



Rural City of
Wangaratta

Low Density and Rural Residential Strategy (Wangaratta)

Summary Report

Draft Additional Investigations

Oct 2023



Acknowledgement of Country:

We acknowledge the traditional owners of the lands of the Rural City of Wangaratta and pay our respects to their Elders past, present and emerging and commit to building a brighter future together.

Abbreviations:

Abbreviation	Term
BAO	Buffer Area Overlay
C1Z	Commercial 1 Zone
C2Z	Commercial 2 Zone
CFA	Country Fire Authority
DDO	Design and Development Overlay
EAO	Environmental Audit Overlay
ESD	Environmentally Sustainable Design
LDRZ	Low Density Residential Zone
MUZ	Mixed Use Zone
NECMA	North East Catchment Management Authority
PUZ	Public Use Zone

Version Control		
Version	Date	Purpose
V1 (Summary Report)	October 2023	Draft for Community Consultation

Background

Strategy History

Council's Low Density and Rural Living Strategy (The Strategy) was prepared by Urban Enterprise, TGM and Nexus Planning to achieve:

- An analysis of the future needs for low density (LDRZ) and rural residential (RLZ) zoned land and respond with long term strategies and actions.

The Strategy was partially adopted by Council in December 2021 with the exception of all components relating to urban Wangaratta.

Council resolved that additional investigations should be undertaken into alternative areas around urban Wangaratta.

These investigations are now complete and are outlined in full within the 'Additional Investigations Report - Oct 2023' (The Report) that includes:

1. The investigations into alternative areas for Low Density and Rural Living around urban Wangaratta.
2. A comparison against previously recommended areas for rezoning and a final vision and directions.
3. Investigations into other planning matters impacting on LDRZ / RLZ including:
 - Planning Practice Note 37 – Rural Residential Development May 2023
 - Sustainable Development & Vegetation
 - Mixed Use land on Tone Road.
 - South Wangaratta Industrial Framework and Strategic Buffers.

This Summary Report

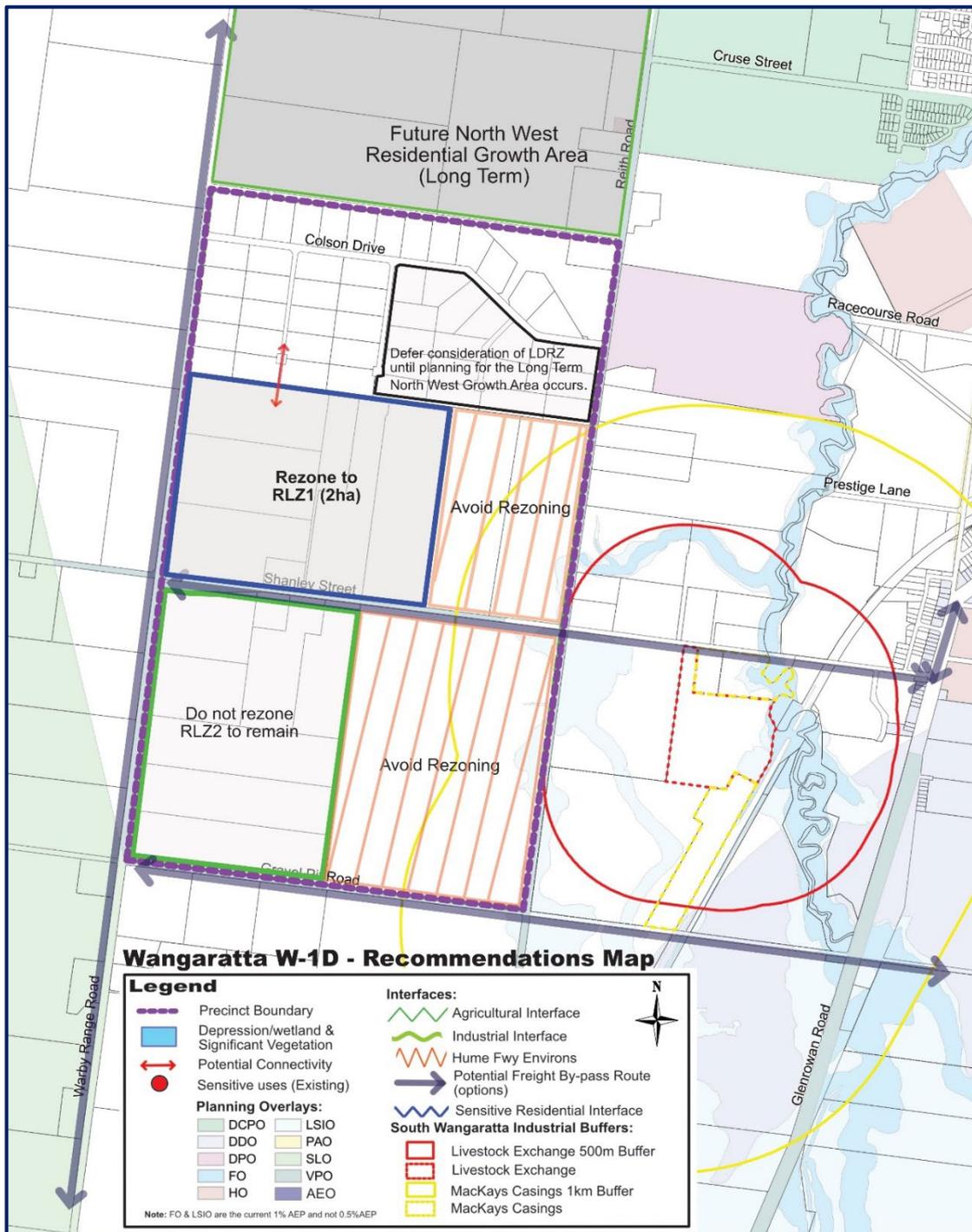
This summary report is intended to provide a snapshot into the key recommendations outlined within the report.

For the complete details of the investigations and recommendations please refer to the full report and accompanying appendices.

Wangaratta W-1D

The recommendation map below outlines the proposed directions for W-1D that can achieve and respond to the following opportunities and constraints:

- The reinforcement of this precinct as the Rural Living area of Wangaratta.
- The facilitation of an increase in the supply of RLZ1 (2ha min lots) zoned land that can be serviced off sewer.
- Avoids rezoning of parcels within the South Wangaratta Strategic Buffer.
- Bushfire design requirements (roads / setbacks etc).
- General urban design principles.
- Protection and retention of Significant Vegetation and Vegetation Protection Overlays.
- Draft freight by/pass routes.
- Environmental Sustainable Design principles.



Wangaratta W-1C (North West)

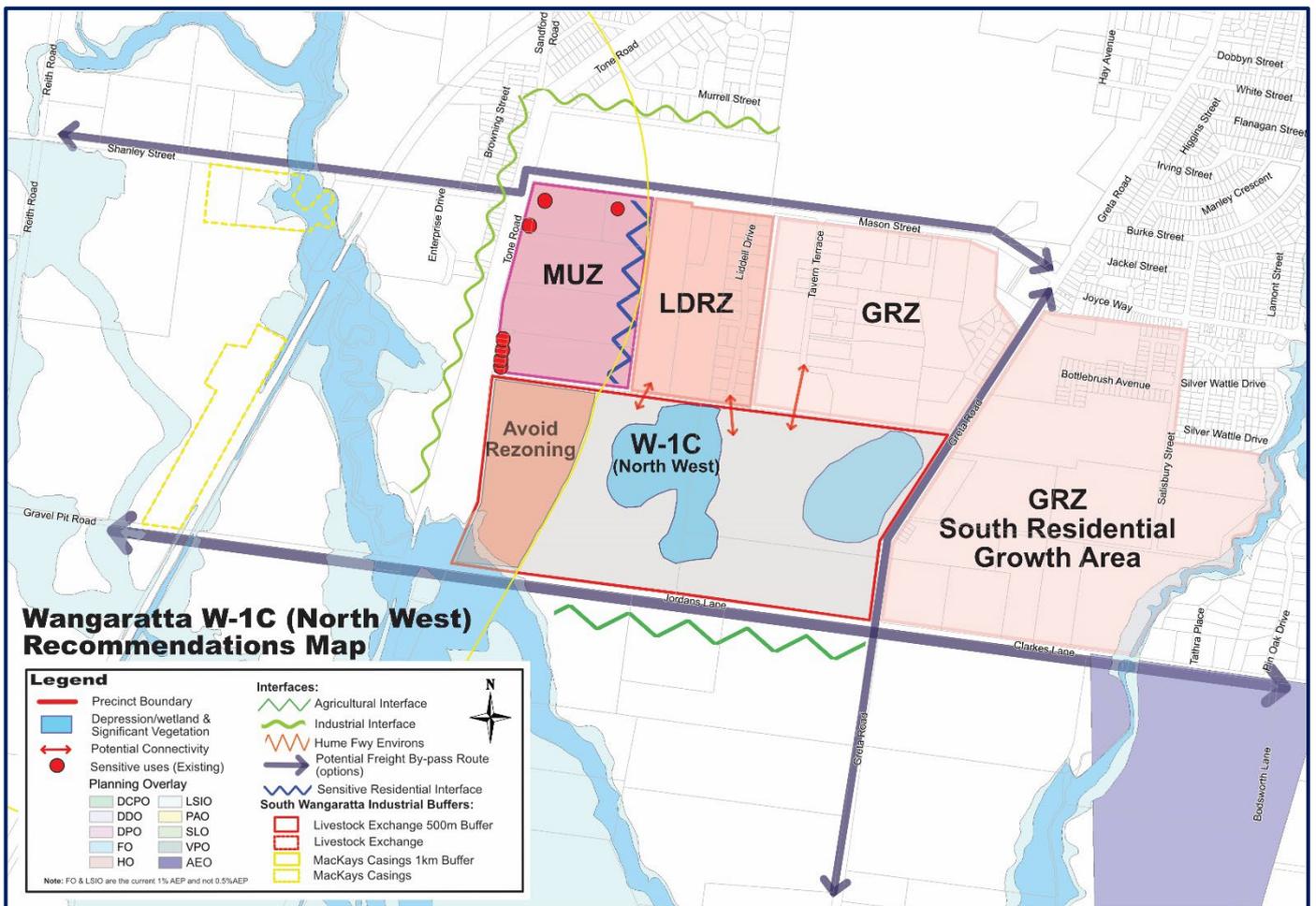
Recommended Actions:

The recommendations map below outlines the proposed directions for W-1C (North West) with further considered for rezoning the selected areas to LDRZ following resolution of action items 3.3 and 3.5.

Additional investigations must also be undertaken to confirm the extent of the developable area for LDRZ, along with the development of suitable planning controls to respond to:

- Avoid rezoning of the area covered by the South Wangaratta Strategic Buffer.

- Wetland area & depressions retained, and encroachment is avoided.
- Significant vegetation retained and incorporated in any future development.
- Bushfire design requirements LDRZ lots (.2-.25ha)
- Avoids all land subject to flooding and inundation, including consideration of climate change impacts 0.5% AEP
- Vegetation Protection Overlays (VPO2).
- Draft freight routes.
- Urban design principles.
- Environmental Sustainable Design principles.

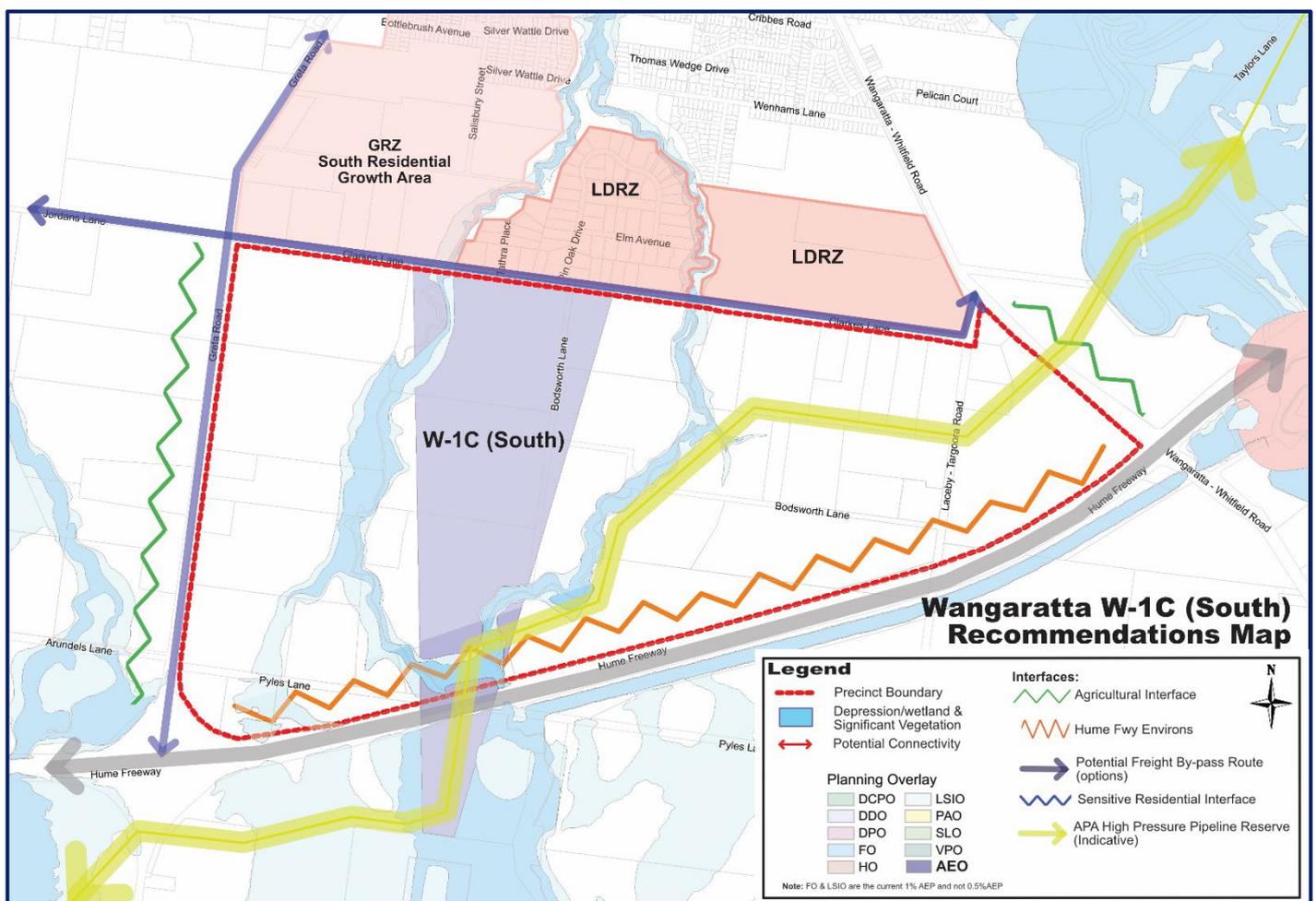


Wangaratta W-1C (South)

Recommended Actions:

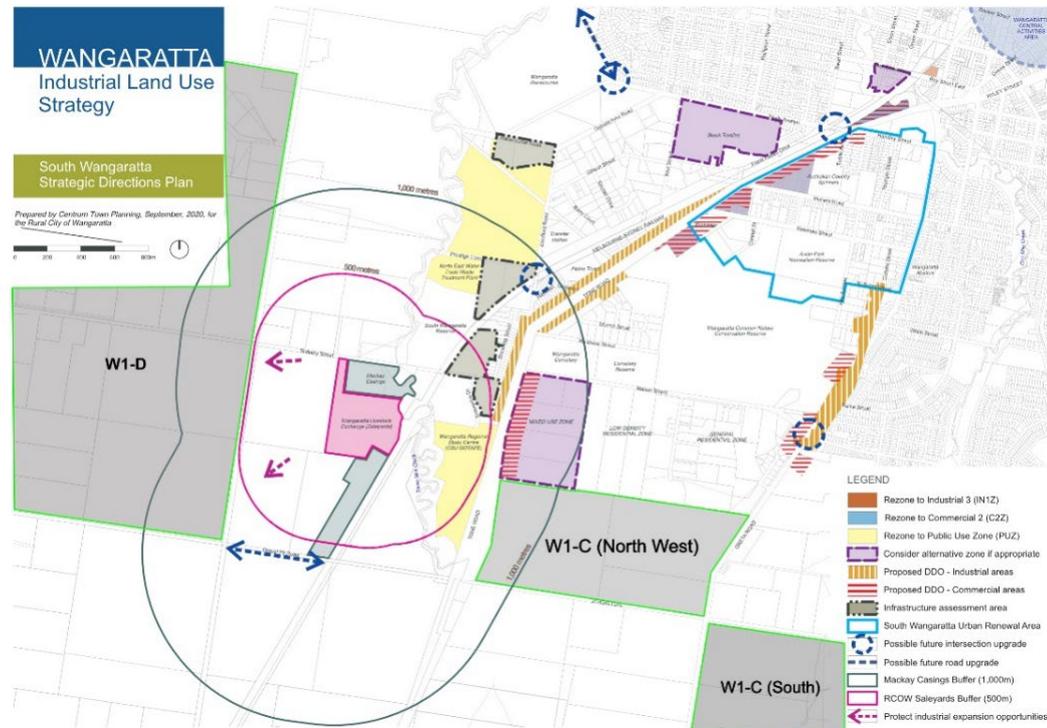
The recommendations map below outlines the proposed directions for W-1C (South) with further considered for rezoning to LDRZ and RLZ, including the development of suitable planning to address the known constraints and opportunities and respond to the following:

- Bushfire design requirements
- A Safety Management Plan for the high pressure gas pipeline, investigating measurement lengths and relevant requirements in accordance with APA requirements.
- Avoids all land subject to flooding and inundation, including consideration of climate change impacts 0.5% AEP.
- The Airport Environs Overlay,
- Hume Fwyway Compatibility – Clause 18.01-2L-01,
- Drainage issues,
- Retention and protection of significant native vegetation and
- local access requirements.
- Environmentally Sensitive Design and Urban Design principles.
- A staging plan.
- Provide a transition of RLZ lots
- RLZ lots varying between 2 and 4 ha



Other key recommendations:

South Wangaratta Industrial Areas (Clause 11.03-6L-02)

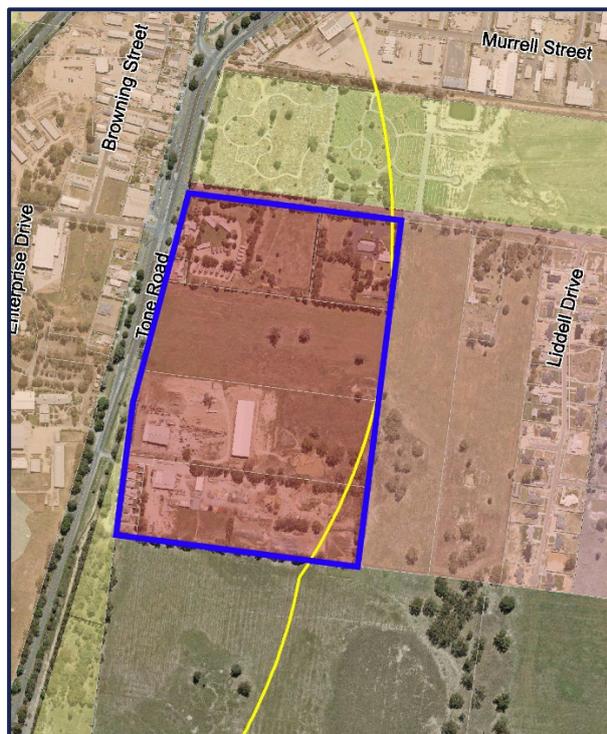


Map 8: South Wangaratta Industrial Area – Strategic Directions Plan (11.03-6L-02) – Precincts nominated.

Recommended Actions:

- No rezoning of land within the strategic buffer.
- Amendment of the policy wording to strengthen the role of the Buffer with the first principle of avoiding the establishment of sensitive uses.
- The further investigation and development of planning tools like the Buffer Area Overlay (BAO) to support the above objectives.
- That Council advocates to the Victorian Government to support the application of the BAO across the APA High Pressure Gas Pipeline in a co-ordinated manner for the entire length of the pipeline across Municipalities.

Mixed Use Zone Precinct



Map 9: Mixed use Precinct – Tone Road (blue outline)

Outbuildings in LDRZ

Recommended Actions:

Based on the findings, it is recommended that the following actions are undertaken to further support and guide the development of Outbuildings in the LDRZ:

- Introduce local planning policy to support discretionary decision making as outlined in the draft policy at Appendix G

Climate Change Impacts (Flooding)

Recommended Actions:

That Council:

- Prepares a planning scheme amendment as a priority and requests the Minister for Planning for assistance to implement the 0.5% AEP flood extents outlined within the Study as a representation of new 1% AEP incorporating climate change modelling.

The spatial extent of the amendment will be for the entire Wangaratta urban waterways and

Recommended Action:

- Further Investigation of the rezoning of this precinct from MUZ to IN3Z following consultation with the landowners within the precinct.
- Develop a local policy to accompany any rezoning that:
 - a) Guides the distribution of Industrial Uses.
 - b) Design mechanisms to limit impacts towards the LDRZ land to the East (Subdivision setbacks, ring roads, landscaping interfaces, mounting and acoustic walls).
- Further investigates the history of 251-253 Tone Road, to determine if the former land use fits the criteria for 'potentially contaminated land' and applies the Environmental Audit Overlay (EAO) if the site meets the applicable criteria in consultation with the EPA

- Create a supporting document to accompany any rezoning and policy introduction that provides a visual interpretation of the policy requirements and assists the community in the design and siting of outbuildings.

not just the precincts researched within this paper.

- That further consideration of the candidate areas in relation to flooding considers and plans for the 0.5% AEP extents and actively avoid the intensification of any area subject to flooding and inundation which is consistent with the Avoid principles under Clause 13.03-1S and 13.03-1L of the Scheme.