



Rural City of
Wangaratta

Agenda

For the Ordinary Council Meeting
Council Chambers, Municipal Offices
62-68 Ovens Street, Wangaratta **22 February 2022**

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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 Special Meeting on 31 January 2022 as a true and accurate record of the proceedings of the meetings.

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

Nil

15. Infrastructure Services

15.1 C33938 - Mackay Street Drainage Reconstruction

Meeting Type: Ordinary Council Meeting
Date of Meeting: 22 February 2022
Author: Project Officer
File No: IC22/44

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 presented to Council is to provide details on the tender evaluation and recommendation for contract award of C33938 – Mackay Street drainage reconstruction.

The project has been identified to address community concerns received in relation to drainage issues and vehicle safety relating to the intersection at Mackay and Rowan Streets.

This project will revitalise the streetscape helping to connect to the CBD, formalise car parking and footpaths to encourage additional parking within close proximity to the CBD and improve safety conditions.

This procurement opportunity was unique to Council's requirements, therefore collaborative procurement opportunities were not considered.

Recommendation:

That Council:

1. Award Contract C33938 - Mackay Street drainage reconstruction to Bordignon Excavations Pty Ltd;
2. Authorises the Chief Executive Officer to sign and seal documents when available; and
3. Disclose the contract amount for Contract C33938 - Mackay Street drainage reconstruction.

Background

The existing drainage is not sufficiently capturing stormwater runoff. The drainage is in poor condition and has been impacted by existing Plane trees, creating a significant flood issue in frequent rainfall events.

During initial consultation with residents and businesses further issues were identified including the lack of formalised parking and disability parking, the need for footpath improvements and the potential to improve the overall streetscape appeal.

A tender was advertised to deliver the works through Eprocure and the Wangaratta Chronicle.

Tenders closed on 18 January 2022, with one submission received from Bordignon Excavations.

Implications

Policy Considerations

Council's Procurement Policy principles, processes and procedures were followed whilst conducting the tender evaluation.

Financial/Economic Implications

Council adopted a budget of \$680,000 (ex GST) as part of the 2021/22 Capital Works Program, to deliver the works and preliminary works required to prepare the site.

This project has been fully funded via the Victorian Government's Roads to Recovery Program.

Legal/Statutory

Local Government Act 2020.

Social

The upgrade of the stormwater system and car parking will benefit local residents by reducing flooding and improving the streetscape value.

Environmental/Sustainability Impacts

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

Strategic Links

Council Plan 2021 – 2025

This report supports the 2021-2025 Council Plan through the following objectives and actions:

1. Strengthening our Leadership

Continue to provide transparency for the community regarding the information being considered in decision making processes.

2. Nurturing our Wellbeing

Work closely with community groups to leverage and access State and Federal funding opportunities.

Rural City of Wangaratta 2033 Community Vision

This report supports the 2033 Community Vision through the following objectives:

- "Activate spaces and places to compliment activity around the municipality".

Other strategic links

Wangaratta Car Parking Plan.

Risk Management

Risks	Likelihood	Consequence	Rating	Mitigation Action
Time frame and achieving the proposed timelines	Minor (2)	Moderate (3)	5	Project Manager to monitor. COVID Safe plan in place
Community concern	Minor (2)	Moderate (3)	5	Project manager to monitor
Unsatisfactory quality of works	Minor (2)	Moderate (3)	4	Project Manager to monitor

Consultation/Communication

Prior to tender advertising, Council officers undertook a mailout to adjoining property owners and undertook face to face discussions with relevant businesses.

Further consultation will occur prior to the commencement of construction.

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

Options for Consideration

1. Award contract Mackay Street drainage reconstruction to Bordignon Excavations Pty Ltd.
2. Not award contract Mackay Street drainage reconstruction and re-advertise the procurement.

Conclusion

Following a comprehensive evaluation of tenders against the pre-determined evaluation criteria and weightings, Contract C33938 - Mackay Street drainage reconstruction is recommended to be awarded to Bordignon Excavations Pty Ltd.

Attachments

- 1 C33938 - Mackay Street Drainage Reconstruction - Evaluation Report Confidential - Confidential

16. Development Services

16.1 Planning permit application PInapp21/198 - 21-23 Templeton Street Wangaratta - Development of residential buildings for social housing, demolition of buildings & partial waiver of car parking requirements

Meeting Type: Ordinary Council Meeting
Date of Meeting: 22 February 2022
Author: Planning Coordinator
File No: IC22/42

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 determine planning permit application PInapp21/198. Due to the number of objections exceeding three, the application must be determined by Council.

This application seeks a permit to redevelop land at 21-23 Templeton Street Wangaratta. The land is currently managed by Uniting Care for the purpose of providing housing to disadvantaged persons. The site features a number of single-story units which are several decades old.

The proposal includes the complete demolition of the existing buildings and the construction of a new, four story (ground floor plus three levels above) complex split over 3 separate buildings. The formal description of the application is: *Development of residential buildings for social housing, demolition of buildings and partial waiver of car parking spaces to be provided.*

Following the public notice process a total of 13 objections have been received. These objections are considered later in this report and in the attached assessment.

The recommendation is to issue a Notice of Decision to Grant a Permit. The recommendation is based on a merits assessment of the proposal having regard to the applicable policies, objectives and decision guidelines in the Wangaratta Planning Scheme.

Recommendation:

That Council:

1. Issues a Notice of Decision to Grant a Permit in respect of planning permit application PInapp21/198, for the *Development of residential buildings for social housing, demolition of buildings & partial waiver of car parking spaces to be provided*, at 21-23 Templeton Street Wangaratta, subject to the permit conditions contained in **Attachment 1**.
2. Advises the applicant and submitters of this decision.

Property Details

Land/Address	21-23 Templeton Street Wangaratta (being Lot 1 TP 553914, Lots 1 & 2 TP 112190 and part of Lots 1 & 2 TP 82634)
Zones and Overlays	Commercial 1 Zone (C1Z) – Whole site Heritage Overlay – Schedules 25 and 26 – Only over a small portion of the property
Why is a permit required	<p>Clause 34.01-1 Commercial 1 Zone (A permit is required to intensify the use of the land for a section 2 use (being Social Housing))</p> <p>Clause 34.01-4 Commercial 1 Zone (A permit is required to construct a building and carry out works).</p> <p>Clause 43.01 – Heritage Overlay (A permit is required demolish a building. A permit is also required to construct a building and carry out works).</p> <p>Clause 44.06-2 – Bushfire Management Overlay (A permit is required to construct a building or carry out works associated with Accommodation).</p> <p>Clause 52.06-3 – Car Parking (A permit is required to reduce the number of car parking spaces to be provided).</p>

Proposal in Detail

Uniting Care Vic/Tas is seeking a permit to re-develop an existing facility they own and operate in Wangaratta. The re-development is significant and will replace single storey units with a large facility with more capacity to house people who need assistance.

A current aerial image of the site is included below:



A photo of the site as seen from Templeton Street is seen below:



The site is to the west of the King George gardens and is within the boundary of the Wangaratta Central Activity Area (CAA).

It is important to note that the proposal relates to social housing, not public housing and that the land is currently used for this purpose.

The site will be managed by Uniting Care, and tenancy within the facility will be at the discretion of Uniting Care. The units within the site will not be offered to the general housing market. Social Housing managed in this way, is essentially a not-for-profit organisation providing housing to disadvantaged persons.

The proposal is a development that is significant with the following key features:

- 44 individual dwellings/units;
- 3 individual buildings that are 4 storeys in height;
- 20 car parks;
- Landscaping;
- Bicycle parking facilities;
- A private collection agreement to dispose of waste;
- Rainwater collection and re-use.

The existing facility (being 16 single storey units) will be completely demolished to make way for the proposal. A set of development plans are included at **Attachment 2**.

The front elevations (artists impression) are shown below:



Summary of Key Issues

The issues that fundamentally influence this proposal are:

- Consistency with the Planning Policy Framework (State Policy);
- Consistency with Local Planning Policy;
- Consistency with Apartment Development Standards;
- Appropriate design to create a high level of internal amenity for residents;
- Appropriate building design to account for external amenity;
- Provision of car parking;
- Grounds of objection;
- Referral Authority responses;
- Site management;
- Sustainable design practices.

Objections

Council received 13 objections to the application which are considered below. Council also received 6 letters of support. Due to the number of objections exceeding 3, the decision must be made by Council and not by a delegated officer.

The grounds of objection include:

- Privacy concerns (i.e. overlooking);
- Security concerns;
- The development is not right for the area and/or Wangaratta;
- Density of units is too high;
- Lack of communal/open space;
- Increased traffic;
- Lack of parking;
- Undesirable people will gather in the King George gardens;

- Shop security concerns;
- It will change the character of the area;
- Metro centric proposal; and
- Inconvenience of building work during construction.

A full response to these grounds of objection are provided in **Attachment 3**.

Assessment under the Planning and Environment Act

A full assessment of the proposal against the Wangaratta Planning Scheme is provided at **Attachment 3**.

As with all planning permit applications, the starting point is to consider whether or not the proposal results in an acceptable planning outcome having regard to the Wangaratta Planning Scheme.

It needs to be highlighted that this proposal is not a standard/conventional housing development for the general real estate market. It relates to a specialist need in the form of social housing. This form of social housing is run by a private/charitable organisation, outside of the formal state run social housing programs (public housing).

It is viewed that the proposal, at a higher 'strategic' level, achieves consistency with the Wangaratta Planning Scheme and is suitable for support. This view is formed on the basis of:

- The subject site is within walking distance of many essential services, and as such lends itself well to the needs of disadvantaged persons who are mobility limited;
- The site is zoned for higher intensity outcomes;
- Although the site is on the periphery of a heritage precinct, it is not in the midst of the heritage precinct;
- Local Policy does not support maintaining the status quo in the Central Activities Area (CAA) – in fact it strongly supports development up to four storeys;
- Local Policy also supports the activation and intensification of the CAA;
- The proposal meets all of the objectives in Clause 58 of the Wangaratta planning Scheme (Apartment Developments) and meets a majority of standards (in other words, the proposal meets the finer and detailed technical requirements of the Planning Scheme);
- The use of a variety of finished materials, colours and textures, in combination with the breaking up of the built form over 3 individual buildings means that the built form is appropriate and is site responsive;
- There is an underlying need for more social housing, and this site already caters for disadvantaged persons (seemingly without amenity conflicts);
- The internal amenity is (overall) to a standard that meets the expectations of the Planning Scheme given the size, orientation and constraints of the site;
- The Planning Scheme requires development to be of an acceptable standard;
- The provision of 20 car parking spaces is sufficient given the social housing use of the building;
- Minor features of the development which need finessing can reasonably be dealt with by permit conditions (including the requirement to make minor modifications).

Implications

Policy Considerations

There are no specific Council policies or strategies that relate to this report (apart from the Wangaratta Planning Scheme).

Financial Implications

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

Legal/Statutory

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

Social

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

Environmental/Sustainability Impacts

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

Economic Impacts

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

Referrals/Public Notice

The application was referred to the CFA by virtue of the Bushfire Management Overlay (BMO). They responded with conditional consent.

North East Water were notified of the application and have also responded with no objection but did offer commentary that the existing water supply and sewer may need modification. Any such modifications are a matter for the applicant to negotiate with North East Water directly.

Strategic Links

Council Plan 2021 – 2025

This report supports the 2021-2025 Council Plan through the following objectives and actions:

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 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.

Risk Management

Risks	Likelihood	Consequence	Rating	Mitigation Action
Refuse to Grant a Permit - Applicant appeals decision at VCAT	Moderate	Moderate	Moderate	Representation of Council at VCAT
Notice of Decision to Grant a Permit – Objector/s appeal decision at VCAT	Moderate	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 and was available on Council's website.
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

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

Attachments

- 1 Planning permit application PInapp21/198 - Proposed permit conditions [↓](#) 
- 2 Planning permit application PInapp21/198 - Development Plans [↓](#) 
- 3 Planning permit application PInApp21/198 - Assessment against the Wangaratta Planning Scheme [↓](#) 

17. Special Committee Reports

Nil

18. Advisory Committee Reports

Nil

19. Minutes of Advisory Committee Meetings

Nil

20. Notices of Motion

Nil

21. Urgent Business

22. Public Question Time

23. Confidential Business

Nil

24. Closure of Meeting

Attachments

Attachment 1 – PInapp21/198

Proposed permit conditions

Buildings to be used for Social Housing

1. The use and occupation of the buildings hereby approved, must only be for social housing purposes at all times.

Endorsed plans

2. The development layout as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.

Amended plans

3. Prior to the commencement of works, 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 then form part of the permit. The plans must be drawn to scale with dimensions. The plans must generally be in accordance with the plans submitted with the application but modified to show:
 - a) A revised site plan with an increased setback of from the north and west boundary consistent;
 - b) A revised west elevation to prevent passive overlooking from walkways and other public areas of the SPOS of the adjoining property (25 Templeton Street);
 - c) A revised set of floor plans to provide for at least 50% of the dwellings to have at least one bathroom that are adaptable as per Table D7 of Clause 58.05-1;
 - d) Revised ground floor plan to reduce the number of bicycle parks to be provided, and an increase in the communal area to the west of unit 0.02;
 - e) A revised ground floor plan to provide for a more free flowing path from the entrance to the stairs/lift to the west of unit 0.02.

Development expiry

4. 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.

Landscape maintenance

5. 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 must be replaced and any weeds or noxious species controlled.

Amenity – Site Maintenance

6. Maintenance of all buildings, surrounds, storage and parking areas within the site must be carried out in such a manner to render the site in a neat, tidy and clean condition at all times to the satisfaction of the Responsible Authority.

Amenity – Lighting

7. External lighting must be designed, baffled, directed and located so as to prevent any adverse effect on adjoining land to the satisfaction of the Responsible Authority.

Amenity – Storage of goods

8. All goods, materials, plant or machinery equipment must be stored out of view or in a manner that is not unsightly when viewed from nearby land, roadways or other public places.

External colours not to be altered

9. The external colours, materials and/or finishes of the building(s) must be consistent with the endorsed plans at all times, and must not be altered without the written consent of the Responsible Authority.

Waste Management Plan

10. All waste must be managed generally in accordance with the endorsed Waste Management Plan forming part of this permit, unless with the written consent of council.
11. Waste, refuse and rubbish must only be stored in the locations provided for in the endorsed plans, or must be stored within the premises at all times.
12. The Waste Management Plan must be implemented by management.

Tech Services conditions**General**

13. Plans and specifications must be prepared at the permit holder's expense by a suitably qualified and/or registered 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.

14. The permit holder must complete full construction of all new access ways, roads, footpaths, parking areas, drainage, on-site detention, and related infrastructure. All works must conform to plans and specifications approved by the Responsible Authority.

Drainage & onsite detention

15. Before construction begins or plan certification, whichever comes first, drainage and on-site detention plans and computations, prepared according to IDM procedures and criteria, must be submitted to the Responsible Authority for approval.
16. Prior to the issue of a statement of compliance the permit holder must satisfy the Responsible Authority that
 - a. A legal point of discharge has been established within the boundary of the subject property and connected to the external drainage network according to IDM standards without reducing the flow capacity or structural integrity of the external network.
 - b. All stormwater runoff originating from or transferred through the subject property in a 18% Annual Exceedance Probability (AEP) rainfall event will be collected and conveyed by underground pipes to a 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.
 - c. Sufficient on-site detention has been provided to limit the peak discharge from the developed site, including ground runoff, in a 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.
 - d. Any in-ground on-site detention will provide blockage protection for the outflow control device and provide an overflow path should blockage occur.
 - e. Any easements required to facilitate future connection to, and maintenance of, drainage infrastructure serving more than one Lot or property have been created.

Water sensitive urban design

17. Before construction begins, the permit holder must satisfy the Responsible Authority that appropriate measures will be taken to enhance the quality of stormwater discharged from the developed site, according to the procedures and criteria outlined in the Water Sensitive Urban Design Guidelines for the Rural City of Wangaratta and IDM Clause 20.

Parking & access

18. Prior to the issue of a statement of compliance 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 according to IDM standards to accommodate vehicles up to and including a maximum length and weight agreed by the Authority.
 - b. Vehicles can enter and leave the subject property while travelling only in a forward direction.
 - c. Sufficient parking for all normal levels of activity for the subject property has been provided within the property.
 - d. All parking areas and access routes available for public use have been sealed, drained and line-marked to Australian Standard 2890 and IDM standards.
 - e. Any internal footpaths and pedestrian crossings connected directly to Council footpaths have been designed and constructed to IDM standards.
 - f. When vehicles must reverse within the subject property, measures have been taken to identify hazardous areas and protect people and infrastructure from reversing vehicles.
 - g. All internal parking areas and access routes available for public use have appropriate lighting complying with IDM standards and Australian Standard 1158.

Construction

19. Before construction begins, and during construction, a Site Management Plan and Traffic Management Plan must be submitted to and approved by the Responsible Authority, and effective measures consistent with the Plan must be taken to:
- a. Secure occupational health and safety; and
 - b. Locate any existing underground services; and
 - c. Implement effective traffic management and environmental controls; and
 - d. Establish and maintain safe construction vehicle access to the site; and
 - e. Maintain vehicle and machinery hygiene; and
 - f. Avoid the spread of soil-borne pathogens and weeds; and
 - g. Minimise erosion, sedimentation, and contamination; and
 - h. Reduce the impact of noise, dust, and other emissions; and
 - i. Prevent mud, dirt, sand, soil, clay, or stones from entering the drainage system; and
 - j. Avoid having such materials deposited on public land by construction vehicles;

20. No excavated or construction materials may be placed or stored outside the site area or on adjoining road reserves or nature strips,
21. Prior to the issue of a statement of compliance, all areas, Council assets and underground services disturbed in the course of works must be restored to their original condition, to the satisfaction of the Responsible Authority.

CFA conditions

22. Before the development starts, a Bushfire Management Plan must be submitted to and endorsed by the Responsible Authority. Once endorsed the plan must not be altered unless agreed to in writing by FRV and the Responsible Authority. The plan must be generally in accordance with details of Bushfire management plan and protection measures pp24-26 in the Biosis BMS Final Report 02 dated 06 Aug 2021 but modified to add the following conditions for Water Supply:

- a) The arrangements for the interconnection between the two water supply tanks must be minimum 80 mm, non-combustible corrosive resistant metal pipe/connections and the bases of the two tanks must be on the same level.

- b) Remote Outlet Requirements:

Show a minimum of 10,000 litres of effective water supply for fire fighting purposes including:

- The location of the FRV outlet, the occupier's outlet and the pipeline between the tank and the FRV outlet, and
- The material of manufacture and nominal diameter of all piping and fittings.

The water supply must be installed so that it meets the following requirements:

- The static water supply must be stored in an above ground tank constructed of concrete or metal.
- The static water supply must be provided with an outlet for the FRV (FRV outlet) that includes a 64 mm FRV 3 thread per inch male coupling.
- The static water supply must also include an outlet which incorporates a ball or gate valve separate to the FRV outlet for use by the owner/occupier of the land.
- The FRV outlet must be:
 - Easily accessible by a firefighter in the event of a bushfire,
 - Clear of all vegetation for a distance of 1.5 metres,
 - Setback from flammable objects (including timber fences and timber retaining walls) for a minimum distance of 1.5 metres,
 - Located a minimum distance of 10 metres and no more than 60 metres from the dwelling, and

- Oriented horizontally.
- The internal diameter for the fitting connecting the tank to the pipeline must be equivalent to or greater than the internal diameter of the pipeline between the tank and the fire authority outlet.
- The centreline of the FRV outlet must be:
 - A minimum of 300mm and maximum 600mm in height above the finished ground level, and
 - Located below the level of the outlet on the tank.
- The riser for the FRV outlet must be supported by a galvanised steel post at least 50mm x 50mm or equivalent which is concreted in the ground to a depth of at least 450mm.
- A 65mm British Standard Pipe (BSP) ball or gate valve must be provided at the FRV outlet to control the flow of water to the CFA coupling. Any other valves between the FRV outlet and the tank must be locked in the open position.
- The FRV outlet must be easily identifiable from the entrance to the property or signage must be provided that meets the following requirements:
 - Has an arrow pointing to the location of the fire authority outlet,
 - Has dimensions of not less than 310mm high and 400mm long,
 - Is red in colour, with a blue reflective marker attached, and
 - Is labelled with a 'W' that is not less than 15cm high and 3cm thick.
- The FRV outlet must include a fade-resistant or engraved sign that:
 - Is fixed to the post supporting the fire authority outlet riser,
 - Has a minimum height of at least 1.5m from the ground surface level, and
 - Includes the words "FIRE WATER TANK OUTLET" in lettering that is a minimum of 50mm in height and white on a red background.
- A blue reflective disc at least 50mm in diameter must be attached to the post holding the sign. The blue reflective disk must be located immediately below the sign.
- All below-ground water pipes must be installed to provide at least the following cover below the finished surface:
 - 300 mm for pipes subject to vehicle traffic,
 - 75 mm for pipes under dwellings or concrete slabs, and
 - 225 mm for all other locations.

Urban Context Report / 21-23 Templeton Street

27.07.2021



Urban Context Report / 21-23 Templeton Street

27.07.2021



Urban Context Report / 21-23 Templeton Street

27.07.2021



Templeton Street - Entry

Urban Context Report / 21-23 Templeton Street

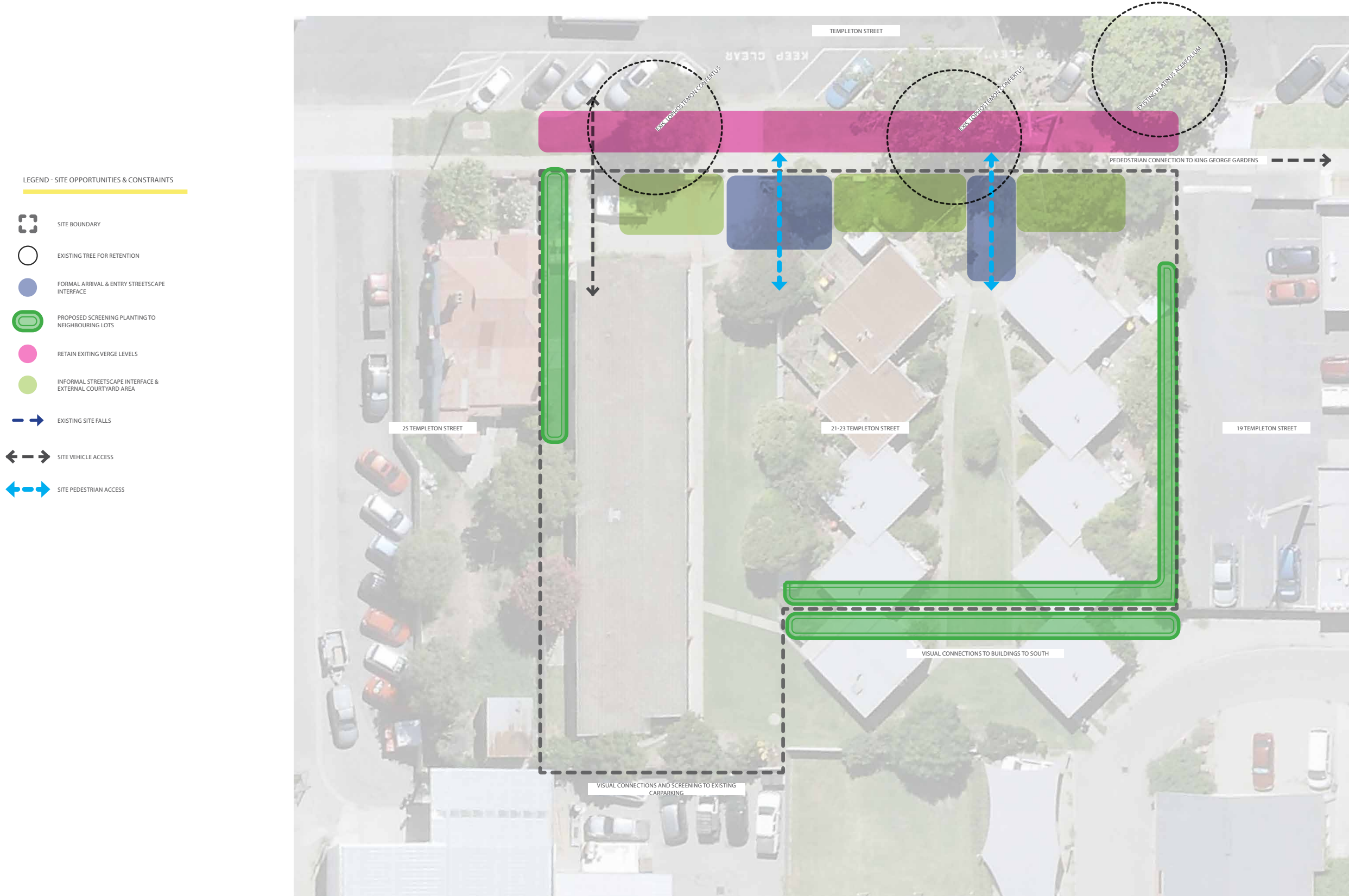
27.07.2021



Urban Context Report / 21-23 Templeton Street

27.07.2021





21-23 TEMPLETON STREET - WANGARATTA
PREPARED FOR UNITING PTY LTD

SITE ASSESSMENT, OPPORTUNITIES & CONSTRAINTS
AUGUST 2021

JOB NO. 2036301
NOT TO SCALE

C1.001

REV D

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- 01

BRICK APRON ENTRY TO RESIDENT COURTYARD FROM STREETSCAPE
- 02

ENTRY COURTYARD SPACE WITH FEATURE 'APRICOT' BRICK PAVING, BRICK BENCH SEATING TO FORM 'FRONT DOOR' GATHERING SPACE AND COMMUNITY COURTYARD
- 03

RESIDENT INTERNAL COURTYARD SPACE WITH BIKE PARKING, INFORMAL 'CRAZY PAVE', STONE BOULDER SEATING AND GATHERING SPACE LOW GROUND COVER PLANTING & SHADE TREE
- 04

RESIDENT COURTYARD INTERFACE TO INCLUDE BRICK BENCH SEATING AND PANEL FENCING FOR PRIVACY TO OUTDOOR SPACES
- 05

SMALL COURTYARD SPACE WITH BRICK BENCH SEATING, FEATURE STONE BOULDERS, GRAVEL GARDEN MULCH & FEATURE PLANTING IN LOW FUEL LOAD SPECIES
- 06

LOW GROUND COVER PLANTING TO MAX 300MM HEIGHT.
- 07

ALTERNATING CONTRASTING STONE GRAVEL MULCH WITH STEEL EDGE SEPARATION TO FIRE PUMP SURROUNDS
- 08

FEATURE STONE BOULDER AND LOW TEXTURAL PLANTING IN LOW FIRE FUEL LOAD SPECIES
- 09

INTERNAL GARDEN BED AREAS WITH HARDY SHADE TOLERANT PLANT SPECIES CLIMBER SPECIES ON VERTICAL SCREEN/WIRES BY OTHERS. DETAIL TBC
- 10

ENTRY FEATURE WITH STONE BOULDERS, STONE GRAVEL MULCH AND FEATURE PLANTING IN LOW FIRE FUEL LOAD SPECIES
- 11

RESIDENT COURTYARD SPACES. LANDSCAPE TREATMENT SHOWN INDICATIVE - FINAL LANDSCAPE WORKS BY RESIDENTS
- 12

PROPOSED TRAFFICABLE PAVED AREA TO VEHICLE CAR BAYS, ASPHALT OR CONCRETE SURFACE TO DRIVEWAY. FINAL SELECTION SUBJECT TO COORDINATION WITH CIVIL & STRUCTURAL ENGINEERING
- 13

SCREENING PLANTING TO SOUTHERN PROPERTY BOUNDARY
- FFL 458.40

INTERNAL FINISHED LEVEL
- TOW 459.20

PROPOSED TOP OF WALL LEVEL
- RL 458.35

PROPOSED RELATIVE LEVEL
- F1

SITE FENCING & SCREENING - FEATURE ALUMINIUM PANEL
- F2

SITE FENCING & SCREENING - FEATURE ALUMINIUM PANEL
- F3

SITE BOUNDARY FENCING - CAPPED TIMBER PINELAP
- GA

PEDESTRIAN ENTRY GATE TO MATCH ADJACENT FENCE TYPE
- BB

MASONRY BRICK BENCH SEAT WITH RECONSTITUTED TIMBER BATTEN SEAT, MIN 450MM HIGH
- FB

FEATURE BRICKWORK WALL WITH HIT & MISS DETAIL
- SB

CUT TOP STONE BOULDER SEAT, LOCALLY SOURCED STONE, MIN. 450MM HIGH
- LANDSCAPE WORKS - PROPOSED BUSHFIRE COMPLIANCES

- ALL GRASS/TURF AREAS SHALL BE MOWN TO A SHORT CROPPED HEIGHT ALL YEAR ROUND
 - NO PLANTS GREATER THAN 100MM HEIGHT ARE PROPOSED WITHIN 3M OF THE BUILDING
 - ALL TREES ARE LOCATED A MINIMUM OF 3M FROM WINDOWS OR GLASS FEATURES OF THE BUILDING
 - NO SHRUBS ARE PROPOSED UNDER CANOPY OF TREES; GRAVEL MULCH ONLY
 - TREE CANOPY'S ARE TO BE MAINTAINED TO ENSURE ONGOING CLEARANCE FROM BUILDING CANOPY, GUTTER LINE AND ANY OTHER ELEMENTS OF THE BUILDING
 - ENSURE A MIN. CLEARANCE OF 2M FROM LOWEST TREE BRANCHES AND GROUND LEVEL THROUGH ONGOING MAINTENANCE



21-23 TEMPLETON STREET - WANGARATTA
PREPARED FOR UNITING PTY LTD

LANDSCAPE MASTERPLAN
AUGUST 2021






JOB NO. 2036301
SCALE1 :125 @ A1

C1.101
0 1.25 2.5 5 7.5 12.5
REV D

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LANDSCAPE ARCHITECTS
PO BOX 207
KEW EAST VIC 3102
T: (03) 7022 6890 E: mail@plane.com.au

TREE PLANTING - LEGEND		APPROXIMATE TREE SIZE
	SMALL ORNAMENTAL EVERGREEN TREE NATIVE SPECIES	UP TO 2.5M HIGH AT MATURITY UP TO 2.5M CROWN SPREAD AT MATURITY
	SMALL EVERGREEN TREE NATIVE SPECIES NARROW GROWTH HABIT SUITABLE FOR SCREENING	UP TO 5M HIGH AT MATURITY UP TO 5M CROWN SPREAD AT MATURITY
	SMALL DECIDUOUS TREES NARROW COLUMNAR GROWTH HABIT	UP TO 6M HIGH AT MATURITY UP TO 5M CROWN SPREAD AT MATURITY
	MEDIUM SIZED EVERGREEN TREE NATIVE SPECIES	UP TO 8M HIGH AT MATURITY UP TO 8M CROWN SPREAD AT MATURITY
	FRUITING TREES CITRUS SPECIES	UP TO 2M HIGH AT MATURITY UP TO M CROWN SPREAD AT MATURITY



GREENSTOCK PLANTING - LEGEND	
	SENSORIAL FLOWERING SHRUB PLANTING AT FEATURE LOCATIONS SENSORIAL PERENNIAL & EDIBLE PLANTING TO RAISED PLANTER BEDS
	LOW BUSHFIRE COMPLIANT GROUND COVER PLANTING NATIVE SPECIES
	LOW-MEDIUM HEIGHT GROUND COVER / SHRUB PLANTING NATIVE SPECIES
	FEATURE FLOWERING SPECIES & TEXTURAL PLANTING SHADE TOLERANT SPECIES WHERE REQUIRED
	MEDIUM HEIGHT SHRUB PLANTING COMBINATION NATIVE AND EXOTIC SPECIES
	MEDIUM TO HIGH SHRUB AND PRIVACY PLANTING AT BOUNDARY COMBINATION NATIVE AND EXOTIC SPECIES
	EDIBLE HERB & SENSORIAL PLANTING
	CREEPER & CLIMBING SPECIES TO VERTICAL TRELLIS SCREENS
	FEATURE PLANTING NATIVE FERN, TEXTURAL SUCCULENT OR SIMILAR



21-23 TEMPLETON STREET - WANGARATTA
PREPARED FOR UNITING PTY LTD

LANDSCAPE PLANTING LOCATION PLANS
AUGUST 2021

JOB NO. 2036301
NTS

C1.102

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LANDSCAPE ARCHITECTS
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TOWN PLANNING APPLICATION

21-23 TEMPLETON STREET, WANGARATTA

JULY 2021

DRAWING REGISTER - 21-23 TEMPLETON STREET WANGARATTA		
DRAWING NUMBER	DRAWING TITLE	Sheet Scale
TP0-001	COVER SHEET	NTS
TP0-101	SITE PLAN	1:1000
TP0- 102	EXISTING / DEMOLITION ROOF PLAN	1:250
TP1-102	GROUND FLOOR	1:250
TP1-103	LEVEL 01	1:250
TP1-104	LEVEL 02	1:250
TP1-105	LEVEL 03	1:250
TP1-106	LEVEL ROOF	1:250
TP2-101	NORTH & SOUTH ELEVATIONS	1:200
TP2-102	EAST & WEST ELEVATIONS	1:200
TP2-103	INTERNAL FACADE ELEVATIONS	1:200
TP3-101	SECTION A-A & B-B	1:200
TP3-102	OVERLOOKING DIAGRAMS	1:200
TP10-101	BADS ASSESSMENT - GROUND FLOOR	1:250
TP10-102	BADS ASSESSMENT - LEVEL 01	1:250
TP10-103	BADS ASSESSMENT - LEVEL 02	1:250
TP10-104	BADS ASSESSMENT - LEVEL 03	1:250
TP10-105	SHADOW ANALYSIS - EXISTING 9AM 22/09	1:400
TP10-106	SHADOW ANALYSIS - PROPOSED 9AM 22/09	1:400
TP10-107	SHADOW ANALYSIS - EXISTING 10AM 22/09	1:400
TP10-108	SHADOW ANALYSIS - PROPOSED 10AM 22/09	1:400
TP10-109	SHADOW ANALYSIS - EXISTING 11AM 22/09	1:400
TP10-110	SHADOW ANALYSIS - PROPOSED 11AM 22/09	1:400
TP10-111	SHADOW ANALYSIS - EXISTING 12PM 22/09	1:400
TP10-112	SHADOW ANALYSIS - PROPOSED 12PM 22/09	1:400
TP10-113	SHADOW ANALYSIS - EXISTING 1PM 22/09	1:400
TP10-114	SHADOW ANALYSIS - PROPOSED 1PM 22/09	1:400
TP10-115	SHADOW ANALYSIS - EXISTING 2PM 22/09	1:400
TP10-116	SHADOW ANALYSIS - PROPOSED 2PM 22/09	1:400
TP10-117	SHADOW ANALYSIS - EXISITING 3PM 22/09	1:400
TP10-118	SHADOW ANALYSIS - PROPOSED 3PM 22/09	1:400
TP10-201	EXTERNAL FINISHES	NTS
TP10-202	AREA SCHEDULE	NTS
TP10-203	BADS ASSESSMENT - SCHEDULE	NTS
34		



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REV DATE DESCRIPTION

PROJECT #
20-105

DATE
27.07.2021

SCALE
1 : 1000
(@A3)
0 5 10 20 30 50m



PROJECT
21-23 Templeton Street
Wangaratta

STATUS
TOWN PLANNING

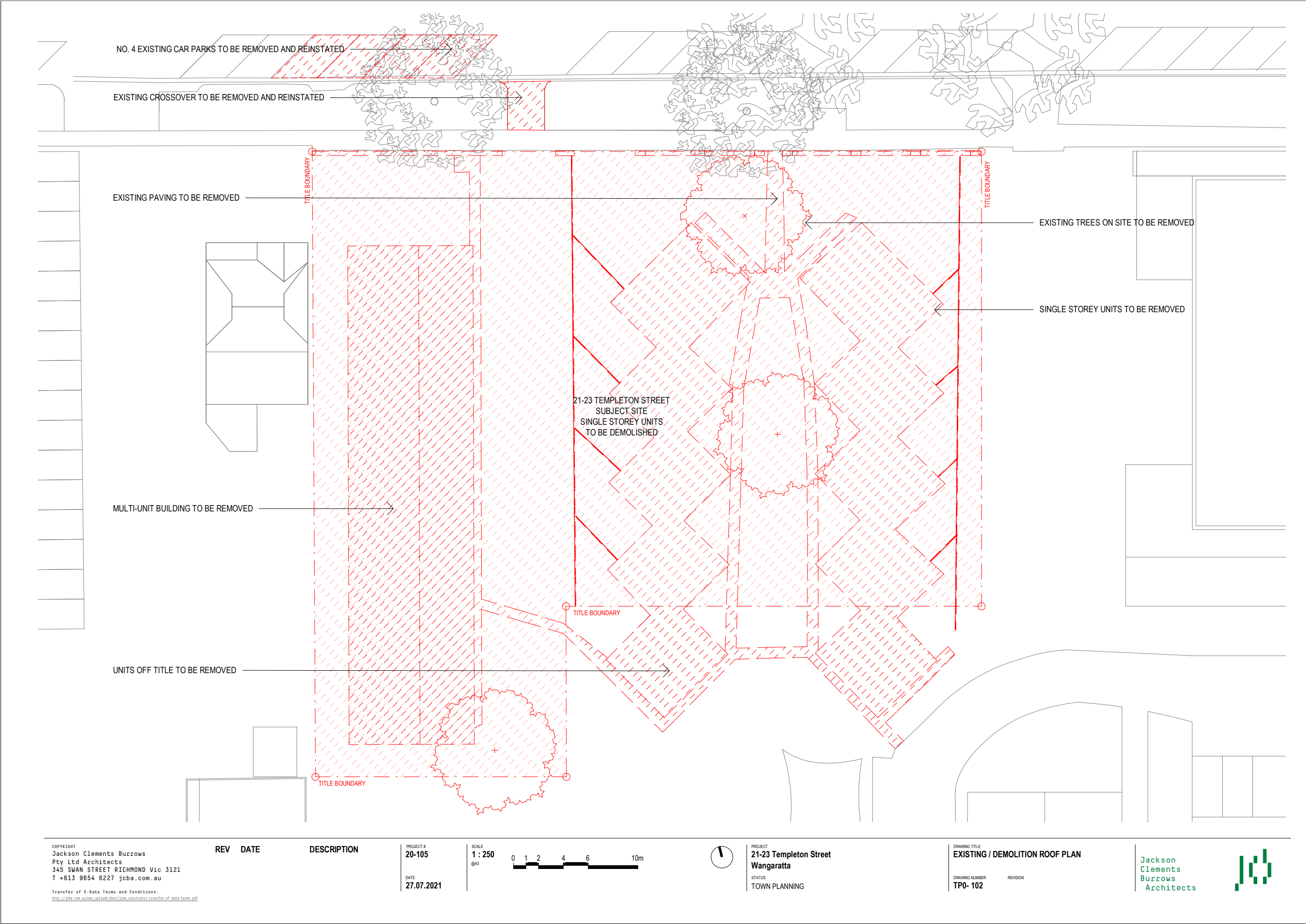
DRAWING TITLE
SITE PLAN

DRAWING NUMBER
TP0-101

REVISION

Jackson
Clements
Burrows
Architects



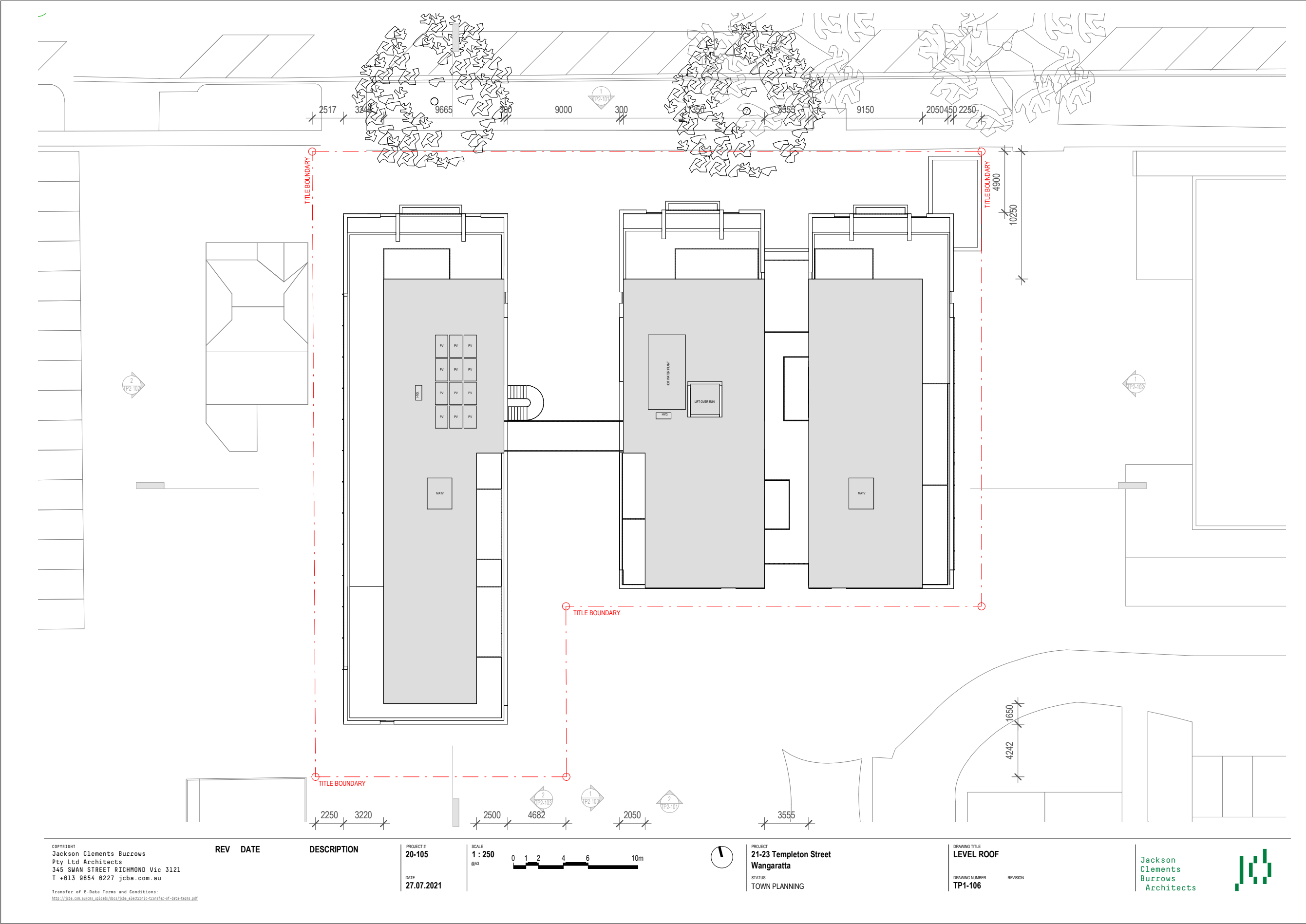


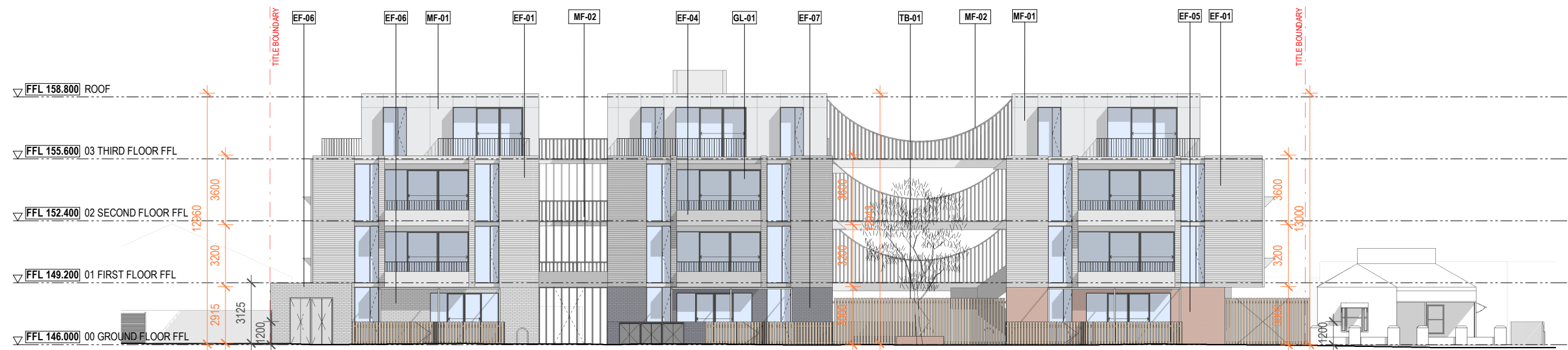




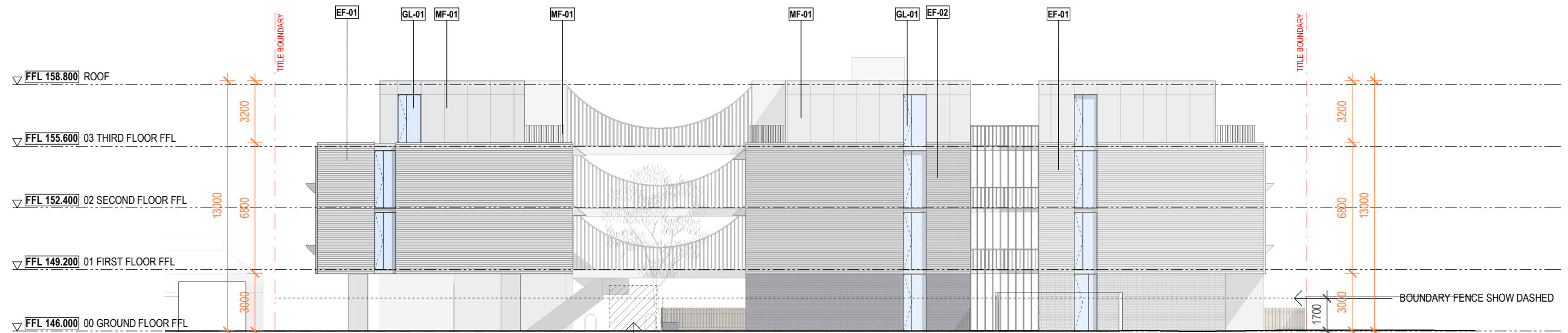








1 NORTH ELEVATION **1 : 200**



2 SOUTH ELEVATION **1 : 200**

MATERIAL LEGEND

EF-01	EF-02	EF-03	EF-04	EF-04	EF-05	EF-06
CONCRETE 01 LIGHT	CONCRETE 02 DARK	CONCRETE 03 PRECAST - LIGHT	CONCRETE 04 PRECAST - DARK	BRICK 01 APRICOT	BRICK 02 LIGHT GREY	BRICK 03 DARK
EF-07	EF-08	MF-01	MF-02	MF-03	TB-01	GL-01
EXTERNAL CLADDING TERRACOTTA	EXTERNAL CLADDING BLUE	METAL GALVANISED	METAL DARK CHARCOAL	METAL SCREEN GALVANISED	TIMBER TIMBER LOOK BATTEN	CLEAR GLAZING DOUBLE GLAZED

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REV	DATE	DESCRIPTION
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PROJECT #
20-105

DATE
27.07.2021

SCALE
1 : 200
@A3

0 1 2 4 6 10m

PROJECT
**21-23 Templeton Street
Wangaratta**

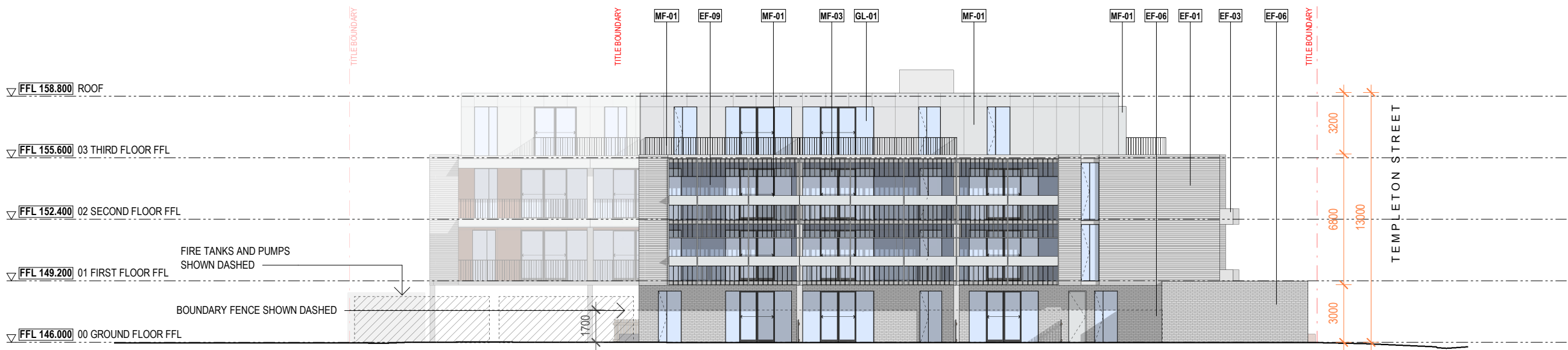
STATUS
TOWN PLANNING

DRAWING TITLE
NORTH & SOUTH ELEVATIONS

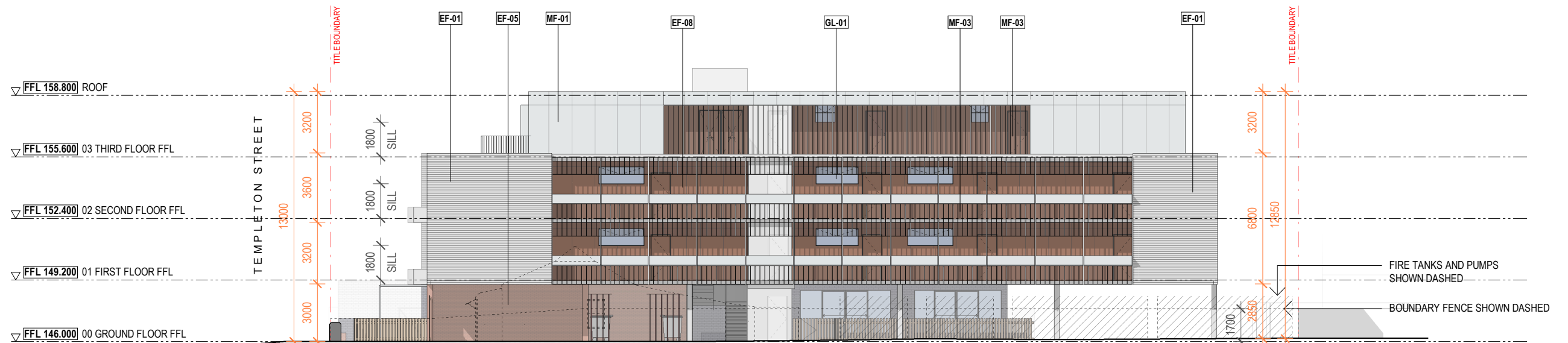
DRAWING NUMBER REVISION
TP2-101

Jackson
Clements
Burrows
Architects





1 EAST ELEVATION
TP1-102
1 : 200



2 WEST ELEVATION
TP1-102
1 : 200

MATERIAL LEGEND						
EF-01	EF-02	EF-03	EF-04	EF-04	EF-05	EF-06
CONCRETE 01	CONCRETE 02	CONCRETE 03	CONCRETE 04	CONCRETE 04	BRICK 01	BRICK 02
LIGHT	DARK	PRECAST - LIGHT	PRECAST - DARK	PRECAST - DARK	APRICOT	LIGHT GREY
EF-07	EF-08	MF-01	MF-02	MF-03	TB-01	GL-01
EXTERNAL CLADDING	EXTERNAL CLADDING	METAL	METAL	METAL SCREEN	TIMBER	CLEAR GLAZING
TERRACOTTA	BLUE	GALVANISED	DARK CHARCOAL	GALVANISED	TIMBER LOOK BATTEN	DOUBLE GLAZED

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REV DATE DESCRIPTION

PROJECT #
20-105

DATE
27.07.2021

SCALE
1 : 200
@A3
0 1 2 4 6 10m

PROJECT
21-23 Templeton Street
Wangaratta

STATUS
TOWN PLANNING

DRAWING TITLE
EAST & WEST ELEVATIONS

DRAWING NUMBER
TP2-102

REVISION

Jackson
Clements
Burrows
Architects







This report has been prepared to document the statutory planning processing and assessment pursuant to the *Planning and Environment Act 1987 (the Act)*.

WANGARATTA PLANNING SCHEME

Officers assessment

Plnapp21/198

Development of residential buildings for social housing, demolition of buildings and partial waiver of car parking

21 – 23 Templeton Street Wangaratta

KEY DETAILS

Applicant	Ratio Consultants Pty Ltd
Zone	Commercial 1 Zone (C1Z)
Overlays	Heritage Overlay (HO25 & 26) Partly
Property ID	7063

25 Jan 2022

PROPOSAL AND SITE DETAILS

The proposal relates to the redevelopment of the site. A full description is provided in the main Council report.

The site currently contains 16 single story social housing units managed by Uniting Care.

The site is to the immediate west of the Wangaratta CBD, and is within the Wangaratta Central Activity Area (CAA). The Wangaratta Urban Design Framework identifies this land as being within the CAA West Precinct.

The aerial image below shows the subject (orange circle) in reference to the Wangaratta CBD (yellow) and CAA (red).

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The current site layout is shown in the aerial image below:

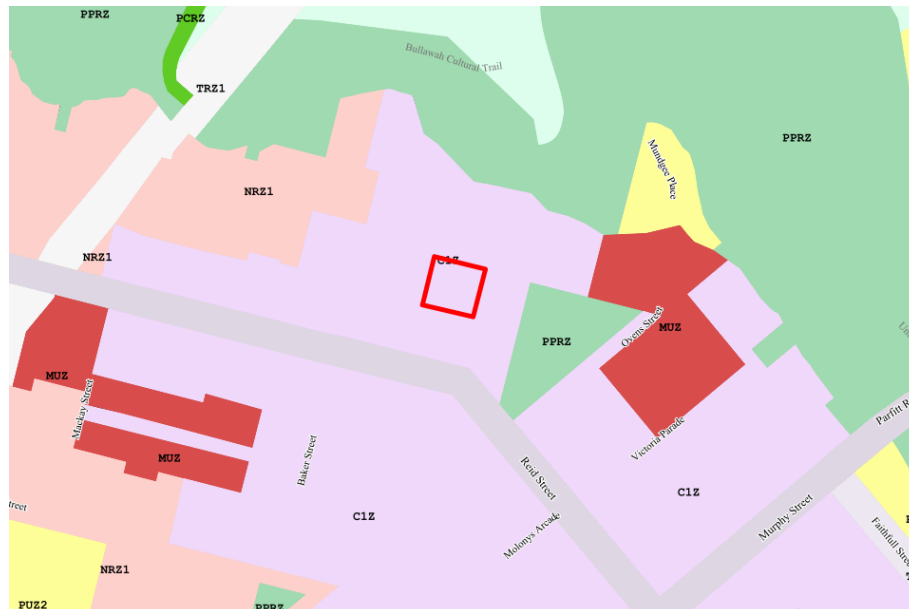


25 Jan 2022

PLANNING CONTROLS & TRIGGERS

Control	Clause(s)
Commercial 1 Zone	<p>Clause 34.01-1 Commercial 1 Zone (A permit is required to intensify the use of the land for a section 2 use (being Social Housing).</p> <p>Clause 34.01-4 Commercial 1 Zone (A permit is required to construct a building and carry out works).</p>
Heritage Overlay	<p>Clause 43.01 – Heritage Overlay (A permit is required demolish a building. A permit is also required to construct a building and carry out works).</p> <p>Clause 44.06-2 – Bushfire Management Overlay (A permit is required to construct a building or carry out works associated with Accommodation).</p>
Car parking	Clause 52.06-3 – Car Parking (A permit is required to reduce the number of car parking spaces to be provided).

The image below details the deployment of the zoning in the area (subject land marked in red).



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Cultural sensitivity

Pursuant to the *Aboriginal Heritage Regulations 2018*, a Cultural Heritage Management Plan (CHMP) is not required:

- The land has been subject to previous ground disturbance as evidenced by the presence of the current buildings on the subject which pre-date the Aboriginal Heritage Act 2006.

Restrictions on Title (Covenants, S173 agreements and easements)

No restrictions are lodged on title.

Special Water Supply Catchments

The land is not within a declared Special Water Supply Catchment listed in Schedule 5 of the *Catchment and Land Protection Act 1994*.

Agricultural versatility

The land is within an urban setting – agricultural versatility is not a relevant consideration in this application.

REFERRALS & PUBLIC NOTIFICATION**Referrals**

The application was referred to the following authorities:

Authority	Referral trigger(s)	Section status and	Response
CFA	44.06 (Accommodation in the BMO)	S55 – Recommending	Conditional consent

Internal advice (including verbal advice)

Unit	Reason for advice	Response
Technical Services	Drainage & access	Conditional consent
Waste	Waste collection	Consent pending a private waste agreement being entered into.
Heritage	Heritage	Amendments suggested.

Public Notice

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Public notice was carried out by Council in accordance with Section 52 of the Act.

Notice was given in the form of:

- Letters to adjoining and adjacent owners and occupiers.
- A notice in the Wangaratta Chronicle.
- A copy was also provided on Council's website.

A total of 13 objections were received which are considered later in this report.

Council also received six letters of support.

PLANNING CONSIDERATION

Planning Policy Framework

The following clauses of the PPF are relevant to the assessment of this application and have been considered:

11.01-1S Settlement

11.01-1R Settlement – Hume

13.02-1S Bushfire planning

15.01-1S Urban design

15.01-2S Building design

15.01-4S Healthy neighbourhoods

15.01-5S Neighbourhood character

15.02-1S Energy and resource efficiency

15.03-1S Heritage conservation

16.01-1S Housing supply

16.01-2S Housing affordability

Local Planning Policy Framework

The following clauses of the PPF are relevant to the assessment of this application and have been considered:

21.01 INTRODUCTION

21.02 SETTLEMENT

21.06 BUILT ENVIRONMENT AND HERITAGE

21.07 HOUSING

21.11 LOCAL AREAS

Zone

Clause 34.01 - Commercial 1 Zone

Purpose

25 Jan 2022

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses.
- To provide for residential uses at densities complementary to the role and scale of the commercial centre.

Overlay(s)

Clause 43.01 – Heritage Overlay

Purpose

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To conserve and enhance heritage places of natural or cultural significance.
- To conserve and enhance those elements which contribute to the significance of heritage places.
- To ensure that development does not adversely affect the significance of heritage places.
- To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

Particular provisions

Clause 52.06 – Car Parking

Purpose

- To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.
- To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.
- To support sustainable transport alternatives to the motor car.
- To promote the efficient use of car parking spaces through the consolidation of car parking facilities.
- To ensure that car parking does not adversely affect the amenity of the locality.
- To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.

Clause 58 – Apartment Developments

The table below is an address to the requirements of Clause 58:

Clause 58: Apartment Developments		
D1	Urban Context	<u>Objective</u> To ensure that the design responds to the existing urban context or contributes to the

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	<p><i>preferred future development of the area.</i></p> <p><i>To ensure that development responds to the features of the site and the surrounding area.</i></p> <p><u>Assessment</u></p> <p>The character of built form in the locality is mixed, which reflects the combination of older development of both residential and ecclesiastic land uses and more recent development in the form of medium density development and commercial buildings. It is noted the application seeks approval to demolish a group of smaller infill dwellings located on the site, and these buildings are smaller dwellings with flat roofs and limited articulation. Their removal will not have a detrimental impact on the appearance of this locality.</p> <p>The development will have street frontage to Templeton St, noting that some of the buildings to be demolished are located within the Rowan St lots.</p> <p>The site has extensive frontage to Templeton St, with a frontage of over 50m. The site has an irregular configuration, with the western boundary depth being notably deeper than the eastern boundary.</p> <p>The immediately adjoining lots within Templeton St are distinctly varied.</p> <p>To the west of the site, a single storey weatherboard residential building. This building is a contributory building within the heritage precinct (HO15). The building has a traditional form that includes setbacks from side boundaries, modest site coverage (with this lot be extensive in its depth), and generous private open space to the rear of the dwelling. The dwelling presents a gable to the street, on the eastern side of the façade towards the interface with the subject site. A front verandah with decorative cast iron detail occupies the remainder of the front façade. The building is positioned in proximity to the site boundary shared with the subject site. The dwelling occupies the majority of the site's width, with the western portion of the land providing vehicle access to car parking facilities.</p> <p>In comparison, the land to the east of the site (no.19 Templeton St) has been developed for purpose built commercial development with car parking and access located along the interface with the subject site.</p> <p>Within Templeton Street, there is a combination of period buildings and later developments. The building categories under the precinct assessment in the 2011 heritage review indicate that land further to the east of the site is located within a heritage Overlay (HO16) fronting Templeton St, with the land to the rear fronting Rowan St containing 3 individually listed places including one facing Ovens Road (HO24). To the west of the land, heritage overlay HO15 – another precinct – exists.</p> <p>The land to the immediate south of the portion of the site to be redeveloped contains a church and associated manse, both of which are individually listed heritage places with addresses in Rowan St. The manse is a typical period dwelling provided with a decorative front verandah that extends the full width of the weatherboard dwelling. The church is an ornate red brick building with elevated walls and steeply pitched roof. The church is one of the tallest buildings within the locality, and contains a more recently constructed hall above which a narrow elevated spire is positioned.</p>
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25 Jan 2022

		<p>In this site context, the development poses the construction of two x 4 storey buildings. Each building has a north-south axis, with the two buildings to be linked at each level by a 'bridge.' The 'bridge' is not enclosed and is provided with an inverted curved balustrade.</p> <p>Entry to the site will be restricted at the vehicle access and each pedestrian access.</p> <p>Access to the dwellings located within the upper levels of Buildings A, B and C will be achieved via the lift which is located centrally within building B – accessed via the pedestrian accessway – or the two sets of sets located in Buildings A and B. A pedestrian path links the car park to the lift and stairs. The proposed position has limited visibility from the adjoining apartments. To ensure the safety of residents and visitors is achieved, this area must be appropriately lit in evenings.</p> <p>The two bridges are provided with balustrades and are covered but are not enclosed.</p> <p>The buildings have a contemporary form. The eastern building has two halves that are mirror imaged and are positioned either side of central pedestrian accessway which is covered but not enclosed. Both buildings have a similar design and form. The application refers to the western building as 'A', and the eastern building as 'B'. This report includes an additional reference to building 'C' to be applied to the eastern most building.</p> <p>The front elevation contains the highest level of articulation. At the ground floor level, three dwellings have ground floor open space located within the front setback. Each of these dwellings has an entry located on the front façade with pedestrian access to Templeton Street. The windows on the front elevations are to living rooms and bedrooms. Each of the three facades of the buildings present a symmetrical design at the first and second levels. The central portion of the building contains sliding doors to the living area, with each side containing a vertical window to an adjacent bedroom. Materials/finished are replicated for these two levels. The western portion of Building A cantilevered over the internal accessway at the first and second floor levels.</p> <p>At the third floor level, the buildings are recessed from the front, east and west boundaries. Each elevation includes projecting balconies however the building form is visibly reduced at this level of the development.</p> <p>The remaining elevations present lower levels of articulation. Balconies are present to the external side walls of Buildings B and C, and the internal side elevation of Building A. The uppermost level of each building is recessed from the front and side elevations of each building, with sheer walls presented to Buildings B and C.</p> <p>Each level of each building provides flat roofs that are screened by parapet walls. External materials are face brickwork at the ground floor level, with a single colour material for each building in red, dark grey or light grey proposed. First floor walls are to be finished in cladding painted in a contrasting colour for the central section and the same colour for the external elements. The third floor level has a uniform material for all sections, being larger rectangular panels of metal cladding.</p> <p>The colour palette for the internal elevations is slightly stronger, with blue panels provided around the entries on the west elevation, and terra cotta coloured panels located around the entries on the east elevation. The walls around the entries to</p>
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25 Jan 2022

		<p>Buildings B and C will be blue.</p> <p>The setbacks of the buildings from Templeton St are generally considered to be appropriate, with the proposed redesign to the vehicle entry achieving an increased landscaping interface with the adjoining weatherboard building. While the development is positioned forward of this dwelling, the increased setback to be achieved from the shared side boundary will ensure the dwelling retains a significant visual role within the streetscape and the heritage precinct. It is noted that the existing building located along this interface has a similar setback to that of the proposed development, albeit in a single storey building form.</p> <p>The height, bulk, proportion, scale and setbacks of the development are considered to be appropriate having regard to the established and consistent neighbourhood character identified in this locality. The development would not cause visual detriment or a reduced level of amenity to adjoining and nearby properties.</p> <p>The current proposal results in overlooking into the SPOS of 25 Templeton Street. Although technically not an issue, it would not be acceptable to allow this situation to occur. Amended elevations will be required to screen or block overlooking into the SPOS of 25 Templeton Street.</p> <p>Complies subject to some modifications to the site layout and elevation details</p>
D2	Residential Policy	<p><u>Objective</u></p> <p><i>To ensure that residential development is provided in accordance with any policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.</i></p> <p><i>To support higher density residential development where development can take advantage of public and community infrastructure and services.</i></p> <p><u>Assessment</u></p> <p>The sites location within the Wangaratta CAA demonstrates that the site's access to public transport, community infrastructure and services will provide a high level of amenity for future occupants and justifies the development of more intense residential development on this site, where the various requirements of the scheme are satisfied.</p> <p>The application was accompanied by a written statement which addresses all the requirements contained within the Wangaratta Planning Scheme.</p> <p>Complies in relation to the site's capacity to cater for a higher density development. Complies in that the proposal has had regard to the State and Local Policy Framework.</p>
D3	Dwelling Diversity	<p><u>Objective</u></p> <p><i>To encourage a range of dwelling sizes and types in developments of ten or more dwellings.</i></p> <p><u>Assessment</u></p> <p>The development does provide for some diversity in relation to the dwellings proposed, with 1, 2 and 3 bedroom dwellings provided in the building. The majority of dwellings (24) are two bedroom dwellings, with 18 x 1 bedroom dwellings and 2 x 3 bedroom dwellings. A total of 44 dwellings will replace 16 existing single storey dwellings.</p> <p>Complies</p>

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D4	Infrastructure	<p><u>Objective</u> <i>To ensure development is provided with appropriate utility services and infrastructure.</i> <i>To ensure development does not unreasonably overload the capacity of utility services and infrastructure.</i></p> <p><u>Assessment</u> The subject site is located within an existing residential area and will be able to connect to reticulated services, including sewerage, drainage, electricity and gas.</p> <p>An electricity substation is to be established on the site, which reflects the increased demand for reticulated electricity that will be created by the development.</p> <p>Complies.</p>
D5	Integration with the Street	<p><u>Objective</u> <i>To integrate the layout of development with the street.</i> <i>To support development that activates street frontage.</i></p> <p><u>Assessment</u> The apartment buildings do have a visual connection to Templeton St at each level, with direct frontage at the ground floor for three dwellings and the three levels above each containing balconies and habitable room windows located on the front elevations.</p> <p>There is a concern that the communal entry (which is located centrally in Building B) will not be visible from the street. With the majority of apartments not allocated an onsite parking space, a high level of reliance on future residents and visitors being provided with safe access to the pedestrian entries located along the Templeton Street boundary, with two pedestrian accesses to be created. A high level of safety and security is required to be demonstrated.</p> <p>The two pedestrian entries to the buildings are setback behind the front walls, in the form of pedestrian gates located either side of Building B. This layout limits visibility of the access area from the streetscape which could be a safety issue for future occupants and visitors.</p> <p>While surveillance of the entries from the public realm is limited, the level of surveillance of the surrounds provided from the habitable room windows and balconies located on the front elevations of each building provide an alternative means of achieving visual connections to the adjoining footpath and the wider area.</p> <p>Complies based on surveillance from balconies and habitable windows located on the front elevation of each building being significant.</p>
D6	Energy Efficiency	<p><u>Objective</u> <i>To achieve and protect energy efficient dwellings and buildings.</i> <i>To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.</i> <i>To ensure dwellings achieve adequate thermal efficiency.</i></p> <p><u>Assessment</u> Within Buildings B and C, there are a total of 12 bedroom windows located on the internal elevations, which are covered by the floor of the 'bridge' above. These windows may receive reduced access to daylight.</p>

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		<p>Each dwelling is provided with windows/ openings to the living area located on at least one external wall. These windows /openings include a sliding door which is located adjacent to the balcony and will provide for increased access to daylight and ventilation. All remaining bedroom windows are located on an external wall, noting the western wall of Building A is roofed but not enclosed. The provision of lower solid sections of balustrade with transparent panels above will increase access to daylight for rooms adjacent to these structures.</p> <p>Complies</p>
D7	Communal Open Space	<p><u>Objective</u> <i>To provide communal open space that meets the recreation and amenity needs of residents.</i> <i>To ensure that communal open space is accessible, practical, attractive, easily maintained.</i> <i>To ensure that communal open space is integrated with the layout of the development and enhances resident amenity.</i></p> <p><u>Assessment</u> There is little communal private open space provided in or adjacent to the development. With 44 dwellings proposed, this proposal typically requires the provision of an area of 110sqm of communal open space.</p> <p>Given the social housing context however it is thought that the provision of communal space may not be appropriate. The applicant has explained that social housing tenants can sometimes be territorial and this may lead to disputes. As a result, the better outcome is to not provide communal space.</p> <p>The site is also in close proximity to King George gardens (public open space).</p> <p>Complies.</p>
D8	Solar access to communal outdoor open space	<p><u>Objective</u> <i>To allow solar access into communal outdoor open space.</i></p> <p><u>Assessment</u> No communal open space is proposed. A variation for this requirement is sought.</p> <p>Variation supported</p>
D9	Safety	<p><u>Objective</u> <i>To ensure the layout of development provides for the safety and security of residents and property.</i></p> <p><u>Assessment</u> There are two types of safety to be considered being that of future occupants and visitors as pedestrians, and as passengers within vehicles.</p> <p>In relation to pedestrian access, the apartment buildings have a visual connection to the Templeton St frontage at the ground floor with the entries for 3 dwellings and windows to 7 habitable rooms positioned on the front façade. At the upper levels, there are a total of 9 balconies and 25 habitable rooms window that look onto the streetscape, with living room windows recessed from the balconies.</p> <p>In relation to vehicle movements, the proposed site layout does not provide a passing</p>

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		area at the site entry (however the scheme does not require one for a car park of this size).
		Complies
D10	Landscaping	<p><u>Objective</u> <i>To provide landscaping that supports the existing or preferred urban context of the area and reduces the visual impact of buildings on the streetscape.</i> <i>To preserve existing canopy cover and support the provision of new canopy cover.</i> <i>To ensure landscaping is climate responsive, supports biodiversity, wellbeing and amenity and reduces urban heat.</i></p> <p><u>Assessment</u> The proposed development will create the opportunity for appropriate landscaping to enhance the neighbourhood character and amenity of adjoining and future residents.</p> <p>The site is required to provide 5% of the site area to deep soil areas and canopy trees. This equates to 112sqm of land, with a minimum dimension of 3m. This would result in the minimum of one small tree per 30sqm, being a total of 3 small trees provided on the site.</p> <p>Complies.</p>
D11	Access	<p><u>Objective</u> <i>To ensure that vehicle crossovers are designed and located to provide safe access for pedestrians, cyclists and other vehicles.</i> <i>To ensure the vehicle crossovers are designed and located to minimise visual impact.</i></p> <p><u>Assessment</u> The proposed would occupy 3% of the frontage of the site, and no more than one single width crossover is provided for each dwelling in accordance with the standard.</p> <p>Access is provided for emergency service vehicles and delivery vehicles.</p> <p>Complies.</p>
D12	Parking Location	<p><u>Objective</u> <i>To provide convenient parking for resident and visitor vehicles.</i> <i>To protect residents from vehicular noise within developments.</i></p> <p><u>Assessment</u> The car parking facilities are located at the ground level. The design accords with clause 52.06</p> <p>Complies</p>
D13	Integrated Water and Stormwater Management	<p><u>Objective</u> <i>To encourage the use of alternative water sources such as rainwater, stormwater and recycled water.</i> <i>To facilitate stormwater collection, utilisation and infiltration within the development.</i> <i>To encourage development that reduces the impact of stormwater run-off on the drainage system and filters sediment and waste from stormwater prior to discharge from the site.</i></p>

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		<p><u>Assessment</u></p> <p>The limited provision of landscaping within the site creates a minimal demand for rainwater storage facilities. The development has limited potential to absorb / store stormwater, which would result in higher inputs into the drainage system.</p> <p>It is noted that fire tanks are proposed for onsite water storage. These facilities would be required to be repositioned within the site, retaining the same storage capacity and access for fire fighting purposes.</p> <p>Complies subject to condition requiring this detail post permit.</p>
D14	Building Setback	<p><u>Objective</u></p> <p><i>To ensure the setback of a building from a boundary appropriately responds to the existing urban context or contributes to the preferred future development of the area.</i></p> <p><i>To allow adequate daylight into new dwellings.</i></p> <p><i>To limit views into habitable room windows and private open space of new and existing dwellings.</i></p> <p><i>To provide a reasonable outlook from new dwellings.</i></p> <p><i>To ensure the building setbacks provide appropriate internal amenity to meet the needs of residents.</i></p> <p><u>Assessment</u></p> <p>The adjoining dwelling have front setback in the vicinity of 7.5m. The proposal has a setback 5m from the front boundary. The development is proposed to sit forward of each of the adjoining buildings for a depth of approximately 2.7m. Building A has side setbacks of 5.6m for the depth of apartment 0.01 then the rear car park is constructed on the boundary. At the first and second levels, the building is setback a minimum of 2.5m from the shared side boundary.</p> <p>The proposed position of the building forward of the adjoining buildings by the depth proposed will result in the development having visual dominance within the streetscape. This outcome was discussed in detail under standard D1.</p> <p>The decision guidelines require a dual assessment of the level of amenity to be provided within the development as well as the potential impact of the development on the adjoining residential property.</p> <p>At present, the site to the west is occupied by a single storey dwelling. The adjacent dwelling has a high level of amenity that is partly due to the level of privacy achieved though the lack of overlooking from the existing building on this site, which is single storey.</p> <p>The plans submitted do not provide details of any windows located on the east elevation and rear elevation of the adjoining dwelling.</p> <p>The development poses an extensive change to these existing conditions, and it is demonstrated that as designed the building will create a loss of amenity to the adjoining buildings by means of overlooking from the walkways located at the first, second and third level having a negative impact on the level of privacy enjoyed by occupants of the adjoining dwelling. It is noted that the limited number of habitable room windows are screened, with elevated sill heights proposed.</p> <p>The provision of ten habitable room windows on the internal elevations of Buildings B and C will limit the level of amenity provided to these rooms.</p>

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		<p>In relation to the balconies, none of the balconies are provided with privacy screens which has the positive outcome of increasing access to daylight into the adjoining living room windows. This also results in none of the balconies or front yards being secluded.</p> <p>The level of change proposed by this development on the adjoining dwelling to the west is considered to be commensurate to the development potential of this site. The potential impact of the development in relation to overlooking considerations and visual bulk presented to the adjoining contributory dwelling, in particular from the side interface with the development are considered to pose an appropriate form of development that does have due regard to 'the relationship between the proposed building setback and the building setbacks of existing adjacent buildings.'</p> <p>Complies. Verbal agreement from the applicant regarding a slightly modified siting means that conditions relating to a modified site layout would achieve compliance.</p>
D15	Internal Views	<p><u>Objective</u> To limit views into the private open space and habitable room windows of dwellings within a development.</p> <p>Complies – no internal overlooking.</p>
D16	Noise Impacts	<p><u>Objective</u> To contain noise sources in developments that may affect existing dwellings. To protect residents from external and internal noise sources.</p> <p><u>Assessment</u></p> <p>The noise generated from the development will be similar to what can reasonably be expected within an activity centre.</p> <p>There are no significant external noise sources that have been identified that would detrimentally affect the amenity of future occupants, noting that the land is located within a Commercial 1 zone where increased levels of activity are expected to occur, including evening activities.</p> <p>Each dwelling is provided with double glazing to all habitable room windows. When in closed position, these windows will reduce noise emissions from external sources providing increased amenity for future occupants.</p> <p>Complies</p>
D32	Wind impacts	<p><u>Objective</u> To ensure the built form, design and layout of development does not generate unacceptable wind impacts within the site or on surrounding land.</p> <p><u>Assessment</u> Not applicable (less than 5 story's).</p>
D17	Accessibility	<p><u>Objective</u> To ensure the design of dwellings meets the needs of people with limited mobility.</p>

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		<p><u>Assessment</u></p> <p>Will comply subject to an amended plans to show that at least 50% of the dwellings are mobility limited friendly.</p> <p>6 units are totally SDA, while the balance were designed to an appropriate standard with correct widths. At least 50% of the dwellings will need to have step free showers. Amended plans can require this detail and give it ongoing effect.</p> <p>Complies.</p>
D18	Building Entry and Circulation	<p><u>Objective</u></p> <p><i>To provide each dwelling and building with its own sense of identity.</i></p> <p><i>To ensure the internal layout of buildings provide for the safe, functional and efficient movement of residents.</i></p> <p><i>To ensure internal communal areas provide adequate access to daylight and natural ventilation.</i></p> <p><u>Assessment</u></p> <p>See D1</p> <p>Complies.</p>
D19	Private Open Space	<p><u>Objective</u></p> <p><i>To provide adequate private open space for the reasonable recreation and service needs of residents.</i></p> <p><u>Assessment</u></p> <p>The proposed dwellings are provided with private open space in the form of a balcony area. The balcony areas are sufficiently dimensioned.</p> <p>Complies.</p>
D20	Storage	<p><u>Objective</u></p> <p><i>To provide adequate storage facilities for each dwelling.</i></p> <p><u>Assessment</u></p> <p>Each dwelling has the minimum storage space required. Most have their space split over several locations within the dwelling.</p> <p>Complies.</p>
D21	Common Property	<p><u>Objective</u></p> <p><i>To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.</i></p> <p><i>To avoid future management difficulties in areas of common ownership.</i></p> <p><u>Assessment</u></p> <p>Common property would be confined to the front entry foyer, internal stairways and corridors, in addition to the internal vehicle accessway, car parking spaces and accessway and landscaped areas. The common property could be easily managed and maintained.</p> <p>Creation of communal open space if achieved would form additional common property.</p>

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		<p>The nature of the development is such that ownership is expected to remain with a single organization.</p> <p>Complies</p>
D22	Site Services	<p><u>Objective</u> <i>To ensure that site services can be installed and easily maintained.</i> <i>To ensure that site facilities are accessible, adequate and attractive.</i></p> <p><u>Assessment</u> Sufficient space has been provided for garbage and waste storage areas. A private waste agreement means that waste will be collected via large bins. This will replace the current situation of having 32 individual bins wheeled out each week.</p> <p>The storage area for waste is located a considerable walking distance from upper level apartments.</p> <p>Complies.</p>
D23	Waste and Recycling	<p><u>Objective</u> <i>To ensure dwellings are designed to encourage waste recycling.</i> <i>To ensure that waste and recycling facilities are accessible, adequate and attractive.</i> <i>To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity, health and the public realm.</i></p> <p><u>Assessment</u> This detail can be secured by permit condition. A private waste agreement will need to be entered into.</p> <p>Complies.</p>
D24	External walls and materials	<p><u>Objective</u> <i>To ensure external walls use materials appropriate to the existing urban context or preferred future development of the area.</i> <i>To ensure external walls endure and retain their attractiveness</i></p> <p><u>Assessment</u> The external walls provide a mix of colour and materials and should endure over time.</p> <p>Complies.</p>
D25	Functional layout	<p><u>Objective</u> <i>To ensure dwellings provide functional areas that meet the needs of residents.</i></p> <p>Complies</p>
D26	Room depth	<p><u>Objective</u> <i>To allow adequate daylight into new habitable room windows.</i></p> <p><u>Assessment</u> Most of the dwellings are single aspect, however the room depth complies.</p> <p>Complies.</p>
D27	Windows	<p><u>Objective</u> <i>To allow adequate daylight into new habitable room windows.</i></p>

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		<u>Assessment</u> Complies.
D28	Natural ventilation	<u>Objective</u> <i>To encourage natural ventilation of dwellings.</i> <i>To allow occupants to effectively manage natural ventilation of dwellings.</i> <u>Assessment</u> Complies.

General provisions

Clause 65.01 - APPROVAL OF AN APPLICATION OR PLAN

ASSESSMENT AGAINST PLANNING POLICY

As with all planning permit applications, the starting point is find whether or not the proposal results in an acceptable planning outcome having regard to the Wangaratta Planning Scheme.

It needs to be highlighted at the very beginning of this section, that this proposal is not a standard/conventional housing development for the general real estate market. It relates to a specialist need in the form of social housing. This form of social housing is run by a private/charitable organisation, outside of the formal state run social housing programs.

There are some assumptions and expectations that would normally be attached to a standard/conventional residential development that can be 'viewed differently' given the social housing background and context of the proposal. The main instance, in this application is the number of car parks provided (this issue is explored further in the report).

The site is prone to Bushfire risk. Given the low landscape risk and the urban context of the land, it is viewed that the proposal does not place human life at risk of bushfire. Through appropriate mitigation measures the site can be defended in the event of a bushfire in the Ovens River corridor.

That said, the policy objectives and standards of Clause 58 (Apartment Developments) are still applicable and the proposal must be assessed against this clause.

This application has a number of policy themes that act as an influence on the balance of whether or not this proposal ought to be supported or not.

Acting in favour of granting a permit, are policy themes such as:

- Ensuring appropriate bushfire risk mitigation measure are put in place to protect human life;
- The creation of a diversity of housing options;
- Supporting housing for vulnerable persons in the community;

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- Facilitating walkable communities and creating compact housing options in close (walkable) proximity to services;
- Encouraging built form that appropriately addresses an areas preferred character while also being sympathetic to existing character;
- Ensuring development allows for a high level of both internal and external amenity;
- Supporting developments of up to 4 story's in the Wangaratta CAA where the land is free of environmental hazards and not in the midst of heritage precinct.

It is viewed that the proposal, at a higher 'strategic' level, achieves consistency with the Wangaratta Planning Scheme and is suitable for support. This view is formed on the basis of:

- The subject site is within walking distance of many essential services, and as such lends itself well to the needs of vulnerable persons who are mobility limited;
- The site is zoned for higher intensity outcomes;
- Although the site is on the periphery of a heritage precinct, it is not in the midst of the heritage precinct (as such the overall impact of the development upon Templeton Street will be acceptable);
- Local Policy does not support maintaining the status quo in the CAA – in fact it strongly supports development up to four story's;
- Local Policy also supports the activation and intensification of the CAA;
- The proposal meets all of the objectives in Clause 58 (Apartment Developments) and meets a majority of standards;
- The use of a variety of finished materials, colours and textures, in combination with the breaking up of the built form over 3 individual buildings means that the built form is appropriate and is site responsive;
- The underlying need for more social housing is real, and this site already caters for vulnerable persons (seemingly without any amenity conflicts);
- The internal amenity is (overall) to a standard that meets the expectations of the Planning Scheme – it is not a perfect development given the size, orientation and constraints of the site;
- The Planning Scheme requires development to be of an acceptable standard. The Development is considered to be acceptable.
- The provision of 20 car parking spaces is sufficient given the social housing use and context of the building;
- Minor features of the development which need finessing can reasonably be dealt with by permit condition (including the requirement to make minor modifications).

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Consideration of submissions

A total of 13 objections was received, their grounds for objection and the Officer response is as follows:

Ground of objection:	Response:
Privacy concerns (i.e. overlooking).	Any overlooking issues of no 25 Templeton Street will be addressed through the provision of amended plans that ensure the SPOS of no 25 is not overlooked. Overlooking commercial premises is not a relevant planning concern.
Security concerns.	There is no information to suggest that the safety of residents nearby will be affected. The site is currently used for social housing apparently without problems.
The development is not right for the area and/or Wangaratta.	The scale of this development has unusual for Wangaratta. And for some people it may seem excessive – however higher density and intense outcomes has been considered through a strategic planning process. The scheme now gives support to up to 4 story's in the Wangaratta CAA. More broadly, social housing is required in every town in order for society to properly care for the vulnerable.
Density of units is too high.	As a subjective ground – this is a matter for individuals.
Lack of communal/open space.	This is addressed above. Communal space in social housing developments can actually be a negative feature. Proximity to what is bona fide public space negates the possibility of people becoming territorial while also providing open space for their enjoyment.
Lack of parking.	The provision of 20 car parking spaces is sufficient given the social housing context of the development.

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	A present the site is developed with 16 units and only 2 car parks are provided. This development will result in an improved parking outcome.
Undesirable people will gather in the King George gardens	Not a relevant planning matter.
Shop security concerns.	<p>The site is currently used for social housing. Council is unaware of any security concerns or repeated break ins to the shop at the rear to date.</p> <p>That said, the shop owner (as a firearms dealer) has obligations under the Firearms Act 1996 to secure their goods.</p>
It will change the character of the area.	<p>This development will change the way that people see and experience the eastern end of Templeton Street.</p> <p>However Local Policy supports incremental change in the Wangaratta CAA, including development of up to 4 story's. The development has been appropriately designed and will (in years to come) be seen as contributory building to the positive visual appeal of Wangaratta.</p> <p>The broader Heritage merits of Templeton Street will not be adversely affected.</p>
Metro centric proposal.	The applicant is at liberty to apply for this development. While it might seem like a development typical of Melbourne, it not prohibited and must be considered on the balance of planning policy.
Inconvenience of building work during construction.	Industry standards restrict hours of construction to prevent any unreasonable amenity impacts during the construction phase.

Although the objections are relevant, they ultimately aren't strong enough to warrant refusal of the application.

A number of other grounds were raised, however they fell outside of the scope of relevant planning matters and have not been given any weight.

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CONDITIONS DISCUSSION

There are a number of conditions that are worth mentioning here.

An amended plans condition will be needed to give effect to minor siting changes agreed to (verbally) by the applicant. There will also need to be some internal modifications made to remove any ambiguity over the all-abilities access arrangement (in particular the layout of bathrooms).

We also have verbal agreement from the applicant to provide more visual privacy to the land adjoining at 25 Templeton Street. Although there is (technically) no overlooking of the property, the walkways on the first, second and third floors will overlook the SPOS of 25 Templeton Street. It is fair and reasonable to address what is essentially a gap in the Planning Scheme. Overall, the modification will give effect to the need to ensure an acceptable outcome even though technically the proposal does not overlook the adjoining property.

Conditional plans relating to the delivery of water sensitive urban design (i.e. collection and re-use) and appropriate drainage will form part of the permit.

A permit condition will be needed to prevent the buildings from being converted to standard/conventional housing open to the general real estate market. The support for this development is premised upon it serving a social housing purpose, not a general residential purpose. If the current or future land owner wish to convert the buildings, they will need to explore expanding the car park and providing a communal area.

CONCLUSION & RECOMMENDATION

The application is consistent with the Wangaratta Planning Scheme and is suitable for support. All submissions have been considered but they are ultimately not strong enough to warrant a refusal of the application. It is recommended that a Notice of Decision to Grant a Permit be issued with appropriate conditions.

RECOMMENDED DECISION

The Officer recommends that Council issue a Notice of Decision to Grant a Permit in accordance with Section 64 (1) & (2) of the *Planning and Environment Act 1987*, and that the notice include the conditions set out in Attachment 1 of the Council report.

Delegate: M Ireland

Date: 25 Jan 2022

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