



Rural City of  
**Wangaratta**

# Minutes

For the Scheduled Council Meeting  
Council Chambers, Municipal Offices  
62-68 Ovens Street, Wangaratta  
**3pm 25 June 2024**



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## 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 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

Councillors:

David Fuller, Harry Bussell, Harvey Benton, Jack Herry

Officers:

Brendan McGrath, Chief Executive Officer; Marcus Goonan, Director Community and Infrastructure; Sarah Brindley, Director Corporate and Leisure; Stephen Swart, Director Sustainability and Culture

## 4. Absent

## 5. Acceptance of Apologies & Granting of Leave of Absence

Councillor Dean Rees and Councillor Irene Grant are an apology having previously been granted a Leave of Absence for the June Council Meeting.

**Resolution:**

That an apology from Councillor Ashlee Fitzpatrick be accepted.

**(Moved: Councillor H Bussell/Councillor J Herry)**

**Carried**

## Order of Business

## 6. Citizen Ceremony

## 7. Confirmation of Minutes

### Resolution:

That Council read and confirm the Minutes of the Scheduled Meeting of 28 May 2024 as a true and accurate record of the proceedings of the meeting.

**(Moved: Councillor D Fuller/Councillor J Herry)**

**Carried**

## 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.

*Director Sarah Brindley declared a general conflict of interest in relation to item 13.1 Budget Adoption 2024-25 as she is a member of community group Project 365.*

## 9. Reception of Petitions

## 10. Hearing of Deputations

## Presentation Of Reports

*For full transcript, please refer to the recording on the [Rural City of Wangaratta YouTube channel](#).  
Time markers are noted in (minutes:seconds) format.*

### 11. Councillor Reports

Nil

### Officers' Reports

### 12. Executive Services

Nil

## 13. Corporate and Leisure

### 13.1 Budget Adoption 2024-25 (6:10)

Meeting Type: Scheduled Council Meeting  
Date of Meeting: 25 June 2024  
Author: Executive Assistant Corporate & Leisure

The following Council officer has provided advice in relation to this report and has disclosed a conflict of interest regarding the matter under consideration:

**Officer: Sarah Brindley – Director Corporate & Leisure** has reported a general conflict of interest that an impartial, fair-minded person could consider that her private interests could result in her acting in a matter that is contrary to public duty. The relevant private interest is that she is a member of community group Project 365. The officer has excused herself from all discussions on this submission and does not have decision making power on the adoption of this budget, which resides with Councillors.

#### Executive Summary

This report is presented to Council to consider adopting the attached 2024/25 Budget which has been prepared in accordance with Section 94 of the *Local Government Act 2020*. This report notes the submissions received and Council Officer recommendations.

#### Resolution:

That Council:

1. Considers submissions made regarding the 2024/25 Draft Budget and makes changes to the 2024/25 Draft Budget including the following:
  - a. \$10k towards the Wangaratta Festival of Jazz and Blues
  - b. \$10K towards Project 365
2. Notes changes from the 2024/25 Draft Budget in response to updated financial estimates, budget adjustments and carryover funding requests (as outlined in Attachment 1), impacting operating income and expenditure together with capital income & expenditure as follows:
  - a. Increases to operating income and grant funding by \$4.51m
  - b. Increases to operating expenses by \$2.07m
  - c. Increases to capital works expenditure of \$4.16m
3. Declares the Rates and Charges for the 2024/25 financial year as summarised in this report and contained in the attached 2024/25 Budget;
4. Adopts the 2024/25 Budget attached to this report for the purposes of Section 94 of the Local Government Act 2020;
5. Authorises officers to provide formal responses to each submitter of the decision and



reasons for that decision in response to their submission in accordance with Council's Community Engagement Policy;

6. Authorises the Chief Executive Officer to give notice of the adoption of the 2024/25 Budget.

**(Moved: Councillor H Bussell/Councillor D Fuller)**

For: Cr Bussell, Cr Fuller, Cr Benton

Against: Cr Jack Herry

**Carried**

#### **Resolution:**

Councillor D Fuller moved a motion:

That the Councillor speaking notes on item 13.1 Budget Adoption 2024-25 are included in the minutes.

**(Moved: Councillor D Fuller/Councillor H Bussell)**

For: Unanimous

Against:

**Carried**

#### **Background**

Council considered the 2024/25 Draft Budget at the Ordinary Council Meeting held 6 May 2024 and resolved to commence a community engagement process prior to adoption.

The Local Government Act 2020 provides that Council must:

- Prepare a budget for each financial year and the subsequent three financial years by June 30 – Section 94(1)
- Ensure the budget contains financial statements, a description of services and initiatives, the total amount that Council intends to raise by rates and charges, prescribed indicators of service performance and a statement as to how these will contribute to achieving the strategic objectives specified in the Council Plan required by the regulations – Section 94(2).
- Ensure the budget is developed in accordance with the financial management principles and its community engagement policy – Section 96(1).

The 2024/25 Budget (Attachment 4) supports delivery of the Community Vision and 2021-2025 Council Plan.

### **Highlights**

The 2024/25 Budget highlights an accounting surplus of \$13.89m and:

- Total income of \$96.26m
- Total operating expenditure of \$82.37m
- An underlying operating surplus of \$2.96m
- A capital works program of \$29.93m including \$7.31m of carryover works from 2023/24
- A rate rise of 2.75%, which is equal to the rate cap set under the Fair Go Rates System
- No new borrowings

The 2024/25 Budget includes necessary changes from the 2024/25 Draft Budget in response to updated financial estimates, budget adjustments and carryover funding requests (refer to Attachment 1). Total income has increased by \$4.51m, principally as a result of the change in expected timing of income from the Federal Assistance Grants (\$2.5m) and carry over of Flood Recovery funding (\$1.8m). A corresponding reduction has also been reflected on the 2023/2024 forecast.

Operating expenditure has increased by (\$2.07m) due to the reclassification of ICT Strategy from capital to operating expenses (\$291k), as well as carryovers relating to the Town Entrance Beautification (\$282k), Detour Road Irrigation (\$275k), Social Inclusion Action Group (\$163k), Future Proof YACVIC (\$150k) and Tree infill (\$95k). In addition to this, there is an increase in employee benefits of \$704k due to the reallocation of the ICT Strategy project from capital to operating (\$309k), increased FTE requirements relating to community care (\$251k) and carry over of work from FY24 for the Digital Hub (\$72k).

The Capital Works Program has a net increase of \$3.64m including additional carryover from 2023/24 of \$3.67m, and a reduction in the ICT Strategy project due to the reclassification from capital to operating (materials and services and employee benefits) expenses, as mentioned above, totalling \$600k.

As a result of submissions to the Draft Budget (refer to Attachment 2) Council has included an additional \$20k of council contribution towards two community organisations.

### **Operating Budget**

The 2024/25 Budget projects an underlying operating surplus of \$2.96m, with a slight underlying operating deficit forecast in years 2 and 3 of the budget, before returning to an operating surplus in year 4. Local Government Authorities are experiencing growing financial pressures. Significant work will be required to identify options and realise efficiencies in order to deliver these results and improve the long-term financial sustainability of Council.

Alongside funding the continued delivery of council's core services, the Operating Budget includes highlights such as: facilitating the next Council election; delivery of an updated Community Vision, Council Plan and Public Health & Wellbeing Plan; continued ICT Strategy implementation; Environmental Sustainability Strategy Action Plan Implementation; development of the LGA Housing Strategy & Homelessness Action Plan and a Residential Growth Strategy.

The wellbeing of every member of our community remains important to Council, with initiatives in the budget to support this including completing delivery of the Wangaratta Sports and Aquatic

Centre extension, the implementation of the Inclusive Wangaratta Action Plan implementation, and delivery of the Community Grants Program.

The Budget also provides funding for continued delivery of the Environmental Sustainability Strategy which will see actions implemented including education programs on energy efficiency, and funding for energy efficiency and emissions reduction projects.

Council has also made provision for the implementation of Historical Story Boards, and implementation of the Visitor Service Review Action Plan to continue to improve visitation and tourism in the municipality.

### Rates

Under the Fair Go Rates Cap the Minister for Local Government set a rate cap of 2.75%. The 24/25 Budget has applied a rate cap of the same.

Property valuations applicable to the 2024/25 financial year have been finalised by the Valuer General being the sole valuation authority. Section 4.1.1 of the 24/25 Budget reflects revaluation data as at 1 January 2024, including total capital improved value (CIV) by class of land, revised rate to be applied per dollar value of CIV and the total estimated amount to be raised for each class of land.

4.1.1(f) The estimated total value of each type or class of land, and the estimated total value of land, compared with the previous financial

Type or class of land	2023/24	2024/25	Change	
	\$'000	\$'000	\$'000	%
General	4,117,156	4,278,840	161,684	3.93%
General - Vacant	47,240	51,522	4,282	9.06%
Rural Residential	1,758,056	1,878,367	120,311	6.84%
Rural Residential Vacant	83,329	62,634	(20,695)	-24.84%
Rural 1	895,730	875,712	(20,018)	-2.23%
Rural 2	3,395,148	3,304,437	(90,711)	-2.67%
Commercial	670,188	674,455	4,267	0.64%
Industrial	264,375	313,594	49,219	18.62%
Commercial Industrial Vacant	17,290	21,185	3,895	22.53%
Vacant General > 3 Years	8,739	7,375	(1,364)	-15.61%
Mixed Use	3,809	3,578	(231)	-6.06%
<b>Total value of land*</b>	<b>11,261,060</b>	<b>11,471,699</b>	<b>210,639</b>	<b>1.87%</b>

\*Valuations as at 1 January 2024 will be used for the 2024/25 rating year

4.1.1(b) The rate in the dollar to be levied as general rates under section 158 of the *Local Government Act 1989* for each type or class of land compared with the previous financial year.

Type or class of land	2023/24 cents/\$CIV	2024/25 cents/\$CIV	Change
General	0.003021231	0.003051271	0.99%
General - Vacant	0.006042463	0.006102542	0.99%
Rural Residential	0.003021231	0.003051271	0.99%
Rural Residential Vacant	0.006042463	0.006102542	0.99%
Rural 1	0.002114862	0.002135890	0.99%
Rural 2	0.001963800	0.001983326	0.99%
Commercial	0.004169299	0.004210754	0.99%
Industrial	0.004169299	0.004210754	0.99%
Commercial Industrial Vacant	0.006042463	0.006102542	0.99%
Vacant General > 3 Years	0.007855202	0.007933305	0.99%
Mixed Use	0.003595265	0.003631013	0.99%

4.1.1(c) The estimated total amount to be raised by general rates in relation to each type or class of land, and the estimated total amount to be raised by general rates, compared with the previous financial year.

Type or class of land	2023/24 \$'000	2024/25 \$'000	Change	
			\$'000	%
General	12,471	13,056	585	4.69%
General - Vacant	285	314	29	10.06%
Rural Residential	5,311	5,731	420	7.90%
Rural Residential Vacant	504	382	(122)	-24.15%
Rural 1	1,894	1,870	(25)	-1.30%
Rural 2	6,667	6,554	(113)	-1.70%
Commercial	2,794	2,840	46	1.64%
Industrial	1,102	1,320	218	19.75%
Commercial Industrial Vacant	104	129	25	23.65%
Vacant General > 3 Years	69	59	(10)	-14.05%
Mixed Use	14	14	0	2.23%
<b>Total amount to be raised by general rates*</b>	<b>31,216</b>	<b>32,269</b>	<b>1,053</b>	<b>3.37%</b>

\* Total amount to be raised in the 2023/24 base above excludes \$179,751 of annualised Supplementary Rates income raised during 2024/25. When annualised Supplementary Rates for 2024/25 are included in the base (per the legislated State Government rate cap formula), the total % change for 2024/25 is 2.75%.

Valuation data highlights the final average CIV increase across the municipality of 1.87%. The calculation of rates for individual rate payers is determined via the updated property valuations and the application of rate differentials according to the type or class of land. Property owners will see an increase or decrease to their Council rates depending on their individual property value movement relative to others.

#### Waste Service Charges

In alignment with the rate cap, Council is also increasing waste service charges by 2.75% for 2024/25. The Minister for Local Government published new best practice guidelines for service rates and charges earlier this year. Council is undertaking a thorough review of waste service

charges against these guidelines and will communicate the outcome of the review when completed.

4.1.1(i) The rate or unit amount to be levied for each type of service rate or charge under Section 162 of the Act compared with the previous

Type of Charge	Per Rateable Property 2023/24	Per Rateable Property 2024/25	Change	
	\$	\$	\$	%
<i>Urban</i>				
Kerbside collection - 140L	220	226	6	2.73%
Kerbside collection - 240L	390	400	10	2.56%
Recycling charge - 140L	170	174	4	2.35%
Recycling charge - 240L	170	174	4	2.35%
Recycling charge - 360L	223	229	6	2.69%
Organic waste charge	202	208	6	2.97%
<i>Rural</i>				
Kerbside collection - 140L	220	226	6	2.73%
Kerbside collection - 240L	390	400	10	2.56%
Kerbside collection - 240L Weekly collection	789	810	21	2.66%
Recycling charge - 140L	170	174	4	2.35%
Recycling charge - 240L	170	174	4	2.35%
Recycling charge - 360L	223	229	6	2.69%
Organic waste charge	202	207	5	2.48%

The percentage increase is slightly different to 2.75% advised due to rounding.

### User Fees and Charges

User fees and charges have been reviewed by each operating unit to ensure they continue to represent the determined fee structure and account for increases to CPI, benchmarking and full-cost recovery where applicable. Individual user fees and charges have increased generally by 4%, reflective of inflation. Total user fees are \$13.33m, an increase of \$1.78m on the 2023/24 Projected Full Year Forecast.

This increase also demonstrates projected underlying growth in certain services, such as the continued growth of the Wangaratta Sports and Aquatics Centre based on ongoing increases in memberships, expansion of Learn to Swim program enrolments, and the opening of the upgraded Stadium. Parking fees are anticipated to continue to grow and an increase in childcare fees relates mainly to the recovery of service delivery costs.

Proposed updated Fees and Charges can be reviewed in section 6 of the Draft Budget.

Statutory fees and fines that are determined by prescribed fee or penalty units have been updated on publishing of the 2024/25 unit rates by the Department of Treasury and Finance.

### Capital Works Budget

The proposed capital works budget of \$29.93m is made up of \$22.62m of new works for 2024/25 and \$7.31m of works carried over from the 2023/24 capital works program.

The new program will be funded by \$9.21m of grant funding and \$13.41m of Council cash from operations, reserves, and investments.

The \$22.62m of new works for 2024/25 includes:

- Plant Replacement (\$2.05m)
- Annual Road Reconstruction (\$1.85m)
- Gravel Resheeting Program (\$1.82m)
- Wareena Park Masterplan - Drainage Construction (\$1.59m)
- Parklands Masterplan - Netball Courts Upgrade (\$1.38m)
- WSAC Change Rooms & Amenities (\$1.37m)
- Redcamps Bridge (BN335) (\$1.30m)
- WSAC Power Efficiency Implementation (\$1.16m) (1:1 grant funding)
- Building Renewals (\$1.00m)
- SGA – Drainage Basin Construction (\$1.00m)
- Annual Reseal Program (\$850k)
- Cruse Street Remediation (\$800k)
- Myrhee-Whitlands Rd (Creyer's) bridge replacement (\$675k)
- Design & Construction Rowan St Overpass (\$631k)
- Wally Lane Bridge - culvert replacement over Cropper (\$450k)
- WSAC Masterplan (\$250k)
- WSAC Gym Equipment (\$125k)

A full listing of capital works projects can be viewed in Note 4.5 of the attached 2024/25 Budget.

Demand for contractors and materials, supply shortages and bottlenecks, and other global and flood events, has impacted delivery of the 2023/24 capital works program. As such, to date \$7.31m of projects have been identified as being required to carry forward into the 2024/25 financial year. These projects are identified in Note 4.5.3 of the attached Budget and these include the Flood Mitigation Structures (\$2.83m), Plant Replacement (\$2.15m), Prosecco Road Masterplan (\$723k), Workshop Pit Upgrade (\$377k), Apex Park – Changing Places (\$200k), WSAC Masterplan (\$60k) and Electric Vehicle Charging Infrastructure (\$21k).

#### Other Budget Influences

In preparing the Final Budget, internal and external influences, such as the recent negotiation of council's new Enterprise Bargaining Agreement, and the impact of ongoing inflation on service delivery, have been taken into consideration.

Budgetary pressures extending into future years may include the continued increase to the Superannuation Guarantee, and possible outcomes from the WSAC Employee Bargaining Agreement negotiations.

The release of the best practice guidelines published by the Minister for Local Government earlier this year means that Council is undertaking a thorough review of Waste Service Charges against these guidelines and its impact is currently being assessed. There is considerable pressure given by the rate cap, especially in an environment where cost inflation of materials and services Council procures far exceeds the 2.75% rate cap, as has also been the case for the past four years.

Similarly, Council recognises that our community is also facing cost of living pressures, and so the Final Budget was reviewed thoroughly to identify savings opportunities for the year ahead.

#### Financial Performance Indicators

Section 5 of the attached Draft Budget documents Council's current and projected forecast across several prescribed indicators. These indicators are useful for analysing Council's financial position and are further supported by the Financial Policy Statements adopted in Council's Ten-Year Financial Plan.

Noteworthy results include strong working capital (greater than 100%), indebtedness within Financial Policy Statement guidelines (less than 60%) over the budgeted and projected years and an Adjusted Underlying Surplus. Council's operating position remains within the target measures set over the life of the Long-Term Financial Plan.

### Implications

#### Policy Considerations

The Annual Budget resources the Council Plan to enable the services and outcomes in the Council Plan to be delivered.

#### Financial/Economic Implications

	2023/24 Projected Full Year Forecast ('000s)	2024/25 Budget ('000s)	Variance ('000s)	Comments
<b>Revenue/Income</b>	88,202	\$96,267	\$8,066	<ul style="list-style-type: none"> <li>- \$4.51m of operating grants associated with non-recurrent programs that do not continue in 24/25 have been reallocated from 2023/24 forecast to 2024/25 budget</li> <li>- Total user fees increase, reflecting increases to fees and charges and usage of services</li> <li>- Rates and charges increased as per 2.75% rate increase and published waste charges</li> </ul>
<b>Expense</b>	\$81,331	\$82,368	\$1,037	- Increase in employee costs in line with proposed annual increments
<b>Net Result (Accounting Surplus)</b>	\$6,871	\$13,899	\$7,028	

Reconciliation from Accounting Surplus to Adjusted Underlying Result:

	2023/24 Projected Full Year Forecast ('000s)	2024/25 Budget ('000s)	Variance ('000s)	Comments
<b>Grants – Capital (Non-Recurrent)</b>	(\$13,152)	(\$7,663)	\$5,489	- Decrease in capital grant funding associated with the



				delivery of capital projects, reflective of the size and nature of the capital works program for 24/25
<b>Contributions</b>	(\$3,462)	(\$3,277)	\$185	- Decrease in anticipated contributions of developer assets based on anticipated development activity
<b>Adjusted Underlying Surplus/(Deficit)</b>	(\$9,743)	\$2,958	\$12,701	

### Legal/Statutory

The 2024/25 Budget has been prepared in accordance with the requirements of the *Local Government Act 2020* and the *Local Government (Planning and Reporting) Regulations 2014 No.17*.

### Social and Diversity

The 2024/25 Budget provides resources for the implementation of various strategies, plans, works and the delivery of services required to achieve the objectives of the Council Plan including an active and engaged community.

### Environmental/Sustainability Impacts

Environmental and sustainability impacts have been considered when developing the 2024/25 Budget, including funding the implementation of the Environmental Strategy Action Plan and Climate Adaptation Plan.

### Strategic Links

The 2024/25 Budget describes the resources required to deliver the strategic objectives of the Council Plan 2021-2025. See section 2 of the budget for services and major initiatives to be delivered under each strategic objective.

### Risk Management

A well-planned budget will reduce the risk that Council will not be able to provide the services expected and required by the community. [Risk Management Framework](#)

Risks	Likelihood	Consequence	Rating	Mitigation Action
Budget not adopted within statutory timeframes	Low	High	Medium	Ensure Budget timetable for adoption is adhered to.
Budget adopted without consideration of	Low	High	Medium	Ensure continual review of Council's



Long-Term Financial implications				Long-Term Financial Plan as part of budget setting process.
Budget adopted without consideration of ratepayer input	Low	High	Medium	Community consultation undertaken.

### Consultation/Communication

Council made available the 2024/25 Draft Budget at the Wangaratta Government Centre and on Council's website from 8 May 2024 to 5 June 2024. Written submissions closed at 5pm on 5 June 2024.

Seven written submissions were received during the consultation process in addition to 12 suggestions from the community consultation process that took place via Connect Wangaratta earlier in the year.

Five (5) submitters requested to be heard and a Committee of Council was appointed and held on 11 June 2024 to hear those submitters.

A summary of written submissions received, including officer recommendations, is attached to this report (refer Attachment 2).

Following the adoption of the 2024/25 Budget, Council will:

- Give public notice of the adoption of the 2024/25 Budget,
- Write to all submitters advising of Council's decision to adopt the 2024/25 Budget and providing reasons for decisions taken regarding their submissions.

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

### Options for Consideration

The adoption of Council's Annual Budget is a mandatory requirement of the *Local Government Act 2020*.




Council must prepare a Budget for the 2024/25 financial year in order to comply with the Act. Options are:

1. Adopt the 2024/25 Budget in the current state (refer to Attachment 4); or
2. Amend the 2024/25 Budget to modify the Officer Recommendations for the submissions received; or
3. Amend and adopt the 2024/25 Budget incorporating any further adjustments at the request of Councillors.

### Conclusion

Following the conclusion of the public consultation and consideration of budget submissions, Council's 2024/25 Budget is now ready for adoption by Council.

### Attachments

- 1 2024 - 2025 Draft Budget Changes 
- 2 2024 - 2025 Draft Budget - Summary of External Submissions 
- 3 2024 - 2025 Draft Budget - Full Submissions - Confidential
- 4 2024 - 2025 Budget 

### Councillor Speaking Notes:

Cr Harry Bussell (8:30):

- Council remains committed to improving the ease and attractiveness for travel and visitation to Wangaratta. A fourth year of funding for the Wangaratta Town Entrance Beautification improvements has been allocated in the 2024/25 Budget.
- Council will also continue to invest in marketing support from Tourism Northeast, as well as one off events such as New Years Eve, to encourage visitors to see what our great region has to offer.
- Improving our physical wellbeing and providing our community groups with access to the facilities they need is remains a budget priority. The Wangaratta Sports and Aquatic Centre will see major upgrades to its netball courts, amenities, and change rooms completed in the 24/25 Budget. The upgrade will help us attract major events and serve the growing health and recreation needs of our community for decades to come.
- Over the past four years, our Council has been dedicated to transforming the King Valley through the ambitious King Valley Prosecco Road Development Masterplan. With the 2024/25 Budget, we are set to bring this visionary project to completion. This fully funded initiative will deliver a multitude of exceptional benefits, enriching the lives of everyone in our region and attracting visitors from far and wide.

Cr Dave Fuller (10:34):

- This budget allocates funding to progress the design for a Creative Precinct.
- The Wangaratta Performing Arts and Convention Centre will also receive an upgrade of Audio Visual equipment along with \$240k in upgrades to existing theatre and production assets
- We are proud to continue taking real action in improving our relationship with our Aboriginal and Torres Strait Islander community members with Council committing resources to progress a Reconciliation Action Plan.
- We will continue to identify opportunities to keep improving our community engagement, including through surveys and our new community engagement online portal. Particularly for our new Action Plan.

Cr Jack Herry (11:30):

- A lot of great initiatives as outlined by my colleagues, I'd add to that significant projects around energy efficiency at the Sports and Aquatic Centre, reducing emissions and cutting down on bills at that facility.
- An amount of tree planting is allocated for in the budget which I would argue is not adequate if we're to achieve our ambitious goals in the municipality. The budgeting this year isn't rising to the occasion on that mark, but it is there in some amount.
- One thing I think is inadequate is a focus on community engagement and an increase in budget allocation there. We have recently increased staffing with new resources coming on board, however I'd like to focus attention, in relation to community engagement, on one submission which we received, and it was, I thought, a very sensible submission, very reasonable request, or suggestion, and that was that the Rural City of Wangaratta takes a long term approach and looks at developing, devising, designing and implementing progressively a public participatory budgeting program

Deputy (Acting) Mayor Harvey Benton (16:25):

Each year, Council develops a budget that aligns with our Council Plan and Vision. The 2024/25 budget outlines funding allocations, drafted to meet community aspirations amid tightening economic conditions.

This budget continues to fund delivery of the actions we committed to in the four-year Council Plan; to help make our community aspirations a reality, and to bring Council's delivery commitments to life. The 2024/25 budget allocates pragmatic funding to ensure delivery of the key projects on the path ahead.

We'd like to thank community members who contributed their ideas and feedback during the public consultation period. Community engagement is crucial for a stronger municipality. This year, residents provided additional input via our Connect Wangaratta online platform.

The platform had 236 people visits and 11 suggestions. The recent budget consultation process added a further 8 submissions. A total of 19 submissions were considered and informed the preparation of this budget. It is not always possible to include requests from all groups, and this budget is no exception, but we have actively listened. We will continue to lobby for funding assistance from State and Federal governments where applicable.

**Key figures from the 2024/25 Budget are:**

- **Accounting Surplus of \$13.89m**
- **Adjusted Underlying Operating Surplus of \$2.96k**
- **2.75% rate rise, equal to the rate cap set under the Fair Go System**
- **\$22.62m of new Capital Works Program (\$29.93m with carry overs)**
- **No new borrowings for 2024/25**

Council has been extremely successful in attracting grant funding for key projects, making ratepayer money work even harder for the municipality. The 2024/25 budget outlines a \$29.93m Capital Works Program, reduced from previous years to maintain a balanced budget under financial pressures.

Major projects include:

- Wareena Park Drainage Construction: \$1.59m, with \$640k in grant funding.

- *Power Efficiency Implementation at Wangaratta Sports and Aquatic Centre (WSAC): \$1.16m, with 1:1 grant funding.*
- *WSAC Masterplan Implementation: \$310k, fully funded.*
- *Parklands Netball Courts: \$1.38m.*
- *Plant Replacement: \$4.2m.*
- *Annual road works including Gravel Resheeting Program: \$2.03m, Annual Reseal Program: \$850k.*
- *Flood Mitigation Strategy: \$2.83m, and Annual Road Reconstruction: \$1.85m*

*The budget includes a 2.75% rate rise, in accordance with the Victorian Government's Fair Go System rate cap.*

*Earlier this year the Minister for Local Government issued a new best practice guidelines for waste related charges. Council is undertaking a thorough review of waste service charges against these guidelines and will communicate the outcome of the review when completed.*

*Both of these conditions apply pressure to the council's financial position; therefore the council has undertaken thorough reviews of all service areas and reduced 2024/25 expenditure where possible to compensate and will continue to monitor to ensure that the council's long term financial sustainability.*

*Lastly, the budget includes funds to facilitate the 2024 Local Government Election, which will see a new council being formed. I also includes funds for the development of a new Council Plan, which will seek active input from the community during the course of this next financial year.*

### 13.2 Complaints Policy 2024 (21:58)

Meeting Type:	Scheduled Council Meeting
Date of Meeting:	25 June 2024
Category:	Strategic
Author:	Governance & Reporting Advisor
Approver:	Director Corporate and Leisure

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 adopt the Draft Complaints Policy 2024.

#### Resolution:

That Council:

1. Adopts the Complaints Policy 2024.

**(Moved: Councillor D Fuller/Councillor H Bussell)**

For: Unanimous

Against:

**Carried**

#### Background

Council is required under section 107 of the *Local Government Act 2020* (Vic) ('the Act') to have in effect a Complaints Policy (the 'policy'). This policy must contain, as a minimum, a range of processes, including how council will deal with complaints made to it and any review or appeal options open to community members and provide for an independent review mechanism of any council decision to that is independent of the council officer who took the action, made the decision or provided the service.

Further, Council's Audit and Risk Committee provide oversight on the compliance of council's policies and procedures in accordance with section 54 of the Act.

The Complaints Policy 2024 has been reviewed to: provide more clarity on how Council will close out a complaint and to ensure that natural justice and procedural fairness are formally captured in the policy (clause 3.2a of the Attachment); to provide further clarity to community members that a complainant (rather than Council) may escalate a matter to an appropriate external agency where appropriate (clause 4a); and to outline the process for managing anonymous and confidential complaints (clause 5). The definitions section of the policy was also updated for clarity.

## Implications

### Policy Considerations

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

### Financial/Economic Implications

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

### Legal/Statutory

Council is required under section 54 of the *Local Government Act 2024* to have in effect a complaints policy.

### Social and Diversity

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

### Equity Impact Assessment (EIA)

An Equity Impact Assessment has been completed for this report.

### Environmental/Sustainability Impacts

There are no environmental/ sustainability impacts identified for the 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.

## Risk Management

Failure to have a clearly defined Complaints Policy may result in lack of valuable feedback and continuous improvement in the organisation, failure to meet our expected customer service standards for the community and risks breaching legislated council obligations.

## Consultation/Communication

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

## Options for Consideration

Council may either elect to adopt the policy in its proposed form (recommended) or request council officers make amendments to the policy.

### Conclusion

Council is recommended to adopt the Complaints Policy 2024.

### Attachments

- 1 Draft Complaints Policy 2024 
- 2 Complaints Policy 2021 

## 14. Community and Infrastructure

### 14.1 Draft Inclusive Wangaratta Plan 2024-2029 (23:20)

Meeting Type:	Scheduled Council Meeting
Date of Meeting:	25 June 2024
Category:	Strategic
Author:	Community and Recreation Coordinator
Approver:	Director Community and Infrastructure

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

#### Executive Summary

This report is presented to Council to endorse the Draft Inclusive Wangaratta Plan (2024-2029) for community exhibition for twenty-eight, prior to adoption.

#### Resolution:

That Council:

1. Endorse the Inclusive Wangaratta Plan (2024-2029) for public exhibition for a period of 28 days from 28 June 2024
2. If no significant changes are needed in response to community feedback, that the Inclusive Wangaratta Plan (2024-2029) is adopted with no further resolution.
3. If significant changes are required, the feedback and changes are brought back to a future Council meeting for discussion prior to adoption.

**(Moved: Councillor D Fuller/Councillor J Herry)**

For: Unanimous

Against:

**Carried**

#### Background

The Draft Inclusive Wangaratta Plan 2024-2029 (Inclusive Wangaratta) assists Council in meeting its legislated responsibilities in considering the access and inclusion of its services and the community. The plan also takes into consideration Council's duty to consider the health and wellbeing of all community members, and the disadvantages that they might face, under the Municipal Public Health and Wellbeing act.



Council officers developed the Inclusive Wangaratta Working Group (IWWG) as part of its commitment to the motion moved at the 23 March 2021 Council Meeting by Cr. Fuller. Over the past twelve months, Council officers have worked with the IWWG and the community to develop the draft Inclusive Wangaratta Plan.

This included:

- Reviewing the existing Council Plan and Municipal Public Health and Wellbeing Plan Actions
- Identifying gaps
- Looking at ways to close those gaps, and considering how Council could have the greatest impact to improve access and inclusion in the community
- Developing suggested actions and themes related to those actions

The draft actions were presented to Councillors in December 2023, and wider community feedback was sought via the Connect Wangaratta portal for six weeks in February and March 2024. Community feedback was reviewed in conjunction with the Working Group in April 2024.

Inclusive Wangaratta is now being presented to Councillors for consideration.

## Implications

### Policy Considerations

The Inclusive Wangaratta Plan replaces the Community Access and Inclusion Plan 2019-2022

### Financial/Economic Implications

There is funding in the budget and long term financial plan to assist with implementation of the Inclusive Wangaratta Plan.

### Legal/Statutory

Council has a legislated responsibility to consider equity and inclusion, and Inclusive Wangaratta helps Council fulfill requirements of the Disability Act (2006) and the Local Government Act (2020)

### Social and Diversity

This report directly addresses factors that will improve access across our communities and is a commitment to continue working to meet the needs of Wangaratta's diverse community over the next five years.

### Equity Impact Assessment (EIA)

An Equity Impact Assessment was required for this report. The assessment led to the creation of the Inclusive Wangaratta Working Group, a group of people with lived experience of disability, LGBTQIA+, generational diversity, cultural diversity, Aboriginal and other such factors. Their experience and understanding of Wangaratta from these perspectives helped inform the development of Inclusive Wangaratta. Additionally, it led to an initial consultation period earlier this year, where feedback from the wider community on draft actions was undertaken and incorporated.

### Environmental/Sustainability Impacts

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

## Strategic Links

### Council Plan 2021 – 2025

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

#### 2. Nurturing our Wellbeing

- **2.2.1.1** Delivery of the Community Access and Inclusion Plan; including reviewing/updating in 2022.
- **2.2.1.2** Ensure that key projects engage people, including people of all abilities in the design process, to ensure the needs of all community members are considered.
- **2.2.2.4** Develop, endorse and implement an Age Friendly Strategy.
- **2.2.4.1** Advocate to ensure that members of our community can access the services they need to support their mental, physical and sexual health and wellbeing.
- **2.3.1.1** Deliver annual events and initiatives that focus on celebrating diversity, connection and belonging for everyone within our community.
- **2.3.1.3** Support locally based community awareness campaigns to highlight the benefits of a diverse and equitable community.
- **2.3.1.5** Support the delivery of LGBTQIA+ programs and services, such as the Rainbow Ball.
- **2.3.2.2** Continual review and improvement of community grant programs across Council, based on feedback, trends and best practice.
- **2.3.3.2** Support equitable access to community activities, sports and events through the development and implementation of projects that address the barriers to participation – especially for children and young people.
- **2.4.1.3** Provide accessible, affordable and inclusive opportunities for all members of our community to participate in physical activity.
- **2.5.1.1** Review Council's Workforce Plan and develop and incorporate actions to ensure a respectful, equitable and inclusive workplace culture.
- **2.5.3.1** Work with all levels of community, including local organisations, groups and sporting clubs, to promote gender equity and respect and its relationship to family violence.

#### 5. Enhancing our lifestyle

- 5.2.1.1** Increase the representation of our cultural story and history throughout our community and recognise its impact on our sense of place.
- 5.2.1.2** Deliver projects in partnership with our indigenous and cultural groups to celebrate the diversity and history of our region.
- 5.2.2.3** Continue to promote, recognise and celebrate NAIDOC week within our community.
- 5.2.2.4** Partner with local community groups to increase the support and inclusion of our population that were born overseas.

### Community Vision

This report supports the 2021-2033 Community Vision through the following objectives and actions:

- H1** Build an increased understanding and acceptance of diversity within the community
- H3** Increase opportunities for people to connect to their community and each other
- J1** Implement strategies to build a respectful, equitable and inclusive workplace culture
- J3** Partner to create a community environment that is safe and minimises harm.

- G1** Strengthen Council's approach to designing and supporting inclusive and liveable communities
- G2** Support our older community members
- G3** Ensure young people are engaged, recognised, and supported within the community
- G4** Support all our community members to be healthy and well, especially our most vulnerable
- X3** A future that plans for evolving cultural needs and aspirations of our community
- U1** We celebrate our diverse cultural heritage, and the history of our place and people
- U2** Recognise and celebrate our social and cultural diversity.
- Y1** Provide a range of Council run events to engage and celebrate the local community
- Y2** Support the delivery of events throughout the municipality that provide social, cultural and economic benefits

### Consultation/Communication

The Inclusive Wangaratta Plan has been developed in conjunction with community, through a collaborative process. The first draft actions were available for comment on Connect Wangaratta, for six weeks over February and March 2024. During this period, two community pop-ups were held, and consultation was undertaken internally, and with Youth Council.

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

### Options for Consideration

That Councillors endorse the draft plan for exhibition for 28 days, utilising the Connect Wangaratta Portal in addition to accepting written submissions

Or

That Councillors do not endorse the draft plan for exhibition and ask for changes

### Attachments

- 1 RCOW-413 Inclusive Wangaratta Action Plan LR 
- 2 Motion 66 23 March 2021 Council meeting 

## 14.2 Affordable Housing Strategy (29:13)

Meeting Type:	Scheduled Council Meeting
Date of Meeting:	25 June 2024
Category:	Strategic
Author:	Manager Community Services
Approver:	Director Community and Infrastructure

The following Council officers and contractors have provided advice in relation to this report and have disclosed a conflict of interest regarding the matter under consideration:

Tony Keenan is a member of the Homes Victoria Advisory Board. This could create a perceived conflict of interest. A Conflict-of-Interest Form has been completed and submitted to the Register.

### Executive Summary

This report is presented to Council to adopt the Affordable Housing Strategy, following exhibition.

The Strategy has been reviewed with some amendments based on feedback received following a period of community engagement during the exhibition period (Attachment One). These changes are detailed in Attachment Two.

### Resolution:

That Council:

1. Endorse the changes to the Draft Affordable Housing Strategy.
2. Adopt the Affordable Housing Strategy.

**(Moved: Councillor D Fuller/Councillor H Bussell)**

For: Unanimous

Against:

**Carried**

### Background

Since COVID, we have seen a rise in people experiencing housing insecurity and experiencing homelessness in the Rural city of Wangaratta. Many factors such as increased house prices and cost of living pressures are causing housing stress for families and individuals in our community and across Australia.

In February 2023, Council held a Housing and Homelessness Forum to understand what we can do as a local government to support the community and to further our understanding of the complex issues around housing insecurity.

One of the recommendations from this forum was that Council develop an Affordable Housing Strategy. This strategy would outline the opportunities that Council has to reduce the amount of people that are experiencing housing insecurity. The forum agreed that the strategy needs to be place-based – developed to suit the Wangaratta area, the opportunities we have and the community who lives here and the services that are available in RCOW.

Some key tenets of the strategy include an investment of Council land or air rights into social affordable and key worker housing, Land Use Planning to increase social affordable and key worker housing in RCOW, Advocacy to the Commonwealth and Victorian Governments and Building Partnerships to increase social affordable and key worker housing in RCOW.

Our community has shown that it is compassionate and supportive of people doing it tough. A review of online Wangaratta community noticeboards shows that people are willing to help others, understanding the tough times people are going through and are willing to lend a hand.

While the Affordable Housing Strategy is primarily aimed at increasing affordable, social and key worker housing, it should be recognised that Wangaratta's community and service agencies are incredible in their compassionate approach which plays a big part in minimising the number of people experiencing homelessness.

Council approved the budget for the Affordable Housing Strategy and a Social Planner was employed in October 2023. The draft strategy was developed, and Council endorsed this to go out to public exhibition at the 30 April 2024 meeting.

Officers have been undertaking community engagement on the strategy during this period (see below) and have made some amendments to the draft policy based on this feedback.

## Implications

### Policy Considerations

Council's Affordable Housing Strategy supports the objectives of Council's Municipal Health and Wellbeing actions as outlined in the Council Plan 2021 – 2025.

### Financial/Economic Implications

A focus on developing social and affordable housing will support our community in their financial security.

The North East Workforce Management and Appropriate Housing (NEWMHA) project identified a lack of appropriate and affordable housing as one of three barriers to employers attracting and retaining key workers to the area.

An increase in the number of affordable, key worker houses in the municipality will help employers meet this labour market challenge.

Construction of affordable housing will also boost economic activity for RCOW.

### Legal/Statutory

Action two of the strategy includes some implications on Council's Land Use Planning role as established under the *Planning and Environment Act 1987*.

**Social and Diversity**

It is anticipated that there will be a number of social impacts provided thorough the Affordable Housing Strategy. These are:

- An increase in the number of social, affordable, and key worker houses across the Rural City of Wangaratta
- At least 10% of any Victorian Government funded social/affordable housing which is built will meet the needs of Aboriginal residents.
- A reduction, over time, of people experiencing homelessness in the Rural City of Wangaratta.
- Increased housing options for women escaping family violence.
- Improved amenity provided by social housing developments in the City.

**Equity Impact Assessment (EIA)**

The Strategy will improve equity outcomes though the provision of of social, affordable, and key worker houses. This will support:

- Women escaping famliy violence
- Older people at risk of homlessness
- Indigenous residents who are at risk of or are experiencing homelessness

An Equity Impact Assessment was undertaken.

**Environmental/Sustainability Impacts**

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

**Strategic Links****Council Plan 2021 – 2025**

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

**Growing With Integrity**

- 6.1.2.3 Work with the State Government and social housing providers to facilitate social housing projects.
- 6.1.2.4 Explore opportunities to facilitate and encourage affordable CBD housing development
- 6.5.1.1 Implement placemaking projects in new communities to engage residents, build connections and identify priorities.

The Strategy will also support the following objectives of the Council Plan.

- 2.1 Protection of our own and each others mental health
- 2.3 Increased sense of inclusivity and connectedness
- 2.5 Prevention of all forms of violence
- 4.2 Support employment through business growth,development and recovery.

**Risk Management**Risk Management Framework

Risks	Likelihood	Consequence	Rating	Mitigation Action
Commonwealth and State Government funding is not allocated to housing projects in Wangaratta	Unlikely	Major	Medium	Continued advocacy to Victorian and Commonwealth Governments, departments and elected representatives.
Community expectation that Council alone can deliver social, affordable and key worker housing	Possible	Moderate	Medium	Develop and implement a communications and engagement strategy with the community
Housing providers choose to develop and seek funding in other Local Government Areas	Possible - Unlikely (with mitigation)	Major	High - Medium (with mitigation)	If Council is able to offer land or air space for housing and this will mitigate this risk

### Consultation/Communication

Officers undertook consultation with the community regarding the Strategy and some changes to the strategy have been made as a result of this.

These changes are outlined at Attachment Two.

Consultation included.

- Invitation for feedback, including an online survey at “Have Your Say” via Connect Wangaratta
- Three surveys were completed – all expressed support for the Strategy (summary at Attachment Three)
- Written submission from Gateway Health (Attachment Four)
- Two “drop-in” sessions held at Wangaratta Library on 15 and 30 May
- One on one conversation with Aboriginal Housing Victoria (Attachment 2)

Four people completed surveys from the “Have Your Say” via Connect Wangaratta. A summary of these responses are provided at Attachment Three.

Gateway Health and Beyond Housing provided written submissions. These are provided at Attachment Four and Five.

Overall consultation showed that the community are supportive of council developing an affordable housing strategy and were satisfied with the actions included in the draft strategy. Responses received highlighted that Action 1 and 2 are the most important in increasing social, affordable and key worker housing, recognising that the provision of housing and support services are key to enhancing our community. The provision of council land or airspace was seen as an important part of how council can support in this way.

There was commentary that the strategy doesn't talk directly to supporting people to buy a house, which was acknowledged as potentially being of lesser priority. Council has incorporated into the strategy information on commonwealth and state funded programs to assist in home ownership. This information will be incorporated into Action 4.8 of the strategy, whereby council will promote programs that assist people to purchase housing.

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

### Options for Consideration






1. That Council adopt the Affordable Housing Strategy as presented
2. That Council request further changes to the documents

### Conclusion

A lack of social, affordable and key worker housing is a significant issue facing the Rural City of Wangaratta. While the Commonwealth and Victorian governments have the responsibility and levers to increase the supply of social, affordable and key worker housing, there are some things that Council can also contribute.

Consultation indicated strong support from the community for the Strategy and the actions outlined in it.

### Attachments

- 1 Beyond Housing Submission 
- 2 Gateway Health Submission 
- 3 Connect Wangaratta Responses 
- 4 Summary of Consultation 
- 5 Affordable Housing Strategy - FINAL 



### 14.3 Land Purchase - Frascas Lane, Myrrhee (32:32)

Meeting Type:	Scheduled Council Meeting
Date of Meeting:	25 June 2024
Category:	Strategic
Author:	Manager Infrastructure Planning and Delivery
Approver:	Director Community and Infrastructure

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 seek approval to proceed with the purchase of a parcel of land in Myrrhee. The acquisition of this parcel is the most practical means of resolving the issue of a Municipal Road encroaching into privately owned land and effectively creating an orphan parcel between the road, as constructed, and the road reserve.

#### Resolution:

That Council:

1. Approve the acquisition of land at 21 Frascas Lane, Myrrhee subject to the completion of the proposed community engagement activities.
2. Authorise the signing of the contract of sale on behalf of Council by the Director Community & Infrastructure.

**(Moved: Councillor H Bussell/Councillor J Herry)**

For: Unanimous

Against:

**Carried**

#### Background

The Benalla-Whitfield Road is classified as a Link Road and serves as a strategic bus route per Victorian Grants Commission criteria. A 6km section remains unsealed, and within this section, about 600m of the road runs through private property at 21 Frascas Lane, Myrrhee.

The landholder has been seeking a solution from the Council since 2006 and now wishes to sell the property. Before selling, the landholder proposes resolving the issue by selling the section of land where the road is currently located. A typical land swap is not feasible here as it would result in an isolated, unusable piece of land (located between the yellow and green lines).

Therefore, it is proposed (see diagram below) that the Council purchase the entire lot (highlighted in green) and incorporate it into the existing road reserve (highlighted in orange). This approach will also facilitate the eventual upgrade of this section of the Benalla-Whitfield Road.



### Implications

#### Policy Considerations

The following Council policies and strategies provide background context and directly relate to the the subject of this report.

- Asset Management Policy 2016
- Asset Management Strategy 2017-2021

#### Financial/Economic Implications

Council has sought an independent valuation of this parcel and engaged Webb Legal in Wangaratta to negotiate an agreed price with the landholder. The landholder has recently confirmed with Webb Legal that they are willing to sell the land to Council for a consideration of \$10,000 with Council covering the associated costs of title boundary re-establishment, Section 35 Transfer of Land activities and legals.

	Approved Budget for this proposal \$	This Proposal \$	Variance to Approved Budget \$	Comments
Revenue/Income				
Expenses:				
Land Price	\$10,000	\$10,000		To be funded from the road reconstruction budget
Legals	\$5,000	\$5,000		To be funded from the Asset Planning operational budget
Valuation	\$1,800	\$1,800		To be funded from the Asset Planning operational budget
Survey & Land transfer	\$3,000	\$3,000		To be funded from the Asset Planning operational budget
Net Result	\$19,800	\$19,800		

**Legal/Statutory**

The *Local Government Act* (2020) refers to Council's powers in relation to land and the requirement under the act that "Any purchase or compulsory acquisition of land by a Council under this section must be undertaken in accordance with the Council's community engagement policy." s112, (3)

**Social and Diversity**

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

**Equity Impact Assessment (EIA)**

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

**Environmental/Sustainability Impacts**

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

**Strategic Links****Council Plan 2021 – 2025**

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

**5. Expanding our Economy**

5.1.3 Plan for the development and delivery of safe and sustainable transport routes.

**Risk Management**Risk Management Framework

Risks	Likelihood	Consequence	Rating	Mitigation Action
Council may be constrained in its ability to undertake the future upgrade of the unsealed section of Benalla-Whitfield Road.	3 - Possible	Moderate	9 - Medium	That Council proceeds with the proposed acquisition and formalises the status of the road.

**Consultation/Communication**

Level of public participation	Promises to the public/stakeholders	Tools/Techniques
Inform	We will keep you informed	Direct communication with adjoining landholders Publishing a public notice in the local paper and publishing on the Council website.

### Conclusion

The approval of the proposed land acquisition will ensure this section of Council managed road no longer encroaches onto privately owned land and will also remove a potential impediment to the future upgrade of the road and enable the landholder to deal with their parcel without restriction.

### Options for Consideration

1. That councillors approve the land purchase
2. Councillors don't approve the purchase and request price renegotiation.
3. Councillors don't approve the purchase and ask office to assess different options.

### Attachments

- 1 Draft Deed of Agreement for sale of land\_Frascas Lane 

## 15. Sustainability and Culture

### 15.1 Draft Economic Development & Tourism Strategy 2024-2029 (34:10)

Meeting Type:	Scheduled Council Meeting
Date of Meeting:	25 June 2024
Category:	Strategic
Author:	Economic Development and Tourism Coordinator
Approver:	Director Sustainability and Culture

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 consider the draft Economic Development & Tourism Strategy 2024-2029 (see **Attachment 1**) for public exhibition. The Strategy has been developed as part of Council's commitment to strengthen sustainable economic growth to ensure a vibrant and diverse community.

#### Resolution:

That Council:

1. Endorses the draft Economic Development & Tourism Strategy 2024-2029 for public exhibition for 28 days from 26 June 2024.
2. If submissions requesting change to the Strategy are received, the draft Economic Development & Tourism Strategy will be reviewed and presented at the next available Scheduled Council Meeting, taking into consideration submissions made and any further changes.
3. If no submissions requesting changes to the Strategy are received, adopts the Economic Development & Tourism Strategy 2024-2029 without further resolution of Council.

**(Moved: Councillor H Bussell/Councillor D Fuller)**

For: Unanimous

Against:

**Carried**

## Background

The draft Economic Development & Tourism Strategy 2024-2029 has been developed to continue sustainable economic growth of the municipality. The strategy is a roadmap to a prosperous, vibrant and sustainable Rural City of Wangaratta. It is intended to replace the former Economic Development & Tourism Strategy 2018-2023, continuing the projects and programs that build a resilient and diverse economy.

The draft Strategy was informed by extensive consultation with local community, business, and industry stakeholders and builds on the following 5 key principles to help achieve our Community Vision:

- Vibrant
- Sustainable
- Diverse
- Prosperous
- Safe

Strategic themes identified in the draft Strategy are:

- Investment attraction and local business support
- Infrastructure and planning
- Tourism development
- Skills and workforce development
- Township activation

## Implications

### Policy Considerations

The Economic Development & Tourism Strategy supports and complements the Council Plan 2021-2025, as well as a number of strategies complementing recreation and tourism activities.

### Financial/Economic Implications

While there are no direct financial implications to this report, the Strategy does recommend and prioritise actions for Council to deliver. These costs will need to be reflected in project bids and operational budgets as identified within the strategy.

### Legal/Statutory

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

### Social and Diversity

The Strategy has significant social and economic impacts. A thriving economy will support jobs growth, education and a vibrant community and industry.

### Equity Impact Assessment (EIA)

An Equity Impact Assessment has been undertaken and will inform community engagement to be undertaken during the public exhibition and delivery stages.

### Environmental/Sustainability Impacts

The Strategy complements sustainable growth of the local economy, with consideration for circular economy opportunities, adapting to a changing climate and resilience of the business community.

## Strategic Links

### Council Plan 2021 – 2025

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

#### 4. Expanding our Economy

- 4.1 A valued and vibrant tourism industry.
- 4.2 Support employment through business growth, development, and recovery.
- 4.3 Education for everyone.
- 4.4 Vibrant and engaging places.

### Rural City of Wangaratta 2033 Community Vision

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

- **A valued and vibrant tourism industry.**
  - Work closely with partners and tourism operators to understand and support our unique tourism product.
  - Build on domestic travel trends to maximise benefits for our region.
  - Drive visitation by generating awareness and consideration of RCOW as an attractive regional tourism destination.
- **Education for everyone**
  - Education that supports growth in skills and employment opportunities
  - Broaden local education and learning pathways, linking industry with Universities, TAFE and other training providers.
- **Support employment through business growth, development and recovery.**
  - We encourage considered investment in the development of new businesses and industries.
  - We encourage and support responsible growth of our existing businesses and industries.
  - Support the development of small and medium enterprises
  - Foster innovation and partnerships to develop local entrepreneurs and support start-ups.
  - Support agricultural sustainability project and initiatives to facilitate a resilient and vibrant farming sector.
  - Support economic recovery following emergencies.
- **Vibrant and engaging places.**
  - Establish Wangaratta's CBD as a regional business, commercial service and retail centre.
  - Enhance the activity in our rural townships.

### Other strategic links

This report supports the Ovens Murray Regional Economic Development Plan (Regional Development Victoria)

## Risk Management

Risks	Likelihood	Consequence	Rating	Mitigation Action
Community	Unlikely	Moderate	5 – Medium	Extensive

feedback may be unfavourable to the draft Strategy.				consultation has been undertaken to develop the draft Strategy. Further opportunities to provide feedback will be available prior to finalising the Strategy.
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#### Consultation/Communication

Consultation undertaken to develop the draft Strategy included interviews, a survey and workshops focussing on business and industry stakeholders. A range of opportunities to provide feedback on the draft Strategy will be available during the public exhibition period.

#### Options for Consideration

1. That Council endorses the draft Economic Development & Tourism Strategy 2024-2029 for public exhibition from 26 June 2024 until 2 August 2024 (Recommended).
2. That Council does not endorse the Draft Economic Development & Tourism Strategy 2024-2029.

#### Conclusion

The draft Economic Development & Tourism Strategy is ready for public exhibition and community feedback.

#### Attachments

- 1 Draft Economic Development & Tourism Strategy 



## 15.2 Moyhu Township Development Plan (39:18)

Meeting Type:	Scheduled Council Meeting
Date of Meeting:	25 June 2024
Category:	Strategic
Author:	Strategy Planner
Approver:	Director Sustainability and Culture

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 consider the draft Moyhu Township Development Plan (TDP) (**Attachment 1**).

#### Resolution:

That Council:

1. Adopts the draft Moyhu Township Development Plan.
2. Directs officers to seek authorisation to prepare and exhibit a planning scheme amendment to implement the land use planning recommendations of the Moyhu Township Development Plan.
3. Authorises the Director of Sustainability and Culture to make any changes to the adopted documents and planning scheme amendments as required by the Department of Transport and Planning, or as identified by Council officers in the preparation of the planning scheme amendment.

**(Moved: Councillor H Bussell/Councillor D Fuller)**

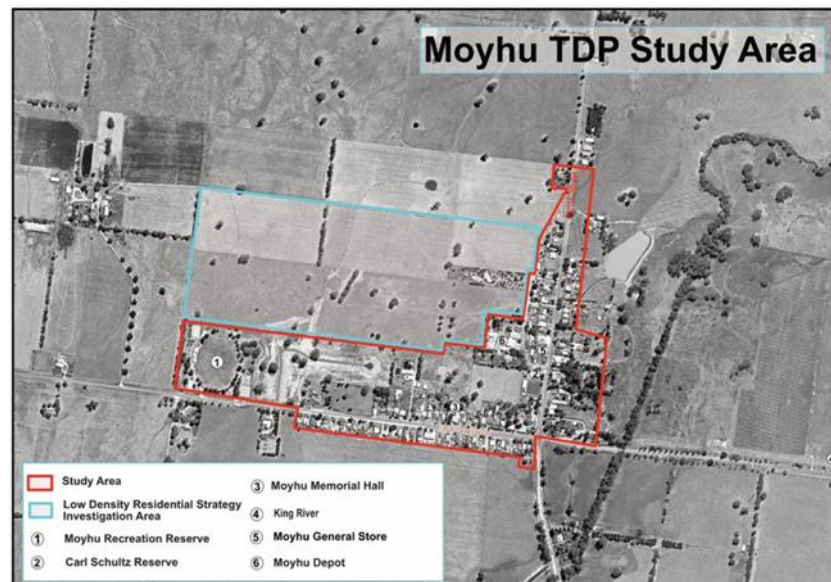
For: Unanimous

Against:

**Carried**

### Background

A township development plan is a long-term land use and development plan, the Moyhu TDP has a 15-30-year horizon. The TDP provides a vision, land use and development policies, objectives and strategies, and provides certainty around the growth of the Moyhu Township by guiding land use and development decisions for the defined area of the Moyhu Township, shown below:



The Moyhu TDP considers the natural landscape and environmental features, development and community infrastructure and services required, Council, local and state policy, population and growth projections and feedback from the community and authorities. These factors inform a vision, crafted to facilitate gradual change accommodating modest population growth in Moyhu. This importantly, provides a blueprint to communicate how Council is working with the community to achieve such change, whilst maintaining the feel of Moyhu as a destination in its own right and the features the community love about their town.

#### Preparing the Moyhu TDP

The Moyhu TDP has been developed with careful consideration of the population growth and housing supply in rural areas of the municipality. Its development is supported by Council's Population and Housing Strategy 2013, which recommended an investigation into *the extent that urban zoned land could be made available in Moyhu to accommodate population growth*. Its further supported by the Future Strategic Work list contained in the Wangaratta Planning Scheme which identifies *the preparation of a structure plan for the Moyhu Township to identify opportunity for growth*.

#### Purpose of the Moyhu TDP

The purpose of the TDP is to develop a long-term framework to guide the future land use, growth and built form within the township.

The key objectives of the TDP are to:

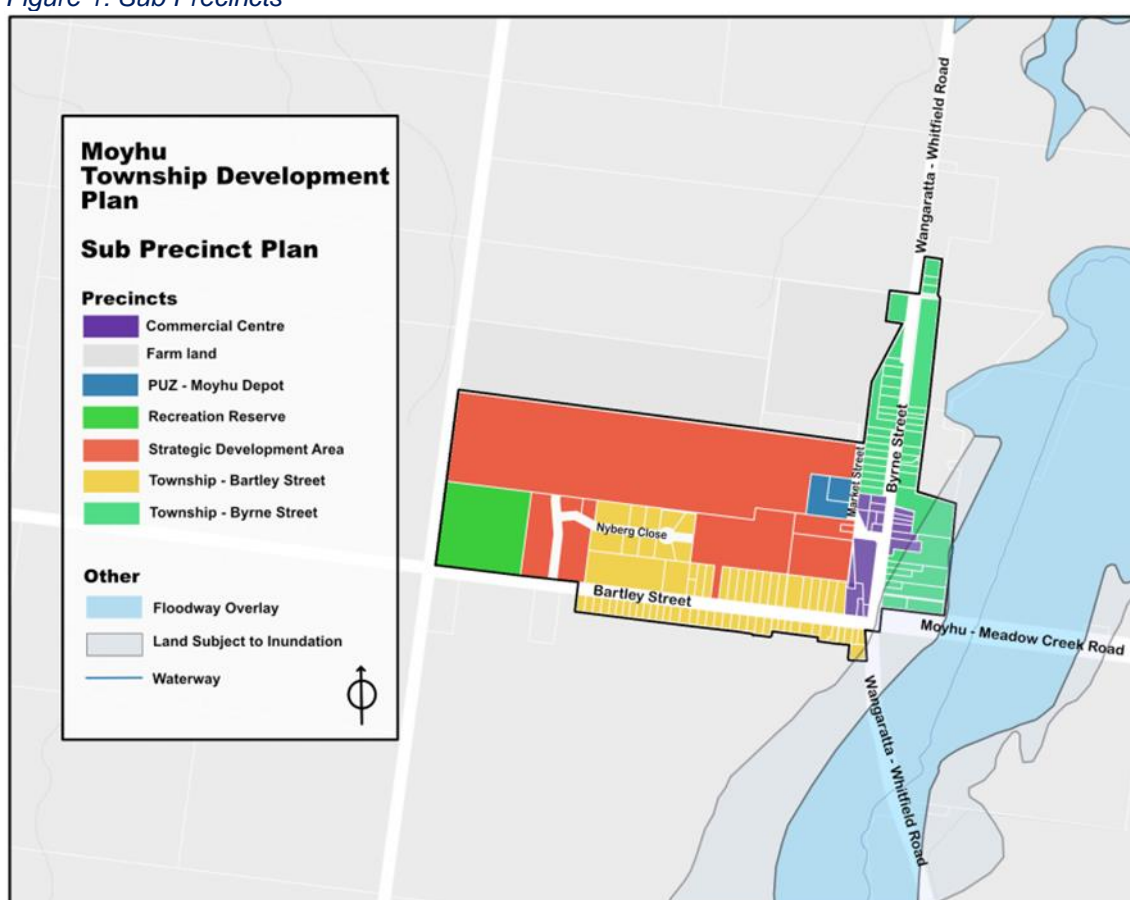
- Create a guiding vision for Moyhu.
- Establish a framework for land use-based decision making.
- Provide specific directions for growth and enhancement of the existing township structure.
- Support the local community, environment and economy.
- Demonstrate environmental sustainability.
- Minimise climate change related risk and mitigate against climate change impacts.

The TDP should be read in conjunction with the accompanying 'Moyhu TDP – Background Report' (**Attachment 2**) as the background report outlines the research, findings and options that inform the final directions of the TDP.

#### Key recommendations of the Moyhu TDP

The TDP identifies sub precincts as shown in *Figure 1* below.

*Figure 1: Sub Precincts*



The table below lists the sub precincts and provides a summary of key recommendations for that area:

Sub Precinct	Summary of Key Recommendations
Byrne Street	Continue supporting the residential character of this precinct.  Reinforce the role of the precinct to be the major tourist gateway arrival experience (of the King Valley).
Commercial Centre	Support existing and direct new commercial uses to locate in this precinct.  Recognise post settlement heritage places.

	<p>Take a precautionary approach to development of sites with potential for contamination. Appropriately investigate potential for contamination. This applies to sites with uses flagged as potentially contaminating activities by the Environmental Protection Agency (EPA) frameworks.</p> <p>Support improvements to create a town square at Carl Schultz Reserve.</p>
Bartley Street	<p>Support residential growth in the form of infill development.</p> <p>Avoid development extending further south of Bartley Street (for residential purposes).</p> <p>Recognise post settlement heritage places.</p> <p>Take a precautionary approach to development of sites that have been identified as potentially contaminated and ensure appropriate remediation works are undertaken as required.</p>
Former Moyhu Depot	<p>Recognise the former use and its impacts on the land.</p> <p>Take a precautionary approach to the future development of the precinct ensuring appropriate remediation works are undertaken as required.</p>
Moyhu Recreation Reserve	<p>Recognise the Recreation Reserve as the main area for formal and informal recreation opportunities for Moyhu and its surrounds.</p> <p>Link this facility to other precincts and destinations via a network of formalised pedestrian and cycle paths.</p>
Farm land	<p>Support continued agricultural activity.</p> <p>Protect North East Water's Waste Water Facility.</p>
Strategic Development Area (SDA)	<p>This area is best located for future growth.</p> <p>It's recommended that land in the SDA is rezoned and policy applied to guide its future development.</p>

### Implications

#### Policy Considerations

The following Council policies and strategies provide background context and directly relate to the development of the directions, policies strategies and outcomes of the Moyhu TDP:

- Population and Housing Strategy, 2013
- Rural Strategy, 2015
- Environmentally Sustainable Design for Subdivision, 2018 and Environmentally Sustainable Design in Subdivision (Trial, current)
- King Valley District Plan, 2018
- Low Density and Rural Residential Strategy, 2021
- Environmental Sustainability Strategy 2021-2026
- Climate Mitigation and Adaptation Strategy, 2022
- Recreation Strategy, 2024-2034

### Financial/Economic Implications

There is no cost associated with the adoption of the Moyhu TDP.

Costs associated with completing a planning scheme amendment (which is the recommended next step) include administrative fees for a Council initiated planning scheme amendment of \$516.75. In addition, officer time is required to draft amendment documentation and project manage the amendment process.

The economic benefits associated with the completion of the Moyhu TDP, its adoption and proposed implementation include defining a commercial core within the Moyhu Township as a key commercial hub for the wider King Valley.

### Legal/Statutory

There are no legal/statutory implications identified for the development of the Moyhu TDP. However, the key to its successful implementation requires changes to the Wangaratta Planning Scheme (a statutory and legislated process) to ensure future directions are given proper consideration when development occurs.

### Social and Diversity

The Moyhu TDP supports social inclusivity as a benefit of better connecting social infrastructure to the core township and creating a local network of pedestrian and cycling links for the community to move around and throughout the township.

### Equity Impact Assessment (EIA)

There are no equity impacts identified for the subject of this report as its key outcomes relate to land use.

### Environmental/Sustainability Impacts

Environmental sustainability is a foundation principle underpinning the development of the Moyhu TDP. The natural environment is protected by avoiding residential encroachment in areas identified as having environmental features, biodiversity values and climate risks (e.g. flooding). The directions of the plan facilitate opportunities to reduce energy consumption from the outset by using environmentally sustainable design principles, for example passive solar orientation. The design of the township also addresses climate resilience, for example the use of a perimeter road will increase resilience to bushfire risk from surrounding grasslands.

## Strategic Links

### Council Plan 2021 – 2025

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

### Valuing our Environment

3.1.2 *Facilitate design and development that creates environmentally supportive impacts.*

3.1.2.2 Support developers to implement Environmentally Sustainable Design (ESD) principles across the municipality.

3.1.2.3 Identify and promote opportunities to use ESD in residential, industrial and commercial developments.

The Moyhu TDP uses ESD principles in the design of the township. It advocates and regulates for the use of ESD principles in developer lead subdivisions, and siting of dwellings on lots.

*3.1.3 Enhance our natural environment.*

3.1.3.1 Ensure roadsides are appropriately used while conserving and enhancing biodiversity, through the review and implementation of Council's Roadside Conservation Management Plan.

3.1.3.3 Create environments that protect residents and visitors from harmful UV radiation levels and minimise urban heat island effects.

The Moyhu TDP provides opportunity to recognise significant vegetation and protect it using the streetscape and public land as management tools Council can directly influence. Vegetation retention and planting also has the dual benefit of providing shade to minimise urban heat island effects and exposure to UV radiation.

**Enhancing our Lifestyle**

*5.1.1 Advocate for the provision of accessible public transport.*

5.1.1.3 Advocate for and facilitate public transport routes, such as buses, within the city and rural areas to enable ease of movement and access to essential services such as, community facilities, health services and healthy food outlets.

Public transport is problematic in Moyhu and the TDP recognises the need to advocate for bus services that connect the community to major centres – this is consistent with the above objective.

5.2.1.1 Increase the representation of our cultural story and history throughout our community and recognise its impact on our sense of place.

The Moyhu TDP recognises post settlement cultural history by identifying places of heritage significance and recommending their protection. Indigenous artifacts have not been identified by this process, however indigenous places and objects are protected through legislation that interacts with land use planning.

**Growth with Integrity**

*6.1.1 Facilitate attractive long-term residential growth opportunities.*

6.1.1.2 Identify opportunities for residential land supply to accommodate future population growth.

The Moyhu TDP identifies and plans for land supply to meet future population growth projections.

*6.1.2 Ensure a range of housing options to meet the needs of the community, including affordable housing.*

6.1.2.2 Encourage a variety of lot sizes in new residential estates.

6.1.2.5 Facilitate a sustainable balance between growth and development, and the protection of existing agricultural land.

The Moyhu TDP proposes to provide a variety of lot sizes (low density residential zone accommodating larger lifestyle lots through to conventional/compact residential development, within the Township Zone, which don't have a minimum lot size). Considered development and a modest expansion of the township will ease development pressure for housing in the surrounding agricultural land.

*6.2.1 Ensure new development is facilitated and does not conflict with existing land uses.*



6.2.1.2 Work with stakeholders to ensure sufficient open space and infrastructure is provided for future communities.

The planning scheme provisions that would apply when a proposed development proceeds in the Moyhu TDP area ensures a minimum provision of open space to support the emerging community.

*6.3.1 Ensure decision making upholds a balance between environmental sustainability, the need for development and acknowledges risks to the landscape.*

6.3.1.1 Ensure best practice biodiversity conservation in planning, project design and works.

6.3.1.2 Ensure future settlements are designed and located to consider the risks of climate changes including fire, floods, and other natural hazards.

Policy direction contained in the Moyhu TDP is consistent with Council's ambitions to achieve biodiversity conservation. Climate change risks have been considered in the direction of growth outlined in the Moyhu TDP.

The Moyhu TDP supports the objectives and actions of the Council Plan 2021-2025.

### **Rural City of Wangaratta 2033 Community Vision**

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

#### *Environment*

L2 Facilitate design and development that creates environmentally supportive impacts.

L3 Enhance our natural environment.

N2 Increase the capacity of the community to mitigate and adapt to climate change.

#### *Growth*

AA1 Facilitate attractive long-term residential growth opportunities.

AA2 Ensure a range of housing options to meet the needs of the community, including affordable housing.

Moyhu TDP considers the natural environment, creates opportunity to facilitate passive solar orientation in community, subdivision and lot level design and therefore reduce energy consumption. It also provides the chance to diversify housing in the present and long term future.

### **Risk Management**

The development of the Moyhu TDP has considered and managed risks appropriately. The TDP provides a planned approach to future development and growth taking into consideration protection of the natural environment, management of environmental risk and potential impacts on surrounding areas.

### **Consultation/Communication**

#### **Community Consultation to date:**

During the development of the TDP, community consultation has occurred at the following two main touch points:

***Draft Background Report - Moyhu TDP – Community Drop-In Session (2018).***

Following the creation of an initial draft background report for the Moyhu TDP, written notification was sent to owners and occupiers within the Moyhu area (187 total). A drop-in session was held at the Moyhu Soldiers Memorial Hall in November 2018 and was well attended by the community. This session provided the opportunity for the community to respond to the findings of the background report and specifically answer a series of questions to guide the future development of the final TDP. For those that could not attend the meeting an on-line questionnaire was circulated.

***Low Density and Rural Residential Strategy (LDRR)***

The Draft LDRR Strategy investigated two future growth areas for Moyhu (North & South). It concluded that growth to the north of the township was the preferred option, outlined bushfire protection measures and an indicative lot yield based on low density development. This Strategy deferred consideration of the final zoning and lot mix to the Moyhu TDP process.

Consultation on the Draft LDRR occurred in March 2020 with direct notification to affected and adjoining landowners. This Strategy was available for community feedback for a period of two months and community feedback was considered by Council in partially adopting the Strategy in 2021.

This consultation identified the future direction for any township expansion and identified elements and characteristics that were valued and important to the local community. The feedback received during these two exercises has underpinned the development of the TDP. It is acknowledged that some time has lapsed since the last community consultation exercise. To address this matter, additional consultation will occur through the recommended planning scheme amendment process.

***Future Consultation***

The *Planning and Environment Act 1987* (The Act) governs both the planning permit process and the planning scheme amendment process and outlines the requirements and process for community notification on both planning permits and planning scheme amendment.

In the case of planning scheme amendments, the formal period of community consultation is referred to as the 'exhibition period'. This period runs for a minimum of one calendar month and allows the general public, along with authorities and agencies, the opportunity to formally consider the proposed amendment and make a submission either in support, request a change or in opposition.

The Act guides Council's consideration of any submissions, in particular submissions that request a change to the amendment (Sec 23(1)), where Council is provided with the following three options:

- a) *Change the amendment in the manner requested; or*
- b) *Refer the submissions to an independent planning panel appointed by the Minister for Planning; or*
- c) *Abandon the amendment or part of the amendment.*

The above options demonstrate the robust process embedded within the Act and amendment process, including the flexibility to make changes to the amendment in response to submissions.

Taking the current TDP straight to a planning scheme amendment will streamline the process of implementing the TDP into the Wangaratta Planning Scheme, whilst at the same time allowing



the community of Moyhu to have their final say on the plan. Therefore, it is considered that any further consultation on this plan should occur through the planning scheme amendment process.

### Options for Consideration

#### **Option 1 (Recommended):**

Adopt the draft Moyhu TDP and resolve to prepare and exhibit a planning scheme amendment to implement the recommendations of the TDP into the Wangaratta Planning Scheme.

#### **Option 2 (Not Recommended):**

Undertake further community consultation on the draft Moyhu TDP, prior to Council's adoption of the plan and any further planning scheme amendment. This option will delay implementation of the plan and duplicate opportunities for submissions.

#### **Option 3 (Not Recommended):**

Do not adopt or progress the draft Moyhu TDP. This is not recommended as it would fail to recognise or implement the work completed to date, address the priorities in the schedule to Clause 74.02 (Further Strategic Work) of the Wangaratta Planning Scheme and potentially exacerbate future impacts of housing supply within the municipality.

### Conclusion

The Moyhu TDP is now presented to Council for adoption and commencement of its implementation and integration into the Wangaratta Planning Scheme.

The Moyhu TDP provides a land use framework for the future of Moyhu as a key settlement within the King Valley. Development of the plan has been guided by community feedback both from this project and Council's Low Density and Rural Residential Strategy 2021.

The TDP is now ready to commence the next step through the preparation of a planning scheme amendment which will incorporate a formal exhibition period to facilitate further community and agency review of the plan and feedback.

### Attachments

- 1 Moyhu Township Development Plan 
- 2 Moyhu Township Development Plan - Background Report 

### 15.3 Planning Permit Application 24/048: 13-17 Garnet Avenue, Wangaratta (44:30)

Meeting Type: Scheduled Council Meeting  
Date of Meeting: 25 June 2024  
Author: Planning Coordinator

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 application PInApp24/048.

The application seeks approval for the development of ten dwellings at 13 -17 Garnet Avenue, Wangaratta. The subject site is located within the General Residential Zone – Schedule 1 and is not affected by any overlays.

Notice of the application was given and at the time of writing this report 13 objections have been received. The grounds of objection include:

- Neighbourhood character
- Traffic safety
- Overdevelopment
- Residential amenity

A detailed assessment of the application is included at **Attachment 1** and the Officer's recommendation is that the application should be supported.

#### Resolution:

That Council:

1. Issues a Notice of Decision to Grant a Planning Permit for planning application PInApp24/048 for the buildings and works associated with the construction of ten dwellings at 13-17 Garnet Avenue Wangaratta, subject to the conditions included in **Attachment 1**.
2. Advises the applicant and objectors of the decision.

**(Moved: Councillor H Bussell/Councillor J Herry)**

For: Unanimous

Against:

**Carried**

### Property Details

Land/Address	13-17 Garnet Avenue Wangaratta Lot 20 LP40750 Vol 8177 Fol 861 Lot 21 LP40750 Vol 8177 Fol 862 Lot 22 LP40750 Vol 8177 Vol 863
Zones and Overlays	General Residential Zone – Schedule 1
Why is a permit required	Clause 32.08-7 (Construction of two or more dwellings on a lot)

### Proposal

The application seeks approval for the construction of ten dwellings on the land. The proposal seeks to demolish all existing structures on the land and remove all vegetation except the established tree at the front of the site.

The details of the proposed dwellings are as follows:

- Two 3-bedroom units (double storey)
- Four 2-bedroom units (double storey)
- Four 1-bedroom units (single storey)

A detailed description of the proposal is included at **Attachment 1** and a copy of the proposed plans are included at **Attachment 2**.

### Summary of Key Issues

The key issues discussed later in this report and as part of the Officer's assessment report include:

- Neighbourhood character
- Traffic safety and management
- Car parking
- Scale and built form
- Residential amenity
- Housing supply

### Background

The subject site is a roughly rectangular parcel of land on the southern side of Garnet Avenue. The site covers a land area of approximately 1900sqm, over three title allotments. The subject site currently contains a Salvation Army place of worship (and some small external storage buildings), with two existing crossovers providing access to the site from Garnet Avenue. There is one established flowering tree (species not identified in the application) between the two crossovers, with some other minor planting around the subject boundaries. The topography of the site is generally flat, with a slight slope from east to west.

The subject site is located within an established residential area. The surrounding area is typified by modest detached dwellings, predominantly of postwar and modernist styles. The streetscape is

typically single storey, with a bit of variety in the front setbacks to Garnet Avenue depending on the era of the dwelling and the shape of the lot (parts of Garnet Avenue not straight).

There is a footpath located on the northern side of Garnet Avenue, with the site being located approximately 2.5km from the central commercial area of Wangaratta and approximately 1.6km from the Wangaratta Train Station. Bus services are located along Philipson Street (approximately 170m to the east of the subject site). The walking and cycling trails along One Mile Creek are also within proximity to the site.

### Assessment under the Planning and Environment Act

A detailed assessment of the application against the relevant policies and provisions of the Wangaratta Planning Scheme and the *Planning and Environment Act 1987* (the Act) is included at **Attachment 1**.

### Planning Policy Framework, Zoning, Overlays, and Particular and General provisions

Section	Clause	Provision
Planning policy Framework and Municipal Planning Strategy	02.03-6	Housing
	15.01-1S	Urban design
	15.01-2S	Building design
	15.01-5S	Neighbourhood character
	15.01-5L	Neighbourhood character
	16.01-1S	Housing supply
	16.01-1L	Housing supply
	16.01-2S	Housing affordability
	16.01-2L	Housing affordability
Zone	32.08	General Residential Zone – Schedule 1
Provision	52.06	Car parking
Decision Guidelines	65.01	Decision Guidelines – Approval of an Application or Plan

### Implications

#### Policy Considerations

Council's local planning policies (given effect by the Wangaratta Planning Scheme) are of relevance to this report. These policies are considered and addressed within this report and in the Assessment Report at **Attachment 1**.

#### Financial Implications

There are no specific financial implications to Council arising from this report although there may be potential costs for Council representation at the Victorian Civil Administrative Tribunal (VCAT).

#### Legal/Statutory

All procedures associated with the lodgement and assessment of this application have been carried out in accordance with the *Planning and Environment Act 1987*.

**Cultural Heritage**

The subject site is not located within an area of Aboriginal cultural heritage sensitivity.

**Social**

The application is for the provision of social and affordable housing.

**Equity Impact Assessment (EIA)**

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

**Environmental/Sustainability Impacts**

Environmental and sustainability matters have been considered in this report.

**Referrals/Public Notice**

The application was referred to Council's Technical Services Unit who did not object to the issue of a permit subject to conditions.

Notice of the application was given to adjoining and surrounding landowners and occupiers and the Wangaratta Chronicle. To date, 13 objections have been received.

**Strategic Links****Council Plan 2021 – 2025**

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

**1. Growing with Integrity**

6.1.2.3 – Work with State Government and social housing providers to facilitate social housing projects.

**Rural City of Wangaratta 2033 Community Vision**

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

- BB1 – Ensure new development is facilitated and does not conflict with existing land uses.
- BB2 – Provide an efficient and effective permit system.

**Risk Management**

It is not considered that there are any relevant risks to Council beyond those associated with standard statutory process (such as any decision being appealed at VCAT).

Risk Management Framework

Risks	Likelihood	Consequence	Rating	Mitigation Action
Appeal of decision at VCAT	Possible	Minor	Low	Appropriate representation of Council at VCAT.

### Options for Consideration

1. Issue a Notice of Decision to Grant a Planning Permit, subject to the conditions as per the recommendation.
2. Issue a Notice of Refusal.

### Conclusion

The application seeks to construct ten dwellings at an old place of worship site within an established residential neighbourhood. The subject site benefits from good access to different modes of transport and services and is accessible to the central commercial area of Wangaratta. The proposal seeks to construct a mix of single storey and double storey dwellings, with a mix of bedroom numbers provided to ensure variety and choice. The proposal also seeks to provide all required car parking spaces within the subject site, with the proposal supported by Council's Technical Services Unit.

The proposal is considered to represent a positive outcome for both the provision of housing (particularly affordable and social housing) within a suitable area for this type of development, and the development will positively contribute to the streetscape character of Garnet Avenue through the responsive design of the proposal. The double storey-built form has been located to reduce visual bulk and prevent overshadowing, with amenity considerations also having been made to ensure no overlooking into neighbouring private open space. The design has taken built form cues from adjoining and surrounding dwellings in terms of roof form and setbacks.

The proposal is appropriate within the zoning and setting of the subject site and is consistent with the built form requirements of the Wangaratta Planning Scheme. The proposal supports policy for the provision of housing and seeks to provide high quality urban design to support social and affordable housing outcomes.

Therefore, the proposal is considered to represent an orderly planning outcome and it is recommended that the application be approved, subject to the conditions set out in **Attachment 1**.

### Attachments

- 1 Assessment Report 
- 2 Proposed Plans 

### Public Questions

**Pam Gregory (45:25):**

#### **Question 1 regarding the change in traffic conditions**

*Director Stephen Swart responded: what we do is we refer the applications to the experts, in this case Technical Services, to do an assessment of what infrastructure is available out there and what the end use*

versus what's taking place there at the moment, and we then make a recommendation whether this should be supported or not. In this case, the recommendation is that the infrastructure that we find out there at the moment is suited for traffic that's expected, and it's from an engineering perspective, it's not expected to be significantly different from what we've seen in the past there.

#### **Question 2 regarding parking**

*Director Stephen Swart responded: within the Planning Scheme there's requirements for parking to be provided on site and the planning scheme provides us with the number of parking that's required. This application complies with that. When it comes to street parking as you've already pointed out, street parking is not allowed because of the road layout and the line marking. It might be that people will still park in the street, but in other areas of the street, and if people are parking in places where they're not supposed to, obviously there will be some compliance action to be taken.*

#### **Question 3 regarding the percentage of land being used/free in development**

*Director Stephen Swart responded: based on the plans that were submitted, the coverage, if we look at the plans from the top, is 40%. Under the Zone they can go up to I think 60%. The point that's being made in the report, they are still under what is allowed in the zone. That's not to say that we encourage them to go further to 60%, just to acknowledge that it meets the requirements of the planning scheme.*

#### **Question 4 surrounding smell of 20 bins on the street**

*Director Stephen Swart responded: It's not really a matter that we will take into account when it comes to the planning permit. It's no different from a lot of other places in Wangaratta and other townships where you have these types of developments and you are going to have a few bins together. What we will focus on is, is there enough space to have the bins there and ready to be picked up, and also where will the bins be placed on site when they are not at the front of the property. Both of those things have been addressed.*

#### **Question 5 surrounding property values increasing/decreasing – when does this become a concern.**

*Director Stephen Swart responded: That reference is to acknowledge that within the planning system, within the Wangaratta planning scheme, or within the planning environment act, property values is not something that we need to consider. You can imagine that every development application leads to a conversation about property values, and they're specifically excluded from the planning space. I do acknowledge that it's a relevant consideration for those that are in that neighbourhood, just strictly speaking from a technical planning assessment point of view, it's not something we consider.*

#### **Question 6 surrounding not receiving correspondence**

*Director Stephen Swart responded: that's unusual, and I apologize for that. We do notify objectors of these meetings when decisions are being made, and I will follow that up to see what's happened in this instance.*

**Dianne (58:25):**

**Question 1: The Salvation Army had to move due to unstable ground, so how can they build dwellings that are stories high on unstable ground?**

*CEO Brendan McGrath responded: Through the process of building these, they'll need to apply for a Planning Permit, and part of what they'll need to demonstrate through the planning permit is that they've done soil testing, and that any footings and so forth for the new buildings are suitable for the type of soil conditions that are there, and they will be built to be appropriate to those soil conditions. Quite different building something new and designing it for the soil conditions, as opposed to looking at an old church, that's obviously not been built to suit the soil conditions, and try to keep it hanging together which is what the situation has been. So they will need to be built to suit the soil conditions.*



#### 15.4 Land Exchange - 84 Parfitt Road, Wangaratta (1:01:00)

Meeting Type:	Scheduled Council Meeting
Date of Meeting:	25 June 2024
Category:	Strategic
Author:	Director Sustainability and Culture
Approver:	Director Sustainability and Culture

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

##### Executive Summary

A land exchange is proposed to provide access to a lot created by a subdivision of land at 84 Parfitt Road, Wangaratta. This report deals with the statutory process required for this land exchange.

This report is presented to Council to seek Council's approval to:

- a) Enter into a heads of agreement with the owners of 84 Parfitt Road, Wangaratta regarding the proposed land exchange;
- b) Commence the statutory process to carry out the land exchange.

##### Resolution:

That Council:

1. Enters into a heads of agreement with the owners of 84 Parfitt Road, Wangaratta to document the 'in principle' agreement between the parties regarding the proposed land exchange as shown in *Figure 3* within this report.
2. Commences the statutory procedures to carry out the proposed land exchange, pursuant to section 114 of the *Local Government Act 2020*, and authorises the Chief Executive Officer to:
  - a) give public notice of the proposed land exchange; and
  - b) undertake the administrative procedures necessary to carry out the land exchange.
3. Considers any public submissions received in respect of the proposed land exchange at a future Council meeting.

**(Moved: Councillor D Fuller/Councillor J Herry)**

For: Unanimous

Against:

**Carried**

## Background

The land at 84 Parfitt Road currently comprises one lot (shown in green outline in *Figure 1* below) adjacent to a Council reserve (shown in red outline in *Figure 1* below).

*Figure 1: Current lot layout*



Planning Permit PInApp22/243 allows for the subdivision of the land at 84 Parfitt Road, Wangaratta. The approved subdivision is shown in *Figure 2* below.

*Figure 2: Approved subdivision*



The subdivision depends on access being obtained from Laidler Close to proposed Lot 4 and this will require a land exchange between Council and the owners of 84 Parfitt Road. *Figure 3* below shows the proposed land exchange conceptually. The part indicated in yellow is currently part of a Council reserve and is proposed to be exchanged for the private land indicated in pink. These two areas are the same size.

*Figure 3: Proposed land exchange*



Section 114 of the *Local Government Act 2020* requires Council to publish notice of its intention to sell or exchange land. This report requests Council approval to commence this statutory process.

It is also proposed to enter into a heads of agreement to document the “in principle” agreement of the parties, subject to Council complying with its statutory obligations in respect of the proposed land exchange and making a decision to proceed with the land exchange.

### Implications

#### Policy Considerations

This matter has been considered to be in line with the required legislation including the *Planning and Environment Act 1987* and the *Local Government Acts 1989 and 2020*.

#### Financial/Economic Implications

The costs associated with the land exchange process will be met by the owners of 84 Parfitt Road, Wangaratta.

#### Legal/Statutory

Council’s obligations to comply with its statutory obligations are outlined in this report.

#### Social and Diversity

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

**Equity Impact Assessment (EIA)**

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

**Environmental/Sustainability Impacts**

There are no environmental/ sustainability impacts identified for the 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**

Provide open and transparent communication to the community to build trust, respect and understanding.

**2. Growing with Integrity**

Facilitate long term residential growth opportunities.

**Rural City of Wangaratta 2033 Community Vision**

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

- An effective and efficient Council.
- The right growth in the right areas.

**Other Policies and Strategies**

Council Land Disposal Policy 2023

**Risk Management**

Risks	Likelihood	Consequence	Rating	Mitigation Action
Landowners can't complete the subdivision due to land exchange not being approved	low	moderate	3	Revise proposal

**Consultation/Communication**

Council officers have been liaising with the owners of 84 Parfitt Road about the proposed land exchange.

Council must give public notice of the proposed land exchange in accordance with the *Local Government Act 2020*, and consider any submissions received. Council will consider any public submissions at a future Council meeting.

**Options for Consideration**

Council may either:

- a) resolve to commence the statutory procedures to proceed with the proposed land exchange ; or
- b) resolve not to proceed with the Proposal.

**Conclusion**

For the reasons set out in this report, it is recommended that Council proceed with the Proposal as set out in the Recommendation.

**Attachments**

Nil

**16. Special Committee Reports**

Nil

**17. Advisory Committee Reports**

Nil



## 18. Minutes of Advisory Committee Meetings

### 18.1 Minutes of Advisory Committee Meetings

Meeting Type: Scheduled Council Meeting  
Date of Meeting: 25 June 2024  
Author: Councillor and Executive Services Support Officer

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

Minutes of Advisory Committee Meetings and committee reports are reported to Council for information (please refer attachments.)

Date	Meeting details	Refer
1 May 2024	Sport and Recreation Advisory Committee Meeting Minutes	Attachment
5 March 2024	Audit and Risk Committee Meeting Minutes	Attachment

#### Resolution:

That Council notes the minutes of these Advisory Committees.

**(Moved: Councillor H Bussell/Councillor J Herry)**

For: Unanimous

Against:

**Carried**

#### Attachments

- 1 Sport and Recreation Advisory Committee Minutes - 1 May 2024 
- 2 ARC Minutes 5 March 2024 

## 19. Notices of Motion

Nil

## 20. Urgent Business

## 21. Public Question Time

21.1	<p><b>Clare Russell (1:03:27)</b></p> <p><b>Question 1 requesting an update on the Merriwa Park budget request.</b></p> <p><b>Question 2 asking where are we up to with the removal of three trees. Where are the offsets for the trees.</b></p> <p><b>Question 3 regarding the Masterplan – What is the next stage and priorities on the Masterplan.</b></p> <p><i>Director Marcus Goonan responded: trees are out, so that's the update on that.</i></p> <p><i>There was significant community consultation, we had around 70 responses to that to what we do with the wood. So we'll be coming back out to have a bit of a chat about that later down the track, but the reality of that is that wood's got to cure for quite a while to be able to be used so that's something that we will work on. With regards to your budget request there actually is money in the budget to look at implementing some of the pieces out of the Merriwa Park Master Plan that was adopted by council around some of the planning that needs to be done for that. With regards to the lagoon, we've had a couple of emails backwards and forwards. Unfortunately, we're not going to be able to clear back far enough to enable us to utilize the existing pumping system we've got to pump water into the lagoons so we're now going to have to look at direct drilling a line out into the river. So it's going to obviously require a number of permits, assessments, etc. So as I said, to you in the email I think I sent you yesterday, or the day before, we're hoping to have that up and running before summer.</i></p> <p><i>In regards to the trees taken down, we buy our offsets through Vegetation Link. I don't know precisely where the offsets will actually be spent. There are no offset sites in the Rural City of Wangaratta that I'm aware of. I'm more than happy to take that conversation offline and explain what I understand what the process is. It's not actually as simple as we swap a tree for a tree. You don't even actually get additional trees, it just saves three other trees from being pulled down somewhere else.</i></p> <p><i>Regarding the Master Plan, you certainly don't have to come to the council meeting to find council officers and ask them a question. We've met with your group previously and more than happy to continue that. I prefer to sit down with a group and go through that. I haven't actually got anything pencilled in that I'm aware of following the budget exactly, apart from that project around the planning of what we are going to do in future years with regards to</i></p>
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	<i>tracks and trails and locations. We've obviously got a significant piece of work when we get around to doing the levy structure in Merriwa Park as well. So apart from that we don't have any further updates. But happy to have a look at our plans moving forward to see what's entailed there. There's obviously quite a lot of work that goes across the entire municipality and I'm not across all of them unfortunately.</i>
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## 22. Confidential Business

Nil

## 23. Closure of Meeting

The Meeting closed at 4.05pm.