

Wangaratta Planning Scheme

Amendment C83wang

Explanatory Report

Overview

The amendment proposes to implement the recommendations of the Low Density and Rural Residential Strategy (The Strategy) into the Wangaratta Planning Scheme. Changes to the Scheme include specific local policy for Low Density and Rural living development and updates to the principle settlement plans for Glenrowan, Milawa and Oxley. The amendment also rezones land to Low Density Residential in the townships of Milawa and Oxley and Rural Living Zone in Oxley, and applies Design and Development Overlay Schedules to control the way this land is developed. An existing Development Plan Overlay – Schedule 7 is proposed to be partially removed from the township of Glenrowan, in line with the recommendations of the Strategy.

Where you may inspect this amendment

The Amendment can be inspected free of charge at

- Rural City of Wangaratta website at www.wangaratta.vic.gov.au
- During office hours at the following places:
 - Wangaratta Government Centre, Corner of Ford and Ovens Streets, Wangaratta
- Department of Transport and Planning website at www.planning.vic.gov.au/public-inspection.or by contacting the office on 1800 789 386 to arrange a time to view the amendment documentation.

Submissions

Any person may make a submission to the planning authority about the amendment. Submissions about the amendment must be received by Monday, 30 September, 2024.

A submission must be sent to either:

Email: strategicplanning@wangaratta.vic.gov.au

Or;

Mail: Attn: Strategic Planning – C83

Rural City of Wangaratta PO Box 238, Wangaratta VIC 3676

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- Directions hearing: Week beginning 3 February, 2025
- Panel hearing: Week beginning 3 March, 2025

Details of the amendment

Who is the planning authority?

This amendment has been prepared by the Rural City of Wangaratta who is the planning authority for this amendment.

Land affected by the amendment

The amendment applies to all land zoned Low Density Residential and Rural Living Zones across the Municipality. Additionally, the amendment principally applies to the townships of Glenrowan, Milawa, Oxley, through immediate actions.

A mapping reference table is attached at Attachment 1 to this Explanatory Report.

What the amendment does

The amendment seeks to implement the key recommendations relating to rural towns and townships within Councils partially adopted Low Density and Rural Residential Strategy Dec 2021 (The Strategy).

Council adopted all parts of the Strategy with the exception of those sections that relate to the town of Wangaratta. In relation to Wangaratta, Council requested that additional investigations be undertaken into alternative locations for Low Density and Rural Residential around urban Wangaratta. These investigations have been undertaken and a draft report has been placed on community consultation and is running as a separate project to the adopted Strategy, effectively splitting the into those applying to the rural towns and the unresolved component of urban Wangaratta.

This amendment seeks to implement the rural towns component along with new policy settings and guidance for Low Density and Rural Living style development.

Overall, the strategy has analysed the future need for low density and rural living zoned land across the municipality for the next thirty years.

The Amendment seeks to implement changes to local policy, rezonings, schedules to

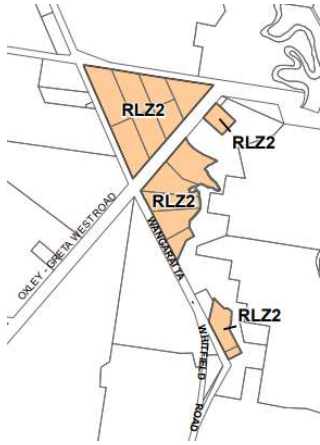
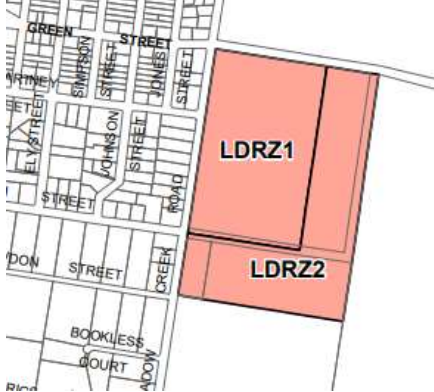
zones, deletion of overlays and the introduction of two Design and Development Overlays to guide future subdivisions in these townships.

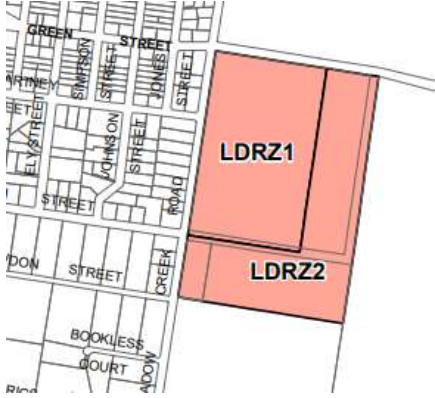

The Amendment also introduces long term strategic direction for Moyhu, Springhurst, Tarrawingee, Milawa, Oxley and Glenrowan.

Specifically, the amendment proposes the following changes to the Wangaratta Planning Scheme:

Zoning Maps

Amends the following Planning Scheme Maps detailed in the table below to apply the following zone changes:


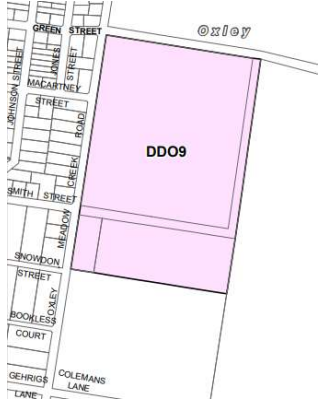

Land to be Rezoned		
Actions Proposed by Location	Address of Affected Land	Map Ref:
<p>OXLEY</p> <p>Amends Planning Scheme Map 35 to Rezone Farming Zone – Schedule 1 (FZ1) to the Rural Living Zone – Schedule 2 (RLZ2)</p>  <p>The map shows several parcels of land shaded in orange and labeled 'RLZ2'. The parcels are situated along Oxley-Greta West Road, Wangaratta Road, and Whitfield Road. The surrounding area is unshaded and represents the existing Farming Zone (FZ1).</p>	<ul style="list-style-type: none"> • 9, 10, 32, 39, 40 Oxley-Greta West Road, Oxley; • 1109, 1115, 1129, 1161, 1163 & 1069 Wangaratta-Whitfield Road, Oxley. • 962, 974 & 988 Snow Road, Oxley. 	35
<p>Amends Planning Scheme Map 36 to Rezone Farming Zone – Schedule 1 (FZ1) to the Low Density Residential Zone Schedule 2 (LDRZ2)</p>  <p>The map shows a residential street grid. A large parcel on the right side of the grid is shaded in red and labeled 'LDRZ1'. Below it, a smaller parcel is shaded in a lighter red and labeled 'LDRZ2'. The surrounding parcels are unshaded and represent the existing Farming Zone (FZ1). Street names include Green Street, Johnson Street, Jones Street, Stirratt Street, Don Street, Bookless Court, and Meadow Creek Road.</p>	<ul style="list-style-type: none"> • 75 Oxley-Meadow Creek Road, Oxley 	36

<p>Amends Planning Scheme Map 36 to Rezone Farming Zone – Schedule 1 (FZ1) to the Low Density Residential Zone Schedule 1 and 2 (LDRZ1 and LDRZ2)</p> 	<ul style="list-style-type: none"> • 39 Oxley-Meadow Creek Road, Oxley 	36
<p>MILAWA</p> <p>Amends Planning Scheme Maps 37 and 38 to Rezone Farming Zone – Schedule 1 (FZ1) to Low Density Residential Zone Schedule 1 (LDRZ1)</p> 	<ul style="list-style-type: none"> • 27, 39 & 55 Milawa-Bobinawarra Road Milawa; • 1374, 1400 & 1410 Oxley Flats Road Milawa; • 315 & 317 Kerrs Road Milawa; 	37 and 38

Overlay Maps

Amends and inserts the following Planning Scheme Maps detailed in the table below to apply the following overlay changes:

Land Subject to application of Overlays		
Actions Proposed by Location	Address of Affected Land	Map Ref:
<p>GLENROWAN</p> <p>Amends Planning Map 32DPO, Development Plan Overlay – Schedule 7 (DPO7) to remove from the</p>	<p>Farming Zoned section of 246 Old Hume Highway, Glenrowan.</p>	32DPO

<p>land affected (shown below)</p> 		
<p>OXLEY</p> <p>Inserts a new Planning Scheme Map, 36DDO to apply a new Design and Development Overlay – Schedule (DDO9)</p> 	<ul style="list-style-type: none"> • 39 Oxley-Meadow Creek Road Oxley; and • 75 Oxley-Meadow Creek Road Oxley 	<p>36DDO</p>
<p>MILAWA</p> <p>Inserts a new Planning Scheme Maps, 37DDO and 38DDO to apply a new Design and Development Overlay – Schedule 8 (DDO8)</p> 	<ul style="list-style-type: none"> • 27, 39 & 55 Milawa-Bobinawarra Road Milawa; • 1374, 1400 & 1410 Oxley Flats Road Milawa; • 315 & 317 Kerrs Road Milawa; 	<p>37DDO & 38DDO</p>

Planning Scheme Ordinance

- Insert a new Clause 15.01-3L-02 (Subdivision design in Low Density Residential and Rural Living Zones) to provide guidance for subdivision on land subject to the Low Density Residential Zone and the Rural Living Zone across the municipality.
- Amend Clause 11.01-1L-01 (**Glenrowan Township**) to update the most recent Glenrowan Township Development Plan to remove reference to a future investigation area from Precinct H(b).
- Amend Clause 11.01-1L-02 (**Milawa Township**), including the amending of the former Precinct E (Milawa Triangle) to become E(a) to reflect the existing Mixed Use component of this precinct and E(b) to reflect the proposed rezoning of part of the former precinct from Farming Zone to Low Density Residential – Schedule 1. Precinct H is also amended to become the designated long term growth area for the Town and reference to Precinct G as a future investigation area is removed.
- Amend Clause 11.01-1L-03 (**Oxley Township**), including the amending of Precinct F to create Precinct F(a) Farming Zone – North Snow Road and F(b) Low Density – South of the Snow Road to coincide with its rezoning to Low Density Residential. Precinct H is also amended to reflect its proposed rezoning to Rural Living – Schedule 2 and removal of reference to future investigations for Precinct I.
- Amends Schedule 2 to Clause 32.03 Low Density Residential Zone to add minimum lot sizes for subdivision in Oxley East.
- Insert a new Schedule 8 Clause 43.02 Design and Development Overlay to the Milawa triangle (Precinct E(b)) to guide subdivision of the area to ensure appropriate levels of connectivity and support the creation of liveable communities that respect the existing neighbourhood character of the township.
- Insert a new Schedule 9 Clause 43.02 Design and Development Overlay to direct growth to the east of Oxley (Precinct F(b)), where lot sizes increase along the western side of the overlay's coverage.
- Amends the Schedule to Clause 72.03 to reflect the new planning scheme maps 36DDO, 37DDO and 38DDO.
- Amends the Schedule to Clause 72.08 by introducing a new background document 'Low Density and Rural Residential Strategy (Rural City of Wangaratta 2021)' and corresponding clause references.
- Amends Clause 74.02, introducing a new item in further strategic work, indicating further work to be undertaken on the Wangaratta recommendations of the Low Density and Rural Residential Strategy (Rural City of Wangaratta 2021).

Strategic assessment of the amendment

Why is the amendment required?

The Strategy has been completed to investigate and provide guidance on both the future supply of rural living and low density residential zoned land and the development of the existing supply of this land.

The planning period adopted for the Strategy is 30 years to ensure the consistent delivery of land and overcome the unique challenges of land supply and delivery within regional Victoria, in particular around the supply of Low Density and Rural Living.

This longer planning period was selected to ensure that Council can meet its obligations under State planning policy to ensure that a minimum of 15 years supply of zoned residential land is available and to reflect the unique challenges for regional Councils.

These challenges include:

- that strategies of this nature are generally undertaken relatively infrequently,
- land ownership is generally fragmented and development intentions are varied,
- demand for different housing types can change quickly and therefore a longer period enables a strategic approach to identifying suitable housing supply and a clear action plan that can be progressively implemented.

This amendment seeks to further the adopted components of the Strategy through creating opportunities within the rural settlements of the Municipality, including the commuter lifestyle towns of Milawa and Oxley and the King Valley.

The amendment achieves this through the delivery of the short term recommendations of the Strategy and set the strategic directions for the medium and long term actions to best support a consistent supply of living opportunities.

The amendment also updates existing plans for the township of Glenrowan including the deletion of reference to future investigations for Rural Living as this is no longer supported outcome, based on updated information from the Strategy.

The strategy also seeks to ensure that development of any remaining broadacre LDRZ and RLZ across the Municipality is guided by local policy to ensure that subdivision creates communities that are attractive, safe, accessible, diverse and sustainable.

How does the amendment implement the objectives of planning in Victoria?

The amendment proposes to implement the objectives of planning in Victoria outlined in Section 4 of the Planning and Environment Act 1987, by providing for the fair, orderly, economic and sustainable use and development of land.

The proposed amendment will update local policy, rezone land, delete redundant overlays and introduce selected overlay controls to clearly articulate the vision of the Strategy, and support the policy framework to balance the interests of present and future Victorians.

How does the amendment address any environmental, social and economic effects?

Environmental effects:

The amendment has fully considered environmental factors in areas of future development and directs future settlement growth to areas of low bushfire risk and generally free of riverine flooding.

Specific controls applying to the rezonings at Oxley and Milawa seek to ensure that development is designed in a manner that supports the retention of significant vegetation.

Development controls are also designed to ensure that subdivisions are designed to respond to environmental factors and promote the establishment of layouts that support optimal passive solar orientation for future dwellings.

Social effects:

The amendment is expected to have positive social benefits for the Rural City of Wangaratta.

The amendment will bring to fruition the short term actions identified in the strategy which has previously gone through a rigorous community consultation process to provide rezoned land and directive policy to guide how several small townships within the municipality will grow. The key policy objectives and strategies in the amendment aim to ensure appropriate growth is undertaken for Oxley, Milawa in a direction that reduces risks from the broader landscape in terms of flooding and bushfire.

The Strategy will become a background document at Clause 72.08 which will provide long term guidance for low density and rural living development in the municipality's townships.

Economic effects:

The amendment aims to direct future low density and rural living development in towns that are experiencing notable growth in the region. Rural residential housing forms an important sector of the housing market in the municipality, particular in what the strategy identifies as commuter lifestyle townships, which includes Milawa and Oxley.

The amendment seeks to ensure that there is enough low density and rural living zoned land to house a growing population in proximity to the municipalities centre for employment, being Wangaratta.

Does the amendment address relevant bushfire risk?

The consideration of bushfire risk underpinned the development of the Strategy and provided the effective starting point for the Strategy. A 'Strategic Bushfire Assessment' was undertaken that included a robust methodology inline with the requirements of Clause 13.02-1S and bushfire planning principles.

In general the following three step process was followed to identify and direct future settlement to low risk locations:

Step 1: A landscape scale bushfire (municipal and township wide) assessment (up to 15kms wide). High risk areas not suitable for rezoning identified.

Step 2: A localised bushfire assessment (up to 1 km from each low and moderate risk towns). Bushfire risk aspects are key to identifying lower risk growth directions.

Step 3: Development of a suite of design principles and bushfire protection measures for any area selected for future rezoning / redevelopment.

The Country Fire Authority (CFA) were actively consulted during the development of the Strategy, and their submission to the Draft Strategy provided overall support with some further matters for Council to consider.

These matters have been addressed through the development of a suite of planning tools to accompany any rezoning proposed by this amendment along with local planning policy to guide the further development of land zoned Low Density or Rural Living. This ensures that bushfire considerations are clear, known upfront and able to be included in any future development outcomes.

The following is a summary of the major directions and actions with regards to zoning and overlay changes that are a direct result of the bushfire risk assessment.

The Strategy considered at a Municipal level firstly town that at a landscape level where considered low risk locations and actively sought to direct development to these towns.

Glenrowan:

The previously identified 'future investigation area' (246 Old Hume Highway) referenced at Clause 11.01-1L-01 (Glenrowan Township) is proposed to have both the reference to this land being a further investigation area removed and the accompanying Development Plan Overlay – Schedule 7 deleted from the land. This land will remain zoned Farming.

This is on the basis of the Municipal wide bushfire assessment that sought to direct growth to the low risk townships within the Municipality. Under this assessment Glenrowan was rated as a high risk township and therefore following the principles of the Strategy directing further growth this settlement was not supported. Given Glenrowan's high risk rating, further rezoning of land was not considered appropriate as there were alternative locations (towns) that were considered more suitable to accommodate population increased and support the protection of human life.

Milawa:

The Strategy directs future development of Milawa to an area known as the 'Milawa Triangle' in the short term and in the longer term an Easterly direction towards the Milawa Recreation Reserve.

Both of these locations have been assessed as being able to achieve a low risk status and the Easterly aspect of the town has a lower level of risk than the previously recommended given the 11.01-1L-02 (Milawa Township).

The amendment specifically proposes the rezoning of the Milawa Triangle with an accompanying Design and Development Overlay to integrate guidance for the future subdivision of this area, including specific bushfire design measures.

Previous reference at Clause 11.01-1L-02 to a 'future investigation area' to the west of the town bordered by Church Lane is proposed to be removed based on the recommendations of the Strategy in particular bushfire related risks as the easterly aspect of the township has been assessed as providing the lowest risk area for future development.

Oxley:

The Strategy directs future development in the township of Oxley to the east of the town, specifically land bounded by the Oxley-Meadow Creek Road and south of the Snow Road.

This area has been assessed as being able to achieve a low risk environment and the easterly aspect is considered to be the safest alternative option within the township, in particular when compared to the two previously recommended areas for investigation (North and South West) under Clause 11.01-03 (Oxley Township).

During the development of the Strategy, the proposed direction for any growth in Oxley changed following a submission from the County Fire Authority, which asked Council to reconsider its position to not direct development to the East of the town, citing that this area provided the lowest risk for the township. Following further investigations and consultation with the Country Fire Authority, the development direction for Oxley was altered to the presently proposed Easterly direction. This change went through a further period of community consultation prior to Councils adoption of the Strategy.

Rezoning of land to the West of the town from Farming Zone to Rural Living 2 zone is not considered to increase the level of bushfire risk to the town. The change in zone is intended to reflect the existing pattern of subdivision and rural lifestyle use of the land within this area, further to this the use of the Schedule 2 ensures that further subdivision designed to increase population due to the minimum lot size of 8 ha under the schedule.

Does the amendment comply with the requirements of any other Minister's Direction applicable to the amendment?

In the preparation of this amendment the following Ministerial Directions have been considered:

Ministerial Direction 11 – The Form and Content of a Planning Scheme

The amendment is consistent with the requirements by operating in plain English and using the relevant parts of the Wangaratta Planning Scheme to communicate the outcomes of recent strategic studies.

The requirements of Direction 11 have been followed in the course of preparing the amendment and are embodied within this report. There has been a strategic assessment of the reasoning for the amendment and the social, environmental and economic effects of the amendment that provide the context and justification for the

incorporation of the short term actions of the strategy into the amendment.

In addition to the Ministerial Directions, Planning Practice Note 46 Strategic Assessment Guidelines, is key in guiding the preparation of this amendment.

The planning practice notes provide guidance about the way planning tools work, and in what circumstance to apply them. Guidance has been also been sought from Planning Practice and Advisory Notes relating to writing policy, applying particular specialist planning controls and planning processes.

Planning practice note 30 (Potentially Contamination land)

This practice note has been considered in the preparation of the amendment, which in the case of rezoning of land in Oxley seeks to rezone land that is currently and historically used for agricultural purposes, including historic dairy infrastructure. Council is not aware of any stock dipping sites that would therefore make the former and current use considered to be a 'high risk activity' under this practice note.

Planning Practice Note 37 (Rural Residential Development)

The Strategy was adopted prior to the latest release of this practice note, however it is considered that the Strategy and the changes proposed within this amendment are supported by the intent and advice within this Note.

The Strategy includes a housing analysis, including the current levels of low density and rural living zoned land to support the market into the future. Based on this analysis the Strategy seeks to support the provision of low Density and Rural Living in four key markets, including projected supply levels required over a 30 year period. This amendment seeks to implement the key recommendations with regards to the commuter townships of Oxley and Milawa. In the case of Milawa and Oxley the proposed rezoning of land is directed to both within and adjoin the existing settlement patterns of these towns. This has the advantage of allowing connection into the existing reticulated service networks of the towns and also further support the existing community facilities through an increase in population. Directing rural residential development to existing settlements is consistent with the practice note and actively avoids the creation of isolated rural residential or lifestyle estates within key agricultural land and the potential land use conflicts as well as environmental concerns associated with this type of land use.

The proposed planning tools associated with the areas to be rezoned ensure that future subdivision actively designs to integrates bushfire protection mechanisms, landscape presentation and amenity design considerations, the protection and celebration of significant trees and also the separation of residential uses from adjoining farming operations through permitter roads as required.

Planning Practice Note 42 (Applying the Rural Zones)

This Practice note was key in the consideration of rezoning, primarily in the application

of the Rural Living Zone Schedule 2 in Oxley. The rezoning recognizes the existing rural residential nature of the land whilst restricting further subdivision.

How does the amendment support or implement the Planning Policy Framework and any adopted State policy?

Clause 11 - Settlement

The strategies of Clause 11 aim to direct residential growth to be within existing settlement boundaries and away from natural hazards.

The amendment supports the objectives and strategies of Clause 11.01-1S (Settlement) and Clause 11.01-1R (Settlement – Hume) by updating the existing township development plans to reflect the recommendations of the Strategy including the alter growth boundaries for future residential growth. The amendment updates Clause 11.01-1L-01 (Glenrowan), Clause 11.01-1L-02 (Milawa) and Clause 11.01-1L-03 (Oxley) by incorporating the recommendations of the strategy into the township plans and making changes to precincts identified for short term and long term residential rezonings.

The changes identified in the township development plans will allow for the natural population growth of the identified townships that is directed away from threat of flood and fire.

Clause 13 Environmental risks and amenity

The amendment supports the objectives and policy settings of Clause 13.02-1S (Bushfire – Settlement Planning) which applies to both land within a designated Bushfire Prone Area of Bushfire Management Overlay. The amendment prioritises the protection of human life over all other considerations and the areas of Milawa and Oxley identified for rezoning have been selected as they are considered to be low risk from a bushfire and flood perspective.

The amendment proposes local policy and two schedules to the Design and Development Overlay that aim to further reduce the risks from the environment from new development through the inclusion of objectives and strategies that relate to subdivision design and layout.

Clause 14 Natural resource management

The key elements identified under this clause relevant to the amendment is acknowledging the importance of high quality agricultural land and how it should be protected.

One of the core principles of the Low Density and Rural Residential Strategy was to direct either new LDRZ and RLZ land use to existing settlements where there are considerable advantages of being able to connect into an existing community as well as physical infrastructure. This approach is consistent with 14.01-1S by *'directing housing growth into existing settlements'* and in taking this approach Council is actively *'avoiding dwellings being located on small isolated lots within core farming areas'*, which is also a core policy position within the Wangaratta Planning Scheme.

Integrated decision making requires the balancing of policy settings and objectives, in the case of the Rural City, land that is of a lower agricultural versatility is generally associated with a higher level of bushfire risk and therefore not considered safe to direct high levels of settlement and population growth towards. Areas of lower bushfire risk are often found on the valley floors and flood plains

In considering any change, agricultural values along with other planning policy settings where weighed up, however the planning scheme at Clause 71.02-3 sets a clear hierarchy of policy settings when undertaking integrated decision making in bushfire prone areas, which includes:

Planning and responsible authorities should endeavour to integrate the range of planning policies relevant to the issues to be determined and balance conflicting objectives in favour of net community benefit and sustainable development for the benefit of present and future generations. However, in bushfire affected areas, planning and responsible authorities must prioritise the protection of human life over all other policy considerations.

On this basis and the projected need for Low Density living within commuting distance of Wangaratta the Strategy and this amendment support the short term rezoning of land within Milawa and Oxley.

In the context of Milawa land proposed for rezoning is generally not classified as agricultural land and the existing pattern of subdivision and land use is reflective of rural lifestyle living and not productive agricultural enterprises.

Land to the East of Oxley is currently used for agriculture, including grazing activities. Existing infrastructure on the land indicates a history of diary farming on the land. It was considered in the case of Oxley that heading East with conditions that support and address other planning considerations (urban design, township character and agricultural interfaces) was the most appropriate response to address the risks of bushfire and above all prioritised the protection of human life for community members.

To ensure productive agricultural land is not unnecessarily or unreasonably removed from the market, the following assessment has been made to balance the need for low density and rural land supply with the very minor reduction of FZ land located close to infrastructure and services. With regards to the agricultural value of this land (East of Oxley) it is noted that land to the East is of 'high versatility', however land to the north, west and south of the town, agricultural land has been rated as being of 'very high versatility' under '*an assessment of the versatility of Agricultural Land in the Rural City of Wangaratta (DNRE – April 2000)*', this document is a background document within the scheme, referenced specifically at Clause 14.01-1L and underpins many of the policy settings within the Wangaratta Planning Scheme.

Inversely, it is considered that the small areas identified for rezonings can open up land for rural residential growth that will lessen pressure on accommodation uses in

rural zones, specifically small lots within the Farming Zone, which occurs, particularly when lower density land is not available in serviced areas.

Further, Proposed planning tools seeks to recognise environmental assets including large and significant trees and require that they be incorporated and celebrated in future subdivision designs to ensure their on-going contribution to the biodiversity of the area.

Clause 15 – Built environment and heritage

The amendment supports the objectives and strategies of 15.01-3S by introducing Clause 15.01-3L-02 (Subdivision design in low density residential and rural living zones). This new clause introduces design standards and considerations that will apply to all current and future land in the municipality that is zoned for Low Density Residential and Rural Living. The new clause provides further guidance on vegetation, road networks, bushfire and servicing when considering an application for subdivision.

This new clause is designed on the basis of the recommendations of the Strategy (Sec 6.3) and its supporting documents including the strategic bushfire and infrastructure reports.

Clause 16 Residential development

The amendment alters the township development plans for Glenrowan, Milawa and Oxley to ensure future residential growth is directed to appropriate areas. The future growth is directed towards low risk areas that adjoin existing residential townships therefore are considered the next logical locations for residential development.

The amendment supports the objective and strategies of Clause 16.01-3S where rural residential growth is directed away from high quality agricultural land, minimising development pressure on productive agricultural land and is directed to areas that are close to existing settlement that is serviced with the required infrastructure, to provide considered sustainable growth and address supply across a 30 year horizon.

How does the amendment support or implement the Municipal Planning Strategy?

The amendment seeks to amend the strategic directions for the townships of Milawa, Oxley and Glenrowan in line with the directions and recommendations of the Strategy.

Clause 02.03-1 identifies the demand for additional low density residential and rural living options across the Municipality and the Strategy has investigated these options and directed future growth to the Townships of Milawa and Oxley through policy changes and rezonings.

Does the amendment make proper use of the Victoria Planning Provisions?

The amendment has selected and developed appropriate planning tools to translate the vision of the strategy into the scheme, including the updating of existing local policies relating to the townships.

The introduction of new Local policy is proposed to guide subdivision generally within

the Low Density and Rural Living Zones and specific design directions have been developed for the Milawa Triangle and Oxley East rezonings through the implementation of proposed Design and Development Overlays that reflect requirements outlined in Section 6.3 of the Strategy and supporting reports (Bushfire & Infrastructure and general design principles).

How does the amendment address the views of any relevant agency?

The preparation of the Low Density and Rural Residential Strategy (Rural City of Wangaratta 2019) included wide consultation with numerous agencies. Comments received were reviewed and incorporated into the final strategy and its recommendations. All agencies will have the opportunity for further comment on the amendment during the exhibition period.

Does the amendment address relevant requirements of the Transport Integration Act 2010?

The purpose of the *Transport Integration Act 2010* is to create a new framework for the provision of an integrated and sustainable transport system in Victoria. The vision statement recognises the aspirations of Victorians for an integrated and sustainable transport system that contributes to an inclusive, prosperous and environmentally responsible state.

The objectives of the *Transport Integration Act 2010* relate to social and economic inclusion, economic prosperity, environmental sustainability, integration of transport and land use, efficiency, coordination and reliability, safety, and health and wellbeing. This amendment is consistent with these objectives by providing a movement network promoting health, wellbeing and opportunity for passive recreation. Given the township outcomes intended by this amendment, the impact of any future development regarding traffic on the surrounding road network will be minimal.

Resource and administrative costs

What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?

The amendment will result in the introduction of clear planning policy that provides strategic directions to ensure there are sufficient residential living opportunities. The relevant planning provisions clearly articulate Council's expectations and provide clear guidance to the community.

The amendment is not expected to provide unreasonable resource implications on Council. The use of revised zoning controls, overlays, supportive local policy and strategic direction within the strategy will provide clear direction to applicants in the

preparation of planning applications to meet Council's expectations.

Attachment 1 – Mapping reference table

Location	Land /Area Affected	Mapping Reference	Address	Proposed Zone changes	Proposed Overlay changes	Proposed deletion changes
Glenrowan	Farming Zone section of 246 Old Hume Highway	Wangaratta C083wang 002d-dopMap32 Exhibition	246 Old Hume Highway	Remove DPO7		D-DP07
Oxley	Oxley triangle and land adjoining north side of Factory Creek	Wangaratta C083wang 003znMaps 35_36_37_38 Exhibition Wangaratta C083wang 001ddoMaps 36_37_38 Exhibition	9, 10, 32, 39, 40 Oxley-Greta West Road, Oxley; 1109, 1115, 1129, 1161, 1163 & 1069 Wangaratta-Whitfield Road Oxley. 962, 974 & 988 Snow Road, Oxley.	Rezone from FZ1 to RLZ2	Apply DDO9	
Oxley	Oxley – east of existing township	Wangaratta C083wang 003znMaps 35_36_37_38 Exhibition Wangaratta C083wang 001ddoMaps 36_37_38 Exhibition	75 Oxley-Meadow Creek Road Oxley	Rezone FZ1 to LDRZ2	Apply DDO9	
Oxley	Oxley – east of existing township	Wangaratta C083wang 003znMaps 35_36_37_38 Exhibition Wangaratta C083wang 001ddoMaps 36_37_38 Exhibition	39 Oxley-Meadow Creek Road Oxley	Rezone FZ1 to LDRZ 1 and 2	Apply DDO9	

Location	Land /Area Affected	Mapping Reference	Address	Proposed Zone changes	Proposed Overlay changes	Proposed deletion changes
Milawa	Milawa Triangle	Wangaratta C083wang 003znMaps 35_36_37_38 Exhibition	27, 39 & 55 Milawa-Bobinawarrah Road Milawa;	Rezone FZ1 to LDRZ1	Apply DDO8	
		Wangaratta C083wang 001ddoMaps 36_37_38 Exhibition	1374, 1400 & 1410 Oxley Flats Road Milawa;			
			315 & 317 Kerrs Road Milawa;			