

In replying please quote: C80
If calling, ask for: Jack Francis

2nd December 2022



Rural City of
Wangaratta



034-3676 (39)

Returned & Services League of Australia (Victoria)
PO Box 134
WANGARATTA VIC 3676

Dear Sir/Madam,

**WANGARATTA PLANNING SCHEME AMENDMENT C80
NOTICE OF PREPARATION OF AN AMENDMENT**

Council has prepared Amendment C80 to the Wangaratta Planning Scheme. As an affected owner or occupier located in, or adjoining the area, you may have an interest in the above amendment. Therefore, I enclose a Notice of Amendment under Section 19 of the *Planning and Environment Act 1987*.

Broadly speaking, the amendment seeks to implement the recommendations of Council's adopted Central Activities Area Urban Design Framework 2019. In addition to this notice, we have enclosed a Frequently Asked Questions guide to assist you in understanding the proposed changes for this amendment.

The amendment will be on public exhibition from **Thursday 8th December 2022 to Monday 30th January, 2023**.

The amendment documents can be viewed at either:

- the Rural City of Wangaratta website at www.wangaratta.vic.gov.au/publicnotices (follow C80 tab); and/or
- during office hours, at the Wangaratta Government Centre, 62-68 Ovens Street, Wangaratta, Victoria, 3676; and/or
- at the Department of Environment, Land, Water and Planning website www.delwp.vic.gov.au/public-inspection.

If you have any queries regarding this amendment please contact the Strategic Planning Department by e-mail strategicplanning@wangaratta.vic.gov.au or telephone (03) 5722 8888.

Yours sincerely,

Jack Francis
Strategic Planner

Planning and Environment Act 1987

WANGARATTA PLANNING SCHEME

Notice of the preparation of an amendment

Amendment C80

The Rural City of Wangaratta Council has prepared Amendment C80 to the Wangaratta Planning Scheme.

The land affected by the amendment is the land known as the Wangaratta Central Activities Area.

The amendment proposes to implement the recommendations of the Wangaratta Urban Design Framework 2019 into the Planning Scheme through a combination of local planning policy, rezoning of land and the amendment of the existing Design and Development Overlay Schedule 1.

You may inspect the amendment, any documents that support the amendment and the explanatory report about the amendment, free of charge, at:

- the Rural City of Wangaratta website at www.wangaratta.vic.gov.au/publicnotices; and/or
- during office hours, at the office of the planning authority, Rural City of Wangaratta, 62-68 Ovens Street, Wangaratta, Victoria, 3676
- at the Department of Environment, Land, Water and Planning website www.delwp.vic.gov.au/public-inspection.

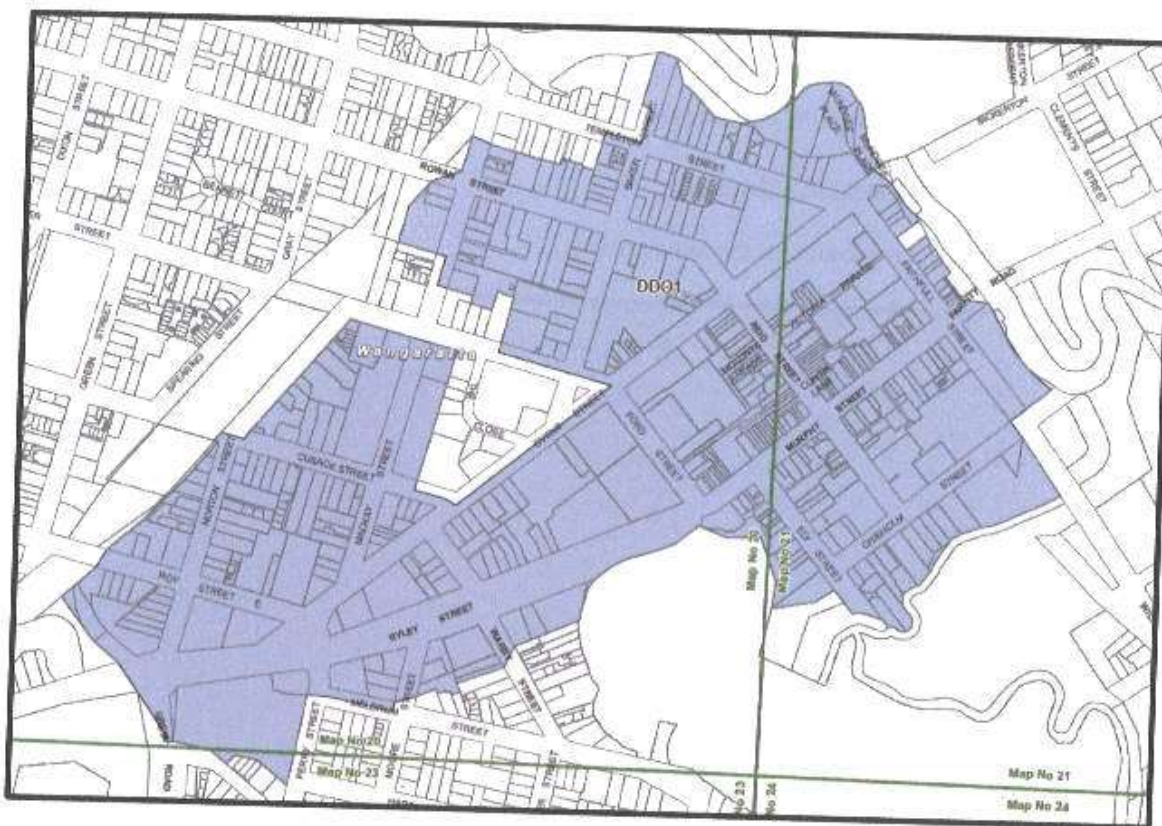
Any person who may be affected by the amendment may make a submission to the planning authority about the amendment. Submissions must be made in writing giving the submitter's name and contact address, clearly stating the grounds on which the amendment is supported or opposed and indicating what changes (if any) the submitter wishes to make.

Name and contact details of submitters are required for council to consider submissions and to notify such persons of the opportunity to attend council meetings and any public hearing held to consider submissions. **The closing date for submissions is 30TH January 2023.** A submission must be sent to the Rural City of Wangaratta, 62-68 Ovens Street, Wangaratta, Victoria, 3676.

The planning authority must make a copy of every submission available at its office and/or on its website for any person to inspect free of charge for two months after the amendment comes into operation or lapses.

Clare Cowdery
Manager Statutory Services
Rural City of Wangaratta

3. Replace the current Design and Development Overlay Schedule 1 (DDO1) that applies to the Wangaratta Central Activities Area with a new DDO, the coverage of which is extended by the change shown on the picture below.



4. Introduces the UDF as a background document into the Wangaratta Planning Scheme.

What does the new Design and Development Overlay Schedule 1 (DDO1) do?

The new DDO1 will trigger a planning permit for most buildings and works in the CAA. The requirement for a permit is not introduced just by this amendment, because there are additional overlays and zones that will already be the basis for a permit trigger. The new DDO1 will provide guidance for both landowners and council in preparing and assessing planning applications in keeping with the recommendations of the UDF. The DDO1 is designed to provide guidance on:

- Siting and design;
- Scale, massing and setbacks;
- Signage;
- Accessibility;
- Car parking;
- Landscaping;
- Environmentally sustainable design

What do I need to do?

You do not need to respond to this letter if you do not want to. However, if you have any further questions please contact council's strategic planning team via telephone on (03) 5722 0888 or at the following email strategicplanning@wangaratta.vic.gov.au.

To view the amendment in full please refer to www.wangaratta.vic.gov.au/publicnotices (follow the C80 tab).

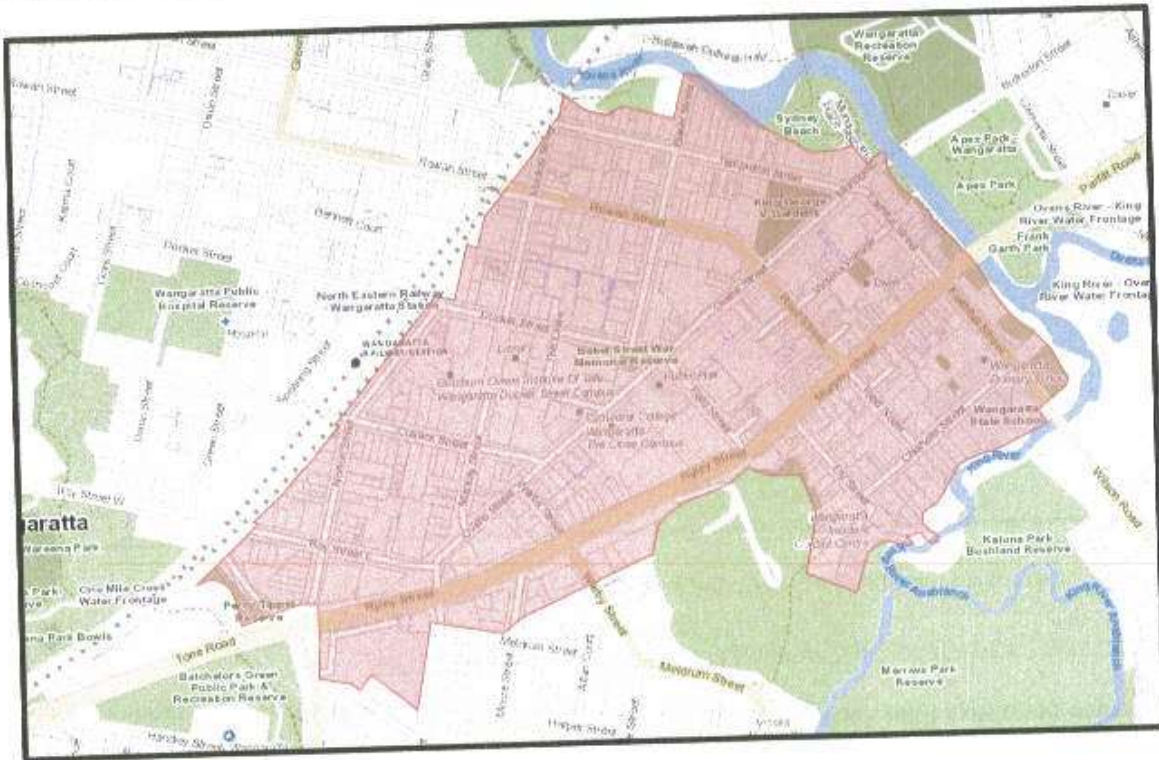
Planning Scheme Amendment C80 Frequently Asked Questions

This Frequently Asked Questions has been prepared to provide a brief explanation of the function of Planning Scheme Amendment C80, or 'the Amendment'. The Amendment aims to incorporate the recommendations of the Wangaratta Central Activity Area Urban Design Framework (2019) (UDF) through several key changes to the Wangaratta Planning Scheme.

The UDF specifically applies to the Wangaratta Central Activities Area, or CAA for short.

What area of Wangaratta does the CAA cover?

The CAA covers the land shaded red on the picture below.



What is the Urban Design Framework?

The Wangaratta Urban Design Framework (2019) or UDF for short is a council document that sets out a vision for both public and private land within the Wangaratta Central Activities Area. It guides future land use and development with the focus in achieving a more cohesive interaction between the private and public realm and the natural environment.

How is this achieved?

There are four ways that this Amendment will incorporate the UDF into the Wangaratta Planning Scheme.

1. Local policy (Clause 11.03-1L-02) in the Wangaratta Planning Scheme will be updated to include the recommendations of the UDF and give guidance and confidence in decision making for Council officers, landowners and consultants when applying for planning permission.
2. Rezones several properties to better reflect their current land uses. As it currently stands there are residential properties in the CAA that are used for commercial activities and partially zoned residential/commercial sites. Equally, there is one residential property that is partially affected by the commercial zone. These rezonings are more of a correction than a sweeping change.

The exact properties that the Amendment rezones can be viewed on Council's website at www.wangaratta.vic.gov.au/publicnotices