

Minutes

Of the Ordinary Council Meeting

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

Date: 25 May 2021

Time: 3.00pm



RURAL CITY OF
WANGARATTA

Brendan McGrath
Chief Executive Officer

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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:

Cr Harvey Benton, Cr Harry Bussell, Cr David Fuller, Cr Ashlee Fitzpatrick, Cr Irene Grant, Cr Jack Herry, Cr Dean Rees

Officers:

Brendan McGrath, Chief Executive Officer
Marsha McMonigle, Acting Director Infrastructure Services
Jaime Chubb, Director Community Wellbeing
Sarah Brindley, Director Corporate Services
Stephen Swart, Director Development Services

4. **ABSENT**

Councillors: Nil

Officers:

MARCUS GOONAN, DIRECTOR INFRASTRUCTURE SERVICES

5. **ACCEPTANCE OF APOLOGIES & GRANTING OF LEAVE OF ABSENCE**

ORDER OF BUSINESS

6. **CITIZEN CEREMONY**

Nil

7. CONFIRMATION OF MINUTES

RESOLUTION:

(Moved: Councillor H Benton/Councillor J Herry)

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

Carried

8. CONFLICT OF INTEREST DISCLOSURE

Nil.

9. RECEPTION OF PETITIONS

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.

10. HEARING OF DEPUTATIONS

PRESENTATION OF REPORTS

11. COUNCILLOR REPORTS

Nil

OFFICERS' REPORTS

12. EXECUTIVE SERVICES

Nil

13. COMMUNITY WELLBEING

Nil

14. CORPORATE SERVICES

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

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

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

Executive Summary

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

RESOLUTION:

(Moved: Councillor I Grant/Councillor H Benton)

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

Carried

Background

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

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

Two reports are provided.

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

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

- 14 are complete

- 23 are not yet complete:
 - 11 are Nearing Completion
 - 7 are 60-79% complete
 - 4 are 30-59% complete
 - 1 are up to 29% complete

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

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

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

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

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

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

Implications

Policy Considerations

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

Financial/Economic Implications

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

Legal/Statutory

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

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

Social

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

Environmental/Sustainability Impacts

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

Council Plan

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


Risk Management

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

Conclusion

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

Attachments

- 1 Council Projects Status Update - Quarter 3 
- 2 Council Plan Measures Report 2020-21 - Quarter 3 

14.2 WANGARATTA RURAL CITY COUNCIL ELECTION REPORT 2020

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

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

Executive Summary

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

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

RESOLUTION:

(Moved: Councillor A Fitzpatrick/Councillor D Fuller)

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

Carried

Background

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

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

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

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

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

Implications

Policy Considerations

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

Financial/Economic Implications

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

Legal/Statutory

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

Social

Candidates

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

Participation

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

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

Turnout

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

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

Informality

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

Complaints received

The VEC received four written complaints relating to the election.

Environmental/Sustainability Impacts

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

Council Plan

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

Risk Management

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

Consultation/Communication

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


Options for Consideration

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

Conclusion

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

Attachments

- 1 Wangaratta Rural City Council - Election Report - 2020 Local Government elections 

14.3 PROCUREMENT POLICY ADOPTION

Meeting Type: Ordinary Council Meeting
Date of Meeting: 25 May 2021
Author: Procurement Specialist
File No: IC21/867
Presenters: Sarah Brindley

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

Executive Summary

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

RESOLUTION:

(Moved: Councillor A Fitzpatrick/Councillor J Herry)

That Council:

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

Carried

Background

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

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

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

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

Implications

Policy Considerations

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

Financial/Economic Implications

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

Legal/Statutory

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

Social

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

Environmental/Sustainability Impacts

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

2017 – 2021 Council Plan

This report supports the 2017-2021 Council Plan:

Goal

We are Sustainable

What we do every day

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

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

We provide a robust and transparent governance framework.

We will plan, research and advocate for the future:

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

To ensure our risks are managed strategically and effectively.

The non-negotiables

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

Our legislative, governance and compliance requirements will be met.

Strategic Links

a) Rural City of Wangaratta 2030 Community Vision

N/A

b) Other strategic links

N/A

Risk Management

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

Consultation/Communication

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

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

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

Options for Consideration

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

Attachments

- 1 Draft Procurement Policy 2021 
- 2 2021 Procurement Policy Submissions 
- 3 Submission 1 to Draft Procurement Policy - Confidential
- 4 Submission 2 to Draft Procurement Policy - Confidential
- 5 Procurement Policy 2021 Community Impact Statement 

15. INFRASTRUCTURE SERVICES

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

Meeting Type:	Ordinary Council Meeting
Date of Meeting:	25 May 2021
Author:	Director Infrastructure Services
File No:	IC21/653
Presenters:	Marcus Goonan, Director – Infrastructure Services

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

Executive Summary

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

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

RESOLUTION:

(Moved: Councillor H Bussell/Councillor H Benton)

That Council:

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

Carried

Background

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

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

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

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

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

Implications

Policy Considerations

Council's Road Management Plan

Financial/Economic Implications

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

Legal/Statutory

Road Management Act

Social

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

Environmental/Sustainability Impacts

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

2017 – 2021 Council Plan (2020 Revision)

This report supports the 2017-2021 Council Plan:

Goal

We are Established

We will research and advocate:

To facilitate drainage and road infrastructure to support future growth plans

We will create and deliver:

Timely and appropriate infrastructure to support our growth areas

We will focus on our business:

By enhancing the way we plan and deliver infrastructure projects.

The non-negotiables

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

Strategic Links

a) Rural City of Wangaratta 2030 Community Vision

N/A

b) Other strategic links

N/A

Risk Management

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

Consultation/Communication

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

Options for Consideration

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

Conclusion

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

Attachments

Nil.

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

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

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

Executive Summary

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

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

RESOLUTION:

(Moved: Councillor J Herry/Councillor A Fitzpatrick)

That Council:

- 1. Instruct officers to respond to the first signatory advising where Church Street is within Council's Road Sealing Prioritisation program.***

Carried

Background

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

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

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

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

Implications

Policy Considerations

Road Sealing Prioritisation Program
Council's Road Management Plan

Financial/Economic Implications

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

Legal/Statutory

Road Management Act

Social

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

Environmental/Sustainability Impacts

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

2017 – 2021 Council Plan (2020 Revision)

This report supports the 2017-2021 Council Plan:

Goal

We are Established

We will research and advocate:

To facilitate drainage and road infrastructure to support future growth plans

We will create and deliver:

Timely and appropriate infrastructure to support our growth areas

We will focus on our business:

By enhancing the way we plan and deliver infrastructure projects.

The non-negotiables

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

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

N/A

b) Other strategic links

N/A

Risk Management

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

Consultation/Communication

There has been no public consultation.

Options for Consideration

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

Conclusion

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

Attachments

- 1 Petition Requesting Church Lane Road Upgrade - Confidential

15.3 INCORRECT SPELLING OF MCCOY STREET, ELDORADO

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

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

Executive Summary

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

RESOLUTION:

(Moved: Councillor H Benton/Councillor I Grant)

That Council:

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

Carried

Background

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

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

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

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

Implications

Policy Considerations

Naming Roads, Streets and other Accessways Policy 2017

Financial/Economic Implications

There will be minimal costs to change street name blades.

Legal/Statutory

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

Social

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

Environmental/Sustainability Impacts

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

2017 – 2021 Council Plan (2020 Revision)

This report supports the 2017-2021 Council Plan:

Goal

We are inspired

We will plan, research and advocate for the future:

For the representation of our cultural heritage and story

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

N/A

b) Other strategic links

N/A

Consultation/Communication

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

Options for Consideration**Conclusion**

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

Attachments

Nil.

16. DEVELOPMENT SERVICES

16.1 TOURISM EVENTS PROGRAM

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

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

Executive Summary

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

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

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

RESOLUTION:

(Moved: Councillor H Bussell/Councillor I Grant)

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

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

Carried

Background

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

The objectives of the Tourism Events Funding Program is to:

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

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

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

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

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

Implications

Policy Considerations

The program applications have been assessed by a panel of four Council officers from multiple departments with funding allocation recommendations made in line

with the Council Plan objective for tourism, the key directions of the Economic Development and Tourism Strategy and the grant program assessment criteria.

Financial/Economic Implications

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

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

Legal/Statutory

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

Social

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

Environmental/Sustainability Impacts

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

2017 – 2021 Council Plan (2020 Revision)

This report supports the 2017-2021 Council Plan:

Goal

We are Growing

We will create and deliver:

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

The non-negotiables:

Our tourism industry is promoted, valued and vibrant.

Strategic Links

a) Rural City of Wangaratta 2030 Community Vision

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

b) Other strategic links

Economic Development and Tourism Strategy 2018-2023.

Risk Management

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

Consultation/Communication

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

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

Options for Consideration

Option One: (Recommended)

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

Option Two: (Not Recommended)

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

Conclusion

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

Attachments

Nil

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

Meeting Type:	Ordinary Council Meeting
Date of Meeting:	25 May 2021
Author:	Senior Planner
File No:	IC21/783
Presenters:	Stephen Swart

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

Executive Summary

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

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

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

Notice of this application and the application for 36 Sarakos Circuit (PlnApp20/241) were given in the form of letters to nearby owners and occupiers. At the time of writing this report a total of 12 submissions have been received, all of which object to the proposed development and nine of which also object to the proposed six dwelling development at 36 Sarakos Circuit.

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

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

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

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

RESOLUTION:**(Moved: Councillor I Grant/Councillor J Herry)*****That Council:***

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

For: Cr Bussell, Cr Fuller, Cr Grant, Cr Herry**Against: Cr Benton, Cr Fitzpatrick, Cr Rees****Carried****Property Details**

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

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



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

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

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

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

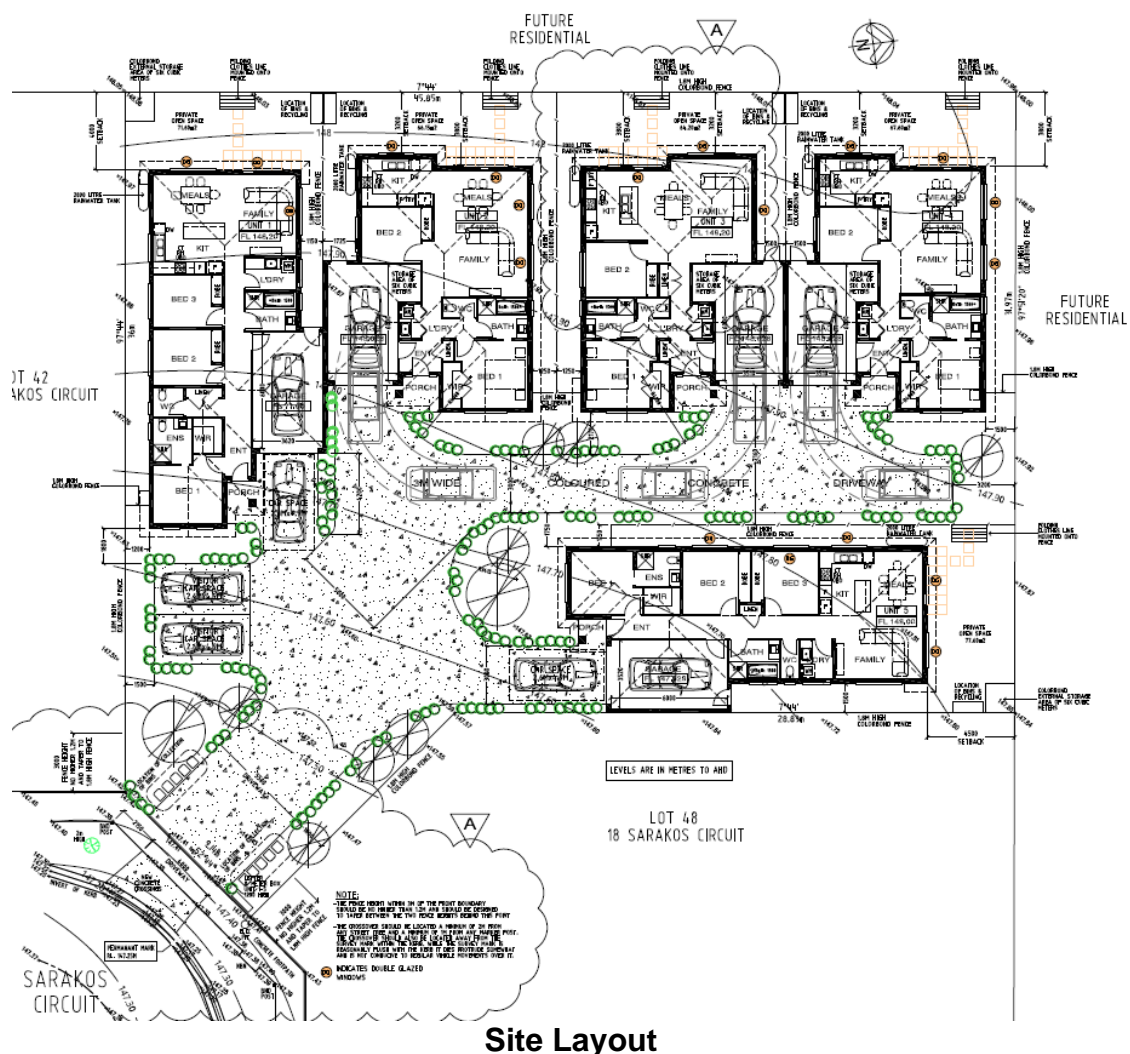
Proposal in Detail

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

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

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

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



Summary of Key Issues

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

Assessment under the Planning and Environment Act

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

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

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

Referrals

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

Internal Departmental Advice

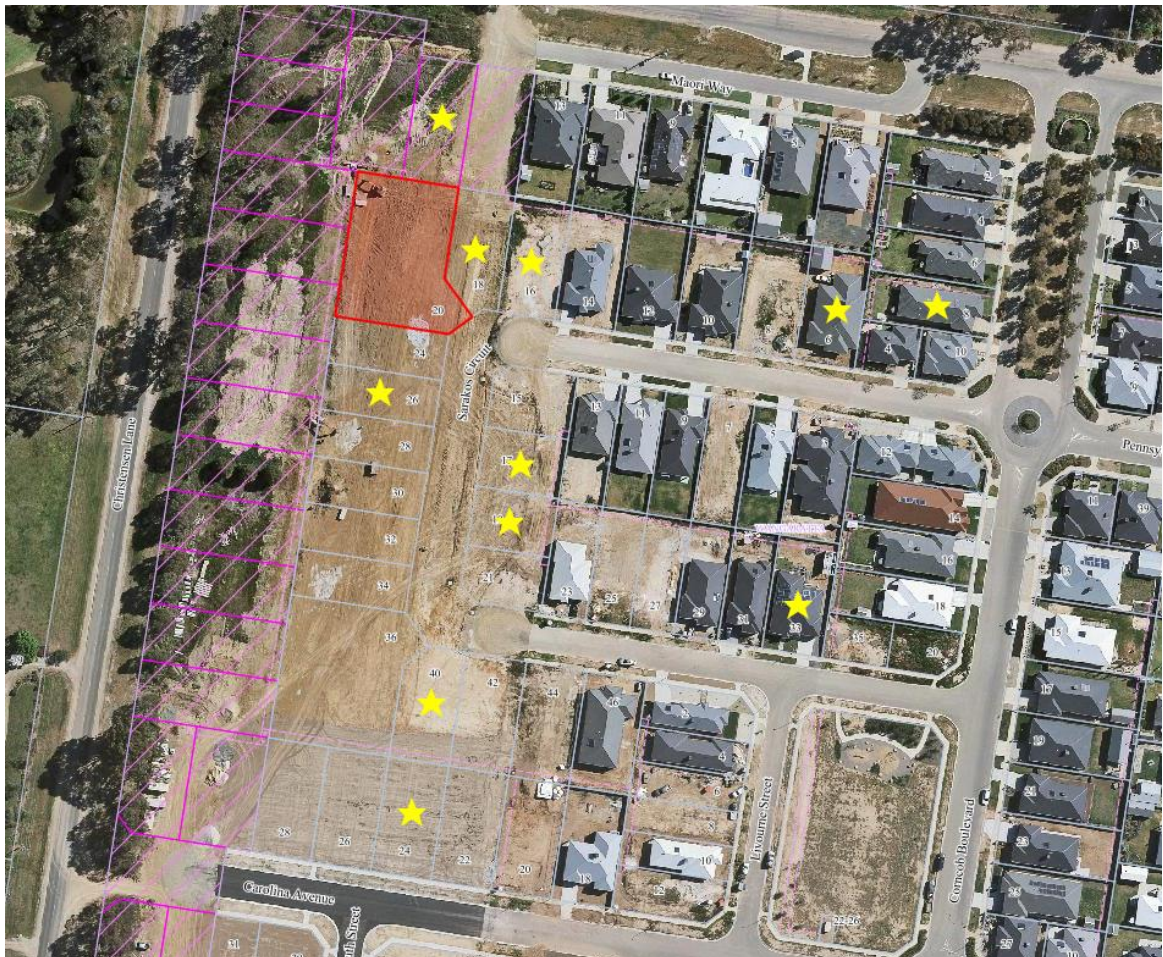
Department	Response
Technical Services Department	No objection, subject to the inclusion of conditions relating to the provision of drainage infrastructure, onsite detention, property access and construction standards. Of note is confirmation that the Sarakos Circuit road

Department	Response
	network is capable of accommodating the traffic associated with this development and the requirement for the property access crossover to be widened to 5.5m to allow for vehicle passing opportunities at the entrance to the site.

Advertising

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

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



With respect to the objections received it is noted that:

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

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

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

In summary, objections relate to:

- Amenity;
- Neighbourhood Character;
- Suitability of the site for medium density development;
- Car Parking;
- Traffic;
- Waste Collection;
- Construction Vehicles;
- Infrastructure;
- Compliance with the Wangaratta Planning Scheme; and
- Some specific concerns relating to adjoining land.

Implications

Policy Considerations

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

Financial Implications

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

Legal/Statutory

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

Cultural Heritage

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

Social

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

Environmental/Sustainability Impacts

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

Economic Impacts

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

2017 – 2021 Council Plan (2020 Revision)

This report supports the 2017-2021 Council Plan:

Goal

We are Sustainable

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

We are thriving

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

We are growing

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

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

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

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

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

We are established

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

We are inspired

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

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

N/A

b) Other strategic links

N/A

Risk Management

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

Consultation/Communication

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

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

Options for Consideration

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

OR

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

Conclusion




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

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

The design of the proposed development is generally consistent with the requirements for medium density residential development and is not considered to be an overdevelopment of the land or at odds with the emerging neighbourhood character of the area. Sarakos Circuit has been found to be capable of accommodating the additional traffic anticipated to be associated with both this development and the development at 36 Sarakos Circuit. Concerns relating to safety and rubbish collection have been addressed by way of recommended permit conditions.

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

Attachments

- 1 PInApp20/240 - Recommended Permit Conditions 
- 2 PInApp20/240 - Plans for Endorsement 
- 3 PInApp20/240 - Assessment Report 

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

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

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

Executive Summary

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

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

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

Notice of this application and the application for 20 Sarakos Circuit (PlnApp20/240) were given in the form of letters to nearby owners and occupiers on 4 and 9 March 2021. At the time of writing this report a total of nine submissions have been received, all of which object to the proposed development as well as the proposed five dwelling development at 20 Sarakos Circuit.

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

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

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

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

RECOMMENDATION:

That Council:

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

RESOLUTION:

(Moved: Councillor J Herry/Councillor I Grant)

Councillor J Herry moved an amendment:

That Council:

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

For: Cr Bussell, Cr Fuller, Cr Grant, Cr Herry

Against: Cr Benton, Cr Fitzpatrick, Cr Rees

Carried

Property Details

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

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



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

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

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

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

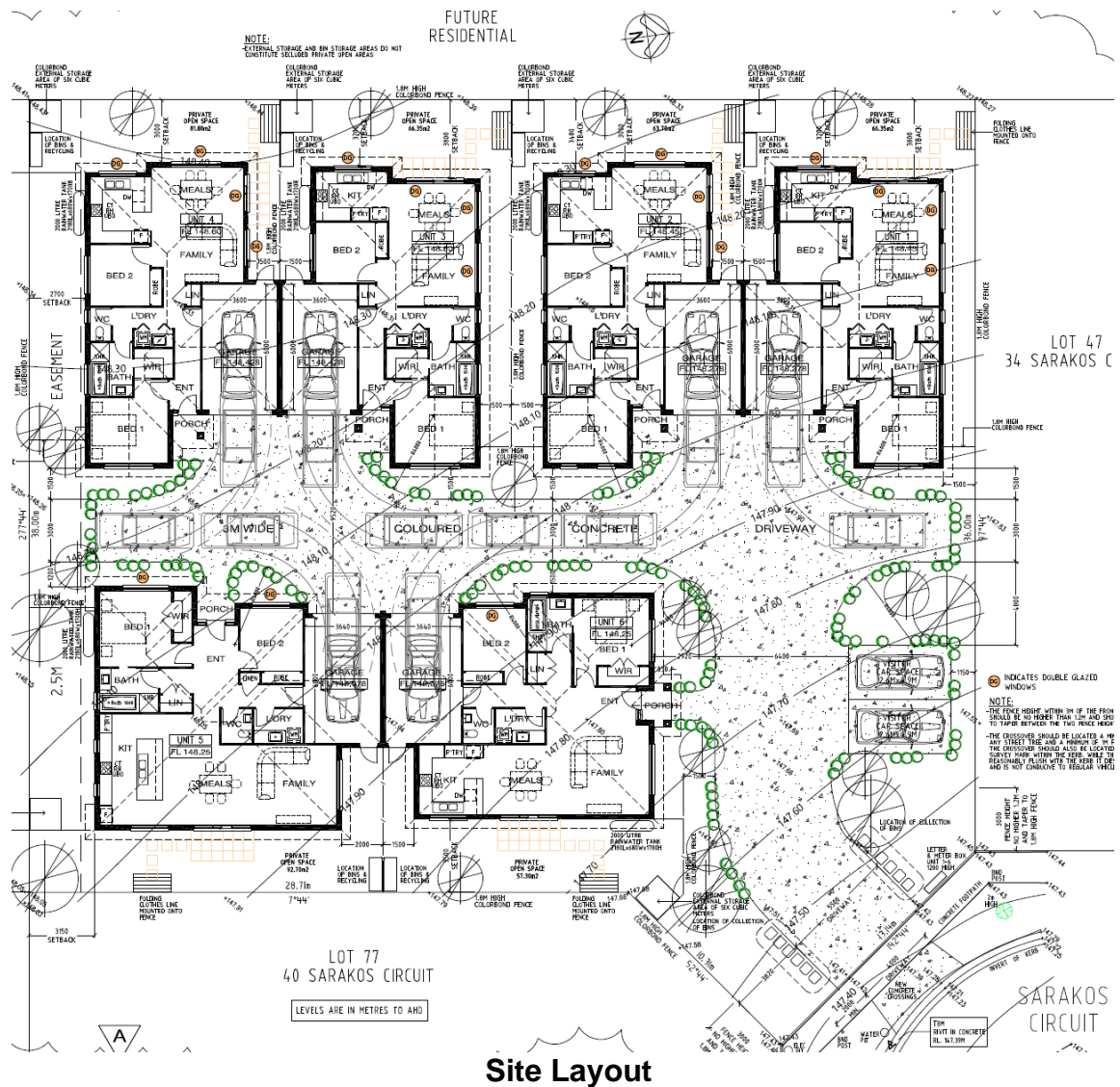
Proposal in Detail

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

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

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

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



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

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

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

Referrals

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

Internal Departmental Advice

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

Advertising

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

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



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

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

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

In summary, objections relate to:

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

Implications

Policy Considerations

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

Financial Implications

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

Legal/Statutory

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

Cultural Heritage

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

Social

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

Environmental/Sustainability Impacts

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

Economic Impacts

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

2017 – 2021 Council Plan (2020 Revision)

This report supports the 2017-2021 Council Plan:

Goal

We are Sustainable

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

We are thriving

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

We are growing

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

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

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

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

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

We are established

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

We are inspired

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

Strategic Links

a) Rural City of Wangaratta 2030 Community Vision

N/A

b) Other strategic links

N/A

Risk Management

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

Consultation/Communication

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

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

Options for Consideration

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

OR

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

Conclusion




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

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

The design of the proposed development is generally consistent with the prescriptive requirements for medium density residential development and is not considered to be an overdevelopment of the land or at odds with the emerging neighbourhood character of the area. Sarakos Circuit has been found to be capable of accommodating the additional traffic anticipated to be associated with both this development and the development at 20 Sarakos Circuit. Concerns relating to safety and rubbish collection have been addressed by way of recommended permit conditions.

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

Attachments

- 1 PInApp20/241 - Recommended Conditions 
- 2 PInApp20/241 - Plans for Endorsement 
- 3 PInApp20/241 - Assessment Report 

16.4 AMENDMENT C83 - UPDATE - AMENDMENT NOT TO PROCEED

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

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

Executive Summary

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

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

RESOLUTION:

(Moved: Councillor H Benton/Councillor A Fitzpatrick)

That Council:

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

identified by Council Officers in the preparation of planning scheme amendment material.

Carried

Background

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

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

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

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

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

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

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

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

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

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

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

As Council has previously resolved to prepare the amendment implementing the Wangaratta Health Precinct Masterplan without the above two changes, it is recommended that Council resolves to include the two changes above in that amendment.

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

Implications

Policy Considerations

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

Financial/Economic Implications

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

Legal/Statutory

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

Social

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

Environmental/Sustainability Impacts

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

2017 – 2021 Council Plan

This report supports the 2017-2021 Council Plan:

Goal

We are Growing

We will research and advocate:

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

We will focus on our business:

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

The non-negotiables

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

Strategic Links

a) Rural City of Wangaratta 2030 Community Vision

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

Review and update land-use zoning to strengthen protection of agricultural land for agricultural activities; set aside suitable areas for future industry growth; provide for future residential growth in both Wangaratta and around rural townships

b) Other strategic links

N/A

Risk Management

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

Consultation/Communication

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

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

Options for Consideration

Option 1: Recommended

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

Option 2: Not recommended

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

Option 3: Not recommended

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

Conclusion

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

Attachments

1 C83 Amendment 

17. SPECIAL COMMITTEE REPORTS

Nil

18. ADVISORY COMMITTEE REPORTS

Nil

19. MINUTES OF ADVISORY COMMITTEE MEETINGS

19.1 RECORD OF ADVISORY COMMITTEE REPORTS

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

Executive Summary

Advisory Committee Meetings:

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

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

RESOLUTION:


(Moved: Councillor A Fitzpatrick/Councillor I Grant)

That Council:

- 1. notes the minutes of these Advisory Committees.***

Carried

Attachments

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

20. NOTICES OF MOTION

Nil

21. URGENT BUSINESS**22. PUBLIC QUESTION TIME**

PLEASE FOLLOW THE LINK [25 MAY 2021 ORDINARY COUNCIL MEETING](#) AND REFER TO MINUTE 1:18:57 TO 1:44:30 FOR PUBLIC QUESTIONS AND RESPONSES RELATED TO ITEM 22. PUBLIC QUESTION TIME.

23. CONFIDENTIAL BUSINESS

Nil

24. CLOSURE OF MEETING

The Meeting closed at 4:30pm.