

**15.01**

31/07/2018  
VC148

**BUILT ENVIRONMENT**

**15.01-1S**

31/07/2018  
VC148

**Urban design**

**Objective**

To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.

**Strategies**

Require development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape and climate.

Ensure development contributes to community and cultural life by improving the quality of living and working environments, facilitating accessibility and providing for inclusiveness.

Ensure the interface between the private and public realm protects and enhances personal safety.

Ensure development supports public realm amenity and safe access to walking and cycling environments and public transport.

Ensure that the design and location of publicly accessible private spaces, including car parking areas, forecourts and walkways, is of a high standard, creates a safe environment for users and enables easy and efficient use.

Ensure that development provides landscaping that supports the amenity, attractiveness and safety of the public realm.

Ensure that development, including signs, minimises detrimental impacts on amenity, on the natural and built environment and on the safety and efficiency of roads.

Promote good urban design along and abutting transport corridors.

**Policy documents**

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)

## 15.01-1L-01 Signs

06/06/2022  
C82wang

### Objective

To protect the visual amenity of localities and transport corridors by avoiding visual disorder and clutter.

### Strategies

#### General

Support signage that is well proportioned, well located and responds to the urban form and character of the area.

Encourage the appearance, size, illumination and other aspects of signs to complement the development on which they are displayed and the character of their surrounds.

Limit signage in residential areas to protect residential amenity.

#### Bunting signs

Avoid use of bunting and flag signs (including for retail sales or business identification), except for the short term promotion of fairs, festivals or other special events for a maximum of three months, with the signs removed at the completion of the event.

#### Floodlit signs and internally illuminated signs

Allow floodlit signs only in locations where they do not form a confusing background to normal regulatory traffic signs or signals.

Avoid light spill and detrimental impacts to nearby residences and the public realm.

#### High wall signs

Locate high wall signs flush with the wall of a building.

Avoid high wall signs that project beyond the lines of a building.

#### Major promotion signs

Discourage major promotion signs as they are contrary to the rural character of Wangaratta Regional City, townships and their surrounds due to their size and prominence.

Discourage major promotion signs on the Great Alpine Road, being a designated tourist destination of national and international significance.

Avoid major promotion signs at gateway approaches, adjoining local and regional tourist routes, or displayed on items of local and state heritage significance.

Require major promotion signs to be fixed to a building, wholly within its boundaries and not project outside of the building footprint.

#### Promotion signs

Use promotion signs only to promote activities on land on which the sign is displayed.

Scale promotion signs so as not to dominate the site on which the sign is located.

#### Freestanding signs

Support only one freestanding sign associated with a development (except where the size of the land is sufficient, or where the land has frontage to two or more streets).

Avoid freestanding signs of a height that projects above the roofline of the adjacent buildings.

**Animated and electronic signage**

Avoid animated and electronic signage.

**Reflective signs**

Avoid reflective signage except where there are no visual impacts or distractions to surrounding uses as a result of the sign.

Avoid reflective signs in the Heritage Overlay.

**Policy document**

Consider as relevant:

- *Comprehensive Signs Policy* (Rural City of Wangaratta, 2002)

**15.01-1L-02 Wangaratta gateways**

06/06/2022  
C82wang

**Strategy**

Enhance the appearance of the municipality's major gateways through prominent and distinctive built form and active frontages, urban design and landscape treatments that are innovative, environmentally sustainable and contribute to the amenity and visual appearance of the locality.

**15.01-2S**01/01/2024  
VC250**Building design****Objective**

To achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.

**Strategies**

Ensure a comprehensive site analysis forms the starting point of the design process and provides the basis for the consideration of height, scale, massing and energy performance of new development.

Ensure development responds and contributes to the strategic and cultural context of its location.

Minimise the detrimental impact of development on neighbouring properties, the public realm and the natural environment.

Improve the energy performance of buildings through siting and design measures that encourage:

- Passive design responses that minimise the need for heating, cooling and lighting.
- On-site renewable energy generation and storage technology.
- Use of low embodied energy materials.

Restrict the provision of reticulated natural gas in new dwelling development.

Ensure the layout and design of development supports resource recovery, including separation, storage and collection of waste, mixed recycling, glass, organics and e-waste.

Encourage use of recycled and reusable materials in building construction and undertake adaptive reuse of buildings, where practical.

Encourage water efficiency and the use of rainwater, stormwater and recycled water.

Minimise stormwater discharge through site layout and landscaping measures that support on-site infiltration and stormwater reuse.

Ensure the form, scale, and appearance of development enhances the function and amenity of the public realm.

Ensure buildings and their interface with the public realm support personal safety, perceptions of safety and property security.

Ensure development is designed to protect and enhance valued landmarks, views and vistas.

Ensure development considers and responds to transport movement networks and provides safe access and egress for pedestrians, cyclists and vehicles.

Encourage development to retain existing vegetation.

Ensure development provides landscaping that responds to its site context, enhances the built form, creates safe and attractive spaces and supports cooling and greening of urban areas.

**Policy documents**

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)
- *Apartment Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2021)
- *Waste Management and Recycling in Multi-unit Developments* (Sustainability Victoria, 2019)

**15.01-2L-01 Building design in industrial areas**06/06/2022  
C82wang**Strategies**

Design industrial development to provide common boundary treatments, including screening, vegetation buffers, acoustic fencing and building setbacks between conflicting land uses.

Ensure industrial development adjoining sites of heritage significance are compatible with the site's industrial heritage significance.

Design industrial development to protect any remnant native vegetation and native fauna habitat within and adjacent to industrial land.

Provide landscaping that will screen buildings, structures and carparks.

Direct or baffle lighting to minimise light spillage.

Design buildings so the overall height is below the mature tree height line where practicable.

Encourage external building cladding colours to be in muted tones with no white colour or reflective type material used.

Encourage improvement to the appearance of all industrial areas, particularly development along main roads and identified gateway sites.

Design new industrial development to locate office components to the front of the building and locate signs on the buildings.

Design new buildings in industrial areas to:

- Complement the scale of nearby buildings.
- Support front setbacks that are consistent with nearby buildings
- Create clear entrances to the street.

Avoid buildings that are constructed of colorbond or metal cladding on land that fronts the following major roads:

- Vincent Road
- Newman Street
- Osboldstone Road
- Sanford Road
- Shanley Street
- Bowser Road

Building/s that abut a residential zone must:

- Incorporate a setback from the lot boundary, a distance not less than half the height of the proposed building plus 1.5 metres.
- Facilitate access to sunlight for adjacent dwellings and private secluded open space.

When considering an application to use, develop or subdivide land and existing dwelling in an industrial zone, it is policy to:

- Avoid the excision of an existing dwelling from industrial land.
- Provide protection to the existing industrial uses, when considering the re-development of adjoining or nearby dwellings.
- Avoid the expansion of dwellings towards the industrial uses.

## WANGARATTA PLANNING SCHEME

- Support the conversion of dwellings to non-residential uses.
- Consider the strategic potential for the land to be used for other purposes, if identified in the MPS when assessing the above matters.

### **Policy Documents**

Consider as relevant:

- Wangaratta Industrial Land Use Strategy, 2017

## 15.01-2L-02 Building design in commercial areas

06/06/2022  
C82wang

### Strategies

Encourage improvement to the appearance of all commercial areas, particularly development along main roads and identified gateway sites.

Design new commercial development to locate office components to the front of the building and locate signage on buildings.

Design new buildings in commercial areas to:

- Complement the scale of nearby buildings.
- Support front setbacks that are consistent with nearby buildings
- Create clear entrances to the street.

Avoid buildings that are constructed of colorbond or metal cladding on land that fronts the following major roads:

- Vincent Road
- Newman Street
- Osboldstone Road
- Sanford Road
- Shanley Street
- Bowser Road

Building/s that abut a residential zone must:

- Incorporate a setback from the lot boundary, a distance not less than half the height of the proposed building plus 1.5 metres.
- Facilitate access to sunlight for adjacent dwellings and private secluded open space.

### Policy Documents

Consider as relevant:

Wangaratta Industrial Land Use Strategy, 2017

### 15.01-2L-03 Energy and resource efficiency

17/11/2023  
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#### Strategies

Encourage the use of passive sustainable design principles including road and housing orientation, solar access, shading, natural ventilation, thermal mass and insulation within development.

Facilitate development that is carbon neutral.

Support passive solar design.

Support innovative and new approaches to achieving environmentally sustainable development outcomes.

### 15.01-3S

01/01/2024  
VC250

#### Subdivision design

#### Objective

To ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods.

#### Strategies

In the development of new residential areas and in the redevelopment of existing areas, subdivision should be designed to create liveable and sustainable communities by:

- Creating compact neighbourhoods that have walkable distances between activities.
- Developing activity centres in appropriate locations with a mix of uses and services and access to public transport.
- Creating neighbourhood centres that include services to meet day to day needs.
- Creating urban places with a strong sense of place that are functional, safe and attractive.
- Providing a range of lot sizes to suit a variety of dwelling and household types to meet the needs and aspirations of different groups of people.
- Creating landscaped streets and a network of open spaces to meet a variety of needs with links to regional parks where possible.
- Protecting and enhancing habitat for native flora and fauna, and providing opportunities for people to experience nature in urban areas.
- Facilitating an urban structure where neighbourhoods are clustered to support larger activity centres served by high quality public transport.
- Reduce car dependency by allowing for:
  - Convenient and safe public transport.
  - Safe and attractive spaces and networks for walking and cycling.
  - Subdivision layouts that allow easy movement within and between neighbourhoods.
  - A convenient and safe road network.
- Minimising exposure of sensitive uses to air and noise pollution from the transport system.
- Being accessible to people with disabilities.
- Creating an urban structure that:
  - Responds to climate related hazards.
  - Incorporates integrated water management, including sustainable irrigation of open space.
  - Minimises peak demand on the electricity network.

## WANGARATTA PLANNING SCHEME

- Supports energy efficiency and solar energy generation through urban layout and lot orientation.
- Supports waste minimisation and increased resource recovery.
- Providing utilities and services that support the uptake of renewable energy technologies, such as microgrids and energy storage systems, including batteries.
- Providing all-electric lots.

### **Policy documents**

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)

## 15.01-3L-01 Subdivision design in industrial areas

06/06/2022  
C82wang

### Policy application

This policy applies to all land zoned Industrial 1 and Industrial 3 Zone.

### Strategies

Avoid layouts which back onto open space and creek reserves.

Require subdivisions to be serviced by sealed roads.

Incorporate a road hierarchy that will accommodate the anticipated traffic volume and vehicle types using a geometric layout.

Provide for convenience shops and open space in larger subdivisions.

Create lots that are regular in shape unless to avoid important natural features, to protect and enhance significant natural systems.

Incorporate large remnant trees within areas of open space or road reserves and provide street tree planting.

Create lots that enable buildings to be sited and aligned for solar efficiency.

Support layouts and open space design that incorporates:

- All services, including underground electricity supply.
- Road reserves that provide sufficient space for through-traffic, medium strips, on-street parking, garbage collection services, street tree planting, nature strips and footpaths.
- Stormwater design that incorporates Water Sensitive Design treatments, including gross pollution traps and wetland filters where appropriate.

Provide layouts that group area with shared parking access.

Separate the industrial areas from residential neighbourhoods by open space or a main road.

Avoid the expansion of dwellings near industrial uses.

### Policy guidelines

Consider as relevant:

- Before deciding on an application, the responsible authority will consider:
  - - The extent to which the application meets the objectives and directions of the MPS and Planning Policy Framework.
  - How the proposal contributes and relates to the surrounding area, in particular main roads and gateway sites.

### Policy documents

Consider as relevant:

- Wangaratta Industrial Land Use Strategy, 2017.

## 15.01-3L-02 Subdivision design in commercial areas

06/06/2022  
C82wang

### Policy application

This policy applies to all land affected by the Commercial 2 Zone.

### Strategies

Avoid layouts which back onto open space and creek reserves.

Require subdivisions to be serviced by sealed roads.

Incorporate a road hierarchy that will accommodate the anticipated traffic volume and vehicle types using a geometric layout.

Provide for convenience shops and open space in larger subdivisions.

Create lots that are regular in shape unless to avoid important natural features, to protect and enhance significant natural systems.

Incorporate large remnant trees within areas of open space or road reserves and provide street tree planting.

Create lots that enable buildings to be sited and aligned for solar efficiency.

Support layouts and open space design that incorporates:

- All services, including underground electricity supply.
- Road reserves that provide sufficient space for through-traffic, medium strips, on-street parking, garbage collection services, street tree planting, nature strips and footpaths.
- Stormwater design that incorporates Water Sensitive Design treatments, including gross pollution traps and wetland filters where appropriate.

Provide layouts that group area with shared parking access.

Separate the commercial areas from residential neighbourhoods by open space or a main road.

### Policy guidelines

Consider as relevant:

- Before deciding on an application, the responsible authority will consider:
  - - The extent to which the application meets the objectives and directions of the MPS and Planning Policy Framework.
  - - How the proposal contributes and relates to the surrounding area, in particular main roads and gateway sites.

### Policy documents

Consider as relevant:

- Wangaratta Industrial Land Use Strategy, 2017.

**15.01-3L**

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**Subdivision Design in Low Density Residential and Rural Living Zones****Policy Application**

This policy applies to land subject to the Low Density Residential Zone and Rural Living Zone.

**Objective**

To ensure the design of subdivisions creates low density and rural living communities that are attractive, safe, accessible, diverse and sustainable.

**General Strategies**

Support subdivision and open space design that focuses on the creation of people focused streets and layouts that promotes safe and healthy environments.

Require subdivision design and layout to respond to the natural contours, features and characteristics of the land.

Design the public realm that provides a high level of amenity, is diverse and visually interesting.

Require subdivisions to respond to the current and future impacts of climate change including fire and flooding.

Ensure the built environment, streets and public open spaces are designed to minimise their contribution to the urban heat island effect and to contribute to urban cooling.

Design subdivision layouts to respond to adjoining and internal interface issues, including major roads, agricultural activities, infrastructure and flight paths.

**Lot Design & Layout**

Design the layout of the subdivision to:

- Create lots that are regular in shape unless required to protect vegetation and avoid natural features.
- Create lots and building envelopes that are oriented for maximum passive solar efficiency and suitably sized and dimensioned for future buildings and services.
- Avoid the creation of battle axe lots.
- Incorporate water sensitive urban design infrastructure.
- Protect and enhance riparian vegetation (waterway health), wetlands biodiversity and landscape features to improve amenity.
- Consider the use of alternative water sources (public and private), including water tanks, stormwater re-use and localised water systems.

**Vegetation and Landscaping**

Require the retention and protection of existing trees, and to promote further planting of new trees as a significant component of local identity and neighbourhood character.

Incorporate large remnant trees within areas of open space or road reserves and provide complimentary street tree planting.

Design any landscaping to contain bush fire resilient species and consider any on-going management requirements.

Design road layouts to support the establishment of canopy trees that can mitigate the impacts of the urban heat island affect.

### Infrastructure

Design subdivisions to incorporate perimeter roads to separate land uses (such as accommodation) from the bushfire hazard (including grasslands) to:

- Provide permanent, largely maintenance free fuel breaks.
- Provide opportunities for active surveillance.
- Create two-way through roads providing two directions of access and egress.
- Facilitate access and egress for fire suppression, emergency response and evacuation.

Require each stage of subdivision to be developed independent of future stages and to be surrounded by perimeter roads.

Maximise permeability of the street network.

Ensure adequate buffers are provided between future development and any existing development so as to not increase the bushfire risk to the existing development.

Avoid Cul-de-sacs, in particular ones that are long and service many dwellings which direct road users towards the bushfire hazard.

Consider the design, location and impact of infrastructure on the character and amenity of the subdivision, including electrical substations etc.

Support subdivision layouts and open space design that incorporates:

- All services, including underground electricity supply.
- Stormwater design that incorporates Water Sensitive Urban Design treatments, including gross pollution traps and wetland filters where appropriate.

### Bushfire Design Response

Require the preparation of a bushfire management plan for all subdivisions on land designated as either Bushfire Prone Area or the Bushfire Management Overlay

Require subdivisions to manage the bushfire risk to future development from existing or proposed landscaping, public open space and communal areas.

Provision is to be made for the strategic location and provision of Bushfire Neighbourhood Safe Place if required in consultation with relevant authorities.

Support the provision of reticulated water and fire hydrants where possible.

Consider the provision of static water storage on each lot proportional to the risk.

Support the provision of communal water storage to support suppression activities – irrespective of the provision of reticulated water supplies.

Support the provision of emergency service access to all static water resources.

### Low Density Strategies

Require all lots to be connected to reticulated sewerage and water if available.

Require subdivisions to be serviced by sealed roads.

Discourage low density residential development in areas where reticulated sewerage is not available.

Design subdivisions to mitigate against the urban heat island affect by:

- Providing shelter for pedestrian and cyclist movement.
- Providing places with cooler microclimates which provide relief from hot conditions.
- Provide shading of roads.
- Irrigation of streets and open space to cool the landscape.

**Policy documents**

Consider as relevant:

- *Low Density and Rural Residential Strategy* (Rural City of Wangaratta, 2021)

**15.01-4S**

31/07/2018  
VC148

**Healthy neighbourhoods**

**Objective**

To achieve neighbourhoods that foster healthy and active living and community wellbeing.

**Strategies**

Design neighbourhoods that foster community interaction and make it easy for people of all ages and abilities to live healthy lifestyles and engage in regular physical activity by providing:

- Connected, safe, pleasant and attractive walking and cycling networks that enable and promote walking and cycling as a part of daily life.
- Streets with direct, safe and convenient access to destinations.
- Conveniently located public spaces for active recreation and leisure.
- Accessibly located public transport stops.
- Amenities and protection to support physical activity in all weather conditions.

**Policy documents**

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)

**15.01-5S**

09/10/2020  
VC169

**Neighbourhood character**

**Objective**

To recognise, support and protect neighbourhood character, cultural identity, and sense of place.

**Strategies**

Support development that respects the existing neighbourhood character or contributes to a preferred neighbourhood character.

Ensure the preferred neighbourhood character is consistent with medium and higher density housing outcomes in areas identified for increased housing.

Ensure development responds to its context and reinforces a sense of place and the valued features and characteristics of the local environment and place by respecting the:

- Pattern of local urban structure and subdivision.
- Underlying natural landscape character and significant vegetation.
- Neighbourhood character values and built form that reflect community identity.

**15.01-5L**

06/06/2022  
C82wang

**Neighbourhood character**

**Strategies**

Protect residential neighbourhoods with heritage and environmental constraints as areas of minimal change.

Protect areas of heritage value, neighbourhood character and court or cul-de-sac locations from development that will undermine the character or amenity of these areas.

**15.01-6S**

31/07/2018  
VC148

**Design for rural areas**

**Objective**

To ensure development respects valued areas of rural character.

**Strategies**

Ensure that the siting, scale and appearance of development protects and enhances rural character.

Protect the visual amenity of valued rural landscapes and character areas along township approaches and sensitive tourist routes by ensuring new development is sympathetically located.

Site and design development to minimise visual impacts on surrounding natural scenery and landscape features including ridgelines, hill tops, waterways, lakes and wetlands.

**15.01-6L**

06/06/2022  
C82wang

**Design for rural areas**

**Policy application**

This policy applies to all land in a Rural Zone.

**Strategy**

Discourage the use of reflective or white coloured building, cladding or roofing material.

**Policy guideline**

Consider as relevant:

- The use of reflective or white colours if they will be used to match the same materials on existing buildings or sheds.