

1.1.1.1 PLANNING PERMIT APPLICATION PInApp23/064 - Demolition of an existing dwelling and associated outbuildings, buildings and works for the construction of two dwellings, 2-lot subdivision, vegetation removal and replacement of a front fence AT 121 Templeton Street WANGARATTA VIC 3677.

**Author:**

PInApp23/064  
**Reviewed by:**

**Background**

**Applicant:** North East Planning Plus  
**Owner:** Ultra Project Developments Pty Ltd  
**Subject Land:** Lot 4 LP 4153 Vol 4788 Fol 433  
121 Templeton Street WANGARATTA VIC 3677  
**Zone/s:** Neighbourhood Residential Zone - Schedule 1  
**Overlay/s:** Heritage Overlay – HO16

**Recommendation**

It is recommended that Council issue a Notice of Refusal for the demolition of an existing dwelling and associated outbuildings, buildings and works for the construction of two dwellings, 2-lot subdivision, vegetation removal and replacement of a front fence at 121 Templeton Street Wangaratta.

**Site & Context**

The subject site is located on the southern side of Templeton Street, immediately south of the private hospital. The subject site is a rectangular parcel of land with a land area of 883sqm. The site currently contains a single-storey detached dwelling. The existing dwelling is of early 20<sup>th</sup> century construction, although has had a number of alterations throughout the years (changes to windows, roofing, addition of verandah and carport, front fencing changes, etc). The dwelling itself is setback approximately 6m from the front boundary (the verandah encroaches approximately 1.5m into that setback), which is consistent with the immediately adjoining dwellings.



*Streetscape image of the subject site (white dwelling with red iron sheeting roof) with neighbouring dwellings.*



*Aerial image of the subject site in context with the surrounding area*

The subject site is located within a Heritage Precinct (HO16 – Templeton and Rowan Streets West Precinct). The statement of significance for the HO16 precinct is as follows:

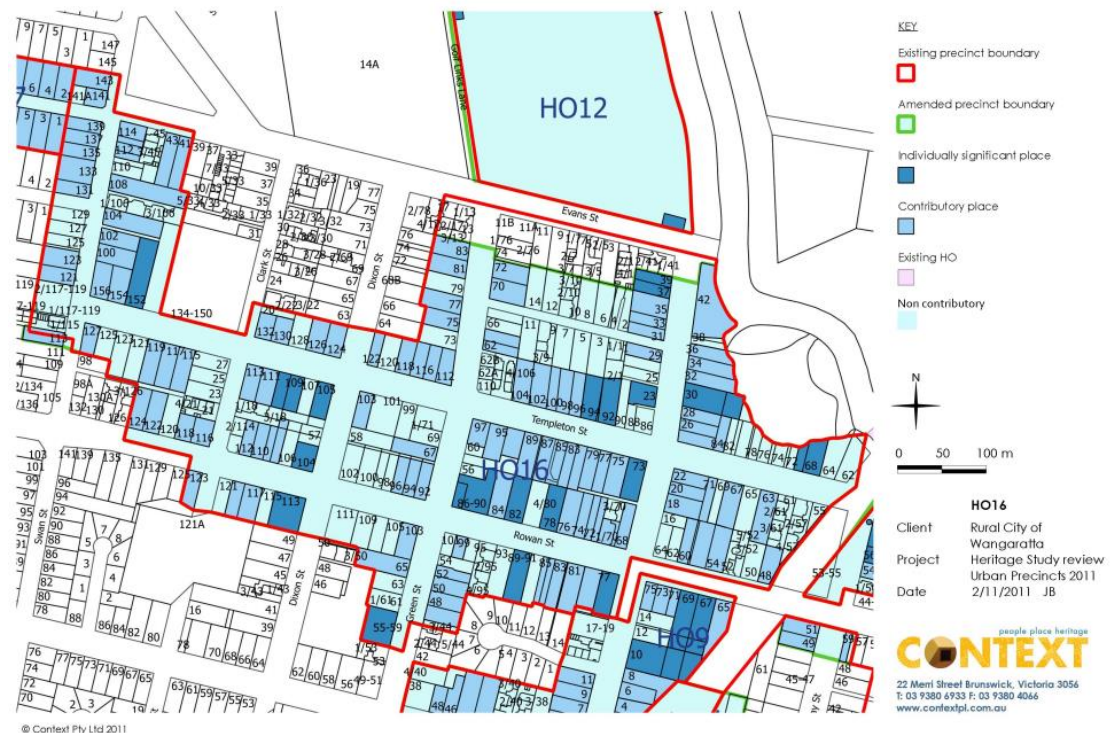
*The precinct still largely reflects the two periods of busiest construction in Wangaratta (ie. c1880-1910 and 1920-1940). Buildings are mostly little altered (seen from the street), and there are relatively few recent intrusions in the coherent streetscapes. Streets have the characteristic layout of a 19th Century Victorian country town - wide enough for a bullock dray to turn and, thankfully, wide enough for the avenues of superb shade trees, which mostly, like the houses, still survive. The precinct reflects the egalitarian nature of a country town supported by an agricultural & pastoral economy. There are no narrow streets of narrow terraces, or tiny uniform cottages built for domestic servants, factory workers or coal miners (like Lithgow in NSW), nor boulevards with rows of mansions for the gentry. In Wangaratta, the gentry mostly lived on their rural properties, and the urban upper classes mixed it with their employees and servants, local tradesmen and labourers, often in adjoining houses. The historic, aesthetic (architectural) and social significance of the precinct is expressed in the broad streets and shady trees as well as in the eclectic mix of housing, of a wide range of sizes and in styles developing over time. The buildings contributing to this significance are shown on the urban precinct maps. Buildings which have some special significance, or are of a quality which makes them stand-out representatives of the significance of the precinct are listed separately as heritage items, and described in the heritage study inventory under individual item numbers. (Hermes No. 118588 Place Citation Report 2013).*

The subject site itself is not a contributory place to the significance of the precinct, although the following neighbouring properties have the following significance:

- 119 Templeton Street (immediately east of the subject site): contributory.

- 117 Templeton Street: contributory.
- 115 Templeton Street: contributory.
- 152 Templeton Street (immediately north of the subject site): individual.
- 124 Rowan Street (immediately south-east of the subject site): contributory.
- 122 Rowan Street: contributory.

There are also a number of contributory sites within a 200m radius of the subject site on Swan Street and further along Rowan and Templeton Streets.



*Heritage precinct showing individually significant properties in dark blue, contributory properties in a medium blue, and non-contributory properties in light blue.*



*Templeton Street streetscape looking east from the subject site.*



*Templeton Street streetscape looking west from the subject site towards Swan Street.*

The surrounding streetscape contains a highly intact residential character. The private hospital on the northern side of Templeton Street is respectful of this character through its single storey construction and provision of landscaping between the parking area and front of the reception building. The residential buildings contain a mix of building styles due to the development occurring throughout the late 19<sup>th</sup> century and early to mid 20<sup>th</sup> century. The majority of the dwellings immediately surrounding the subject site are of early 20<sup>th</sup> century construction with a distinct 1910 to 1930 bungalow style dominance (115-119, 154 and 156 Templeton Street fall within this character style). There are also a few Edwardian style dwellings within the streetscape as well, particularly 152 Templeton Street which is the individually site within the immediate streetscape.

The streetscape has a consistent single storey character, it is noted that there are double storey developments further east on Templeton Street closer to the railway and commercial end of the precinct. Although, Templeton Street is unique in that each section between intersections has its own unique identity (the area closer to the town centre has more late 19<sup>th</sup> century dwellings and a denser development pattern whilst the western end of Templeton Street has a less built up feeling and low scale development pattern). This character is especially noticeable at the human scale given the high walkability of the precinct and connectivity with walking trails along One Mile Creek and the Ovens River.

The surrounding dwellings along Templeton Street also retain their original subdivision pattern. It is noted that there are unit developments immediately south of the subject site along Rowan Street, although this is a unique section of Rowan Street as it contains commercial premises at the intersection of Rowan Street and Swan Street. It is also noted that those unit developments are single storey, with small building footprints (i.e. the rear units are not particularly visible from Rowan Street).



*Rowan Street showing commercial premises with the two right lots containing units to the rear.*

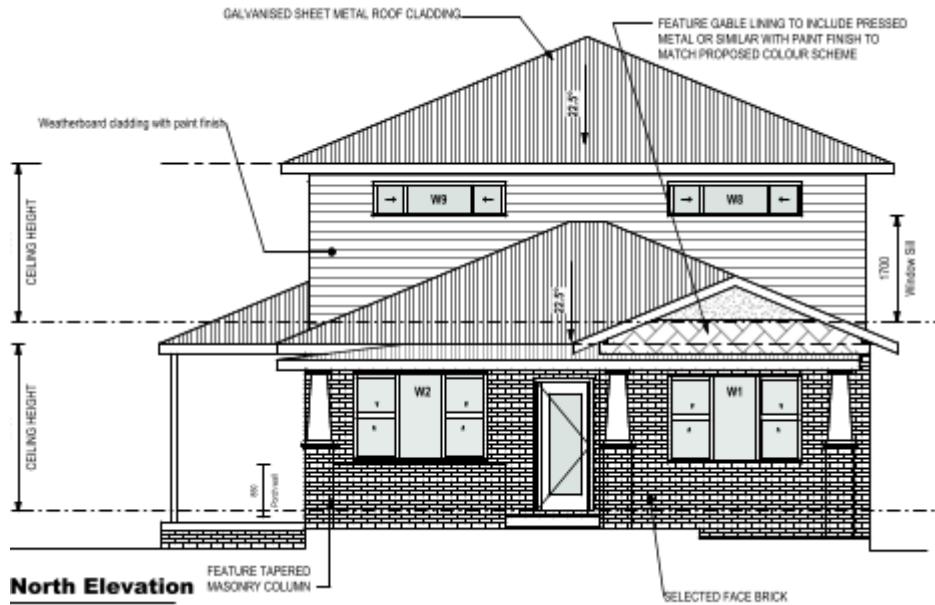
## **Proposal**

The application seeks to demolish the existing dwelling and outbuildings on the land and clear the site of all existing vegetation (planted shrubs and small ornamental trees). The application then seeks to construct two new dwellings on the land. The details of the dwellings are as follows:

Townhouse 1:

- Two storeys.

- Three bedrooms, double garage, open kitchen/family room, two bathrooms, laundry and additional rumpus and patio.
- Exterior design to replicate interwar bungalow features (verandah posts and gable end roof feature) to ground floor with modern hipped roof and weatherboard clad first floor.
- Front setback of 6m to the front boundary (to front wall, excludes verandah encroachment of 0.75m).
- Maximum building height of 8.1 metres (first floor roof apex).
- The garage is proposed to be constructed on the eastern boundary.



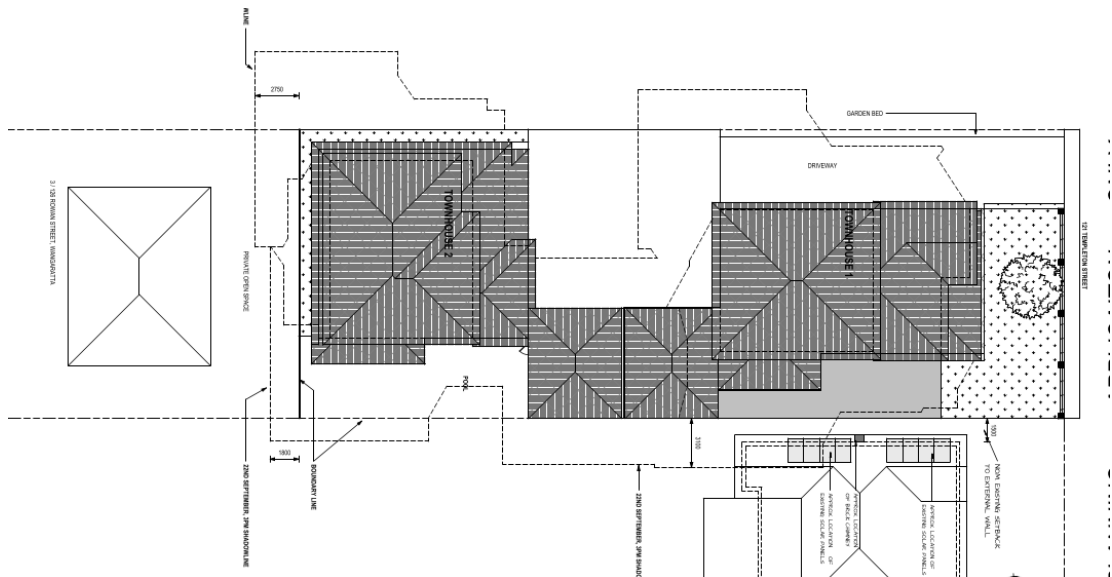
*Front elevation of Townhouse 1.*

#### Townhouse 2:

- Two storeys.
- Three bedrooms double garage, open kitchen/family room, two bathrooms laundry and additional rumpus and patio.
- Distinctly modern external design. Brick to ground floor and weatherboards to first floor. Hipped roof design throughout.
- Partially visible from Templeton Street via the proposed shared driveway.
- Maximum building height of 7.5m (first floor roof apex).
- Proposed to be setback 0.8m from the rear and side (western) boundary. The garage is proposed to be constructed on the eastern boundary.

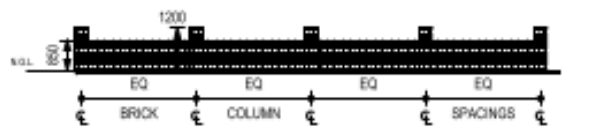


Front elevation of Townhouse 2.



Site plan for proposed development.

The application also seeks to construct a front fence in the same red brick as the ground floor of the proposed dwellings. The front fence is proposed to measure a maximum of 1.2m in height (pier height).

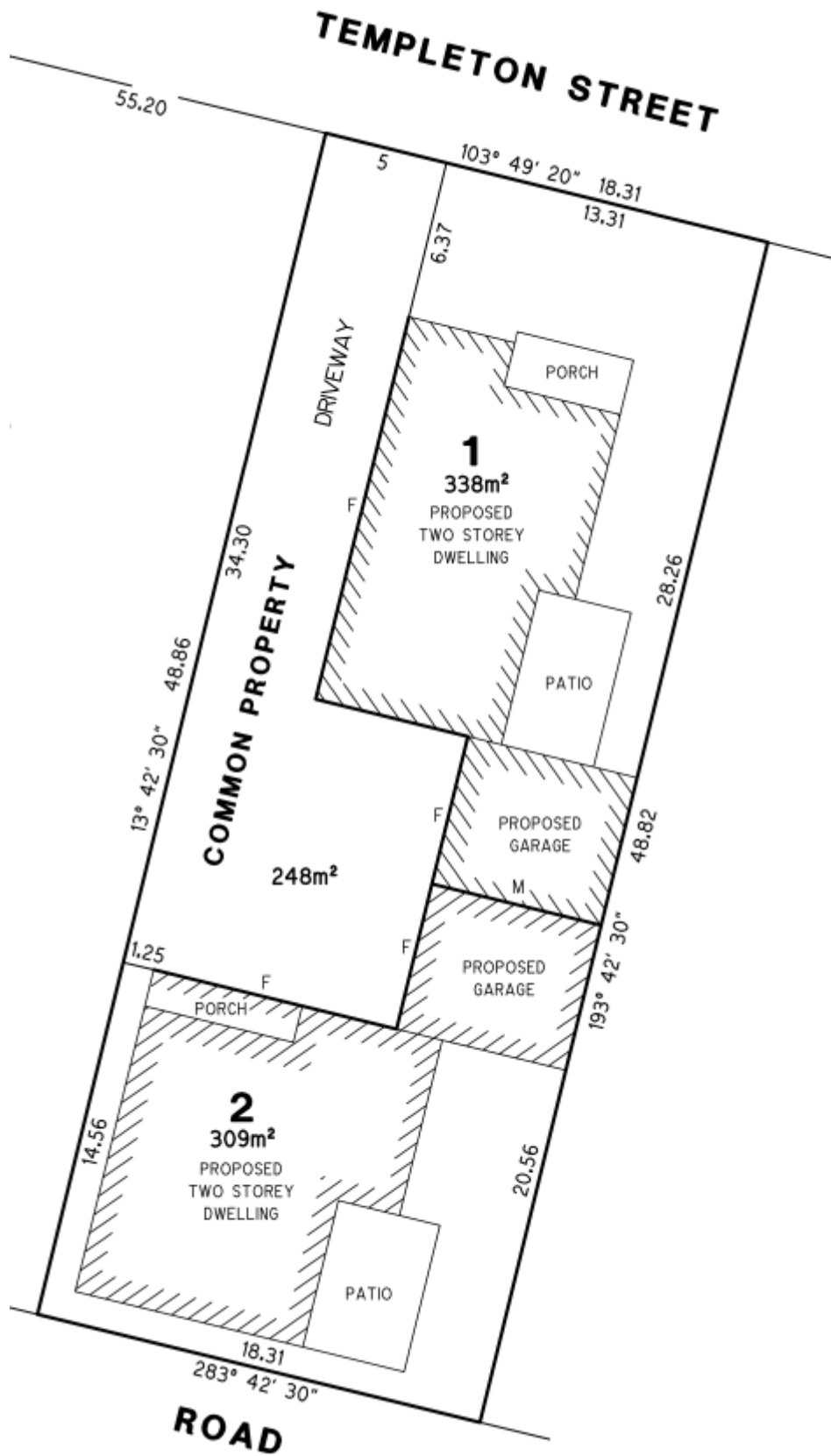


PROPOSED MASONRY FENCE TO MATCH RESIDENCE IN COLOUR, CONSISTS OF 880 MM HIGH SINGLE SKIN WALL WITH 470x470 COLUMNS AT EQUAL SPACINGS TO A MAX. 1200 MM HIGH ABOVE NATURAL GROUND LEVEL

### Front Fence Elevation

1:100

The proposal also seeks to subdivide the land into two lots to correspond with the proposed development. Each dwelling would be accessed via a shared driveway (common property) on the western side of proposed Townhouse 1.



Proposed plan of subdivision.

## **Planning Permit Triggers**

- Clause 32.09-3: Subdivision of land
- Clause 32.09-7: Construction of two or more dwellings on a lot
- Clause 43.01-1: Demolition of a building
- Clause 43.01-1: Construct a building/s
- Clause 43.01-1: Subdivision of land
- Clause 43.01-1: Install a front fence
- Clause 43.01-1: Removal of a tree/s

## **Relevant Planning Provisions**

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

<b>Policy:</b>	<b>Objective/Strategy:</b>
Clause 02.03-5 (Built form and heritage)	<p>Council seeks to:</p> <ul style="list-style-type: none"><li>• Encourage the restoration and reconstruction of heritage places in the Heritage Overlay.</li><li>• Encourage built form that is proportionate in scale and respects places of identified heritage value.</li></ul>
Clause 15.01-1S (Urban design)	<p>To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.</p> <p>Strategies include:</p> <ul style="list-style-type: none"><li>• Require development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape and climate.</li></ul>



<b>Policy:</b>	<b>Objective/Strategy:</b>
<p>Clause 15.01-2S (Building design)</p>	<p>To achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.</p> <p>Strategies include:</p> <ul style="list-style-type: none"> <li>• Ensure a comprehensive site analysis forms the starting point of the design process and provides the basis for the consideration of height, scale, massing and energy performance of new development.</li> <li>• Ensure development responds and contributes to the strategic and cultural context of its location.</li> <li>• Minimise the detrimental impact of development on neighbouring properties, the public realm and the natural environment.</li> </ul>
<p>Clause 15.01-3S (Subdivision design)</p>	<p>To ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods.</p>

<b>Policy:</b>	<b>Objective/Strategy:</b>
<p>Clause 15.01-5S (Neighbourhood character)</p>	<p>To recognise, support and protect neighbourhood character, cultural identity, and sense of place.</p> <p>Strategies include:</p> <ul style="list-style-type: none"> <li>• Support development that respects the existing neighbourhood character or contributes to a preferred neighbourhood character.</li> <li>• Ensure development responds to its context and reinforces a sense of place and the valued features and characteristics of the local environment and place of respecting the: <ul style="list-style-type: none"> <li>○ Pattern of local urban structure and subdivision.</li> <li>○ Underlying natural landscape character and significant vegetation.</li> <li>○ Neighbourhood character values and built form that reflect community identity.</li> </ul> </li> </ul>
<p>Clause 15.01-5L (Neighbourhood character)</p>	<p>Protect residential neighbourhoods with heritage and environmental constraints as areas of minimal change.</p> <p>Protect areas of heritage value, neighbourhood character and court or cul-de-sac locations from development that will undermine the character or amenity of these areas.</p>
<p>Clause 15.03-1S (Heritage conservation)</p>	<p>To ensure conservation of places of heritage significance.</p> <p>Strategies include:</p> <ul style="list-style-type: none"> <li>• Encourage appropriate development that respects places with identified heritage values.</li> </ul>

Policy:	Objective/Strategy:
<p>Clause 15.03-1L (Heritage places and precincts)</p>	<p>Strategies include:</p> <ul style="list-style-type: none"> <li>• Design infill buildings to be compatible with, and recessive to, the significance of the heritage place and adjoining heritage places.</li> <li>• Design subdivision to be in keeping with the historic subdivision character of the site, the significance of the heritage place and any adjacent heritage places.</li> <li>• Support new or replacement front fences that are consistent with the architectural style of the building and interpret the prevailing character in the immediate environs, in particular the prevailing height, form, materials and degree of transparency.</li> </ul>
<p>Clause 16.01-1L (Housing supply)</p>	<p>Limit infill development in the Neighbourhood Residential Zone.</p>

## **Zone**

### *Clause 32.09 – Neighbourhood Residential Zone – Schedule 1 (NRZ1)*

The subject site is located within the NRZ1 pursuant to Clause 32.09 of the Scheme. The purpose of the NRZ1 is as follows:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To recognise areas of predominantly single and double storey residential development.
- To manage and ensure that development respects the identified neighbourhood character, heritage, environmental or landscape characteristics.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

It is noted that the proposal meets the minimum garden area requirements (25% garden to be provided for each proposed lot with a land area less than 400sqm).

The decision guidelines of Clause 32.09-14 relevant to this application are as follows:

- The purpose of this zone.
- The impact of overshadowing on existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.
- The pattern of subdivision and its effect on the spacing of buildings.

### **Overlay/s**

#### *Clause 43.01 – Heritage Overlay (HO16)*

The subject site is affected by the HO16 pursuant to Clause 43.01 of the Scheme. The purpose of the HO16 is as follows:

- 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.

The decision guidelines of Clause 43.01-8 relevant to this application are as follows:

- Any applicable statement of significance, heritage study and any applicable conservation strategy.
- Whether the location, bulk, form or appearance of the proposed building will adversely affect the significance of the heritage place.
- Whether the location bulk, form and appearance of the proposed building is in keeping with the character and appearance of adjacent buildings and the heritage place.
- Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place.
- Whether the proposed subdivision will adversely affect the significance of the heritage place.
- Whether the proposed subdivision may result in development which will adversely affect the significance, character or appearance of the heritage place.

### **Particular provision/s**

#### *Clause 52.06 – Car parking*

The purpose of Clause 52.06 is as follows:

- 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.

Table 1 at Clause 52.06-5 requires the provision of at least two car parking spaces to each three or more-bedroom dwelling. At least one of those spaces must be undercover.

Clause 52.06-9 sets out the design standards for car parking. The proposed garages for both Townhouse 1 and Townhouse 2 do not meet the parking space dimension requirements for a double garage, as the internal storage reduces the parking space length to 5.7m which is non-compliant with the required 6m (Design Standard 2). Whilst Design Standard 1 requirements for vehicles exiting in a forward-facing direction are not mandatory for two dwelling developments, the design does not permit as the vehicles for Townhouse 2 to exit the site in a forward-facing direction and those vehicles would be forced to reverse with a turning manoeuvre for approximately 22m. Another concern is the ability for the northern most vehicle for Townhouse 1 to be able to exit back into the shared driveway without connecting with the corner of that dwelling (sharp 90-degree corner rather than a corner splay). A further concern is the visibility for vehicles exiting either garage to be able to see oncoming vehicles entering the site due to the sharp, blind corner of Townhouse 1. The applicant has not provided turning diagrams demonstrating that safe vehicle movements can be achieved within the site.

#### *Clause 53.01 – Public Open Space Contribution and Subdivision*

A person who proposes to subdivide land must make a contribution to the Council for public open space. Pursuant to Clause 53.01-1, a subdivision is exempt from a public open space requirement if it subdivides land into two lots and the Council considers that it is unlikely that each lot will be further subdivided. Based on the development accompanying the proposed subdivision, it is considered unlikely that each proposed lot would be able to be further subdivided, therefore, a public open space contribution would not be considered applicable in this instance if a permit were issued.

#### *Clause 55 – Two or more dwellings on a lot and residential buildings*

The purpose of Clause 55 is as follows:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To achieve residential development that respects the existing neighbourhood character or which contributes to a preferred neighbourhood character.
- To encourage residential development that provides reasonable standards of amenity for existing and new residents.
- To encourage residential development that is responsive to the site and the neighbourhood.

An assessment against the relevant provisions of Clause 55 has been undertaken and the proposal is generally consistent with the requirements of this provision. Issues relating to neighbourhood character under Clause 55.06-1 (Design detail / Standard B31) are discussed later in this report.

#### *Clause 56 – Residential subdivision*

The purpose of Clause 56 is as follows:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To create liveable and sustainable neighbourhoods and urban places with character and identity.
- To achieve residential subdivision outcomes that appropriately respond to the site and its context for:
  - Metropolitan Melbourne growth areas.
  - Infill sites within established residential areas.
  - Regional cities and towns.
- To ensure residential subdivision design appropriately provides for:
  - Policy implementation.
  - Liveable and sustainable communities.
  - Residential lot design.
  - Urban landscape.
  - Access and mobility management.
  - Integrated water management.
  - Site management.
  - Utilities.

An assessment against the relevant provisions of Clause 56 has been undertaken, and the proposal is generally consistent with the servicing requirements of this provision. Issues relating to subdivision pattern are discussed later in this report.

#### **Referrals**

The application was referred to the following referral authorities:

Authority	Section	Response
NECMA	External Section 52 Referral	No objection, with no conditions (NECMA noted that they do not guarantee ongoing capacity to service for the proposed development for sewer and water though).

### Internal Departmental Advice

Department	Response
Heritage Advisor	<p>Expressed concerns regarding the two storey nature of the development in July 2023 with suggestions that the first floor could be incorporated as an attic level (i.e. nested within the roof form to reduce the overall height). Comments also suggested the provision of a streetscape elevation to demonstrate how the two-storey proposal would be out of character for the context of the site and surrounds (a streetscape elevation was not provided).</p> <p>The final revision of the plans were forwarded to the Heritage Advisor in August 2023, with the following comments provided:</p> <p><i>The bulk and scale of the front townhouse is of concern in this context, which is a streetscape defined by single-storey dwellings.</i></p> <p><i>On this basis, my original advice still stands, that is, either omit the upper level of the front townhouse or explore having an upper storey expressed as an attic level.</i></p> <p><i>Consequently, the granting of a planning permit on this current design is not recommended.</i></p> <p>These comments were passed onto the permit applicant who requested that the application was put on hold pending consideration of the above. The applicant advised Council in November 2023 that the plans would not be revised any further.</p>
Technical Services	No objections, subject to conditions relating to the provision of a crossover and drainage.

### Advertising

The application was advertised to adjoining landowners and occupiers. Five objections were received and a conciliation meeting was held on the 14 July 2023. The issues were discussed and no resolutions were reached. The objections were not withdrawn. The final version of the proposed plans were circulated to the objectors for review in January 2024, no objections were withdrawn.

The issues raised in the representations are summarised below and comments made.

<b>Issue</b>	<b>Comment</b>
Concerns with how the construction will be managed to ensure no impacts to the operation of the private hospital.	Typically, standard construction conditions would be imposed on any issued permit requiring the construction to be undertaken in a manner that would not impact on the amenity (noise, dust, etc) of surrounding properties. In terms of traffic concerns with ensuring access to the private hospital along Templeton Street (car parking and patient drop off/pick up) a construction management plan could be requested outlining how the access to the hospital will not be blocked and requiring consultation with that neighbour specifically.
The development is not sympathetic to the streetscape.	This concern is consistent with officer concerns regarding visual bulk.
95 Templeton Street is a recent development that is single storey and is sympathetic to the heritage character of the streetscape.	95 Templeton Street is a modern construction that has utilised a built form that sits beneath the adjacent roof lines and is recessive to the adjoining heritage buildings. This development has not reproduced any heritage features but has sought to ensure that it does not 'stick out' within the streetscape.
The proposal is a "mockery" of the heritage streetscape, and the density of the development is inconsistent with the development pattern of the area.	This concern is consistent with officer concerns that the proposal represents an overdevelopment of the subject land.
The subject site itself may not be a contributory site but the neighbouring lots to the east are contributory to the heritage precinct and the proposal would disrupt the heritage values of the street.	This concern is consistent with officer concerns that the proposal has not taken the streetscape character into consideration of its design.



Issue	Comment
The proposal will detract from the visual effect of the heritage streetscape.	As above.
The proposal will strongly impact the aesthetic of the individually significant heritage site at 152 Templeton Street and will detract from the purpose of the heritage precinct.	As above. The proposal does not represent a sympathetic or recessive design compared to the heritage buildings within the immediate streetscape.
The proposal does not represent a sustainable design and would contribute to the urban heat island effect.	The proposal is compliant with the requirements of Clause 55 for solar orientation for the proposed dwellings, although it is noted that the proposed private open space would be overshadowed by the development nearly entirely during the afternoon. The solar panels to the existing dwelling to the east would not be impacted by the proposal.

## **Planning Assessment**

### ***Heritage considerations***

The Heritage Overlay seeks to ensure that development is in keeping with the character and appearance of adjacent buildings within a heritage area. The proposal has provided only a limited response to the heritage character of the surrounding area, via the ground floor external façade to Townhouse 1. Although, the development in general is not considered to be consistent with the established heritage character of the street. The application seeks to construct two dwellings with overall buildings heights greater than 8m, which is significantly taller than any of the buildings within the immediate streetscape. New development should respect the pattern, rhythm, spatial characteristics and roof forms of the surrounding historic streetscape. The proposal has not considered the prevailing building form of the heritage streetscape, particularly of those sites which are contributory to the heritage place, which is single storey.

Policy seeks to ensure that new development is visually recessive and does not dominate the heritage place. The height and visual bulk would collectively result in a detrimental outcome to the established character of the streetscape.

### ***Neighbourhood character and the Neighbourhood Residential Zone – Schedule 1***

The purpose of the Neighbourhood Residential Zone is to ensure that development is consistent with the established or preferred neighbourhood character, particularly in relation to the heights of new residential development.

The NRZ1 has been applied to this area as a limited change area, which is also identified in the Wangaratta Health Precinct Structure Plan. Therefore, this area is not identified as a suitable area for infill development, necessarily. Regardless, applications for more than one dwelling can be made under the NRZ1, provided the development is respectful of the neighbourhood character and the application represents an appropriate outcome overall.

Council officers and the Heritage Advisor have consistently recommended that the permit applicant revise the design of the proposal to reduce the height and visual bulk of the development. Recommendations that the two-storey nature of the dwellings could be nested into an attic level were not taken up by the proponent. The application has not demonstrated that two three-bedroom dwellings are a necessity for this site. Reducing the number of bedrooms (which would also only require a single parking space for each dwelling) and revising the overall bulk of the design would assist in ensuring that the development did not represent an overdevelopment of the site.

The streetscape has a clear single storey character. Clause 55.06-1 / Standard B31 seeks to ensure that the design of buildings respects the existing neighbourhood character. It is clear that the proposal is in direct conflict with the established neighbourhood character.

### ***Subdivision***

The proposed subdivision is not considered to be consistent with the established subdivision pattern of the heritage precinct, particularly given the intact subdivision pattern still evident within this end of the precinct. It is noted that there are unit developments to the south of the subject site, although as discussed above, those units are recessive to the front buildings on those sites and are not particularly noticeable from the streetscape. The surrounding lots along Templeton Street have not been subject to significant change and retain the regular lot arrangement from when the lots were originally created. This is sought to retain the detached dwelling character, reinforcing the larger side setbacks and landscaped front gardens typical of this area.



*Subdivision pattern of the surrounding area.*

## **Conclusion**

The proposal is not considered to represent an orderly planning outcome, particularly as the proposal is an overdevelopment of the site, is inconsistent with the established neighbourhood character of the area and is not sympathetic to the heritage significance of the surrounding area. Therefore, it is considered that the proposal is not supported.

## **Recommendation:**

That Council issue a Notice of Refusal for the demolition of an existing dwelling and associated outbuildings, buildings and works for the construction of two dwellings, 2-lot subdivision, vegetation removal and replacement of a front fence at 121 Templeton Street Wangaratta, on the below grounds.

## **Communication**

That the applicant and objectors be advised of Council's decision.

## **Grounds of Refusal**

1. The proposal is an inappropriate development outcome within the Heritage Overlay and is inconsistent with the purpose of Clause 43.01 of the Wangaratta Planning Scheme to ensure that development does not adversely affect the significance of heritage places.
2. The proposal is contrary to the policy objectives of Clause 02.03-5 which encourages built form that is proportionate in scale and respects places of identified heritage value.
3. The proposal is contrary to the policy objectives of Clause 15.01-5S as the development does not respect the existing neighbourhood character.
4. The proposal is contrary to the policy objectives of Clause 15.01-5L which seeks to protect residential neighbourhoods with heritage and environmental

constraints as areas of minimal change and ensure that development does not undermine the character or amenity of those areas.

5. The proposal does not meet the policy objectives of Clause 15.03-1S as the proposal does not respect the identified heritage values of the area.
6. The proposal does not meet the strategies of Clause 15.03-1L for ensuring that infill buildings are compatible with, and recessive to, the significance of the heritage place and adjoining heritage places.
7. The proposal is inconsistent with Clause 16.01-1L which seeks to limit infill development in the Neighbourhood Residential Zone.
8. The proposal is contrary to the purpose of the Neighbourhood Residential Zone (Clause 32.09) as it fails to recognise an area of predominantly single storey residential development and does not respect the identified neighbourhood character and heritage characteristics of the surrounding area.
9. The proposal has not demonstrated compliance with the design standards of Clause 52.06 of the Wangaratta Planning Scheme for the provision of car parking and safe ingress/egress for each proposed dwelling.