</p> | <p>Source:</p> |



We Are Thriving

| MEASURES & TARGETS | RESULTS (Year to Date) | COMMENTS |
|---|--|--|
| <p> T01: Number of visits to aquatic facilities per head of population</p> <p>YTD Target for 20/21: 4.50 YTD Actual for 20/21: 0.00</p> |  | <p>Source:</p> |
| <p> T02: Percentage of children enrolled to participate in the Maternal & Child Health Service</p> <p>YTD Target for 20/21: 85.00% YTD Actual for 20/21: 22.74%</p> |  | <p>This figure will fluctuate over the course of the financial year, with the end of year figure providing true indication of service engagement.</p> <p>For period of January - March 2021 result consists of:</p> <ul style="list-style-type: none"> - 64.86% participation at 4/52 Key Ages and Stages (KAS); - 100% of Birth Notices enrolled in service; and - 4.28% Aboriginal and Torres Strait Islander (ATSI) participation. <p>Source: Figures taken from LGPRF Report - CDIS - 1 - 31 March 2021. Line items 52a & 52b</p> |

Council Plan Report 2020-21

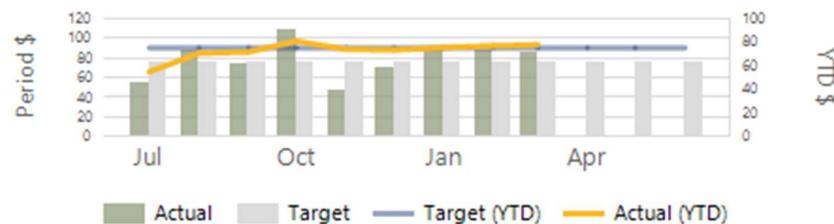


Rural City of **Wangaratta**

T03: Cost of Maternal and Child Health Service per hour of service delivered



YTD Target for 20/21: \$75.15
YTD Actual for 20/21: \$77.83

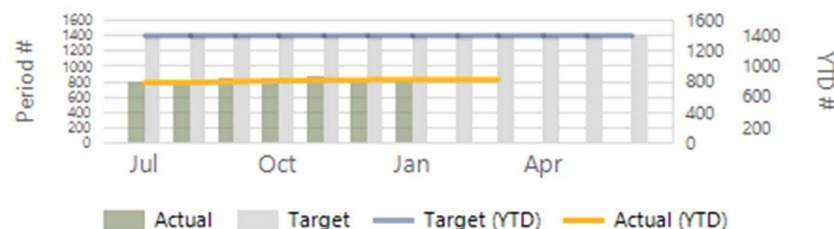


Source: Hours - Payroll - 20 February -19 March 2021
Cost - Power Budget - March YTD - Total minus previous months

T05: Number of Home Care Clients



YTD Target for 20/21: 1400.00
YTD Actual for 20/21: 829.71

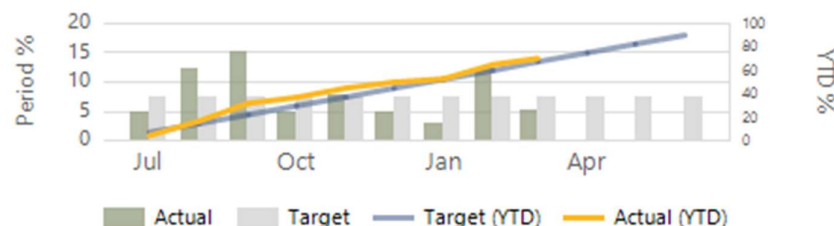


Source:

T07: Percentage of registered class 1 and 2 food premises that receive an annual food safety assessment



YTD Target for 20/21: 67.50%
YTD Actual for 20/21: 70.34%



Number of inspections carried out varies over the year. All premises should be inspected by end of the calendar year.

Source: Health Manager

2020 Local government elections

Wangaratta Rural City Council

Election Report





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(Victorian Electoral Commission)
April 2021

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Acknowledgement of Country

The Victorian Electoral Commission pays respect to Victoria's traditional owners and their elders past and present who have been custodians of this country for many thousands of years. Their living culture and their role in the life of Victoria is acknowledged by the VEC.

Letter of Transmittal

19 April 2021

Mr Brendan McGrath
Chief Executive Officer
Wangaratta Rural City Council
PO Box 238
WANGARATTA VIC 3676

Dear Mr McGrath

Pursuant to Regulation 83 of the Local Government (Electoral) Regulations 2020, I submit this report to the Chief Executive Officer of Wangaratta Rural City Council on the general election held in October 2020.

Yours sincerely

A handwritten signature in black ink, appearing to read 'MM Gately', with a stylized, cursive script.

Warwick Gately AM
Electoral Commissioner

Contents

| | | | |
|--|-----------|---|-----------|
| Introduction | 1 | Appendix 6: Daily telephone enquiries | 30 |
| Key changes | 2 | Appendix 7: Final list of candidates in ballot paper order | 31 |
| Election dates | 4 | Appendix 8: Daily breakdown of the general mail-out | 40 |
| About Wangaratta Rural City Council | 5 | Appendix 9: Result information | 41 |
| Voters' roll | 5 | Appendix 10: Election participation statistics | 43 |
| Advertising and communication campaign | 5 | Appendix 11: Complaints | 45 |
| Election Manager | 7 | | |
| Election office | 8 | | |
| Candidates | 8 | | |
| Voting | 9 | | |
| Return of ballot paper envelopes | 10 | | |
| Results | 11 | | |
| Election statistics | 12 | | |
| Complaints | 12 | | |
| Post-election activities | 13 | | |
| Non-voter follow up | 13 | | |
| Evaluating the VEC's services | 13 | | |
| Schedule 1: Record of ballot papers and declaration envelopes | 14 | | |
| Schedule 2: Certification statement | 17 | | |
| Appendix 1: Breakdown of the voters' roll | 18 | | |
| Appendix 2: Statutory advertising | 19 | | |
| Appendix 3: Schedule of media releases and advisories | 23 | | |
| Appendix 4: VoterAlert advisories | 24 | | |
| Appendix 5: Voter engagement program and initiatives | 29 | | |

Introduction

The Victorian local government general elections are held every four years as defined by the *Local Government Act 2020* (Vic) (**LG Act**). In 2020, general elections were held for 76 of the 79 Victorian councils¹ with Saturday 24 October marking election day. In accordance with section 263(1) of the LG Act, the Victorian Electoral Commission (**VEC**) is the statutory election service provider for the conduct of local government elections in Victoria.

This report provides information on the 2020 Wangaratta Rural City Council general election including details of the end-to-end service delivery of electoral activities throughout the election timeline. This report also provides details of post-election items including compulsory voting enforcement.

About the Victorian Electoral Commission

The VEC is an independent statutory authority established under the *Electoral Act 2002* (Vic) (**the Electoral Act**). The VEC's principal functions are to conduct State elections, local government elections, certain statutory elections and polls, commercial and community elections, and to support electoral representation processes for local councils and the Electoral Boundaries Commission for State electoral boundaries. The VEC is also responsible for maintaining the Victorian register of electors and administering political funding and donation disclosure laws. The VEC has a mandated role to conduct electoral research, provide communication and education services, and inform and engage Victorians in the democratic process.

Warwick Gately AM is the appointed Electoral Commissioner and Liz Williams is the appointed Deputy Electoral Commissioner. The Electoral Commissioner and Deputy Electoral Commissioner report to the Victorian Parliament in relation to the VEC's operations and activities.

The Electoral Commissioner heads the VEC's Executive Management Group that comprises the Deputy Electoral Commissioner, the Executive Director, Corporate Services and seven Directors, each leading the main functional areas of the VEC. Each Director acts as subject matter experts within their legislative responsibilities under the LG Act and the Electoral Act.

The VEC has a dedicated local government election program which is managed by Katrina Collins and incorporates a range of programs, projects and activities that are supported through strategic planning, project management, and process mapping. The program is overseen by the VEC's Planning Group and has sponsorship from the Executive Management Group.

¹ The South Gippsland Shire Council was placed into administration in mid-2019. The Council's general election has been postponed until October 2021. Casey City Council and Whittlesea City Council were placed into

administration in early 2020. The Councils' general elections have been postponed until October 2024.

Key changes

Changes in legislation

The new LG Act received royal assent on 24 March 2020 and introduced a number of changes, some requiring immediate implementation and others to be implemented progressively. Those requiring immediate implementation had a significant impact on the 2020 local government election program.

Following the LG Act completing its passage through Parliament, the VEC implemented the necessary changes to the 2020 local government election program in response to the reforms as they applied to the elections.

The key changes from the LG Act are as follows:

| | |
|---------------------------------------|---|
| Local government electoral structures | <p>The default electoral structure for all local councils is single-councillor wards, although some regional and rural local councils may be unsubdivided or divided into wards with equal numbers of councillors in each ward.</p> <p>The VEC is no longer responsible for conducting electoral representation reviews of all local councils in Victoria.</p> <p>An independent Local Government Electoral Representation Advisory Panel will review council electoral structures. The panel includes the Electoral Commissioner and other members appointed by the Minister for Local Government.</p> |
| Voting system | <p>The voting system (attendance or postal) is set by the Minister for Local Government.</p> <p>All local council elections are conducted according to the same voting system.</p> |
| Enrolment and voters' rolls | <p>Non-resident property owners need to apply to be enrolled (this change will be implemented in stages leading up to the 2024 local government elections).</p> <p>Amendments to the voters' roll are completed by the VEC only (excluding Melbourne City Council).</p> |
| Candidate qualifications | <p>It is compulsory for local government candidates to complete mandatory training prior to nominating for local government elections.</p> |
| Nominations/candidate statements | <p>When nominating, candidates are required to declare they have completed the mandatory Local Government Candidate Training.</p> <p>The maximum number of words for a candidate statement was increased to 300 (350 for the Melbourne City Council Leadership Team and Councillor Groups).</p> |
| Election staff | <p>The term 'Election Manager' replaced 'Returning Officer' making the term consistent with the <i>Electoral Act 2002</i>.</p> |
| Extraordinary vacancies | <p>The VEC will fix the timeline for local council by-elections (previously fixed by the Minister).</p> <p>Changes to the countback process which now draws on a broader pool of ballot papers to determine the successful candidate at a countback.</p> |
| Compulsory voting | <p>From the 2024 local government general elections onwards, it will be compulsory for everyone enrolled on a voters' roll to vote.</p> |

The LG Act made other changes to the local government electoral landscape, including:

- operational and technical provisions for electoral matters are now prescribed in the Regulations rather than being contained in the LG Act.
- disputed election results are now heard by the Victorian Civil and Administrative Tribunal (**VCAT**).

On 8 May 2020, the Minister determined² all of the 2020 general elections would be held by postal voting. As such, the VEC adjusted preparations in response to the Minister's determination.

In addition, new Local Government (Electoral) Regulations 2020 (**the Regulations**) came into operation on 13 July 2020.

Response to public health crisis: Coronavirus (COVID-19)

In response to the coronavirus (**COVID-19**) global pandemic, a State of Emergency was declared in Victoria on 16 March 2020. While the VEC was well advanced in planning for the elections, some uncertainty arose due to speculation that the elections could be rescheduled.

Following the Local Government Minister's confirmation on 15 May 2020 that the 2020 local government elections would proceed, the VEC's operating model was adjusted to deliver a compliant election while meeting health, safety, social distancing and hygiene obligations to voters, election staff, councils, candidates and all other stakeholders.

On Wednesday 1 September 2020, the Governor in Council made amendments to the regulations to allow certain provisions to be varied in response to the COVID-19 pandemic. Specifically, the amendments allowed the VEC to determine an appropriate method for eligible candidates to lodge their nomination form and pay their nomination fee electronically; and to allow the Election Manager to determine the maximum number of scrutineers that may be present for any activity at any one time. The amended regulations commenced the day after

they were made and remain in place until 26 April 2021.

On 29 September 2020, the Governor in Council made further changes to the Regulations to provide greater clarity of mitigation options for any disruptions to the voting timeline, including delays across the postal network that could threaten the integrity of the elections. The changes allowed the Electoral Commissioner to alter the last day of voting and/or the extended postal vote receipt deadline if necessary, to maintain and protect election integrity.

The VEC developed a COVIDSafe Election Plan³ in consultation with the Department of Health and Human Services which complemented the VEC's Service Plan. The COVIDSafe Election Plan outlined the VEC's actions and strategies to deliver safe and compliant local government elections.

The plan considered all electoral operations and activities and included changes such as (but not limited to):

- acquiring larger election office spaces to accommodate social distancing practices
- moving operations from face-to-face to online (when legislation permitted), for example:
 - the VEC's briefing meetings with individual councils
 - the candidate information sessions
- modifying the timeline for ballot paper extraction and counting activities
- modifying scrutineer practices.

The VEC acknowledges the collaboration and contributions of council officers in navigating the changes required to the program due to COVID-19.

² The Minister published this decision in the Government Gazette on 18 May 2020

³ 'VEC COVIDSafe election plan' - <https://www.vec.vic.gov.au/about-us/publications/local-council-election-reports-and-plans>

Election dates

The key timelines that applied to the 2020 local government elections were as follows.

| | |
|--|--|
| Deadline fixed by the VEC for council primary enrolment data | Monday 13 July 2020 |
| Close of roll | 4 pm Friday 28 August 2020 |
| Opening of the election office to the public | Wednesday 16 September 2020 |
| Certification of the voters' roll and opening of nominations | Thursday 17 September 2020 |
| Close of nominations | 12 noon Tuesday 22 September 2020 |
| *Ballot draw | From 1 pm on Tuesday 22 September 2020 |
| *Deadline for lodging candidate statements, photographs and questionnaires | 12 noon Wednesday 23 September 2020 |
| *General mail out of ballot packs to voters | Tuesday 6 October to Thursday 8 October 2020 |
| *Close of voting | 6 pm Friday 23 October 2020 |
| Day prescribed as Election Day | Saturday 24 October 2020 |
| *Close of extended postal vote receipt period | 12 noon Friday 30 October 2020 |
| Declaration of election results | No later than Friday 13 November 2020 |

*Dates with asterisks relate to contested elections only

About Wangaratta Rural City Council

Wangaratta Rural City Council is comprised of seven councillors elected from one four-councillor ward and three single-councillor wards.

The structure was last reviewed in accordance with the *Local Government Act 1989* through an electoral representation review in 2015.

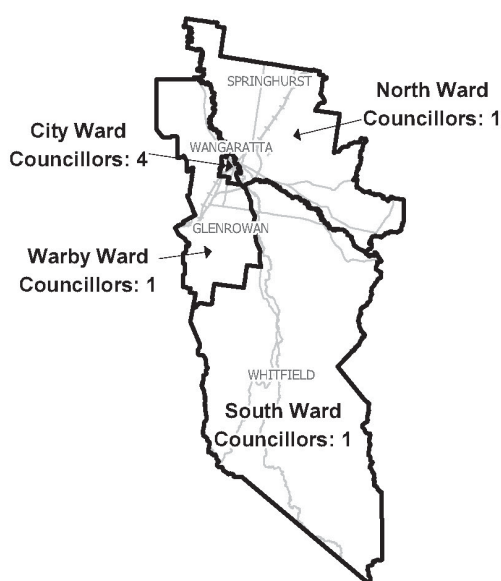


Figure 1: The electoral structure of Wangaratta Rural City Council at the general election held on 24 October 2020.

Voters' roll

The VEC prepared the voters' roll for the election under section 8(2)(c) of the Electoral Act and in accordance with section 249 of the LG Act. The close of roll for the election was 4 pm on Friday 28 August 2020. Pursuant to section 249(4) of the LG Act, the VEC certified the voters' roll on Thursday 17 September 2020.

At certification, the voters' roll for the 2020 Wangaratta Rural City Council general election included 23,267 enrolled voters.

Composition of the voters' roll

The LG Act specifies that the voters' roll for a local government election is formed by combining two separate lists of voters.

1. The Electoral Commissioner's list (EC list) – List of State electors that are enrolled within that local government area.
2. The Chief Executive Officer's list (CEO list) – List of council-entitled voters.

Refer to **Appendix 1** for a breakdown of the Wangaratta Rural City Council general election voters' roll.

Amendments to the voters' roll

In accordance with section 250 of the LG Act, the VEC is able to amend any error or omission in the preparation, printing or copying of the voters' roll, or correct any misnomer or inaccurate description of any person, place or thing on the voters' roll. Following the passage of the LG Act, amendments to the voters' roll are to be certified by the VEC. All voters added to the roll were issued with a ballot pack. Where a voter was deleted from the roll after the mail-out of ballot material, the VEC had systems in place to ensure that returned ballot papers from the deleted voters could be identified and excluded from the extraction and count. Where roll amendments were required, the total number of voters on the roll was updated.

Following the close of roll, no amendments were required to the Wangaratta Rural City Council voters' roll.

Advertising and communication campaign

State-wide advertising

The VEC delivered a state-wide advertising campaign to maximise public awareness and participation amongst all eligible voters. Campaign activities and consistent messaging were delivered across two phases – enrolment and voting – and through multiple traditional and emerging mediums, including radio, digital and social media, and offline/outdoor advertising.

Statutory advertising

The VEC published a series of statutory notices throughout the election as required by the LG Act. The notices included critical information relevant to each milestone of the election timeline.

For the 2020 statutory notices, Wangaratta Rural City Council nominated the following newspaper for the statutory notices to appear in:

- Wangaratta Chronicle.

In 2020, the VEC established a new policy position for statutory advertising in alignment with the updated definition of ‘publish’ in the LG Act. The policy position included the following:

- all statutory and non-statutory election advertising would be published on the VEC website, and
- where available, all statutory and non-statutory election advertising would be published in local newspapers and/or other selected newspapers identified following consultation with the council.

Refer to **Appendix 2** for further information in relation to the statutory advertising.

VEC website

The VEC provided council specific information regarding the election on its website under the ‘2020 local council election’ page. The VEC website went live for the local government elections in early August 2020. Whilst some council specific data remained static during the election, the website was regularly updated with content relevant to the election and at each key milestone such as close of roll, nominations, voting and results.

Media liaison

An online media webinar was held on Friday 21 August 2020. The webinar could be downloaded or accessed at a later time for those who were unable to participate live. The media briefing summarised the planning and timeline for the 2020 local government elections, and also provided a specific update in relation to the availability of election results in light of COVID-19.

Media outlets were provided with a media information booklet that outlined the election timeline and key messages, and provided the VEC’s head office media contacts. The VEC’s communication team supported each Election Manager as the primary media spokesperson in relation to each election.

The VEC’s media liaison program principally featured staged media releases aimed to highlight key milestones during the election timeline, and capitalise on existing general news coverage. More information on the VEC’s media release schedule is available at **Appendix 3**.

Social media campaign

As part of its state-wide advertising campaign, the VEC used paid promotions on social media platforms including Facebook, Twitter, Instagram, LinkedIn, Snapchat and WeChat, targeting voters through audience segmentation.

This advertising was supported by a defined timeline of organic social media posts on the VEC’s channels, designed to cover each of the key messages of the communication campaign to further extend the reach to the community and promote conversation about the democratic process.

VEC VoterAlert advisories

Electors on the State enrolment register are able to sign up to the VEC’s free SMS or email alert service VoterAlert, to receive reminder messages pertinent to elections that affect them. They can subscribe to receive SMS messages only, email only, or both SMS and email.

During the general election, the VEC used its VoterAlert service to send the following direct messages to those State-enrolled voters on the roll for the election.

The messages were rolled out in the following schedule:

Wednesday 19 August to Wednesday 26 August 2020 – 14,381 VoterAlert messages were sent by SMS and email reminding voters to enrol or update their details by the close of roll.

Friday 25 September 2020 – 2,039 VoterAlert messages were sent by SMS and email advising voters in wards where an election is uncontested that they are not required to vote.

Friday 9 October to Friday 13 October 2020 – 12,539 VoterAlert messages were sent by SMS and email advising that the VEC had commenced posting ballot packs.

In mid-October, the VEC commenced sending its final VoterAlert – a reminder to post ballot packs by the voting deadline. Whilst approximately 900,000 of the 1.8 million voters scheduled to receive an alert were contacted it was identified that an unanticipated high volume of calls was received by both the VEC and councils as a result of the alert. Therefore the VEC suspended the VoterAlert messages scheduled for the remaining 900,000 voters.

More information on the VEC's VoterAlert advisories is available at **Appendix 4**.

Voter engagement

The VEC delivered an extensive voter engagement program. The program sessions were implemented throughout Victoria and were specific to local demographics. Please refer to **Appendix 5** to view the full list of initiatives for the 2020 local government elections. Due to the coronavirus (COVID-19) pandemic, the VEC's programs traditionally offered through face-to-face education and engagement were redesigned to comply with health, safety, social distancing and hygiene obligations.

Blind and low vision services

Braille and large print ballot material was available to blind and low vision voters who had registered for these products by 5 pm on Tuesday 15 September 2020.

The VEC received and processed two requests for large print ballot material for Wangaratta Rural City Council. There were no requests for braille ballot material.

Interpreting services

The VEC engaged the Victorian Interpreting and Language Services' Language Link to provide a telephone interpreting service for telephone enquiries from voters who had a first language other than English. The VEC advertised direct lines for 20 languages other than English and a general line for all other languages.

Telephone enquiry service

A local telephone enquiry service was provided at the election office from Wednesday 16 September 2020 until the close of voting, for enquiries regarding the election.

The local telephone enquiry service was supplemented by an overflow call centre at the VEC's head office. The overflow call centre received calls made directly to the VEC's head office line (131 VEC, 131 832 or +61 3 8620 1100 for callers outside of Australia) and diverted calls from the election office when the election office lines were at capacity. Additionally, email enquiries were received and processed through info@vec.vic.gov.au.

The types of calls that are typical during an election relate to:

- voting entitlements and compulsory voting obligations
- enrolment questions
- ballot pack had not been received
- ballot material was spoilt or destroyed, so replacement ballot material was required
- a voter advising that they were overseas or interstate
- queries regarding the content of the ballot pack.

A breakdown of the daily number of calls received by the telephone enquiry service and the overflow call centre in respect to the election is available at **Appendix 6**.

Election Manager

The VEC maintains a pool of trained senior election officials located across the state to fill election management roles for State and local government elections. Election-specific training is provided to senior election officials prior to each election management appointment.

The size of the election management team appointed for the conduct of an election is based on the size of the council. As required under the LG Act an Election Manager is appointed to conduct the election and is supported by one or more Assistant Election Managers for larger councils, or a senior election official for smaller councils.

In accordance with section 3 of the LG Act, the Electoral Commissioner appointed Chris Browne as the Election Manager for the 2020 Wangaratta Rural City Council general election.

The appointed Assistant Election Manager was Peter Murphy.

Election office

The Election Manager was responsible for the establishment and management of the election office located at 48-50 Murphy Street, Wangaratta. The election office was provided by the VEC.

In accordance with the VEC's COVIDSafe election plan, the election office was open to the public by appointment only. The election office was available for appointments from Wednesday 16 September until Friday 23 October 2020 between 9 am and 5 pm. Opening hours were extended on Thursday 22 October (9 am to 8 pm) and Friday 23 October (9 am to 6 pm) to allow for final enquiries and the hand-delivery of ballots prior to the close of voting. Enquiries regarding the election were also managed by phone.

Candidates

Nominations for the election opened at 9 am on Thursday 17 September and closed at 12 noon on Tuesday 22 September 2020. Candidates were required to lodge their nomination forms in person at the election office. A \$250 nomination fee applied.

On Wednesday 9 September 2020, the Electoral Commissioner published a determination⁴ establishing a framework for prospective candidates who were prevented from attending the election office due to health directions regarding COVID-19 under the *Public Health and*

Wellbeing Act 2008. The determination outlined provisions for electronic lodgement of the nomination form and nomination fee for affected candidates.

Candidate information

The VEC developed a suite of resources that were accessible to prospective candidates prior to the nomination period. From early September, candidates were able to access the VEC's information about the process of nominating and becoming a candidate for the election. The VEC's online *Candidate Helper*, accessible via the VEC website, went live on Thursday 3 September 2020. The *Candidate Helper* enabled candidates to pre-complete their nomination form and other forms online before lodging them with the Election Manager.

For the 2020 elections, the VEC's candidate information session was recorded and available for online streaming from the VEC website. The session was complemented by three state-wide interactive seminars consisting of a panel from the VEC's leadership and executive teams.

Nominations

At the close of nominations, 19 candidates had nominated for election to council.

The following is a breakdown of candidate nominations per ward:

- City Ward - 11 nominations
- North Ward - one nomination
- South Ward - four nominations
- Warby Ward - three nominations.

As there was only one nomination for North Ward for the one vacancy the election was uncontested.

Ballot draws for contested elections to determine the order in which the names would appear on the ballot paper were held at the election office following the close of nominations using the VEC's computerised ballot draw application.

⁴ VEC 2020 Determination No.1 - Nominations from candidates impacted by COVID-19 Public Health Directions in respect to local government elections -

<https://www.vec.vic.gov.au/about-us/legislation/determinations>

See **Appendix 7** for the list of candidates in ballot draw order.

Candidate statements and photos

In accordance with Regulation 39 of the Regulations, candidates were able to lodge a 300 word statement and submit a recent photograph for inclusion in the ballot packs sent to voters. The deadline for the submission of candidate statements and photographs was 12 noon on Wednesday 23 September 2020.

See **Appendix 7.1** for a breakdown of submitted statements and photos and **7.2** for the sample website version product.

Candidate questionnaires

In accordance with Regulation 43 of the Regulations, candidates were able to complete and lodge their answers to a set of prescribed questions in addition to a statement and photograph. The Election Manager accepted questionnaire submissions lodged by 18 of the 19 candidates at the election.

The completed questionnaires were accessible to voters on the VEC website or by contacting the election office.

Uncontested elections

As North Ward was uncontested, an uncontested election leaflet was mailed out to voters in that ward. The VEC mailed out uncontested ward leaflets between Tuesday 6 October and Thursday 8 October 2020. See **7.3** for the sample version of the uncontested leaflet product and **Appendix 8.1** for a breakdown of the leaflets mailed out on each day during the general mail-out.

Voting

Redirection of ballot packs

The Regulations provide that a voter may – no later than the day the roll is certified (or a later date if specified by the Election Manager under Regulation 22(2)(f) of the Regulations) – make a request in writing to the Election Manager to have their postal ballot envelope redirected to another address. For the 2020 elections voters had until Thursday 17 September to submit requests for redirection.

The Election Manager received six requests for redirection of ballot packs for the election.

Early votes

A voter may request an early postal ballot envelope (early vote) prior to the general mail out of ballot packs. The Election Manager processes the request and issues the early vote if the request is assessed as reasonable. Requests for early votes could be processed from Wednesday 23 September 2020, the day after nominations closed, until the commencement of the general mail out of ballot packs on Tuesday 6 October 2020. Due to the timing of early votes, some early voters may not have had access to the candidate statements, photographs or questionnaires.

Due to the impact that COVID-19 restrictions had on election services for the 2020 elections, requests for early votes were managed by appointment.

The Election Manager issued 13 early votes for the election.

Mail-out of ballot packs

The VEC mailed 19,879 ballot packs between Tuesday 6 October and Thursday 8 October 2020. See **Appendix 8** for a breakdown of the packs mailed out on each day during the general mail-out noting that ballot packs were not mailed to any voters that had passed away between the close of the roll and generation of the mail-out file.

This included six ballot packs that were redirected to alternative addresses for voters that had applied to redirect their ballot pack by Thursday 17 September 2020.

In accordance with Regulation 49(3) of the Regulations, no more than 35% of ballot packs were mailed or delivered to voters on any one day during the mail out period. All ballot packs were lodged with Australia Post under the priority paid delivery timetable.

The VEC liaised closely with Australia Post during the mail out period to confirm that ballot packs had been delivered to voters. The VEC received confirmation that all ballot packs had been delivered to delivery addresses by Wednesday 14 October 2020.

During the voting period, 569 ballot packs were returned to the election office by Australia Post as return-to-sender mail. Most of this mail was due to the addressee not residing at the address.

Election office counter services

In order to safeguard the health and wellbeing of voters and VEC personnel in the COVID-19 environment, the VEC did not provide an over-the-counter replacement or unenrolled vote service at election offices in the Metropolitan Melbourne region (including Mitchell Shire Council) for the elections. Similar restrictions were initially imposed on election offices in Regional Victoria and were relaxed in the final weeks of voting. Voters were advised to request replacement or unenrolled ballot material by phone, which was sent to them by post.

Unenrolled votes

Unenrolled votes are issued to people whose name cannot be found on the voters' roll but who claim they are entitled to vote at the election. The unenrolled ballot pack includes a declaration that is signed by the applicant and assessed by the Election Manager prior to either admitting or disallowing the vote.

The Election Manager issued 17 unenrolled votes and following relevant checks, three were admitted to the count.

Replacement ballot packs

Following the general mail-out of ballot packs, a voter who claimed that their ballot pack had not been received, or had been lost, spoilt or destroyed, could apply to the Election Manager for a replacement ballot pack. Requests for replacement ballot packs within metropolitan councils were processed and fulfilled at the election office then lodged at the local postal facility. In order to assist in the mail turnaround time for regional councils, the VEC established a centralised postal vote issuing service at head office. Replacement vote requests were processed at the election office and fulfilled and lodged with Australia Post from the VEC in Melbourne.

The Election Manager issued 309 replacement ballot packs across all wards during the voting period. Please refer to **Schedule 1** for further information on replacement ballot packs issued.

Return of ballot paper envelopes

Voters were provided with a priority reply-paid envelope for the return of their ballot paper envelope containing their completed ballot paper. The return mail was delivered to the election office from local postal facilities or mail distribution centres. Voters who chose to hand-deliver their vote to the election office were able to do so by placing their ballot paper envelope containing their completed ballot paper into ballot boxes located at the election office. The ballot boxes allowed voters to drop off their ballot envelopes without interaction with staff, therefore remaining compliant with a COVIDSafe election⁵.

As ballot paper envelopes were returned, they were progressively checked by the election management team to ensure they had been signed by the voter. Additionally, processes were in place to ensure that only one returned ballot from any one voter could proceed to the extraction and count.

The Election Manager received a total of 14,902 returned ballot paper envelopes across all wards by the close of voting at 6 pm on Friday 23 October 2020.

The Regulations provide that the Election Manager can accept returned ballot paper envelopes up until 12 noon on the Friday following the close of voting, if satisfied that the ballot paper envelope was completed by the voter prior to the close of voting. The Election Manager accepted 2,024 ballot paper envelopes across all wards during the extended postal vote receipt period.

The total returned ballot paper envelopes for Wangaratta Rural City Council was 16,926.

⁵ 'VEC COVIDSafe election plan' - <https://www.vec.vic.gov.au/about-us/publications/local-council-election-reports-and-plans>

The Election Manager set aside 661 returned ballot paper envelopes that were not admitted to the extraction and counting process due to the voter not having signed the declaration envelope or, in the case of unenrolled declaration votes, an entitlement was not found for the person, or the declaration envelope was not returned with the vote.

Refer to **Schedule 1** for the total certified record of ballot papers and declaration envelopes across all wards.

Results

Extraction

A total of 16,265 ballot paper envelopes were admitted to the extraction process.

The extraction of ballot papers occurred at the election office commencing on Monday 26 October. The extraction of all admitted ballot paper envelopes was completed on Monday 2 November, following the close of the extended postal vote receipt period.

The extraction process involved separating the declaration flaps containing voters' details from each admitted ballot paper envelope, and then extracting the ballot papers from the envelopes. This two-stage process maintains anonymity and ensures the number of envelopes is tracked for ongoing reconciliation.

Any returned ballot paper envelopes found not to contain a ballot paper, or that contained more than one ballot paper, were required to be rejected and could not be counted. There were 28 returned ballot paper envelopes rejected during the extraction activity.

Following the extraction of ballot papers from the ballot paper envelopes, a total of 16,237 ballot papers proceeded to the count.

Manual count

Ballot papers for South and Warby Wards were counted manually using the preferential method of counting at the election office. The ballot papers were sorted to the first preference votes for each candidate and to informal votes. At this

point, the ballot paper votes sorted to first preferences were counted.

Where a candidate had not achieved an absolute majority of votes (>50%) on first preference votes, a preference distribution was conducted. Preference distributions were required for South and Warby Wards.

Computer count

Following the extraction of ballot papers admitted to the count for City Ward, preferences on ballot papers were data entered into the VEC's computer counting application at the election office. The application distributes preferences using the proportional representation method once data entry of ballot paper preferences is complete. The computer count information session explaining the process was recorded and available for online streaming from the VEC website from Monday 19 October 2020. Results were calculated at the election office on Thursday 5 November 2020.

The provisional results were published to the VEC website as they became available. Results were updated as finalised⁶ once declarations had taken place.

For a breakdown of the first preference results by ward, refer to **Appendix 9**.

Recounts

At any time before a candidate is declared as elected, a recount may be initiated by the Election Manager or requested in writing by a candidate stating the reasons for their request. Such requests are assessed by the Election Manager supported by the VEC and either accepted or declined.

The Election Manager did not receive any requests for a recount following the count for Wangaratta Rural City Council.

Declaration of results

The declaration of results was scheduled later than at previous elections, due to the impact of COVID-19 restrictions on extraction and counting timelines. As per the Service Plan, the latest date

⁶ A preference distribution report can be found at [2020 council election results | Victorian Electoral Commission \(vec.vic.gov.au\)](https://2020.council.election.results.vic.gov.au).

for all results declarations to have been completed was Friday 13 November 2020.

The results of the 2020 Wangaratta Rural City Council general election were declared at 11 am on Thursday 5 November 2020 at the Election Office, 48-50 Murphy Street, Wangaratta.

The VEC website was updated following the declaration to reflect the elected candidates from the election.

Election statistics

Participation

Participation is measured by the number of marks on the roll as a percentage of the total enrolment and can vary from turnout. The overall participation rate in the Wangaratta Rural City Council election was 84.32%, which is higher than the State average of 84.12% (excluding Melbourne City Council) and higher than the 82.22% rate at the 2016 Wangaratta Rural City Council general election.

Analysis of voter participation for the different enrolment categories shows that participation is higher for voters who are enrolled on the EC's List (86.00%) compared to voters enrolled on the CEO's List (52.83%).

Refer to **Appendix 10** for further information on participation, including a breakdown by enrolment category.

Turnout

Voter turnout is measured by the number of formal and informal ballot papers counted in the election as a percentage of voters on the voters' roll for the election.

The overall voter turnout for the 2020 Wangaratta Rural City Council general election was 81.68%. This is compared to the State average turnout of 81.47% (excluding Melbourne City Council). The voter turnout at the 2016 general election for council was 81.16%.

Informality

The overall informal voting rate recorded at the 2020 Wangaratta Rural City Council general election was 3.13%, compared with the State average of 4.76%. An informality rate of 2.99%

was recorded at the Wangaratta Rural City Council general election held in October 2016.

Complaints

Type of complaints

At local government elections, complaints generally fall into two broad categories:

1. The conduct of participants in the election.

Complaints about the conduct of candidates and other participants in the election, at times alleging a breach of the LG Act or local laws.

2. The administration of the election.

Complaints about the conduct of the election and services to voters.

The majority of complaints at the 2020 local government elections related to category one, often where the complainant alleged inappropriate or illegal action by another person or group associated with the election.

Complaints process

The VEC operates a streamlined complaints process during elections, developed in consultation with local councils and enforcement agencies. The process requires complaints to be lodged in writing, and they are then processed through the VEC's head office. For the 2020 local government elections, customers were able to provide feedback and complaints through an online submission form on the VEC's website.

Each complaint is evaluated and an appropriate course of action is determined. Complaints alleging a breach of the LG Act, for example, are forwarded to the Local Government Inspectorate (LGI). Complaints relating to local laws are referred to council. Complaints about the VEC's services or the behaviour or actions of VEC staff and election officials are the responsibility of the VEC. In these cases, the VEC investigates the matter and determines the most appropriate response. The VEC committed to responding to each complaint within five working days, however due to the unanticipated high volume of complaints received this extended in some instances.

Complaints received

The VEC received four written complaints relating to the election for Wangaratta Rural City Council. Please see **Appendix 11** for a description of complaints received by the VEC.

Post-election activities

Storage of election material

All records from the election will be kept by the VEC safely and secretly in accordance with Regulation 79 of the Regulations.

Refund of nomination fees

Nomination fees were refunded to eligible candidates on Thursday 10 December 2020. Eligible candidates included elected candidates or those who received at least 4% of the first preference vote. Any forfeited nomination fees were remitted to Council on 10 December 2020.

Courts and tribunals

The Victorian Civil and Administrative Tribunal (VCAT) is responsible for hearing disputes on the validity of an election under section 311 of the LG Act.

Applications for a review of the declaration of the results of an election must be lodged within 14 days of the election and can be made by a candidate in the election, 10 persons who were entitled to vote at the election, or the VEC.

There were no applications to the VCAT disputing the result of the Wangaratta Rural City Council general election.

Non-voter follow up

In accordance with section 267 of the LG Act, the VEC has commenced its compulsory voting enforcement program. Any person who was required to vote at the election and failed to vote will be issued with an Apparent Failure to Vote Notice. Apparent non-voters have 28 days in which to respond.

People who do not respond to that notice, or do not provide a satisfactory response to the notice, may be issued with an Infringement Notice that will incur a penalty. Further follow-up by way of a Penalty Reminder Notice may also take place – this stage includes the original penalty and a Penalty Reminder Notice fee. Penalties collected on behalf of council will be reimbursed at the end of the Infringement and Penalty Reminder Notice stages.

Additionally, during the Infringement and Penalty Reminder Notice stages, non-voters may request for their matter to proceed directly to the Magistrates' Court.

Any such requests will be actioned at the conclusion of the Infringement and Penalty Reminder Notice stages. The VEC will lodge the file of any remaining non-voters with Fines Victoria at the conclusion of the Penalty Reminder Notice stage.

Evaluating the VEC's services

The VEC is committed to providing high quality election services to its local government clients. Through the VEC's formal feedback and debriefing program, the VEC is able to gauge its performance and seek advice for future local government election projects.

Feedback from councils

The VEC invited feedback from councils on its services in December. Additional feedback can be provided to the Program Manager for Local Government elections by emailing LGProgram2020@vec.vic.gov.au.

Internal debriefing program

After every electoral event, the VEC conducts an internal debriefing program which includes input from all areas across the VEC's workforce. Internal debriefing following the local government elections commenced in December 2020. In due course, the VEC will publish a consolidated report on its performance and key statistics from the elections. This report will be tabled in Parliament and available on the VEC website.

Schedule 1: Record of ballot papers and declaration envelopes

Wangaratta Rural City Council City Ward election

BALLOT PAPERS PRINTED

| | |
|--------------------------------|---------------|
| Victorian Electoral Commission | 15,250 |
| Election Manager | 18 |
| Total | 15,268 |

BALLOT PAPERS ISSUED

| | |
|------------------------------|---------------|
| General mail out | 13,301 |
| Early and replacement votes | 279 |
| Unenrolled declaration votes | 13 |
| Spoilt | 1 |
| Sub total | 13,594 |
| Unused | 1,674 |
| Total | 15,268 |

DECLARATIONS RETURNED

| | |
|---|---------------|
| General mail out admitted to the extraction | 10,409 |
| Early and replacement votes admitted to the extraction | 262 |
| Unenrolled declaration votes admitted to the extraction | 3 |
| Returned declarations unable to admit to extraction | 464 |
| Declarations returned to sender | 421 |
| Sub total | 11,559 |
| Declarations not returned | 2,035 |
| Total | 13,594 |

Wangaratta Rural City Council South Ward election

BALLOT PAPERS PRINTED

| | |
|--------------------------------|--------------|
| Victorian Electoral Commission | 4,250 |
| Election Manager | 9 |
| Total | 4,259 |

BALLOT PAPERS ISSUED

| | |
|------------------------------|--------------|
| General mail out | 3,229 |
| Early and replacement votes | 23 |
| Unenrolled declaration votes | 3 |
| Spoilt | 0 |
| Sub total | 3,255 |
| Unused | 1,004 |
| Total | 4,259 |

DECLARATIONS RETURNED

| | |
|---|--------------|
| General mail out admitted to the extraction | 2,696 |
| Early and replacement votes admitted to the extraction | 16 |
| Unenrolled declaration votes admitted to the extraction | 0 |
| Returned declarations unable to admit to extraction | 94 |
| Declarations returned to sender | 78 |
| Sub total | 2,884 |
| Declarations not returned | 371 |
| Total | 3,255 |

Wangaratta Rural City Council Warby Ward election

BALLOT PAPERS PRINTED

| | |
|--------------------------------|--------------|
| Victorian Electoral Commission | 4,250 |
| Election Manager | 9 |
| Total | 4,259 |

BALLOT PAPERS ISSUED

| | |
|------------------------------|--------------|
| General mail out | 3,349 |
| Early and replacement votes | 20 |
| Unenrolled declaration votes | 1 |
| Spoilt | 1 |
| Sub total | 3,371 |
| Unused | 888 |
| Total | 4,259 |

DECLARATIONS RETURNED

| | |
|---|--------------|
| General mail out admitted to the extraction | 2,868 |
| Early and replacement votes admitted to the extraction | 11 |
| Unenrolled declaration votes admitted to the extraction | 0 |
| Returned declarations unable to admit to extraction | 103 |
| Declarations returned to sender | 70 |
| Sub total | 3,052 |
| Declarations not returned | 319 |
| Total | 3,371 |

Schedule 2: Certification statement

In accordance with Regulation 77, I certify that Schedule 1 of this report on the conduct of the 2020 Wangaratta Rural City Council local government election is a true and correct account of the number of ballot papers issued, returned and not used in this election and declarations not returned.

A handwritten signature in black ink, appearing to read 'MM Gately', with a stylized flourish at the end.

Warwick Gately AM
Electoral Commissioner

Appendix 1: Breakdown of the voters' roll

Wangaratta Rural City Council

| | |
|---|---------------|
| Voters enrolled through an entitlement under section 241 of the LG Act | 22,087 |
| Voters enrolled through entitlements under sections 242 – 245 of the LG Act | 1,180 |
| Total | 23,267 |

City Ward election

| | |
|---|---------------|
| Voters enrolled through an entitlement under section 241 of the LG Act | 12,668 |
| Voters enrolled through entitlements under sections 242 – 245 of the LG Act | 663 |
| City Ward election total | 13,301 |

North Ward election

| | |
|---|--------------|
| Voters enrolled through an entitlement under section 241 of the LG Act | 3,215 |
| Voters enrolled through entitlements under sections 242 – 245 of the LG Act | 173 |
| North Ward election total | 3,388 |

South Ward election

| | |
|---|--------------|
| Voters enrolled through an entitlement under section 241 of the LG Act | 2,956 |
| Voters enrolled through entitlements under sections 242 – 245 of the LG Act | 273 |
| South Ward election total | 3,229 |

Warby Ward election

| | |
|---|--------------|
| Voters enrolled through an entitlement under section 241 of the LG Act | 3,248 |
| Voters enrolled through entitlements under sections 242 – 245 of the LG Act | 101 |
| Warby Ward election total | 3,349 |

Appendix 2: Statutory advertising

Wangaratta Rural City Council election schedule of public notices

Close of roll notice (see Appendix 2.1 for example)

| | |
|----------------------|----------------|
| VEC Website | 8 August 2020 |
| Wangaratta Chronicle | 14 August 2020 |

Notice of election (see Appendix 2.2 for example)

| | |
|----------------------|------------------|
| VEC Website | 31 August 2020 |
| Wangaratta Chronicle | 4 September 2020 |

Voting details notice (see Appendix 2.3 for example)

| | |
|----------------------|-------------------|
| VEC Website | 28 September 2020 |
| Wangaratta Chronicle | 2 October 2020 |

Reminder notice (see Appendix 2.4 for example)

| | |
|----------------------|-----------------|
| VEC Website | 12 October 2020 |
| Wangaratta Chronicle | 16 October 2020 |

Notice of result (see Appendix 2.5 for example)

| | |
|----------------------|------------------|
| VEC Website | 23 November 2020 |
| Wangaratta Chronicle | 27 November 2020 |

Appendix 2.1: Close of roll notice for Wangaratta Rural City Council

Wangaratta Rural City Council postal election

Your council, your vote



You must be enrolled to vote

A general election will be held for Wangaratta Rural City Council in October 2020. To be able to vote in the election, you must be enrolled by the close of roll at **4 pm on Friday 28 August 2020**. Two categories of voters can be enrolled to vote in the Wangaratta Rural City Council election: State-enrolled voters and Council-enrolled voters.

State-enrolled voters

Am I enrolled to vote?

You are automatically enrolled for this election if:

- you will be 18 years of age or over on Saturday 24 October 2020 **AND**
- you live in the Rural City of Wangaratta **AND**
- you are on the State electoral roll for your current address.

You need to enrol if:

- you are an Australian citizen aged 18 or over on Saturday 24 October 2020 **AND**
- you live in the Rural City of Wangaratta and you are not on the State electoral roll **OR**
- you have lived at your current residential address within the Rural City of Wangaratta for at least a month and have not yet updated your enrolment details, including any changes to your postal address.

How do I enrol?

You can enrol online at vec.vic.gov.au

You can also download an enrolment form from the website.

All enrolment applications must be received by the Victorian Electoral Commission by the close of roll at **4 pm on Friday 28 August 2020**.

How can I check my State enrolment?

You can check your enrolment details online at vec.vic.gov.au at any time, or call 1300 805 478.

Council-enrolled voters

Am I enrolled to vote?

To be a Council-enrolled voter, you must be:

- 18 years of age or over on Saturday 24 October 2020 **AND**
- not a State-enrolled voter within the Rural City of Wangaratta.

You are automatically enrolled for this election if you were enrolled as a non-resident owner at the most recent election for your local area. This includes any by-elections held since the last general election.

If your circumstances have changed since the most recent election and you are no longer a non-resident owner of that property, you will not be automatically enrolled for this election. Depending on your circumstances, you may still be eligible to apply to be enrolled as a Council-enrolled voter.

Who else can enrol & vote?

You may also apply to enrol if:

- you have purchased a rateable property in the Rural City of Wangaratta since the last election or by-election and you are not automatically enrolled **OR**
- you are not an Australian citizen and you live in, and pay rates for, a property within the Rural City of Wangaratta **OR**
- you pay rates on a property you occupy in the Rural City of Wangaratta, for example you are a shop tenant and pay rates to the Council for the tenancy, and you have no other voting entitlement within the Rural City of Wangaratta **OR**

- you are a director or company secretary of a corporation that pays rates to Wangaratta Rural City Council and you have no other voting entitlement within the Rural City of Wangaratta.

How do I apply to be a Council-enrolled voter?

If you meet any of the mentioned criteria and wish to enrol, contact Wangaratta Rural City Council on (03) 5722 0838 for a council enrolment form. Council enrolment forms must be received by the Council by the close of roll at **4 pm on Friday 28 August 2020**.

How can I check if I am Council-enrolled?

You can check your enrolment details by contacting the Council on (03) 5722 0838.

Thinking about standing for election?

Candidate requirements have recently changed. To nominate as a candidate for Wangaratta Rural City Council, you must:

- be an Australian citizen and enrolled on the voters' roll for Wangaratta Rural City Council **AND**
- be eligible to become a councillor should you be elected **AND**
- have completed the mandatory candidate training before lodging your nomination with the Election Manager.

For further information, visit vec.vic.gov.au

Enrolment closes

4 pm Friday 28 August

State-enrolled voters can register for free VoterAlert SMS and email reminders at vec.vic.gov.au

vec.vic.gov.au | 131 832

@electionsvic



For enquiries in languages other than English call our interpreting service:

• 0900 9209 0190 Amharic • 0900 9209 0100 Arabic • 0900 9209 0191 Bosnian • 0900 9209 0101 Cantonese • 0900 9209 0102 Croatian • 0900 9209 0193 Dari • 0900 9209 0119 Dinka • 0900 9209 0103 Greek • 0900 9209 0104 Italian • 0900 9209 0192 Khmer • 0900 9209 0194 Korean • 0900 9209 0105 Macedonian • 0900 9209 0106 Mandarin • 0900 9209 0195 Persian • 0900 9209 0196 Russian • 0900 9209 0107 Serbian • 0900 9209 0108 Somali • 0900 9209 0109 Spanish • 0900 9209 0110 Turkish • 0900 9209 0111 Vietnamese • All other non-English languages 0900 9209 0112

Authorised by W. Gately, AM, Electoral Commissioner, 530 Collins Street, Melbourne, Victoria.



Appendix 2.2: Notice of election for Wangaratta Rural City Council

Wangaratta Rural City Council postal election

Your council, your vote



Vote by post this October

Voting

Ballot packs will be mailed to voters enrolled in the Wangaratta Rural City Council election from Tuesday 6 October 2020. Return your completed ballot material by mail ASAP or hand-deliver it to the Election Manager by the close of voting at 6 pm on Friday 23 October 2020.

If you will be away

If you will be away when ballot packs are mailed, or your address has changed since Friday 28 August 2020, you can request for your ballot pack to be redirected by writing to:

Election Manager
Wangaratta Rural City Council election
c/- Victorian Electoral Commission
Level 11, 530 Collins Street
Melbourne VIC 3000

Alternatively, you can email your request to:

redirections@vec.vic.gov.au

Please include the address for redirection. Each voter requesting redirection must sign their request.

Requests for redirection must be received by **Thursday 17 September 2020**.

Large print and braille ballot papers

Large print or braille ballot papers are available for voters who are blind or have low vision—please register by **Tuesday 15 September 2020**. To register, call (03) 8620 1222 during business hours.

Request an early postal vote

To apply for an early postal vote, contact the Election Manager from **Wednesday 23 September 2020** on 1300 141 482 and make an application. You must provide a valid reason.

How to nominate as a candidate

Candidate requirements have recently changed. To nominate as a candidate, you must:

- be an Australian citizen and enrolled on the voters' roll for Wangaratta Rural City Council AND
- be eligible to become a councillor should you be elected AND
- have completed the mandatory candidate training before lodging your nomination with the Election Manager.

To nominate, complete the nomination form and lodge it with the Election Manager together with the \$250 nomination fee. Nomination forms can be lodged by appointment during business hours from **Thursday 17 September 2020** until **12 noon on Tuesday 22 September 2020** at:

48-50 Murphy Street, Wangaratta

Visit vec.vic.gov.au for more information and to pre-complete your nomination form using the online Candidate Helper. The online Candidate Helper will be available from **Thursday 3 September 2020**.

If you use the online Candidate Helper, print your pre-completed form and make an appointment to lodge it with the Election Manager along with the nomination fee.

Call the Election Manager from **Wednesday 16 September 2020** on 1300 141 482 to make a nomination appointment.



Online candidate information session

Due to COVID-19 restrictions, the VEC's recorded candidate information session can be streamed online from **Thursday 3 September 2020** complemented by state-wide interactive candidate seminars based on the information video. To watch the information session or find out how to join an online interactive seminar, visit vec.vic.gov.au

Nominations close

12 noon Tuesday 22 September

State-enrolled voters can register for free VoterAlert SMS and email reminders at vec.vic.gov.au

vec.vic.gov.au | 131 832

@electionsvic

For enquiries in languages other than English call our interpreting service:

• 阿拉伯語 9209 0190 Amharic • عربي 9209 0100 Arabic • Босански 9209 0191 Bosnian • 粵語 9209 0101 Cantonese • Hrvatski 9209 0102 Croatian • داري 9209 0193 Dari • Dinka 9209 0119 Dinka • Ελληνικά 9209 0103 Greek • Italiano 9209 0104 Italian • ភ្នំ 9209 0192 Khmer • 한국어 9209 0194 Korean • Македонски 9209 0105 Macedonian • 國語 9209 0106 Mandarin • فارسی 9209 0195 Persian • Русский 9209 0196 Russian • Српски 9209 0107 Serbian • Soomali 9209 0108 Somali • Español 9209 0109 Spanish • Türkçe 9209 0110 Turkish • Việt-n 9209 0111 Vietnamese • All other non-English languages 9209 0112

Authorised by W. Gately, AM, Electoral Commissioner, 530 Collins Street, Melbourne, Victoria.



Appendix 2.3: Voting details notice for Wangaratta Rural City Council

Wangaratta Rural City Council postal election

Your council, your vote



Check the mail for your ballot pack

Ballot packs containing voting material will be mailed to enrolled voters from **Tuesday 6 October 2020**.

This is a postal election only.

If you do not receive your ballot pack by **Friday 16 October 2020**, please call 1300 141 482 during office hours to arrange a replacement.

How to vote correctly

You must complete your ballot paper correctly for your vote to count. Put the number **1** in the box next to the candidate you most want to see elected, then number **ALL** the other boxes in order of your choice. You must number **EVERY BOX** and only use each number once.

How to return your completed ballot paper

Follow the instructions on your ballot paper to complete your vote. To return your completed ballot paper, put it in the ballot paper envelope then use the reply-paid envelope provided or hand-deliver it during office hours to:

48–50 Murphy Street, Wangaratta

Voting is compulsory

Voting is compulsory for all voters who were on the State roll at **4 pm on Friday 28 August 2020**.

You may be fined if you do not vote — this includes homeowners and tenants.

You are encouraged to vote, but you will not be fined if you don't vote, if:

- you live outside this local council area **OR**
- you are enrolled directly with the Council to be on the voters' roll for this election.

Your completed ballot pack must be in the mail or hand-delivered by 6 pm* Friday 23 October

*Local mail clearance times vary. Ballot packs must be mailed before final clearance times in the last week of voting. Don't risk a fine.

State-enrolled voters can register for free VoterAlert SMS and email reminders at vec.vic.gov.au

vec.vic.gov.au | 1300 141 482

@electionsvic

For enquiries in languages other than English call our interpreting service:

• 阿拉伯語 9209 0190 Amharic • عربي 9209 0100 Arabic • Босански 9209 0191 Bosnian • 粵語 9209 0101 Cantonese • Hrvatski 9209 0102 Croatian • داري 9209 0193 Dari • Dinka 9209 0119 Dinka • Ελληνικά 9209 0103 Greek • Italiano 9209 0104 Italian • ភ្នំ 9209 0192 Khmer • 한국어 9209 0194 Korean • Македонски 9209 0105 Macedonian • 國語 9209 0106 Mandarin • فارسی 9209 0195 Persian • Русский 9209 0196 Russian • Српски 9209 0107 Serbian • Soomali 9209 0108 Somali • Español 9209 0109 Spanish • Türkçe 9209 0110 Turkish • Việt-n 9209 0111 Vietnamese • All other non-English languages 9209 0112


Authorised by W. Gately, AM, Electoral Commissioner, 530 Collins Street, Melbourne, Victoria.



Appendix 2.4: Reminder notice for Wangaratta Rural City Council

Wangaratta Rural City Council postal election

Your council, your vote



Rural City of
Wangaratta

Check the mail for your ballot pack

Ballot packs containing voting material were mailed to enrolled voters from Tuesday 6 October 2020.

This is a postal election only.

If you do not receive your ballot pack by **Friday 16 October 2020**, please call 1300 141 482 during office hours to arrange a replacement.

How to vote correctly

You must complete your ballot paper correctly for your vote to count. Put the number 1 in the box next to the candidate you most want to see elected, then number **ALL** the other boxes in order of your choice. You must number **EVERY BOX** and only use each number once.

How to return your completed ballot paper

Follow the instructions on your ballot paper to complete your vote. To return your completed ballot paper, put it in the ballot paper envelope then use the reply-paid envelope provided or hand-deliver it during office hours to:

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- you live outside this local council area **OR**
- you are enrolled directly with the Council to be on the voters' roll for this election.

Your completed ballot pack must be in the mail or hand-delivered by 6 pm* Friday 23 October

*Local mail clearance times vary. Ballot packs must be mailed before final clearance times in the last week of voting. Don't risk a fine.




State-enrolled voters can register for free VoterAlert SMS and email reminders at vec.vic.gov.au


vec.vic.gov.au | 1300 141 482

For enquiries in languages other than English call our interpreting service:

• 0905 9209 0190 Amharic • 0905 9209 0100 Arabic • 0905 9209 0191 Bosnian • 0905 9209 0101 Cantonese • 0905 9209 0102 Croatian • 0905 9209 0193 Dari • 0905 9209 0115 Dinka • 0905 9209 0103 Greek • 0905 9209 0104 Italian • 0905 9209 0192 Khmer • 0905 9209 0194 Korean • 0905 9209 0105 Macedonian • 0905 9209 0106 Mandarin • 0905 9209 0195 Persian • 0905 9209 0196 Russian • 0905 9209 0107 Serbian • 0905 9209 0108 Somali • 0905 9209 0109 Spanish • 0905 9209 0110 Turkish • 0905 9209 0111 Vietnamese • All other non-English languages 0905 0112

Authorised by W. Gately, AM, Electoral Commissioner, 530 Collins Street, Melbourne, Victoria.


@electionsvic   



Appendix 2.5: Notice of results for Wangaratta Rural City Council

Wangaratta Rural City Council election

Declaration of results



Rural City of
Wangaratta

The following candidates were elected to the Wangaratta Rural City Council at the general election held in October 2020:

City Ward

REES, Dean (1st elected)

HERRY, Jack (2nd elected)

FULLER, David Arthur Clifford (3rd elected)

FITZPATRICK, Ashlee (4th elected)

North Ward

BENTON, Harvey John (elected unopposed)

South Ward

BUSSELL, Harry

Warby Ward




GRANT, Irene


Further details about the results are available at vec.vic.gov.au

Chris Browne
Election Manager

Thursday 5 November 2020

vec.vic.gov.au | 131 832

@electionsvic   



Authorised by W. Gately, AM, Electoral Commissioner, 530 Collins Street, Melbourne, Victoria.

Appendix 3: Schedule of media releases and advisories

Wangaratta Rural City Council Council-specific media releases and advisories

| | |
|---|-------------------|
| Enrol now for the Wangaratta Rural City Council election | 7 August 2020 |
| Call for candidates for the upcoming Wangaratta Rural City Council election | 24 August 2020 |
| Candidates announced for the Wangaratta Rural City Council election | 23 September 2020 |
| Ballot packs mailed this week for Wangaratta Rural City Council election | 5 October 2020 |
| Voting closes soon for the Wangaratta Rural City Council election | 12 October 2020 |
| New councillors for Wangaratta Rural City Council | 5 November 2020 |

Statewide media releases and advisories

| | |
|--|-------------------|
| Victorians urged to enrol for upcoming council elections | 7 August 2020 |
| October local council elections to proceed under COVIDSafe election plan | 19 August 2020 |
| Last chance to enrol for Victorian council elections | 21 August 2020 |
| Enrolment closes tomorrow for October's council elections | 26 August 2020 |
| Nominations open soon for Victorian local council elections | 31 August 2020 |
| Council election information one click away on VEC website | 4 September 2020 |
| Accessing candidate information for the 2020 Victorian local council elections | 14 September 2020 |
| Victorian voters encouraged to sign up for free election reminders | 16 September 2020 |
| Nominations are in for the October council elections | 23 September 2020 |
| Authority granted for postal vote contingency | 30 September 2020 |
| Voting underway for Victoria's local council elections | 5 October 2020 |
| Mobile numbers not from VEC | 12 October 2020 |
| Local council elections voting deadline looms | 19 October 2020 |
| Strong voter response to local council elections | 20 October 2020 |
| Results timeline for Victorian local council elections (media advisory, not for publication) | 21 October 2020 |
| Final day of voting shows high voter turnout for council elections | 23 October 2020 |
| VEC won't risk public health for quick results in record turnout | 28 October 2020 |
| A win for democracy in a challenging year | 13 November 2020 |
| Didn't vote in the election? Please explain. | 8 February 2021 |

Appendix 4: VoterAlert advisories

Appendix 4.1: SMS alerts

4.1.1 close of roll – sent from Wednesday 19 August to Wednesday 26 August 2020



Council elections will be held by post in October. Make sure you are correctly enrolled by 4pm 28 Aug. More info or unsubscribe at: <https://voteralert.vec.vic.gov.au/s/tohMhA5l>

4.1.2 uncontested ward – Friday 25 September 2020



VEC VoterAlert: the election in **Council Name Council, Ward Name Ward** was uncontested and you do not have to vote. More info or unsubscribe at: <https://voteralert.vec.vic.gov.au/s/t2of6wcY>

4.1.3 mail out of ballot pack Friday 9 October to Friday 13 October 2020



VEC has posted a ballot pack to your enrolled address. Voting in council elections is compulsory. More info or unsubscribe at: <https://voteralert.vec.vic.gov.au/s/ufDvSR07>


4.1.4 reminder close of voting - Monday 19 October 2020



Council elections: voting closes 6pm Friday. Post your vote or return it to your election office ASAP. More info or unsubscribe: <https://voteralert.vec.vic.gov.au/s/usSUBkIM>

Appendix 4.2: Email alerts

4.2.1 Close of roll email

VoterAlert Victorian Electoral Commission

2020 Local council elections

Hello,

Local council elections will be held in Victoria by post this October. It is important that you are correctly enrolled so you receive a ballot pack at your correct address.

Enrolment closes at 4 pm on Friday 28 August 2020.

If you haven't changed your postal address, residential address or name, there is no need to do anything.

Are your details up to date?

You can check your details online on the VEC's Check My Enrolment portal. Complete all fields, making sure you:

- enter your first and middle names in the 'Given names' field
- start to enter your suburb and pick it from the list suggested
- start to enter your street name only and pick it from the list suggested.

CHECK MY ENROLMENT

Do you need to update your details?

CHANGE MY DETAILS

Are you eligible to vote in another council?

In a council election, there are two types of enrolment: State enrolment and council enrolment.

You are receiving this message because you are State-enrolled.

But if you own property or pay rates in another council, you may be enrolled or eligible to enrol directly with that council.

Find out more: [Enrolling for council elections](#)

Do I have to vote at these elections?

Voting is compulsory for State-enrolled voters. Don't risk a fine!

If you are on the roll for Melbourne City Council, it is also compulsory for council enrolled voters to vote.




FIND OUT MORE

Authorised by W. Gately, AM, Electoral Commissioner, 530 Collins Street, Melbourne, Victoria.

Our mailing address is:
Level 11, 530 Collins Street, Melbourne VIC 3000


This message was sent to you by the Victorian Electoral Commission because your contact details are listed on the Victorian electoral roll.

UNSUBSCRIBE



[VEC website](#) | [Contact us](#) | [Privacy](#) | [Legal](#)

4.2.2 Uncontested ward email

VoterAlert

Your election was uncontested

Hello **Voter Name**

At the close of nominations, the number of candidates who nominated for the **Council Name** Council election in **Ward Name** Ward was the same as the number of vacancies.

This is known as an **uncontested election**.

The candidates who nominated are successful and you are not required to vote.

Are you eligible to vote in another council?

If you have an enrolment entitlement in another council, you may be on the roll for that council.

[Find out more information about council enrolment on our website](#)

More information




For more information [visit our website](#).

Authorised by W. Gately, AM, Electoral Commissioner, 530 Collins Street, Melbourne, Victoria.

Our mailing address is:
Level 11, 530 Collins Street, Melbourne VIC 3000

This message was sent to you by the Victorian Electoral Commission because your contact details are listed on the Victorian electoral roll.

UNSUBSCRIBE




[VEC website](#) | [Contact us](#) | [Privacy](#) | [Legal](#)

4.2.3 Ballot Pack mailout email

Please do not reply to this email. Replies go to an unmonitored inbox. For any queries, [contact us](#).

VoterAlert

 Victorian Electoral Commission

2020 local council elections

Hello

You are enrolled to vote in the 2020 local council elections in Council Name

Voting in this election will be by post. We posted you a ballot pack between Tuesday 6 and Thursday 8 October 2020.

Please follow the instructions in your ballot pack to cast your vote and mail it back to us as soon as possible. Voting closes at 6 pm on Friday 23 October 2020, but local mail clearance times may be earlier than the cut-off. We recommend you return your completed vote as soon as possible.

Didn't get a ballot pack?

If you don't get a ballot pack by Friday 16 October, call your local Election Office to request a replacement. You can find [Election Office contact details](#) on our website.

Are you away from your enrolled address?

If you are away from your enrolled address call your local Election Office to request a replacement ballot pack. You can find [Election Office contact details](#) on our website.

Do I have to vote?

Voting is compulsory for everyone on the State and Melbourne City Council voters' rolls. Don't risk a fine!




FIND OUT MORE ABOUT THE ELECTION

Authorised by W. Gately, AM, Electoral Commissioner, 530 Collins Street, Melbourne, Victoria.

Our mailing address is:
Level 11, 530 Collins Street, Melbourne VIC 3000

This message was sent to you by the Victorian Electoral Commission because your contact details are listed on the Victorian electoral roll.

UNSUBSCRIBE



[VEC website](#) | [Contact Us](#) | [Privacy](#) | [Legal](#)

4.2.4 Last week to vote email

Please do not reply to this email. Replies go to an unmonitored inbox. For any queries, [contact us](#).

VoterAlert



2020 local council elections

Disregard this email if you have already voted.

Hello

You are enrolled to vote in the 2020 local council elections in Council Name Council.

Voting closes 6 pm this Friday 23 October.

How to vote

As soon as possible, make sure you:

mail your completed ballot paper in the reply-paid envelope provided

OR

drop your completed ballot paper off at [your local Election Office](#).

Please note: voting closes at 6 pm on Friday 23 October. However, local mail clearance times vary and we recommend you return your completed vote as soon as possible.

Didn't get a ballot pack?

If you haven't received a ballot pack, [check our website to understand your options](#).

Do I have to vote?

Voting is compulsory for everyone on the State and Melbourne City Council voters' rolls. Don't risk a fine!

[FIND OUT MORE ABOUT THE ELECTION](#)

Authorised by W. Gately, AM, Electoral Commissioner, 530 Collins Street, Melbourne, Victoria.

Our mailing address is:

Level 11, 530 Collins Street, Melbourne VIC 3000

This message was sent to you by the Victorian Electoral Commission because your contact details are listed on the Victorian electoral roll.

[UNSUBSCRIBE](#)



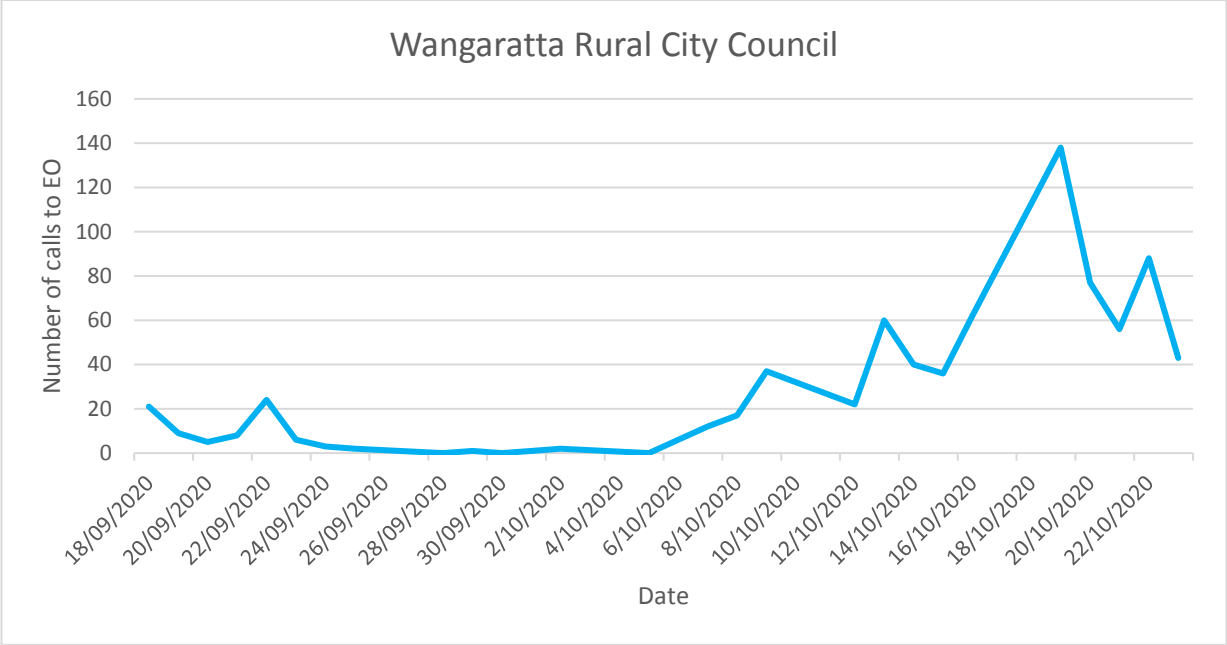
[VEC website](#) | [Contact us](#) | [Privacy](#) | [Legal](#)

Appendix 5: Voter engagement program and initiatives

| Program | Program Details |
|--|---|
| Be Heard Democracy Ambassador program | This program normally provides face-to-face electoral education sessions and was adapted to an online delivery model, providing peer-led electoral education to residents in specialist disability services and culturally and linguistically diverse (CALD) communities. A total of 47 sessions were provided to people with disabilities and a total of 80 sessions were provided to CALD communities through councils and community organisations hosting online sessions. |
| Myth busting campaign. | This offline campaign addressed myths around enrolling and voting for those experiencing homelessness or with unstable housing. Four myths were dispelled and displayed on billboards and street posters, in metropolitan Melbourne areas with high populations of people experiencing homelessness. During the enrolment period, no-fixed-address enrolment forms were distributed with 4,500 meals to those suffering financial hardship, through a sponsorship with StreetSmart. This partnership included social media and Electronic Direct Mail distribution to StreetSmart's database of homeless services and community partners. A 1800 freecall number was also established to support those with financial hardship to provide support for enrolling and voting. This phone number was advertised on posters distributed through homelessness agencies, drug and alcohol services and services providing COVID-19 testing in hotels. |
| CALD in-language social media videos. | This project produced a series of three videos in 10-12 different languages which provided electoral information on how to enrol, how to vote by post, and how to respond to an Apparent Failure to Vote Notice. These were widely distributed and shared through the VEC's social media platforms and community networks. |
| Aboriginal short videos. | This project produced five videos in collaboration with Reconciliation Victoria. Two videos featured Aboriginal Elders and other leading Aboriginal community members discussing the value and ways to engage with local council elections. A further three videos, using culturally relevant animation, explained what services councils are responsible for, how to vote and the role of a councillor. These were shared through Aboriginal community channels and organisations. |
| DemGraphics young people co-designed social media project. | This project involved conducting research to identify barriers to enrolling and voting with a diverse group of young people. This information was then used to pilot a social media campaign in selected councils to encourage engagement in the elections for those aged 18-29. |
| Easy English tutor guide and worksheets. | These were produced for people with low English proficiency and designed as a co-read product where a person supports the learner through the worksheets. The tutor guide and worksheets were based on the VEC's Easy English guides for local council elections and were available for download from the VEC's website in PDF and Word formats. |

Appendix 6: Daily telephone enquiries

The following graph shows the number of telephone calls recorded by the election office telephone enquiry service including those received by the VEC’s overflow call centre and tagged as relating to Wangaratta Rural City Council during the 2020 local government elections.



Appendix 7: Final list of candidates in ballot paper order

Wangaratta Rural City Council election

The candidates, in ballot paper order, were as follows:

City Ward election

HERRY, Jack

CRUMPTON, Thomas

FIDGE, Julian

FULLER, David Arthur Clifford

DIMOPOULOS, George

WEDLER, Rose

VERDON, Simon

FITZPATRICK, Ashlee

O'KEEFE, Joe

CLARKE, Kenneth John

REES, Dean

South Ward election

GARRETT, Jennifer Anne

CHRISTISON, Suz

LAWRENCE, David

BUSSELL, Harry

Warby Ward election

GRANT, Irene

FRY, Rho

SENIOR, Helen

Appendix 7.1: Candidate statements and photographs

Wangaratta Rural City Council election

City Ward election (see Appendix 7.2.1 for candidate statement leaflet)

| Total number of candidates at close of nominations | Number of candidates that lodged a candidate statement | Number of candidates that lodged a candidate photograph |
|--|--|---|
| 11 | 11 | 11 |

North Ward election (see Appendix 7.3.1 for uncontested ward leaflet)

| Total number of candidates at close of nominations | Number of candidates that lodged a candidate statement | Number of candidates that lodged a candidate photograph |
|--|--|---|
| 1 | 1 | 1 |

South Ward election (see Appendix 7.2.2 for candidate statement leaflet)

| Total number of candidates at close of nominations | Number of candidates that lodged a candidate statement | Number of candidates that lodged a candidate photograph |
|--|--|---|
| 4 | 4 | 4 |

Warby Ward election (see Appendix 7.2.3 for candidate statement leaflet)

| Total number of candidates at close of nominations | Number of candidates that lodged a candidate statement | Number of candidates that lodged a candidate photograph |
|--|--|---|
| 3 | 3 | 3 |

NOTICE: The contents of candidate statements are provided by the candidates. Any enquiries about candidate statements should be directed to the relevant candidate. Candidate statements are not verified or endorsed by the Election Manager.



FULLER, David Arthur Clifford

Re-elect David Fuller to reinforce a positive path forward. Together Wangaratta, we have unfinished business. We still have room to grow. We still have opportunities to further connect our community. We still have a future to build for the little people we love. I have been fortunate to be a part of terrific long term projects, including the pool, organics, railway precinct, Mitchell Avenue, and the rural place making projects. If successful in receiving a second term, I am excited to lead three key conversations. An enhanced discussion about our environment. An increased look at how we can be a more inclusive and accessible community. And most importantly an exploration about what we want for the future of the municipality. We are coming into a new chapter for the financial, environmental and social fabric of our Rural City of Wangaratta. In order to achieve we must work together and we must embrace the positive aspects. In terms of the environment, I look forward to a conversation about mitigation, adaptation, and leading new industries to benefit the climate and the financial position. In regards to accessibility, there are number of small steps that can be taken, that will have positive impacts for a number of community groups. More recently referred to as Deputy Dave, what brings me to this junction is the simple fact that I love this town, this area, this region. A second term in the City Ward, allows me to work together with all of council, towards ensuring we can plan and build on the priorities for the future to benefit our children, nieces, nephews, and grandchildren. We can do it in a positive, cohesive, and inclusive manner that brings the community closer together. Re-elect me to reinforce a positive path forward for all of Wangaratta. Thank you.

4

NOTICE: The contents of candidate statements are provided by the candidates. Any enquiries about candidate statements should be directed to the relevant candidate. Candidate statements are not verified or endorsed by the Election Manager.



DIMOPOULOS, George

About George, I will be asking for your VOTE to bring a fresh face and voice to council. For those who dont me, I was born and raised in Wangaratta, first generation Greek/Australian in the area to whom my parents resided here when first migrated to Australia. I was educated in Wangaratta and then worked in the family business for a period of three years in the late 1980s in the Restaurant and entertainment industry, where I worked and learned about management and leadership skills. After that period, I entered the workforce as an employee at Brucks Textiles, working my way up from as a cleaner to a Textile Mechanic for a period of five years. In 1994 I moved to the Gold Coast Queensland to broaden my horizon, to which I entered into the property and construction industry in a range of roles, ranging from sale and marketing in property sales to the Tiling Industry. Over the last nine years I have become a Director of two company one undertakes business development for developers/builders and the other in property sales. I have been interested in political issues throughout my adult life regardless of my resident area, currently I am involved various committees from an lobby group and community groups e.g. Currently the President of Appin Park Wangaratta Rotary. If you elected me to be your representative in Council, I endeavor to consult with the community and allow myself to be approachable thought-out my term for conversations about issues and ideas to put the community first. My Vision for Wangaratta - Promote Wangaratta to encourage more Industry/Business to reside in the City. Youth engagement and events. Better Health services for the community.

5

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WEDLER, Rose

The year 2020 has been like no other. Local Councils will play an important role as we move forward and adjust to the changed circumstances we are currently experiencing due to COVID-19 and climate change. Through my work as a teacher for children with autism, artist, parent and disability and healthcare support worker, I have gathered a unique and diverse set of skills over the years. Having arrived in Australia from Germany in my early twenties I have a close affinity with the migrant experience and have been a member of NEMA for many years. My rich and diverse lived experiences equip me well to be an effective and versatile council member who is able to communicate and connect easily. I have an inquisitive mind and strive to be well informed and am willing to learn more. I stand for accountability and transparency and am committed to listening carefully and acting as an advocate for community concerns. I will work in a cooperative manner with all stakeholders in order to achieve and negotiate best possible outcomes for our community within the given parameters of financial and government legislation. I want to see Wangaratta and the Shire continue to further grow into a vibrant, safe and inclusive Rural City, a city that has a robust and innovative thriving local industry. I would like to give back to a community that has supported my family and me since we moved here 20 years ago, by serving as an elected councillor. Wangaratta has many strong assets. A strong sense of community is one of them. We can work together to make Wangaratta a place where we all feel a sense of belonging, where we feel safe and can confidently live, work and play, now and into the future.

6

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VERDON, Simon

Thank you for the opportunity to nominate and represent the people of the Rural City of Wangaratta. I have been a local in the area since 1989, where I have raised my two boys. I have been actively involved in local sporting groups, businesses, schools and farming. For 28 years, I had a successful career in banking and finance then decided to follow my passion for real estate and became part of the Stockdale & Leggo team, three years ago. I have nominated for Council for three key reasons. 1. I would like to develop a customer centric model for the public to communicate with Council and make it easy to do business. Less forms, less red tape. I will adopt proactive support for small, large and emerging businesses. Offer individual case managed planning assistance for residential, rural and industrial development. I will engage Council to fast track planning given the clear demand within the region and limited supply holding back our the potential of the Region. 2. Develop solution based teams with clear goals focussing specifically on business growth, future employment and tourism to our beautiful area. In addition, link other municipalities with common interests in the North East to achieve a larger Regional long term strategy based on strong collaborative relationships. 3. Link our community and people. We have a great opportunity to bring our diverse community together through the development of a Rural City of Wangaratta identity. Assist our people to investigate and record stories of our past celebrating the moments, achievement and lessons then bringing them together in a place of reflection for us all to share. Help us all to talk with pride about the hook that brought us and keeps us in this Region. Simplicity, vision and community are my promises for the future.

7

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FITZPATRICK, Ashlee

I care about the kind of world we leave for the next generation. I believe local Council is the one level of government that we can influence, and so I will stand for a second term as your City Ward Councillor. In the words of Mahatma Gandhi: be the change you want to see. We need Council to embrace change, be responsive and put the needs of our community first. As a leader I will continue to advocate for our young people, for community wellbeing, diversity, gender equality and inclusion. During the past 3 years I have demonstrated that I know and act on community needs. I know how important it is to engage with our community when making decisions about important developments in our town. If re-elected, I will continue to be present, to listen, be accountable and work hard to achieve the best results for our community.

8



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O'KEEFE, Joe

Have never been a member of any political party. I have no criminal record in any State or Territory. Went to school in Wangaratta. Qualified in Town Planning in Perth in 1980. Have worked on farms, in hospitality, on building sites, in Child Protection and Juvenile Justice. Have been the Town Planner for three local governments. Have been Planning Officer for many more Councils. Regard Wangaratta as the best city in Australia. My first job selling "The Chronicle" on streets of Wangaratta. Will represent citizen's concerns, will listen to all community input, attend all meetings.

9

| | |
|---|---|
| <p><small>NOTICE: The contents of candidate statements are provided by the candidates. Any enquiries about candidate statements should be directed to the relevant candidate. Candidate statements are not verified or endorsed by the Election Manager.</small></p> <hr/> | <p><small>NOTICE: The contents of candidate statements are provided by the candidates. Any enquiries about candidate statements should be directed to the relevant candidate. Candidate statements are not verified or endorsed by the Election Manager.</small></p> <hr/> |
| <div></div> <p>CLARKE, Kenneth John</p> <p>At the 2016 election, after four years of turmoil and uncertainty, i was the first elected candidate in the City Ward and was elected by my peers to serve as Mayor of the City for the first two years. The respect of council in the community was extremely poor, and i took it upon myself to regain the trust of the community by attendance at as many functions as i could and i think this paid dividends as we now enjoy a very strong relationship with the community. Our first few months were spent building bridges and as a council, we undertook to increase our spending on Capital works and Infrastructure from some \$16m in 2016 to almost \$40m in 2020. After some unsuccessful attempts, we finally received a Commonwealth Grant toward a new Aquatic Centre which will be completed before the end of 2020 at a cost of \$17m. We have also carried out major beautification projects within the City and when completed the Railway Precinct will be worth the money spent. Other projects we have completed include a major road extension to and beyond the racecourse which is opening up our North West Growth area. The Jewell in the crown must be the New Organics plant, which will give the City an excellent return on the sale of compost in years to come. I am pleased that we have been able to assist our smaller communities by the provision of some \$450k each year for works. I am seeking re-election as i believe i still have a lot to offer and will continue to put my professional expertise into the shaping of the City's finances over the next 4 years, especially in assistance to our elderly citizens with finding a permanent home...</p> | <div></div> <p>REES, Dean</p> <p>I was born and raised in Wangaratta and after returning from further studies and work in Melbourne i wanted to be closer to my family friends and further my business career in the real estate field. I have been self employed for over 25 years and know how hard being in business can be. My wife Marni and children Lexi and Oliver keep me grounded and appreciative of what living in a supportive community is all about and i am reminded daily of what a country lifestyle has to offer. Our lifestyle store in Ovens St and real estate career continue in many different forms. I was elected to council in 2016 and have been the mayor for the last two years. When we began this journey my number one priority was economic development and growth for our rural city and i am proud to say that we are achieving this despite many challenges along the way. During this time we delivered a record breaking capital works program including the transformation of CBD including the railway precinct, Ovens St, the aquatics project, Cruze St extension and opened up our residential growth areas as well as being leaders with our organics facility. We also transformed our planning process making it easier to do business through our organisation. I am also proud of the stance i take in support of the Bpangerang name and its people. These projects and other initiatives are driving economic growth and attracting more business, residents and visitors and is making Wangaratta a more vibrant and great place to call home. I will continue my focus on progressing Wangaratta into a modern and sustainable city. I would like to thank the community for their continued support and i look forward to representing you again.</p> |
| 10 | 11 |

Appendix 7.2.2: Candidate statement leaflet for South Ward election

Don't Risk a Fine

VOTING CLOSSES 6.00 PM
Friday 23 October 2020

Your ballot paper is attached to this leaflet.
Complete and return as soon as possible.
 See the ballot paper envelope for voting instructions.

VOTING IN THIS ELECTION IS BY POST ONLY

Your completed ballot material must be posted or in the hands of the Election Manager on or before **6.00 pm on Friday 23 October 2020.**

Local mail clearance times may vary. Ballot material must be mailed before final clearance times in the last week of voting. Late votes cannot be included in the count. Alternatively, you may hand-deliver your envelope during business hours to:

48 - 50 Murphy Street
Wangaratta

CANDIDATE QUESTIONNAIRES


Completed candidate questionnaires are available at vec.vic.gov.au or alternatively from the Election Manager.

COMPULSORY VOTING PROVISIONS APPLY

You have received this ballot pack because you are enrolled for this election. Voting is compulsory if you were on the Victorian State electoral roll for this council on Friday 28 August 2020.

Further information on voting entitlements can be found at vec.vic.gov.au


You may receive an Apparent Failure To Vote Notice if you complete and return your ballot material after the close of voting.



Rural City of Wangaratta

2020 Council Election

VOTING CLOSSES 6.00 PM
Friday 23 October 2020




South Ward

THIS IS A POSTAL ELECTION ONLY.

Voting is compulsory for residents.

For further information visit vec.vic.gov.au or phone 1300 141 482 during business hours.




Victorian Electoral Commission

Printed on 100% Australian made recycled stock

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GARRETT, Jennifer Anne

As a young journalist, I attended my first council meeting more than 35 years ago. Since then I have sat in on, listened to and reported on many more council meetings, including the Shire of Oxley as it was then and the Rural City of Wangaratta as it is now. I have had opinions on the myriad issues discussed and felt very strongly about certain protocols and activities, but as a journalist reporting on events I could not express my own voice. Now, after working in the corporate world, running my own small businesses in Whorouly, raising my family and listening to neighbours about what is important to them, I want to have a voice on the Rural City of Wangaratta Council. My experience, in life and business, will bring a new perspective to the council team and I am eager to pursue issues that I think are vital to the prosperity and satisfaction of the communities I will be representing in the South Ward. In particular, advocating for the farmers, the small rural businesses and the residents of the Ovens and King Valleys. Farmers need the right infrastructure to successfully build their farms, including succession planning. Small rural businesses need acknowledgement that they are not the same as their urban counterparts. Residents need to feel empowered in their small communities and community groups - getting back to basics with services and support. I want to build on the great work the incumbent council has already achieved in attracting businesses, industries, tourists and residents. All of which benefit the Rural City of Wangaratta as a whole. But I also want to ensure the needs of smaller communities are taken into account to guarantee a strong and sustainable future for the jewel in the Rural City of Wangaratta crown - the South Ward.


1



CHRISTISON, Suz

Rural communities are inspiring, diverse and strong. I am passionate about the opportunity to represent you and our community as a Councillor. A vote for me is a vote for community driven action and voice. First and foremost, I will listen: listen to what matters for people living and working in our region. Growing up in Wangaratta and living in the King Valley for 20 years, I have valuable and relevant networks. Through my professional work in facilitation and leadership, I have supported rural and regional communities to thrive. I will advocate for open and transparent governance and continued engagement with community; Sustainability in planning; Support for business; Tourism recovery strategy; Health and wellbeing; Cycling, road and walking access to promote business and safety for residents and visitors. We are facing new challenges. I will be a strong advocate on Council to help guide our tourism-led bushfire and COVID recovery and revitalisation. Our communities hold answers for successful recovery. I will support farmers, small businesses and community projects. Locally, I am a driver of Sustainable King Valley, member of CFA, School Council and previously NESAY board. I have been involved in the governance of educational, arts and culture, community health and outdoor education organisations. I run my own consulting business and have started a nature based tourism project. I am a graduate of the Australian Institute of Company Director course. I will bring all these skills and experience to Council representing transparency, fairness and community connectedness for you. As a Rural City of Wangaratta Councillor for the next 4 years, I will be a voice for all. Your Vote for Suz Christison is a vote for community connection. Thank you.
 Ph. 0492 833 543 E. suzchristison.wang.council@gmail.com FB: Suz Christison, Candidate for Rural City of Wangaratta Council

2



LAWRENCE, David

I am David Lawrence, together with my partner Karen we run a small farm at Edi Upper. I grew up a Dairy farmer. On sale of the family farm I began a career with National Parks in Victoria then NSW notably working in Pest Species (wild dogs and deer) control, Fire Fighting and Visitor facilities roles. I also held roles including Coastal Planner for the Great Ocean Road and an Environmental Advisor to the Department of Defence. I have Degree qualifications majoring in Outdoor Recreation, Wildlife Ecology and a post-grad in Environmental Law. I am standing for council as I believe my background is ideally suited to representing the rural, small business and tourism sectors which are essential to the future and prosperity of the Wangaratta region. I am a staunch believer in bringing manufacturing back to Australia and specifically Wangaratta. I am totally convinced that all three tiers of Government must commit to buying Australian First. For example, why on earth buy Australian Army uniforms from China when we could manufacture them here in Wangaratta? That was a bad decision at multiple levels. I am also appalled that all 3 tiers of Government can preach financial responsibility then boast of record spending. If elected to council I promise I will scrutinise expenditures extremely closely. I will look closely at every facet of Councils finances. I have a strong dislike of trendy spending and financial waste, a recent council exercise in rebranding logos should have never even started. I will never criticise the council front line staff who clear fallen trees at midnight or maintain streets and facilities but I will look closely at a top heavy management. If elected I will support community groups from Landcare and SES to Mens shed and all in between. Thank you.

3

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BUSSELL, Harry

I believe the next 4 years will be the most important on record. Whilst we have weathered storms, floods and fires, the effects of a global pandemic, coupled with a national recession, presents unique and immediate challenges. More than ever before, our region needs sound governance; powerful advocacy; and people in decision making roles with a thorough understanding of the South Ward and the people, communities, businesses and farmers within it. They must also grasp the whole Rural City, appreciating how decisions in one affects the other. As your elected Councillor over the last 4 years, I have driven 57,000 km and been available every day, at any time. Whether you are an individual, business or agricultural enterprise; young, old, male or female, I have sought to make your voice clearly heard at each decision-making table. I have bridged the gap in understanding between the needs of rural people and Council staff. I have brought new, sustainable businesses to the RCOW. I have had the privilege of successfully helping many families in difficult interactions with Council. Importantly, I have succeeded in driving record financial investment into the South Ward for our roads, towns, playgrounds, sporting facilities, events, community halls, and in financial relief for those impacted by devastating incidents. I know that strengthening our rural communities improves our individual and collective resilience. This is what I stand for. Being a multi-generational farmer with younger children still, I appreciate the environmental custodianship entrusted to us. Over 20 years of retail and management experience, alongside previous work in forestry, viticulture and dairy honed my skills. Establishing and marketing my own small businesses in lamb and honey contributed further. Your vote today will determine our future tomorrow. My experience, expertise, commitment and deep understanding of our region, will deliver your very best future.

Appendix 7.2.3: Candidate statement leaflet for Warby Ward election

Don't Risk a Fine

VOTING CLOSSES 6.00 PM

Friday 23 October 2020

Your ballot paper is attached to this leaflet.
Complete and return as soon as possible.
See the ballot paper envelope for voting instructions.

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CANDIDATE QUESTIONNAIRES

Completed candidate questionnaires are available at vec.vic.gov.au or alternatively from the Election Manager.

COMPULSORY VOTING PROVISIONS APPLY

You have received this ballot pack because you are enrolled for this election. Voting is compulsory if you were on the Victorian State electoral roll for this council on Friday 28 August 2020.
Further information on voting entitlements can be found at vec.vic.gov.au


You may receive an Apparent Failure To Vote Notice if you complete and return your ballot material after the close of voting.



2020 Council Election

VOTING CLOSSES 6.00 PM

Friday 23 October 2020




Warby Ward

THIS IS A POSTAL ELECTION ONLY.

Voting is compulsory for residents.

For further information visit vec.vic.gov.au or phone 1300 141 482 during business hours.



Printed on 100% Australian made recycled stock

NOTICE: The contents of candidate statements are provided by the candidates. Any enquiries about candidate statements should be directed to the relevant candidate. Candidate statements are not verified or endorsed by the Election Manager.



GRANT, Irene

A continued interest and a strong belief in the importance of Local Government, particularly in Regional Victoria, has prompted me to stand for the Rural City of Wangaratta - in the Warby Ward where I live. I have strong governance and decision-making experience and know what is required to be effective as a councillor. I will work as part of a team making a positive and sustainable difference to our community. I have been a councillor, a mayor and an administrator and have continued my involvement in the community, currently as the chair of the Ovens Murray Regional Partnership committee. I have been involved in many committees and advisory groups including North East Health and Wangaratta Private Hospital Boards, the Jazz Festival Committee, Wangaratta Regional Development Committee, the Regional Development Advisory Committee and the Farmers Market Committee. My priority is to ensure Wangaratta maintains its focus as a important regional hub, and as one of Victoria's major regional cities. I will work to strengthen our place as a centre for health, education, sport, business, tourism, the arts and agriculture. We need to ensure we continue the responsible development and maintenance of infrastructure, this done in close consultation with the community. The bushfires, and now Co-viD19 have greatly effected our municipality, and we have to meet these challenges, now and in the future, by working across all levels of government, government agencies and the community. Wangaratta is a place where I have lived, worked and raised my family and consider it one of the most attractive and comfortable places to live in Victoria. We have many natural and built assets and we must work together to achieve a prosperous, safe and liveable community. Please give me your number one vote as a councillor for the Rural City of Wangaratta.

1

NOTICE: The contents of candidate statements are provided by the candidates. Any enquiries about candidate statements should be directed to the relevant candidate. Candidate statements are not verified or endorsed by the Election Manager.



FRY, Rho

I am seeking your support as your elected councillor for Warby Ward to ensure that our local economy is strong and resilient, that our agricultural sector is safeguarded well into the future, and that future planning for our great rural city is strongly focused upon sustainability. Our region is known for its tourism and agriculture and must be championed by our next Council to ensure not only a swift economic recovery, but also long-term support via the implementation of climate adaptation strategies. I believe that our economic sustainability will be greatly enhanced by Council becoming an active supporter and advocate for renewable energy. My campaign isn't a call for radical change. It is simply about our Council continuing to deliver for our community, but doing so in a more sustainable way. I live in Moynu with my wife, Krystal, and our two dogs, and I am an active member of my local Landcare group, having been president for the past two years. I'm also passionate about youth sport, having been involved in basketball in our region as a coach for several years. If you want a councillor representing you that's community-engaged, sustainability-minded and driven to work for a better future for our region Vote 1 Rho Fry. You can follow my campaign online at facebook.com/RhoFryWarby, contact me via email rho.fry.warbyward@inet.net.au or call me on 0402 597 897. Lastly, as a casual employee of Rural City of Wangaratta, I would like to point out that any views expressed are my own and not intended to represent those of my employer.

2

NOTICE: The contents of candidate statements are provided by the candidates. Any enquiries about candidate statements should be directed to the relevant candidate. Candidate statements are not verified or endorsed by the Election Manager.




SENIOR, Helen

Warby Ward needs engaged, energetic, intelligent, and proactive representation. A vote for Helen Senior will ensure an effective voice for Warby Ward residents. This Ward needs someone that is always at the Council table advocating for satisfactory services levels and for timely development of the potential of the Ward. I want the best possible outcome for all residents living in Warby Ward and to ensure these outcomes also contribute to the wellbeing and development potential of the Rural City of Wangaratta. In a post - Covid 19 economy we need to play a positive role in attracting investment, jobs, tourism, and people to this region while enhancing its liveability. I will contribute energetically to Council's efforts to that respect. Council also needs wise governance to ensure that it delivers value to the community, does not waste ratepayer's funds, and live within its means. Council needs people who listen, understands, have a warm approachable manner, empathise, and communicate persuasively. They also need to have someone invested in the community, time, and commitment to serve diligently. Promotion of tourism and job opportunities is particularly important. I have the time, commitment, and capabilities on all fronts. The time has come the Warby Ward has the appropriate representation. I am committed to Warby Ward, born into the Greta district, lived in Wangaratta during secondary schooling and spent much of my married life living in the Glenrowan district. I have applied lifelong engagement to local sporting associations, schools, and other community groups. I bring experience as an entrepreneurial small business manager and understand the challenges faced by business in a regional setting. Currently the Vice President, on a voluntary basis, on the board with Wangaratta Connected Community. Vote 1 Helen Senior for Warby Ward

3

Appendix 7.3: Uncontested ward leaflets

Appendix 7.3.1: Uncontested ward leaflet for North Ward election






Wangaratta Rural City Council elections
North Ward
October 2020


At the close of nominations for the North Ward election, one nomination was received for the single vacancy.
Therefore, Harvey John Benton will be elected unopposed.

You are not required to vote.

Chris Browne, Election Manager
Information: 1300 141 482

@electionsvic   

vec.vic.gov.au



Appendix 8: Daily breakdown of the general mail-out

Wangaratta Rural City Council election

| 6 October 2020 | 7 October 2020 | 8 October 2020 | Total |
|----------------|----------------|----------------|--------|
| 6,759 | 6,759 | 6,361 | 19,879 |

City Ward election

| 6 October 2020 | 7 October 2020 | 8 October 2020 | Total |
|----------------|----------------|----------------|--------|
| 4,522 | 4,522 | 4,257 | 13,301 |

South Ward election

| 6 October 2020 | 7 October 2020 | 8 October 2020 | Total |
|----------------|----------------|----------------|-------|
| 1,098 | 1,098 | 1,033 | 3,229 |

Warby Ward election

| 6 October 2020 | 7 October 2020 | 8 October 2020 | Total |
|----------------|----------------|----------------|-------|
| 1,139 | 1,139 | 1,071 | 3,349 |

Appendix 8.1 Daily breakdown of the uncontested leaflet mail-out

North Ward election

| 6 October 2020 | 7 October 2020 | 8 October 2020 | Total |
|----------------|----------------|----------------|-------|
| 1,152 | 1,152 | 1,084 | 3,388 |

Appendix 9: Result information

Wangaratta Rural City Council election

City Ward Count summary

Enrolment: 13,301

Formal votes: 10,241

Informal votes: 410 (3.85% of the total votes)

Voter turnout: 10,651 (80.08% of the total enrolment)

| Candidates (in ballot paper order) | First preference votes | Percentage |
|------------------------------------|------------------------|------------|
| HERRY, Jack | 1,510 | 14.74% |
| CRUMPTON, Thomas | 347 | 3.39% |
| FIDGE, Julian | 1,049 | 10.24% |
| FULLER, David Arthur Clifford | 704 | 6.87% |
| DIMOPOULOS, George | 172 | 1.68% |
| WEDLER, Rose | 710 | 6.93% |
| VERDON, Simon | 535 | 5.22% |
| FITZPATRICK, Ashlee | 724 | 7.07% |
| O'KEEFE, Joe | 189 | 1.85% |
| CLARKE, Kenneth John | 727 | 7.10% |
| REES, Dean | 3,574 | 34.90% |

Successful candidates

REES, Dean (1st elected candidate)

HERRY, Jack (2nd elected candidate)

FULLER, David Arthur Clifford (3rd elected candidate)

FITZPATRICK, Ashlee (4th elected candidate)

North Ward – uncontested election

BENTON, Harvey John (Elected unopposed)

South Ward Count summary**Enrolment:** 3,229**Formal votes:** 2,673**Informal votes:** 37 (1.37% of the total votes)**Voter turnout:** 2,710 (83.93% of the total enrolment)

| Candidates (in ballot paper order) | First preference votes | Percentage |
|------------------------------------|------------------------|------------|
| GARRETT, Jennifer Anne | 527 | 19.72% |
| CHRISTISON, Suz | 710 | 26.56% |
| LAWRENCE, David | 420 | 15.71% |
| BUSSELL, Harry | 1,016 | 38.01% |

Successful candidate

BUSSELL, Harry

Warby Ward Count summary**Enrolment:** 3,349**Formal votes:** 2,815**Informal votes:** 61 (2.12% of the total votes)**Voter turnout:** 2,876 (85.88% of the total enrolment)

| Candidates (in ballot paper order) | First preference votes | Percentage |
|------------------------------------|------------------------|------------|
| GRANT, Irene | 1,066 | 37.87% |
| FRY, Rho | 817 | 29.02% |
| SENIOR, Helen | 932 | 33.11% |

Successful candidate

GRANT, Irene

Appendix 10: Election participation statistics

Note: Participation is measured by the number of marks on the roll as a percentage of total enrolment and can vary from turnout (total ballot papers counted as a percentage of total enrolment).

Wangaratta Rural City Council election

| Enrolment category | Participation as a percentage of voters enrolled in each category for 2020 Wangaratta Rural City Council general election | Comparator for 2016 Wangaratta Rural City Council general election | Statewide postal election comparator for 2020 LG elections (excl. Melbourne City Council) |
|--|---|--|---|
| Voters enrolled through section 241 of the LG Act | 86.00% | 84.00% | 86.27% |
| aged 18 to 69 years old on election day | 84.56% | 83.89% | 85.48% |
| aged 70 years and over on election day | 90.94% | 84.45% | 90.14% |
| Voters enrolled through sections 243 - 245 of the LG Act | 52.83% | 56.36% | 60.96% |
| Council total | 84.32% | 82.22% | 84.12% |

City Ward election

| Enrolment category | Participation as a percentage of voters enrolled in each category for 2020 Wangaratta Rural City Council general election | Statewide postal election comparator for 2020 LG elections (excl. Melbourne City Council) |
|--|---|---|
| Voters enrolled through section 241 of the LG Act | 84.36% | 86.27% |
| aged 18 to 69 years old on election day | 82.42% | 85.48% |
| aged 70 years and over on election day | 90.57% | 90.14% |
| Voters enrolled through sections 243 - 245 of the LG Act | 51.50% | 60.96% |
| Ward total | 82.80% | 84.12% |

South Ward election

| Enrolment category | Participation as a percentage of voters enrolled in each category for 2020 Wangaratta Rural City Council general election | Statewide postal election comparator for 2020 LG elections (excl. Melbourne City Council) |
|--|---|---|
| Voters enrolled through section 241 of the LG Act | 89.14% | 86.27% |
| aged 18 to 69 years old on election day | 88.43% | 85.48% |
| aged 70 years and over on election day | 91.84% | 90.14% |
| Voters enrolled through sections 243 - 245 of the LG Act | 54.58% | 60.96% |
| Ward total | 86.22% | 84.12% |

Warby Ward election

| Enrolment category | Participation as a percentage of voters enrolled in each category for 2020 Wangaratta Rural City Council general election | Statewide postal election comparator for 2020 LG elections (excl. Melbourne City Council) |
|--|---|---|
| Voters enrolled through section 241 of the LG Act | 89.50% | 86.27% |
| aged 18 to 69 years old on election day | 88.95% | 85.48% |
| aged 70 years and over on election day | 91.91% | 90.14% |
| Voters enrolled through sections 243 - 245 of the LG Act | 56.44% | 60.96% |
| Ward total | 88.50% | 84.12% |

Appendix 11: Complaints

Written complaints received by the VEC

| Date | Nature of the complaint | Action taken by the VEC |
|-------------------|---|-------------------------|
| 18 September 2020 | Simple Complaint - A Staff Member (Incorrect procedure) | Response provided |
| 6 October 2020 | Complex Complaint - Candidates and Parties (Authorisation) | Referred to LGI |
| 9 October 2020 | Clarification of Process, Procedure or Legislation - Voting (Postal Voting Process) | Response provided |
| 4 November 2020 | Allegation of potential breach of the law - External Agency as Regulator - Candidates and Parties (Misleading or Deceptive Information) | Response provided |

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PROCUREMENT POLICY

| | | |
|--|----------------|----------------------|
| Responsible Officer: Procurement Specialist | Adoption Date: | |
| | Approved By: | |
| Authorising Officer: Director Corporate Services | Review Date: | Draft |
| | Policy Type | Major Council Policy |

PURPOSE

The *Local Government Act 1989* (the Act) requires Rural City of Wangaratta (Council) to comply with an approved Procurement Policy (Policy) that applies to the purchase of all goods, services and works.

The purpose of this Policy is to:

- provide policy and guidance to the Council to ensure consistency and control over Procurement activities;
- demonstrate accountability to ratepayers;
- demonstrate the application of best practice principles; and
- increase the probability of obtaining the right outcome when purchasing goods and services.

OBJECTIVES

The objectives of this Policy are to:

- establish a framework to achieve value for money and continuous improvement in the provision of services to the community;
- ensure Council resources are used efficiently and effectively;
- achieve compliance with relevant legislative requirements, including probity, transparency, accountability and risk management;
- support the Council's corporate strategies; and
- use strategic procurement practices and innovative solutions, including making use of collaborative and partnership opportunities.
- encourage the procurement of environmentally sustainable goods, services and works
- encourage the use of local suppliers

LEGISLATIVE COMPLIANCE

The Council's procurement activities shall be carried out to the professional standards required by best practice and in compliance with:

- The Act;
- Council's policies;
- Council's Code of Conduct; and
- Local Government Procurement Best Practice Guidelines.

SCOPE

This Policy applies to all contracting and procurement activities at Council and is binding upon Councillors, Council staff and all persons undertaking procurement on behalf of Council.

CONDUCT OF COUNCILLORS AND COUNCIL STAFF

Councillors, Council staff and all persons undertaking procurement on behalf of Council are to ensure they:

- Conduct themselves ethically and with integrity;
- Comply with Council's Gifts, Benefits and Hospitality Policy;
- Declare, and effectively manage, real, perceived and potential Conflicts of Interest;
- Maintain information security and confidentiality; and
- Comply with the relevant Codes of Conduct for Councillors and Council staff.

It is a requirement of Council that all Council staff involved in preparing a request for quote or request for tender, evaluating a proposal or placing a purchase order be trained in the use of, and comply with, this Policy.

PRINCIPLES

All procurement shall be conducted in accordance with the following best principles, this Policy as a whole, and Council's Procurement Guidelines.

VALUE FOR MONEY

Council will consider both cost and non-cost factors in determining value for money, including:

- Advancing Council's priorities;
- Fitness for purpose;
- Quality;
- Service and support; and
- Whole of life costs

Under section 186(4) of the Act, Council is not obligated to accept the lowest, or any, price when considering value for money.

OPEN AND FAIR COMPETITION

Council will treat all current and prospective suppliers and contractors fairly and in an open and transparent manner without bias, or perception of bias.

ACCOUNTABILITY AND DELEGATIONS

Council's Instrument of Delegation determines the levels of staff authority required for expenditure.

Measures which intentionally seek to avoid the requirement to give public notice, such as contract splitting, placing multiple orders, seeking multiple quotations with a single supplier, or engaging a single supplier under different guises, are considered to breach the requirement to call public tenders where threshold values would otherwise be reached.

RISK MANAGEMENT AND OCCUPATIONAL HEALTH AND SAFETY REQUIREMENTS

Council will manage all aspects of its procurement processes in accordance with its Risk Management Policy and Occupational Health and Safety Policy in such a way as to minimise risk to a minimum standard required by law, or in accordance with relevant Australian Standards where applicable.

Council requires all contractors and service providers to comply with all legislative requirements, including but not limited to, their obligations under the Occupational Health and Safety Act 2004 (Vic). These are mandatory, and any non-compliance will disqualify prospective suppliers immediately.

PROBITY

Council's procurement activities shall be performed with integrity and in a manner able to withstand the closest possible audit scrutiny.

CONFLICT OF INTEREST

Councillors and Council staff shall at all times avoid situations in which private interests conflict, or might reasonably be thought to conflict, or have the potential to conflict, with their Council duties.

Councillors and Council staff involved in the procurement process, must:

- **Avoid** conflicts where possible, whether actual, potential or perceived, arising between their official duties and their private interests. Private interests include the financial and other interests of Councillors and Council Staff, plus their relatives and close associates;
- **Declare** that there is no conflict of interest. Where future conflicts, or relevant private interests arise. Council Staff must make their manager, or the chairperson of the relevant tender assessment panel or board aware and allow them to decide whether the officer should continue to be involved in the specific Procurement exercise;
- **Observe** Council guidelines on how to prevent or deal with conflict of interest situations; and not take advantage of any tender related information whether or not for personal gain.

LOCAL CONTENT

Council is committed to the strategic use of local suppliers to encourage economic development where such purchases are justified on value for money grounds, while remaining compliant with the Competition and Consumer Act 2010 and other fair trading legislation requirements.

Wherever practicable, Council will fully examine the benefits available through purchasing goods, services and works from suppliers and contractors within a 100km radius from Wangaratta.

Council will encourage its vendors to also source their own goods, materials and services from suppliers and contractors within a 100km radius in so far as this is feasible and commercially viable.

SUSTAINABILITY

Council will aim to make purchases that have the least impact on the environment and human health, within the context of purchasing on a value for money basis.

TENDERS AND QUOTATIONS

Tenders and Quotations shall be conducted in accordance with the Act, this Policy and the Procurement Manual, unless approved exemptions are available.

All values are for the full contract term (including optional terms), and including GST, unless specified otherwise.

PURCHASING METHODS

Councils' standard methods for purchasing goods, services and works shall be by:

- Petty cash;
- Purchasing cards;
- Purchase order following a quotation or tender process; or
- Under purchasing schemes including collaborative purchasing arrangements with other Councils, and commercial schemes such as those provided through Procurement Australia (PA), Municipal Association of Victoria (MAV), State Procurement Contracts etc

PURCHASING UNDER \$150,000

For procurements under \$150,000 Council staff are required to follow processes in accordance with the Procurement Guidelines, and within approved delegations.

Purchase orders must be raised in Council's Technology One finance system. Reference to the quote is to be included on the purchase order.

A public tender process may be used for values less than \$150,000 if this is within Council's interest and will produce a better outcome under the context of this Policy.

PURCHASING OVER \$150,000

For procurement over \$150,000 Council staff are required to follow processes in accordance with the Procurement Guidelines, and within approved delegations:

- a) For procurement where there is an existing Panel Contract, staff are required to:
 - Obtain quotes from suitable Panel members;
 - Raise a Purchase order in Council's Technology One finance system, detailing any milestone payments. Reference to the quote is to be included on the purchase order.
- b) Where there is a Contract in place and Council has appointed a tendering agent, for example Procurement Australia, staff are required to:
 - Obtain quotes from the Contracted Suppliers;
 - Raise a Purchase order in Council's Technology One finance system, detailing any milestone payments. Reference to the quote is to be included on the purchase order.
- c) Where no Contract exists, Council may determine to seek Expressions of Interest where there is likely to be many tenderers, tendering will be costly, or the procurement is complex, or there is uncertainty as to the willingness and/or interest of suppliers or contractors to undertake the proposed works.

Where Expressions of Interest are to be sought, staff are required to:

- Use the appropriate Expression of Interest template;
 - Conduct a publicly advertised, open and competitive Expression of Interest process in accordance with the Procurement Guidelines;
 - Once Expressions of Interest have been received, develop the Request for Tender using the appropriate template;
 - Conduct a closed tender in accordance with the Procurement Guidelines;
 - Raise a Purchase orders in Council's Technology One finance system, detailing any milestone payments. Reference to the quote is to be included on the purchase order.
- d) Where no Contract exists, and Expressions of Interest are not sought, staff are required to:
 - Use the appropriate Request for Tender template;
 - Conduct a publicly advertised, open and competitive Tender in accordance with the Procurement Guidelines;
 - Raise a Purchase orders in Council's Technology One finance system, detailing any milestone payments. Reference to the quote is to be included on the purchase order.

Publicly advertised Tenders will be listed on Council's website and in the Wangaratta Chronicle newspaper at a minimum.

Exemptions for advertising are set out in Section 186(5 and 5A) of the Act.

TENDER EVALUATIONS

All Quotations and Tenders are to be evaluated in accordance with the Procurement Guidelines by an evaluation panel of no less than two (2) persons.

The evaluation panel will be established to independently evaluate each tender or quotation submission against the selection criteria.

Council staff must:

- Not accept late tenders under any circumstance;
- Appoint an independent Council employee onto an evaluation panel for all Tenders over \$1 million, or that are considered high risk or high profile under this amount, to ensure the procedural integrity of the procurement process has been maintained;
- Appoint a Probity Auditor onto an evaluation panel for all Tenders over \$5 million, or that are considered high risk or high profile under this amount;

POST- TENDER NEGOTIATIONS

Once a preferred tenderer, or shortlist of tenderers, has been selected through an evaluation panel negotiations may be conducted in order to better meet or achieve Councils' needs, providing negotiations remain within the intent and scope of the tender.

VARIATIONS

Contract and scope variations must be approved in accordance with the Instrument of Delegations based on the revised lump sum contract value.

The total sum of contract variations worth 10% or more of the original lump sum contract value are to be assigned to the higher delegation level.

EXEMPTIONS, BREACHES AND NON-CONFORMANCE

EXEMPTIONS FROM THE LOCAL GOVERNMENT ACT

The Local Government Act sets out the occasions where Council is exempt from carrying out a public tender or expression of interest for contracts valued at or over \$150,000 (for goods or services) or \$200,000 (for works). Council officers must obtain the required exemptions and submit all approvals for inclusion in Council's Exemptions Register. Requirements for exemption for tender are limited by Section 186(1) of the Local Government Act and are outlined in Section 3.7 of the Victorian Local Government Best Practice Procurement Guidelines 2013.

BREACHES OF THE LOCAL GOVERNMENT ACT

Council will disclose in its annual report and on its website where a document can be inspected by the public listing any contracts made by Council in breach of the Local Government Act within that financial year.

NON-CONFORMANCE WITH COUNCIL'S PROCUREMENT GUIDELINES

Council staff are required to obtain internal approval for non-conformance to Council's Procurement Guidelines in advance of any quote or tender being approved. These non-conformances will be registered to enable continual review and ensure Council's policy and procedures remain fit for purpose.

DISPUTE RESOLUTION

All Council contracts shall incorporate dispute management and alternative dispute resolution provisions to minimise the chance of disputes getting out of hand and leading to legal action.

REVIEW

Any change or update which materially impacts and alters this policy must be by Council approval following review by the Corporate Management Team.

Under the Act Council must review and approve the Policy within twelve (12) months of adoption.

Draft Procurement Policy 2021 Public Submissions

| Sub No: | Summary of Comments / Issues | Discussion / Response | Action Recommended: |
|---------|--|---|-----------------------------|
| 1 | <p>The submission generally supports the principles of the Draft Procurement Policy and raises the following requests:</p> <ol style="list-style-type: none"> 1) Suggests that the policy should reference Victoria's Social Procurement Framework that goes beyond environmental compliance requirements and also addresses disability, disadvantaged communities, social enterprises, gender equality, safe working places, implementation of climate change policy objectives and environmentally sustainable outcomes. 2) Argues that the sustainability section is very short and does not provide enough commitment that Council will include sustainability as a consideration in its tendering processes with appropriate weighting, nor will it encourage or seek out recycled materials and environmentally sustainable options where possible. 3) Proposes that a weighting guideline for social & environmental procurement should be added and that a reporting framework be established that would collect data on how the winners of tenders scored in terms of social/environmental sustainability. This could subsequently be reported | <p>The items raised surrounding Social Procurement and Sustainable Procurement are reflective of the broader community expectations on Procurement within both Industry and a Local Government context.</p> <p>Local Government Victoria has detailed a Social Procurement Framework, and The Preface To New Best Practice Procurement Guidelines (For Local Government Sector in Victoria) suggest key emerging themes are Circular Economy (Procurement), Shared Service Collaboration amongst Councils, along with Sustainable Procurement and Social Procurement.</p> <p>There is an opportunity to further develop the existing Rural City of Wangaratta Procurement Policy regarding Social and Environmental Procurement. It currently contains a direction of intent surrounding Social/Environmental Procurement, whilst also maintaining value for money as a priority.</p> <p>Response The recommendation to Council is to endorse the existing Procurement Policy for the next six months whilst a new Policy is developed and adopted under the requirements of the new Local Government Act 2020 by December 31st 2021.</p> <p>It is proposed that the points raised in this submission are carried over and considered in the development of the new Policy in addition to the updates required under the 2020 Act.</p> | <p>Notify the submitter</p> |

| | | | |
|---|---|--|-----------------------------|
| | <p>publicly to demonstrate Council's commitment to leadership in this area.</p> <p>4) Proposes that the health and wellbeing impacts of procurement are not strongly represented. Examples provided of when these considerations may currently fall through the cracks are with food/ catering purchases (not applying healthy catering principles), and unintended negative impacts on mental health not being considered. Proposes that health and wellbeing should be considered part of the vendor selection process.</p> | <p>This will also give the opportunity to consider further community input received through public consultation on the Draft Council Plan, Draft Community Vision and Draft Environmental Sustainability Strategy surrounding these topics.</p> | |
| 2 | <p>This submission notes that the Draft Procurement Policy supports environmental sustainability and healthy eating. It provides some resource references that can be used in the redevelopment of policies:</p> <p>1) The Take2 pledge: an initiative of Sustainability Victoria including guides for businesses and local government that aim to reduce the impact of climate change, including responsible purchasing. For more information go to: https://www.sustainability.vic.gov.au/energy-efficiency-and-reducing-emissions/take2/local-governments</p> <p>2) The Victorian Department of Health & Human Services, Healthy Food Procurement Policy and Guide: good examples of providing healthy food and drink options for staff and community through procurement.</p> | <p>These are welcome resources to reference as part of the subsequent update of the Procurement Policy under the LG Act 2020.</p> <p>Response The recommendation to Council is to endorse the existing Procurement Policy for the next six months whilst a new Policy is developed and adopted under the requirements of the new Local Government Act 2020 by December 31st 2021.</p> <p>It is proposed that the resources referenced in this submission are noted and are considered in the development of the new Procurement Policy in compliance with the 2020 LG Act.</p> | <p>Notify the submitter</p> |

Major Council Policy Community Impact Statement

Procurement Policy

Council provides the following information to the community in respect of the proposed major council policy.

PART A – General

Background

Council is considering adopting a new major council policy, the Procurement Policy (the policy), that establishes a procurement framework for Council.

Objectives

Section 186A (7) of the Local Government Act 1989 (the Act) requires Council to review the policy at least once in each financial year, having regard to any guidelines made by the Minister with respect to form or content. Any changes arising from that review must be adopted by Council.

The current policy has been formulated with regard to the Victorian Local Government Best Practice Procurement Guidelines 2013 and the Municipal Association of Victoria Model Procurement Policy (Updated) August 2011.

Council officers have reviewed the current policy and have updated the format in line with the new Council branding guidelines, and after community consultation last year a sustainability section was added to the procurement policy.

The objectives of the policy are set out in the draft of the policy. Of particular note is the purpose of the Procurement Framework to achieve value for money and continuous improvement in the provision of services to the community.

PART B – Overall Impact Assessment

The Policy will ensure that all procurement activities are undertaken in a manner which is consistent with the requirements of the Local Government Act 1989.

The policy has been adapted from the previous Wangaratta Rural City Council Procurement Policy 2020

Measures of success of the policy

The success of the policy will be best measured by the extent to which it improves the efficiency and effectiveness of procurement activities.

Legislative context

There is no existing local legislation that could be adapted for this purpose.

Existing legislation that might be used instead

There is no existing local legislation that could be adapted for this purpose.

State legislation more appropriate

There is no existing State legislation that could be adapted for this purpose.

Overlap of existing legislation

There is no overlap with existing legislation or policies.

Overlap of planning scheme

The policy has no relevance to the Planning Scheme.

Risk assessment

The policy enhances the probity of Council's procurement processes.

The approach addresses the risk that procurement activities may inadvertently breach the Local Government Act 1989.

Legislative approach adopted

The policy operates in conjunction with the relevant sections of the Local Government Act 1989.

Restriction of competition

Council has conducted a review of the policy in accordance with National Competition Principles. The results of that review are attached.

The policy has no National Competition Policy implications.

Penalties

The policy imposes an obligation only on Council itself and therefore no practical sanction can apply.

Permits

The policy does not make provision for the issue of permits.

Fees

The policy does not make provision for the charging of fees.

Comparison with neighbouring and like Councils

The policy is a standard approach as adopted by many Councils. It is based on a review of other Council Procurement Policies.

Charter of Human Rights

Council has assessed the policy for compatibility with the Charter of Human Rights and Responsibilities. A report of this assessment is attached.

The policy is considered to be compatible with the Charter of Human Rights.

Consultation

In accordance with Council's Major Council Policy Consultation Local Law, Council will invite submissions from interested parties.

All submissions requesting changes will be considered by Council prior to the policy being adopted.

Submissions

Submissions are invited from the community in regards to the policy in accordance with clause 7 of the Major Council Policy Consultation Local Law No. 4 of 2015.

A notice to this effect will be advertised in the Chronicle newspaper, and on Council's website, indicating that submissions will be received for 28 days.

Persons making submissions can request an opportunity to address Council. A Special Committee of Council will be established to hear submissions on the policy that request change to the policy following the close of submissions.

Any submissions requesting change to the policy will be considered by Council at the Ordinary Meeting of Council scheduled for Tuesday 25 May 2021. If no submissions requesting change to the policy are received, then Council will adopt the Procurement Policy 2021 without further resolution.

Part C – Specific Provisions

Objectives

The objectives have been specified.

Legislative Compliance

Relevant acts have been documented.

Application

The policy applies to all Councillors and Council Officers.

This provision ensures that there is adequate definition of the scope of the policy.

Procurement Principles

Council will apply the following fundamental best practice principles to every procurement, irrespective of the value and complexity of that procurement, including:

- Best value, encompassing the best combination of quality, cost (including whole of life costs) and environmental, social and economic sustainability
- Open and fair competition
- Purchasing from local businesses where such purchases are justified on value for money grounds and are compliant with the Competition and Consumer Act 2010
- Accountability
- Risk management
- Probity and transparency
- Workplace health and safety.

Council is also committed to reducing its environmental impacts. Council will encourage the design and use of products and services that have been produced to ethical standards, which have minimal impact on the environment and human health. This includes, but is not limited to:

- Waste management
- Recycling
- Energy management
- Water conservation
- Green building design
- Environmentally sustainable procurement.

Major Council Policy Human Rights Charter Assessment

Procurement Policy

As from 1 January 2008 all public authorities (including Councils) are required to act in accordance with the Human Rights Charter, and to consider human rights when making a decision.

The Charter is a law that protects the rights of all people in Victoria. It introduces standards and a framework to assist public authorities to consider the rights of all interested parties, and to be better able to strike a balance between an individual's rights and those of competing public interests.

The rights in the Charter may be subject to reasonable limitations in order to achieve this balance. As with all discerning decision making, if limitations are applied, this must be documented.

There are twenty rights listed in the Charter that promote the principles of freedom, respect, equality and dignity. These are listed at the end of this document.

| Issues and Purpose | Rights Impacted Positive | Rights impacted Negative | Justification and alternatives |
|--------------------|-----------------------------|-----------------------------|---|
| OBJECTIVES | Nil | Nil | No impact as it sets out the purpose of the policy. |
| APPLICATION | Nil | Nil | No impact as it sets out who, what and when the policy applies. |
| POLICY | Nil | Nil | No impact as the policy sets out the provisions for the conduct of procurement activities. There are no restrictions on human rights. |
| DEFINITIONS | Nil | Nil | Provides relevant definitions to aid understanding of the policy provisions. |

Victoria's Charter of Human Rights and Responsibilities

The Charter sets out the rights, freedoms and responsibilities that are shared by all Victorians and protected by law.

The Charter protects the following rights in Victoria:

- Right to be recognised and treated equally before the law;
- Right to life and to not have your life taken without a lawful reason;
- Protection from cruel treatment or punishment, including torture and medical treatment without consent;
- Freedom from forced work or slavery;
- Right to move freely within Victoria, to come into and leave Victoria, and to choose where to live;
- Right to privacy and to protect your reputation;
- Freedom of thought, conscience, religion and belief;

- Right to hold an opinion and freedom of expression;
- Right to gather together, take part in a peaceful demonstration or protest, and to join groups such as political, sport or union groups;
- Protection of families and children;
- Right to take part in public life, including the right to vote;
- Right to enjoy your culture, practise your religion, and speak your language;
- Right not to have your property taken away, unless the law says it can be taken;
- Right not to be arrested or detained unfairly, and right to the security of person, such as protection from harassment and threats in everyday life;
- Right to be treated humanely when arrested or detained ;
- Protection of children in the criminal process;
- Right to a fair hearing ;
- Rights in criminal proceedings including the right to be presumed innocent until proved guilty; and
- Right not to be tried or punished more than once for the same crime.

Major Council Policy National Competition Policy Assessment

Procurement Policy

Introduction

A policy must not restrict competition unless it can be demonstrated that:-

- The benefits of the restrictions to the community as a whole outweigh the costs; and
- The objectives of the policy can only be achieved by restricting competition.

This report applies the competition test to the Procurement Policy.

Objectives, Legislative Compliance and Application

These sections set out the objectives, legislative compliance and application elements of the policy.

It does not contain any restriction on competition.

Policy

This section sets out the procurement policy settings and supporting processes that will guide the conduct of Council and staff.

It does not contain any restriction on competition

PInApp20/240 – Recommended Conditions

Endorsed Plans

1. Prior to the commencement of the approved development amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be generally in accordance with the latest set of plans submitted with the application but modified to show:
 - a) Provision of an east elevation for Unit 5. The elevation must provide dimensions at each end of the wall located on the eastern boundary, demonstrating compliance with Clause 55.04-2 of the Wangaratta Planning Scheme.
 - b) Location of all external mechanical plant, including the heating/cooling units for each dwelling, demonstrating compliance with Clause 55.04-8 of the Wangaratta Planning Scheme.
 - c) Provision of a 5.5 metre wide vehicle crossover to align with the 5.5 metre internal accessway.
 - d) Provision of corner splays along the frontage of the site free of obstructions, so as to provide a clear view of on-street footpaths from the internal accessway in accordance with Clause 52.06-9 of the Wangaratta Planning Scheme.
 - e) Deletion of the designated onsite bin collection area.
 - f) Provision of external gates to the backyard of each dwelling so as to provide convenient and practical access to bins and external storage sheds.
 - g) Replacement of charcoal coloured concrete in the schedule of materials with a more reflective and energy efficient colour/material.
2. The development as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.

Metal Cladding

3. Any metal cladding proposed to be used in the construction of the building works approved by this permit must be:
 - a) galvanised or natural colour bonded metal cladding; and/or
 - b) treated metal cladding painted in muted tones, provided such painting is completed prior to the occupation of any building/s approved by this permit,to the satisfaction of the Responsible Authority.

External Blinds

4. External adjustable sunshade blinds must be provided and maintained across all west-facing windows of the approved development in accordance with the endorsed plans, to the satisfaction of the Responsible Authority.

Maintenance of Designated Spaces

5. Those areas designated for carparking and access must continue to be available and maintained for that purpose and must not be used for any other purpose. No parking of vehicles outside of those parking spaces designated on the endorsed plans is permitted.

Vehicle sight lines

6. A clear line of sight at the property frontage is to be maintained in accordance with Clause 52.06-9 of the Wangaratta Planning Scheme, to the satisfaction of the Responsible Authority.

Landscaping

7. Prior to the commencement of the approved development, a landscape plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and three copies must be provided. The plan must show, without being limited to;
 - Identification and description of all existing vegetation to be retained.
 - A schedule of all proposed trees, shrubs and ground cover, which will include the location, number, size at maturity and root ball size of all plantings, the names of such plants and the location of all areas to be covered by grass, lawn or other surface materials as specified.
 - The provision of a minimum of one deciduous shade tree within the private open space of each dwelling.
 - The provision of at least three canopy trees within the communal open space area.
 - Low plantings across the frontage of the site in accordance with the accessway corner splay requirements of Clause 52.06-9 of the Wangaratta Planning Scheme

All species selected must be to the satisfaction of the Responsible Authority.

8. Prior to the commencement of the use, the works detailed on the approved landscaping plans must be completed to the satisfaction of the Responsible Authority.

9. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the responsible authority, including that any dead, diseased or damaged plants are to be replaced.

Technical Services – General

10. Plans and specifications must be prepared at the permit holder's expense by a qualified engineer and approved by the Responsible Authority before construction begins. The Authority will only approve plans and specifications complying with the current edition of the Local Government Infrastructure Design Association's **Infrastructure Design Manual (IDM)**, and drawn in AutoCAD or equivalent.
11. The permit holder must complete full construction of all new access ways, parking areas, drainage, on-site detention, and related infrastructure. All works must conform to plans and specifications approved by the Responsible Authority.

Drainage and Onsite Detention

12. Before construction begins, drainage and on-site detention plans and computations, prepared according to IDM procedures and criteria, must be submitted to the Responsible Authority for approval.
13. Prior to the commencement of the use the permit holder must satisfy the Responsible Authority that:
 - a) All stormwater runoff originating from or transferred through the subject property in an 18% Annual Exceedance Probability (AEP) rainfall event will be collected and conveyed by underground pipes to the existing legal point of discharge. In a 1% AEP rainfall event all stormwater runoff will be collected and conveyed to a satisfactory destination, without adversely affecting any person, infrastructure, or natural features in or beyond the property.
 - b) Sufficient on-site detention has been provided in accordance with the approved plans to limit the peak discharge from the developed site, including ground runoff, in an 18% AEP rainfall event to the pre-development level. The outflow from the control device and overflow from any tank will be collected and conveyed by underground pipes to a legal point of discharge.
 - c) Any in-ground on-site detention has been provided with blockage protection for the outflow control device and an overflow path should blockage occur.
14. All required works will be maintained in good working order and be available for inspection at mutually agreed times by an authorised officer of the Authority.

Property Access and Parking

15. Prior to the commencement of the use the permit holder must satisfy the Responsible Authority that;

- a) A vehicle crossing providing the subject property with safe and convenient access to and from a suitable public road has been designed, constructed, sealed, and drained to IDM standards.
- b) All common accessways must be constructed, drained, and sealed according to IDM standards to the parking area for each dwelling.
- c) Any shared driveway providing access to more than one dwelling must allow vehicles to pass while travelling in opposite directions.
- d) Vehicles can enter and leave the subject property travelling forward.
- e) Sufficient parking for all normal levels of activity for the subject property has been provided within the property.

Construction

- 16. Before construction begins, and during construction, effective measures must be taken to:
 - a) Secure occupational health and safety.
 - b) Locate any existing underground services.
 - c) Implement effective traffic management and environmental controls.
 - d) Establish and maintain safe construction vehicle access to the site.
 - e) Maintain vehicle and machinery hygiene.
 - f) Avoid the spread of soil-borne pathogens and weeds.
 - g) Minimise erosion, sedimentation and contamination.
 - h) Reduce the impact of noise, dust and other emissions.
 - i) Prevent mud, dirt, sand, soil, clay or stones from entering the drainage system.
 - j) Avoid having such materials deposited on public land by construction vehicles.
- 17. No excavated or construction materials may be placed or stored outside the site area or on adjoining road reserves or nature strips.
- 18. Prior to the commencement of the use, all areas and underground services disturbed in the course of works must be restored to their original condition, to the satisfaction of the Responsible Authority.

Permit Expiry

- 19. This permit will expire if any of the following circumstances applies:
 - a) The development is not started within two years of the original issue date of this permit.
 - b) The development is not completed within four years of the original issue date of this permit.

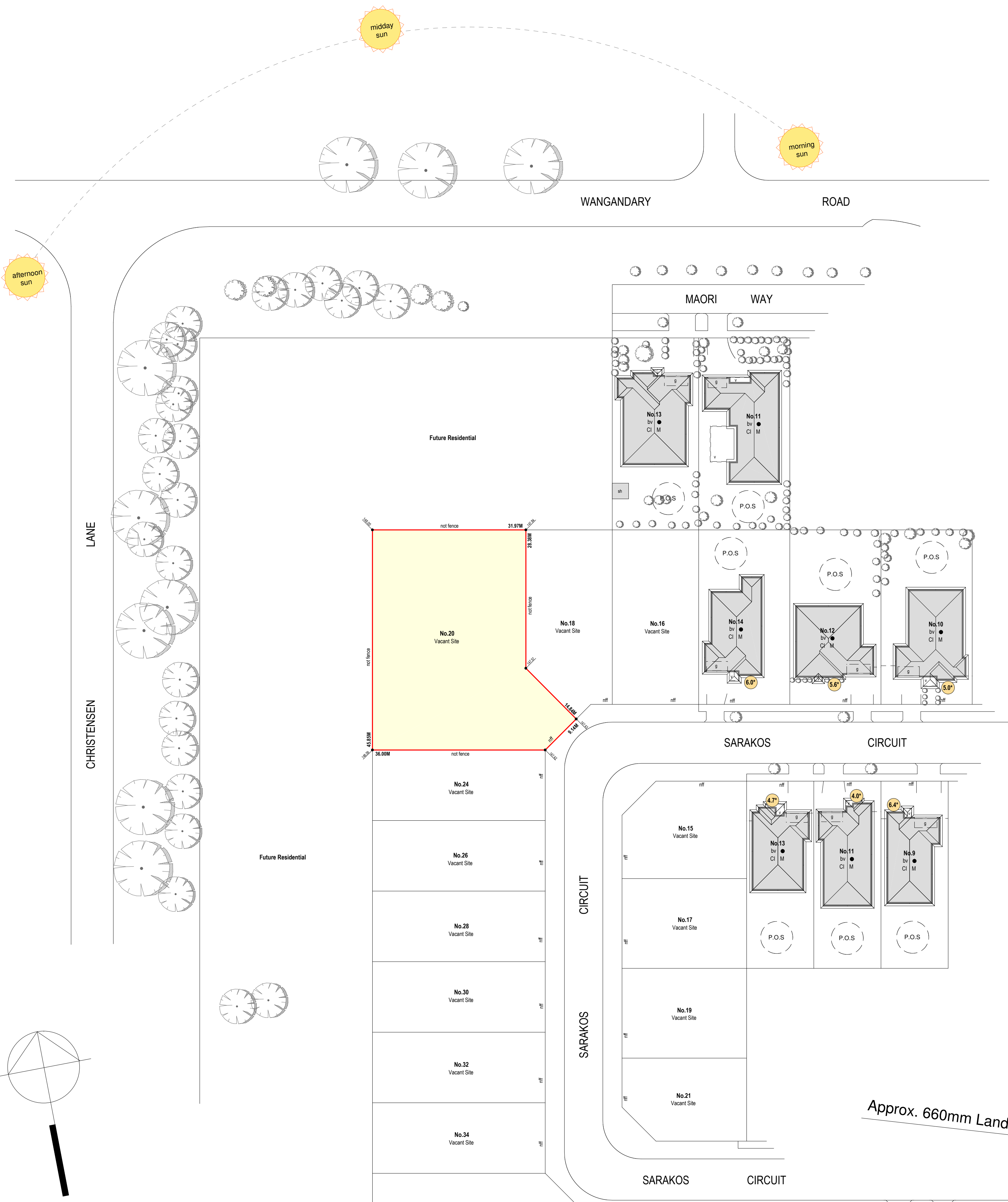
In accordance with section 69 of the Planning and Environment Act 1987, an application may be submitted to the Responsible Authority for an extension of the periods referred to in this condition.

Planning Note:

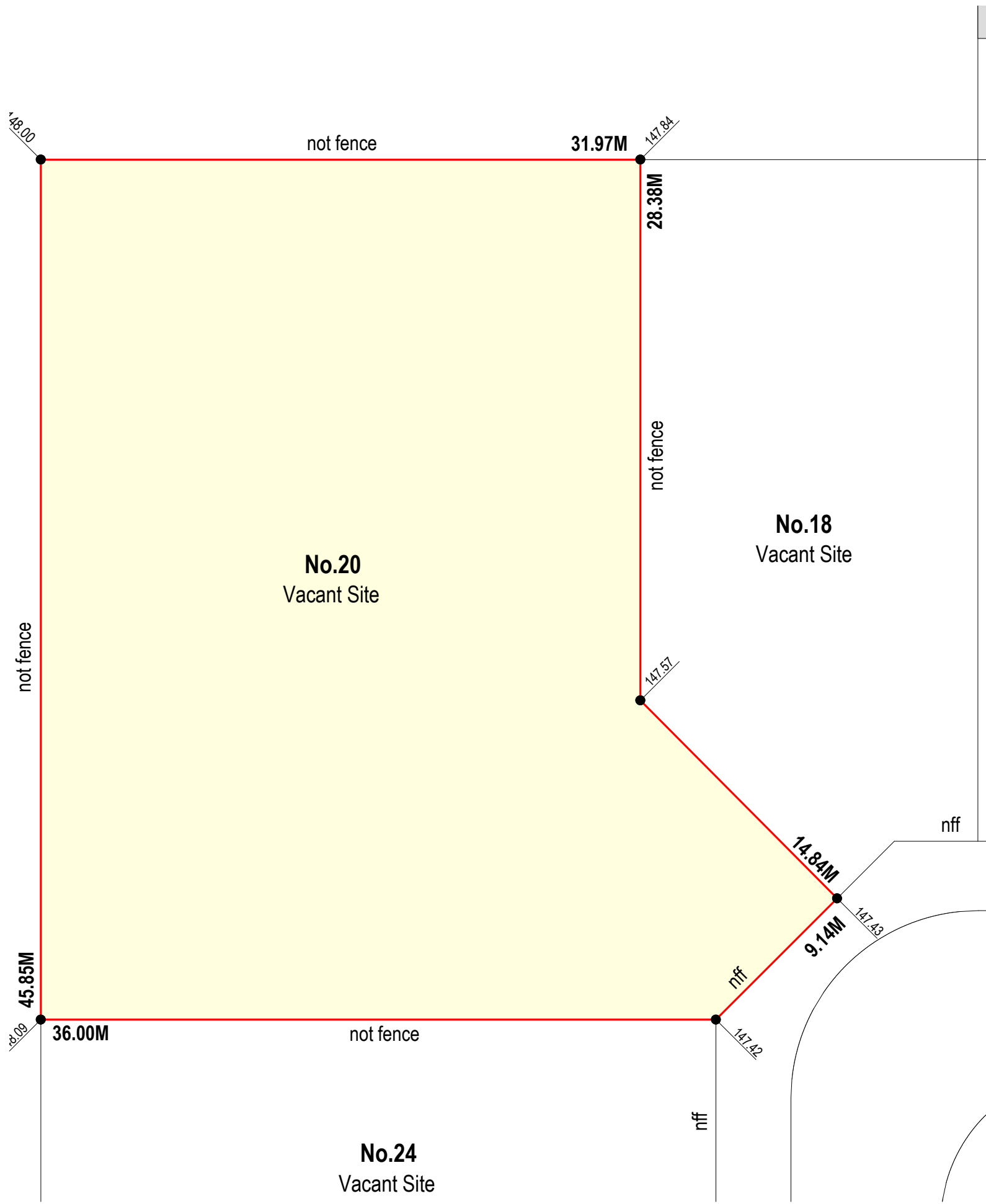
- Before undertaking any works that cross onto public land or roads, the permit holder must obtain a Consent to Work within a Road Reserve permit from the relevant authority.

Res Code - Clause 55

NEIGHBOURHOOD AND SITE DESCRIPTION PLAN



AERIAL PHOTO OF THE SUBJECT SITE



Site 1:250

Approx. 660mm Landfall*

Notation:
[COS] Where access and visibility to adjoining properties is restricted indicatives are shown. It is recommended a site visit is carried out by the designer. This drawing should not be used as a feature survey and is intended as a neighbourhood and site description plan for town planning purposes only.
Although every endeavour has been made to provide correct dimensions and details of adjoining properties, it is policy of Site Matters that it shall not trespass unless written consent is provided. Where consent is not given, estimates are provided on plan.
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NEIGHBOURHOOD & SITE LEGEND

In relation to the neighbourhood

Building materials and height

| | | | |
|------|-----------------------|-----|--------------|
| bv. | Brick Veneer Const. | fc. | Fibro Const. |
| cc. | Concrete Const. | | |
| wb. | Weatherboard Const. | | |
| rbv. | Rendered Brick Const. | | |
| ● | Single Storey | | |
| ●● | 2 Storey | | |
| ●●● | 3 Storey | | |

Architectural styles & roof materials

| | | | |
|---|----------------------|----|----------------------|
| C | Californian Bungalow | TR | Tiled Roof |
| E | Edwardian | CI | Corrugated Iron Roof |
| F | Federation | FR | Flat Roof |
| I | Inter War | | |
| P | Post War | | |
| V | Victorian | | |
| M | Modern Contemporary | | |

Front Fencing

| | | | |
|-----|-----------------------|----|-------------|
| cif | Corrugated iron fence | sf | Steel fence |
| wf | Wire fence | | |
| pf | Picket fence | | |
| bf | Solid brick fence | | |
| tf | Timber fence | | |
| tpf | Timber paling fence | | |
| nff | No front fence | | |

Other Notable Features

| | | | |
|-------|--|------|------------------------|
| → | Setback from front and side boundaries | | |
| v. | Verandah | vu. | Verandah Under Canopy |
| perg. | Pergola | c. | Canopy |
| sh. | Shed | o/b | Outbuilding |
| g. | Garage | gu. | Garage Under Carport |
| cp. | Carport | cpu. | Carport Under Carspace |
| cs. | Carspace | rw | Retaining wall |

In relation to the site (as indicated on plan)

Approx. site area 1567m Sq.
Site shape, orientation and easements
Levels of site and surrounding properties
Location of existing buildings on site
Location and height of walls built to the boundary
The use of surrounding buildings (residential unless otherwise indicated)

| | |
|-------|---|
| hw | Habitable room windows only which have an outlook to the site within 9m |
| P.O.S | Secluded private open space which have an outlook to the site within 9m |

Location of trees on site

| | |
|---|--|
| Small to Medium sized ornamental trees & shrubs | |
| Mature significant canopy trees (larger trees include ht) | |
| NTR | No trees removed from site within last 12 months |
| R | Recently removed trees |

No contaminated soils

Street frontage features

| | | |
|--------------|-----------------------|--------------------------|
| D | Drainage pit | Water valve |
| T | Telecommunication pit | Testra Bollard |
| M.M.B.W. pit | | Traffic Control Box |
| E | Electricity pit | Sanitary Sewer Manhole |
| U | Utility Pole | Sewer Inspection Chamber |
| S | Street sign | Postal Box |
| F | Fire hydrant | |

Kerb crossovers as indicated
Street trees as indicated

Denotes to be confirmed by the Designer or the Owner

SITE MATTERS

SITE ANALYSIS CONSULTANTS

Ph. 9388 8365 Fax. 9388 8369

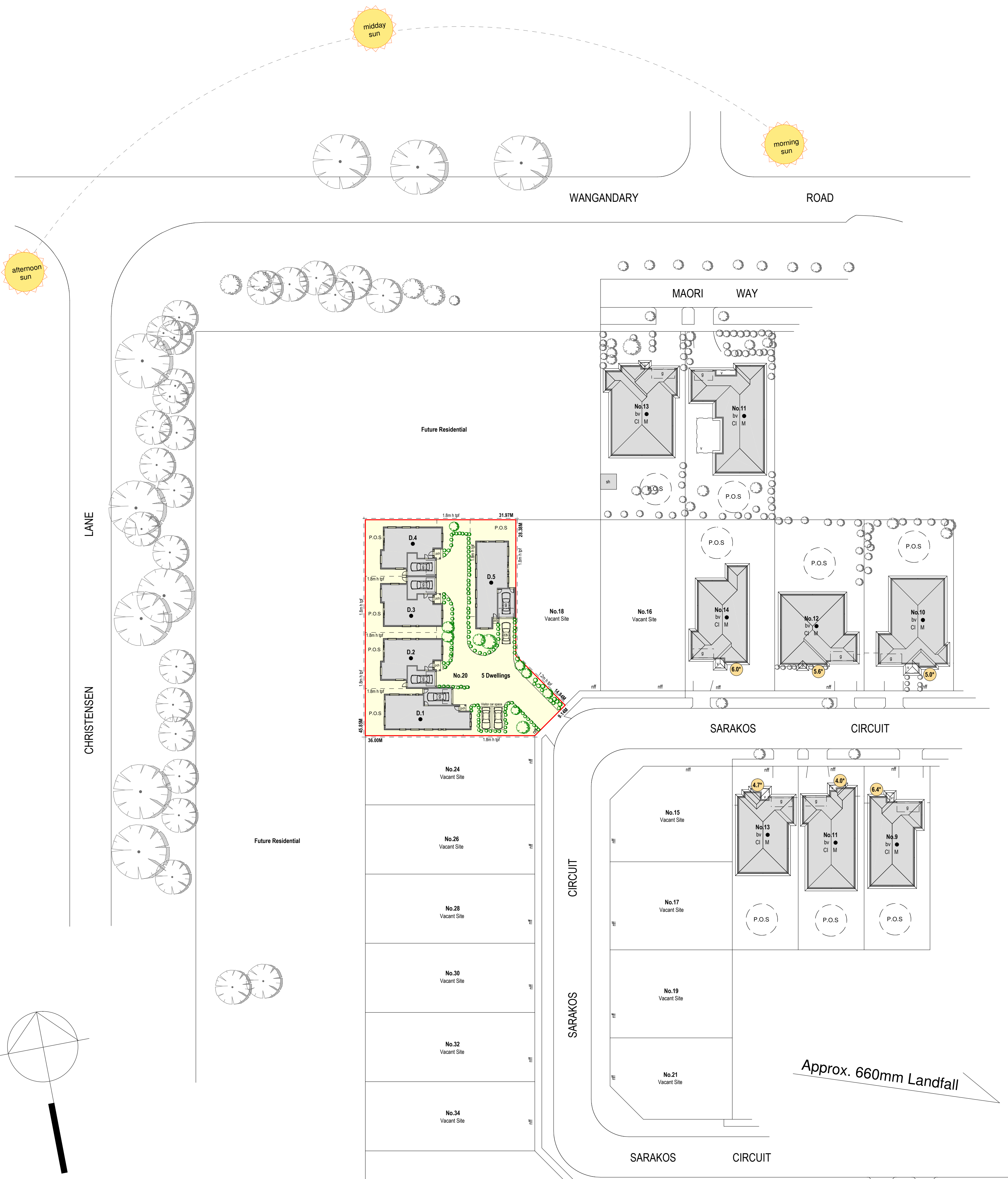
Proposed **Unit Development**

Address **20 Sarakos Circuit Wangaratta**

| | |
|----------------------------|--------------------|
| Date September 2020 | Drawn by HT |
| Sheet no. 1 | Scale 1:500 |
| Ref. no. 20 0904 | |

Res Code - Clause 55

DESIGN RESPONSE PLAN



Site 1:250

Notation:
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NEIGHBOURHOOD & SITE LEGEND

In relation to the neighbourhood

Building materials and height

| | | | |
|------|-----------------------|-----|--------------|
| bv. | Brick Veneer Const. | fc. | Fibro Const. |
| cc. | Concrete Const. | | |
| wb. | Weatherboard Const. | | |
| rbv. | Rendered Brick Const. | | |
| ● | Single Storey | | |
| ●● | 2 Storey | | |
| ●●● | 3 Storey | | |

Architectural styles & roof materials

| | | | |
|---|----------------------|----|----------------------|
| C | Californian Bungalow | TR | Tiled Roof |
| E | Edwardian | CI | Corrugated Iron Roof |
| F | Federation | FR | Flat Roof |
| I | Inter War | | |
| P | Post War | | |
| V | Victorian | | |
| M | Modern Contemporary | | |

Front Fencing

| | | | |
|-----|-----------------------|----|-------------|
| cif | Corrugated iron fence | sf | Steel fence |
| wf | Wire fence | | |
| pf | Picket fence | | |
| bf | Solid brick fence | | |
| tf | Timber fence | | |
| tpf | Timber paling fence | | |
| nff | No front fence | | |

Other Notable Features

| | | | |
|-------|--|------|------------------------------|
| ● | Setback from front and side boundaries | | |
| v. | Verandah | vu. | Verandah Under Canopy |
| perg. | Pergola | c. | Canopy |
| sh. | Shed | o/b | Outbuilding |
| g. | Garage | gu. | Garage Under Carport |
| cp. | Carport | cpu. | Carport Under Retaining wall |
| cs. | Carspace | rw | Retaining wall |

In relation to the site (as indicated on plan)

Approx. site area 1567m Sq.
Site shape, orientation and easements
Levels of site and surrounding properties
Location of existing buildings on site
Location and height of walls built to the boundary
The use of surrounding buildings (residential unless otherwise indicated)

| | |
|--------|---|
| hw | Habitable room windows only which have an outlook to the site within 9m |
| P.O.S. | Secluded private open space which have an outlook to the site within 9m |

Location of trees on site

| | | | |
|-----|---|--|--|
| ● | Small to Medium sized ornamental trees & shrubs | | |
| ● | Mature significant canopy trees (larger trees include ht) | | |
| NTR | No trees removed from site within last 12 months | | |
| R | Recently removed trees | | |

No contaminated soils

Street frontage features

| | | | |
|---|-----------------------|------|--------------------------|
| D | Drainage pit | W | Water valve |
| T | Telecommunication pit | B | Telstra Bollard |
| P | M.M.B.W. pit | TCB | Traffic Control Box |
| E | Electricity pit | SSM | Sanitary Sewer Manhole |
| U | Utility Pole | SSIC | Sewer Inspection Chamber |
| S | Street sign | P | Postal Box |
| F | Fire hydrant | | |

Kerb crossovers as indicated
Street trees as indicated

Denotes to be confirmed by the Designer or the Owner

SITE MATTERS

SITE ANALYSIS CONSULTANTS

Ph. 9388 8365 Fax. 9388 8369



Proposed Unit Development

Address 20 Sarakos Circuit Wangaratta

Date Amended-January 2021

Drawn by HT

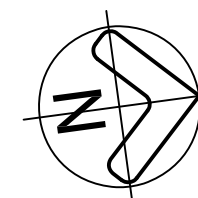
Sheet no. 2

Scale 1:500

Ref. no. 20 0904

FUTURE
RESIDENTIAL

A



TOWN PLANNING DRAWINGS TO BE READ IN CONJUNCTION WITH:

- SITE MATTERS TOWN PLANNERS & SITE ANALYSIS CONSULTANTS REPORT
 - LANDSCAPE PLAN LANDSCAPE ARCHITECTURE
- DRAWING L1

LOT 42
24 SARAKOS CIRCUIT

FUTURE
RESIDENTIAL

SITE ANALYSIS

| | |
|-----------------------------------|----------------------|
| PROPOSED UNIT 1 GROUND FLOOR AREA | 115.55m ² |
| GARAGE AREA | 23.90m ² |
| PORCH AREA | 2.00m ² |
| PRIVATE OPEN SPACE | 71.60m ² |

| | |
|-----------------------------------|---------------------|
| PROPOSED UNIT 2 GROUND FLOOR AREA | 94.90m ² |
| GARAGE AREA | 26.30m ² |
| PORCH AREA | 2.20m ² |
| PRIVATE OPEN SPACE | 66.15m ² |

| | |
|-----------------------------------|---------------------|
| PROPOSED UNIT 3 GROUND FLOOR AREA | 94.90m ² |
| GARAGE AREA | 25.20m ² |
| PORCH AREA | 2.20m ² |
| PRIVATE OPEN SPACE | 64.20m ² |

| | |
|-----------------------------------|---------------------|
| PROPOSED UNIT 4 GROUND FLOOR AREA | 92.50m ² |
| GARAGE AREA | 25.20m ² |
| PORCH AREA | 2.20m ² |
| PRIVATE OPEN SPACE | 67.60m ² |

| | |
|-----------------------------------|----------------------|
| PROPOSED UNIT 5 GROUND FLOOR AREA | 110.10m ² |
| GARAGE AREA | 23.65m ² |
| PORCH AREA | 1.80m ² |
| PRIVATE OPEN SPACE | 77.60m ² |

| | |
|---------------------|----------------------|
| TOTAL BUILT UP AREA | 642.50m ² |
|---------------------|----------------------|

| | |
|-----------|--------------------|
| SITE AREA | 1567m ² |
|-----------|--------------------|

| | |
|---------------------|-----|
| TOTAL SITE COVERAGE | 41% |
|---------------------|-----|

| | | |
|--------------------------|----------------------|-----|
| IMPERVIOUS SITE COVERAGE | 368.00m ² | 23% |
|--------------------------|----------------------|-----|

| | | |
|-------------|----------------------|-----|
| GARDEN AREA | 549.00m ² | 35% |
|-------------|----------------------|-----|

| | | |
|-------------------------|----------------------|-----|
| PERMEABLE SITE COVERAGE | 618.55m ² | 34% |
|-------------------------|----------------------|-----|

PROPOSED UNIT DEVELOPMENT
AT 20 (LOT 41) SARAKOS CIRCUIT
WANGARATTA
FOR MAXWELL DERRICK PTY LTD

REVISION A: REVISED TO COUNCIL REQUEST FOR FURTHER INFORMATION
COUNCIL APPLICATION No: PinApp20/240

ROBERT UJGUNOV
BUILDING DESIGN
• ABN : 25 483 868 589
• phone : 0411 347 467

DATE: OCTOBER 2020
SCALE: A1@1:100
REV: A

JOB No:
2017
SHEET NO: ISSUE:
1 of 7

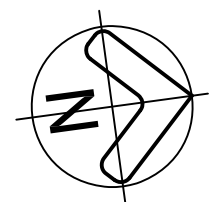
LOT 48
18 SARAKOS CIRCUIT

LEVELS ARE IN METRES TO AHD

NOTE:
- THE FENCE HEIGHT WITHIN 3M OF THE FRONT BOUNDARY SHOULD BE NO HIGHER THAN 1.2M AND SHOULD BE DESIGNED TO TAPER BETWEEN THE TWO FENCE HEIGHTS BEHIND THIS POINT
- THE CROSSOVER SHOULD BE LOCATED A MINIMUM OF 2M FROM ANY STREET TREE AND A MINIMUM OF 1M FROM ANY MARKER POST. THE CROSSOVER SHOULD ALSO BE LOCATED AWAY FROM THE SURVEY MARK WITHIN THE KERB, WHILE THE SURVEY MARK IS REASONABLY FLUSH WITH THE KERB IT DOES PROTRUDE SOMEWHAT AND IS NOT CONDUCTIVE TO REGULAR VEHICLE MOVEMENTS OVER IT.
• INDICATES DOUBLE GLAZED WINDOWS

SARAKOS
CIRCUIT

FUTURE
RESIDENTIAL



LOT 42
24 SARAKOS CIRCUIT

FUTURE
RESIDENTIAL

LOT 48
18 SARAKOS CIRCUIT

GARDEN AREA PERCENTAGE PLAN

GARDEN AREA 549.00m² - 35%

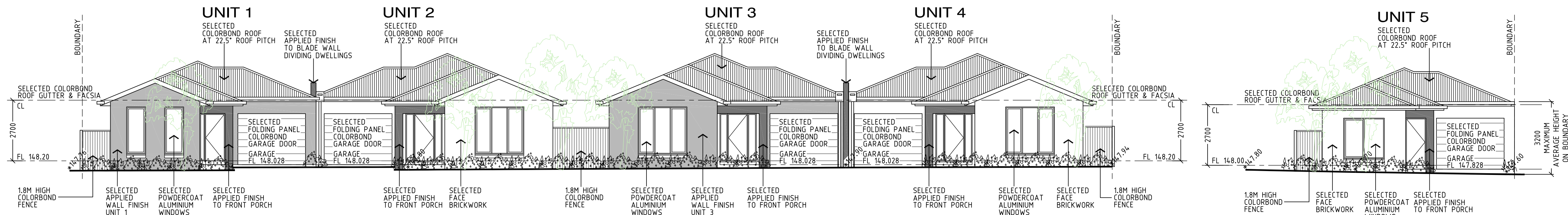
PROPOSED UNIT DEVELOPMENT
AT 20 (LOT 41) SARAKOS CIRCUIT
WANGARATTA
FOR MAXWELL DERRICK PTY LTD

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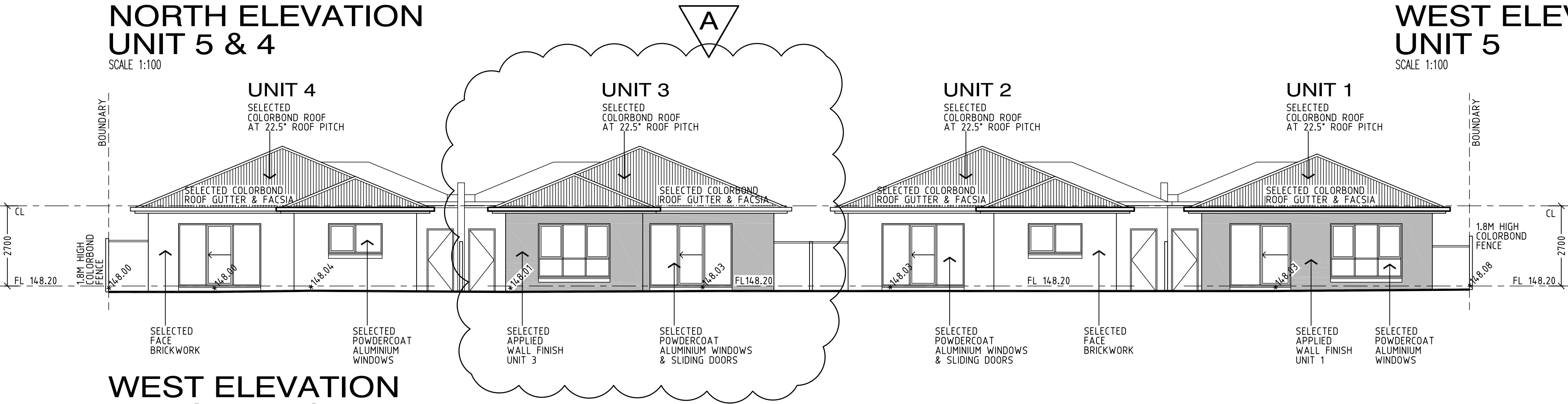
**EAST ELEVATION
UNITS 1,2,3 & 4**
SCALE 1:100

**SOUTH ELEVATION
UNIT 5**
SCALE 1:100



**NORTH ELEVATION
UNIT 5 & 4**
SCALE 1:100

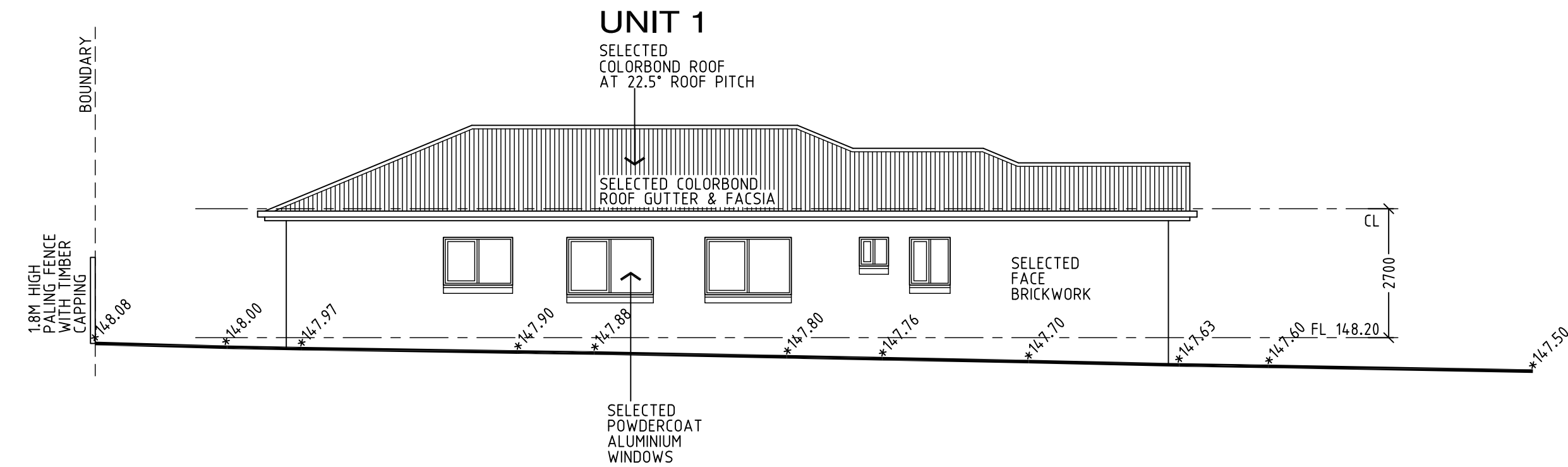
**WEST ELEVATION
UNIT 5**
SCALE 1:100



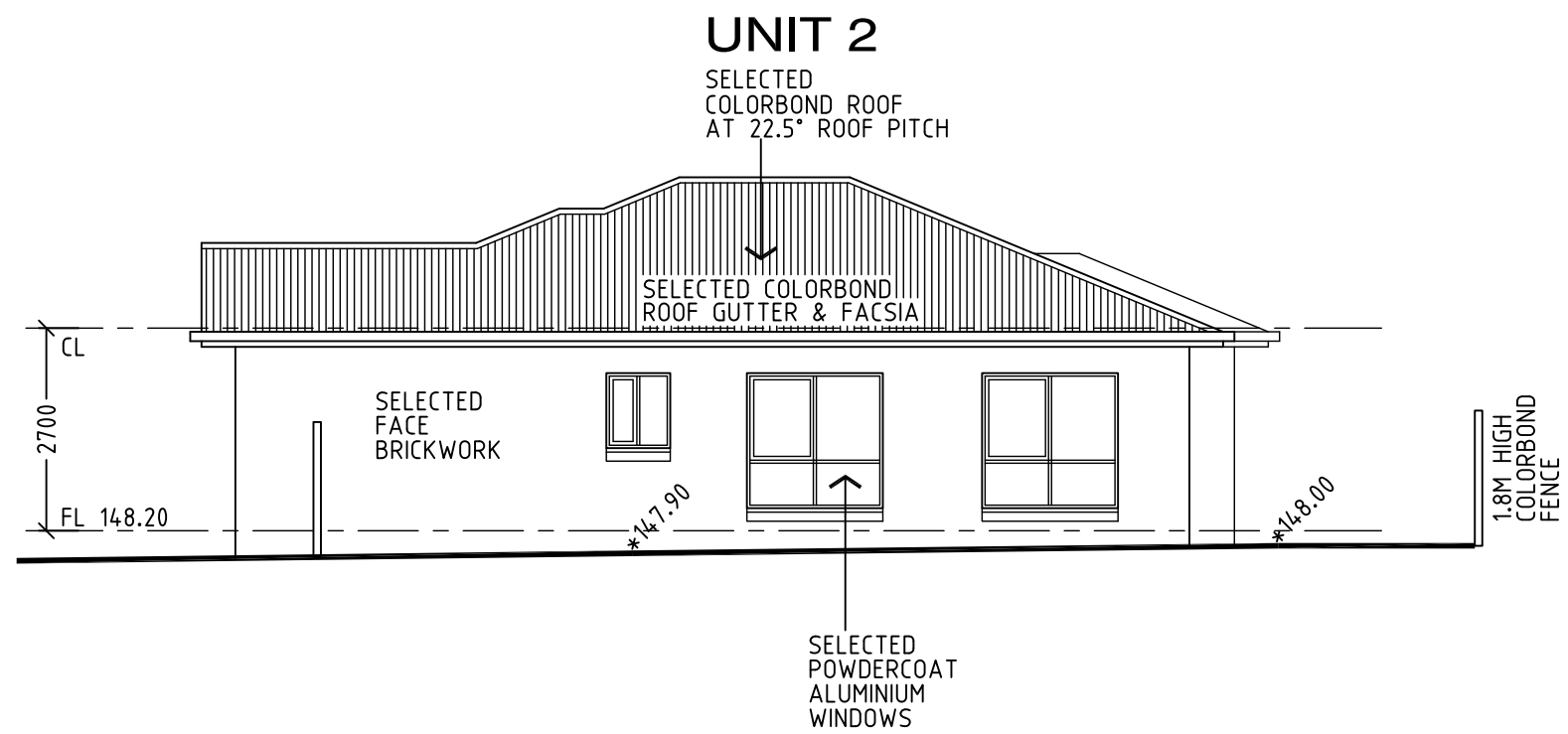
**WEST ELEVATION
UNITS 4,3,2 & 1**
SCALE 1:100



**EXTERNAL
ADJUSTABLE AWNING SUN SHADE
WEST FACING WINDOWS**



**SOUTH ELEVATION
UNIT 1**
SCALE 1:100



**NORTH ELEVATION
UNIT 2**
SCALE 1:100

**PROPOSED UNIT DEVELOPMENT
AT 20 (LOT 41) SARAKOS CIRCUIT
WANGARATTA
FOR MAXWELL DERRICK PTY LTD**

REVISION A: REVISED TO COUNCIL REQUEST FOR FURTHER INFORMATION
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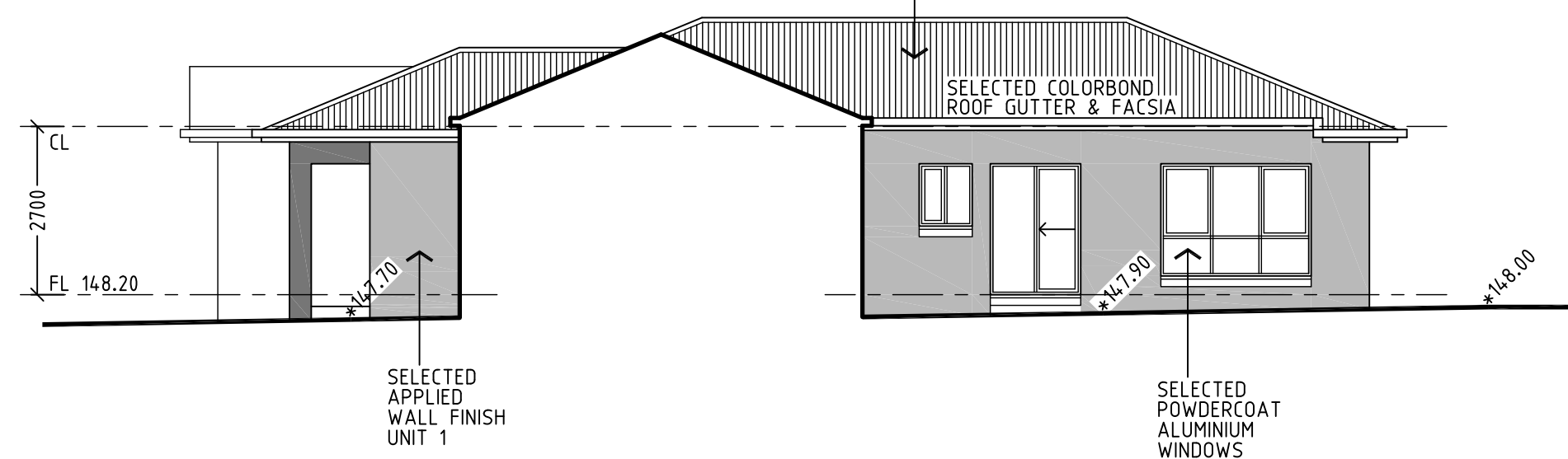
ROBERT UJGUNOV
BUILDING DESIGN
• ABN : 25 483 868 589
• phone : 0411 347 467

DATE: OCTOBER 2020
SCALE: A1@1:100
REV: A

JOB No:
2017
SHEET NO: 3 of 7
ISSUE:

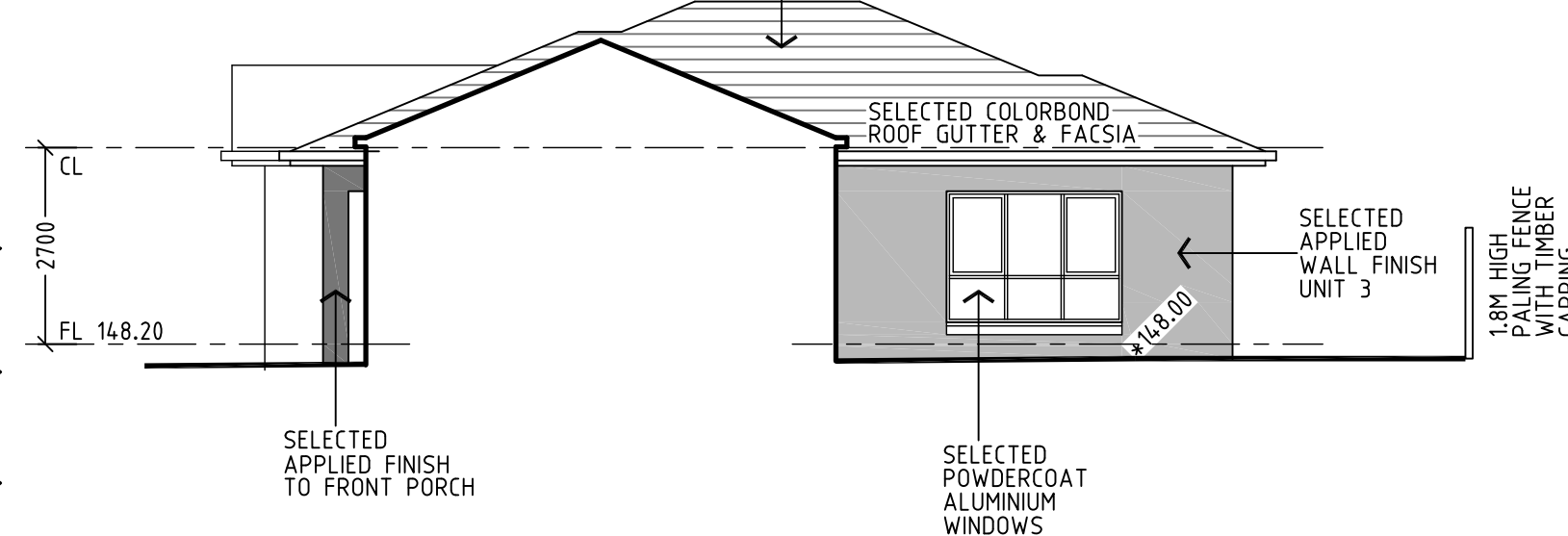
A

UNIT 1
SELECTED
COLORBOND ROOF
AT 22.5° ROOF PITCH



**NORTH ELEVATION
UNIT 1**
SCALE 1:100

UNIT 3
SELECTED
ROOF TILES AT
22.5° ROOF PITCH



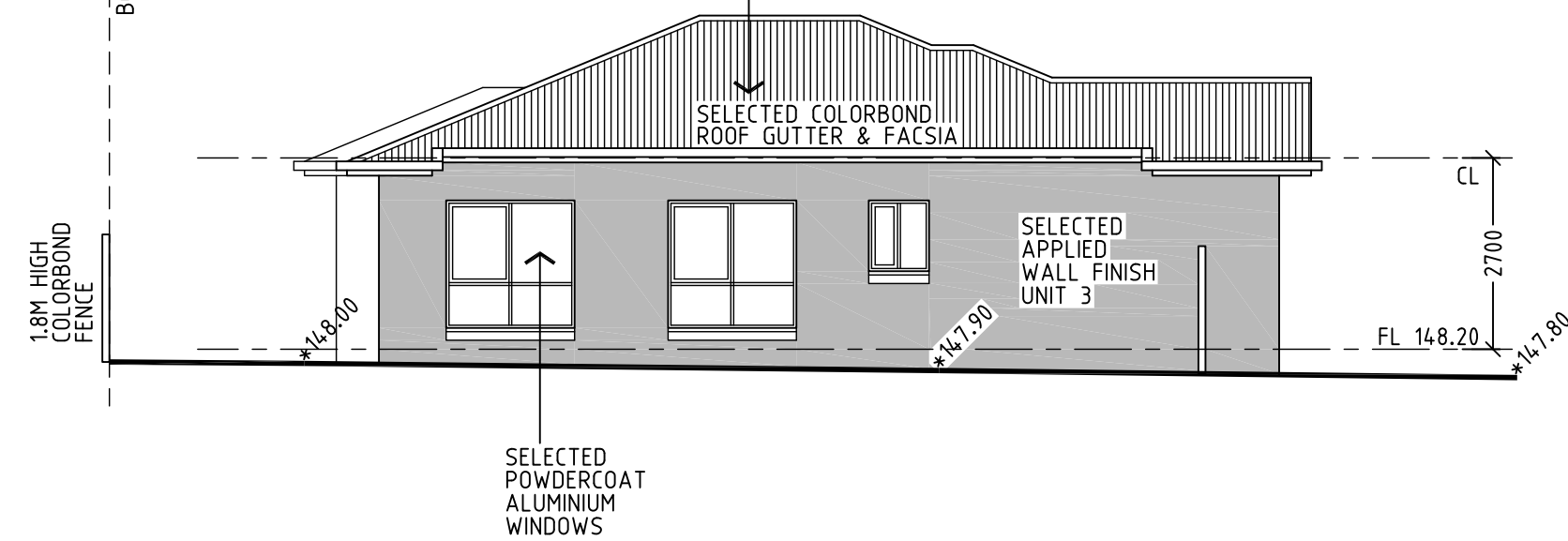
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UNIT 3**
SCALE 1:100

UNIT 5
SELECTED
COLORBOND ROOF
AT 22.5° ROOF PITCH



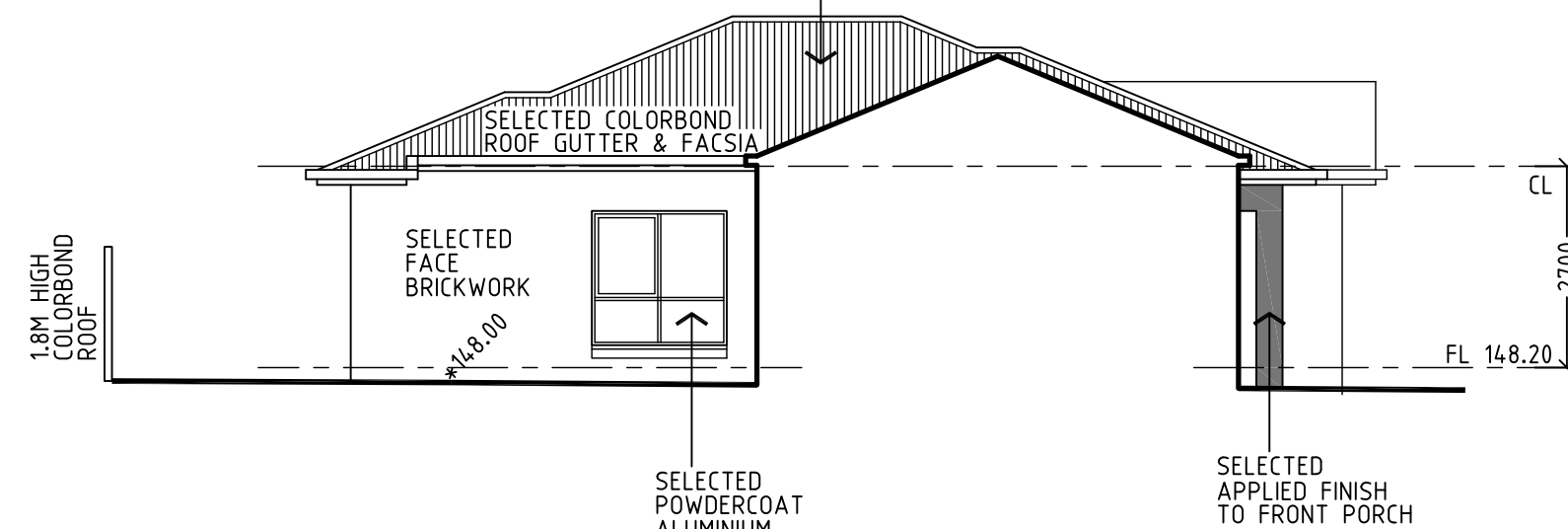
**SOUTH ELEVATION
UNIT 5**
SCALE 1:100

UNIT 3
SELECTED
COLORBOND ROOF
AT 22.5° ROOF PITCH



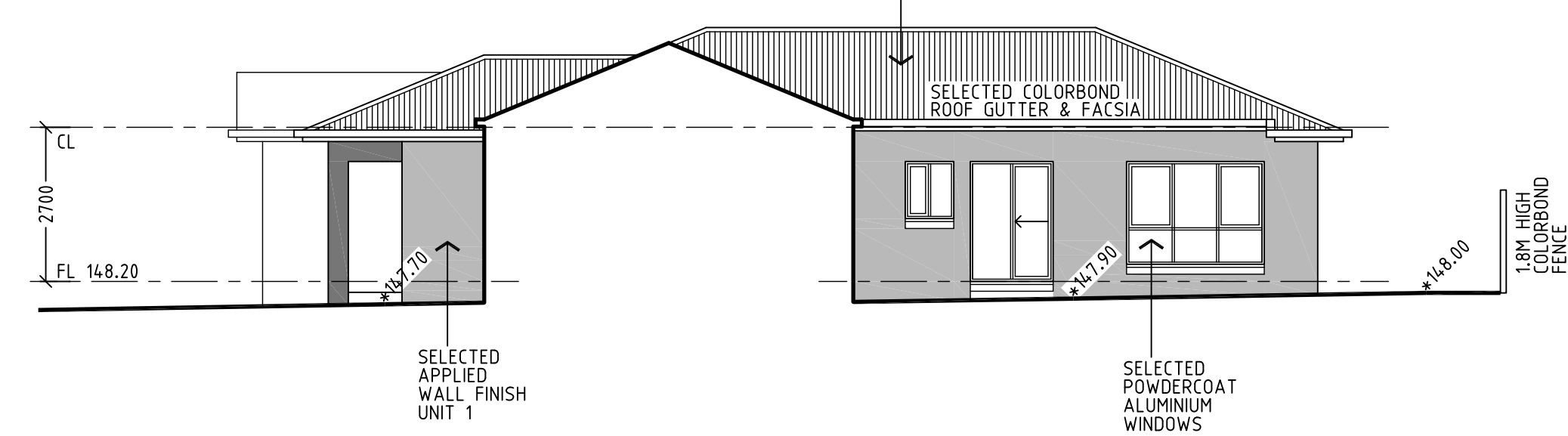
**SOUTH ELEVATION
UNIT 3**
SCALE 1:100

UNIT 4 & 2
SELECTED
COLORBOND ROOF
AT 22.5° ROOF PITCH



**SOUTH ELEVATION
UNIT 4 & 2**
SCALE 1:100

UNIT 1
SELECTED
ROOF TILES AT
22.5° ROOF PITCH



**NORTH ELEVATION
UNIT 1**
SCALE 1:100

**PROPOSED UNIT DEVELOPMENT
AT 20 (LOT 41) SARAKOS CIRCUIT
WANGARATTA
FOR MAXWELL DERRICK PTY LTD**

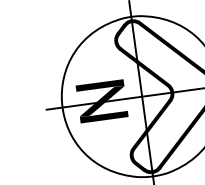
REVISION A: REVISED TO COUNCIL REQUEST FOR FURTHER INFORMATION
COUNCIL APPLICATION No: PinApp20/240

ROBERT UJGUNOV
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JOB No:
2017
SHEET NO:
4 of 7
ISSUE:

FUTURE
RESIDENTIAL



LOT 42
24 SARAKOS CIRCUIT

FUTURE
RESIDENTIAL

LOT 48
18 SARAKOS CIRCUIT

LEVELS ARE IN METRES TO AHD

PROPOSED UNIT DEVELOPMENT
AT 20 (LOT 41) SARAKOS CIRCUIT
WANGARATTA
FOR MAXWELL DERRICK PTY LTD

DRAWING TITLE
SHADOW DIAGRAM
AT 9 AM

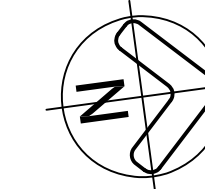
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COUNCIL APPLICATION No: PinApp20/240

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• phone : 0411 347 467

DATE: OCTOBER 2020
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JOB No:
2017
SHEET NO: 5 of 7
ISSUE:

FUTURE
RESIDENTIAL



LOT 42
24 SARAKOS CIRCUIT

FUTURE
RESIDENTIAL

LOT 48
18 SARAKOS CIRCUIT

PROPOSED UNIT DEVELOPMENT
AT 20 (LOT 41) SARAKOS CIRCUIT
WANGARATTA
FOR MAXWELL DERRICK PTY LTD

DRAWING TITLE
SHADOW DIAGRAM
AT 12 PM

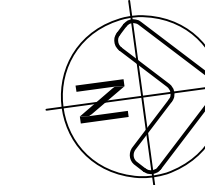
REVISION A: REVISED TO COUNCIL REQUEST FOR FURTHER INFORMATION
COUNCIL APPLICATION No: PinApp20/240

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DATE: OCTOBER 2020
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REV: A

JOB No:
2017
SHEET NO: 6 of 7
ISSUE:

FUTURE RESIDENTIAL



LOT 42
24 SARAKOS CIRCUIT

FUTURE
RESIDENTIAL

LOT 48
18 SARAKOS CIRCUIT

PROPOSED UNIT DEVELOPMENT
AT 20 (LOT 41) SARAKOS CIRCUIT
WANGARATTA
FOR MAXWELL DERRICK PTY LTD

DRAWING TITLE
SHADOW DIAGRAM
AT 3 PM

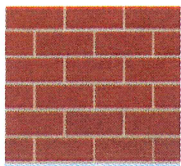
REVISION A: REVISED TO COUNCIL REQUEST FOR FURTHER INFORMATION
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2017
SHEET NO: 7 of 7
ISSUE:

Proposed Unit Development 20 Sarakos Circuit, Wangaratta
Schedule External Finishes



Austral Bricks
Western Earth cascade



Main Render Units 1 & 3
Solver Cloudy Sky



Feature Render Porch
Solver Windspray



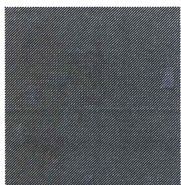
Roof
Colorbond Surfemist



Gutter/Fascia
Colorbond Surfemist



Garage Door Colorbond Wallaby



Colour Concrete
Driveway
Charcoal

Attachment 3

Assessment Report for PInApp20/240 – 20 Sarakos Circuit, Wangaratta

Executive Summary

This application seeks planning approval to construct five dwellings on the property identified as 20 Sarakos Circuit, Wangaratta, located in Baltimore Park Estate.

The proposed development features a combination of two and three-bedroom dwellings built around a central shared driveway with access to Sarakos Circuit. The subject site is a vacant irregular shaped lot measuring 1,566m² in area, located on a bend in the street with a narrow 9.14m wide street frontage.

Sarakos Circuit has been developed over a number of stages (Stages 1, 3, 6 and 11) within the Baltimore Park Estate, with Stage 11 culminating in the complete development of the street. It is Stage 11 with which the subject lot and another large lot (36 Sarakos Circuit) proposed for a multi-dwelling development are located. While most lots within the earlier stages of Sarakos Circuit have now been built upon, the construction of dwellings within Stage 11 are mostly at various stages of infancy, from no development through to framing and external cladding. Development of single detached dwellings on the adjoining properties to the south and east (18 and 24 Sarakos Circuit) has commenced.

Adjoining land to the north and west forms part of Stage 12 of the Baltimore Park Estate. This stage is still under construction and titles have not yet been issued.

Formal notice of this application and the application for 36 Sarakos Circuit (PInApp20/241) were made in the form of letters to nearby owners and occupiers on 4 and 9 March 2021. At the time of writing this report a total of 12 submissions have been received, all of which object to the proposed development and nine of which also object to the proposed six dwelling development at 36 Sarakos Circuit.

Key issues for consideration as part of this application have been identified as;

- Traffic generation and overflow parking on the street.
- Rubbish bin collection.
- Safety and amenity.
- Neighbourhood character.
- Suitability of the site for medium density development.

The proposal has been assessed against the relevant provisions of the *Planning and Environment Act 1987* and the Wangaratta Planning Scheme with a recommendation to support, subject to the inclusion of permit conditions, including requirements for some minor alterations in the design of the development.

Property Details

The subject site is situated within Baltimore Park Estate on the north-western fringe of the Wangaratta urban area. The site is located along Sarakos Circuit which is a 'C' shaped street with two distinct 90-degree bends allowing it to be accessed from Corncob Boulevard in two locations approximately 85 metres apart.

The site itself is located on the outer side of the northern-most bend, approximately 170 metres west of the northern Sarakos Circuit / Corncob Boulevard intersection.



The subject site is an irregular shaped lot measuring 1,566m² in area. The site is generally oriented north-south with a narrow 9.14 metre street frontage to Sarakos Circuit. The land has a gentle one-way slope with a fall of approximately 600mm from its rear (north-west) corner to its front (south-east) corner; at a gradient of approximately 1 in 100. The subject lot is currently devoid of any buildings or vegetation.

Sarakos Circuit has been developed over a number of stages (Stages 1, 3, 6 and 11) within the Baltimore Park Estate, with Stage 11 culminating in the complete development of the street. It is Stage 11 with which the subject lot and another large lot proposed for a multi-dwelling development are located. While most lots within the earlier stages of Sarakos Circuit have now been built upon, the construction of

dwellings within Stage 11 are mostly at various stages of infancy, from no development through to framing and external cladding. Development of single detached dwellings on the adjoining properties to the south and east (18 and 24 Sarakos Circuit) has commenced.

Adjoining land to the north and west forms part of Stage 12 of the Baltimore Park Estate. This stage is still under construction and titles have not yet been issued.

| | |
|--------------------------|---|
| Land/Address | 20 Sarakos Circuit WANGARATTA VIC 3677 |
| Zones and Overlays | General Residential Zone – Schedule 1 No applicable Overlays |
| Why is a permit required | Construction of Two or more Dwellings on a Lot |

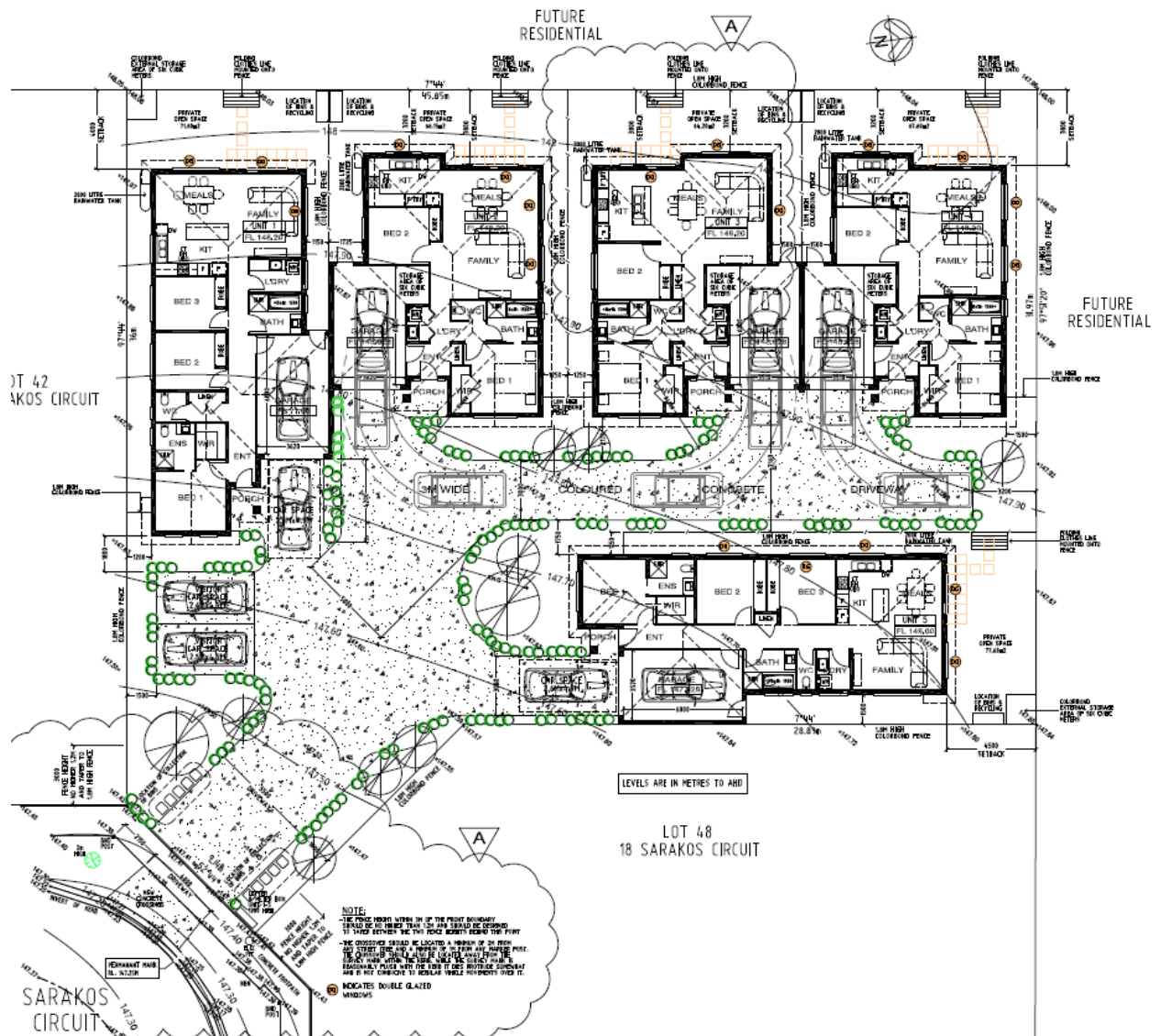
Proposal in Detail

This application is for the development of five dwellings on the lot known as 20 Sarakos Circuit, Wangaratta.

The single storey dwellings will be situated around a central common accessway extending from Sarakos Circuit in the south-east through to the northern boundary of the subject site. The dwellings will be a mix of two-bedroom and three-bedroom residences, some of which will have attached walls and others which will be fully detached.

The dwellings will be of brick veneer construction with colorbond clad walls. Each dwelling has been allocated an area of backyard space which will be secluded through the use of internal 1.8m high colorbond fencing. 1.8m high colorbond fencing is also proposed around the perimeter of the site, save for the front section of the site facing Sarakos Circuit.

The shared driveway in the centre of the site will be bordered by landscaping, comprising a mix of ground covers, shrubs and trees. A communal mailbox area and two visitor parking spaces have been allocated toward the front of the site.



Summary of Key Issues

- 12 objections to the application from owners/residents in the nearby area.
- Traffic generation and overflow parking on the street.
- Rubbish bin collection.
- Safety and amenity.
- Neighbourhood character.
- Suitability of the site for medium density development.

Assessment under the Planning and Environment Act

Relevant Planning Provisions

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

| Section | Clause | Provision |
|---------------------------------|---------------|--|
| State Planning Policy Framework | 11.01-1 | Settlement |
| | 11.02-1 | Supply of Urban Land |
| | 15.01 | Built Environment |
| | 16.01 | Residential Development |
| Local Planning Policy Framework | 21.02-1 | Settlement Network |
| | 21.07 | Housing |
| Zones | 32.08 | General Residential Zone |
| Overlays | N/A | N/A |
| Particular Provisions | 52.06 | Car Parking |
| Decision Guidelines | 65.01 | Decision Guidelines - Approval of an application or plan |

Referrals

The proposal for the development of five dwellings is not required to be referred to any external Authorities.

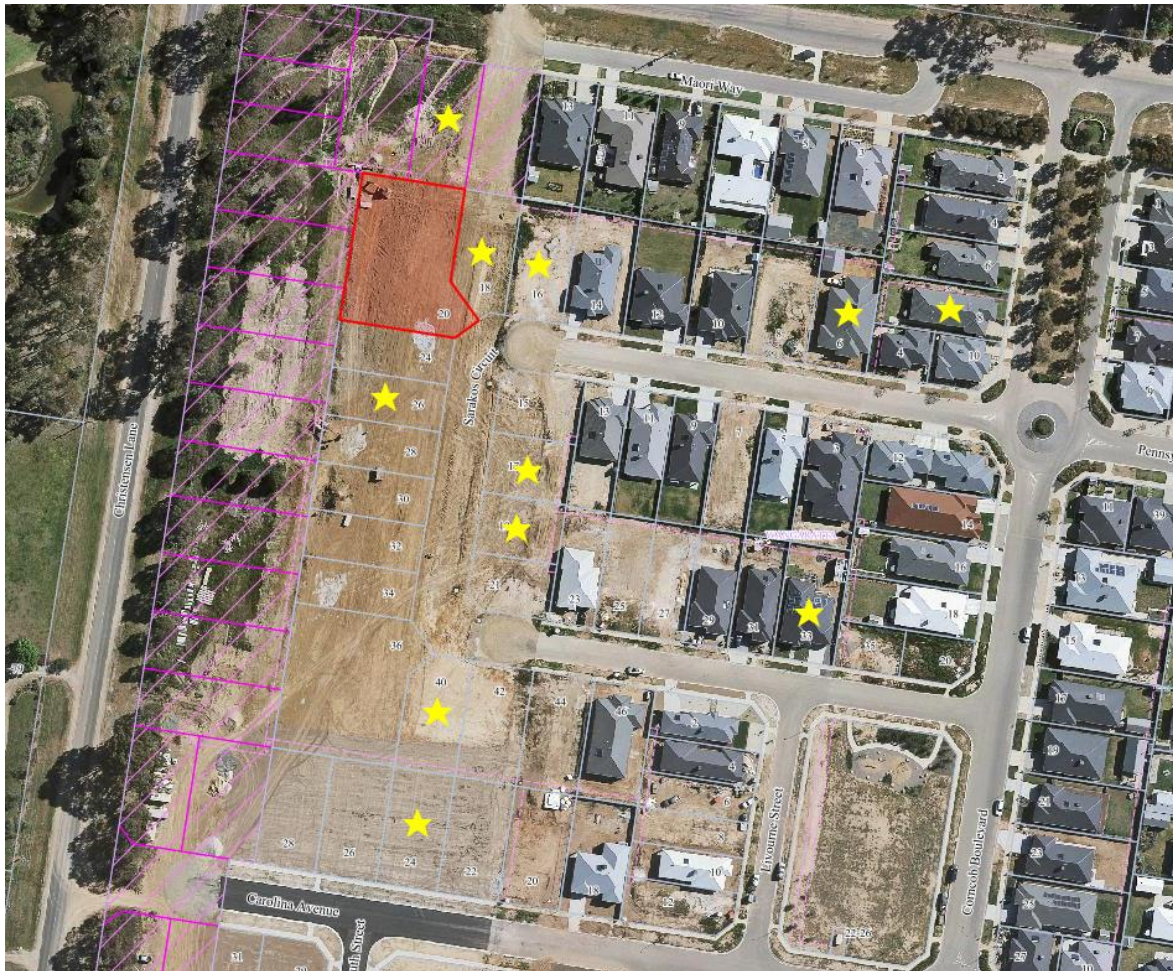
Internal Departmental Advice

| Department | Response |
|-------------------------------|---|
| Technical Services Department | <p>No objection, subject to the inclusion of conditions relating to the provision of drainage infrastructure, onsite detention, property access and construction standards.</p> <p>Of note is confirmation that the Sarakos Circuit road network is capable of accommodating the traffic associated with this development and the requirement for the property access crossover to be widened to 5.5m to allow for vehicle passing opportunities at the entrance to the site.</p> |

Advertising

The application was advertised over two dates, 4 and 9 March 2021, to all owners and occupiers of nearby properties.

Subsequent to notification, 12 individual objections have been received three objecting specifically to this application and nine objecting to both this application and another application for six dwellings at 36 Sarakos Circuit (PlnApp20/241) which is being processed concurrently with this application. Objector locations are identified in the following plan.



With respect to the objections received it is noted that;

- Two of the objections are on behalf of the one property, being 40 Sarakos Circuit.
- One objection is on behalf of a future lot, Lot 5 PS844058K, within Stage 12 of Baltimore Park Estate.

As noted from the above plan, objector locations are spread throughout the north-west section of Baltimore Park Estate, with some objections coming from existing residents and others coming from the owners of vacant lots intending to build.

Other than raising concern over the impact of the proposed development on surrounding property values, no objections are founded upon seeking or maintaining commercial gain, nor do any submissions appear to be vexatious or personally vindictive in nature and, as such, all submissions must be considered as valid objections.

Objector Concerns

Amenity

Concern has been raised over additional noise in the area resulting from additional residents in the street and additional vehicle movements.

It is considered that that additional noise generated by the proposal, beyond finite construction works, will be negligible in the context of the urban area. This includes anticipated noise from vehicles associated with the five dwellings proposed.

Within a residential context, noise issues are typically associated with the behaviours and activities undertaken by occupiers and are not caused by land uses or developments. Such behaviours and activities could conceivably be generated by the occupiers of any dwelling in the area.

Noise pollution and what constitutes excessive noise is legislated and governed by the Environment Protection (Residential Noise) Regulations 2008.

Neighbourhood Character

Concern has been raised that the proposal is out of character with the neighbourhood with there being very few unit developments in the area. It is submitted that the 'rural appeal' of the estate will be comprised and be more akin to a 'Melbourne city street'.

The size and shape of the subject lot has meant that any development of the lot will likely be setback significantly further from the street than surrounding dwellings and therefore not fully in keeping with or replicating the character of the street. It is noted, however, that the Planning Scheme does not call for development to replicate the neighbourhood character of the area but rather to be respectful of the neighbourhood character.

Locating the development further back from the street means that any indiscretion will be discrete. From the street, only two dwellings, Unit 1 and Unit 5, will be visible. The view of these from the street is not considered at odds with the neighbourhood character. With the provision of meaningful landscaping across the frontage of the site the proposal is considered to respect the character of the street and the residential area.

It is noted that Sarakos Circuit is located in an urban residential area. With the immediate expansion of surrounding land for further urban development there is considered to be little rural context immediately surrounding the subject land with which to protect.

Suitability of the site for medium density development

It has been submitted that the subject site is a poor location for medium density development, and that this proposal in combination with the proposed development of 36 Sarakos Circuit represents an overdevelopment of the subject lots.

The proposed development, in combination with the development at 36 Sarakos Circuit, is considered to address a void in the housing stock through this area in the form of higher density affordable housing. The subject properties are located within the Wangaratta urban area and in close proximity of employment, educational, social and recreational opportunities. The planned North West Growth Area Activity Centre to the south of the subject land will bring some of these local opportunities much closer to the subject land. The two sites are located nearby to Wangaratta's extensive shared path network and a local bus route.

While the narrow frontage of the two sites at opposite bends in the street is not ideal, the two properties are of considerable size and represent the best opportunity within the area for higher density development. The below assessment of this application, particularly against the provisions of Clause 55, demonstrate that it is not an overdevelopment of the land.

Car Parking

Concerns have been raised that there is an inadequate amount of on-site parking to accommodate the proposed development. It is submitted that higher parking rate should be provided given the location of the subject site on a corner with limited street frontage.

The amount of onsite parking required under Clause 52.06 (Car Parking) of the Planning Scheme has been exceeded. The development requires 8 onsite spaces whereas 9 spaces have been provided, including 2 visitor parking spaces. A full assessment of Clause 52.06 is provided later in this report.

The requirements of Clause 52.06 do not specify a higher or lower parking rate based on the location and frontage of a development site. While resident and/or visitor vehicles associated with the proposed development may at times park on the street in front of neighbouring dwellings, the road reserve is public space with no entitlement over who may park in it. As such, this is considered a reasonable outcome if and when it does occur.

Traffic

It has been submitted that the Sarakos Circuit carriageway is too narrow to accommodate the additional traffic anticipated as a result of this development and the development of the nearby 36 Sarakos Circuit. This is exacerbated by the two tight 90-degree bends within the street.

Overflow parking and extra vehicle movements will cause congestion and a potential safety risk, particularly with respect to young children cycling within the road reserve and accessing the nearby park.

A suggestion has been made for 'no parking' signs to be provided along the two bends in Sarakos Circuit to discourage unsafe parking to the front of the subject site.

Council's Technical Services Department have advised that the 8.1m wide Sarakos Circuit carriageway exceeds that of a standard 7.3m wide access street. The additional dwellings associated with the two developments will not generate traffic movements in excess of the capacity of an access street. The existing carriageway is therefore considered more than adequate in accommodating the proposed development.

The two bends in the street meet IDM standard and are not anticipated to present an issue with respect to the proposed developments and resultant traffic flows.

The carriageway width of 8.1m allows for two-way traffic flow with one vehicle parked on the street. Any overflow parking, therefore, is not considered to cause unreasonable congestion within the street.

Pedestrian footpaths have been provided along both sides of Sarakos Circuit to allow safe passage for pedestrians and cyclists under the age of 13. Any permit should require the provision of revised plans demonstrating safe sight lines between the entrance to the property and existing footpaths in accordance with Clause 52.06-9 (Design Standard 1 – Accessways) of the Planning Scheme. Refer to the full assessment of Clause 52.06 later in this report.

With or without 'no parking' signage, parking isn't permitted within 10m of the street corner. Council can install such signage at any time if it is deemed such clarity is required.

Waste Collection

Concern has been raised over the placing of rubbish bins on the street for weekly collection given the narrow frontage of the subject site. Concern relates primarily to the potential cluttering of bins on the street and impacts on safety, pedestrian and vehicle access, maintenance of nearby nature strips and reduced street appeal.

If waste collection is to occur on site, concern has been raised with respect to trucks safely accessing the site, particularly the need to reverse into or out of the subject site.

The applicant has indicated that bin collection will occur on site and designated bin storage areas have been identified on the submitted plans. While Council's Planning Department originally suggested this to the applicant, Council's Waste Management Team have since advised that onsite collection is not supported and have directed that waste collection must be from the kerbside. Despite the narrow frontage of the subject site, the Waste Management Team are generally comfortable that kerbside collection

can be facilitated by way of placing bins either in front of neighbouring properties and/or on the opposite side of the street. As vehicles are not permitted to park within 10 metres of the street corner it is considered that there will be minimal conflict between carparking and bin collection on the day that bins are due for collection.

Community Amenity Local Laws PART I (Waste Management) requires, among other things, that;

- a) any domestic bin not be stored on Council property for more than one day before or after the designated collection day, unless otherwise permitted by Council.
- b) bins be placed in a position specified by Council that allows safe and efficient collection.

Any breach of this Local Law carries potential penalties.

Construction Vehicles

Concern is raised over construction vehicles and machinery generating noise and impacting upon the safety of the street.

Any permit will require effective measures be taken during construction to;

- Secure occupational health and safety,
- Implement effective traffic management and environmental controls,
- Establish and maintain safe construction vehicle access to the site, and
- Reduce the impact of noise, dust and other emissions.

In addition to the above, EPA requirements for the control of unreasonable noise apply to any construction site.

Infrastructure

Concern has been raised that the combination of this development and the development at 36 Sarakos Circuit will exceed the capacities of utility services and infrastructure in the area, particularly water pressure and electricity voltage.

The land is residentially zoned and serviced by North East Water (reticulated potable water and sewerage schemes) and AusNet Services (reticulated electricity scheme). These are the authorities responsible for ensuring appropriate water and electricity infrastructure is provided to adequately service existing and proposed dwellings.

If the existing infrastructure is unable to support the proposed development the developer must provide for the required upgrades.

Compliance with the Wangaratta Planning Scheme

It has been submitted that the proposal is a poor planning outcome and;

- ***is inconsistent with the objectives of planning in Victoria.***
- ***is inconsistent with Clause 32.08-6 (General Residential Zone Decision Guidelines) of the Planning Scheme.***
- ***fails to meet the standards and objectives of Clause 55 (Two or More Dwellings on a lot and Residential Buildings) of the Planning Scheme, specifically;***
 - ***Standard B1 (cl. 55.02-1) – Neighbourhood Character***
 - ***Standard B8 (cl.55.05-3) – Site Coverage***
 - ***Standard B9 (cl. 55.03-4) – Permeability and Stormwater Management***
 - ***Standard B29 (cl. 55.05-5) – Solar Access to Open Space***

While the relevant submissions don't indicate how the proposal fails to meet the cited content of the Planning Scheme, the detailed assessment later in this report finds that the application is consistent with the provision of the Planning Scheme, particularly State and Local Planning Policy which encourage a diverse range of housing stock and higher density development in the Wangaratta urban area.

The proposal is not considered at odds with the purpose or decision guidelines of the General Residential Zone and is generally consistent with the standards and objectives of Clause 55. The prescriptive standards cited in the objections relating to site coverage, permeability and solar access to open space have all been met. The design of the development is considered to respect to the neighbourhood character of the area.

Support of the proposal is not considered to result in a poor planning outcome.

Specific Concerns

Wall on Eastern Boundary

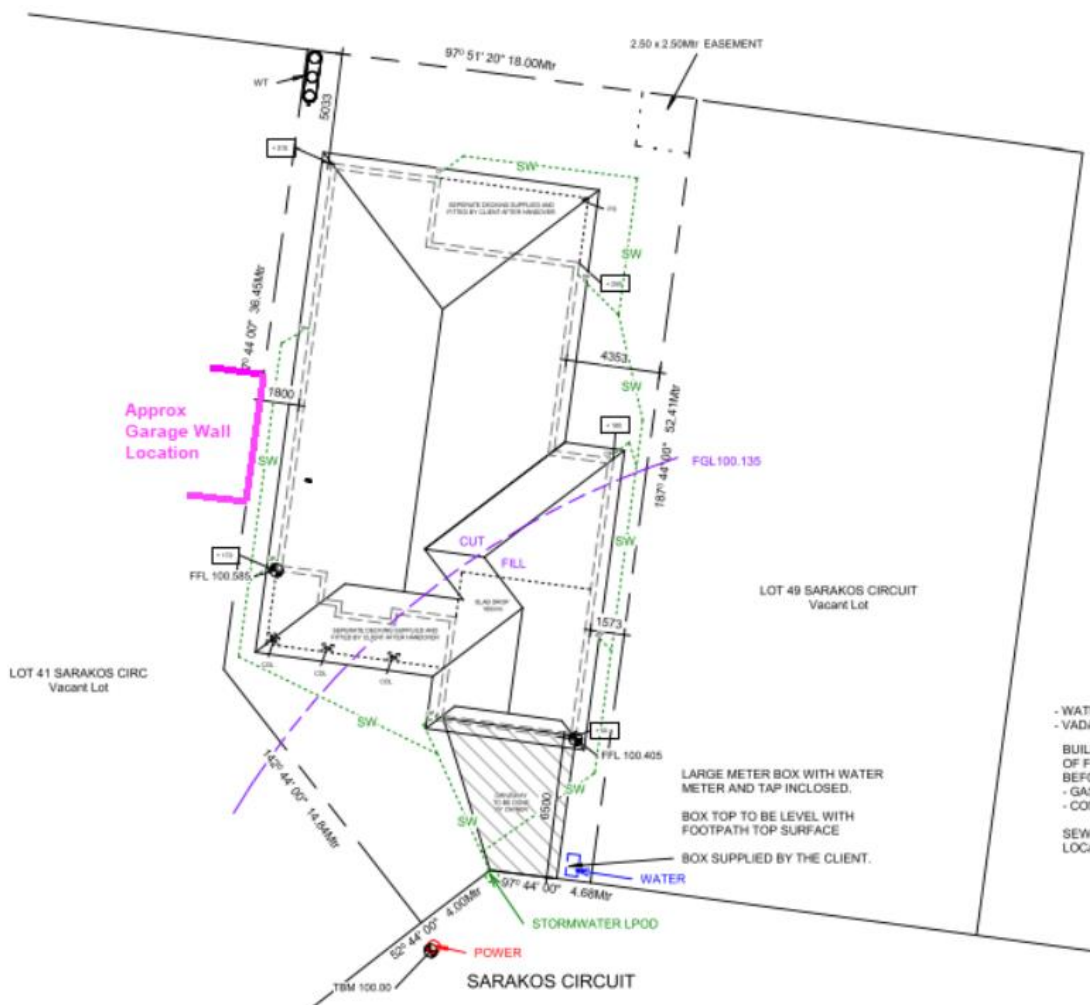
Concern from neighbouring property to the east (18 Sarakos Circuit) over the location and height of the Unit 5 garage wall which is proposed to be located on the eastern boundary of the subject site. It is submitted that the proposed wall;

- ***Is not in keeping with the character of the area.***
- ***Is inconsistent with covenants in the area which stipulate a minimum 1 metre setback to property boundaries.***
- ***Will restrict sunlight and fresh air to the adjoining dwelling.***

The proposed development does include a garage wall located along the eastern property boundary for a distance of 6.5 metres. While an eastern elevation for the wall

has not been provided by the applicant, the south elevation of Unit 5 does identify that the average height of the wall will be no more than 3.2m, consistent with a typical wall height for a single-storey dwelling. Any permit should require the provision of an east elevation confirming that the average wall height will not exceed 3.2m and will therefore be compliant with Standard B18 (Walls on Boundary) under Clause 55 of the Planning Scheme.

The location of the proposed wall with respect to the approved dwelling development at 18 Sarakos Circuit is provided below. The wall is setback well behind the adjoining dwelling and won't be highly visible from the street. It is not considered to have any impact on the character of the area.

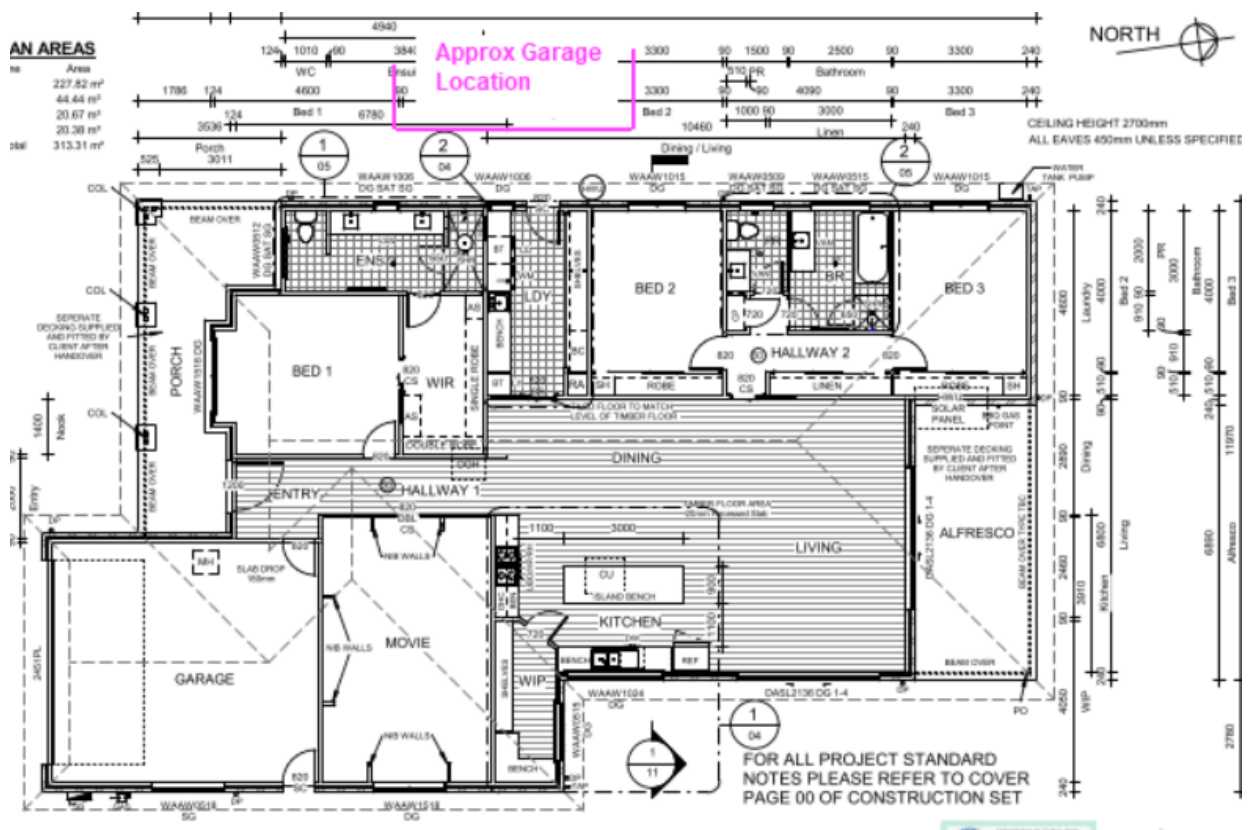


It is understood that the covenants referred to in the submission were placed on other lots within Baltimore Estate by the original developer of the land, not by Council. These covenants were not placed on the subject property and, as such, the construction of a wall on the property boundary can be considered by Council.

It is noted that the Planning Scheme allows for the construction of walls on boundaries provided such walls meet certain standards within the planning scheme, particularly Standards B18 (Walls on Boundary), B19 (Daylight to Existing Windows) and B21 (Overshadowing Open Space) under Clause 55 of the Planning Scheme. The detailed

assessment of Clause 55 later in this report shows that each of these standards has been met.

With respect to the floor layout of the existing dwelling to the east (shown below) it is noted that the proposed garage wall will be predominantly located opposite the dwelling's ensuite and laundry. The main indoor and outdoor living spaces are located on the opposite side of the dwelling. The proposed wall is therefore considered to have minimal impact upon the general amenity of the adjoining dwelling.

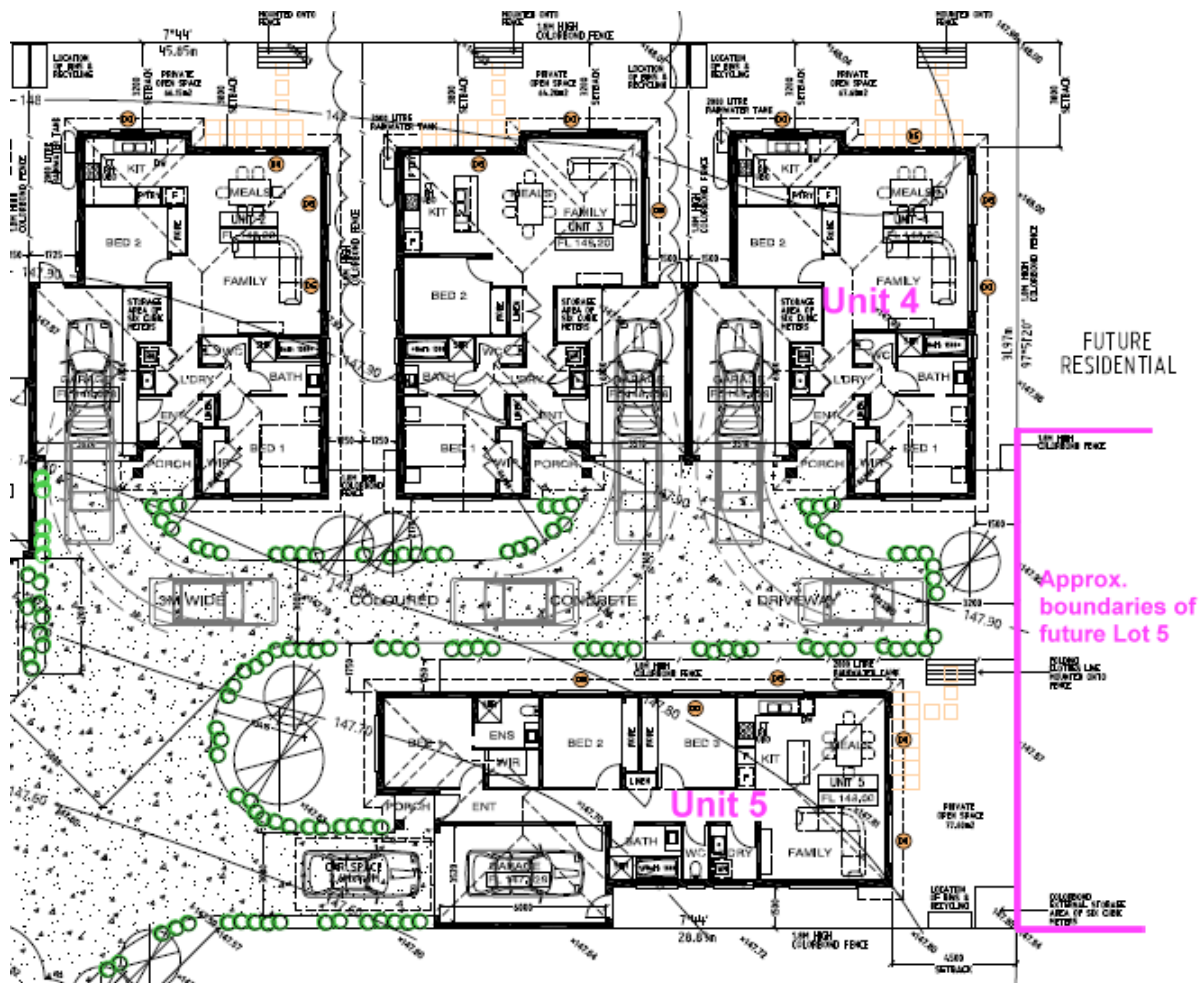


Impact on Future Lot 5 to the North

One submission has been made on behalf of the future Lot 5 PS844058K located within the next stage (Stage 12) of Baltimore Estate. The future lot adjoins a portion of the subject site's northern boundary. Particular concerns raised include;

- *The meals area for proposed Unit 5 will look directly in the backyard of the future Lot 5.*
- *The proposed common driveway access will provide a clear view into the backyard and living space of the future dwelling on the future Lot 5. There is concern over headlights at night shining into the rear of the future dwelling where two bedrooms are intended to be located.*

To provide some context to this submission, the approximate location of the future Lot 5 boundaries with respect to the proposed development are shown below.



While the main indoor and outdoor living spaces to Unit 5 will adjoin the rear boundary of future Lot 5, this is not at odds with other residential development throughout the urban area and is considered a reasonable outcome. Further, the provision of 1.8m high colorbond fencing along the property boundary will ensure the proposal meets the relevant overlooking provisions of Clause 55.

The shared driveway is offset toward the western half of future Lot 5. The proposed 1.8m high boundary fence will ensure that there isn't a direct line of site from the driveway into the lot. There is considered adequate opportunity for the future dwelling to be designed so as to not be adversely affected by light from the proposed development.

Other

Submissions are consistent in their concern that the proposal will devalue surrounding properties through perceived amenity impacts and compromised appeal of the estate. Some residents have stated a disappointment that they weren't aware of the intention to develop the subject lots as proposed when purchasing nearby land.

Any perceived effect of a proposal on surrounding property values is not a valid ground for objection and cannot be considered as part of the planning permit application process. Similarly, concern over purchasing nearby land unaware of the intention to

the develop five dwellings on the subject site is outside of the control of what Council as the Responsible Authority can consider.

Relevant Provisions under the Wangaratta Planning Scheme

State and Regional Planning Policy Framework

Clause 11 – Victoria

Clause 11.01-1 – Settlement

Limit urban sprawl and direct growth into existing settlements.

Promote and capitalise on opportunities for urban renewal and infill redevelopment.

Develop compact urban areas that are based around existing or planned activity centres to maximise accessibility to facilities and services.

Facilitate growth and development specifically in the regional cities of Shepparton, Wangaratta, Wodonga and Benalla.

Support improved access to a range of employment and education opportunities, particularly in key urban locations such as Benalla, Seymour, Shepparton, Wangaratta and Wodonga.

11.02-1 – Supply of Urban Land

Planning for urban growth should consider:

- *Opportunities for the consolidation, redevelopment and intensification of existing urban areas.*
- *Neighbourhood character and landscape considerations*

These policies specifically identify Wangaratta as a regional city in which to promote growth, particularly in the urban area / Residential Zone which is close to employment, educational, social and recreational opportunities. Centred around this intended growth is the development of compact urban areas, including more intensive medium density development opportunities, particularly around planned activity centres.

The subject land is located within the Wangaratta urban area with good access to essential services and facilities. This will be further strengthened through the development of the planned activity centre within the North West Growth Area, located within close proximity of the subject site.

The proposed development is in a newly established residential area. A neighbourhood character of homogenic detached single storey dwellings is emerging. While the proposed development does not seek to replicate this character, it is considered to respect this character.

15.01 – Built Environment

Minimise the detrimental impact of development on neighbouring properties, the public realm and the natural environment.

Ensure the form, scale, and appearance of development enhances the function and amenity of the public realm.

Ensure buildings and their interface with the public realm support personal safety, perceptions of safety and property security

Ensure development provides landscaping that responds to its site context, enhances the built form and creates safe and attractive spaces.

Support development that respects the existing neighbourhood character or contributes to a preferred neighbourhood character.

The proposed development is not considered to have significant detriment to neighbouring properties, the public realm, neighbourhood character or the natural environment. The form, scale and appearance of the development is in keeping with the function and amenity of the public realm. Requirements for safe sight lines at the entrance to the site will ensure the development supports personal safety and perceptions of safety.

16.01 – Residential Development

Encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.

Identify opportunities for increased residential densities to help consolidate urban areas.

Facilitate diverse housing that offers choice and meets changing household needs by widening housing diversity through a mix of housing types.

Support opportunities for a range of income groups to choose housing in well-serviced locations.

Improve housing affordability by:

- *Increasing choice in housing type, tenure and cost to meet the needs of households as they move through life cycle changes and to support diverse communities.*
- *Promoting good housing and urban design to minimise negative environmental impacts and keep costs down for residents and the wider community.*

Increase the supply of well-located affordable housing by:

- *Facilitating a mix of private, affordable and social housing in suburbs, activity centres and urban renewal precincts.*

The subject land, within the Wangaratta urban area, is considered to be well located in relation to jobs, services and the limited public transport available in Wangaratta. It is considered an appropriate site for higher density housing development.

The provision of medium density development within the Baltimore Park Estate will help fill a void in housing diversity and more affordable housing opportunities within the estate.

Local Planning Policy Framework

21.02-1 – Settlement Network

The Rural City of Wangaratta's population will increase by approximately 6,500 people by 2031 based on 2011 projections.

Over 90% of this growth is planned to occur in Wangaratta Regional City.

Locate the majority of residential development in Wangaratta Regional City

Support infill development on larger, and corner lots in established residential areas

Support infill development and brownfield site regeneration

Like the relevant State and Regional Planning Policies, Wangaratta's specific local policy framework also identifies the city as the focus for population growth. Infill development of larger sites within the urban area, such as the subject property, is promoted.

21.07 – Housing

There is an identified need for more compact housing forms.

Well located medium density housing including semi-detached housing, town houses, flats, units and apartments is encouraged to provide a broader range of housing choices regardless of stage of life, employment or other circumstances.

Support housing that is adaptable and usable to older people and people with a disability.

Require a diverse mix of housing in new housing subdivisions.

There is a shortage of housing stock that caters for lower income groups including seniors and people experiencing social disadvantage.

Affordable housing in close proximity to the Wangaratta Central Activities Area and future Neighbourhood Activity Centres will provide access to employment and services, and help reduce income stress.

This policy again highlights the need for more compact / medium density housing forms at a local level. The proposed development offers alternate low-maintenance affordable housing stock within Baltimore Park Estate suited to older people, people with a disability and lower income groups. The site is well located to the planned North West Growth Area Neighbourhood Activity Centre to the south.

Zoning

Clause 32.08 – General Residential Zone

The General Residential Zone Purpose and “Construction of Two or More Dwellings on a Lot Decision Guidelines” encourage assessment against State and Local Planning Policy, as detailed above, as well as Clause 55. The proposal reflects this purpose by utilising the opportunity for a diversity of dwelling densities within a newly established urban area. Its proximity within the Wangaratta urban area and the size and manageability of the dwellings proposed provide valuable housing opportunities to a variety of demographics.

The design of the proposed dwellings is considered to respect the character of the established neighbourhood.

The proposed development is subject to garden area requirements pursuant to Clause 32.08-4 of the Planning Scheme. These stipulate that minimum of 35% of the subject site must be set aside as garden area. The submitted plans indicate that this 35% minimum standard has been satisfied.

The development generally adheres to the requirements of Clause 55 as demonstrated in the assessment below.

| Std No. | Description | Assessment Comments | Complies? |
|---------|--|---|-----------|
| B1 | <p>Neighbourhood character <i>The design response must be appropriate to the neighbourhood and the site.</i></p> <p><i>The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site.</i></p> | <p>The proposed development is in a newly established residential area. A neighbourhood character of homogenic single storey detached dwellings is emerging.</p> <p>While the proposed development does not seek to replicate this character, it is considered to respect this character.</p> | ✓ |
| B2 | <p>Residential policy <i>Written statement of State policy and local planning policy framework</i></p> | <p>The proposal responds to the SPPF and LPPF by harnessing the strategic potential to utilise the existing large lot for medium density development, to promote housing diversity and affordability.</p> | ✓ |
| B3 | <p>Dwelling diversity <i>Range of dwelling sizes and types for developments of 10 or more dwellings</i></p> | N/A | N/A |

| Std No. | Description | Assessment Comments | Complies? |
|---------|--|--|-----------|
| B4 | Infrastructure <i>Able to be connected to reticulated services.</i> <i>Capacity of the existing infrastructure.</i> | <p>There is existing infrastructure available and the dwellings can be connected to reticulated services. While relevant service authorities were not required to be notified of this application the proposed development will require consent to connect.</p> <p>If there is found to be inadequate capacity in any form of service, the permit holder will be required to upgrade that service.</p> | ✓ |
| B5 | Integration with the street <i>Development oriented to the street frontage.</i> | <p>While setback considerably from the street and potentially obscured by future dwellings on neighbouring properties, Units 1 and 5 will front toward the street.</p> <p>Significant landscaping throughout the front setback will help enhance the site's street presentation.</p> | ✓ |
| B6 | Street setback Minimum Setback from front street (m). | <p>The building nearest to the front boundary will be proposed Unit 1 which has a setback of 14.3 metres at its nearest point. The minimum street setback requirement is therefore more than adequately met.</p> | ✓ |

| Std No. | Description | Assessment Comments | Complies? |
|---------|--|--|-----------|
| B7 | <i>Building Height</i> <i>9 metres maximum</i> | The development has a maximum height of less than 9 metres that is also consistent with the locality. | ✓ |
| B8 | <i>Site Coverage</i> <i>60% maximum coverage</i> | The proposal has a site coverage of approximately 41% which is below the 60% site coverage standard. | ✓ |
| B9 | <i>Permeability</i> <i>Pervious surfaces 20% min</i> | The extent of permeable surfaces proposed is calculated to be approximately 34% which is greater than the 20% permeability standard. | ✓ |

| Std No. | Description | Assessment Comments | Complies? |
|---------|--|---|-----------|
| B10 | <p>Energy Efficiency</p> <p><i>Orientation</i></p> <p><i>Living areas located on the north side of development.</i></p> <p><i>Maximise north facing windows</i></p> | <p>Proposed Unit 5 is well-orientated to maximise energy efficiency.</p> <p>While the living spaces of proposed Units 1, 2, 3 and 4 are generally orientated to the west, all internal living spaces will be afforded at least one north-facing window and secluded private open space will comply with the solar access requirements of Standard B29 (Solar Access to Open Space).</p> <p>Further measures to address west-orientation include:</p> <ul style="list-style-type: none"> - Double glazing of all north and west-facing living room windows. - Provision of external adjustable sunshade awnings for all west-facing windows. <p>In addition to these, any permit should require the provision of a minimum of one deciduous shade tree within the private open space of each dwelling.</p> | ✓ |

| Std No. | Description | Assessment Comments | Complies? |
|---------|--|--|-----------|
| B11 | <p>Open Space <i>If any public or communal open space is provided on site it should: be fronted by dwellings, provide outlook for dwellings, be designed to protect any natural features, be accessible and useable.</i></p> | <p>Areas of communal open space around the central shared driveway will be fronted by dwellings and will be accessible and usable. Given the reasonably large area of some of these spaces, any permit should require the provision of at least three canopy trees within the communal open space area.</p> | ✓ |
| B12 | <p>Safety <i>Entrances to dwellings should not be obscured or isolated from the street and internal access ways.</i></p> <p><i>Planning which creates unsafe spaces along streets and access ways should be avoided.</i></p> <p><i>Developments should be designed to provide good lighting, visibility and surveillance of car parking and internal access ways.</i></p> <p><i>Private spaces within developments should be protected from inappropriate use as public thoroughfares.</i></p> | <p>Dwelling entrances will be clearly visible and well defined when viewed from the internal accessway, and from Sarakos Circuit where relevant. The development has been designed to provide good lighting, visibility and surveillance, and does not create unsafe spaces.</p> <p>There is no opportunity for private spaces to be used as public thoroughfares.</p> | ✓ |

| Std No. | Description | Assessment Comments | Complies? |
|---------|---|--|-----------|
| B13 | <p>Landscaping</p> <p><i>Protect any predominant landscape character of the neighbourhood.</i></p> <p><i>To provide appropriate landscaping</i></p> <p><i>To encourage the retention of mature vegetation on the site.</i></p> | <p>The site is currently devoid of any vegetation. The only vegetation within the immediate area is that of the street trees planted as part of the subdivision construction.</p> <p>The proposed development design provides opportunity for significant landscaping to improve the aesthetics and energy efficiency of the development.</p> <p>Any permit should condition the provision of a detailed landscape plan and planting in accordance with this plan.</p> | ✓ |

| Std No. | Description | Assessment Comments | Complies? |
|---------|---|--|---|
| B14 | <p>Access</p> <p><i>To ensure the number and design of vehicle crossovers respects the neighbourhood character.</i></p> | <p>The existing property crossover will be used to service all dwellings. The crossover and driveway within the front property boundary is required to be 5.5 metres wide to provide passing opportunity for vehicles entering and exiting the property.</p> <p>The 5.5m wide crossover and driveway width will well exceed the 33% street frontage standard (approximately 60%) and will be much wider than the standard 3m single-width crossovers to other properties in the street. This, however, is considered unavoidable in the circumstance of the subject application which is constrained by the narrow 9.14m property frontage and the need to provide for safe vehicle passage at the entrance to the site.</p> | <p>✗ - Compliance with standard unavoidable in this instance. Not considered to be of significant detriment to the neighbourhood character.</p> |
| B15 | <p>Parking location</p> <p><i>Reasonably close and convenient to dwellings and residential buildings</i></p> <p><i>Be secure</i></p> <p><i>Allow safe and efficient movements within the development</i></p> | <p>Onsite parking will be provided to each dwelling via the proposed communal accessway.</p> <p>Parking locations for dwellings will:</p> <ul style="list-style-type: none"> - be convenient to dwellings, - be secure, and - allow safe and convenient movements. <p>Minimum separation distances to habitable room windows have been met.</p> | <p>✓</p> |

| Std No. | Description | Assessment Comments | Complies? |
|---------|--|--|---|
| B17 | <p>Side and rear setbacks</p> <p><i>Side or rear setbacks - 1 m plus 0.3m for every metre of height over 3.6 m up to 6.9m, plus 1m for every metre over 6.9m</i></p> | <p>The proposed dwellings will have a wall height of less than 3.6 metres and any wall not on a property boundary will be setback a minimum of 1 metre from all property boundaries.</p> | ✓ |
| B18 | <p>Walls on boundary</p> <p><i>A new wall constructed on or within 200mm of a side or rear boundary of a lot or carport constructed on or within 1m of a side or rear boundary should not abut a boundary for a length of no more than – 10m plus 25% of the remaining length of the boundary of an adjoining lot</i></p> | <p>The proposed Unit 5 garage is proposed to be located along the eastern property boundary. This will result in a wall extending along the eastern boundary for a length of 6.5 metres which is keeping with the relevant standard.</p> <p>While no eastern elevation has been provided for Unit 5, the southern elevation does indicate that the height of the eastern wall along the boundary will have an average height of no more than 3.2 metres as per the relevant standard. Any permit should require the provision of an eastern elevation for Unit 5 demonstrating this.</p> | <p>Need East elevation for Unit 5 demonstrating compliance with wall height requirements</p> |

| Std No. | Description | Assessment Comments | Complies? |
|---------|---|--|-----------|
| B19 | <i>Daylight to existing windows</i> <i>Impact on existing dwellings</i> | While there are no existing dwellings adjoining the subject site, dwellings are under construction on the adjoining properties to the south and east. Based on the approved plans for these dwellings, the proposed development will not impact their ability to achieve the minimum light court requirements under this standard. | ✓ |
| B20 | <i>North facing windows</i> <i>North facing habitable rooms</i> | All north-facing habitable room windows of the approved dwelling to the south are located greater than 4 metres from the subject site. Further to this, the proposed development is setback by more than 1 metre from the southern property boundary. The proposal is therefore considered to more than adequately meet this standard. | ✓ |

| Std No. | Description | Assessment Comments | Complies? |
|---------|---|--|-----------|
| B21 | <p>Overshadowing Open Space</p> <p><i>The impact of the proposal on the amenity of existing dwellings and their private open space areas</i></p> | <p>Shadow diagrams have been provided by the applicant showing the extent of expected overshadowing between 9am and 3pm on 22 September.</p> <p>The shadow diagrams provide sufficient evidence that the private open space of future surrounding residences will not be unreasonably impacted by the proposed development in accordance with the provisions of this standard.</p> | ✓ |
| B22 | <p>Overlooking</p> <p><i>Habitable room windows balcony, terrace, deck or patio should be located and designed to avoid direct views into a secluded private open space of an existing dwelling. Views should be measured from a height of 1.7metres above floor level with a horizontal distance of 9m and a 45-degree angle for the setback.</i></p> | <p>With finished floor levels much less than 800mm above ground level, the provision of 1.8 metre high colorbond fencing around all property boundaries will ensure the development is compliant with this standard.</p> | ✓ |

| Std No. | Description | Assessment Comments | Complies? |
|---------|--|---|--|
| B23 | <p>Internal views <i>Windows and balconies should be designed to prevent overlooking of more than 50% of the secluded private open space of a lower-level dwelling or residential building directly below of within the same development.</i></p> | N/A – single storey development only. | ✓ |
| B24 | <p>Noise impacts <i>Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings.</i></p> <p><i>Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings should take into account noise sources on immediately adjacent properties</i></p> | <p>The most likely source associated with the proposed development will be the external plant associated with the heating/cooling units of each dwelling.</p> <p>No detail of any external plant location has been provided on the submitted plans; however, there is considered adequate opportunity to provide external plant without impacting upon future adjoining residents or dwellings within the development.</p> <p>Any permit should require the provision of external plant locations in accordance with this standard.</p> | Plans to show location of external heating / cooling units. |
| B25 | <p>Accessibility <i>The dwelling entries of the ground floor of dwellings and residential buildings should be made accessible to people with limited mobility.</i></p> | The entry points to all proposed dwellings are at ground level. | ✓ |

| Std No. | Description | Assessment Comments | Complies? |
|---------|---|--|-----------|
| B26 | <p><i>Dwelling entry</i> <i>Entries to dwellings and residential buildings should:</i> <i>Be visible and easily identifiable from streets and other public areas. Provide shelter, a sense of personal address and transitional space around the entry.</i></p> | <p>All dwellings will have well defined entries visible from the street and/or shared driveway.</p> <p>The entries provide shelter and a sense of personal address for each dwelling.</p> | ✓ |
| B27 | <p><i>Daylight to new windows</i> <i>A window in a habitable room should be located to face:</i> <i>- An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot.</i></p> | <p>All of the habitable room windows in all dwellings look out to open sky for a minimum distance of 1 metre.</p> | ✓ |
| B28 | <p><i>Private open space</i> <i>An area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room.</i></p> | <p>All dwellings will have a minimum area of 40 square metres of private open space with a minimum area of 25 square metres of secluded private open space, with a minimum dimension of 3 metres and convenient access from a living room.</p> | ✓ |

| Std No. | Description | Assessment Comments | Complies? |
|---------|--|--|-----------|
| B29 | <p>Solar access to open space <i>The private open space should be located on the north side of the dwelling or residential building, if appropriate.</i></p> <p><i>The southern boundary of secluded open space should be setback from any wall on the north side of the space at least $(2+0.9h)$ metres, where 'h' is the height of the wall.</i></p> | <p>Locations for secluded private open space are somewhat constrained due to the orientation and shape of the lot and the medium density scale of the proposed development.</p> <p>While the private open space for Unit 5 is orientated to the north, the constraints of the site and the maximisation of area available for development has meant the open space for Units 1, 2, 3 and 4 will be orientated to the west.</p> <p>While this is not ideal, the areas of secluded private open space will at least receive adequate solar access throughout part of the day and will not be encumbered by any northern walls.</p> | ✓ |
| B30 | <p>Storage <i>Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.</i></p> | <p>Secure storage space for all dwellings has been shown on the submitted plans in keeping with this standard.</p> | ✓ |

| Std No. | Description | Assessment Comments | Complies? |
|---------|---|---|-----------|
| B31 | <p>Design Detail <i>To encourage design detail that respects the existing or preferred neighbourhood character.</i></p> | <p>The design elements of the proposed dwellings are sympathetic to the developing and anticipated character of the area. Proposed dwellings will be of single storey design, with materials and features matching those of other new dwellings in the estate.</p> | ✓ |
| B32 | <p>Maximum front fence height <i>Should not exceed 1.5 metres in height when adjoining a road that is not located in a road zone.</i></p> | <p>No front fencing is proposed as part of this development. Low side fencing is proposed at the entrance to the site tapering up to 1.8m beyond the 3m setback requirement.</p> | ✓ |
| B33 | <p>Common property <i>Clearly delineate public, communal and private areas.</i></p> <p><i>Common property should be functional and capable of efficient management.</i></p> | <p>The common property proposed for this development incorporates the shared accessway and visitor parking spaces as well as any other communal services/utilities that will be required.</p> <p>The common property is considered to be of a functional layout, facilitating required movements for vehicles accessing all proposed car spaces, and capable of efficient management.</p> | ✓ |

| Std No. | Description | Assessment Comments | Complies? |
|---------|---|---|-----------|
| B34 | Site services <i>Ensure site services can be installed, maintained and look attractive.</i> | <p>There is adequate opportunity for the installation and maintenance of attractive site services.</p> <p>Bin locations and clotheslines for each individual dwelling have been adequately shown. Any permit should require the provision of external gates to the backyard of each dwelling so as to provide convenient and practical access to bins and external storage sheds.</p> | ✓ |

Particular Provisions

Clause 52.06 – Car Parking

Clause 52.06 stipulates the number of car parks to be provided for a development as well as standards to which car parks and accessways must be constructed.

Car Parking

Table 1 identifies the carparking requirement for a residential development as follows:

- 1 space to each one or two-bedroom dwelling, plus
- 2 spaces to each three or more-bedroom dwelling (at least one parking space must be undercover), plus
- 1 space for visitors for every 5 dwellings, rounded down.

For the proposed five dwelling development comprising 3 two-bedroom dwellings and 2 three-bedroom dwellings, this equates to a requirement for a minimum of 8 onsite parking spaces.

The application proposes the provision of 9 onsite spaces, comprising 2 visitor spaces, which exceeds the 8-space minimum standard.

Accessway

The proposed accessway is considered to generally comply with relevant design standards, allowing all standard vehicles to enter and leave the site in a forward direction.

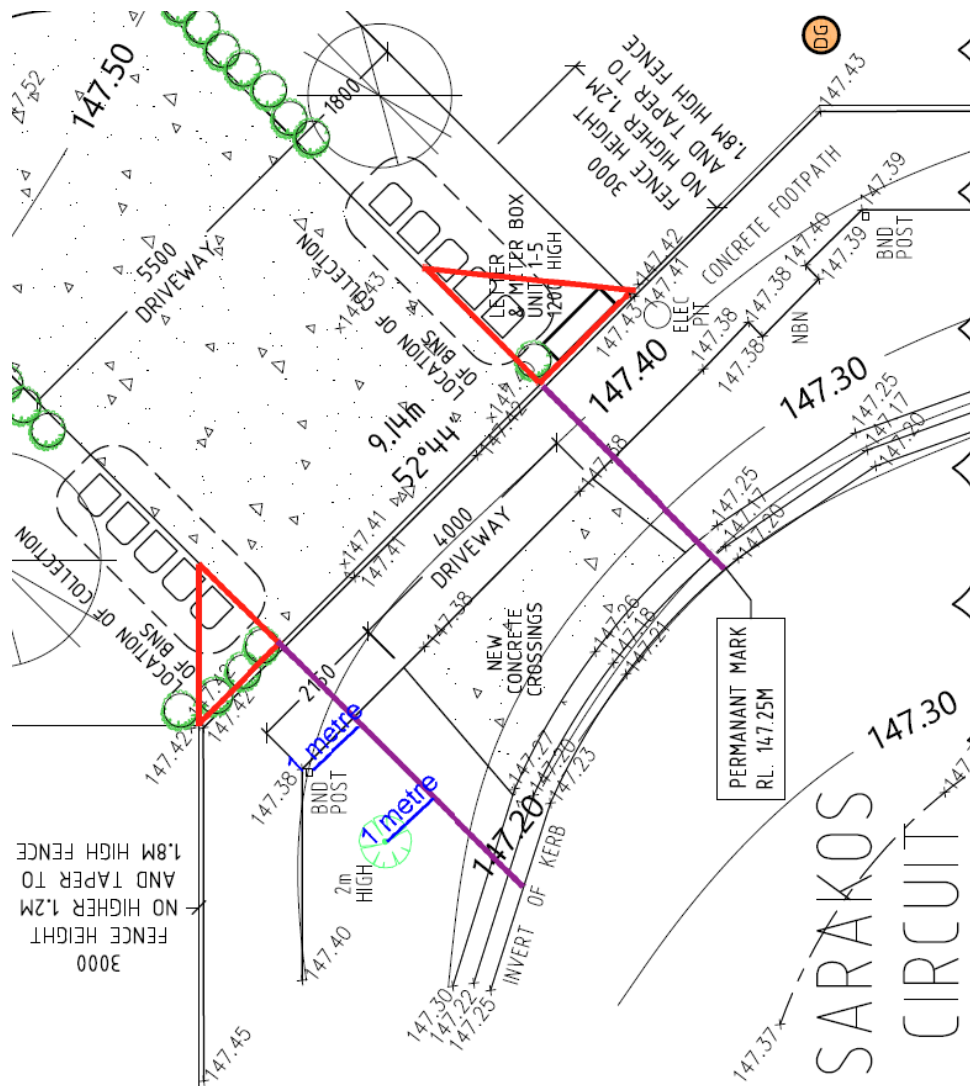
As per IDM standards, Council's Technical Services Department have required the provision a 5.5m wide access across the front of the site to allow for vehicle passing. While the internal accessway is shown to be 5.5m wide, the crossover to the street is only shown as being 4m wide with a slight splay. Technical Services have required this to be widened to 5.5m without any splay. This appears to be achievable.

Design Standard 1 (Accessways) under Clause 52.06-9 include a requirement for safe sight lines at the driveway entrance to the site. The requirement provides:

Accessways must:

- *Have a corner splay or area at least 50 per cent clear of visual obstructions extending at least 2 metres along the frontage road from the edge of an exit lane and 2.5 metres along the exit lane from the frontage, to provide a clear view of pedestrians on the footpath of the frontage road. The area clear of visual obstructions may include an adjacent entry or exit lane where more than one lane is provided, or adjacent landscaped areas, provided the landscaping in those areas is less than 900mm in height.*

In the context of the subject site, this is considered to apply to those areas shown in red below, noting a slightly reduced area to the west of the accessway as this side will generally be used for inbound traffic into the site and, due to the location of the site on the outside corner of the street, there is a clear line of sight to pedestrians and vehicles to the south.



The applicant will be required to relocate the letter and metre box to outside of those areas shown. Further, any landscaping within this area is to include plant species with a maximum mature height of 900mm.

Decision Guidelines

Clause 65.01 Approval of an application or plan

Clause 65.01 further requires appropriate consideration be given to, amongst other matters, the purpose of the zone, orderly planning, effect on amenity and any relevant environmental considerations.

Due deliberation has been given to these issues and is discussed elsewhere in this report. Of note, though, it is considered that the proposed development is in keeping with the purpose of the zone, respective of the neighbourhood character and capable of adequate infrastructure provision.

Conclusion

The application seeks approval for the development of five dwellings on the subject 1,566m² lot. The proposed development has been found to be compliant with the provisions of the Wangaratta Planning Scheme, particularly State and Local Planning Policy which seek to promote growth in the Wangaratta urban area and the development of higher density affordable housing opportunities throughout all residential areas.

The development, in combination with the development at 36 Sarakos Circuit, is considered to address a void in the diversity of housing stock through this area. The subject properties are located within the Wangaratta urban area and in close proximity of employment, educational, social and recreational opportunities. The planned North West Growth Area Activity Centre to the south of the subject land will bring some of these local opportunities much closer to the subject land. The site is also located nearby to Wangaratta's extensive shared path network and a local bus route.

The design of the proposed development is generally consistent with the prescriptive requirements for medium density residential development and is not considered to be an overdevelopment of the land or at odds with the emerging neighbourhood character of the area. Sarakos Circuit has been found to be capable of accommodating the additional traffic anticipated to be associated with both this development and the development at 36 Sarakos Circuit. Concerns relating to safety have been addressed by way of recommended permit conditions.

On balance it is considered that the scale and design of the development is appropriate, achieves an acceptable outcome in terms of relevant planning considerations and should be supported with appropriate conditions as outlined in Attachment 1.

PlnApp20/241 – Recommended Conditions

Endorsed Plans

1. Prior to the commencement of the approved development amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be generally in accordance with the latest set of plans submitted with the application but modified to show:
 - a) Location of all external mechanical plant, including the heating/cooling units for each dwelling, demonstrating compliance with Clause 55.04-8 of the Wangaratta Planning Scheme.
 - b) Provision of a 5.5 metre wide vehicle crossover to align with the 5.5 metre internal accessway.
 - c) Provision of corner splays along the frontage of the site free of obstructions so as to provide a clear view of on-street footpaths from the internal accessway in accordance with Clause 52.06-9 of the Wangaratta Planning Scheme.
 - d) Deletion of the designated onsite bin collection area.
 - e) Relocation of the internal side fence to Unit 6 such that is located a minimum of 500mm behind the front (northern) wall of the dwelling.
 - f) Provision of external gates to the backyard of each dwelling so as to provide convenient and practical access to bins and external storage sheds.
 - g) Replacement of charcoal coloured concrete in the schedule of materials with a more reflective and energy efficient colour/material.
2. The development as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.

Metal Cladding

3. Any metal cladding proposed to be used in the construction of the building works approved by this permit must be:
 - a) galvanised or natural colour bonded metal cladding; and/or
 - b) treated metal cladding painted in muted tones, provided such painting is completed prior to the occupation of any building/s approved by this permit,to the satisfaction of the Responsible Authority.

External Blinds

4. External adjustable sunshade blinds must be provided and maintained across all west-facing windows of the approved development in accordance with the endorsed plans, to the satisfaction of the Responsible Authority.

Maintenance of Designated Spaces

5. Those areas designated for carparking must continue to be available and maintained for that purpose and must not be used for any other purpose. No parking of vehicles outside of those parking spaces designated on the endorsed plans is permitted.

Vehicle sight lines

6. A clear line of site at the property frontage is to be maintained in accordance with Clause 52.06-9 of the Wangaratta Planning Scheme, to the satisfaction of the Responsible Authority.

Landscaping

7. Prior to the commencement of the approved development, a landscape plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and three copies must be provided. The plan must show, without being limited to;
 - Identification and description of all existing vegetation to be retained.
 - A schedule of all proposed trees, shrubs and ground cover, which will include the location, number, size at maturity and root ball size of all plantings, the names of such plants and the location of all areas to be covered by grass, lawn or other surface materials as specified.
 - The provision of a minimum of one deciduous shade tree within the private open space of Units 1, 2, 3 and 4.
 - The provision of at least three canopy trees within the communal open space area.
 - Low plantings across the frontage of the site in accordance with the accessway corner splay requirements of Clause 52.06-9 of the Wangaratta Planning Scheme

All species selected must be to the satisfaction of the Responsible Authority.

8. Prior to the commencement of the use, the works detailed on the approved landscaping plans must be completed to the satisfaction of the Responsible Authority.

9. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the responsible authority, including that any dead, diseased or damaged plants are to be replaced.

Technical Services – General

10. Plans and specifications must be prepared at the permit holder's expense by a qualified engineer and approved by the Responsible Authority before construction begins. The Authority will only approve plans and specifications complying with the current edition of the Local Government Infrastructure Design Association's **Infrastructure Design Manual (IDM)**, and drawn in AutoCAD or equivalent.
11. The permit holder must complete full construction of all new access ways, parking areas, drainage, on-site detention, and related infrastructure. All works must conform to plans and specifications approved by the Responsible Authority.

Drainage and Onsite Detention

12. Before construction begins, drainage and on-site detention plans and computations, prepared according to IDM procedures and criteria, must be submitted to the Responsible Authority for approval.
13. Prior to the commencement of the use the permit holder must satisfy the Responsible Authority that:
 - a) All stormwater runoff originating from or transferred through the subject property in an 18% Annual Exceedance Probability (AEP) rainfall event will be collected and conveyed by underground pipes to the existing legal point of discharge. In a 1% AEP rainfall event all stormwater runoff will be collected and conveyed to a satisfactory destination, without adversely affecting any person, infrastructure, or natural features in or beyond the property.
 - b) Sufficient on-site detention has been provided in accordance with the approved plans to limit the peak discharge from the developed site, including ground runoff, in an 18% AEP rainfall event to the pre-development level. The outflow from the control device and overflow from any tank will be collected and conveyed by underground pipes to a legal point of discharge.
 - c) Any in-ground on-site detention has been provided with blockage protection for the outflow control device and an overflow path should blockage occur.
14. All required works will be maintained in good working order and be available for inspection at mutually agreed times by an authorised officer of the Authority.

Property Access and Parking

15. Prior to the commencement of the use the permit holder must satisfy the Responsible Authority that;

- a) A vehicle crossing providing the subject property with safe and convenient access to and from a suitable public road has been designed, constructed, sealed, and drained to IDM standards.
- b) All common accessways must be constructed, drained, and sealed according to IDM standards to the parking area for each dwelling.
- c) Any shared driveway providing access to more than one dwelling must allow vehicles to pass while travelling in opposite directions.
- d) Vehicles can enter and leave the subject property travelling forward.
- e) Sufficient parking for all normal levels of activity for the subject property has been provided within the property.

Construction

- 16. Before construction begins, and during construction, effective measures must be taken to:
 - a) Secure occupational health and safety.
 - b) Locate any existing underground services.
 - c) Implement effective traffic management and environmental controls.
 - d) Establish and maintain safe construction vehicle access to the site.
 - e) Maintain vehicle and machinery hygiene.
 - f) Avoid the spread of soil-borne pathogens and weeds.
 - g) Minimise erosion, sedimentation and contamination.
 - h) Reduce the impact of noise, dust and other emissions.
 - i) Prevent mud, dirt, sand, soil, clay or stones from entering the drainage system.
 - j) Avoid having such materials deposited on public land by construction vehicles.
- 17. No excavated or construction materials may be placed or stored outside the site area or on adjoining road reserves or nature strips.
- 18. Prior to the commencement of the use, all areas and underground services disturbed in the course of works must be restored to their original condition, to the satisfaction of the Responsible Authority.

Permit Expiry

- 19. This permit will expire if any of the following circumstances applies:
 - a) The development is not started within two years of the original issue date of this permit.
 - b) The development is not completed within four years of the original issue date of this permit.

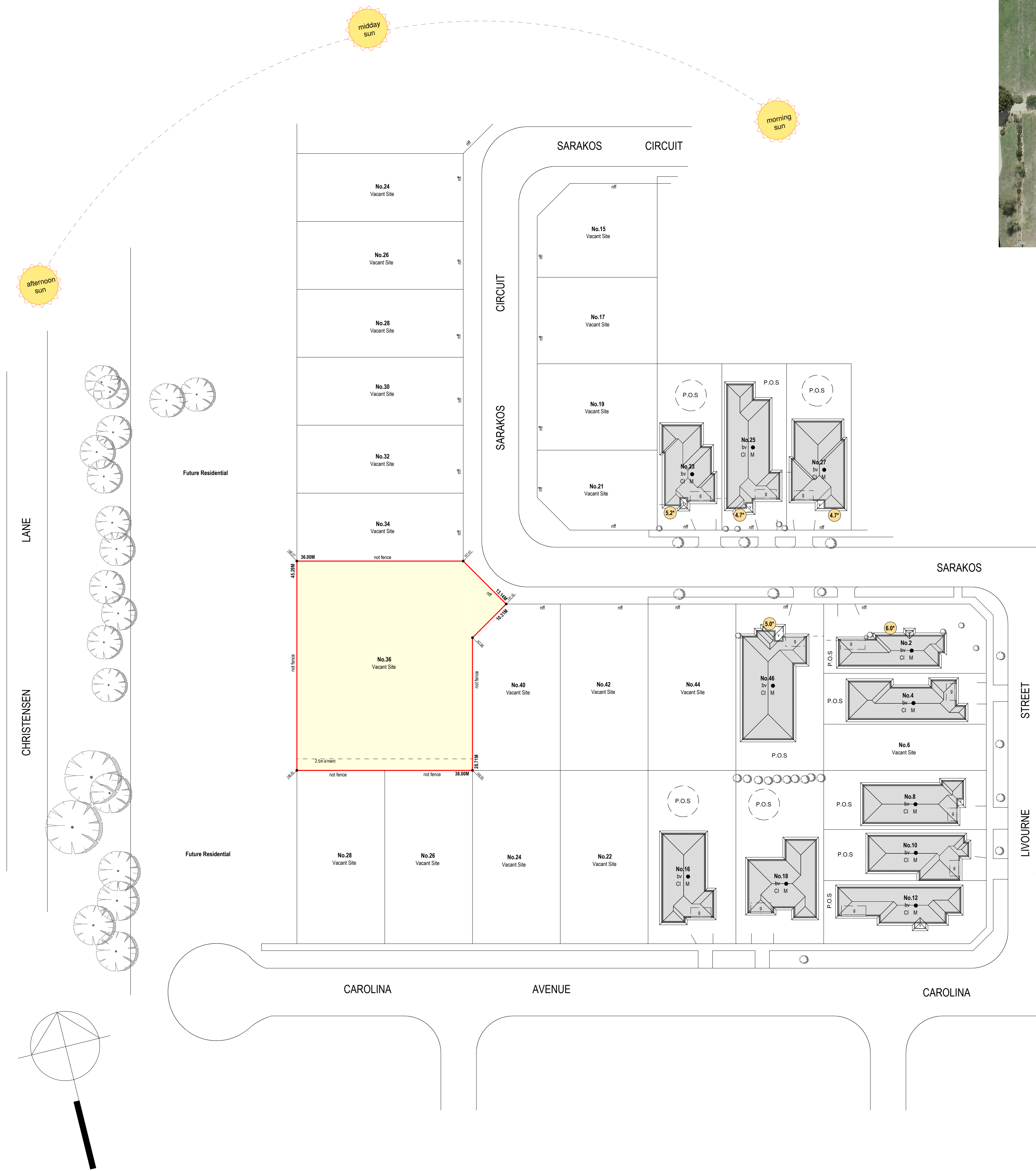
In accordance with section 69 of the Planning and Environment Act 1987, an application may be submitted to the Responsible Authority for an extension of the periods referred to in this condition.

Planning Note:

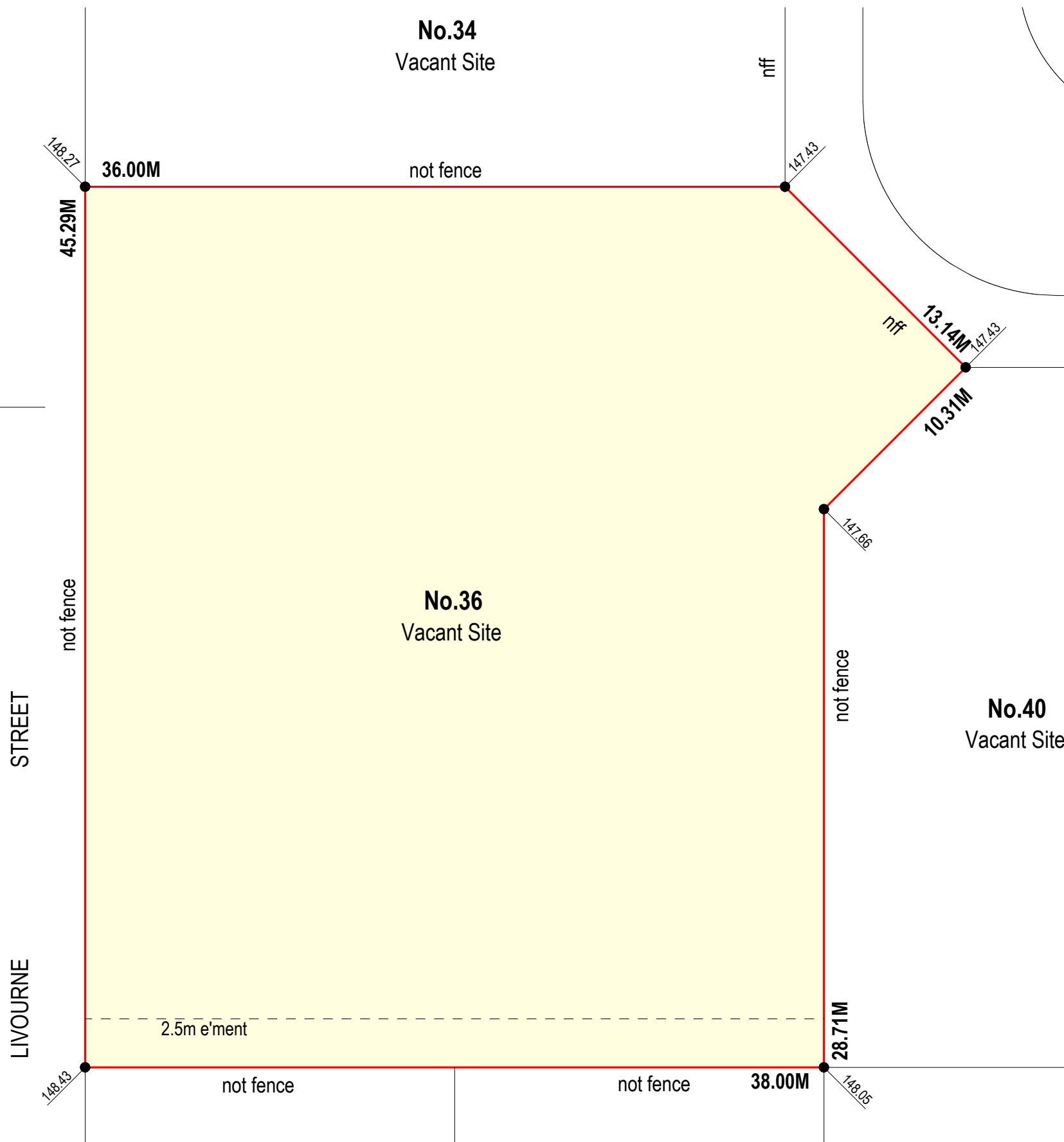
- Before undertaking any works that cross onto public land or roads, the permit holder must obtain a Consent to Work within a Road Reserve permit from the relevant authority.

Res Code - Clause 55

NEIGHBOURHOOD AND SITE DESCRIPTION PLAN



AERIAL PHOTO OF THE SUBJECT SITE



Site 1:250

NEIGHBOURHOOD & SITE LEGEND

In relation to the neighbourhood

Building materials and height

| | | | |
|------|-----------------------|-----|--------------|
| bv. | Brick Veneer Const. | fc. | Fibro Const. |
| cc. | Concrete Const. | | |
| wb. | Weatherboard Const. | | |
| rbv. | Rendered Brick Const. | | |
| ● | Single Storey | | |
| ●● | 2 Storey | | |
| ●●● | 3 Storey | | |

Architectural styles & roof materials

| | | | |
|---|----------------------|----|----------------------|
| C | Californian Bungalow | TR | Tiled Roof |
| E | Edwardian | CI | Corrugated Iron Roof |
| F | Federation | FR | Flat Roof |
| I | Inter War | | |
| P | Post War | | |
| V | Victorian | | |
| M | Modern Contemporary | | |

Front Fencing

| | | | |
|-----|-----------------------|----|-------------|
| cif | Corrugated iron fence | sf | Steel fence |
| wf | Wire fence | | |
| pf | Picket fence | | |
| bf | Solid brick fence | | |
| tf | Timber fence | | |
| tpf | Timber paling fence | | |
| nff | No front fence | | |

Other Notable Features

| | | | |
|-------|--|------|------------------------------|
| ● | Setback from front and side boundaries | vu. | Verandah Under Canopy |
| v. | Verandah | c. | Canopy |
| perg. | Pergola | o/b | Outbuilding |
| sh. | Shed | gu. | Garage Under Carport |
| g. | Garage | cpu. | Carport Under Retaining wall |
| cp. | Carport | rw | Retaining wall |
| cs. | Carspace | | |

In relation to the site (as indicated on plan)

Approx. site area 1772m sq.

Site shape, orientation and easements

Levels of site and surrounding properties

Location of existing buildings on site

Location and height of walls built to the boundary

The use of surrounding buildings (residential unless otherwise indicated)

| | |
|--------|---|
| hw | Habitable room windows only which have an outlook to the site within 9m |
| P.O.S. | Secluded private open space which have an outlook to the site within 9m |

Location of trees on site

| | | | |
|-----|---|---|------------------------|
| ● | Small to Medium sized ornamental trees & shrubs | R | Recently removed trees |
| ● | Mature significant canopy trees (larger trees include ht) | | |
| NTR | No trees removed from site within last 12 months | | |

No contaminated soils

Street frontage features

| | | | |
|--------------|-----------------------|------|--------------------------|
| D | Drainage pit | W | Water valve |
| T | Telecommunication pit | B | Telstra Bollard |
| M.M.B.W. pit | M.M.B.W. pit | TCB | Traffic Control Box |
| E | Electricity pit | SSM | Sanitary Sewer Manhole |
| U | Utility Pole | SSIC | Sewer Inspection Chamber |
| S | Street sign | P | Postal Box |
| F | Fire hydrant | | |

Kerb crossovers as indicated

Street trees as indicated

Denotes to be confirmed by the Designer or the Owner

SITE MATTERS

SITE ANALYSIS CONSULTANTS

Ph. 9388 8365 Fax. 9388 8369

Proposed Unit Development

Address 36 Sarakos Circuit Wangaratta

Date September 2020 Drawn by HT

Sheet no. 1 Scale 1:500 Ref. no. 20 0905

Notation:
[COS] Where access and visibility to adjoining properties is restricted indicatives are shown. It is recommended a site visit is carried out by the designer. This drawing should not be used as a feature survey and is intended as a neighbourhood and site description plan for town planning purposes only.

Although every endeavour has been made to provide correct dimensions and details of adjoining properties, it is policy of Site Matters that it shall not trespass unless written consent is provided. Where consent is not given, estimates are provided on plan.

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Approx. 1000mm Landfall

Res Code - Clause 55

DESIGN RESPONSE PLAN



Site 1:250

Approx. 1000mm Landfall

NEIGHBOURHOOD & SITE LEGEND

In relation to the neighbourhood

| | | | |
|--|-----------------------|-----|----------------------|
| Building materials and height | | | |
| bv. | Brick Veneer Const. | fc. | Fibro Const. |
| cc. | Concrete Const. | | |
| wb. | Weatherboard Const. | | |
| rbv. | Rendered Brick Const. | | |
| ● | Single Storey | | |
| ●● | 2 Storey | | |
| ●●● | 3 Storey | | |
| Architectural styles & roof materials | | | |
| C | Californian Bungalow | TR | Tiled Roof |
| E | Edwardian | CI | Corrugated Iron Roof |
| F | Federation | FR | Flat Roof |
| I | Inter War | | |
| P | Post War | | |
| V | Victorian | | |
| M | Modern Contemporary | | |

Front Fencing

| | | | |
|-----|-----------------------|----|-------------|
| cif | Corrugated iron fence | sf | Steel fence |
| wf | Wire fence | | |
| pf | Picket fence | | |
| bf | Solid brick fence | | |
| tf | Timber fence | | |
| tpf | Timber paling fence | | |
| nff | No front fence | | |

Other Notable Features

| | | | |
|-------|--|------|------------------------------|
| — | Setback from front and side boundaries | | |
| v. | Verandah | vu. | Verandah Under Canopy |
| perg. | Pergola | c. | Outbuilding |
| sh. | Shed | o/b | Outbuilding |
| g. | Garage | gu. | Garage Under Carport |
| cp. | Carport | cpu. | Carport Under Retaining wall |
| cs. | Carspace | rw | Retaining wall |

In relation to the site (as indicated on plan)

Approx. site area 1772m sq.
Site shape, orientation and easements
Levels of site and surrounding properties
Location of existing buildings on site
Location and height of walls built to the boundary
The use of surrounding buildings (residential unless otherwise indicated)

| | |
|-------|---|
| hw | Habitable room windows only which have an outlook to the site within 9m |
| P.O.S | Secluded private open space which have an outlook to the site within 9m |

Location of trees on site

| | | | |
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| ● | Small to Medium sized ornamental trees & shrubs | ● | Recently removed trees |
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No contaminated soils

Street frontage features

| | | | |
|---|-----------------------|------|--------------------------|
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| T | Telecommunication pit | B | Telstra Bollard |
| P | M.M.B.W. pit | TCB | Traffic Control Box |
| E | Electricity pit | SSM | Sanitary Sewer Manhole |
| U | Utility Pole | SSIC | Sewer Inspection Chamber |
| S | Street sign | P | Postal Box |
| F | Fire hydrant | | |

Kerb crossovers as indicated
Street trees as indicated

Denotes to be confirmed by the Designer or the Owner

SITE MATTERS

SITE ANALYSIS CONSULTANTS

Ph. 9388 8365 Fax. 9388 8369

Proposed **Unit Development**

Address **36 Sarakos Circuit Wangaratta**

Date **Amended-January 2021** Drawn by **HT**

Sheet no. **2** Scale **1:500** Ref. no. **20 0905**

Notation:
[COS] Where access and visibility to adjoining properties is restricted indicatives are shown. It is recommended a site visit is carried out by the designer. This drawing should not be used as a feature survey and is intended as a neighbourhood and site description plan for town planning purposes only.
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COLORBOND
EXTERNAL STORAGE
AREA OF SIX CUBIC
METERS

COLORBOND
EXTERNAL STORAGE
AREA OF SIX CUBIC
METERS

COLORBOND
EXTERNAL STORAGE
AREA OF SIX CUBIC
METERS

COLORBOND
EXTERNAL STORAGE
AREA OF SIX CUBIC
METERS

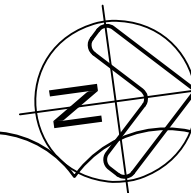
18.27
FOLDING CLOTHES LINE MOUNTED ON FENCE

LOT 47
34 SARAOKS CIRCUIT

| | |
|---------------------|--------|
| JOB No: 2018 | |
| SHEET NO: 1 of 7 | ISSUE: |

REVISION A: REVISED TO COUNCIL REQUEST FOR FURTHER INFORMATION
* COUNCIL APPLICATION No: PinApp20/241

FUTURE
RESIDENTIAL



A



LOT 47
34 SARAKOS CIRCUIT

LOT 77
40 SARAKOS CIRCUIT

LEVELS ARE IN METRES TO AHD

GARDEN AREA PERCENTAGE PLAN

GARDEN AREA 658.65m² - 37%

PROPOSED UNIT DEVELOPMENT
AT 36 (LOT 76) SARAKOS CIRCUIT
WANGARATTA
FOR MAXWELL DERRICK PTY LTD

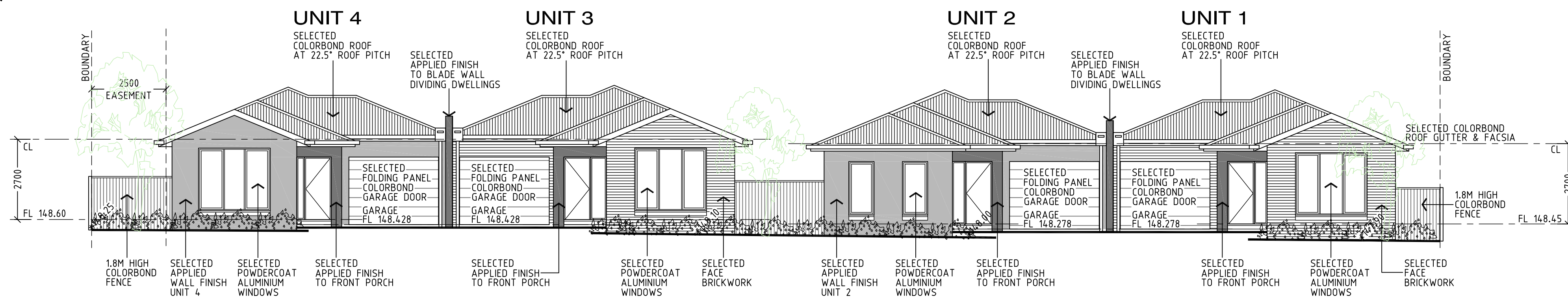
REVISION A: REVISED TO COUNCIL REQUEST FOR FURTHER INFORMATION
COUNCIL APPLICATION No: PinApp20/241

ROBERT UJGUNOV
BUILDING DESIGN
• ABN : 25 483 868 589
• phone : 0411 347 467

DATE: OCTOBER 2020
SCALE: A1@1:100
REV: A

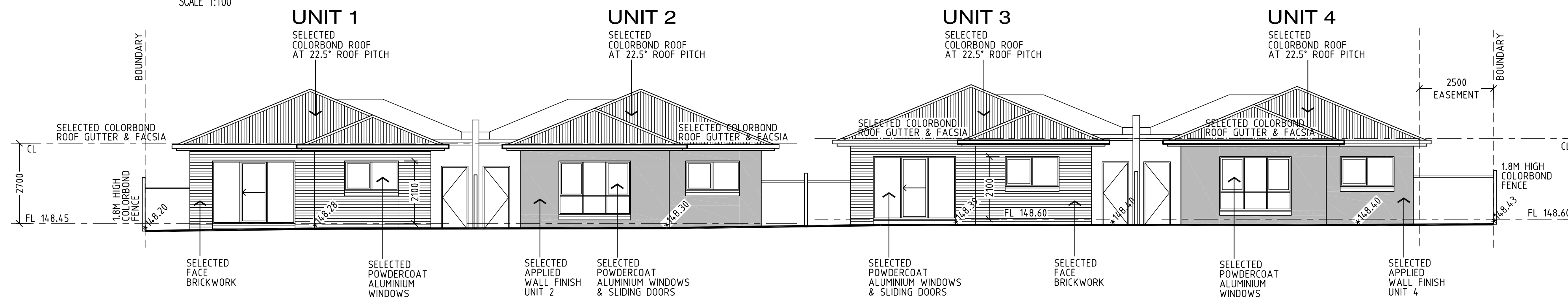
JOB No:
2018
SHEET NO: 2 of 7
ISSUE:

A



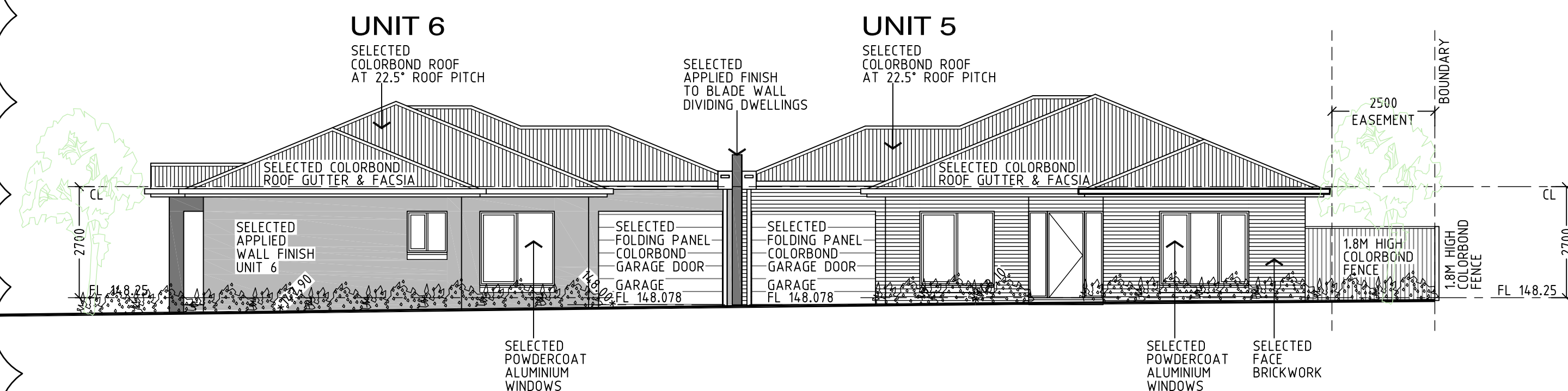
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SCALE 1:100



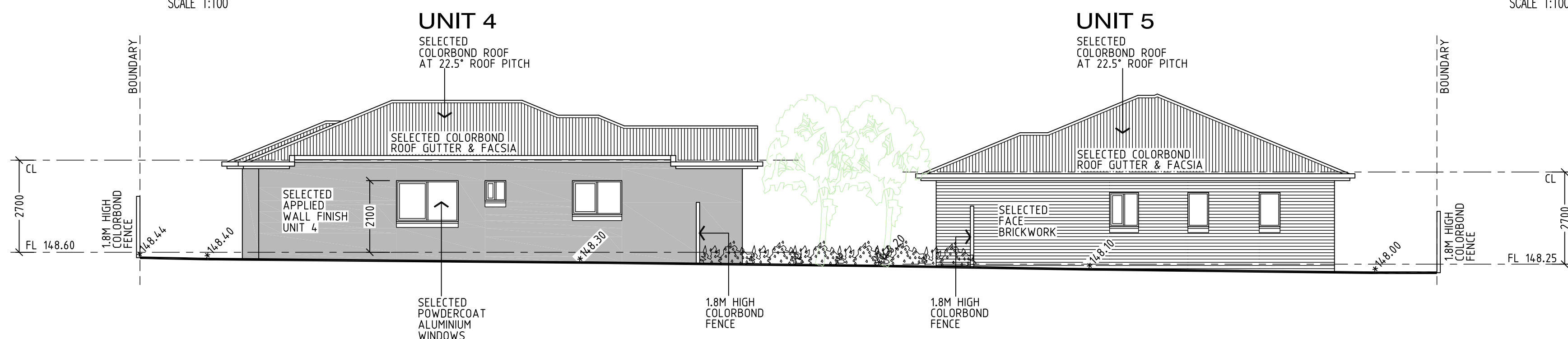
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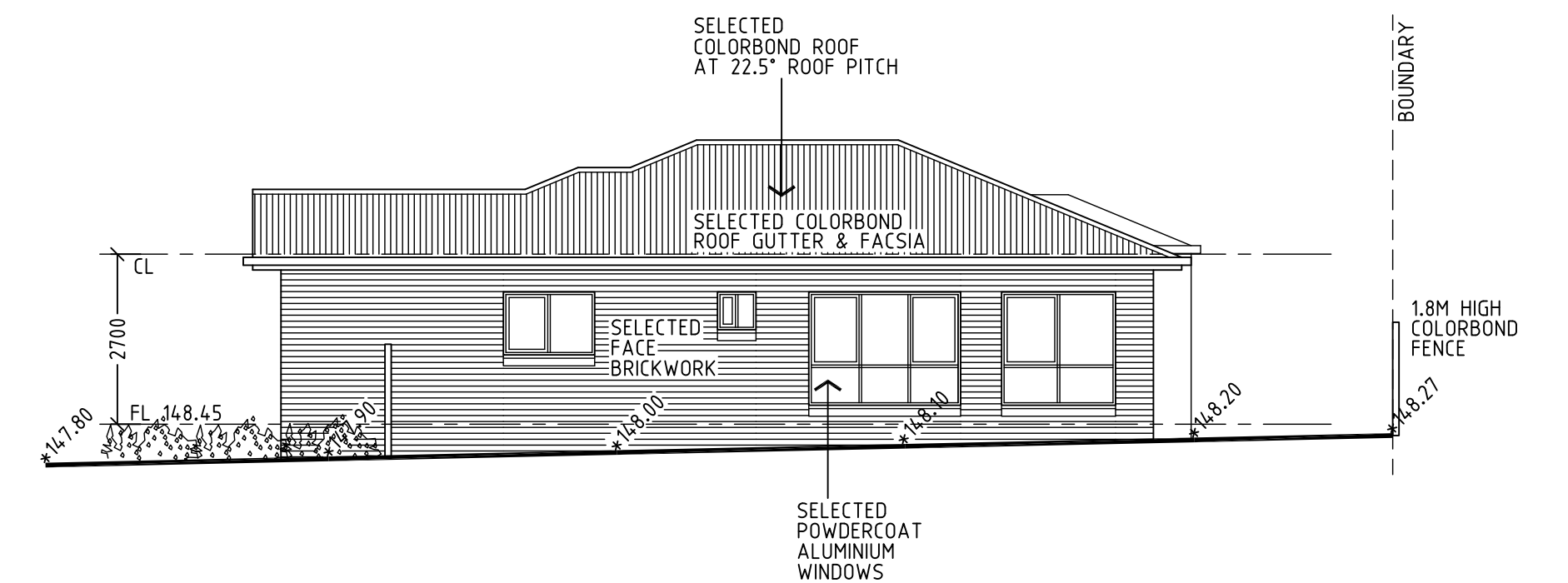
WEST ELEVATION UNIT 6 & 5

SCALE 1:100



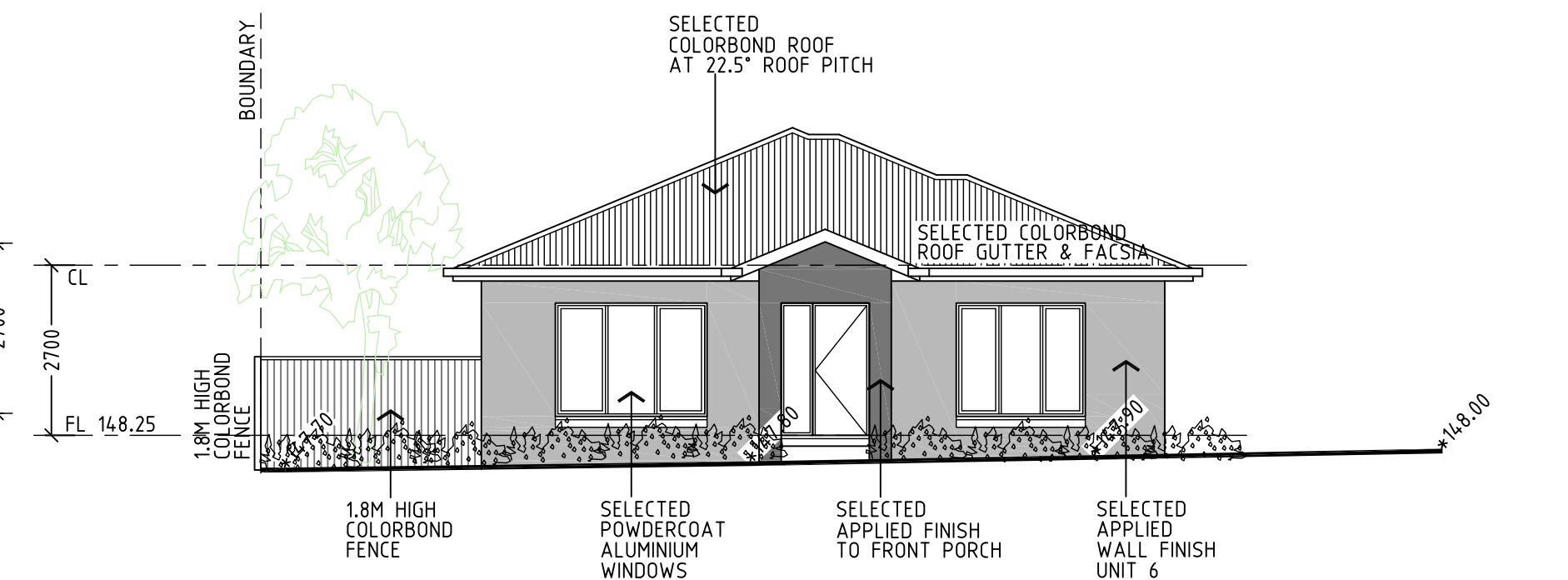
SOUTH ELEVATION UNITS 4 & 5

SCALE 1:100



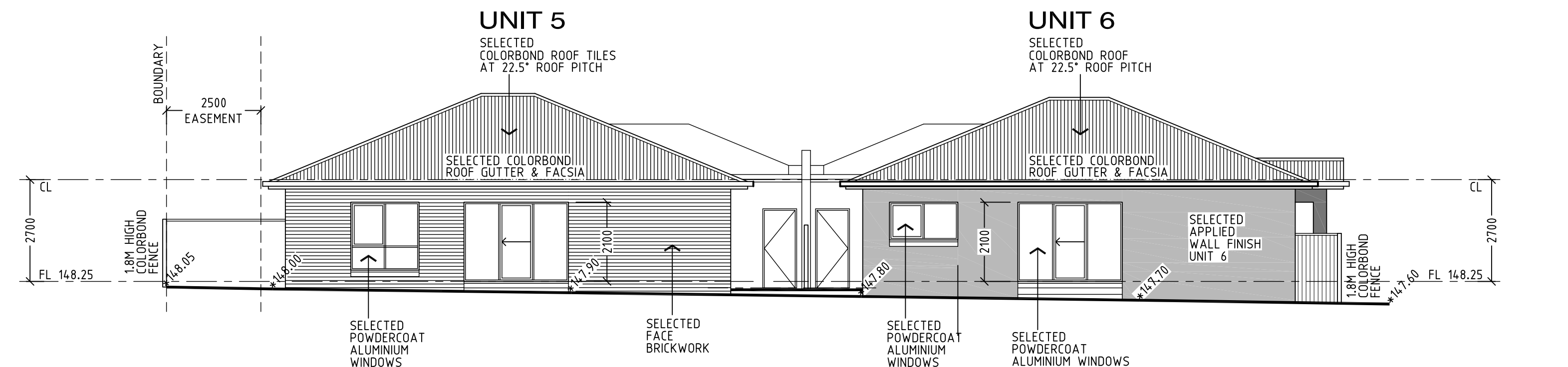
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SCALE 1:100



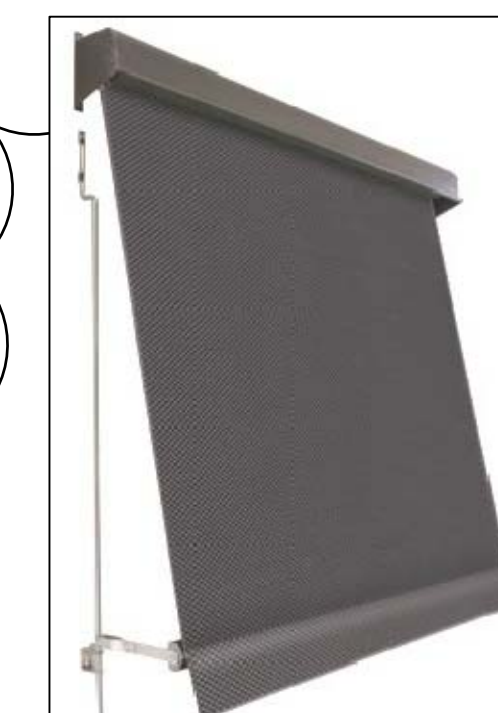
NORTH ELEVATION UNIT 6

SCALE 1:100



EAST ELEVATION UNIT 5 & 6

SCALE 1:100



EXTERNAL
ADJUSTABLE AWNING SUN SHADE
WEST FACING WINDOWS

**PROPOSED UNIT DEVELOPMENT
AT 36 (LOT 76) SARAKOS CIRCUIT
WANGARATTA
FOR MAXWELL DERRICK PTY LTD**

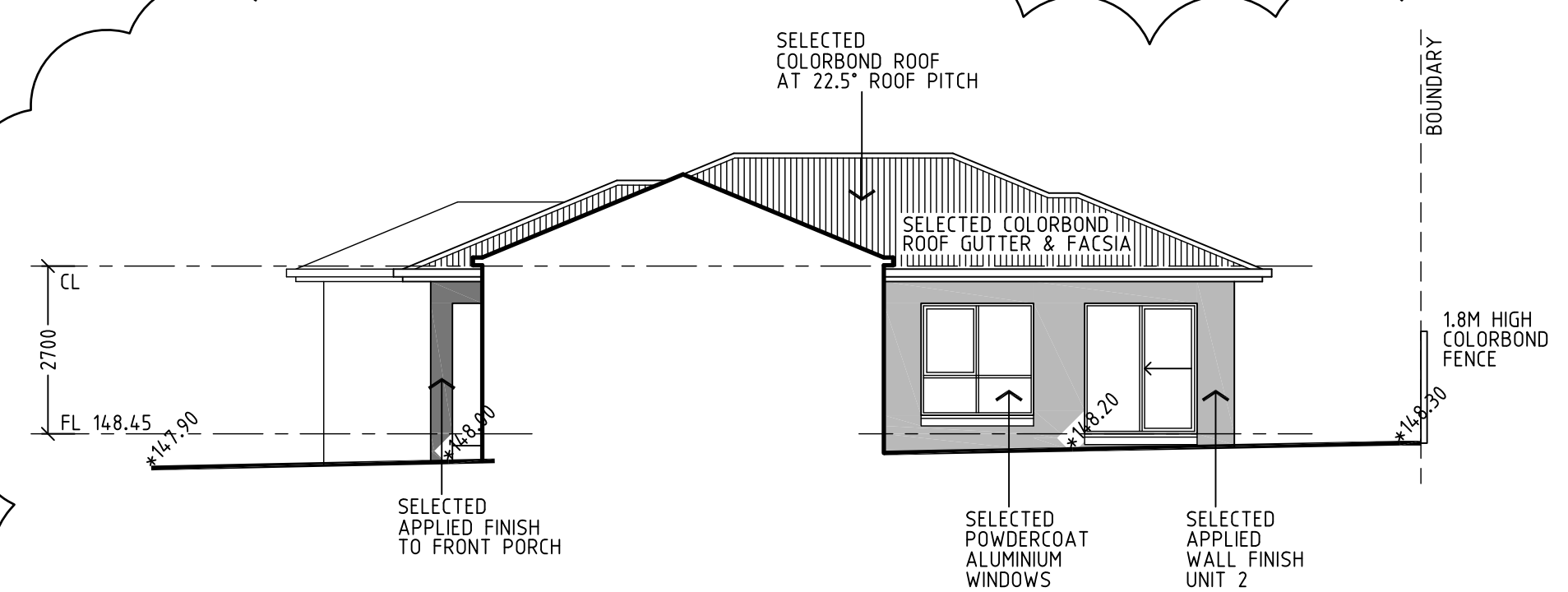
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ROBERT UJGUNOV
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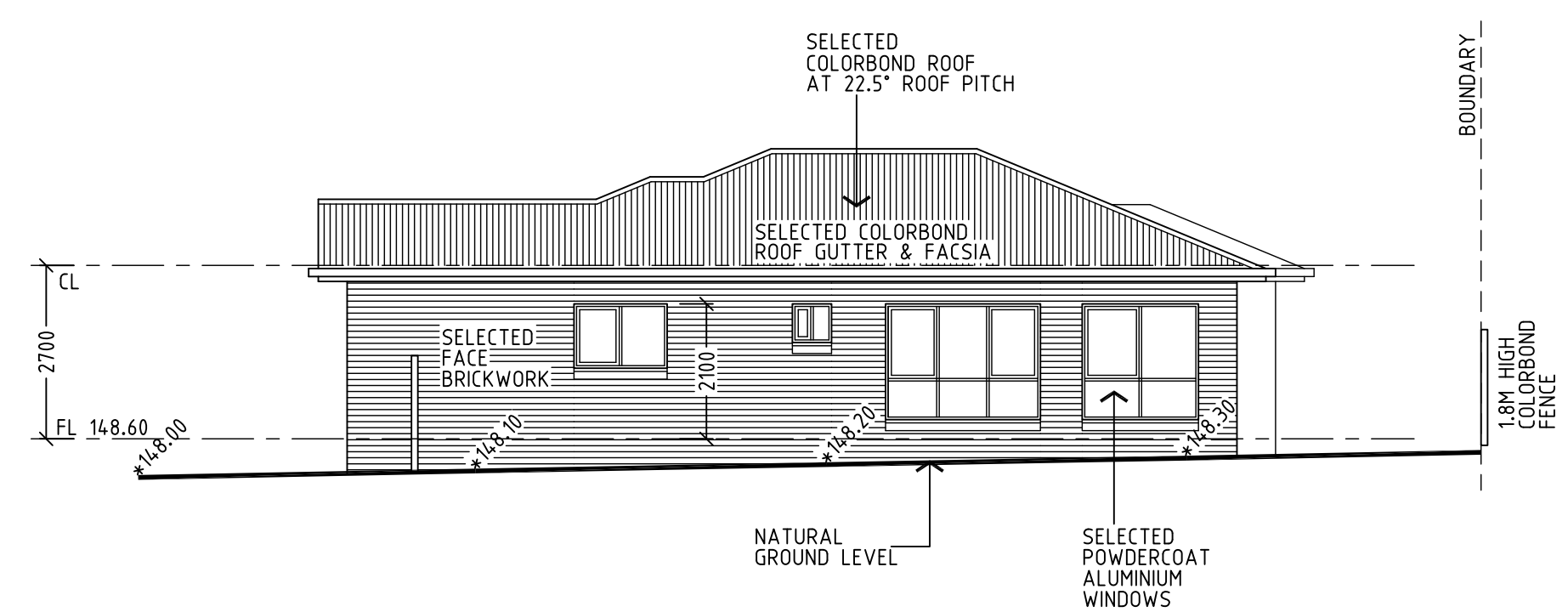
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REV: A

JOB No:
2018
SHEET NO: 3 of 7
ISSUE:

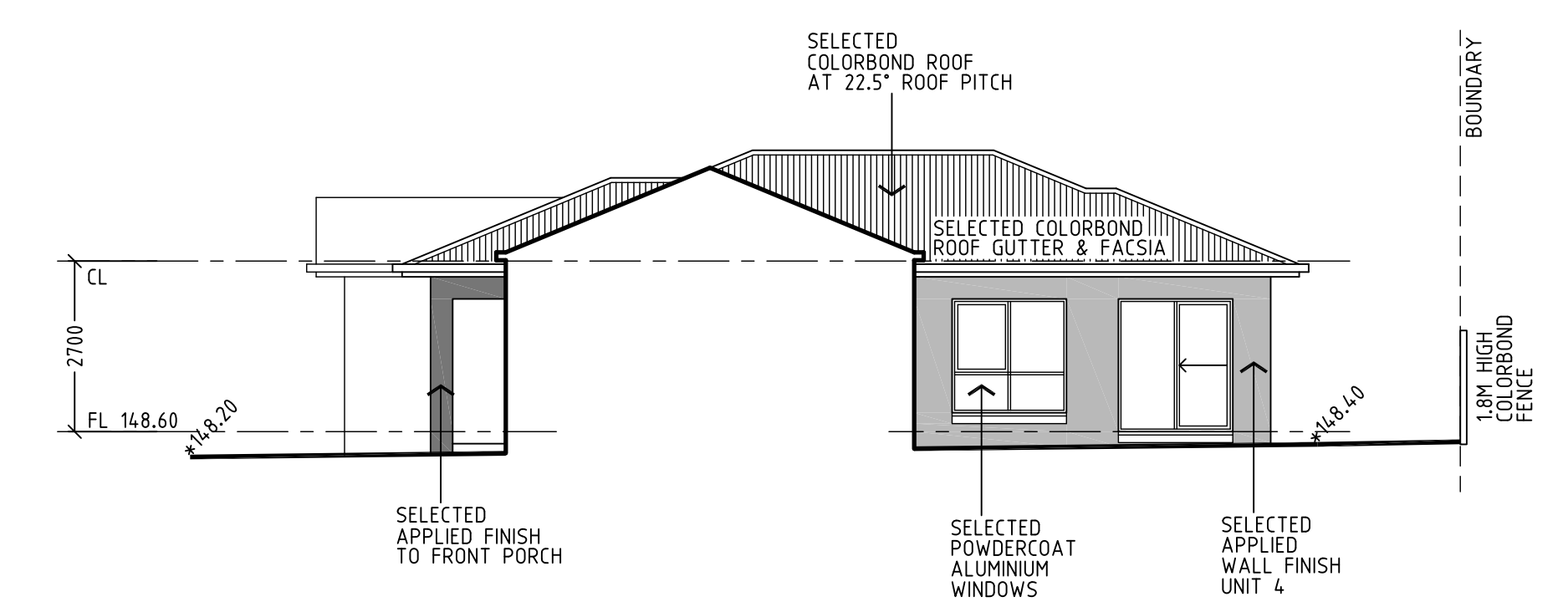
A



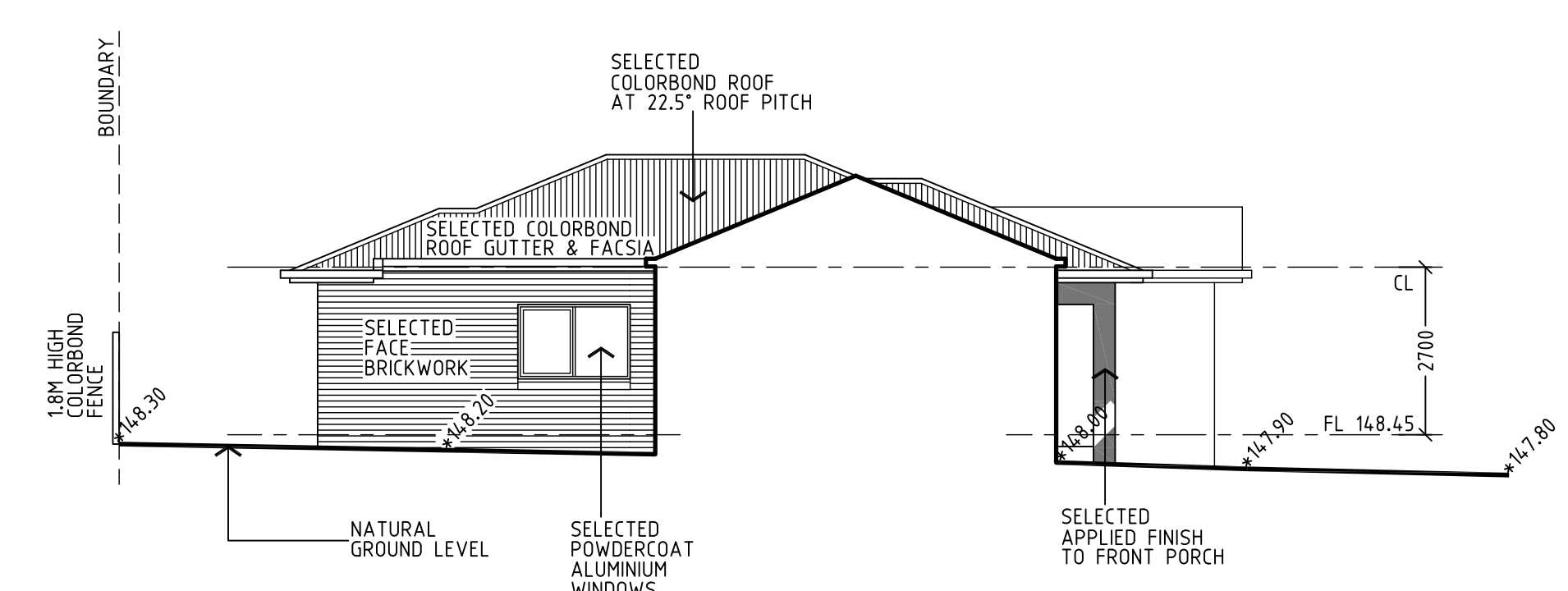
**NORTH ELEVATION
UNIT 2**
SCALE 1:100



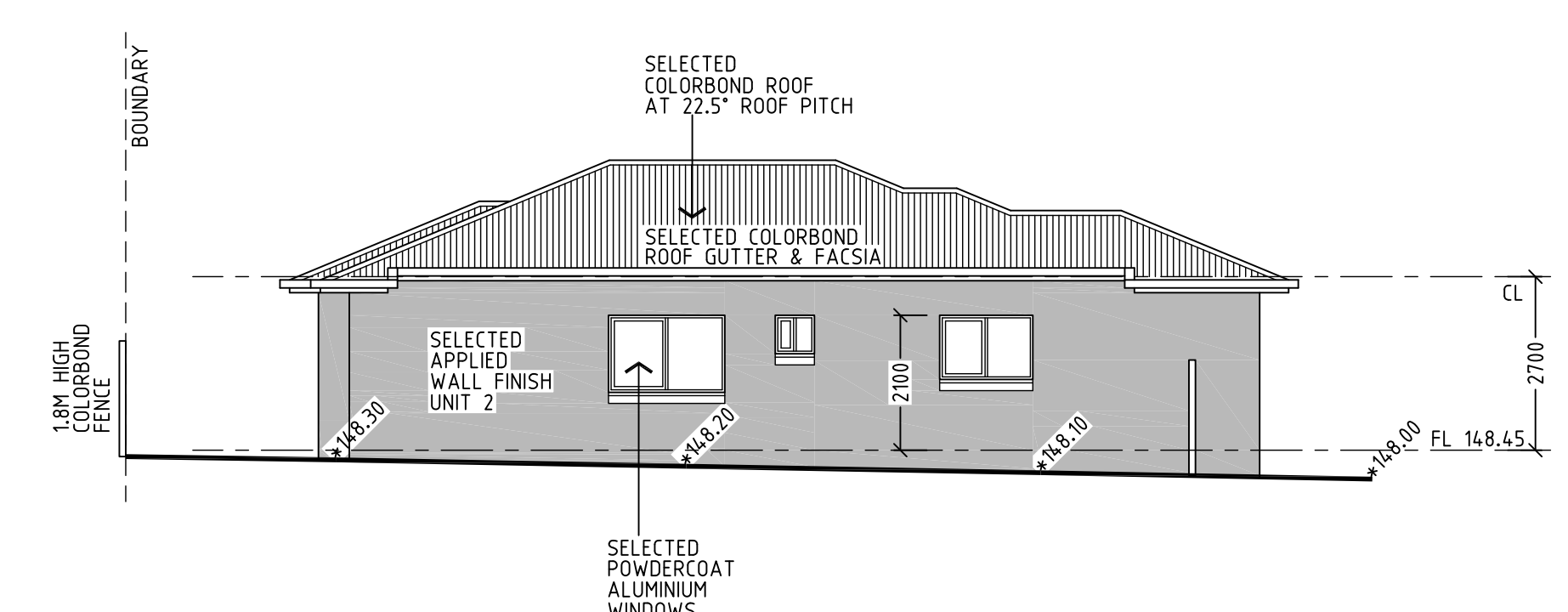
**NORTH ELEVATION
UNIT 3**
SCALE 1:100



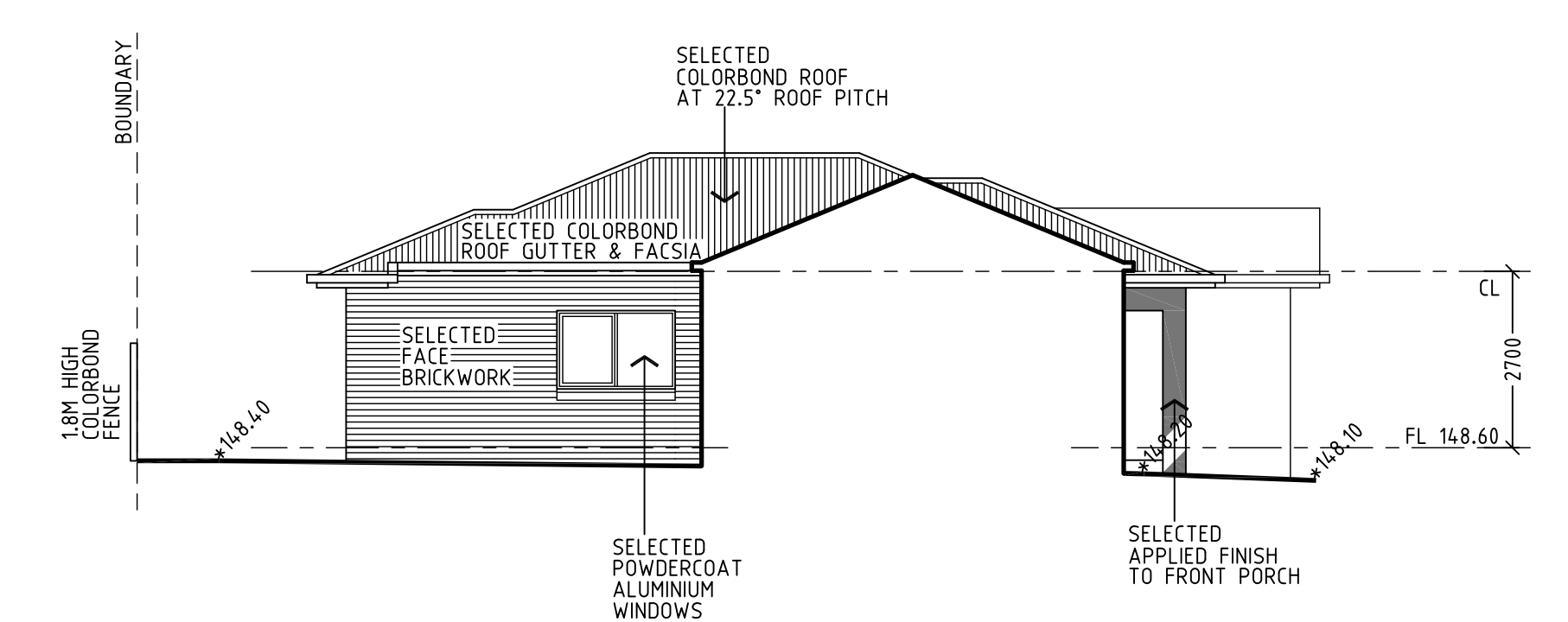
**NORTH ELEVATION
UNIT 4**
SCALE 1:100



**SOUTH ELEVATION
UNIT 1**
SCALE 1:100



**SOUTH ELEVATION
UNIT 2**
SCALE 1:100



**SOUTH ELEVATION
UNIT 3**
SCALE 1:100

**PROPOSED UNIT DEVELOPMENT
AT 36 (LOT 76) SARAKOS CIRCUIT
WANGARATTA
FOR MAXWELL DERRICK PTY LTD**

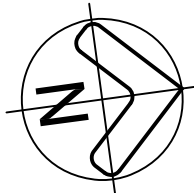
REVISION A: REVISED TO COUNCIL REQUEST FOR FURTHER INFORMATION
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• ABN : 25 483 868 589
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SCALE: A1@1:100
REV: A

JOB No:
2018
SHEET NO:
4 of 7
ISSUE:

FUTURE RESIDENTIAL



NOTE:
-EXTERNAL STORAGE AND BIN STORAGE AREAS DO NOT
CONSTITUTE SECLUDED PRIVATE OPEN AREAS



**PROPOSED UNIT DEVELOPMENT
AT 36 (LOT 76) SARAKOS CIRCUIT
WANGARATTA
FOR MAXWELL DERRICK PTY LTD**

DRAWING TITLE
SHADOW DIAGRAM
AT 9 AM

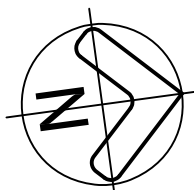
REVISION A / REVISED TO COUNCIL REQUEST FOR FURTHER INFORMATION
COUNCIL APPLICATION No: PinApp20/241

ROBERT UJGUNOV
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• ABN : 25 483 868 589
• phone : 0411 347 467

DATE: OCTOBER 2020
SCALE: A1@1:100
REV: A

JOB No:
2018
SHEET NO: 5 of 7
ISSUE:

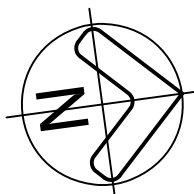
FUTURE RESIDENTIAL



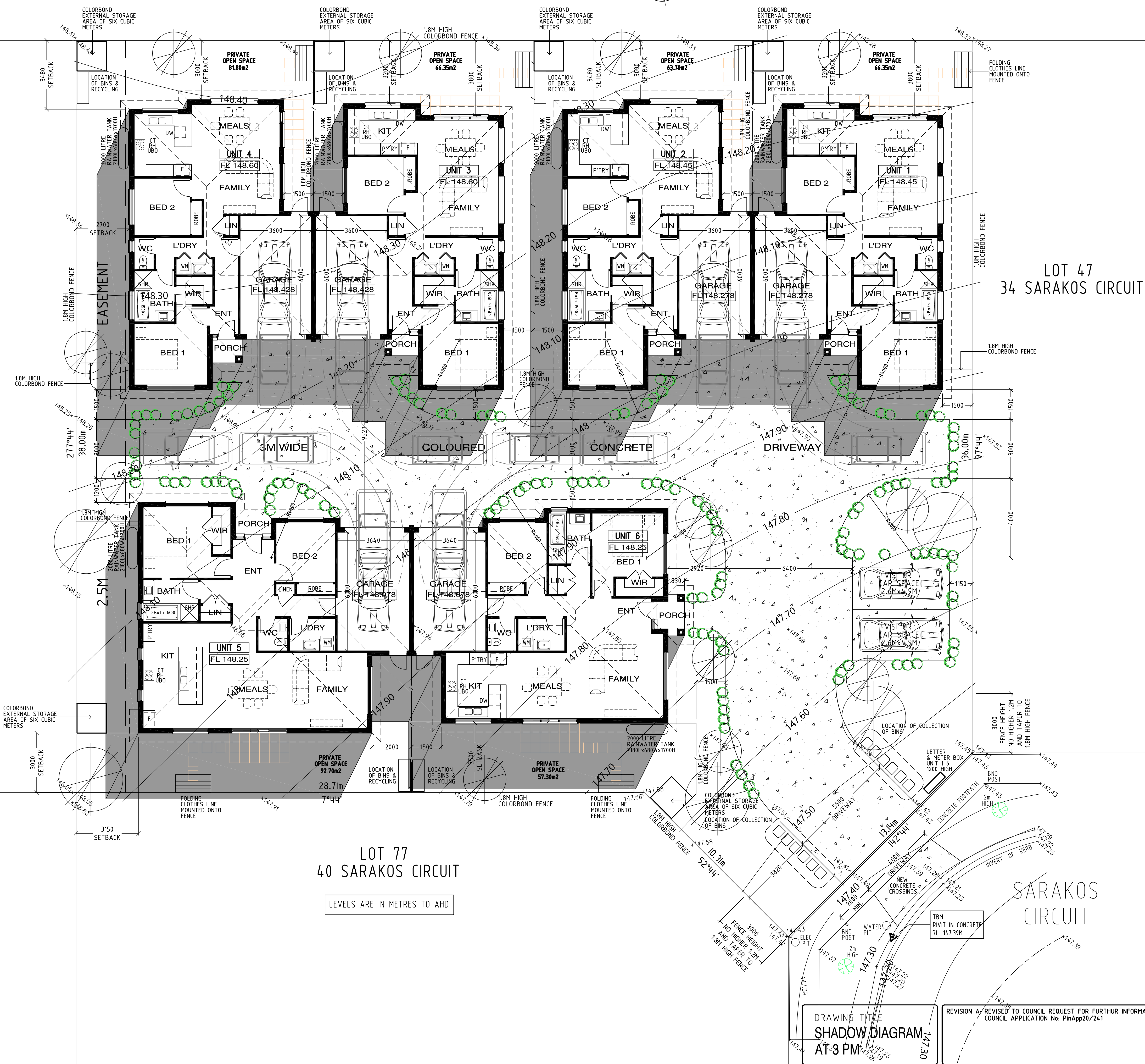
NOTE:
-EXTERNAL STORAGE AND BIN STORAGE AREAS DO NOT
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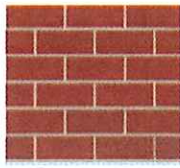
FUTURE RESIDENTIAL



NOTE:
-EXTERNAL STORAGE AND BIN STORAGE AREAS DO NOT
CONSTITUTE SECLUDED PRIVATE OPEN AREAS



Proposed Unit Development 36 Sarakos Circuit, Wangaratta
Schedule External Finishes



Austral Bricks
Western Earth cascade



Main Render Units 2,4 & 6
Solver Cloudy Sky



Feature Render Porch
Solver Windspray



Roof
Colorbond Surfmist



Gutter/Fascia
Colorbond Surfmist



Garage Door Colorbond Wallaby



Colour Concrete
Driveway
Charcoal

Attachment 3

Assessment Report for PInApp20/241 – 36 Sarakos Circuit, Wangaratta

Executive Summary

This application seeks planning approval to construct six two-bedroom dwellings on the property identified as 36 Sarakos Circuit, Wangaratta, located in Baltimore Park Estate.

The proposed development features dwellings built around a central shared driveway with access to Sarakos Circuit. The subject site is a vacant irregular shaped lot measuring 1,772m² in area, located on a bend in the street with a narrow 13.14m wide street frontage.

Sarakos Circuit has been developed over a number of stages (Stages 1, 3, 6 and 11) within the Baltimore Park Estate, with Stage 11 culminating in the complete development of the street. It is Stage 11 with which the subject lot and another large lot (20 Sarakos Circuit) proposed for a multi-dwelling development are located. While most lots within the earlier stages of Sarakos Circuit have now been built upon, the construction of dwellings within Stage 11 are mostly at various stages of infancy, from no development through to framing and external cladding. Development has not commenced on adjoining lots within Stage 11 to the north and east.

Adjoining land to the south forms part of an earlier stage of the Baltimore Park Estate and dwellings have been constructed on the two lots (26 and 28 Carolina Avenue) adjoining the subject property to the south. Adjoining land to the west forms part of Stage 12 of the Baltimore Park Estate. This stage is still under construction and titles have not yet been issued.

Formal notice of this application and the application for 20 Sarakos Circuit (PInApp20/240) were made in the form of letters to nearby owners and occupiers on 4 and 9 March 2021. At the time of writing this report a total of nine submissions have been received, all of which object to the proposed development as well as the proposed five dwelling development at 20 Sarakos Circuit.

Key issues for consideration as part of this application have been identified as;

- Traffic generation and overflow parking on the street.
- Rubbish bin collection.
- Safety and amenity.
- Neighbourhood character.
- Suitability of the site for medium density development.

The proposal has been assessed against the relevant provisions of the *Planning and Environment Act 1987* and the Wangaratta Planning Scheme with a recommendation to support, subject to the inclusion of permit conditions, including requirements for some minor alterations in the design of the development.

Property Details

The subject site is situated within Baltimore Park Estate on the north-western fringe of the Wangaratta urban area. The site is located along Sarakos Circuit which is a 'C' shaped street with two distinct 90-degree bends allowing it to be accessed from Corncob Boulevard in two locations approximately 85 metres apart.

The site itself is located on the outer side of the southern-most bend, approximately 170 metres west of the southern Sarakos Circuit / Corncob Boulevard intersection.



The subject site is an irregular shaped lot measuring 1,772m² in area. The site is generally oriented north-south with a narrow 13.14 metre street frontage to Sarakos Circuit. The land has a gentle one-way slope with a fall of approximately 1m from its rear (south-west) corner to its front (north-east) corner; at a gradient of approximately 1 in 50. The subject lot is currently devoid of any buildings or vegetation.

Sarakos Circuit has been developed over a number of stages (Stages 1, 3, 6 and 11) within the Baltimore Park Estate, with Stage 11 culminating in the complete development of the street. It is Stage 11 with which the subject lot and another large lot proposed for a multi-dwelling development are located. While most lots within the earlier stages of Sarakos Circuit have now been built upon, the construction of

dwellings within Stage 11 are mostly at various stages of infancy, from no development through to framing and external cladding. Development has not commenced on adjoining lots within Stage 11 to the north and east.

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| | |
|--------------------------|---|
| Land/Address | 36 Sarakos Circuit WANGARATTA VIC 3677 |
| Zones and Overlays | General Residential Zone – Schedule 1 No applicable Overlays |
| Why is a permit required | Construction of Two or more Dwellings on a Lot |

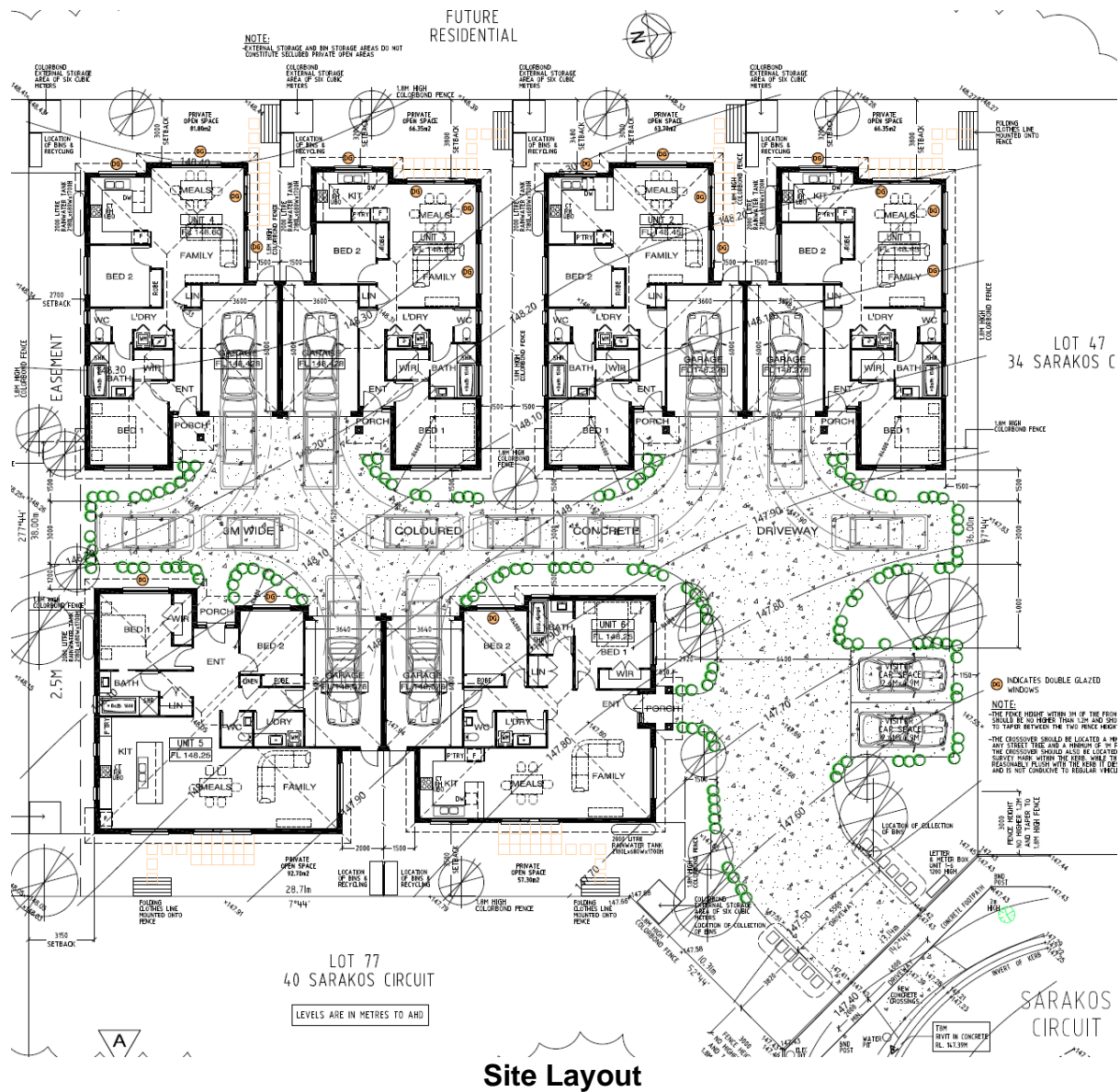
Proposal in Detail

This application is for the development of six dwellings on the lot known as 36 Sarakos Circuit, Wangaratta.

The single storey dwellings will be situated around a central common accessway extending from Sarakos Circuit in the north-east through to the southern boundary of the subject site.

The two-bedroom dwellings will be of brick veneer construction with colorbond clad walls. Each dwelling has been allocated an area of backyard space which will be secluded through the use of internal 1.8m high colorbond fencing. 1.8m high colorbond fencing is also proposed around the perimeter of the site, save for the front section of the site facing Sarakos Circuit.

The shared driveway in the centre of the site will be bordered by landscaping, comprising a mix of ground covers, shrubs and trees. A communal mailbox area and two visitor parking spaces have been allocated toward the front of the site.



Summary of Key Issues

- Nine objections to the application from owners/residents in the nearby area.
- Traffic generation and overflow parking on the street.
- Rubbish bin collection.
- Safety and amenity.
- Neighbourhood character.
- Suitability of the site for medium density development.

Assessment under the Planning and Environment Act

Relevant Planning Provisions

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

| Section | Clause | Provision |
|---------------------------------|---------------|--|
| State Planning Policy Framework | 11.01-1 | Settlement |
| | 11.02-1 | Supply of Urban Land |
| | 15.01 | Built Environment |
| | 16.01 | Residential Development |
| Local Planning Policy Framework | 21.02-1 | Settlement Network |
| | 21.07 | Housing |
| Zones | 32.08 | General Residential Zone |
| Overlays | N/A | N/A |
| Particular Provisions | 52.06 | Car Parking |
| Decision Guidelines | 65.01 | Decision Guidelines - Approval of an application or plan |

Referrals

The proposal for the development of six dwellings is not required to be referred to any external Authorities.

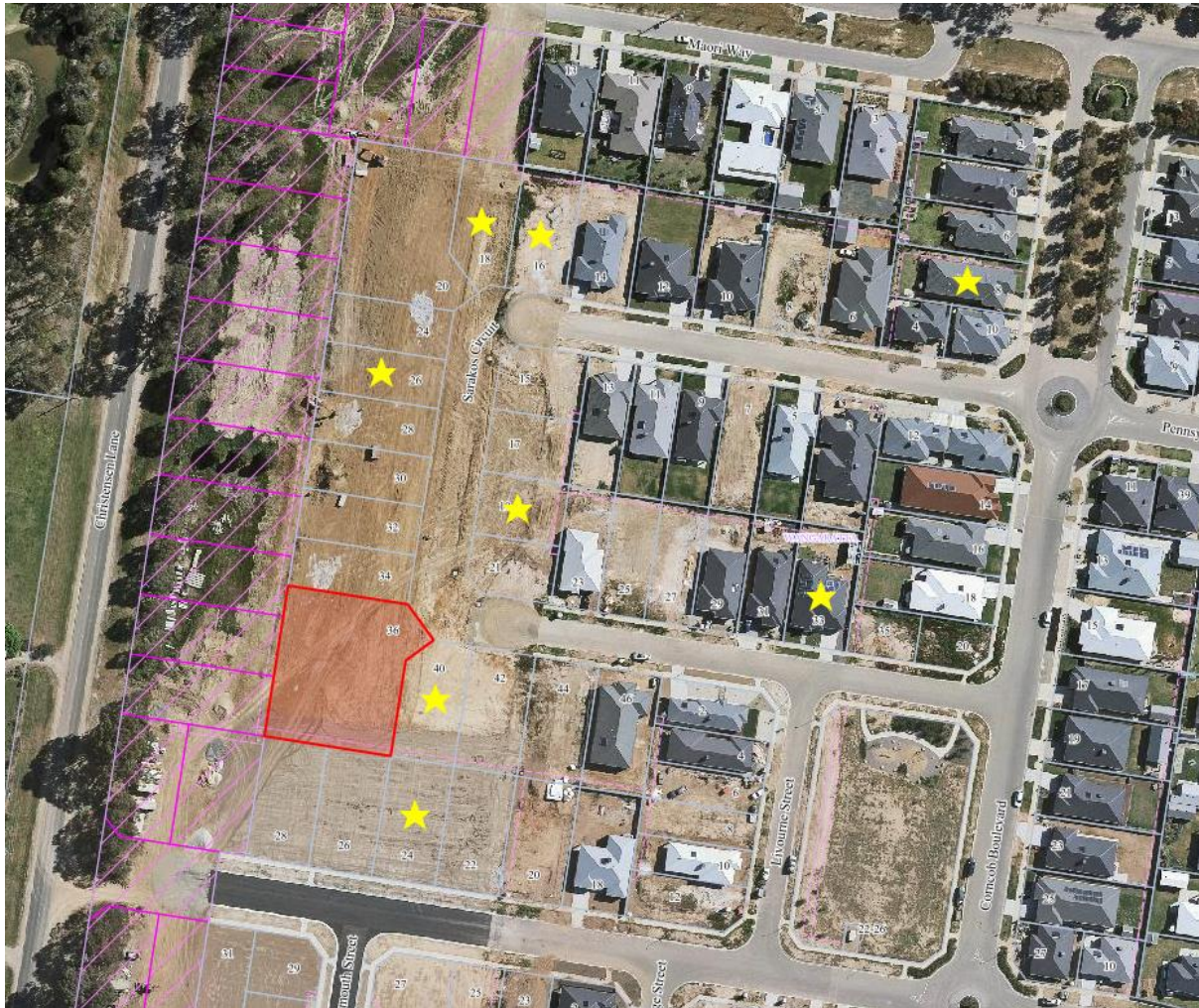
Internal Departmental Advice

| Department | Response |
|-------------------------------|---|
| Technical Services Department | <p>No objection, subject to the inclusion of conditions relating to the provision of drainage infrastructure, onsite detention, property access and construction standards.</p> <p>Of note is confirmation that the Sarakos Circuit road network is capable of accommodating the traffic associated with this development and the requirement for the property access crossover to be widened to 5.5m to allow for vehicle passing opportunities at the entrance to the site.</p> |

Advertising

The application was advertised over two dates, 4 and 9 March 2021, to all owners and occupiers of nearby properties.

Subsequent to notification, nine individual submissions have been received objecting both to this application and another application for five dwellings at 20 Sarakos Circuit (PInApp20/240) which is being processed concurrently with this application. Objector locations are identified in the following plan.



With respect to the objections received it is noted that two of the objections are on behalf of the one property, being 40 Sarakos Circuit.

As noted from the above plan, objector locations are spread throughout the north-west section of Baltimore Park Estate, with some objections coming from existing residents and others coming from the owners of vacant lots intending to build.

Other than raising concern over the impact of the proposed development on surrounding property values, no objections are founded upon seeking or maintaining commercial gain, nor do any submissions appear to be vexatious or personally

vindictive in nature and, as such, all submissions must be considered as valid objections.

Objector Concerns

Amenity

Concern has been raised over additional noise in the area resulting from additional residents in the street and additional vehicle movements.

It is considered that that additional noise generated by the proposal, beyond finite construction works, will be negligible in the context of the urban area. This includes anticipated noise from vehicles associated with the six dwellings proposed.

Within a residential context, noise issues are typically associated with the behaviours and activities undertaken by occupiers and are not caused by land uses or developments. Such behaviours and activities could conceivably be generated by the occupiers of any dwelling in the area.

Noise pollution and what constitutes excessive noise is legislated and governed by the Environment Protection (Residential Noise) Regulations 2008.

Neighbourhood Character

Concern has been raised that the proposal is out of character with the neighbourhood with there being very few unit developments in the area. It is submitted that the 'rural appeal' of the estate will be comprised and be more akin to a 'Melbourne city street'.

The size and shape of the subject lot has meant that any development will likely be setback significantly further from the street than surrounding dwellings and therefore not fully in keeping with or replicating the character of the street. It is noted, however, that the Planning Scheme does not call for development to replicate the neighbourhood character of the area but rather to be respectful of the neighbourhood character.

Locating the development further back from the street means that any indiscretion will be discrete. From the street, only three dwellings, Units 1, 2 and Unit 6, will be visible. Subject to the relocation of internal fence 500mm behind the building line of Unit 6, the view of these dwellings the street is not considered at odds with the neighbourhood character. With the provision of meaningful landscaping across the frontage of the site the proposal is considered to respect the character of the street and the residential area.

It is noted that Sarakos Circuit is located in an urban residential area. With the immediate expansion of surrounding land for further urban development there is considered to be little rural context immediately surrounding the subject land with which to protect.

Suitability of the site for medium density development

It has been submitted that the subject site is a poor location for medium density development, and that this proposal in combination with the proposed development of 20 Sarakos Circuit represents an overdevelopment of the subject lots.

The proposed development, in combination with the development at 20 Sarakos Circuit, is considered to address a void in the housing stock through this area in the form of higher density affordable housing. The subject properties are located within the Wangaratta urban area and in close proximity of employment, educational, social and recreational opportunities. The planned North West Growth Area Activity Centre to the south of the subject land will bring some of these local opportunities much closer to the subject land. The two sites are located nearby to Wangaratta's extensive shared path network and a local bus route.

While the narrow frontage of the two sites at opposite bends in the street is not ideal, the two properties are of considerable size and represent the best opportunity within the area for higher density development. The below assessment of this application, particularly against the provisions of Clause 55, demonstrate that it is not an overdevelopment of the land.

Car Parking

Concerns have been raised that there is an inadequate amount of on-site parking to accommodate the proposed development. It is submitted that higher parking rate should be provided given the location of the subject site on a corner with limited street frontage.

The amount of onsite parking required under Clause 52.06 (Car Parking) of the Planning Scheme has been exceeded. The development requires 7 onsite spaces whereas 8 spaces have been provided, including 2 visitor parking spaces. A full assessment of Clause 52.06 is provided later in this report.

The requirements of Clause 52.06 do not specify a higher or lower parking rate based on the location and frontage of a development site. While resident and/or visitor vehicles associated with the proposed development may at times park on the street in front of neighbouring dwellings, the road reserve is public space with no entitlement over who may park in it. As such, this is considered a reasonable outcome if and when it does occur.

Traffic

It has been submitted that the Sarakos Circuit carriageway is too narrow to accommodate the additional traffic anticipated as a result of this development and the development of the nearby 20 Sarakos Circuit. This is exacerbated by the two tight 90-degree bends within the street.

Overflow parking and extra vehicle movements will cause congestion and a potential safety risk, particularly with respect to young children cycling within the road reserve and accessing the nearby park.

A suggestion has been made for 'no parking' signs to be provided along the two bends in Sarakos Circuit to discourage unsafe parking to the front of the subject site.

Council's Technical Services Department have advised that the 8.1m wide Sarakos Circuit carriageway exceeds that of a standard 7.3m wide access street. The additional dwellings associated with the two developments will not generate traffic movements in excess of the capacity of an access street. The existing carriageway is therefore considered more than adequate in accommodating the proposed development.

The two bends in the street meet IDM standard and are not anticipated to present an issue with respect to the proposed developments and resultant traffic flows.

The carriageway width of 8.1m allows for two-way traffic flow with one vehicle parked on the street. Any overflow parking, therefore, is not considered to cause unreasonable congestion within the street.

Pedestrian footpaths have been provided along both sides of Sarakos Circuit to allow safe passage for pedestrians and cyclists under the age of 13. Any permit should require the provision of revised plans demonstrating safe sight lines between the entrance to the property and existing footpaths in accordance with Clause 52.06-9 (Design Standard 1 – Accessways) of the Planning Scheme. Refer to the full assessment of Clause 52.06 later in this report.

With or without 'no parking' signage, parking isn't permitted within 10m of the street corner. Council can install such signage at any time if it is deemed such clarity is required.

Waste Collection

Concern has been raised over the placing of rubbish bins on the street for weekly collection given the narrow frontage of the subject site. Concern relates primarily to the potential cluttering of bins on the street and impacts on safety, pedestrian and vehicle access, maintenance of nearby nature strips and reduced street appeal.

If waste collection is to occur on site, concern has been raised with respect to trucks safely accessing the site, particularly the need to reverse into or out of the subject site.

The applicant has indicated that bin collection will occur on site and designated bin storage areas have been identified on the submitted plans. While Council's Planning Department originally suggested this to the applicant, Council's Waste Management Team have since advised that on-site collection is not supported and have directed that waste collection must be from the kerbside. Despite the narrow frontage of the subject site, the Waste Management Team are generally comfortable that kerbside collection can be facilitated by way of placing bins either in front of neighbouring properties and/or on the opposite side of the street. As vehicles are not permitted to park within

10 metres of the street corner it is considered that there will be minimal conflict between carparking and bin collection on the day that bins are due for collection.

Community Amenity Local Laws PART I (Waste Management) requires, among other things, that:

- a) any domestic bin not be stored on Council property for more than one day before or after the designated collection day, unless otherwise permitted by Council.
- b) bins be placed in a position specified by Council that allows safe and efficient collection.

Any breach of this Local Law carries potential penalties.

Construction Vehicles

Concern is raised over construction vehicles and machinery generating noise and impacting upon the safety of the street.

Any permit will require effective measures be taken during construction to:

- Secure occupational health and safety,
- Implement effective traffic management and environmental controls,
- Establish and maintain safe construction vehicle access to the site, and
- Reduce the impact of noise, dust and other emissions.

In addition to the above, EPA requirements for the control of unreasonable noise apply to any construction site.

Infrastructure

Concern has been raised that the combination of this development and the development at 20 Sarakos Circuit will exceed the capacities of utility services and infrastructure in the area, particularly water pressure and electricity voltage.

The land is residentially zoned and serviced by North East Water (reticulated potable water and sewerage schemes) and AusNet Services (reticulated electricity scheme). These are the authorities responsible for ensuring appropriate water and electricity infrastructure is provided to adequately service existing and proposed dwellings.

If the existing infrastructure is unable to support the proposed development the developer must provide for the required upgrades.

Compliance with the Wangaratta Planning Scheme

It has been submitted that the proposal is a poor planning outcome and

- ***is inconsistent with the objectives of planning in Victoria.***

- ***is inconsistent with Clause 32.08-6 (General Residential Zone Decision Guidelines) of the Planning Scheme.***
- ***fails to meet the standards and objectives of Clause 55 (Two or More Dwellings on a lot and Residential Buildings) of the Planning Scheme, specifically:***
 - ***Standard B1 (cl. 55.02-1) – Neighbourhood Character***
 - ***Standard B8 (cl.55.05-3) – Site Coverage***
 - ***Standard B9 (cl. 55.03-4) – Permeability and Stormwater Management***
 - ***Standard B29 (cl. 55.05-5) – Solar Access to Open Space***

While the relevant submissions don't indicate how the proposal fails to meet the cited content of the Planning Scheme, the detailed assessment later in this report finds that the application is consistent with the provision of the Planning Scheme, particularly State and Local Planning Policy which encourage a diverse range of housing stock and higher density development in the Wangaratta urban area.

The proposal is not considered at odds with the purpose or decision guidelines of the General Residential Zone and is generally consistent with the standards and objectives of Clause 55. The prescriptive standards cited in the objections relating to site coverage, permeability and solar access to open space have all been met. The design of the development is considered to respect to the neighbourhood character of the area.

Support of the proposal is not considered to result in a poor planning outcome.

Other

Submissions are consistent in their concern that the proposal will devalue surrounding properties through perceived amenity impacts and compromised appeal of the estate. Some residents have stated a disappointment that they weren't aware of the intention to develop the subject lots as proposed when purchasing nearby land.

Any perceived effect of a proposal on surrounding property values is not a valid ground for objection and cannot be considered as part of the planning permit application process. Similarly, concern over purchasing nearby land unaware of the intention to develop six dwellings on the subject site is outside of the control of what Council as the Responsible Authority can consider.

Relevant Provisions under the Wangaratta Planning Scheme

State and Regional Planning Policy Framework

Clause 11 – Victoria

Clause 11.01-1 – Settlement

Limit urban sprawl and direct growth into existing settlements.

Promote and capitalise on opportunities for urban renewal and infill redevelopment.

Develop compact urban areas that are based around existing or planned activity centres to maximise accessibility to facilities and services.

Facilitate growth and development specifically in the regional cities of Shepparton, Wangaratta, Wodonga and Benalla.

Support improved access to a range of employment and education opportunities, particularly in key urban locations such as Benalla, Seymour, Shepparton, Wangaratta and Wodonga.

11.02-1 – Supply of Urban Land

Planning for urban growth should consider:

- *Opportunities for the consolidation, redevelopment and intensification of existing urban areas.*
- *Neighbourhood character and landscape considerations*

These policies specifically identify Wangaratta as a regional city in which to promote growth, particularly in the urban area / Residential Zone which is close to employment, educational, social and recreational opportunities. Centred around this intended growth is the development of compact urban areas, including more intensive medium density development opportunities, particularly around planned activity centres.

The subject land is located within the Wangaratta urban area with good access to essential services and facilities. This will be further strengthened through the development of the planned activity centre within the North West Growth Area, located within close proximity of the subject site.

The proposed development is in a newly established residential area. A neighbourhood character of homogenic detached single storey dwellings is emerging. While the proposed development does not seek to replicate this character, it is considered to respect this character.

15.01 – Built Environment

Minimise the detrimental impact of development on neighbouring properties, the public realm and the natural environment.

Ensure the form, scale, and appearance of development enhances the function and amenity of the public realm.

Ensure buildings and their interface with the public realm support personal safety, perceptions of safety and property security

Ensure development provides landscaping that responds to its site context, enhances the built form and creates safe and attractive spaces.

Support development that respects the existing neighbourhood character or contributes to a preferred neighbourhood character.

The proposed development is not considered to have significant detriment to neighbouring properties, the public realm, neighbourhood character or the natural environment. The form, scale and appearance of the development is in keeping with the function and amenity of the public realm. Requirements for safe sight lines at the entrance to the site will ensure the development supports personal safety and perceptions of safety.

16.01 – Residential Development

Encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.

Identify opportunities for increased residential densities to help consolidate urban areas.

Facilitate diverse housing that offers choice and meets changing household needs by widening housing diversity through a mix of housing types.

Support opportunities for a range of income groups to choose housing in well-serviced locations.

Improve housing affordability by:

- *Increasing choice in housing type, tenure and cost to meet the needs of households as they move through life cycle changes and to support diverse communities.*
- *Promoting good housing and urban design to minimise negative environmental impacts and keep costs down for residents and the wider community.*

Increase the supply of well-located affordable housing by:

- *Facilitating a mix of private, affordable and social housing in suburbs, activity centres and urban renewal precincts.*

The subject land, within the Wangaratta urban area, is considered to be well located in relation to jobs, services and the limited public transport available in Wangaratta. It is considered an appropriate site for higher density housing development.

The provision of medium density development within the Baltimore Park Estate will help fill a void in housing diversity and more affordable housing opportunities within the estate.

Local Planning Policy Framework

21.02-1 – Settlement Network

The Rural City of Wangaratta's population will increase by approximately 6,500 people by 2031 based on 2011 projections.

Over 90% of this growth is planned to occur in Wangaratta Regional City.

Locate the majority of residential development in Wangaratta Regional City

Support infill development on larger, and corner lots in established residential areas

Support infill development and brownfield site regeneration

Like the relevant State and Regional Planning Policies, Wangaratta's specific local policy framework also identifies the city as the focus for population growth. Infill development of larger sites within the urban area, such as the subject property, is promoted.

21.07 – Housing

There is an identified need for more compact housing forms.

Well located medium density housing including semi-detached housing, town houses, flats, units and apartments is encouraged to provide a broader range of housing choices regardless of stage of life, employment or other circumstances.

Support housing that is adaptable and usable to older people and people with a disability.

Require a diverse mix of housing in new housing subdivisions.

There is a shortage of housing stock that caters for lower income groups including seniors and people experiencing social disadvantage.

Affordable housing in close proximity to the Wangaratta Central Activities Area and future Neighbourhood Activity Centres will provide access to employment and services and help reduce income stress.

This policy again highlights the need for more compact / medium density housing forms at a local level. The proposed development offers alternate low-maintenance affordable housing stock within Baltimore Park Estate suited to older people, people

with a disability and lower income groups. The site is well located to the planned North West Growth Area Neighbourhood Activity Centre to the south.

Zoning

Clause 32.08 – General Residential Zone

The General Residential Zone Purpose and “Construction of Two or More Dwellings on a Lot Decision Guidelines” encourage assessment against State and Local Planning Policy, as detailed above, as well as Clause 55. The proposal reflects this purpose by utilising the opportunity for a diversity of dwelling densities within a newly established urban area. Its proximity within the Wangaratta urban area and the size and manageability of the dwellings proposed provide valuable housing opportunities to a variety of demographics.

The design of the proposed dwellings is considered to respect the character of the established neighbourhood.

The proposed development is subject to garden area requirements pursuant to Clause 32.08-4 of the Planning Scheme. These stipulate that minimum of 35% of the subject site must be set aside as garden area. The submitted plans indicate that this 35% minimum standard has been satisfied.

The development generally adheres to the requirements of Clause 55 as demonstrated in the assessment below.

| Std No. | Description | Assessment Comments | Complies? |
|---------|--|---|-----------|
| B1 | <p>Neighbourhood character <i>The design response must be appropriate to the neighbourhood and the site.</i></p> <p><i>The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site.</i></p> | <p>The proposed development is in a newly established residential area. A neighbourhood character of homogenic single storey detached dwellings is emerging.</p> <p>While the proposed development does not seek to replicate this character, it is generally considered to respect this character.</p> <p>While the dwellings nearest the street (Units 1 and 6) will generally front the street a 1.8m internal fence is considered to unnecessarily protrude forward of Unit 6 which out is of keeping with the character of fencing in the area. Any permit should require the relocation of the fence a minimum of 500mm behind the front (north) elevation of the dwelling.</p> | ✓ |
| B2 | <p>Residential policy <i>Written statement of State policy and local planning policy framework</i></p> | <p>The proposal responds to the SPPF and LPPF by harnessing the strategic potential to utilise the existing large lot for medium density development, to promote housing diversity and affordability.</p> | ✓ |
| B3 | <p>Dwelling diversity <i>Range of dwelling sizes and types for developments of 10 or more dwellings</i></p> | N/A | N/A |

| Std No. | Description | Assessment Comments | Complies? |
|---------|---|--|-----------|
| B4 | <p>Infrastructure</p> <p><i>Able to be connected to reticulated services.</i></p> <p><i>Capacity of the existing infrastructure.</i></p> | <p>There is existing infrastructure available and the dwellings can be connected to reticulated services. While relevant service authorities were not required to be notified of this application the proposed development will require consent to connect.</p> <p>If there is found to be inadequate capacity in any form of service, the permit holder will be required to upgrade that service.</p> | ✓ |
| B5 | <p>Integration with the street</p> <p><i>Development oriented to the street frontage.</i></p> | <p>While setback considerably from the street, only three dwellings, Units 1, 2 and Unit 6, will be visible.</p> <p>Significant landscaping throughout the front setback will help enhance the site's street presentation.</p> | ✓ |
| B6 | <p>Street setback</p> <p>Minimum Setback from front street (m).</p> | <p>The building nearest to the front boundary will be proposed Unit 6 which has a setback of 12 metres at its nearest point. The minimum street setback requirement is therefore more than adequately met.</p> | ✓ |

| Std No. | Description | Assessment Comments | Complies? |
|---------|--|--|-----------|
| B7 | <i>Building Height</i> <i>9 metres maximum</i> | The development has a maximum height of less than 9 metres that is also consistent with the locality. | ✓ |
| B8 | <i>Site Coverage</i> <i>60% maximum coverage</i> | The proposal has a site coverage of approximately 41% which is below the 60% site coverage standard. | ✓ |
| B9 | <i>Permeability</i> <i>Pervious surfaces 20% min</i> | The extent of permeable surfaces proposed is calculated to be approximately 35% which is greater than the 20% permeability standard. | ✓ |

| Std No. | Description | Assessment Comments | Complies? |
|---------|--|--|-----------|
| B10 | <p>Energy Efficiency</p> <p><i>Orientation</i></p> <p><i>Living areas located on the north side of development.</i></p> <p><i>Maximise north facing windows</i></p> | <p>Proposed Unit 5 is well-orientated to maximise energy efficiency.</p> <p>While the living spaces of all proposed dwellings are generally orientated to the east and west, all internal living spaces will be afforded at least one north-facing window and secluded private open space will comply with the solar access requirements of Standard B29 (Solar Access to Open Space).</p> <p>Measures to address the west-orientation of dwellings include:</p> <ul style="list-style-type: none"> • Double glazing of all west-facing living room windows. • Provision of external adjustable sunshade awnings for all west-facing windows. <p>In addition to these, any permit should require the provision of a minimum of one deciduous shade tree within the private open space of Unit 1, 2, 3 and 4.</p> | ✓ |

| Std No. | Description | Assessment Comments | Complies? |
|---------|--|--|-----------|
| B11 | <p>Open Space <i>If any public or communal open space is provided on site it should: be fronted by dwellings, provide outlook for dwellings, be designed to protect any natural features, be accessible and useable.</i></p> | <p>Areas of communal open space around the central shared driveway will be fronted by dwellings and will be accessible and usable. Given the reasonably large area of some of these spaces, any permit should require the provision of at least three canopy trees within the communal open space area.</p> | ✓ |
| B12 | <p>Safety <i>Entrances to dwellings should not be obscured or isolated from the street and internal access ways.</i></p> <p><i>Planning which creates unsafe spaces along streets and access ways should be avoided.</i></p> <p><i>Developments should be designed to provide good lighting, visibility and surveillance of car parking and internal access ways.</i></p> <p><i>Private spaces within developments should be protected from inappropriate use as public thoroughfares.</i></p> | <p>Dwelling entrances will be clearly visible and well defined when viewed from the internal accessway, and from Sarakos Circuit where relevant. The development has been designed to provide good lighting, visibility and surveillance, and does not create unsafe spaces.</p> <p>There is no opportunity for private spaces to be used as public thoroughfares.</p> | ✓ |

| Std No. | Description | Assessment Comments | Complies? |
|---------|---|--|-----------|
| B13 | <p>Landscaping</p> <p><i>Protect any predominant landscape character of the neighbourhood.</i></p> <p><i>To provide appropriate landscaping</i></p> <p><i>To encourage the retention of mature vegetation on the site.</i></p> | <p>The site is currently devoid of any vegetation. The only vegetation within the immediate area is that of the street trees planted as part of the subdivision construction.</p> <p>The proposed development design provides opportunity for significant landscaping to improve the aesthetics and energy efficiency of the development.</p> <p>Any permit should condition the provision of a detailed landscape plan and planting in accordance with this plan.</p> | ✓ |

| Std No. | Description | Assessment Comments | Complies? |
|---------|--|--|---|
| B14 | <p>Access</p> <p><i>To ensure the number and design of vehicle crossovers respects the neighbourhood character.</i></p> | <p>The existing property crossover will be used to service all dwellings. The crossover and driveway within the front property boundary is required to be 5.5 metres wide to provide passing opportunity for vehicles entering and exiting the property.</p> <p>The 5.5m wide crossover and driveway width will exceed the 33% street frontage standard (approximately 41%) and will be much wider than the standard 3m single-width crossovers to other properties in the street. This, however, is considered unavoidable in the circumstance of the subject application which is constrained by the narrow 13.14m property frontage and the need to provide for safe vehicle passage at the entrance to the site.</p> | <p>✗ - Compliance with standard unavoidable in this instance. Not considered to be of significant detriment to the neighbourhood character.</p> |

| Std No. | Description | Assessment Comments | Complies? |
|---------|--|--|-----------|
| B15 | <p>Parking location</p> <p><i>Reasonably close and convenient to dwellings and residential buildings</i></p> <p><i>Be secure</i></p> <p><i>Allow safe and efficient movements within the development</i></p> | <p>Onsite parking will be provided to each dwelling via the proposed communal accessway.</p> <p>Parking locations for dwellings will:</p> <ul style="list-style-type: none"> - be convenient to dwellings, - be secure, and - allow safe and convenient movements. <p>Minimum separation distances to habitable room windows have been met.</p> | ✓ |
| B17 | <p>Side and rear setbacks</p> <p><i>Side or rear setbacks - 1 m plus 0.3m for every metre of height over 3.6 m up to 6.9m, plus 1m for every metre over 6.9m</i></p> | <p>The proposed dwellings will have a wall height of less than 3.6 metres all walls will be setback a minimum of 1 metre from all property boundaries.</p> | ✓ |
| B18 | <p>Walls on boundary</p> <p><i>A new wall constructed on or within 200mm of a side or rear boundary of a lot or carport constructed on or within 1m of a side or rear boundary should not abut a boundary for a length of no more than – 10m plus 25% of the remaining length of the boundary of an adjoining lot</i></p> | <p>N/A – no walls are proposed on or within 200mm of a boundary.</p> | N/A |

| Std No. | Description | Assessment Comments | Complies? |
|---------|--|---|-----------|
| B19 | Daylight to existing windows <i>Impact on existing dwellings</i> | <p>The proposed development is setback from property boundaries such that any existing or future dwellings on adjoining properties will be afforded adequate light court in accordance with this standard.</p> | ✓ |
| B20 | North facing windows <i>North facing habitable rooms</i> | <p>All north-facing habitable room windows of the constructed dwellings to the south are located greater than 11 metres from the subject site. Further to this, the proposed development is setback by more than 3 metres from the southern property boundary. The proposal is therefore considered to more than adequately meet this standard.</p> | ✓ |
| B21 | Overshadowing Open Space <i>The impact of the proposal on the amenity of existing dwellings and their private open space areas</i> | <p>Shadow diagrams have been provided by the applicant showing the extent of expected overshadowing between 9am and 3pm on 22 September.</p> <p>The shadow diagrams provide sufficient evidence that the private open space of existing and future surrounding residences will not be unreasonably impacted by the proposed development in accordance with the provisions of this standard.</p> | ✓ |

| Std No. | Description | Assessment Comments | Complies? |
|---------|---|--|-----------|
| B22 | <p>Overlooking</p> <p><i>Habitable room windows balcony, terrace, deck or patio should be located and designed to avoid direct views into a secluded private open space of an existing dwelling. Views should be measured from a height of 1.7metres above floor level with a horizontal distance of 9m and a 45-degree angle for the setback.</i></p> | With finished floor levels less than 800mm above ground level, the provision of 1.8 metre high colorbond fencing around all property boundaries will ensure the development is compliant with this standard. | ✓ |
| B23 | <p>Internal views</p> <p><i>Windows and balconies should be designed to prevent overlooking of more than 50% of the secluded private open space of a lower-level dwelling or residential building directly below of within the same development.</i></p> | N/A – single storey development only. | ✓ |

| Std No. | Description | Assessment Comments | Complies? |
|---------|--|---|---|
| B24 | <p>Noise impacts <i>Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings.</i></p> <p><i>Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings should take into account noise sources on immediately adjacent properties</i></p> | <p>The most likely noise source associated with the proposed development will be the external plant associated with the heating/cooling units of each dwelling.</p> <p>No detail of any external plant location has been provided on the submitted plans; however, there is considered adequate opportunity to provide external plant without impacting upon existing or future adjoining residents or dwellings within the development.</p> <p>Any permit should require the provision of external plant locations in accordance with this standard.</p> | <p>Plans to show location of external heating / cooling units.</p> |
| B25 | <p>Accessibility <i>The dwelling entries of the ground floor of dwellings and residential buildings should be made accessible to people with limited mobility.</i></p> | <p>The entry points to all proposed dwellings are at ground level.</p> | <p>✓</p> |

| Std No. | Description | Assessment Comments | Complies? |
|---------|--|---|-----------|
| B26 | <p><i>Dwelling entry</i> <i>Entries to dwellings and residential buildings should:</i> <i>Be visible and easily identifiable from streets and other public areas.</i> <i>Provide shelter, a sense of personal address and transitional space around the entry.</i></p> | <p>Subject to relocation of the internal fence behind the front building line of Unit 6, all dwellings will have well defined entries visible from the street and/or shared driveway.</p> <p>The entries provide shelter and a sense of personal address for each dwelling.</p> | ✓ |
| B27 | <p><i>Daylight to new windows</i> <i>A window in a habitable room should be located to face:</i> <i>- An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot.</i></p> | <p>All of the habitable room windows in all dwellings look out to open sky for a minimum distance of 1 metre.</p> | ✓ |

| Std No. | Description | Assessment Comments | Complies? |
|---------|--|--|-----------|
| B28 | <p>Private open space <i>An area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room.</i></p> | <p>All dwellings will have a minimum area of 40 square metres of private open space with a minimum area of 25 square metres of secluded private open space, with a minimum dimension of 3 metres and convenient access from a living room.</p> | ✓ |
| B29 | <p>Solar access to open space <i>The private open space should be located on the north side of the dwelling or residential building, if appropriate.</i></p> <p><i>The southern boundary of secluded open space should be setback from any wall on the north side of the space at least $(2+0.9h)$ metres, where 'h' is the height of the wall.</i></p> | <p>Locations for secluded private open space are somewhat constrained due to the orientation and shape of the lot and the medium density scale of the proposed development.</p> <p>The constraints of the site and the maximisation of area available for development has meant the open space for the proposed dwellings will be orientated to either the east or west.</p> <p>While this is not ideal, the areas of secluded private open space will at least receive adequate solar access throughout part of the day and will not be encumbered by any northern walls.</p> | ✓ |

| Std No. | Description | Assessment Comments | Complies? |
|---------|---|---|-----------|
| B30 | Storage <i>Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.</i> | Secure storage space for all dwellings has been shown on the submitted plans in keeping with this standard. | ✓ |
| B31 | Design Detail <i>To encourage design detail that respects the existing or preferred neighbourhood character.</i> | The design elements of the proposed dwellings are sympathetic to the developing and anticipated character of the area. Proposed dwellings will be of single storey design, with materials and features matching those of other new dwellings in the estate. | ✓ |
| B32 | Maximum front fence height <i>Should not exceed 1.5 metres in height when adjoining a road that is not located in a road zone.</i> | No front fencing is proposed as part of this development. Low side fencing is proposed at the entrance to the site tapering up to 1.8m beyond the 3m setback requirement. | ✓ |

| Std No. | Description | Assessment Comments | Complies? |
|---------|---|---|-----------|
| B33 | <p>Common property <i>Clearly delineate public, communal and private areas.</i></p> <p><i>Common property should be functional and capable of efficient management.</i></p> | <p>The common property proposed for this development incorporates the shared accessway and visitor parking spaces as well as any other communal services/utilities that will be required.</p> <p>The common property is considered to be of a functional layout, facilitating required movements for vehicles accessing all proposed car spaces, and capable of efficient management.</p> | ✓ |
| B34 | <p>Site services <i>Ensure site services can be installed, maintained and look attractive.</i></p> | <p>There is adequate opportunity for the installation and maintenance of attractive site services.</p> <p>Bin locations and clotheslines for each individual dwelling have been adequately shown. Any permit should require the provision of external gates to the backyard of each dwelling so as to provide convenient and practical access to bins and external storage sheds.</p> | ✓ |

Particular Provisions

Clause 52.06 – Car Parking

Clause 52.06 stipulates the number of car parks to be provided for a development as well as standards to which car parks and accessways must be constructed.

Car Parking

Table 1 identifies the carparking requirement for a residential development as follows:

- 1 space to each one or two-bedroom dwelling, plus
- 1 space for visitors for every 5 dwellings, rounded down.

For the proposed six dwelling development, with each dwelling containing two bedrooms, this equates to a requirement for a minimum of 7 onsite parking spaces.

The application proposes the provision of 8 onsite spaces, comprising 2 visitor spaces, which exceeds the 7-space minimum standard.

Accessway

The proposed accessway is considered to generally comply with relevant design standards, allowing all standard vehicles to enter and leave the site in a forward direction.

As per IDM standards, Council's Technical Services Department have required the provision a 5.5m wide access across the front of the site to allow for vehicle passing. While the internal accessway is shown to be 5.5m wide, the crossover to the street is only shown as being 4m wide with a slight splay. Technical Services have required this to be widened to 5.5m without any splay. This appears to be achievable.

Design Standard 1 (Accessways) under Clause 52.06-9 include a requirement for safe sight lines at the driveway entrance to the site. The requirement provides:

Accessways must:

- *Have a corner splay or area at least 50 per cent clear of visual obstructions extending at least 2 metres along the frontage road from the edge of an exit lane and 2.5 metres along the exit lane from the frontage, to provide a clear view of pedestrians on the footpath of the frontage road. The area clear of visual obstructions may include an adjacent entry or exit lane where more than one lane is provided, or adjacent landscaped areas, provided the landscaping in those areas is less than 900mm in height.*

In the context of the subject site, this is considered to apply to those areas shown in red below.

Conclusion

The application seeks approval for the development of five dwellings on the subject 1,772m² lot. The proposed development has been found to be compliant with the provisions of the Wangaratta Planning Scheme, particularly State and Local Planning Policy which seek to promote growth in the Wangaratta urban area and the development of higher density affordable housing opportunities throughout all residential areas.

The development, in combination with the development at 20 Sarakos Circuit, is considered to address a void in the diversity of housing stock through this area. The subject properties are located within the Wangaratta urban area and in close proximity of employment, educational, social and recreational opportunities. The planned North West Growth Area Activity Centre to the south of the subject land will bring some of these local opportunities much closer to the subject land. The site is also located nearby to Wangaratta's extensive shared path network and a local bus route.

The design of the proposed development is generally consistent with the prescriptive requirements for medium density residential development and is not considered to be an overdevelopment of the land or at odds with the emerging neighbourhood character of the area. Sarakos Circuit has been found to be capable of accommodating the additional traffic anticipated to be associated with both this development and the development at 20 Sarakos Circuit. Concerns relating to safety have been addressed by way of recommended permit conditions.

On balance it is considered that the scale and design of the development is appropriate, achieves an acceptable outcome in terms of relevant planning considerations and should be supported with appropriate conditions as outlined in Attachment 1.

Attachment 1

Amendment C83 – Items in the C83 Amendment and the Amendments they are proposed to be addressed by:

| Amendment C83 Item: | Outstanding Processes: | Amendment to Consider the Matter in: |
|--|--|--|
| Proposed rezoning of Max Parkinson Lodge: 8 Sadler Street, Wangaratta | Change of ownership (from public ownership to private ownership) – currently underway | C79 - Health Precinct Structure Plan |
| Proposed changes to permit requirements for development on lots of between 300 and 500 square metres in residential zone | | C79 - Health Precinct Structure Plan |
| Proposed rezoning of Kiwanis Reserve: 32 -34 Mathers Street, Wangaratta | Legal obligations under the Local Government Act, 2020 : Consultation for sale, exchange, transfer of public land/open space prior to rezoning Public consultation pending | Planning Scheme Amendment Implementation of the Planning Scheme Review 2022 |
| Proposed rezoning of Moyhu Depot – 2-4 Market Street. Moyhu | Potential soil contamination investigations to inform appropriate site management Investigations and report pending | Planning Scheme Amendment Moyhu Township Development Plan Review commenced - amendment to follow |
| Proposed changes to the permit requirements for sheds in the Low Density Residential Zone. (Currently sheds with a floor area of over 80sqm require a permit and an amendment would seek to increase this limit) | Further strategic investigation to inform planning controls | Planning Scheme Amendment Implementation of the Planning Scheme Review 2022 |



MINUTES

Wangaratta Economic Development & Tourism Advisory Committee

5:30pm Tuesday April 13 at Wangaratta Government Centre (Council Chambers)

WEDTAC COMMITTEE: Cr. Harry Bussell, Cr. Irene Grant, Stephen Oxley, Ilana Young, Christine Haddrick, Dennis O'Neill, Trent Crothers, Anna Stephenson, Rowena Tainton, Sandro Camillo.

NON-VOTING: Stephen Swart, Janine Rolles, Kate Clark (minutes)

The meeting opened at 5:40pm with Stephen Swart as interim Chair until the Committee appointed a new Chair.

Apologies: Simon Frazer, Brendan McGrath, Cr. Dean Rees, Cr. Dave Fuller & Celeste Brockwell

Agenda Item

1. Introduction of New Members

Sandro Camillo, Anna Stephenson & Rowena Tainton introduced themselves speaking to their backgrounds, their professional and life experiences, and reasons for opting to join the committee.

A round table of introductions followed from ongoing committee members, Councillors and Rural City of Wangaratta Staff.

2. Nomination of Chairperson - *Stephen Swart*

Stephen reiterated the Committee Charter and key roles and responsibilities of the Chairperson.

Position of Chair declared vacant. Call for nominations

Nomination: Dennis O'Neill by Christine Haddrick

Nomination Seconded: Ilana Young

Accepted: Dennis O'Neill

Moved: Dennis O'Neill appointed Chair

Dennis continued as Chair for the balance of the meeting.

3. Visitor Services Strategy (VSS) - *Janine Rolles*

The VSS is going to Council via the Ordinary Council Meeting on April 27 for endorsement for public exhibition and consultation. It remains a Confidential document until released for public consultation. WEDTAC is encouraged to attend some of the community consultation sessions and provide a



submission.

Community and stakeholder consultation will commence for the period following endorsement by Council.

Discussion concluded with the Chair noting the committee should and will come together in time to establish a response to the document.

4. King Valley Masterplan & Prosecco Road Development - Trent Crothers

The project, just for noting at this time, is funded by Regional Development Victoria in the amount of \$4.3 million. The project takes in a wide area including Milawa, Oxley, Tarrawingee, Everton, Moyhu, Cheshunt, Myrree, Edi & King Valley. Development Plan looks to include the following:

- Gateways and Townships – placemaking entrances
- Accommodation – supply/demand/gaps analysis
- Cycle Trail – Oxley through Cheshunt
- Destination plan

5. GP Attraction & Retention - Janine Rolles

A recent meeting about attracting and retaining GP's has opened the conversation to "what is the problem?"

Discussion followed for potential inhibitors such as perceptions of 'rural' healthcare, lack of advertising, accommodation, lacking incentive programs and cultural changes with families becoming less flexible to move.

The Chair hoped the activity of sub-groups would not drain Council resources excessively and suggested that this item be intermittently reported to WEDTAC. Advice was for council to assist the working groups to establish a plan that should be led by the professionals impacted.

6. Council Plan Feedback - Stephen Swart

Stephen provided background – this is the strategic council plan for the next four years.

The draft council plan is for noting and is currently being prepared for public feedback.

The draft council plan will be presented to the April Council Meeting before being released for public comment. Councillor Grant indicated the expenditures should have some associated flexibility over the term of the Plan.

Community consultation has already taken place to inform the draft however further commentary will help council refine the document to showcase key priorities from the community for the next four years.

A new aspect will be to include a Health and Wellbeing plan (this is a legislative requirement).

7. Environmental Sustainability Strategy – Stephen Swart

Council has developed a draft that was open for public comment until 5pm Monday April 12, with some 28+ submissions received. Several public (open) community consultation sessions were held.

A joint WEDTAC/AAAC sub-committee had met and compiled suggested changes to the ESS.



All submissions will be read by officers to inform any necessary changes to the strategy prior to it going to council for endorsement.

ACTION – Circulate with the minutes of this meeting the ESS submission made from WEDTAC/AAAC.

8. Business Arising

- Ask members for consideration of future meetings frequency, medium, agendas etc- *Kate Clark*

Members invited to provide feedback to Kate. General consensus was for next 3 meetings to take place face-to-face with Committee members who cannot attend in person to be considered on a case by case basis for electronic attendance.

- Use of sub committees – *Trent Crothers*

Following discussion of the potential use of 'portfolio' sub-committees to attack the work program more effectively (as suggested late in 2020), the Committee agreed to steps as follows:

- 1) Definition by Council (as per Cr Grant) as to what Council wants WEDTAC to do
- 2) Review of skills and industry expertise on WEDTAC and the Agriculture Advisory Committee (could happen concurrently with No1)
- 3) Identification of short-term working group focus and timeframes

Members would be encouraged to submit their portfolio interests and skill sets before the next meeting.

The meeting finished at 7:03pm.