

## **Wangaratta Planning Scheme Amendment C83: Frequently Asked Questions**

### ***I don't live in Glenrowan, Oxley or Milawa. Why am I getting this letter?***

Residents living outside the Townships of Glenrowan, Oxley and Milawa have received this letter if they live in Rural Living Zone or the Low Density Residential Zone. There is a change at **Clause 15.01-3L** (link: [https://stfpbsprodapp01.blob.core.windows.net/amendmentfiles/15.01\\_wang%20Built%20Environment\\_d404523c-b85d-ea11-a811-000d3a6a992a\\_2d984fb9-b984-4b7c-a958-80c199c48038.pdf](https://stfpbsprodapp01.blob.core.windows.net/amendmentfiles/15.01_wang%20Built%20Environment_d404523c-b85d-ea11-a811-000d3a6a992a_2d984fb9-b984-4b7c-a958-80c199c48038.pdf)) relevant to land owners in these zones, if a planning permit is required to subdivide the property.

The new local policy applies only applies when subdividing, and lists additional considerations that address:

- Lot Design and Layout
- Vegetation and Landscaping
- Infrastructure
- And Bushfire Design Response

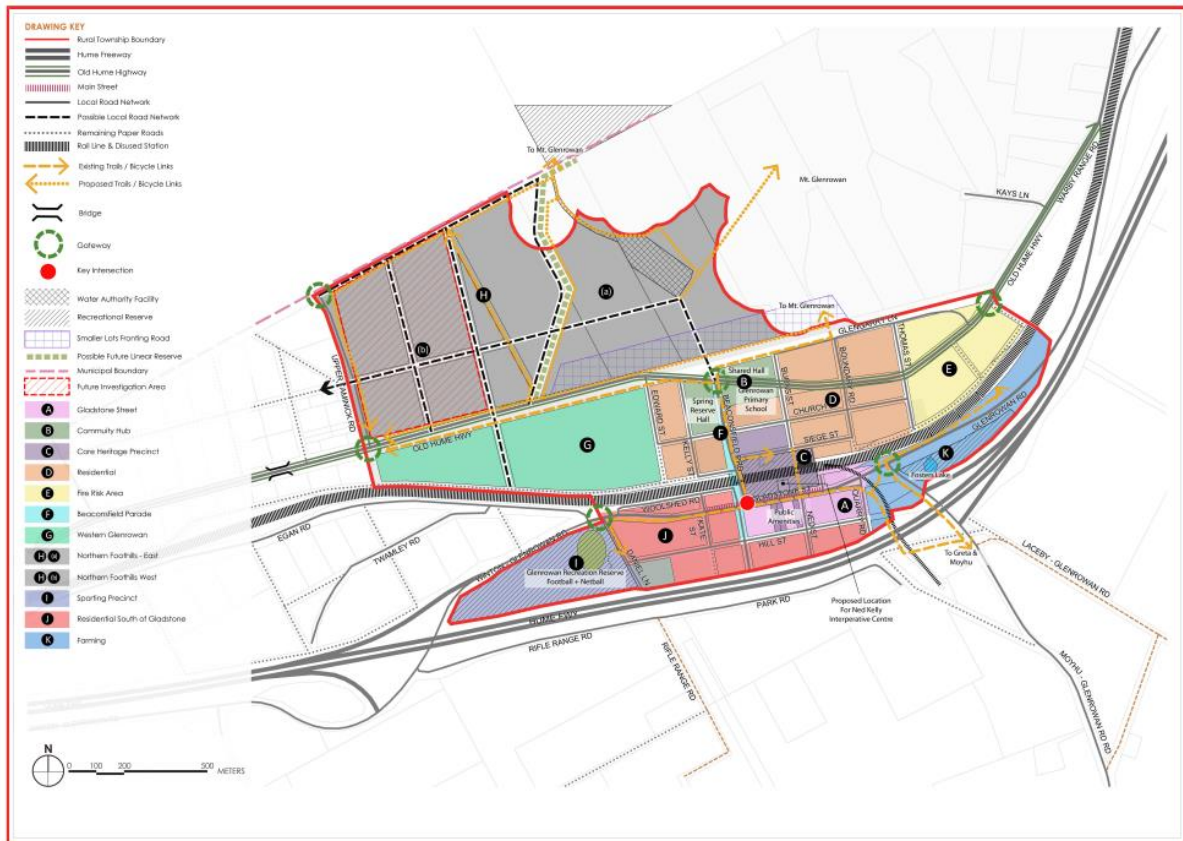
These new local policy considerations will have to be addressed as part of any planning permit for subdivision and will be used in decision making.

If you don't have enough land to meet the minimum requirements for subdivision, this change is not applicable to you.

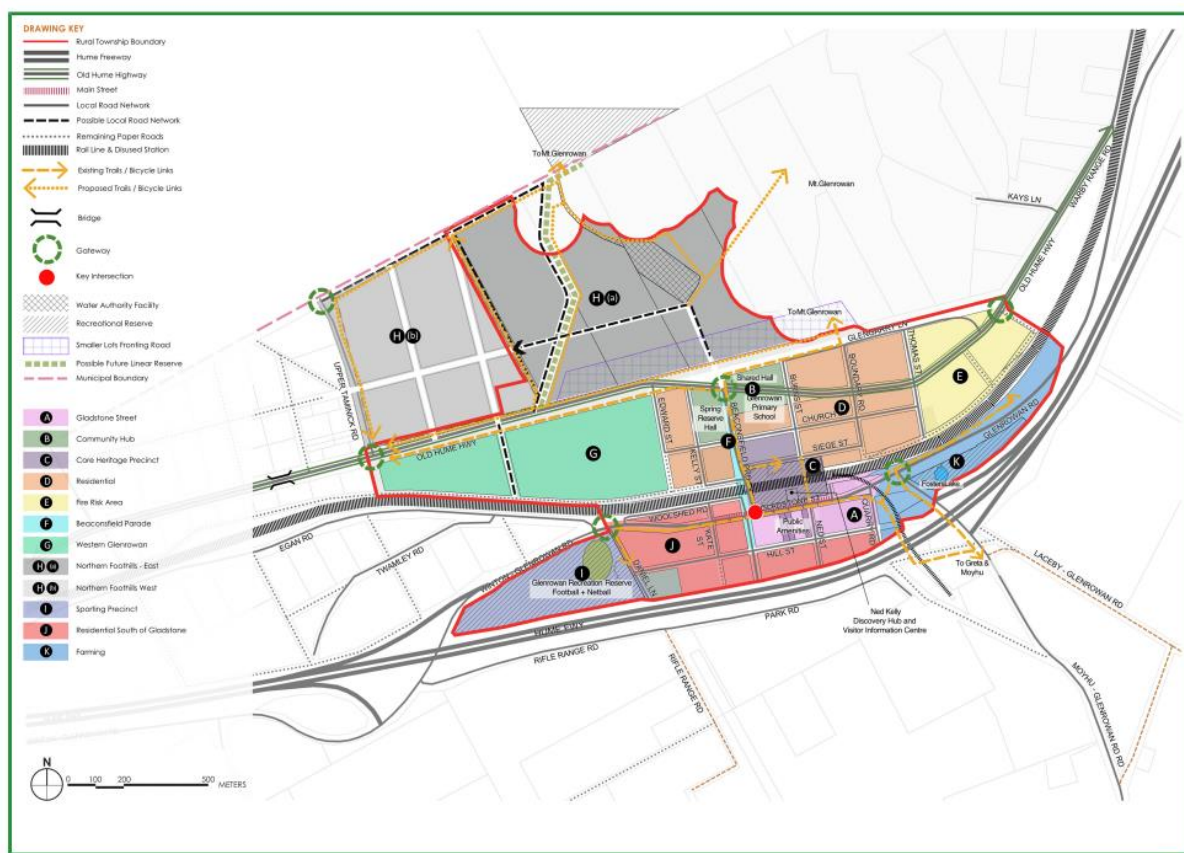
If you are unsure what zone your property is in or how much land you own, and whether you have enough land to meet the requirements for subdivision in the relevant zone, please contact the Strategic Planning Department and we are happy to assist you.

## What are the key changes in Glenrowan?

### Existing Glenrowan Township Development Plan



## Proposed Glenrowan Township Development Plan



### Policy Changes

There is a change to the Glenrowan Township Development Plan, to the plan itself and the policy that relates to it. These changes can be found at **Clause 11.01-1L-01 Glenrowan Township** (link: [https://stfpbsprodapp01.blob.core.windows.net/amendmentfiles/C83wang%2011.01wang%20Victoria%20track%20changes%20Exhibition%20Gazetted\\_d404523c-b85d-ea11-a811-000d3a6a992a\\_8e52479a-bbd6-4206-9829-d57afd4d356f.pdf](https://stfpbsprodapp01.blob.core.windows.net/amendmentfiles/C83wang%2011.01wang%20Victoria%20track%20changes%20Exhibition%20Gazetted_d404523c-b85d-ea11-a811-000d3a6a992a_8e52479a-bbd6-4206-9829-d57afd4d356f.pdf)) as part of the exhibited documents.

The key change in the Glenrowan Township is to Precinct H(b) – Northern Foothills - West. Currently, this precinct is identified for future consideration for rezoning (from Farming Zone to Rural Living Zone) to facilitate limited growth. As a result of this amendment this will no longer be the case. Due to state level policy changes to protect communities from bushfire risk, this area is no longer considered appropriate for future residential development.

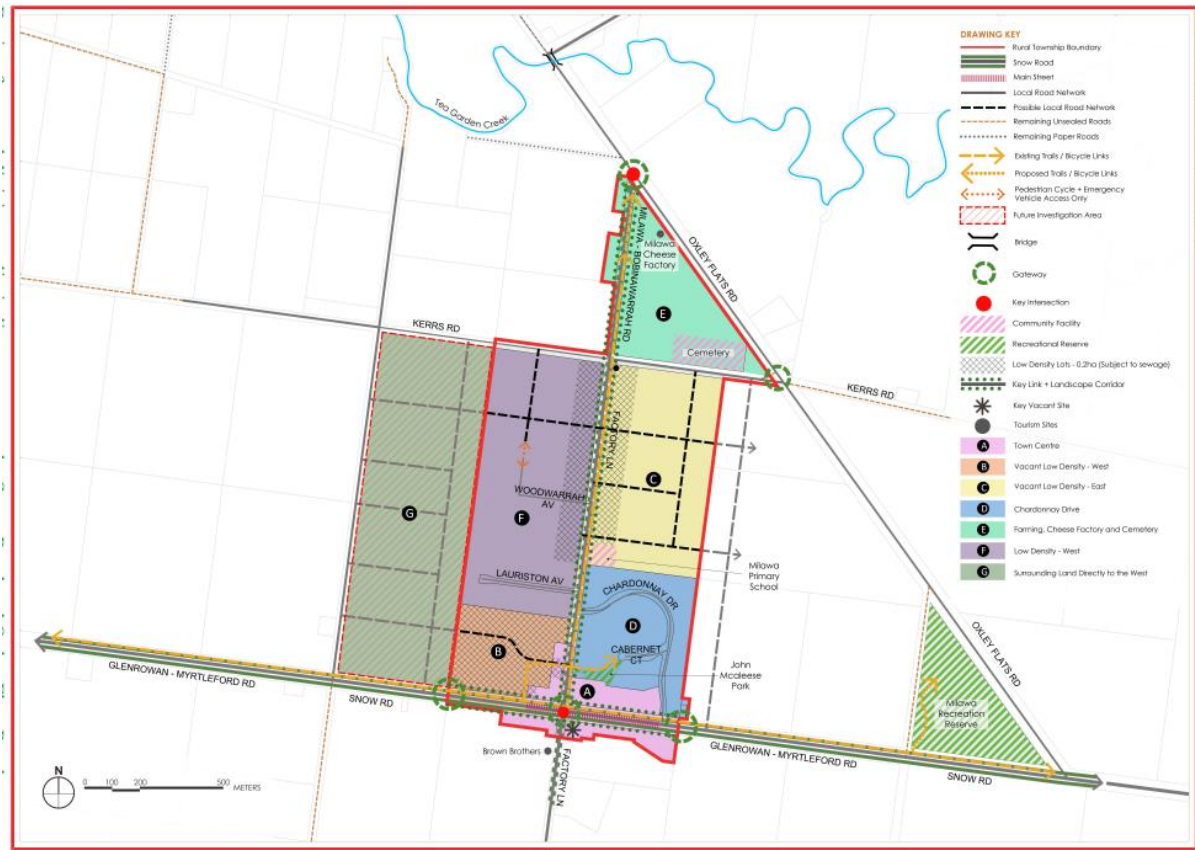
### Removal of the Development Plan Overlay – Schedule 7

As Precinct H(b) is no longer considered appropriate for future development, the existing Development Plan Overlay, Schedule 7, which is used to require a plan

illustrating the site's form, conditions and layout, prior to its development, will be removed from this area.

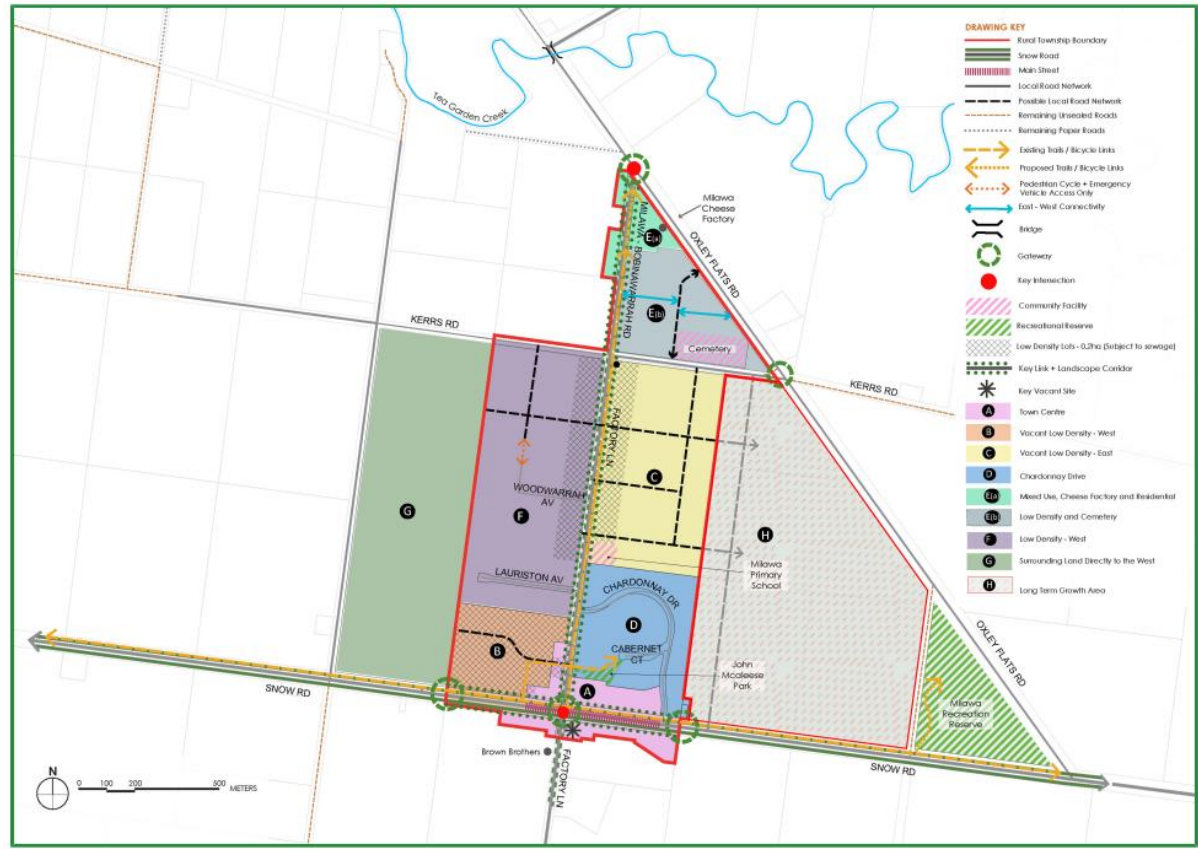
## What are the key changes in Milawa?

### Existing Milawa Township Development Plan





## Proposed Milawa Township Development Plan



### Policy Changes

There are changes to the Milawa Township Development Plan, to the plan itself and the policy that relates to it. These changes can be found at **Clause 11.01-1L-02 Milawa Township** (link: [https://stfpbsprodapp01.blob.core.windows.net/amendmentfiles/C83wang%2011.01wang%20Victoria%20track%20changes%20Exhibition%20Gazetted\\_d404523c-b85d-ea11-a811-000d3a6a992a\\_8e52479a-bbd6-4206-9829-d57afd4d356f.pdf](https://stfpbsprodapp01.blob.core.windows.net/amendmentfiles/C83wang%2011.01wang%20Victoria%20track%20changes%20Exhibition%20Gazetted_d404523c-b85d-ea11-a811-000d3a6a992a_8e52479a-bbd6-4206-9829-d57afd4d356f.pdf)) as part of the exhibited documents. Currently Precinct G Farming Strategies contains the strategy to avoid development that will preclude long term growth of this precinct. However this is no longer considered the most appropriate direction for growth. Precinct G now has the strategy to retain the agricultural land and uses within this precinct. A new precinct, Precinct H Long Term Growth Area, located to the east of the main township (connecting through to the Milawa Recreation Reserve) is identified as the area to consider when the demand for future growth is realised.

Further, Precinct E Mixed Uses Strategies has been split into 2 precincts. Changes to Precinct E (a) will result in new policy that supports the precinct being rezoned for low density residential development. Whilst this area currently zoned Farming Zone, the lot sizes are more characteristic of a rural living style development. Supporting

rezoning to Low Density Residential Zone will provide opportunity for housing in Milawa to meet demand in the short term.

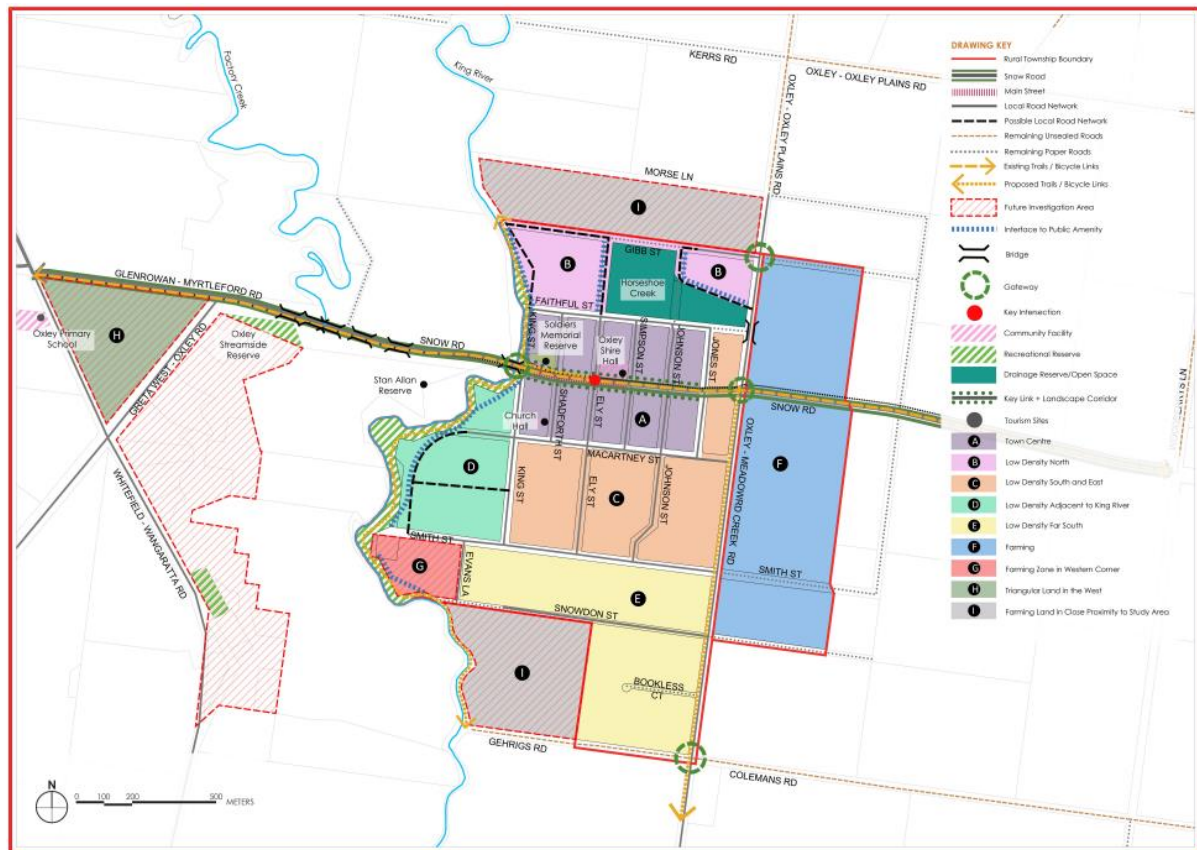
#### Zoning Changes and Application of the Design and Development Overlay.

To provide opportunity for housing this amendment proposes rezoning of land in Precinct E (a), which will rezone the land from Farming Zone to the Low Density Residential Zone. The application of the Design and Development Overlay – Schedule 8 will shape built form outcomes, to facilitate sustainable development, that retains the township character and uses design principles that promote safety and accessibility (by identifying high level connectivity for pedestrians and cycle paths) at the subdivision level. The overlay also specifies requirements that minimise risk posed by bushfire.

The Design and Development Overlay will apply to the same area that is being rezoned in Milawa.

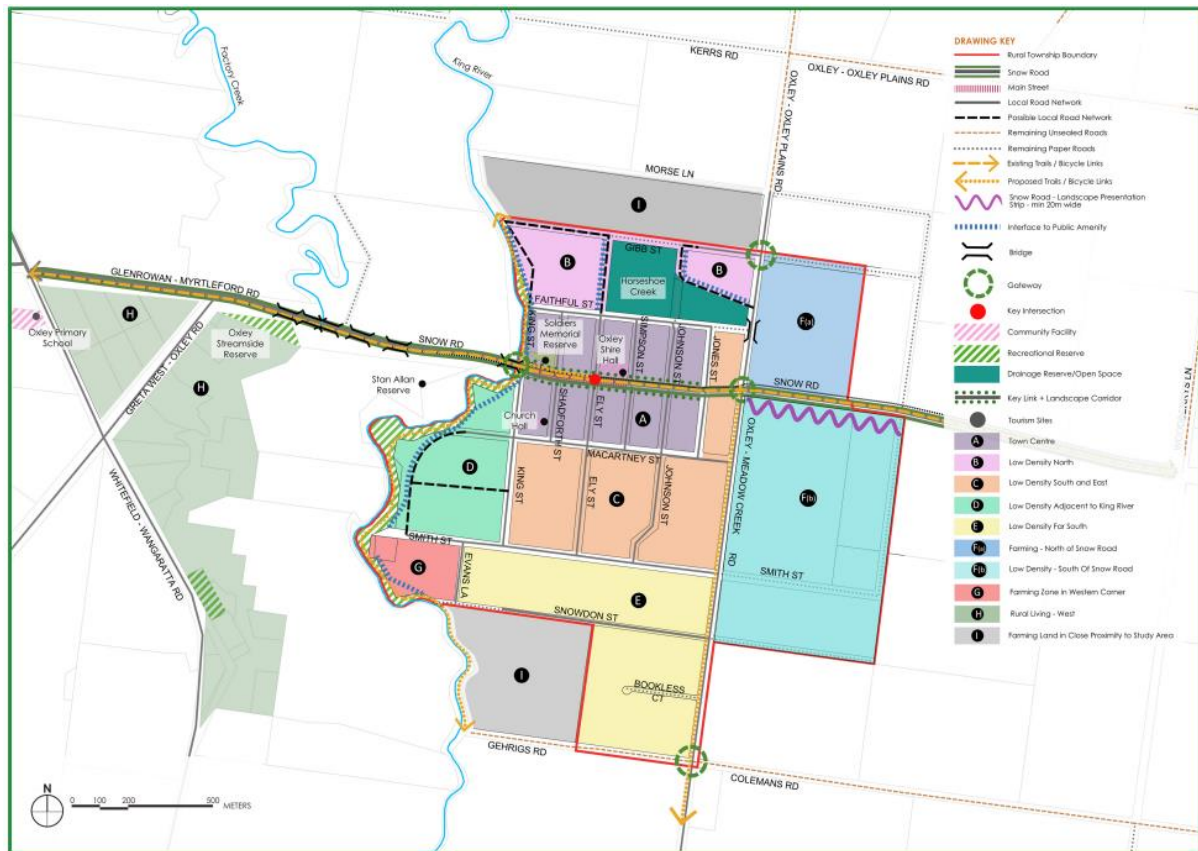
## What are the key changes in Oxley?

### Existing Oxley Township Development Plan





## Proposed Oxley Township Development Plan



### Policy Changes

There is a change to the Oxley Township Development Plan, to the plan itself and the policy that relates to it. These changes can be found at **Clause 11.01-1L-03 Oxley Township** (see link:

[https://stfpbsprodapp01.blob.core.windows.net/amendmentfiles/C83wang%2011.01wang%20Victoria%20track%20changes%20Exhibition%20Gazetted\\_d404523c-b85d-ea11-a811-000d3a6a992a\\_8e52479a-bbd6-4206-9829-d57afd4d356f.pdf](https://stfpbsprodapp01.blob.core.windows.net/amendmentfiles/C83wang%2011.01wang%20Victoria%20track%20changes%20Exhibition%20Gazetted_d404523c-b85d-ea11-a811-000d3a6a992a_8e52479a-bbd6-4206-9829-d57afd4d356f.pdf) ) as

part of the exhibited documents. Currently Precinct F – Farming Zone (which applies to land in the Farming Zone and within the boundary of the Oxley Township Development Plan) is maintained in the medium term, (and subject to demand) would be the candidate area to further investigate for lower density development. This is no longer considered the best location for future development. The change splits Precinct F into two sub precincts. Precinct F(a) Farming Zone, and applies to the land in the Farming Zone and within the boundary of the Oxley Township Development Plan, north of the Snow Road. Precinct – F(b) South of the Snow Road is currently zoned for Farming, but now considered the best location for future low density development. Both policy and changes to the Oxley Township Development Plan identify this.

Zoning Changes and Application of the Design and Development Overlay.

The amendment proposes rezoning changes. Firstly, to Precinct H of the Oxley Township Development Plan. The change will rezone land in the Farming Zone to Rural Living Zone. This change is considered to best reflect the way the land has been used and continues to be used for many years. The change to the zoning will not result in any additional lots due to minimum subdivision sizes, however will reduce permit triggers and the administrative burden of applying for permits for uses and development that require permits in the Farming Zone, but don't in a residential zone setting.

Secondly there is a proposed rezoning in Precinct F(b). This proposed rezoning will rezone land that is currently in the Farming Zone to Low Density Residential Zoned land. This is considered to be the main growth front for Oxley, and should current owners wish to subdivide, will result in additional residential opportunities within the Oxley Township. This area is also subject to the application of the Design and Development Overlay Schedule 9 – which will shape built form outcomes. In Oxley this overlay focuses on maintaining the low density residential character, and transitioning development to the surrounding farming land. This means that as you go away from the centre of the Township, towards the farming land the minimum lots sizes will become larger.

As parts of the land to be rezoned will face onto the Snow Road, a major tourist route, the interfaces will need to provide a design response accordingly. To achieve this a 20 meter landscaped pedestrian strip along this frontage is required. Additionally, this overlay will support sustainable development outcomes, and promote safe and accessible design outcomes throughout the subdivision. The Design and Development Overlay will apply to the same area that is being rezoned in Oxley.

***How many additional lots (of land) am I likely to see in my area?***

The Low Density and Rural Living Strategy, which provides the basis for the changes to the planning scheme, provides an estimate/indicative number of additional lots, based on land being rezoned in Milawa and Oxley.

These are:

**Milawa** – potential for 50 additional lots in the short term (with minimum lot sizes of between 0.20 ha to 0.25 ha) and 320 additional lots in the long term (with minimum lot sizes of between 0.2 ha to 0.4 ha).

**Oxley** – potential for 78 additional lots (with minimum lot sizes of between 0.2 ha to 1 ha) in the short to medium term.

In the Low Density and Rural Residential Strategy short term is defined as 0 -3 years, medium term is defined as 3 – 10 years and long term is considered to be more than 10 years.

***I would like further information relating to my property specifically, what should I do?***

If you would like further information on how this amendment directly relates to you and your property, please contact the Strategic Planning Department:

By emailing: [strategicplanning@wangeratta.vic.gov.au](mailto:strategicplanning@wangeratta.vic.gov.au)

By phoning Council on: (03) 5772 0888

Or coming in to speak to us in person:

At the planning counter. The Planning Counter is open Monday – Wednesday between 9am – 4pm. Alternatively, you can ask for assistance at the main Customer Service Counter during business hours outside those times.