Rural City of Wangaratta

Agenda

For the Scheduled Council Meeting
Council Chambers, Municipal Offices
62-68 Ovens Street, Wangaratta
3:00 PM 26 August 2025

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Rural City of Wangaratta Live Stream

Clause 24 of the Governance Rules provides the following:

"This public meeting is being recorded to improve access to the meeting for our community. The recording will be published and will be retained by Council in accordance with Council's legal obligations. As a visitor in the public gallery, your presence may be recorded."

1. Acknowledgement to Country

We acknowledge the traditional custodians of the lands, on which the Rural City of Wangaratta communities reside.

We pay our respect to their Elders past, present and emerging, and celebrate and respect their continuing cultures.

We are committed to walking beside all traditional owners as we move toward reconciliation.

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

4. Absent

5. Acceptance of Apologies & Granting of Leave of Absence

Recommendation:

That <<enter text>> be granted leave of absence for the period <<enter text>> to <<enter text>> .

Order of Business

6. Citizen Ceremony

7. Confirmation of Minutes

Recommendation:

That Council read and confirm the Minutes of the Scheduled Meeting of 22 July 2025 and the Unscheduled Meeting of 28 July 2025 as a true and accurate record of the proceedings of the meetings.

8. Conflict of Interest Disclosure

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.

9. Reception of Petitions

10. Hearing of Deputations

Presentation of Reports

11. Councillor Reports

Officers' Reports

12. Executive Services

Nil

13. Corporate and Leisure

13.1 Draft 2025-2035 Financial Plan

Meeting Type:	Scheduled Council Meeting
Date of Meeting:	26 August 2025
Category:	Strategic
Author:	Service Development Manager
Approver:	Director Corporate and Leisure

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 is required under the Local Government Act 2020 to develop a Financial Plan every four years after a general election. The Draft Financial Plan 2025-2035 (Attachment 1) has been developed and is proposed to be published for community engagement, prior to finalisation and adoption.

Recommendation:

That Council:

1. Endorses the Draft 2025-2035 Financial Plan for community engagement.
2. Invites community submissions for 28 days from 29 August to 26 September 2025.
3. Reviews and adopts the 2025-35 Financial Plan at a future Scheduled Council Meeting, with or without amendment, taking into consideration any submissions made.
4. If no submissions requesting changes are received, adopts the 2025-2035 Financial Plan without further resolution of Council.

Background

The Draft Financial Plan 2025-35 (the 'Financial Plan') contains a range of information about our financial position and the expected changes over the next 10 years. It highlights our plans for rates and borrowings, key capital works projects and the assumptions we are making that will have the biggest impact over the next 10 years. We identify the financial risks we are managing and the sensitivity we have to changes in our key assumptions.

The Financial Plan defines the policy statements, and associated measures, that demonstrate Council's financial sustainability to fund the aspirations of the Community Vision and the Council Plan.

Like any plan, it is based on certain assumptions and if any assumptions are changed, then the plan outcomes change. The intention of the plan is to give general direction to the community and government about our future from a strategic resource perspective as well as to provide general direction to staff on future budget parameters.

The Financial Plan includes a cumulative adjusted underlying deficit of $30.3 million over the next 10 years. We will have a focus on achieving ongoing efficiencies and cost savings to address the deficit along with other strategic levers such as careful management and prioritisation of expenditure, setting fair and appropriate user fees and charges, and improved asset management planning.

Importantly, the ongoing rate capping deficit remains a key long-term financial challenge as highlighted in the Financial Plan. Key challenges include:

- Persistently high inflation which has significantly increased the cost of delivering core Council services. This has been exacerbated by the rate cap being set consistently below inflation for the prior four years. Council has absorbed the difference between inflation and the rate cap since rate capping was introduced.
- External and uncontrollable cost pressures including an increase in the Superannuation Guarantee Charge to 12 per cent from 11.5 per cent (in addition to the 2.0 per cent increase over the prior four years), increases significantly above inflation to WorkCover and insurance premiums and significant increases to the State Government landfill levy.
- Increases in depreciation expense of almost 50% from 2016/17 to 2025/26 (budgeted). Council will perform a review of the asset registers and depreciation calculations. This will provide assurance on the increased depreciation expense and will, together with condition data, guide future decisions as to how Council continues to invest in renewing and upgrading its assets in future years.

Implications

Policy Considerations
The Financial Plan has been prepared in accordance with Council's deliberative engagement practices set out in the Community Engagement Policy. This deliberative engagement process has also included the Community Vision and Council Plan.

Legal/Statutory
Development of the Financial Plan has been consistent with Section 91 of the Local Government Act 2020.

Social and Diversity
The Financial Plan provides resources for the implementation of various strategies, plans, works and the delivery of services required to achieve the objectives of the Community Vision and the Draft Council Plan, including a connected and thriving community.

Equity Impact Assessment (EIA)
An EIA has been completed for the production of the Council Plan which underpins the development of the 10 Year Financial Plan. EIAs are required for new or revised services, strategies or policies that significantly impact the public, and which would be funded through the 10 Year Financial Plan and Annual Budgets. Separate EIAs will be undertaken for such changes as appropriate.

Environmental/Sustainability Impacts
There are no environmental/ sustainability impacts identified for the subject of this report. These will be captured more specifically in the Council Plan 2025-2029.

Strategic Links

Community Vision 2045
The Financial Plan allocates revenue and funding for the actions proposed for council to undertake over the next ten years to support delivery of the new Community Vision:

The Rural City of Wangaratta is a place for everyone.
We are a welcoming, connected, and caring community.
We value our urban and rural communities, ensuring shared opportunity and quality of life.
Our natural environment supports our wellbeing and forms a strong part of our cultural identity.
Our strength is our resilience and active participation in shaping a future for everyone to thrive.

Council Plan
The four proposed themes of the Draft Council Plan 2025-29 are:

1. Community Wellbeing
2. Natural Environment
3. Economy and Tourism
4. Infrastructure and Place

Risk Management

A well-planned Financial Plan will reduce the risk that Council will not be able to provide the services expected and required by the community in the years to come.

Risks	Likelihood	Consequence	Rating	Mitigation Action
Financial Plan not adopted within statutory timeframes	Low	High	Medium	Ensure Financial Plan timetable for adoption is adhered to.
Future budgets adopted without consideration of long-term financial implications	Low	High	Medium	Ensure continual review of Council's Financial Plan as part of budget setting process.
Financial Plan adopted without consideration of ratepayer input	Low	High	Medium	Undertake community consultation.

A summary of the risks we are specifically managing from a financial management perspective can be found in the Financial Plan.

Consultation/Communication

Deliberative engagement practices employed to develop the Community Vision, Council Plan and Financial Plan are described in the Engagement Summary Report which was formally noted by Councillors at the 27 May 2025 council meeting. These and further engagement activities are summarised as:

Level of public participation	Promises to the public/stakeholders	Tools/Techniques
Inform	Community informed of each step of the process and of resulting documents	Informed through Social Media, Press Releases, Digital and Print Media.
Consult	All community members were provided with an opportunity to engage	Undertaken through online platforms and community events. Draft Financial Plan to be published on council's website and available in hard copy from the Customer Service desk for further community engagement feedback, and publicised through social media and local media channels
Collaborate	Community collaboration though deliberative engagement practices	Undertaken through surveys, workshops, targeted engagement, and pop-up events

Officers believe that considerable consultation has occurred in developing these strategic council documents, and the matter is now ready for Council consideration to give the community the opprotunity to further comment on the draft document.

Options for Consideration

Council must prepare a Financial Plan to comply with the Local Government Act 2020.

Options for consideration are that:

1. Council endorses the Draft 2025-2035 Financial Plan in its current state (refer to Attachment) to be published for the purpose of community engagement – recommended.
2. Council requests changes to the Draft 2025-2035 Financial Plan prior to publishing for community engagement.
3. Council elects to not endorse the Draft 2025-2035 Financial Plan, and to continue consultation and revision prior to adopting a final document at the September or October Council meeting – not recommended as this doesn't allow the community the opportunity to review and comment on the draft document.

Conclusion

The Draft 2025-2035 Financial Plan has been developed in accordance with Council's deliberative engagement practices and has been informed by considerable direct input from the community. The Financial Plan will guide the funding, resourcing and prioritisation of future Council projects, services and infrastructure. It is recommended that the Draft 2025–2035 Financial Plan be published for community engagement, informing its finalisation prior to adoption.

Attachments

1 Draft Financial Plan 2025-35 ⇩

13.2 Biannual Audit and Risk Report

Meeting Type:	Scheduled Council Meeting
Date of Meeting:	26 August 2025
Category:	Operational
Author:	Governance & Reporting Advisor
Approver:	Director Corporate and Leisure

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 note the Audit and Risk Committee's Biannual Audit and Risk Report. This report was prepared by Council's Governance and Reporting Advisor to outline the activities of the Audit and Risk Committee between January – June 2025 and was endorsed by the Audit & Risk Committee on 19 August 2025. This report is a requirement of the *Local Government Act 2020* (Vic) and this report is for Councillors to note only.

Recommendation:

That Council notes the Biannual Audit and Risk Report attached to this report.

Background

Biannual Audit and Risk Report

Section 54(5) of the *Local Government Act 2020* (the Act) requires that the Audit and Risk Committee (the committee) prepare a biannual audit and risk report that describes the activities of the committee and includes its findings and recommendations.

To comply with this requirement, a biannual audit and risk report was produced for the period 1 January 2024 – 30 June 2025.

The attached biannual audit and risk report (**Attachment 1**) was also presented at the 19 August 2025 Audit and Risk Committee meeting for endorsement. It is now presented to Council for noting.

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
Section 54(5) of the Act requires the Audit and Risk Committee to prepare a biannual audit and risk report and provide a copy of the biannual audit and risk report to the Chief Executive Officer for tabling at the next Council meeting.
The Act requires that the Chief Executive Officer must table the biannual audit and risk report at the next Council meeting.

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

Equity Impact Assessment (EIA)
There are no equity impacts identified for the subject of this report.

Environmental/Sustainability Impacts
There are no environmental/ sustainability impacts identified for the subject of this report.

Conclusion

The completion and tabling of the Audit and Risk Committee Biannual Audit ensures that the committee complies with the requirements of the *Local Government Act 2020* and that the committee's activities can be monitored by Council.

Attachments

1 Biannual Audit and Risk Report Jan-Jun 2025 ⇩

13.3 Council Plan 2021-25 - Performance Results

Meeting Type:	Scheduled Council Meeting
Date of Meeting:	26 August 2025
Category:	Operational
Author:	Governance & Reporting Advisor
Approver:	Director Corporate and Leisure

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 note the results of the Wangaratta Rural City Council Council Plan 2021-25 performance. Council committed to a range of measures ahead of the adoption of this Council Plan and the current Plan ended on 30 June 2025.

Recommendation:

That Council:

1. Notes the Council Plan 2021-25 performance results for the Strategic indicators and Actions as contained in the attached reports.

Background

Council's Council Plan 2021-25 ended on 30 June 2025. This Plan had 182 actions for completion and 41 Strategic Indicators that could be measured across the 2024/25 financial year; there were an additional 70 actions that were closed off prior to this 2024/25 reporting period. The purpose of this item is to inform councillors on Council's performance against the Council Plan 2021-2025.

Throughout the life of the Council Plan 2021-25, Council delivered the following key actions (this list is non-exhaustive):

Strengthening Our Leadership

1. Revised its Community Engagement Policy, including the refreshing of Council's approach to deliberative engagement with the community on key Council documents;
2. Developed the Customer Experience Strategy;
3. Supported the delivery of the Rural Placemaking Plans developed in partnership with our rural communities;
4. Provided leadership to the community on Environmental Sustainability;

Nurturing Our Wellbeing

5. Delivered the Grit and Resilience program across the municipality;
6. Delivered the Community Grants Program;

7. Delivered Unconscious Bias Training and Cultural Sensitivity Training to Council staff and councillors;
8. Facilitated and enhanced the services and programs at the Wangaratta Sports and Aquatic Centre to provide a premier experience for our community and visitors;
9. Enhanced the Wangaratta Sports and Events Precinct;
10. Prepared a Gender Equity Action Plan;
11. Prepared and endorsed a new Wangaratta Municipal Emergency Plan to manage risks related to flood, fire and other natural disasters;

Valuing our Environment

12. Reviewed and implemented a Roadside Conservation Management Plan;
13. Developed a new Waste Strategy and ensure service delivery in accordance with Recycle Victoria Policy;
14. Developed and adopted a Climate Change Adaptation Policy;
15. Successfully increased the proportion of electricity consumed by Council from renewable sources to at least 50%;

Expanding our Economy

16. Successfully developed the Ned Kelly Glenrowan Project;
17. Established a Regional Universities Centre in Wangaratta;
18. Supported GO TAFE, North East TRACKS Local Learning and Employment Network and other education providers to address the skills and education needs within the region;

Enhancing our Lifestyle

19. Showcased inspiring and thought-provoking visual art exhibitions at the Wangaratta Art Gallery;
20. Delivered significant play space destinations that cater for all abilities, including Apex Park and King Valley playgrounds.
21. Recognised and celebrated our local volunteers through National Volunteer Week

Growing with Integrity

22. Worked with the State Government and social housing providers to facilitate social housing projects;
23. Continued to develop and promote the Live Wangaratta website.

Actions

Of the 182 actions scheduled for completion, 176 were Complete **(Attachment 1).**

The 6 actions reported as Ongoing **(Attachment 2)** or On Hold/Off Track **(Attachment 3)** are:

1.2.2.1 – Deliver Council's Information and Communications Technology Strategy **(Ongoing);**
1.3.1.2 – Advocate for the community by participating on the Regional Mental Health and Wellbeing Boards **(Cancelled);**
2.2.1.1 – Delivery of the Community Access and Inclusion Plan **(On Hold);**
2.2.2.4 – Develop, endorse and implement an Age Friendly Strategy **(On Hold);**
2.2.4.4 – Finalise the Municipal Early Years Plan **(On Hold);**
5.2.1.5 – Develop a Reconciliation Action Plan in partnership with our indigenous communities **(Ongoing)**

Strategic Indicators

Of the 41 Strategic Indicators **(Attachment 3),** 18 were not within 5% of the target, a further 6 were within 5% of the target, and the remaining 17 met or exceeded the annual target. The 18 Indicators beyond 5% were:

1.0.1 Survey – Informing the Community **(Target 63 – Result 53)**
1.0.2 Survey – Consultation and Engagement **(Target 60 – Result 49)**
1.0.4 Survey – Decision Making in Interest of the Community **(Target 58 – Result 50)**
1.0.5 Survey – Lobbying on Behalf of the Community **(Target 59 – Result 52)**
2.0.1 Survey – Performance of recreation facilities **(Target 76 – Result 70)**
2.0.3 Domestic Animals Registration **(Target 100 – Result 80)**
3.0.1 Survey – Performance on Environment Sustainability **(Target 67 – Result 60)**
3.0.2 Kerbside collection waste diverted from landfill **(Target 65% – 59.25%)**
4.0.5 Survey **–** Performance on business, community development and tourism **(Target 68 – Result 58)**
5.0.1 Survey – Performance on the condition of sealed roads **(Target 64 – Result 42)**
5.0.2 Survey – Performance on the condition of unsealed roads **(Target 55 – Result 36)**
5.0.4 Sealed local roads maintained to condition standards (**Target 97 – Result 90)**
5.0.7 Active library borrowers within the municipality **(Target 14% - Result 8.02%)**
5.0.8 Survey – Council performance on community and cultural activities **(Target 72 – Result 66)**
5.0.9 Survey – Council performance on appearance of public open spaces **(Target 80 – Result 71)**
6.0.1 Annual number of building permits issued for new dwellings **(Target 150 – Result 109)**
6.0.3 Planning applications made within required timeframes **(Target 82% – Result 69.5%)**
6.0.4 Planning application processing days **(Target 55 – Result 63.83)**

Note: Many of the above measures are captured through Council's 2025 Community Satisfaction Survey results. Whilst there is a very slight overall decline from 2024, Wangaratta continues to outperform both statewide and regional council averages in many categories.

Key areas identified for ongoing improvement include:

- Informing the community: Council will introduce a quarterly community email newsletter and maintain its regular digital and media communications.
- Community Consultation and Engagement: Council has updated its Engagement Toolkit and expanded its online Connect Wangaratta platform.
- Condition of Sealed Roads: Repairs being undertaken on Swan Street, one of the most cited roads in the survey, and council is also rolling out a campaign dedicated to providing more detailed information on road management.

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. Funding to deliver the actions in the Council Plan has been allocated via council's Annual Budget.

Legal/Statutory
The obligation to report on progress of delivery of the actions and priorities set out in the Council Plan actions is prescribed by the *Local Government Act 2020.*

Social and Diversity
The intended social benefits from delivering these actions are outlined in the Council Plan 2021-25.

Equity Impact Assessment (EIA)
There are no equity impacts identified for the subject of this report.

Environmental/Sustainability Impacts
The intended environmental/sustainability benefits from delivering these actions are also outlined in the Council Plan 2021-25.

Strategic Links

Council Plan 2021 – 2025
This report supports the 2021-2025 Council Plan by providing an update on the organisation's progress in implementing its actions.

Risk Management

Council risks a reputational failure by failing to adequately monitor and deliver its key objectives. By the regular reporting of its Strategic Indicators and Actions, Council can ensure the appropriate level of monitoring and transparency occurs to mitigate this risk.

Risk Management Framework

Risks	Likelihood	Consequence	Rating	Mitigation Action
Failure to proactively monitor Council's progress against it's Council Plan	2 – Unlikely	Moderate	5 – Medium	Schedule a standing bi-annual Council Meeting report.

Consultation/Communication

Council Plan actions are being progressively implemented by the appropriate officers across the organisation. The status of Council Plan actions and strategic indicators are reported to the executive management team and Audit & Risk Committee on a quarterly basis alongside other regular updates.

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

Options for Consideration

There are no options for consideration.

Conclusion

The attached reports provide the community with an appropriate level of transparency on the progress of council's delivery against the actions and commitments set out in the Council Plan 2021-25.

Attachments

1 Actions Complete ⇩
2 Actions Ongoing ⇩
3 Actions Cancelled ⇩
4 Strategic Indicators ⇩

13.4 Draft Council Plan 2025-2029 including the Draft Municipal Public Health and Wellbeing Plan

Meeting Type:	Scheduled Council Meeting
Date of Meeting:	26 August 2025
Category:	Strategic
Author:	Governance Manager
Approver:	Director Corporate and Leisure

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 endorse the Draft Council Plan 2025-2029 including the draft Municipal Public Health and Wellbeing Plan (Attachment 1), to be published for the purpose of community engagement in accordance with its deliberative engagement practices. Council wishes to provide the opportunity for the community to have input into the final document by providing feedback on this draft.

Recommendation:

That Council:

1. Endorses the Draft Council Plan 2025-2029 including the Municipal Health and Wellbeing Plan for community engagement.

2. Invites community submissions for 28 days from 29 August to 26 September 2025.

3. Reviews and adopts the Council Plan 2025-2029 including the Municipal Health and Wellbeing Plan at a future Scheduled Council Meeting, with or without amendment, taking into consideration any submissions made.

4. If no submissions requesting changes are received, adopts the draft Council Plan 2025-2029 including the Municipal Health and Wellbeing Plan without further resolution of Council.

Background

Section 90 of the Local Government Act 2020 (the Act) requires that Council must prepare and adopt a Council Plan covering a period of at least the next four financial years following a general election, and in accordance with its deliberative engagement practices.

The Draft Council Plan also incorporates the Municipal Public Health and Wellbeing Plan that is required under section 26 of the Public Health and Wellbeing Act 2008, and as allowed for under section 27 of that Act. The inclusion of the Municipal Public Health and Wellbeing Plan has been approved by the Department of Health.

Under the Act a Council Plan must include:

- Strategic objectives
- Strategies for achieving those objectives over the next four years
- Strategic indicators for monitoring the achievement of objectives

In developing the Draft Council Plan 2025-29 including the Municipal Public Health and Wellbeing Plan (hereafter referred to as the 'Draft Council Plan'), Council undertook a range of general and deliberative engagement processes, all aligned to Council's Community Engagement Policy.

Since November, Council has obtained feedback from the community. The proposed Draft Council Plan has been developed following analysis of feedback from many community members through surveys, workshops, targeted engagement, and pop-up events between December 2024 and March 2025.

The development of the Draft Council Plan has been a highly collaborative process, informed by over 2,000 people, and with 3,200 ideas from the community and service providers working in the municipality being captured.

This engagement included:

- 529 surveys
- 118 community participants across 3 deliberative workshops
- Over 340 quick poll votes across 8 community pop ups
- 116 children's worksheets
- 10 conversation kits
- 60+ targeted engagements
- 100+ council staff engaged

The top 10 priorities identified by the community through these engagement activities were:

1. The Rural City of Wangaratta, a place for everyone
2. Community health and wellbeing
3. Places and spaces for community connection and culture
4. Transport, roads and infrastructure
5. Care for nature and the environment
6. Cost of living and affordability
7. Community safety
8. Family violence and harm from drug and alcohol usage
9. Local economy and development
10. Communication, accountability and transparency.

This Draft Council Plan can clearly demonstrate a connection between the feedback received and the themes, strategies and initiatives outlined in the plan. It is based around four themes informed by this engagement. These themes are:

1. Community Wellbeing
2. Natural Environment
3. Economy and Tourism
4. Infrastructure and Place

The Council Plan also includes the Municipal Public Health and Wellbeing Plan ('MPHWP'), which guides Council to place health and wellbeing at the heart of everything we do.

Our community and local health and wellbeing partners participated in the community engagement, and they outlined five key priorities**:**

1. Improving mental health and wellbeing
2. Improving food security and healthy eating
3. Reducing harm from alcohol, tobacco, and other drugs
4. Preventing family violence
5. Improving access to affordable housing and easing cost of living pressures

No one organisation can address these health and wellbeing concerns alone. By partnering with local agencies and organisations, we can collectively advocate on behalf of the community to more effectively secure access to the things that support wellbeing for the community.

Initiatives that directly support health and wellbeing priorities are identified within the Council Plan by an asterisk (*****), signposting actions under the MPHWP.
The five overarching Draft Council Plan priorities are also aligned to the focus areas within the State Government's Victorian Public Health and Wellbeing Plan 2023–2027.

Implications

Policy Considerations
Various Council policies may be impacted by the outcome of the development to the Draft Council Plan.

The Draft Council Plan 2025-2029 has been prepared in accordance with Council's deliberative engagement practices set out in the Community Engagement Policy.

Financial/Economic Implications
Funding was allocated to support development of the Council Plan in the 2024/25 Annual Budget. This project is anticipated to complete below budget.

The strategies and initiatives identified in the Draft Council Plan will be funded and resourced through council's successive Annual Budgets.

Certain strategies and actions contained in the Draft Council Plan under the theme 'Economy and Tourism' are designed to provide continued support to the economic growth of the municipality.

Legal/Statutory
Development of the Draft Council Plan has been consistent with Section 90 of the Local Government Act 2020.

The Council Plan incorporates the Municipal Health and Wellbeing Plan that is required under section 26 of the Public Health and Wellbeing Act 2008 and as allowed for under section 27 of that Act.

Council has applied for and been granted an exemption from providing a standalone MPHWP under Section 27(3) of the *Public Health and Wellbeing Act 2008*.

Social and Diversity
Certain strategies and actions contained in the Draft Council Plan, in particular under the theme 'Community Wellbeing' are intended to provide positive social outcomes for the community. Designed into the engagement process was improved representation of traditionally under-represented groups (e.g. CALD communities, people with disabilities, and First Nations peoples).

Equity Impact Assessment (EIA)
An EIA has been completed for the development of the Draft Council Plan.

Environmental/Sustainability Impacts
Certain strategies and actions contained in the Draft Council Plan, in particular under the theme 'Natural Environment' are intended to enhance environmental sustainability and provide positive environmental outcomes for the community.

Strategic Links

Community Vision 2045
The Draft Council Plan sets out the actions proposed for council to undertake over the next four years to support delivery of the new Community Vision:

The Rural City of Wangaratta is a place for everyone.
We are a welcoming, connected, and caring community.
We value our urban and rural communities, ensuring shared opportunity and quality of life.
Our natural environment supports our wellbeing and forms a strong part of our cultural identity.
Our strength is our resilience and active participation in shaping a future for everyone to thrive.

Council Plan
The 4 themes proposed in the Draft Council Plan are:

1. Community Wellbeing
2. Natural Environment
3. Economy and Tourism
4. Infrastructure and Place

Risk Management

All risks related to the delivery of the Council Plan were identified and managed through the Council Plan Project PR0611. Key risks were:

Risks	Likelihood	Consequence	Rating	Mitigation Action
Insufficient Community Engagement leading to a Plan not fit for purpose	3 Possible	4 Major	12	Detailed community engagement strategy planned and executed.
Lack of staff capacity leading to an inability to meet the statutory deadline.	3 Possible	3 Moderate	9	A Project Control Group with key staff was established to oversee timely delivery and RCoW procured external consultants to support the engagement and writing processes.

Consultation/Communication

Deliberative engagement practices employed to develop the Draft Council Plan as well as the Community Vision and 10 Year Financial Plan are described in the Engagement Summary Report which was formally noted by Councillors at the 27 May 2025 council meeting. These and further engagement activities are summarised as:

Level of public participation	Promises to the public/stakeholders	Tools/Techniques
Inform	Community informed of each step of the process and of resulting documents	Informed through Social Media, Press Releases, Digital and Print Media.
Consult	All community members were provided with an opportunity to engage	Undertaken through online platforms and community events. Draft Council Plan to be published on council's website and available in hard copy from the Customer Service desk for further community engagement feedback, and publicised through social media and local media channels
Collaborate	Community collaboration though deliberative engagement practices	Undertaken through surveys, workshops, targeted engagement, and pop-up events

Officers believe that considerable consultation has occurred in developing the Draft Council Plan and the matter is now ready for Council consideration to give the community the opportunity to further comment on the draft document.

Options for Consideration

Options for consideration are:

1. Council endorses the Draft Council Plan for community engagement – recommended.
2. Council requests changes to the Draft Council Plan prior to publishing for community engagement.
3. Council elects to not endorse the Draft Council Plan, and to continue consultation and revision prior to adopting a final document at the September or October Council meeting – not recommended as this doesn't allow the community the opportunity to review and comment on the draft document.

Conclusion

The Draft Council Plan 2025-2029 including the Municipal Public Health and Wellbeing Plan has been developed in accordance with Council's deliberative engagement practices and has been informed by considerable direct input from the community. This document will continue to guide the direction of Council projects, services and resource allocation to our community over a four-year period.

Attachments

1 Draft Council Plan 2025-2029 including Municipal Public Health and Wellbeing Plan ⇩

13.5 Updated Instruments of Delegation

Meeting Type:	Scheduled Council Meeting
Date of Meeting:	26 August 2025
Category:	Operational
Author:	Governance & Reporting Advisor
Approver:	Director Corporate and Leisure

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 authorise the following Instruments of Delegation and Instrument of Appointment and Authorisations. This will ensure the delegations and powers held across the organisation appropriately updated and maintained.

Recommendation:

That Council:

1. Authorises the S5 Instrument of Delegation from Council to the CEO, S6 Instrument of Delegation from Council to Other Members of Council Staff and the S11 Instrument of Appointment and Authorisations as detailed below:

Recommendation

S5 Instrument of Delegation from Council to the CEO

That:

1. Council delegates to the person holding the position, or acting in or performing the duties, of Chief Executive Officer the powers, duties and functions set out in the attached *Instrument of Delegation to the Chief Executive Officer*, subject to the conditions and limitations specified in that Instrument;
2. The instrument comes into force immediately upon this resolution being made and is to be signed by the Council's Chief Executive Officer and the Mayor;
3. On the coming into force of the instrument, all previous changed delegations to the Chief Executive Officer under this Instrument are revoked; and
4. The duties and functions set out in the instrument must be performed, and the powers set out in the instruments must be executed, in accordance with any guidelines or policies of Council that it may from time to time adopt.

Recommendation

S6 Instrument of Delegation from Council to other members of Council staff

That:

1. There be delegated to the members of Council staff holding, acting in or performing the duties of the offices or positions referred to in the attached *Instrument of Delegation to members of Council staff*, the powers, duties and functions set out in that instrument, subject to the conditions and limitations specified in that Instrument;
2. The instrument comes into force immediately upon this resolution being made and is to be signed by the Council's Chief Executive Officer and the Mayor.
3. On the coming into force of this Instrument, all previous changed S6 Instrument of Delegations from Council to other members of Council staff (other than the Chief Executive Officer) are revoked.
4. The duties and functions set out in the instrument must be performed, and the powers set out in the instruments must be executed, in accordance with any guidelines or policies of Council that it may from time to time adopt.

S11 Instrument of Appointment and Authorisation

Recommendation:

That:

1. The members of Council staff referred to in the Instrument of Authorised Officers in the Emergency Services and Volunteers Fund Act be appointed and authorised as set out in the Instrument;
2. The instrument comes into force immediately the common seal of Council is affixed to the instrument, and remains in force until Council determines to vary or revoke it;
3. The instrument be sealed.

Background

Council provides a wide range of services to its residents and requires decisions to be made on an extensive range of matters. It is impractical for the elected Council members or the CEO to provide all these services and make all these decisions by themselves. The *Local Government Act 2020* (Vic) recognised this and allows for the Council and CEO to delegate some of their functions to other staff within the organisation who have the relevant expertise or knowledge on the subject matter. Some of these delegations have been amended to satisfy operational or legislative changes.

Maddocks law firm provides Council with regular notifications of amendments required to be made to the Instruments of Delegations as legislation and regulations evolve. The associated changes have been made, reviewed by the Corporate Management Team and are now presented to Council for formal adoption of the Instrument of Delegation to members of Council staff.

Changes to S5

The S5 Instrument may be executed with the signature of the CEO and Mayor, or by application of the Council seal (previously could only be executed by application of the Council seal).

The instrument has been updated, substituting reference to 'fire services property levy' with 'emergency services and volunteers funding levy'.

Changes to S6

There have been some changes to legislation (specifically changing the *Cemeteries and Crematoria Regulations 2012* to *Cemeteries and Crematoria Regulations 2025)* and although these changes are reflected in the attached document, the provisions themselves remain unchanged and these powers remain with Director Community and Infrastructure, Manager Field Services and/or Supervisor Cemetery.

Additional powers have been added, implied from the *Planning and Environment Act 1987* that are not derived from any specific provisions under that Act, including – Powers given to Director Sustainability and Culture, Manager Statutory Services, Planning Coordinator, Senior Planner and Strategy Planner:

- Power to decide, in relation to any planning scheme or permit, that a specified thing may be altered or modified with Council's consent;
- Power to decide, in relation to any planning scheme or permit, that a specified thing may be done subject to Council's prior consent or must not be done without Council's prior consent;
- Power to decide, in relation to any planning scheme or permit, that a specified thing is required to be approved and or endorsed by Council.

Changes to S11

Updated to again substitute 'Fire Services Property Levy Act 2012' to 'Emergency Services and Volunteers Fund Act 2012' following the commencement of the 'Fire Services Property Amendment (Emergency Services and Volunteers Fund) Act 2025'.

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* and its associated regulations sets out the legal requirements for delegations. Section 11 outlines a Council may delegate a power, duty or function to its Chief Executive Officer and section 47 of the Act outlines the Chief Executive Officer's power to delegate their powers to Council Officers. Further, the Chief Executive Officer is required to keep a register of their delegations.

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

Equity Impact Assessment (EIA)
There are no equity impacts identified for the subject of this report.

Environmental/Sustainability Impacts
There are no environmental/ sustainability impacts identified for the subject of this report.

Strategic Links

Council Plan 2021 – 2025
This report supports the 2021-2025 Council Plan through the following objectives and actions:

1. **Strengthening our Leadership**
   1.1.1.6 Continue to provide transparency for the commuity regarding the information being considered in decision making processes.

Risk Management

Risks	Likelihood	Consequence	Rating	Mitigation Action
Inaccurate Instrument of Delegations allowing for insufficient coverage of legislative obligations	3 – Possible	Moderate	6 – Medium	Reviewing Council's various Instruments of Delegation regularly ensures that council officers are suitably delegated provisions in which they have a responsibility.

Consultation/Communication

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

Options for Consideration

There are no alternative options available. Failure to adopt the updated Instrument of Delegation will result in Council officers being unable to formally undertake key aspects of their role.

Conclusion

Council's S5 Instrument of Delegation from Council to the CEO, S6 Instrument of Delegation – Council to other council staff and S11 Instrument of Appointment and Authorisation under the Emegency Services and Volunteers Fund Act have been updated, provisions have been assigned to the relevant council staff and the Instruments are presented for formal council adoption today.

Attachments

1 S5 Instrument of Delegation from Council to the CEO ⇩
2 S6 Instrument of Delegation from Council to other members of Council staff ⇩
3 S11 Authorised Officers under the Emergency Services and Volunteers Fund Act ⇩

13.6 2024/25 Carry Over Projects

Meeting Type:	Scheduled Council Meeting
Date of Meeting:	26 August 2025
Category:	Operational
Author:	Management Reporting Coordinator
Approver:	Director Corporate and Leisure

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 outline the financial adjustments required for the 2025/26 financial year, covering the carry over of unspent funds from the 2024/25 financial year and the addition of two required projects that weren't included in the 2025/26 Adopted (Revised) Budget.

Recommendation:

That Council approves the following adjustments to the 2025/26 Adopted Budget:

1. Increases capital works expenditure by $2.30m, bringing the total 2025/26 capital works expenditure to $25.93m, to account for the carry over of capital projects from the 2024/25 financial year.
2. Increases capital works income by $1.28m, bringing the total 2025/26 capital works income to $14.68m, to account for the carry over of over unspent capital grants funding from the 2024/25 financial year.
3. Increases operational expenditure by $888k to account for the carry over of operational projects from 2024/25.
4. Increases operating grant income by $126k to account for the carry over of unspent operating grants from 2024/25.
5. Includes additional funding for two projects totalling $70k in the 2025/26 Budget through a formal adjustment:
    - Economic Development & Tourism Strategy Implementation - $50k
    - Wangaratta Livestock Exchange Masterplan - $20k

Background

A review of the 2024/25 capital and operational project budgets has identified several projects that remained incomplete as of 30 June 2025. These projects are either multi-year in scope or have experienced delays due to multiple factors.

To ensure their completion, a total of $3.19m in unspent expenditure and $1.40m in associated income will be carried forward into the 2025/26 budget. This is composed of:

- Capital works expenditure carry over: $2.30m
- Capital works income carry over: $1.28m
- Operational expenditure carry over: $888k
- Operational income carry over: $126k

Furthermore, additional funding of $70k is requested to be allocated for two projects not included in the original Adopted Budget.

All items have been reviewed for alignment with Council's strategic objectives and confirmed funding availability.

Implications

Financial/Economic Implications

Capital Works Projects

Below is a complete list of capital works and capital grant funding carry overs to be brought forward to the 2025/26 financial year.

The total capital works expense carry overs amount to a net $2.30 million, and the capital income carry overs total $1.28m. Major expense items include the Myrrhee-Whitlands Road Bridge Replacement, and the Rowan Street Overpass Shared Path projects. Some projects, like the Wangaratta Flood Mitigation Strategy, show significant income (grant) carry overs.

Projects with a negative expense carry over indicate recurring projects which had over delivery and/or overspends in the 2024/25 year – these carry overs (shown in red below) mean a downward adjustment to the 2025/26 Budget for those corresponding amounts.

Funding for the Bullawah Trail Wayfinding Project was originally received in 2023/24, however due to cultual complexities was put on hold and not included in the 2024/25 Budget.

Project	Expense Carry-over	Income Carry-overs
Myrrhee-Whitlands Road (Cryer's) bridge replacement	669,947	-
Design & Construction of Rowan Street Overpass Shared Path	368,909	368,909
Wangaratta Flood Mitigation Strategy and Design - Areas Prot	319,418	524,602
Carboor and Whorouly South Rd Intersection Construction	199,925	-
Levee Pump Renewal Program	186,117	-
Road Street reconstruction	117,686	-
Wangaratta Netball Facility Upgrade	108,630	119,436
Plant Replacement	107,877	-
Bullawah Trail Wayfinding Project	100,000	100,000
Wangaratta Aerodrome - Runway - Design and Construct Plan	80,000	-
Wareena Park Oval Upgrade	65,146	60,000
South Wangaratta Industrial Estate (Gibson Street)	63,796	-
Replacement of Christmas Decorations	46,264	-
Energy Efficiency Projects	44,362	-
Merriwa Park Masterplan - Road & Pedestrian Access Upgrade	43,850	-
Apex Park - Changing Places	25,046	-
Implementation of Marketing & Branding Strategy	20,466	-
WSAC Masterplan	15,000	-
Drainage Design	10,570	-
Redcamps Bridge	-	104,000
Annual Reseal Program	(21,624)	-
Township Infrastructure Improvements	(55,690)	
LRCI Gravel Resheeting Program	(217,092)	-
	2,298,603	**1,276,947**

Operating Projects

Following is a complete list of operating projects and corresponding grant funding carry overs to be brought forward to the 2025/26 financial year.

The total operating expense carry overs for various operational projects amount to $888k, while the operaing grant carry overs total $126k. Major expense items include the Social Inclusion Action Group $195k, Kerbside Glass Bins $173k, and Theatre & Production Asset Renewal $127k. Some projects, such as the Kerbside Reform Support Fund and Glenrowan - Tiny Town Fund, show matching or significant income carry-overs, supporting continued delivery into 2025/26.

Project	Expense Carry-over	Income Carry-overs
Social Inclusion Action Group	195,703	-
Kerbside Glass Bins	173,677	30,674
Theatre & Production Asset Renewal & Replacement	126,858	-
Free From Violence - LGA	88,212	29,500
VicHealth LG Partnership	73,593	10,000
New Council Plan	35,000	-
Structure Planning-Low Density & Rural Residential Strategy	32,568	-
Glenrowan - Tiny Town Fund	25,000	25,000
Kerbside Reform Support Fund - DELWP	24,097	27,713
Kerbside Transition Community Education Program Grant (VIC)	20,497	-
Environmental Sustainability Strategy - Action Plan Implemen	17,160	-
Waterwatch coordination	14,555	-
Seniors Festival	14,050	-
Financial Sustainability	11,366	-
Commercial Cafe Lease Consultancy	8,670	-
Wheeled Activity Strategy	8,610	3,000
Winter Events Program	8,032	-
Firewood Project	5,130	-
EBA Implementation Work (WSAC and RCoW)	5,120	-
	887,898	**125,887**

Additional Projects for inclusion in the 2025/26 Budget

Two additional projects totalling $70k are requested to be added to the 2025/26 Adopted Budget through a formal budget adjustment:

- Economic Development & Tourism Strategy Implementation: $50k
- WLE Masterplan: $20k

These projects are considered essential to the strategic objectives of Council and their inclusion will ensure continued progress in economic development and long-term planning.

Summary Position

The following table summarises the updated 2025/26 Budget position including carry overs:

Rural City of Wangaratta Adopted Budget	FY25/26 Adopted Budget $'000	FY24/25 Carry Overs $'000	FY 25/26 Omitted Projects $'000	FY25/26 Updated Full Year Forecast Inc Carry over $'000
Income	**99,702**	**1,402**		**101,104**
Income - Capital	13,405	1,276		**14,681**
Income - Operating	86,297	126		**86,423**
Expenses	**86,240**	**888**	**70**	**87,198**
Accounting Surplus/Deficit	**13,462**	**514**	**(70)**	**13,906**
				-
Capital Works Expenditure	**23,633**	**2,299**	-	**25,932**

Legal/Statutory
In accordance with section 94 of the *Local Government Act 2020* (the Act), Council must prepare a budget for each financial year. Additionally, section 101 of the Act requires Council to apply principles of sound financial management. Section 97 of the Act requires the Chief Executive Officer, at least every three months, to prepare a statement comparing the budgeted financial performance with the actual performance to date and present a report to Council. Identifying and incorporating these adjustments proactively allows for more accurate quarterly reporting.

Social and Diversity
Social benefits from the delivery of Council services and projects are outlined in the 2025/26 Adopted Budget and in the Council Plan 2021-25.

Environmental/Sustainability Impacts
Environmental and sustainability benefits from the delivery of council services and projects are outlined in the 2025/26 Adopted Budget and in the Council Plan 2021-25.

Strategic Links

Council Plan 2021 – 2025
This report supports the 2021-2025 Council Plan through the following objectives and actions:

1. **Strengthening our Leadership**
   Undertake regular and transparent reporting against Council's Adopted Budget.

Risk Management

Risks	Likelihood	Consequence	Rating	Mitigation Action
Poor performance against budget	Medium	Medium	Medium	Regular monitoring and reporting of the budget position

Consultation/Communication

Consultation has been undertaken with Council Managers and the Corporate Management Team. Officers believe that appropriate consultation has occurred, and the matter is now ready for Council consideration.

Options for Consideration

1. That Council adopts the proposed carry overs and budget adjustments – recommended.

2. That Council advises of any changes to the proposed carry overs and budget adjustments or proposes an alternative recommendation for changes to the 2025/26 Budget.

Conclusion

The proposed carry overs and budget adjustments for the 2025/26 financial year ensure accurate financial reporting and continued delivery of strategic projects. By incorporating carry-over funds from 2024/25 and including the proposed budget adjustments, Council maintains alignment with its strategic objectives and legislative requirements. These adjustments support transparency, sound financial management, and the effective allocation of resources to meet community needs.

Attachments

Nil.

14. Community and Infrastructure

14.1 Property Maintenance Panel Tender 2025

Meeting Type:	Scheduled Council Meeting
Date of Meeting:	26 August 2025
Category:	Strategic
Author:	Packaged Care Team Leader
Approver:	Director Community and Infrastructure

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 recommends awarding Tender T17238 – Property Maintenance Panel for one year, with two possible one-year extensions.

The Rural City of Wangaratta aims to form a panel of qualified, experienced, and cost-effective contractors to provide property maintenance and home modification services. These services will support Commonwealth Home Support Programme (CHSP) clients to live safely and independently in the community.

Recommendation:

That Council:

1. Awards Tender – T17238 - Property Maintenance Panel Tender to deliver basic property maintenance and home modifications the following contractor based on submitted schedule of rates:

    1. MBS FM Pty Ltd
    2. Christopher Calvene
    3. Villa Maria Catholic Homes
    4. Maintain North East
    5. DJ & S Bell as Bells Home Maintenance
    6. The Handy Gardener
    7. Weekly Property Services

2. Authorises the Chief Executive Officer to sign and seal all the relevant contract documents when available, (including any extensions) for tender T17238 Property Maintenance Panel

Background

The Rural City of Wangaratta provides essential support services through the Commonwealth Home Support Programme (CHSP), helping older residents live independently at home. Council offers basic property maintenance and home modifications for eligible clients.

This panel arrangement aims to boost service efficiency, speed up response times, and maintain compliance with standards and funding requirements while supporting the independence and wellbeing of older community members.

Implications

Policy Considerations
Councils Procurment Policy

Financial/Economic Implications
The number of suppliers will secure value for money and reliability for council to deliver the service. Supply will be undertaken within the existing grant funding from the Department of Health and Aged Care – Agreement 4-KTQVOAB.

Legal/Statutory
The recommended panel of suppliers meets the legal and statutory obligations and supports Council's strategic objectives in service delivery and community support.

Social and Diversity
The implementation of Tender T17238 – Property Maintenance Panel is expected to deliver positive social outcomes by supporting vulnerable members of the community, particularly older residents who rely on the Commonwealth Home Support Programme (CHSP) to maintain safe and independent living arrangements.

Equity Impact Assessment (EIA)
By engaging a diverse and qualified panel of contractors, Council aims to ensure equitable access to property maintenance and home modification services for all eligible clients, regardless of geographic location, cultural background, or socio-economic status.

Environmental/Sustainability Impacts
Contractors engaged through this panel will be encouraged to adopt environmentally sustainable practices, including the use of eco-friendly materials, minimisation of waste, and energy-efficient methods in the provision of property maintenance and home modification services.

Strategic Links

Council Plan 2021 – 2025
This report supports the 2021-2025 Council Plan through the following objectives and actions:

1. **Strengthening our Leadership**
   1.1 - An engaged and connected community
   1.1.1 - Provide open and transparent communication to the community to build trust, respect and understanding

1.2 - An efficient and effective Council
1.2.1 - Ensure Council's financial sustainability through transparent and accountable financial management.

2. Nurturing our Wellbeing
2.2 Accessible and equitable services, spaces, and facilities
2.2.1 Strengthen Council's approach to designing and supporting inclusive and liveable communities.

2.2.2.5 Continue to provide quality Aged and Community Care Services to our community to support their health and wellbeing.

Risk Management

Risk Management Framework

Risks	Likelihood	Consequence	Rating	Mitigation Action
Availability of quality trade services	Unlikely (2)	Moderate (3)	Medium (6)	Council evaluates all submissions to ensure quality of service

Consultation/Communication

This was a public Tender process. This tender was advertised on eProcure and was also advertised in the Wangaratta Chronicle in accordance with the procurement policy.

Options for Consideration

1.Awards T17238 - Property Maintenance

2.Does not award T17238 - Property Maintenance and re-tenders work

Conclusion

Following an internal evaluation against pre-determined evaluation criteria and weighting, Tender T17238 – Property Maintenance Panel Tender is recommended to be awarded to:

1. MBS FM Pty Ltd
2. Christopher Calvene
3. Villa Maria Catholic Homes
4. Maintain North East
5. DJ & S Bell as Bells Home Maintenance
6. The Handy Gardener
7. Weekly Property Services

Attachments

1 Council Evaluation Report and Award Recommendation Over $500K - Confidential

14.2 Asset Plan

Meeting Type:	Scheduled Council Meeting
Date of Meeting:	26 August 2025
Category:	Strategic
Author:	Manager Infrastructure Planning and Delivery
Approver:	Director Community and Infrastructure

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 seek endorsement to proceed with placing the draft Asset Plan on public exhibition in accordance with the requirements of Council's Community Engagement Policy.

The existing plan was adopted in 2022 and serves to define, document and present a framework of asset management best practice for the Rural City of Wangaratta that guides decision making, in an informed and financially responsible way.

Council officers are now seeking to place the draft Asset plan on public exhibition for a period of 28 days.

Recommendation:

That Council:

1. Endorses the draft Asset Plan 2025-35 for community engagement.
2. Invites community submissions on the draft Asset Plan 2025-25 for 28 days from 29 August 2025 to 29 September 2025.
3. Reviews and considers all submissions made to the draft Asset Plan 2025-35 at a future Scheduled Council Meeting.
4. If no submissions requesting changes to the Plan are received, adopts the draft Asset Plan 2025-35 without further resolution of Council.

Background

Section 92 of the Local Government Act sets out a number of requirements councils must meet regarding management of their assets and infrastructure. The Act states that councils must develop, adopt and keep in force an Asset Plan that:

- Covers a planning horizon of at least the next 10 financial years
- Includes information about maintenance, renewal, acquisition, expansion, upgrade, disposal and decommissioning in relation to each class of infrastructure asset under the control of the council
- Addresses any other matters (relevant to the asset class) prescribed by the regulations

Council's Asset Plan sits as a strategic document, providing the framework for how council provides best management asset management.

The Asset Plan overarches individual asset plans for the asset groups of transport, stormwater, buildings and open space.

These individual plans provide a detailed approach of how each of these asset groups are to be managed over the life of the Asset Plan to achieve the objectives of the Asset Plan.

Council last adopted an Asset plan in 2022. This Asset Plan has been reviewed and updated with the following considerations:

- Council's updated asset register, incorporating assets that have been created since the last Asset Plan through subdvision development, council projects and gifted assets.
- Updated valuations of council's assets that cover the roads, drainage & flood mitigation, bridges, footpaths, buildings and open space facilities that council maintains.
- Feedback received during the recent development of the Council Plan, Financial Plan and Community Vision. This feedback told us that infrastructure needs to be fit for purpose and finanially sustainable.

Implications

Policy Considerations
The Asset Plan is an integral part of the legislated Integrated Strategic Planning and Reporting Framework introduced with the *Local Government Act 2020*.

Financial/Economic Implications
The Asset Plan sets out actions to enhance how council manage assets to achieve better value for money across renewal, new and upgrade capital expenditure.

Legal/Statutory
The *Local Government Act 2020* requires that Council undertakes a review of its Asset Plan every four years.

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

Equity Impact Assessment (EIA)
There are no equity impacts identified for the subject of this report.

Environmental/Sustainability Impacts
There are no environmental/ sustainability impacts identified for the subject of this report.

Strategic Links

Council Plan 2021 – 2025
This report supports the 2021-2025 Council Plan through the following objectives and actions:

5. **Enhancing our Lifestyle**
   5.1 Accessible and sustainable transport management

Risk Management

Risks	Likelihood	Consequence	Rating	Mitigation Action
Council's asset renewal program doesn't provide for sufficient funding to maintain levels of service for council infrastructure, or over invests in particular asset classes for the level of service required.	3 - Moderate	3 – Moderate	9 – Medium	Actions witin the draft Asset Plan are completed to optimise the appropriate investment across council's asset programs, with individual asset plans reviewed and developed to ensure that the renewal expenditure for each asset type is appropriate for the level of service required.

Consultation/Communication

Following endorsment of this draft Asset plan by council, the draft Asset plan will be placed on public exhibition for a period of 28 days.

Two drop-in sessions will be held over this public exhibition period, together with opportunity provided to book a time to talk with council officers.

Options for Consideration

1. Endorses the draft Asset Plan 2025-35 for community engagement.
2. Council does not endorse the draft Asset Plan 2025-35 for community engagement and requests further changes.

Conclusion

Council officers believe that the draft Asset Plan is ready to be placed on public exhibition.

Attachments

1 Draft Asset Plan ⇩

14.3 Award of contract 92524 Ivones Lane Bridge Replacement – Milawa.

Meeting Type:	Scheduled Council Meeting
Date of Meeting:	26 August 2025
Category:	Strategic
Author:	Delivery & Contracts Project Manager
Approver:	Director Community and Infrastructure

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 with the recommendation to award of contract 92524 Ivones Lane Bridge Replacement – Milawa.

Recommendation:

That Council:

1. Awards contract 92524 Ivones Lane Bridge Replacement – Milawa to Waratah Construction Pty Ltd.
2. Authorises the Chief Executive Officer to sign and seal all the relevant contract documents for contract 92524 Ivones Lane Bridge Replacement – Milawa.
3. Discloses the contract price of the contract 92524 Ivones Lane Bridge Replacement Ivones Lane - Milawa

Background

The Rural City of Wangaratta has an annual budget for maintenance and replacement of bridge and associated infrastructure. As part of 2025/2026 budget, replacement of Ivones Lane Bridge has been prioritised due to the deteriorated existing condition.

Ivones Lane Bridge is located on Ivones Lane Milawa; the site is located 900 metres East of the Markwood -Tarrawingee Road and is approximately 15 kilometres Southeast of Wangaratta.

This procurement will appoint a suitably qualified contractor to undertake the supply, fabrication and installation of a single span, concrete plank and concrete reinforced deck bridge. The work will also include th supply and installation of rock beaching and erosion protection.

Implications

Policy Considerations
Asset Management Plan
Procurment Policy

Financial/Economic Implications
The Council's 2025/2026 capital works budget allocates $700,000 for the delivery of Ivones Lane Bridge Replacement Ivones Lane - Milawa.

Legal/Statutory
Local Government Act 2020

Social and Diversity
The bridge upgrade will allow safe access for all users

Equity Impact Assessment (EIA).
There are no equity impacts identified for the subject of this report.

Environmental/Sustainability Impacts
A works on Waterways consent has been approved by the North East Catchment Management Authority

Strategic Links

Council Plan 2021 – 2025
This report supports the 2021-2025 Council Plan through the following objectives and actions:

Strengthening our Leadership
1.1 - An engaged and connected community
1.1.1 - Provide open and transparent communication to the community to build trust, respect and understanding

1.2 - An efficient and effective Council
1.2.1 - Ensure Council's financial sustainability through transparent and accountable financial management.

Risk Management

Risk Management Framework

Risks	Likelihood	Consequence	Rating	Mitigation Action
Residents unable to access their property	Possible(3)	Minor(2)	Medium(6)	Project Manager to monitor & advise residents
Delay due to Inclement Weather Conditions	Possible (3)	Moderate(3)	Medium(6)	Project Manager to monitor
Unsatisfactory Quality of Works	Possible(3)	Moderate(3)	Medium(6)	Project Manager to monitor

Consultation/Communication

This was a public Tender process. This tender was advertised on eProcure and was also advertised in the Wangaratta Chronicle in accordance with the procurement policy.

Options for Consideration

1. Award Contract 92524 – Ivones Lane Bridge Replacement – Ivones Lane Milawa to Waratah Construction Benalla.

2. No publicly awarded contracts and retenders as per the Council's procurement policy.

Conclusion

Following a comprehensive evaluation against the pre-determined evaluation criteria and weightings, contract 92524 – Ivones Lane Bridge Replacement Ivones Lane - Milawa is recommended to be awarded to Waratah Constructions.

Attachments

1 Evaluation Report and Award Recommendation Ivones Lane - Tender No (92524) - Confidential
2 Ivones Lane Bridge Milawa - Swan Street Reconstruction ⇩

15. Sustainability and Culture

15.1 Planning Permit Application 23/209 - 197 Murdoch Road, Wangaratta - Staged Multi-lot Subdivision, Removal of Native Vegetation & Creation of Access to a Transport Zone 2

Meeting Type:	Scheduled Council Meeting
Date of Meeting:	26 August 2025
Category:	Strategic
Author:	Planning Coordinator
Approver:	Director Sustainability and Culture

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 make a determination of whether to grant a planning permit for the staged multi-lot subdivision, removal of native vegetation and creation of access to a road in a Transport Zone 2 at 197 Murdoch Road, Wangaratta.

The subject site is located within the General Residential Zone – Schedule 1 and the Farming Zone and is affected by the Design and Development Overlay – Schedule 6, Floodway Overlay and Land Subject to Inundation Overlay.

A total of eight objections were received to the application. Grounds of objections relate to traffic, amenity, neighbourhood character, open space, services and flood risk.

A detailed officer's assessment of the application is included at **Attachment 1**.

Based on the attached officer's assessment it is recommended that a Notice of Decision to Grant a Planning Permit be issued, as the proposal represents an orderly planning outcome that is consistent with the objectives and strategies of the relevant planning policy for residential infill development.

As referenced in the officer's report **(Attachment 1)**, the following additional attachments are included:

- Proposed layout plan – **Attachment 2**
- Ecologist assessment – **Attachment 3**

Recommendation:

That Council:

1. Issues a Notice of Decision to Grant a Planning Permit with respect to the staged multi-lot subdivision, removal of native vegetation and creation of access to a road in a Transport Zone 2 at 197 Murdoch Road Wangaratta, subject to the conditions outlined at **Attachment 1.**

Background

This report is presented to Council to make a determination on Planning Application PlnApp23/209 as the application received eight objections. The grounds of objection, and the officer's consideration of these are discussed in detail in the report at **Attachment 1**.

The key issues discussed later in this report and as part of the officer's assessment report include:

- Traffic management to Murdoch Road
- Traffic management within the local road network
- Location of the open space and provision of playground equipment
- Additional residents putting extra burden of health services, reticulated services and education facilities
- Loss of native vegetation and biodiversity
- Solar access for lots
- Lot size
- Social housing
- Drainage
- Flood risk

A detailed assessment of the application against the relevant policies and provisions of the Wangaratta Planning Scheme (the Scheme) and the *Planning and Environment Act 1987* (the Act) is included at **Attachment 1**. The following table shows the policies and provisions that have been considered.

Planning Policy Framework, Zoning, Overlays, and Particular and General Provisions

Section	Clause	Provision
Planning policy Framework and Municipal Planning Strategy	02.03-1	Settlement
	02.03-2	Environmental and landscape values
	12.01-1S	Protection of biodiversity
	12.01-1L	Protection of biodiversity
	12.01-2S	Native vegetation management
	12.01-2L	Native vegetation management
	12.03-1S	River and riparian corridors, waterways, lakes, wetlands and billabongs
	12.03-1L	River corridors, waterways, lakes and wetlands
	13.03-1S	Floodplain management
	13.03-1L	Floodplain management

	15.01-3S 16.01-1S 16.01-1L 16.01-2S 18.02-4S 19.03-2L	Subdivision design Housing supply Housing supply Housing affordability Roads Infrastructure design and provision
Zone	32.08 35.07	General Residential Zone Farming Zone
Overlays	43.02 44.03 44.04	Design and Development Overlay – Schedule 6(A3) Floodway Overlay Land Subject to Inundation Overlay
Provision	52.17 52.29	Native Vegetation Land Adjacent to the Principal Road Network
Decision Guidelines	65.01	Decision Guidelines – Approval of an Application or Plan

Implications

Policy Considerations
Council's local planning policies (given effect by the Wangaratta Planning Scheme) are of relevance to this report. These policies are considered and addressed within this report and in the Officer's Assessment Report at **Attachment 1.**

Financial/Economic Implications
There are no specific financial implications to Council arising from this report although there may be potential costs should this matter proceed to the Victorian Civil Administrative Tribunal (VCAT).

Legal/Statutory
All procedures associated with the lodgement and assessment of this application have been carried out in accordance with the *Planning and Environment Act 1987*.

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

Equity Impact Assessment (EIA)
There are no equity impacts identified for the subject of this report.

Environmental/Sustainability Impacts
Environmental/ sustainability impacts have been considered by the application and as part of the officer's assessment.

Strategic Links

Council Plan 2021 – 2025
This report supports the 2021-2025 Council Plan through the following objectives and actions:

6.2.2.2 – Provide an efficient and effective permit system that facilitates appropriate growth.

Rural City of Wangaratta Community Vision 2045

This report supports the 2045 Community Vision –

The Rural City of Wangaratta is a place for everyone

We are a welcoming, connected, and caring community.

We value our urban and rural communities, ensuring shared opportunity and quality of life.

Our natural environment supports our wellbeing and forms a strong part of our cultural identity.

Our strength is our resilience and active participation in shaping a future for everyone to thrive.

Risk Management

It is not considered that there are any relevant risks to Council beyond those associated with standard statutory process (such as any decision being appealed at VCAT).

Risk Management Framework

Risks	Likelihood	Consequence	Rating	Mitigation Action
Appeal of decision at VCAT	Possible	Minor	Low	Appropriate representation of Council at VCAT.

Consultation/Communication

Notice of the application was given to adjoining and surrounding landowners and occupiers, and a notice was included in the Wangaratta Chronicle. To date, eight objections have been received.

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

Options for Consideration

1. Council issues a Notice of Decision to Grant a Planning Permit for Application PlnApp23/209 subject to conditions (recommended);

OR

2. Council issues a Notice of Refusal for Planning Application PlnApp23/209.

Conclusion

The proposed subdivision is considered to represent an appropriate planning outcome for the logical continuation of the residential neighbourhood. The lot layout is consistent with the surrounding character and the provision of open space will provide an important recreational area for the immediate and wider community. Therefore, it is recommended that the application is supported.

Attachments

1 Officer's Report ⇩
2 Proposed layout plan ⇩
3 Ecologist assessment ⇩

15.2 Draft Reconciliation Action Plan

Meeting Type:	Scheduled Council Meeting
Date of Meeting:	26 August 2025
Category:	Strategic
Author:	Manager Arts, Culture and Events
Approver:	Director Sustainability and Culture

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 to Council is to present the Draft Reconciliation Action Plan (RAP), also referred to as 'Reflect' **(Attachment 1)** for the purposes of consultation.

Guided by the framework and registration process of Reconciliation Australia, and assisted by an external First Nations consultant, this report intends to present the draft Reflect RAP to begin the process of community awareness and consultation.

If endorsed by Council, the draft RAP will be presented to our community and the registration body, Reconciliation Australia, for feedback. The process of consultation is unique to the RAP framework which is guided by Reconciliation Australia and the First Nations Engagement Framework as contained in **Attachment 2**. Once feedback received about the draft RAP has been considered, the intention is to present the plan to Council for formal adoption.

Recommendation:

That Council:

1. Endorses the draft Reconciliation Action Plan for the purposes of consultation.
2. Supports undertaking consultation by submitting the draft Reconciliation Action Plan to Reconciliation Australia for feedback and engaging with the community.
3. Notes the First Nations Engagement Framework that will guide consultation on the draft Reconciliation Action Plan.

Background

Council is committed to meaningful acts of reconciliation with and for our Aboriginal and Torres Strait Islander communities. These acts include acknowledging and celebrating our First Nations people, groups and local communities. This commitment was clearly captured as an action in the 2021-2025 Council Plan to develop a RAP.

According to Reconciliation Australia, the peak National body for Reconciliation Action Plans, a RAP will help organisations to engage with staff and leaders in understanding the importance of reconciliation. The RAP framework and action plan is based on relationships, respect, and opportunities which enable organisations to turn their good intentions into action and support the national reconciliation movement.

In 2021 Council registered with Reconciliation Australia to begin drafting the first Reflect RAP. Staff participated in workshops and guided sessions facilitated by Reconciliation Australia, and internal communication and engagement were initiated. This included the delivery of Cultural Awareness training and the formation of an internal RAP Working Group.

As the organisation's understanding deepened, the importance of taking time to honour the complexity of local context - including contested land, Traditional Owner status, and diverse community perspectives - was more clearly recognised. Council chose to pause and prioritise meaningful community engagement. This allowed time to invest in genuine listening, relationship-building, and laying the foundations for reconciliation actions that are grounded in respect and shared understanding. In addition to this, Council invested in expert external advice, which has resulted in the current draft Reflect RAP and First Nations Engagement Framework.

Implications

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

Financial/Economic Implications
A commitment to both the actions in the draft RAP and Engagement Strategy will incur operational budget requirements. For 2025/26 this will involve:

- Annual fees to Reconciliation Australia $1500
- Costs associated with community meetings and staff training $3500
- Program and event support and promotion of Reconciliation Week and NAIDOC Week $5000

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

Social and Diversity
The draft RAP and Engagement Strategy will allow the opportunity for 2-way engagement between Council and Aboriginal and Torres Strait Islander Community members and Traditional Owners. Council welcomes and encourages diverse representation from the community on through this consultative process.

Equity Impact Assessment (EIA)
Equity impacts have been considered, and an assessment has been completed.

Environmental/Sustainability Impacts
There are no environmental/ sustainability impacts identified for the subject of this report.

Strategic Links

Council Plan 2021 – 2025
This report supports the 2021-2025 Council Plan through the following objectives and actions:

1. **Strengthening our Leadership**

2. **Nurturing our Wellbeing**
   2.3 Increased sense of inclusivity and connectedness
   2.3.1. Build an increased understanding and acceptance of diversity within the community
   2.3.1.1 Deliver annual events and initiatives that focus on celebrating diversity, connection and belonging for everyone within our community.
   2.3.1.4 Deliver Cultural Sensitivity Training to all RCoW Staff and Councillors.

3. **Valuing our Environment**

4. **Expanding our Economy**

5. **Enhancing our Lifestyle**

5.2 Cultural Heritage that is recognised and celebrated

5.2.1 We celebrate our diverse cultural heritage, and the history of our place and people.
- 5.2.1.1 - Increase the representation of our cultural story and history throughout our community and recognise its impact on our sense of place.
- 5.2.1.2 - Deliver projects in partnership with our indigenous and cultural groups to celebrate the diversity and history of our region.
- 5.2.1.3 - Develop a program that acknowledges the traditional names of local places, people, and landmarks.
- 5.2.1.5 - Develop and implement a Reconciliation Action Plan in partnership with our Indigenous community.

5.2.2 Recognise and celebrate our social and cultural diversity
- 5.2.2.3 - Continue to promote, recognise and celebrate NAIDOC week within our community.

Rural City of Wangaratta Community Vision 2045

This report supports the 2045 Community Vision –

The Rural City of Wangaratta is a place for everyone

We are a welcoming, connected, and caring community.

We value our urban and rural communities, ensuring shared opportunity and quality of life.

Our natural environment supports our wellbeing and forms a strong part of our cultural identity.

Our strength is our resilience and active participation in shaping a future for everyone to thrive.

Other strategic links
This report supports Councils commitment to leading strategies, plans and legislation from all tiers of Federal and State Government which sets best practices in pathways to stronger and respectful relationships with our Aboriginal and Torres Strait Islander community, including:

- Federal Government National Agreement on Closing the Gap 2020
- Victorian Aboriginal & Local Government Strategy (VALGS) 2021-2026
- The Victorian Aboriginal Heritage Act 2006

Risk Management

Risks	Likelihood	Consequence	Rating	Mitigation Action
Draft RAP is not endorsed for consultation.	2	Minor	5	Further consultation with Councillors and community to determine the next steps.
Community opposition to the draft RAP	2	Minor	5	Seek support form Reconciliation Australia and continue community consultation

Consultation/Communication

Level of public participation	Promises to the public/stakeholders	Tools/Techniques
Inform	Yes	Communicate via media online and local. Correspond directly with local community groups and individuals.
Consult	Yes	Deliver community meetings during consultation period.
Involve	Yes	Ask community members for feedback and needs.
Collaborate	Yes	Respond to community feedback and requests.
Empower	Yes	Act on community feedback and requests.

Officers believe that appropriate consultation will occur throughout the consultation period as outlined in the Engagement Framework. This framework provides specific guidance on best practice, inclusive consultation for Traditional Owner and Aboriginal Communities.
The matter is now ready for Council consideration. Consultation will include:

- Submitting the draft RAP to Reconciliation Australia for feedback.
- Community consultation in accordance with the Engagement Framework, such as,
  - Regular outreach visits to each stakeholder group.
  - Hosting "Yarning Circles" to create an open, safe space for dialogue.
  - Establishing Cultural Ambassadors within each group to act as liaison contacts.

Options for Consideration

1. That Council endorses the draft RAP for the purposes of consultation, as recommended.

OR

2. That Council does not endorse the draft RAP for the purposes of consultation and maintains the current approach of delivering projects that achieve positive outcomes of reconciliation but are not formally captured in any framework (not recommended).

Conclusion

Officers recommend the endorsement of the draft RAP for consultation purposes.

The RAP assists organisations such as Council to set realistic and defined goals and take responsibility for implementation of actions identified. It will help Council to have a meaningful opportunity to advance reconciliation and will create a clear plan to deliver meaningful actions.

A Reflect RAP is a public commitment which outlines Council's intention to develop ongoing relationships, celebrations of significant dates and ongoing intentions of honouring our First Nations community through the functions of Council.

Attachments

1 Draft Reconciliation Action Plan - Reflect ⇩
2 Draft First Nations Engagement Strategy ⇩

15.3 Wangaratta Planning Scheme Amendment C83 - Low Density & Rural Residential Strategy (Rural Component)

Meeting Type:	Scheduled Council Meeting
Date of Meeting:	26 August 2025
Category:	Strategic
Author:	Strategic Planning Officer
Approver:	Director Sustainability and Culture

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 consider the next step in the Planning Scheme Amendment process (in accordance with the *Planning and Environment Act, 1987*) for Planning Scheme Amendment C83.

The Wangaratta Low Density and Rural Residential Strategy 2021 was undertaken to understand and respond to the demand for low density and rural living zoned land across the municipality. It was adopted in part. Amendment C83 proposes changes to local policy, zoning and overlays in the Wangaratta Planning Scheme to implement the recommendation of the partly adopted strategy which applies to areas outside urban Wangaratta.

There were 16 submissions to the amendment, 6 of which objected to the amendment. Submissions were presented to Council in February 2025 and Council resolved to formally request a Planning Panel to independently review the amendment. A Panel Hearing was held on 30 April 2025.

The Panel has recommended the amendment be adopted as exhibited with minor changes, contained in the Panel Report Appendix C **(Attachment 1**). Officers recommend the amendment be adopted and forwarded to the Minister for Planning for approval.

Recommendation:

That Council:

1. Considers Wangaratta Planning Scheme Amendment C83 Panel Report and the recommendations of this report in accordance with Section 27 of the Planning and Environment Act, 1987 (the *Act*);

2. Adopts Wangaratta Planning Scheme Amendment C83 with minor changes as recommended in the Panel Report in accordance with Section 29 of the Act;

3. Submits Amendment C83 to the Minister for Planning, pursuant to Section 31 of the Act for approval in accordance with Section 35 of the Act;

4. Delegates the Director of Sustainability & Culture authority to make any changes to the adopted documents and planning scheme amendment as required by the Department of Transport and Planning or otherwise identified by in the preparation of the planning scheme amendment material.

5. Advise all submitters of this outcome.

Background

The Wangaratta Low Density and Rural Residential Strategy 2021 was undertaken to understand and respond to the need for low density and rural residential zoned land in the municipality as part of an overall response to provision of housing and responding to population growth.

The Strategy was adopted in part by Council in December 2021. The part adopted related to recommendations to all areas except for urban Wangaratta, (where Council resolved to undertake additional investigations). The additional investigations were undertaken and are the subject of a separate report adopted by Council in September 2024. The Low Density and Rural Residential Strategy, 2021 (Rural Component) provides the basis for changes proposed as part of Wangaratta Planning Scheme Amendment C83.

What Amendment C83 Proposes

- Amend local Settlement Policy (at Clause 11.01-1L-01,02 and 03) to avoid future subdivision in the Northern Foothills of Glenrowan (this also requires the deletion of the Development Plan Overlay Map from this precinct) and change the direction of future subdivision and development to the east of the existing township Oxley and Milawa to better address bushfire risks (noting currently the growth front is directed north in Oxley and west in Milawa).

- Amend local subdivision design policy in Low Density Residential and Rural Living Zones (at Clause 15.01-3L) to ensure subdivision design responds to amenity, safety (particularly in the context of bushfire risk), diversity and sustainability principles.

- Amends Schedules 1 and 2 to Clause 32.03 Low Density Residential Zones to set out minimum subdivision size that responds to preferred built form outcomes.

- Introduce Schedules 8 and 9 to Clause 43.02 Design and Development Overlay articulate sustainability, character, safety (particularly bushfire design) and infrastructure requirements that make a positive contribution to the built environment in areas impacted by rezoning in Oxley and Milawa.

- Rezones land in Precinct E (b) of the Milawa Township Development Plan from Farming Zone to Low Density Residential Zone (with an indicative lot capacity of 50 lots in the short term).

- Rezones land in Precinct H of the Oxley TDP from Farming Zone to Rural Living Zone Schedule 2 to reflect the scale of development and remove the administrative burden of planning permits for activities that align with rural residential living. This will not result in additional subdivision.

- Rezones land in Precinct F (b) of the Oxley Township Development Plan from Farming Zone to Low Density Residential Zone (with an indicative capacity of 78 lots in the short to medium term)

- Makes other administrative changes to the Wangaratta Planning Scheme (at Clauses 72.03, 72.08 and 74.02) planning maps and overlay maps to facilitate these changes.

Public Exhibition of Amendment C83

Amendment C83 was publicly exhibited formally between 22 August – 30 September 2024.

Public notification of the amendement included:

- Direct notification to prescribed Ministers, government departments and statutory authorities.

- Direct notification to approximately 4000 property owners and occupiers impacted by the proposed changes.

- Display of amendment exhibition material and mapping at Council Offices.

- Display of amendment exhibition material and mapping online.

- Public notices published in the Wangaratta Chronicle on 16t August 2024, and in the Government Gazette on 22 August 2024

Submissions to Amendment C83

Council received 16 submissions to the amendment. They consisted of:

- 8 received from authorities and 8 were from landowners and community members
- 10 supporting the amendment/raising no objection to the amendment
- 2 objected to the amendment or part of it
- 4 partly supported and partly objecting to the amendment
- 8 requested changes to the exhibited documents

Key Issues raised in submissions were:

- Policy relating to battleaxe lots
- Servicing and access requirments for Milawa Triangle
- Walking track in Oxley
- Deletion of Schedule 7 Development Plan Overlay from 246 Old Hume Highway Glenrowan

- Update the Low Density & Rural Residential Strategy to allow the rezoning of 246 Old Hume Highway Glenrowan
- Bushfire Risk and Safety
- The ability to continue to farm the land and continue to access the land

Panel Hearing

A Planning Panel was conviened and a directions hearing was held (online) 27 March 2025. A Panel Hearing was held in person at the Council Chambers on 30 April 2025.

At the hearing the Panel heard from:

- Council, who provided the background context to the amendement. Council called on one expert witness regarding bushfire planning.
- Other parties who were present and submitted at the Panel included the CFA and three community members.

The Panel considered all written submissions made in response to the exhibition of the Amendment, observations from site visits and submissions, evidence and other material presented to it during the hearing. All submissions and materials have been considered by the Panel in reaching its conclusions.

Overall the Panel concludes the amendment:

- Is supported by, and implements, the relevant sections of the Planning Policy Framework.
- Is consistent with the relevant Ministerial Directions and Practice Notes.
- Is well founded and strategically justifed.
- No changes are required further to the version of the Amendement documentation presented to the Panel.

Based on the reasons set out in the Panel Report, the Panel recommends that Council adopts the amendement as exhibited with minor changes.

To progress the matter Council is required to make a decision about the next step in the amendment process (shown in the figure below). The amendment is at stage 4 (adoption). It is recommeded that Council adopt the amendment and submit the adopted amendment to the Minister for Planning for approval.



Implications

Policy Considerations

Other relevant Council policies considered in the development of this amendement include consideration of key actions from the:

Walking and Cycling Strategy:

Which identifies recreational and offroad cycling and walking networks to improve non-vehicular transport opportunities for shorter trips in Oxley and Milawa.

Environmental Sustainability Strategy:

In planning for growth and particularly subdivision that reduces greenhouse gas emissions, protects the natural environment and makes efficient use of existing resources.

Roadside Conservation Management Plan:

The Vegetation Protection Overlay covers the Oxley Meadow Creek Road adjacent to the area for proposed rezoning to low density residential. The plan includes relvant management strategies that protect signficant flora and fauna which must be considered and adhered too.

Financial/Economic Implications

Financial costs assocated with the amendment include statutory fees and panel costs (including administrative fees and required techincal expert witness) are covered by Council's operational budget.

The addition of residential housing could be considered to benefit small businesses operating in the townships of Oxley and Milawa.

Legal/Statutory

Amendment C83 complies with the requirements of the *Planning and Environment Act 1987* and other relevant legal/statutory processes.

The *Planning and Environment Act 1987*, requires Council to make a decision about the next steps in the amendment process.

Social and Diversity

The Amendment is expected to have positive social outcomes. The amendment will encourage residential development in locations of Milawa and Oxley.

Equity Impact Assessment (EIA)

The Planning Scheme Amendment implements a strategy already adopted by Council into the Planning Scheme and is not considered to be a policy program or service. Therefore a Gender Impact Assessment was not undertaken.

Environmental/Sustainability Impacts

Sustainability impacts have been considered throughout the development of the Low Density and Rural Residential Strategy and policy implementated into the Wangaratta Planning Scheme has an obligation to consider and attempt to minimise risk to the natural environment.

Specific areas that have been considered and addressed include bushfire, by planning for setttlements that avoid locating new development in areas assessed as high risk at the landscape scale.

Strategic Links

Council Plan 2021 – 2025

This report supports the 2021-2025 Council Plan through the following objectives and actions:

1. **Valuing our Environment**
   - 3.1.2 Facilitate design and development that creates environmentally supportive impacts.
     - 3.1.2.3 Identify and promote opportunities to use ESD in residential, industrial and commercial developments
   - 3.4.2 Look after our rivers and waterways
     - 3.4.2.2 Work in partnership with our community to preserve and improve our waterways
     - 3.4.2.3 Work to ensure that access and use of our waterways balances water preservation and health
     - 3.4.2.4 Promote the signficance and importance of our rivers and creeks to build community pride, care and protection

2. **Growing with Integrity**
   - 6.1.1 Facilitate attractive long term residential growth opportunities
     - 6.1.1.2 Identify opportunities for residential land supply to accommodate future population growth
     - 6.1.2.2 Encourage a variety of lot sizes in new residential estates
     - 6.3.1.2 Ensure future settlements are designed and located to consider the risks of climate change including fire, flood and the natural hazards

Rural City of Wangaratta Community Vision 2045

This report supports the 2045 Community Vision –

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We are a welcoming, connected, and caring community.

We value our urban and rural communities, ensuring shared opportunity and quality of life.

Our natural environment supports our wellbeing and forms a strong part of our cultural identity.

Our strength is our resilience and active participation in shaping a future for everyone to thrive.

Other strategic links

Plan for Victoria, 2025

The State Government's Plan for Victoria specifies residential housing targets to be met by 2051. The Rural City of Wangaratta has been given a housing target of 6000 new dwellings.

Population and Housing Strategy 2013

This strategy underpins the development of the Low Density and Rural Residential Strategy.

Risk Management

Keys risks as identified:

- Should the emendment not be adopted in the recommended form, it increases the risk of not having suficient residential land supply in appropriatte locations and could have a negative impact on meeting the housing target.

- This report is the result of extensive strategic planning work over a significant period of time, requiring substantial financial and human resources, including those associated with the Panel process. If the amendment is not adopted as recommended by the Panel and abandoned, this work and resources would be wasted.

Consultation/Communication

Level of public participation	Promises to the public/stakeholders	Tools/Techniques
Inform	To provide the public with balanced and objective infromation to assist them in understanding the problem, alternatives and or solutions.	Public notification advising public on the specifics of the proposal and how to participate in the amendement process.
Consult	We will keep you informed, listen and acknowledge your concerns and provide feedback on how public input can be made throughout the process.	Public notification, direct notification and ackowledging feedback provided throughout the amendment process.
Involve	We will work with you to ensure that your concerns and issues are directly reflected in the allternatives developed and provide feedback on how the public influences the decision.	Publicly and directly advising of how feedback will be used to impact the outcomes, particularly through the panel process.

Planning Scheme Amendments have a perscribed public consultation process set out in the *Planning and Environment Act 1987.* Officers believe that appropriate consultation has occurred and the matter is now ready for Council consideration.

Options for Consideration

Option 1: Recommended Option

Adopt the Amendment subject to minor changes.

This progresses the amendment in accordance with the Panel's recommendations and implements minor changes (as shown in appendix C of the Panel Report) that officers support to ensure matters raised in authority submissions and other administrative errors are addressed.

Option 2: Not recommended

Approval subject to signficant changes to the amendment.

This is not recommended as some changes requested by submitters go against the direction of the recommedations of the underpinnning techincal assessments.

Option 3: Not recommended

Abandon the amendment.

This is not recommended as it will not fulfill Council's previous directions to implement the recommendations of the Low Density and Rural Residential Strategy (Rural Component). It would reduce diversity in future housing stock and does not represent value in the way Councils resources are used. Abandoning the amendment would effectively end the process.

Conclusion

Wangaratta Planning Scheme Amendment C83 proposes to implement the recommedations of the Low Density and Rural Residential Strategy (Rural Component).

A Panel was convened to independently review the amendment. The Panel recommends that Council adopt the amendment as exhibited with minor changes and officers support his recommendation.

Attachments

1 Planning Panels Victoria - Panel Report ⇩

16. Special Committee Reports

Nil

17. Advisory Committee Reports

Nil

18. Minutes of Advisory Committee Meetings

Nil

19. Notices of Motion

Nil

20. Urgent Business

21. Public Question Time

22. Confidential Business

Nil

23. Closure of Meeting

Attachments

Rural City of Wangaratta

Draft

Financial Plan 2025-2035



Welcome

Welcome to the Rural City of Wangaratta (RCOW) Financial Plan 2025 – 2035. The 2020 Local Government Act requires all councils to publish a 10 year Financial Plan following each council election.

The Plan is an important part of council's Integrated Planning Framework. Strategies outlined in the Plan will feed into our budgeting as well as other strategic planning documents within council's Integrated Planning Framework.

Acknowledgement of Country

We acknowledge the traditional custodians of the lands, on which the Rural City of Wangaratta Communities reside. We pay our respect to their Elders past, present and emerging, and celebrate and respect their continuing cultures.

We are committed to walking beside traditional owners and custodians and Aboriginal and Torres Strait Islander peoples living and working within the Rural City of Wangaratta as we move toward reconciliation.

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1. Financial Plan 2025-2035

The Local Government Act of 2020 requires all councils to publish a plan setting out Council's financial outlook for the next 10 years.

The Financial Plan outlines our long-term strategy to fund projects, initiatives, and programs that matter most to the Rural City of Wangaratta community. It supports the delivery of priorities and actions identified in the Community Vision 2045 and Council Plan 2025-29; both developed in partnership with our community. The Financial Plan also ensures that ongoing funding is in place for essential services that Council provides on a daily basis, such as roads maintenance, waste, and Children's and Aged Care services.

What are the Community Vision and Council Plan?

The Community Vision is a long-term plan for the community, by the community. It paints a picture of what we want the future to look like and outlines strategies on how we are going to get there.

The Council Plan is a key medium-term strategic plan that describes the strategic objectives, actions to achieve the objectives, indicators for measuring progress and the resources required to implement the plan for the next four years.



Wangaratta Children's Services Centre

How does the Financial Plan connect to these?

The Council Plan contains strategies which will be funded via our Financial Plan. Our Community Vision 2045 identifies the key themes and focus areas for our community and the Financial Plan seeks to balance these priorities in a financially sustainable way.

It's vital our planning framework is integrated to ensure we are making decisions now and into the future that are appropriately funded, and we can afford.

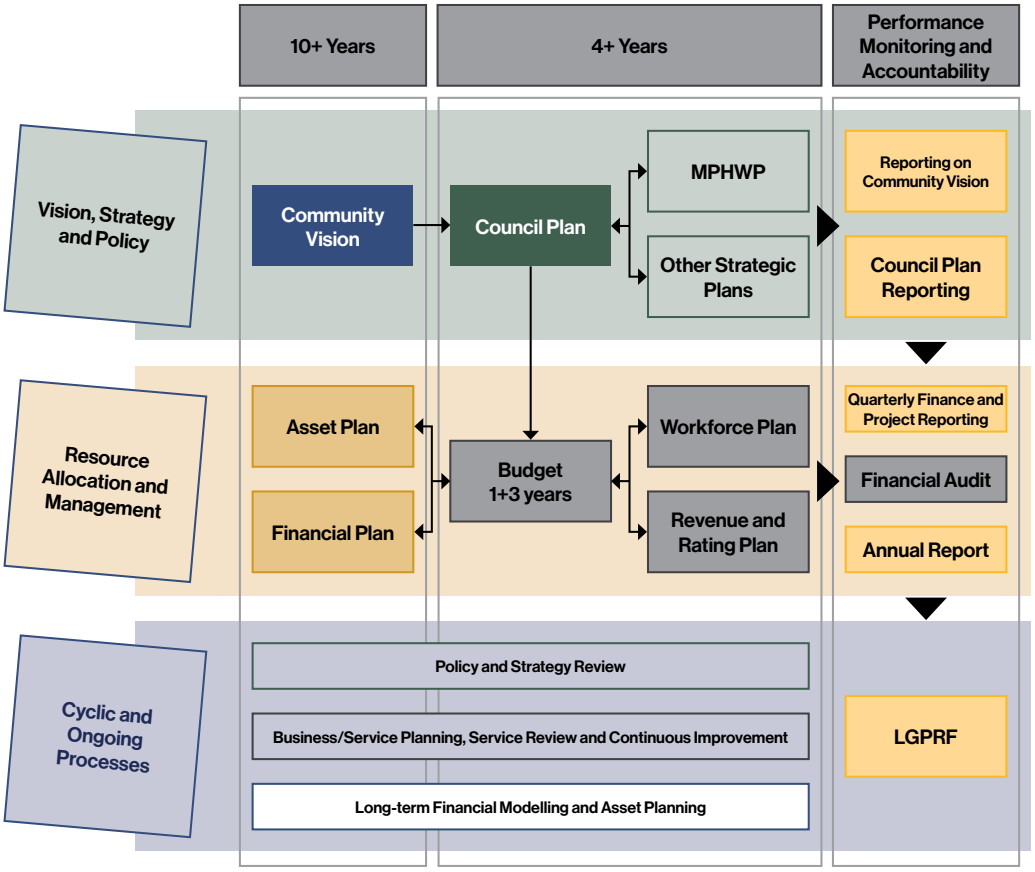
The Financial Plan also works together with our Annual Budget, our Revenue & Rating Plan and Asset Plan.



2. Legislative Requirements

This section describes how the Financial Plan links to the achievement of the Community Vision and the Council Plan within the Integrated Strategic Planning & Reporting framework. This framework guides Council in identifying community needs and aspirations over the long term (Community Vision), medium term (Council Plan) and short term (Annual Budget) and then holding itself accountable (Annual Report).

The following figure demonstrates how each element might inform or be informed by other parts of the integrated framework.



Source: Financial Plan, Better Practice Guide, Department of Jobs, Precincts and Regions

2.1 Strategic Planning Principles

The Financial Plan provides a 10 year financially sustainable projection regarding how the actions of the Council Plan may be funded to achieve the Community Vision. The Financial Plan is developed in the context of the following strategic planning principles:

1. Council has an integrated approach to planning, monitoring and performance reporting.
2. The Financial Plan addresses the Community Vision by funding the aspirations of the Council Plan.
3. The Financial Plan statements articulate the 10-year financial resources necessary to implement the goals and aspirations of the Council Plan to achieve the Community Vision.
4. Council's strategic planning principles identify and address the risks to effective implementation of the Financial Plan. The financial risks are included at section 3.3 below.
5. The Financial Plan provides for the strategic planning principles and progress monitoring and reviews to identify and adapt to changing circumstances.

2.2 Financial Management Principles

The Financial Plan demonstrates the following financial management principles:

1. Revenue, expenses, assets, liabilities, investments and financial transactions are managed in accordance with Council's financial policies and strategic plans.
2. Management of the following financial risks:
    - the financial viability of Council (refer to section 3.1 Financial Policy Statements).
    - the management of current and future liabilities of the Council. The estimated 10 year-liabilities are disclosed (refer to section 5 Balance Sheet projections).
    - the beneficial enterprises of Council (where appropriate).
3. Financial policies and strategic plans are designed to provide financial stability and predictability to the community.
4. Council maintains accounts and records that explain its financial operations and financial position (refer section 5 Financial Statements).

2.3 Service Performance Principles

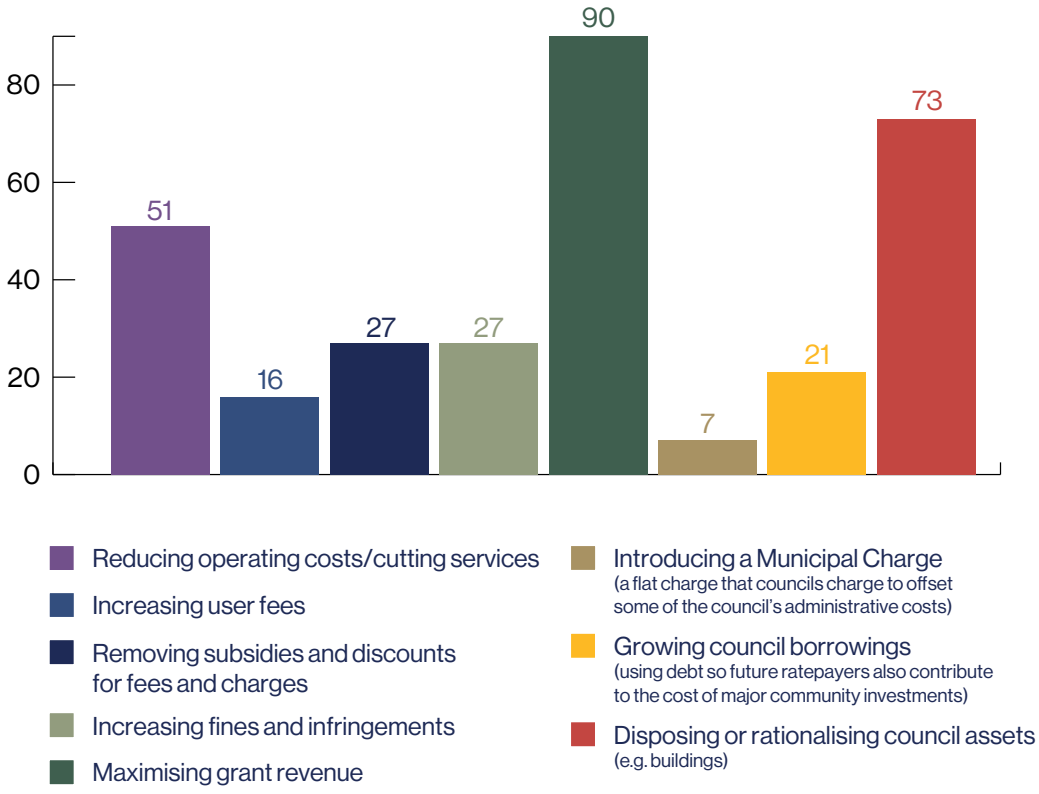
Council services are designed to address community needs and provide value for money outcomes for our community. The service performance principles are listed below:

1. Services are provided in an equitable manner and are responsive to the diverse needs of the community. The Council Plan and Annual Budget identify the key services and projects to be delivered to the community. The Financial Plan provides the mechanism to demonstrate how the service aspirations within the Council Plan may be funded.
2. Services are accessible to the relevant users within the community.
3. Council provides quality services that provide value for money to the community. The Local Government Performance Reporting Framework (LGPRF) is designed to communicate council's performance regarding the provision of quality and efficient services.
4. Council has a program of financial sustainability reviews to continually improve the efficiency and performance of service delivery and meet value for money outcomes for our community.

2.4 Community Engagement

The Financial Plan has been developed concurrently with the Council Plan and Community Vision. These documents have come together with the contributions of more than 2,000 people and 3,200 ideas from the community and service providers working in the municipality. Details of Council's community engagement activities and the contributions and ideas shared are set out in the Council Plan and Community Vision.

The Community Engagement Report was noted by Council at the 27 May 2025 Council meeting. Council also undertook community engagement in the development of the Revenue and Rating Plan 2025 – 2029. Over 60% of respondents stated that financial sustainability is very important. Feedback was received on the areas of focus to ensure financial stability into the future:.

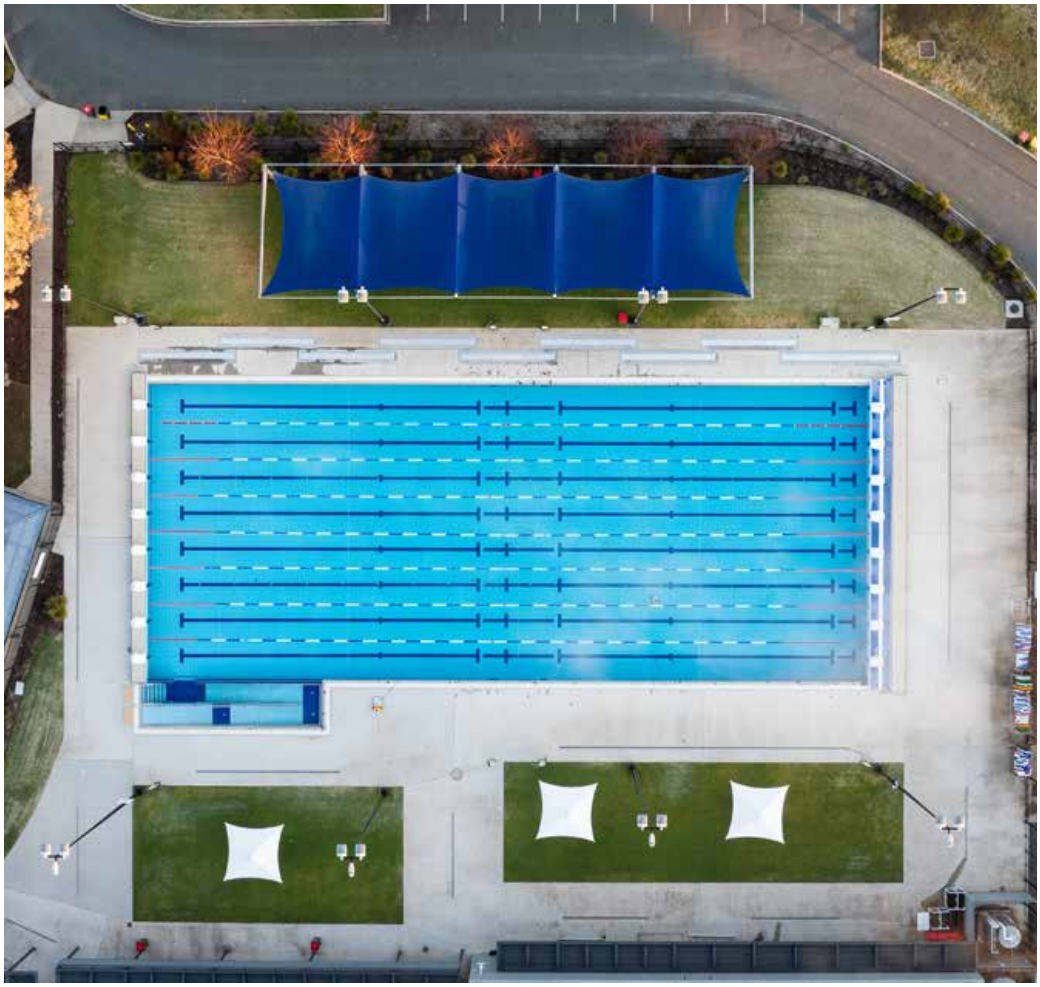


2.5 Asset Plan Integration

Integration to the Asset Plan is a key principle of Council's strategic financial planning principles. The purpose of this integration is to ensure that future funding is allocated in a manner that supports service delivery in terms of the plans and the effective management of Council's assets into the future.

The Asset Plan will identify the operational and strategic practices to ensure that Council manages assets across their life cycle in a financially sustainable manner. The Asset Plan, and associated asset management policies, will provide council with a sound base to understand the risk associated with managing its assets for the community's benefit.

In addition to identifying the operational and strategic practices that ensure that Council manages assets across their life cycle in a financially sustainable manner, the Asset Plan will quantify the asset portfolio and the financial implications of those practices. Together the Financial Plan and Asset Plan will seek to balance projected investment requirements against projected budgets.



Wangaratta Sports & Aquatic Centre

3. Financial Plan Context

This section describes the context and external / internal environment and consideration in determining the 10-year financial projections and assumptions.

Balancing asset renewal, service delivery, and affordability is a core challenge in Council's financial planning. Ageing infrastructure and rising community expectations demand ongoing investment, while essential services must be maintained despite increasing costs. External pressures – such as rate capping, variable grant funding, and economic conditions – add complexity. Council is focused on delivering value through productivity gains, service reviews, and responsible financial management to support community wellbeing and long-term asset sustainability.

Council will continue to assess and refine its financial strategies to ensure decisions are based on robust data and a comprehensive understanding of community impacts. Whether adjusting infrastructure investment, exploring service transformation opportunities or considering a rate cap variation, Council will make informed decisions based on service planning reviews, asset condition data, and ongoing dialogue with ratepayers to ensure that any changes reflect both financial sustainability and community priorities.

3.1 Financial Policy Statements

This section defines the policy statements, and associated measures, that demonstrates Council's financial sustainability to fund the aspirations of the Community Vision and the Council Plan.

Policy Statement	Measure	Target	Forecast Actual	Budget	Projections								
			2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Consistent underlying surplus results	Adjusted underlying surplus result greater than zero		(2,152)	(2,498)	(3,343)	(3,276)	(4,048)	(3,066)	(3,189)	(2,699)	(3,207)	(2,154)	(2,173)
Ensure Council maintains sufficient working capital to meet its obligations as they fall due	Working capital ratio above 1.00	> 100%	110%	176%	157%	138%	101%	104%	96%	90%	54%	72%	61%
Council maintains cash balances to meet restricted funds and reserve fund obligations	Cash balances exceed total of Restricted funds and Reserve balances	> 0	(30,082)	(24,579)	(5,743)	(5,404)	(9,663)	(11,041)	(13,476)	(14,699)	(16,787)	(10,591)	(13,331)
Ensure Council borrowings are within affordable limits	Non-current liability / Own source revenue below 60%	< 60%	49%	52%	51%	49%	42%	44%	44%	44%	30%	40%	37%
Allocate adequate funds for renewal/ upgrade in order to replace assets as they reach end of service life	Renewal gap ratio between 80% and 110%	80% < Target > 110%	94%	88%	98%	98%	98%	98%	98%	98%	98%	98%	98%

We are not achieving our targets in some instances. The exceptions are identified below and an assessment of the risk to our financial sustainability is provided.



Wangaratta Organics Processing Facility

Description of target not achieved	Assessment of risk to financial sustainability
Underlying surplus result not achieved	Medium – Council forecasts an adjusted underlying deficit in all years of the Financial Plan. Council has recorded an average adjusted underlying deficit of $0.6m between 2013/14 and 2023/24. Depreciation expense has increased by $4.2m between 2023/24 to 2025/26. This is a 25% increase over 2 years and this is causing a deterioration in the adjusted underlying deficit position. Council will undertake a review of the asset registers and depreciation calculations during the 2025/26 and 2026/27 years. This will provide assurance on the increased depreciation expense and guide the discussions on whether Council is under or over investing in asset renewal and upgrade expenditure.
Working capital is not above 1 in all years	Medium –Cash balances are decreasing in the later years of the Financial Plan. This is due to the desire to minimise renewal gap for our infrastructure assets. The renewal and upgrade capital expenditure in the Financial Plan is based on comparatively high depreciation expense and is subject to an extensive review of Council's assets during the course of 2025/26 and 2026/27. It is possible that Council is showing an over investment in renewal and upgrade expenditure and this will improve our working capital position, as well as our surplus result.
Cash balances do not exceed total of Restricted funds and Reserve balances	Medium – Council's cash balances are decreasing over the Financial Plan years. As mentioned above the working capital ratio is not above 1 in all years. Council proposes to remove discretionary reserves (refer to section 7.2) which will improve performance against this measure. Further, Council will restate the waste reserve to reflect the impact of the Minister's Good Practice Guidelines for Service Rates and Charges (December 2023). It is expected that this will reduce the value of the waste reserve. As such, this measure is expected to improve in the next 12 months. Notwithstanding the expected improvement in this measure, our performance will remain below our target level. Future reductions to capital works renewal and upgrade expenditure as well as any improvements in our operational performance will assist to improve this measure.

3.2 Strategic Actions

The Community Vision 2045 sets the foundation for all Council plans and strategies to ensure actions undertaken by Council are guided by community aspirations now and into the future.

Ten priorities were developed:

1. The Rural City of Wangaratta, is a place for everyone.
2. Community health and wellbeing.
3. Places and spaces for community connection and culture.
4. Transport, roads and infrastructure.
5. Care for nature and the environment.
6. Cost of living and affordability.
7. Community safety.
8. Violence and harm from drug and alcohol use.
9. Local economy and employment.
10. Communication, accountability and transparency.

In the Council Plan 2025 – 2029 there are four strategic themes:

1. Community Wellbeing
2. Natural Environment
3. Economy and Tourism
4. Infrastructure and Place



To ensure Council has a capacity to work towards achievement of the Community Vision and the Council Plan, a Financial Plan has been prepared to guide the financial resources of Council over the next 10 years.

Council has identified the following strategic actions that will support the aspirations of the Council Plan:

1. Council adopts the budgeted statement of financial performance (Comprehensive Income Statement); statement of financial position (Balance Sheet); statement of cash flows (Cash Flow) and statement of capital works (Capital Works) as an integral part of the budget setting process for current and future budgets.
2. Council will develop and implement a Financial Sustainability Plan to improve the underlying surplus result, with particular focus on:
   - Delivering efficiency and cost savings
   - Careful management and prioritisation of expenditure
   - Setting fair and appropriate user charges
   - Improved asset management planning, including lifecycle management.

Council will undertake the following specific actions:

1. Progressively review services to ensure they are financially sustainable and the community is receiving value for money.
2. Invest in continuous improvement, delivery of the Information, Communication and Technology (ICT) Strategy and other enablers to drive efficiency and enhanced customer outcomes.
3. Maximise grant income from the Commonwealth and State Governments to fund required infrastructure and service delivery standards.
4. Undertake a comprehensive review of Council's asset management practices, including reviewing the utilisation of assets and identify opportunities for the potential divestment or repurposing of underutilised assets.
5. Perform a review of the asset registers and depreciation calculations. This will provide assurance on the increased depreciation expense and will, together with condition data, guide the discussions on whether Council is under or over investing in renewing and upgrading assets.
6. Undertake an independent assessment of Council's financial sustainability, including a review of Council's financial assumptions and projections.

The strategic actions are referenced throughout this Financial Plan, where appropriate.



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3.3 Financial Risks

Our Financial Plan, and in particular our key assumptions, are developed having regard to our strategic and operating risks.

In addition to our financial management practices such as regular budget reviews, formal processes for the approval of budget variations, and ongoing monitoring of changes to both revenues and expenditures, we also implement risk management strategies to mitigate potential financial uncertainties. This proactive approach ensures that we can respond swiftly and responsibly to changing circumstances while safeguarding our financial stability.

Risks that we are monitoring and managing in the context of the Financial Plan are:

1. Rate cap below CPI
2. Freezing of indexation on operating grants
3. Removal or reduction of grant funding from State and Commonwealth Governments
4. Continued cost shifting from other levels of Government, including increasing compliance and regulatory requirements
5. Shortfall in the defined benefit plan of Vision Super
6. Changes to waste management regulatory requirements and associated increase in costs, including imposition of 'rate cap' like restriction on waste charges revenue
7. Financial impacts of natural disasters, or other substantial global events
8. Financial impact of recession on local community
9. Expansion of asset base with unbudgeted asset renewal
10. Increase in asset lifecycle costs due to escalation of construction costs and growing need for upgrade rather than renewal of infrastructure assets
11. Increase in cost of borrowing through increases in interest rates

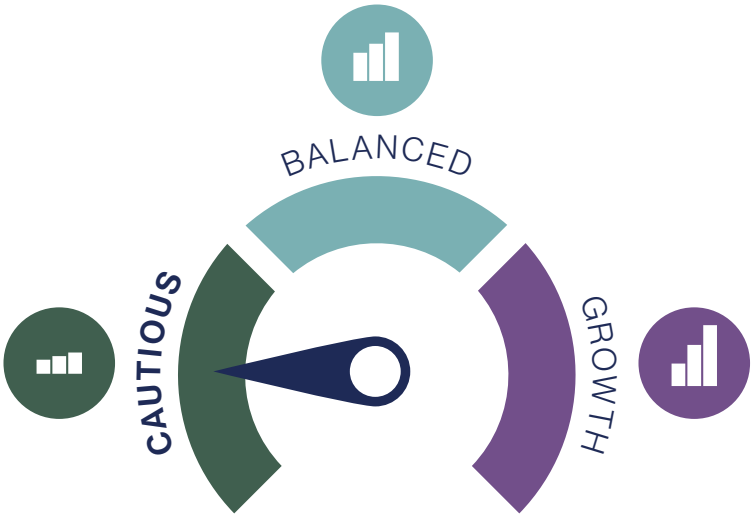


Rural City of Wangaratta Parking Inspector

4. Financial Plan Forecast Assumptions

The Financial Plan is based on key assumptions about what might happen in the future. It is also sensitive to changes in these key assumptions.

We think about these assumptions in three ways:



In the past we have sought to have a balanced approach to financial opportunities and risks. More recently, the substantial disparity between increases in rates income compared to the escalation in operating and capital expenditure has caused us to reconsider our approach. For the foreseeable future we believe a more cautious approach is warranted. Our Financial Plan extends beyond election cycles and reflects a commitment to future generations – we want to ensure we can respond to future events, opportunities and pressures.

The following may be a feature of Council's increasingly cautious approach to financial management:

- Focusing on essential expenditures and postponing non-critical items.
- Allocating funds to maintain and renew existing assets rather than investing in new ones.
- Requiring quarterly financial reports with strict compliance to budget limits, mandating that all budget modifications or variations must be cost neutral or generate additional revenue.
- Establishing thresholds that trigger specific budget adjustments or changes to service delivery standards to address potential deviations.
- Adjusting the scale or quality of services if the costs of delivering services exceed revenue growth.

We use our Risk Management Framework to formulate and assess our key forecasting assumptions and identify the likelihood and consequence of changes. To assess our assumptions, we use a range of information: historical trends, State or Commonwealth Government sources, consensus data and projected cost estimates. Our confidence in the accuracy of our assumptions is greatest in the near-future and decreases as we approach 10 years.

In this section you can see what our key assumptions are and the sensitivity we have to movements in them. Our sensitivity to these assumptions helps us allocate into the classifications of Cautious, Balanced and Growth

Assumptions Financial Plan
For the ten years ending June 2035

	Budget Projections									
	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Rates (ie Rate Cap)	3.00%	2.50%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Growth in properties	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%
Waste fees	0.00%	2.50%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
User fees	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
CPI Cost escalation		2.50%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Wage growth	3.50%	3.00%	3.00%	3.00%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Grant indexation (recurrent operating)	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Interest rate on new borrowings	5.00%	4.88%	4.88%	4.88%	4.88%	4.88%	4.88%	4.88%	4.88%	4.88%

Refer to the commentary below for additional details regarding our assumptions for the next 10 years.

4.1 Sensitivity to changes in assumptions

	Cautious	Balanced	Growth	Impact of a 1% Change
Rates (ie Rate Cap)	2.00%	2.50%	3.50%	$351,784
Growth in properties	1.25%	2.00%	3.00%	$351,784
Waste fees	2.00%	3.00%	4.00%	$95,672
User fees	3.00%	3.50%	4.00%	$151,591
CPI Cost escalation (materials & service)	2.00%	3.00%	4.00%	$299,449
Wage growth	2.50%	3.00%	3.50%	$361,500
Grant indexation (recurrent operating)	2.00%	3.00%	4.00%	$197,220
Asset renewal gap	100.00%	90.00%	80.00%	$209,350

Our spending can be divided into roughly three parts – employee costs, materials and services and capital assets. These three expenditure categories could be funded by a mixture of income sources with varying degrees of probability:

- certain – rates and charges and Victorian Local Government Grants Commission grants
- likely – user fees, statutory fees and fines, operating grants and capital grants
- possible – proceeds on sale of assets

Capital grants can fall into each of the three categories above. Roads to Recovery capital grants are recurrent and are set for a 5 year period. We assume that the program will continue for all years of the Financial Plan. A number of other State or Commonwealth funded programs, whilst not recurrent in nature, are more likely than not to continue throughout the period of the Financial Plan. As such, we expect Council will be able to apply and be successful for a number of capital grant programs that will co-fund a range of renewal, upgrade and new capital works.

The 10-year Financial Plan does not incorporate unlikely or impossible funding sources as the probability of these occurring is considered too low and would lead to an unrealistic 10-year view of our financial position.

Importantly, if there are changes to the sources of income we would also review the expenditure categories and reduce fixed or variable operating or capital costs as necessary.

4.2 What is the plan for rates?

Our Financial Plan has a long-term assumption that the annual Rate Cap will be 2%. We expect a 1.25% growth in our rating base due to new residential development, subdivisions or capital improvements across the local economy.

Given Council's financial position and the projected cash balances over the life of the Financial Plan it is not feasible to foresee a scenario where Council would not increase rates by the maximum rate cap set by the Victorian Government.

We continue to focus our efforts on a future of Financial Sustainability for Council in order to strengthen our long-term financial outlook. Through this work, Council will explore and dedicate efforts to generating savings and transforming services to mitigate the need for a higher rate cap. A rate cap variation is an option we may need to consider in the future; however, it is not a feature of our Financial Plan at this time.

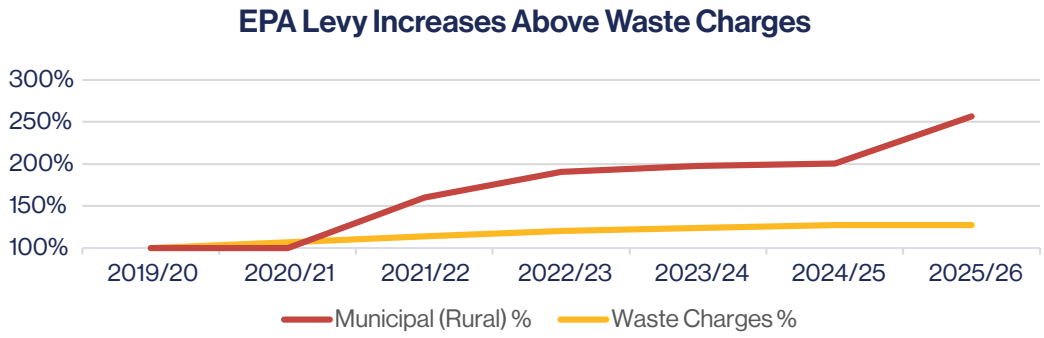


Resource & Recovery Waste Transfer Station

4.3 What is the plan for waste charges?

Managing our waste is a big job – and one that is so important to the health and wellbeing of our community and the environment. Council's waste charges allow for the collection, processing and disposal of kerbside general waste, recycling, including glass, and organics. Our waste charges also cover the operation of our transfer stations, education programs and eventual rehabilitation of landfill and transfer stations.

Disposing of our waste takes tens of years in the stages of planning, construction, operating and rehabilitation. We need to ensure that the bin charges cover the costs of each of these stages and that we can meet our rehabilitation requirements in the future. The Victorian Government has substantially increased the municipal waste levy rates over the last 10 years. Whilst our waste charges have increased over the last 10 years they have not increased at the same rate as the Victorian Government imposed levy. We assume the waste levy will not continue to increase at these historical levels. Changes from this position would require us to reevaluate our forecast increases in waste charges.



Note: Waste Charges based on a property with a 240L Waste and Recycling collection and an Organic waste collection

The Environment Protection Authority has oversight of the management of our active and closed landfills. Our rehabilitation plans and the associated financial provision are based on meeting our legislative responsibilities and obligations. The regulatory and community expectations associated with operating and rehabilitating landfills have increased over the last 10 years and will undoubtedly continue to do so in the coming years. We review our provision for rehabilitation every year to ensure we are able to meet these future obligations and increases in waste charges are forecast to cater for these inevitable increases in costs.

At 30 June 2024 Council had a provision of over $15 million for future rehabilitation costs associated with the Bowser landfill and a number of rural transfer stations or closed landfill sites. Our Financial Plan includes planned expenditure on rehabilitation activities over the next 10 years of more than $12 million. It is expected that Council will borrow to fund the planned rehabilitation activities.

The Financial Plan forecasts an increase in annual waste charges of 2.5% in 2026/27 and 2% per annum for all future years. Our assumption is that any lesser increases will be financially unviable and lead to a risk of Council not being able to meet our rehabilitation obligations in the future

4.4 What is the plan for user fees?

Revenues from user fees is assumed to increase at 3% per annum over the life of the Financial Plan. Increases to user fees will therefore exceed the projected rate cap by 1% each year of the Financial Plan.

The 2025/26 Budget included an increase of more than 22% in user fees compared to the 2024/25 forecast. This increase reflects an increase in the user fees and also a substantial increase in expected utilisation of Council services, including the changes to the single assessment system for aged care.

Council is increasingly reliant on user fee income and more than 15% of our income sources are projected to come from user fees over the life of the Financial Plan. As such, changes in the annual fee increases will have a meaningful impact on Council's overall financial sustainability. The annual budget setting process will continue to include a thorough review of user fees to ensure they remain affordable, fair and appropriate.

4.5 How do we forecast changes to operating grants?

Operating grant funding received from State and Commonwealth sources is assumed to increase at 2% per annum. We receive a range of recurrent operating grants and many of these are critical to our service delivery in areas such as the Library, Gallery, Performing Arts and Convention Centre, Maternal and Child Health and Aged and Disability.

The removal (also known as freezing) of indexation by State or Commonwealth Governments would have a very significant impact on our 10-year Financial Plan. For example, if our largest grant (allocated by the Victorian Local Government Grants Commission) was to be frozen and did not increase by our forecast of 2% per annum this would have a total unfavourable impact of more than $9.3 million over 10 years. The decision to freeze the indexation just one year would have a total unfavourable impact of close to $2 million over the 10 years (assuming the 2026/27 was the year indexation was frozen).

It is possible the Commonwealth Government could freeze the indexation given continued dialogue about government deficits, cost of living pressures and desires to provide tax cuts to individuals. All levels of Government are challenged with managing their budgets and a similar response was taken during the Global Financial Crisis and is not without precedent.

Non-recurrent grants

Our Financial Plan differentiates between recurrent and non-recurrent operating grants. We don't forecast any non-recurrent operating grants beyond the end of their known term. This is because the amount and nature of these operating grants changes in response to the priorities of the State and Commonwealth Governments.

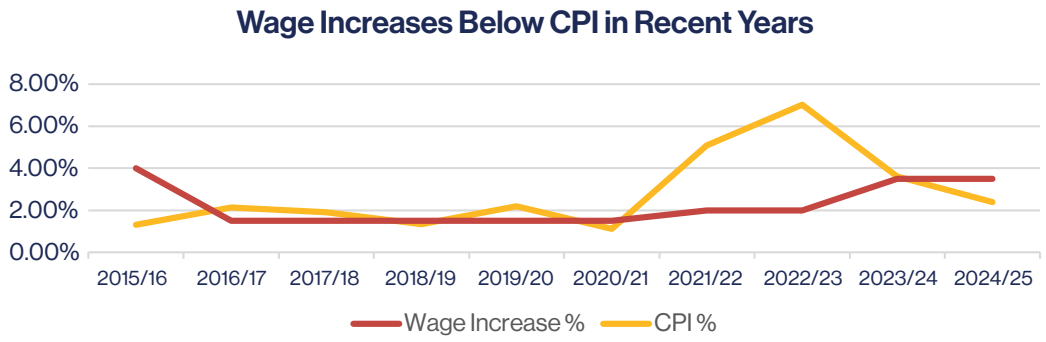
These non-recurrent operating grants allow us to extend our existing service delivery or provide one-off services such as bushfire recovery and resilience programs or pest and weed support for communities impacted by drought. Inevitably we do receive a number of non-recurrent operating grants each year. These typically have obligations to increase or match spending on materials and services or employee benefits. Our Financial Plan includes these financial inflows and outflows when they are reasonably certain.

4.6 What is the plan for increasing employee costs?

Our employees are paid under two different Enterprise Agreements – one specific for the Wangaratta Sports and Aquatic Centre and the other for all other employees. There are no plans to increase overall staffing levels over the life of the Financial Plan.

The Enterprise Agreement for the Wangaratta Sports and Aquatic Centre has a notional expiry date of September 2027. Our main Enterprise Agreement is due for negotiation in the next 12 months.

Our Financial Plan allows for an increase in employee benefits in line with recent industry increases and the broader wage growth across Victoria. We do not expect the Commonwealth Government to increase superannuation thresholds any further, given the increase from 9% (2013) to 12% (2026).



Note: CPI calculated based on 31 March quarter, as published by Australian Bureau of Statistics

4.7 What is the plan for increasing expenses?

Material and service costs include items required for the maintenance and repairs of Council buildings, parks, roads, drains and footpaths. Other costs included under this category are waste collection and disposal, payments to family day care providers, supply of community meals and consumable items for a range of services. Council also utilises external expertise on a range of matters, including legal services and audits. Cost increases for these items are governed by market forces based on availability rather than CPI alone. These costs have been projected to increase on average at 2 per cent year on year.

We are currently undertaking a Financial Sustainability Program in order to strengthen our long-term financial outlook. Through this program, Council will make every possible effort to generate its own savings. Productivity gains are critical to this and we have plans in place to ensure we are optimising our supply chains, utilising available technologies and systems and delivering the services our community needs.

Advocating and securing funding for the Wangaratta Creative Precinct is identified as a key initiative in the Council Plan 2025 – 2029. Due to the substantial size of the Creative Precinct project and the uncertain funding source for this project, the Creative Precinct operating model and increases in Council's costs are not reflected in the Financial Plan.

The Creative Precinct Business Case and Concept Design contains the expected program, financial and activity models which show an increase in the overall cost of the existing services. Council would need to adjust other Council services if the Creative Precinct was not able to secure commitments from State and Commonwealth to increase grant funding for the increase in annual operating costs. These assumptions and impacts on the Financial Plan will be re-assessed if and when Council is successful in securing funding for the Creative Precinct.

4.8 What is the plan for depreciation expense?

Council's depreciation expense is projected to be relatively stable over the coming 10 years, with increases of around 3% per annum to reflect revaluations of our assets for escalation in replacement costs. Over the 10 years this would result in depreciation expense increasing by around 20%.

In comparison, Council's depreciation expense has increased by almost 50% from 2016/17 to 2025/26 (budgeted depreciation). Given the order of magnitude of the increase, the impact depreciation has on the adjusted underlying result of Council and to ensure the long term cost of asset ownership and renewal is appropriately reflected in the Financial Council, Council will perform a review of the asset registers and depreciation calculations. This will provide assurance on the increased depreciation expense and will, together with condition data, guide the discussions on whether Council is under or over investing in renewing and upgrading assets.



Whorouly- Bobinawarrah Road

4.9 What is the plan for capital expenditure and grants?

In setting this plan there are significant choices we have made to ensure that Council finances remain within sensible financial limits and are affordable for everyone.

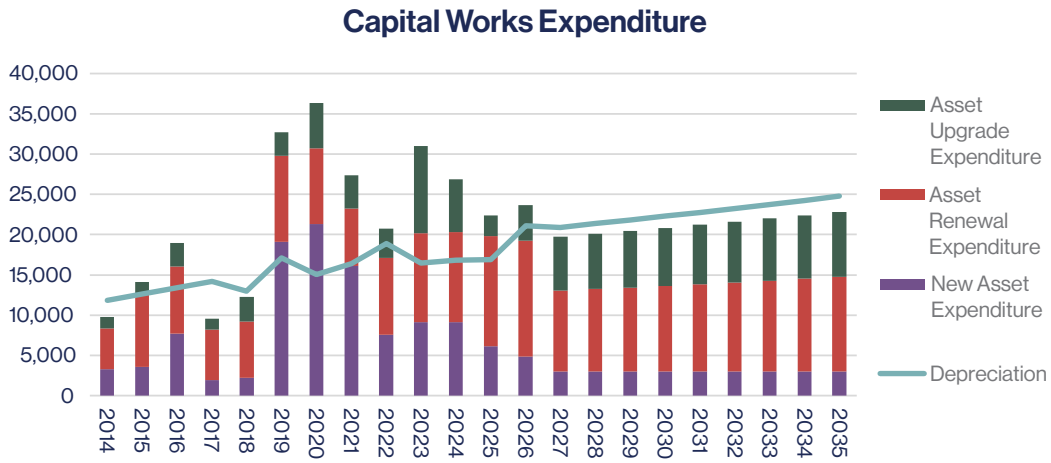
Our Financial Plan sees a decrease in capital spending compared to 2024. Since 2020 we've seen the largest investments we have ever made in our assets. Investment in new assets leads to increased ongoing operating costs and our Financial Plan seeks to meet the community demands for new and improved assets.

Our Financial Plan projects a substantial reduction in spending on new assets (compared to the last seven years), with no more than $3 million in any given year. Our renewal and upgrade capital expenditure are on average increasing over the Financial Plan (target renewal gap of ratio of around 100%). If we maintained high levels of spending on new assets, we would experience serious financial strain and in fact run out of money.

Decreasing our projected renewal and upgrade expenditure to the bottom range of the target (80%) would result in an overall improvement of $33.7m to Council's cash position at 30 June 2035. This improvement also assumes a change to the level of capital grant funding given the reduction in capital works expenditure. As such, the size of the improvement is not equal to the reduction in the expenditure alone. Whilst this improvement in our cash position is welcome, it does come at the cost of not renewing or upgrading our assets and possible reduction in asset service levels. Given the review of the asset registers and depreciation calculations mentioned in section 4.8 it is prudent to reflect a target of 100% for asset renewal at this time.

We all want to ensure the assets we use today will be here in the future. That's why replacing and upgrading our existing assets is a significant portion of our capital projects each year. Our teams work hard to maintain our network of assets and plan for their continued replacement and upgrade. We plan to build, improve and care for our assets – that means responding to changes in demand as well as building climate-resilient infrastructure.

The Asset Plan is a key input into the Financial Plan and we will seek to balance projected investment requirements against projected budgets. Our Asset Plan will include how we identify, plan and decommission building assets that are no longer safe or functional, where a viable alternative is available. We will consult with you on all proposals to decommission our building assets.



Capital projects can be funded from a range of sources:

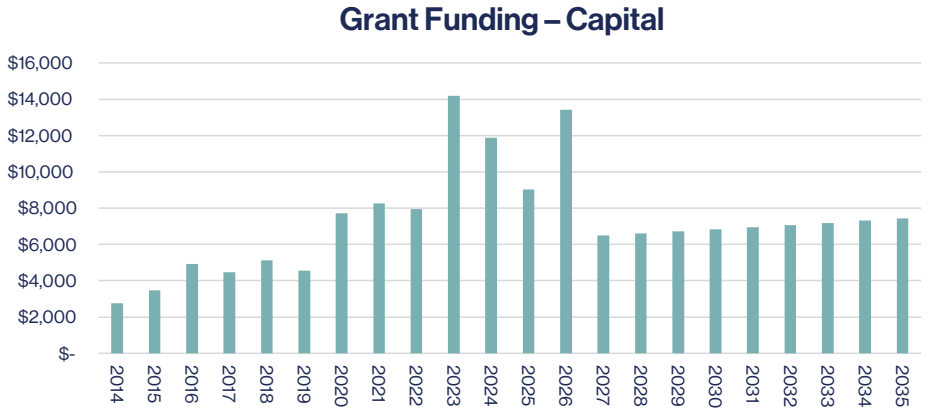
1. Rates
2. Commonwealth Government grants – e.g., Roads to Recovery
3. State Government grants – e.g., Regional Roads Victoria
4. Development contributions
5. Community group contributions
6. Borrowings

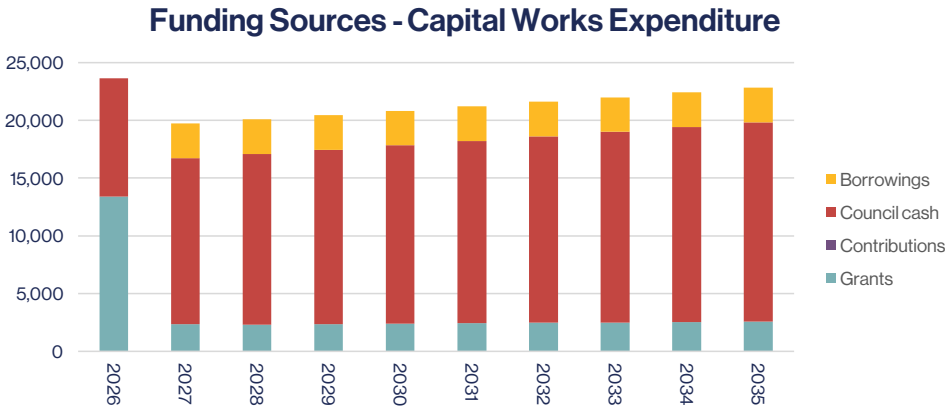
The Financial Plan assumes a number of capital grants from State and Commonwealth Governments. These assumptions are informed based on previous experience with funding ratios and priority infrastructure areas.

Importantly, capital grants available to us from State and Commonwealth Governments often come with a requirement for Council to match the funding. As such, it's critical we align our priority programs and infrastructure needs with the available grant money. Securing grant money is a positive outcome for us, but not if it means we don't have the money available to pursue our strategic priorities.

Council has achieved great success in securing capital grants, with a noticeable increase since 2020. The below chart illustrates these achievements. Given the challenges in forecasting the availability of State and Commonwealth grant programs the later years of our Financial Plan are cautious and reflect an easing of the availability of these grants. These assumptions are reviewed frequently and in particular around election periods and any change in Government.

Advocating and securing funding for the Wangaratta Creative Precinct is identified as a key initiative in the Council Plan 2025 – 2029. Due to the substantial size of the Creative Precinct project and the uncertain funding source for this project, the Creative Precinct capital works and associated changes to the operating model are not included in the Financial Plan 2025 – 2035. The Creative Precinct will likely require a combination of philanthropic funding and State and Commonwealth funding – for both the capital works and ongoing operations – in order for this project to progress over the next 10 years. The likelihood of receiving grant funding for the entirety of the Creative Precinct project is low given that almost all State and Commonwealth grant programs require matched funding from councils.





You can view details of our capital investments in 25/26 in the Annual Budget.

4.10 What is the plan for borrowings?

Borrowing money to fund investments in assets is a critical part of how we fund our activities, in particular our new capital investments. We would be unable to meet the needs and preferences for growth of the municipality without borrowing. Borrowing enables us to smooth the cost out over the next few years and balance it across generations.

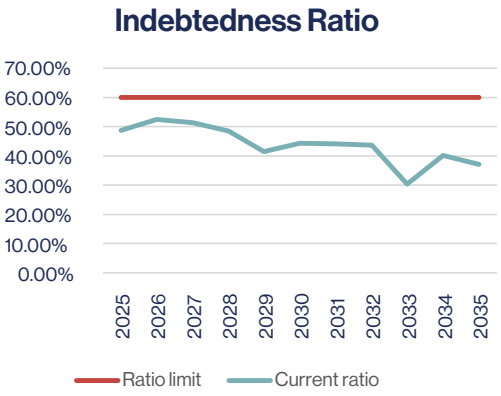
Affordability of borrowings is important. Our weighted average cost of debt on 30 June 2025 is 2.35%, with effective interest rates ranging between 0.69% and 3.97%. Council's current cost of servicing debt is very low, especially given price inflation has exceeded the cost of this debt.

We expect future borrowings to occur at interest rates of closer to 5%. As such Council's finance costs will increase over the Financial Plan.

It is important we have sensible limits on our borrowing to ensure that the impact on affordability of rates is maintained and leaves enough 'headroom' to ensure we can repay our debt, and respond to future events, opportunities and pressures. Our 'headroom' is the difference between our proposed debt limit and the debt limit adopted in our Borrowings Policy (indebtedness ratio of 60%).

The headroom is required to cover unknown costs from unexpected future events. For example, another global pandemic, increasing frequency and severity of natural disasters, or any other event or issue that future generations may have to grapple with, especially ones that impact our revenue streams.

We also need to leave room for future cost risks that are known – insurance, water reform, interest rate changes, the price of carbon, and the need to adapt to climate change. Other known risks are projects for which alternative funding sources have been identified, but not confirmed. Uncertainty of these funding sources means there remains a risk to Council's financial position and therefore it makes sense to leave some headroom should alternative funding models fail to be secured. Without headroom they would not be able to be progressed.



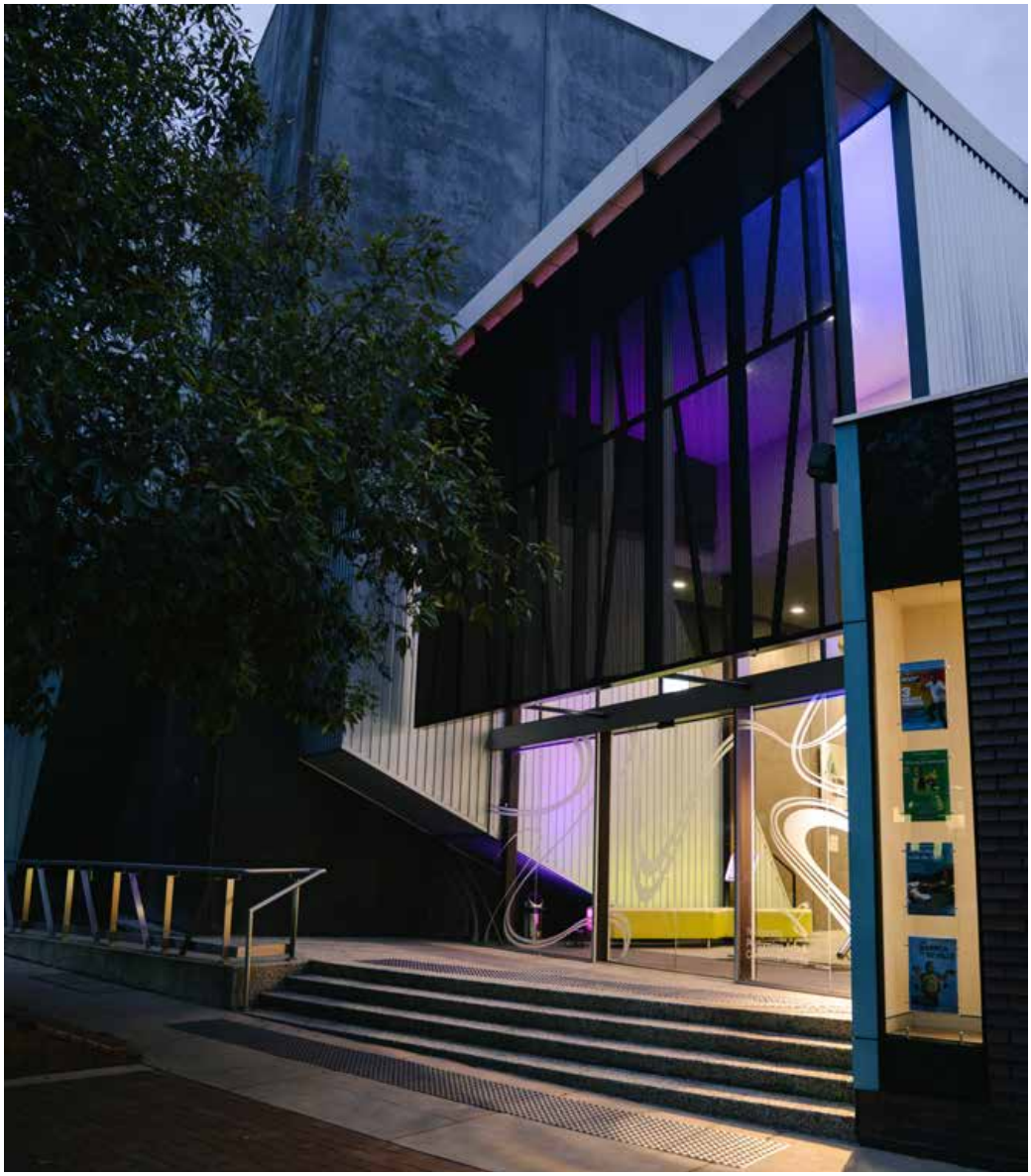
The indebtedness ratio is only one of three indicators we review and manage when assessing our ability to borrow and meet our operating and capital cash flow requirements. Councils typically have a low-risk profile for financing indicators, which means the 60% ratio reflects an overall conservatism. Our current borrowings are below the 60% ratio and we are assessed as low risk.

The Financial Plan proposes new borrowings for the following reasons:

1. Rollover of interest only loan of $7.051 million in the 2025/26 year (identified in the 2025/26 Budget);
2. Fund new capital works expenditure, subject to securing capital grant funding outcomes across our various capital works expenditures (renewal, upgrade and new); and
3. Fund landfill rehabilitation requirements

4.11 How do we monitor and respond to changes in assumptions?

Our Financial Plan will be updated internally twice a year through our annual planning process. Our economic assumptions will be closely monitored and any resulting updates to our long-term plans will be made through this process and the adoption of the Annual Budget. We have higher levels of certainty for the assumptions we make within the next 3 years. We have lower levels of confidence in the later years which is to be expected. If there are unfavourable changes to our assumptions, we have time to put in place mitigating actions in the short to medium term.



Wangaratta Performing Arts & Convention Centre

5. Financial Plan Statements

This section presents the key statements comprising the Financial Plan for the 10 years to 2034/35:

- **Comprehensive Income Statement**
- **Adjusted Underlying Result**
- **Balance Sheet**
- **Statement of Changes in Equity**
- **Statement of Cash Flows**
- **Statement of Capital Works**
- **Statement of Human Resources**
- **Planned Human Resource Expenditure**



Lake William Hovell

Comprehensive Income Statement

For the ten years ending June 2035

	Forecast Actual	Budget	Projections								
	2025 $'000	2026 $'000	2027 $'000	2028 $'000	2029 $'000	2030 $'000	2031 $'000	2032 $'000	2033 $'000	2034 $'000	2035 $'000
Income											
Rates and charges	41,979	**43,341**	44,840	46,178	47,557	48,978	50,442	51,952	53,508	55,112	56,766
Statutory fees and fines	1,153	**1,383**	1,411	1,439	1,468	1,497	1,527	1,558	1,589	1,621	1,653
User fees	12,053	**14,718**	15,159	15,614	16,082	16,565	17,062	17,574	18,101	18,644	19,203
Grants - Operating	18,773	**19,785**	19,722	20,116	20,489	20,929	21,348	21,775	22,180	22,654	23,107
Grants - Capital	9,014	**13,405**	6,483	6,594	6,708	6,824	6,943	7,064	7,187	7,313	7,441
Contributions - monetary	99	**1,542**	0	0	0	0	0	0	0	0	0
Contributions - non-monetary	6,498	**3,500**	4,080	4,162	4,245	4,330	4,416	4,505	4,687	4,780	4,876
Net gain/(loss) on disposal of property, infrastructure, plant and equipment	465	**371**	0	0	0	0	0	0	0	0	0
Fair value adjustments for investment property	0	**0**	0	0	0	0	0	0	0	0	0
Share of net profits/(losses) of associates and joint ventures	0	**0**	0	0	0	0	0	0	0	0	0
Other income	2,837	**1,658**	1,157	1,124	1,084	983	945	929	933	928	930
Total income	92,872	**99,702**	92,852	95,228	97,633	100,106	102,683	105,356	108,185	111,052	113,977
Expenses											
Employee costs	32,837	**35,237**	36,150	37,235	38,352	39,310	40,293	41,300	42,333	43,391	44,476
Materials and services	29,768	**28,534**	29,945	30,516	31,827	31,606	32,444	32,833	34,258	34,356	35,010
Depreciation	16,860	**21,062**	20,948	21,482	22,027	22,585	23,156	23,739	24,335	24,944	25,566
Amortisation - intangible assets	224	**242**	148	148	148	148	148	148	148	14	0
Depreciation - right of use assets	121	**43**	203	203	203	203	203	203	203	203	203
Allowance for impairment losses	0	**0**	0	0	0	0	0	0	0	0	0
Borrowing costs	567	**505**	520	586	639	680	832	874	903	916	1,340
Finance costs - leases	7	**4**	43	43	43	43	43	43	43	43	43
Other expenses	1,003	**613**	629	645	661	677	694	711	729	747	766
Total expenses	81,387	**86,240**	88,585	90,857	93,900	95,253	97,813	99,852	102,951	104,614	107,404
Surplus/(deficit) for the year	11,485	**13,462**	4,267	4,371	3,733	4,853	4,870	5,504	5,234	6,438	6,573
Other comprehensive income											
Items that will not be reclassified to surplus or deficit in future periods:											
Net asset revaluation increment											
Share of other comprehensive income of											
Items that may be reclassified to surplus or deficit in future periods											
(detail as appropriate)											
Total comprehensive result	11,485	**13,462**	4,267	4,371	3,733	4,853	4,870	5,504	5,234	6,438	6,573

Adjusted Underlying Result

For the ten years ending June 2035

	Forecast Actual	Budget	Projections								
	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Total income	92,872	**99,702**	92,852	95,228	97,633	100,106	102,683	105,356	108,185	111,052	113,977
Total expenses	81,387	**86,240**	88,585	90,857	93,900	95,253	97,813	99,852	102,951	104,614	107,404
Surplus/(deficit) for the year	11,485	**13,462**	4,267	4,371	3,733	4,853	4,870	5,504	5,234	6,438	6,573
Less non-operating income and											
Grants - Capital (non-recurrent)	(7,040)	**(10,918)**	(3,530)	(3,485)	(3,537)	(3,590)	(3,643)	(3,698)	(3,754)	(3,811)	(3,870)
Contributions - monetary (capital)	(99)	**(1,542)**	0	0	0	0	0	0	0	0	0
Contributions - non-monetary	(6,498)	**(3,500)**	(4,080)	(4,162)	(4,245)	(4,330)	(4,416)	(4,505)	(4,687)	(4,780)	(4,876)
Adjusted Underlying surplus/(deficit)	(2,152)	**(2,498)**	(3,343)	(3,276)	(4,048)	(3,066)	(3,189)	(2,699)	(3,207)	(2,154)	(2,173)

Balance Sheet

For the ten years ending June 2035

	Forecast Actual 2025 $'000	Budget 2026 $'000	2027 $'000	2028 $'000	2029 $'000	Projections 2030 $'000	2031 $'000	2032 $'000	2033 $'000	2034 $'000	2035 $'000
Assets											
Current assets											
Cash and cash equivalents	18,450	**23,791**	21,257	18,288	14,382	11,041	9,129	8,500	7,202	6,442	4,652
Trade and other receivables	3,127	**3,157**	3,190	3,219	3,249	3,280	3,312	3,345	3,379	3,414	3,451
Other financial assets	4,102	**3,984**	3,869	3,758	3,650	3,546	3,444	3,346	3,251	3,158	3,068
Inventories	2	**2**	2	2	2	2	2	2	2	2	2
Prepayments	742	**742**	742	742	742	742	742	742	742	742	742
Non-current assets classified as held for sale	277	**0**	0	0	0	0	0	0	0	0	0
Other assets	620	**620**	620	620	620	620	620	620	620	620	620
Total current assets	27,320	**32,297**	29,681	26,630	22,646	19,232	17,250	16,556	15,196	14,379	12,535
Non-current assets											
Trade and other receivables	324	**324**	324	324	324	324	324	324	324	324	324
Property, infrastructure, plant & equipment	804,349	**810,420**	817,487	824,609	831,783	839,008	846,284	853,608	861,072	868,584	876,142
Right of use assets	104	**61**	498	455	412	369	326	283	240	197	154
Intangible assets	1,290	**1,048**	900	753	605	457	310	162	14	0	0
Total non-current assets	806,067	**811,853**	819,210	826,140	833,124	840,158	847,243	854,377	861,651	869,105	876,620
Total assets	833,388	**844,150**	848,891	852,770	855,770	859,390	864,493	870,933	876,846	883,484	889,156
Liabilities											
Current liabilities											
Trade and other payables	4,428	**4,385**	4,513	4,602	4,754	4,780	4,894	4,972	5,136	5,181	5,282
Trust funds and deposits	3,938	**3,820**	3,705	3,594	3,486	3,382	3,280	3,182	3,087	2,994	2,904
Contract and other liabilities	164	**164**	164	164	164	164	164	164	164	164	164
Provisions	6,432	**6,566**	6,683	6,804	9,413	7,035	7,144	7,256	16,434	7,488	7,609
Interest-bearing loans and borrowings	9,784	**3,345**	3,663	3,997	4,343	2,973	2,242	2,592	2,960	4,067	4,563
Lease liabilities	42	**42**	181	160	160	160	160	160	160	160	160
Total current liabilities	24,789	**18,322**	18,909	19,322	22,320	18,494	17,885	18,327	27,941	20,055	20,682
Non-current liabilities											
Provisions	15,819	**15,922**	16,012	16,105	13,717	13,799	13,883	13,969	4,994	5,085	5,177
Interest-bearing loans and borrowings	12,599	**16,306**	15,643	14,645	13,302	15,813	16,571	16,979	17,019	25,015	23,393
Lease liabilities	63	**21**	480	480	480	480	480	480	480	480	480
Total non-current liabilities	28,482	**32,249**	32,135	31,231	27,499	30,092	30,934	31,428	22,494	30,580	29,051
Total liabilities	53,271	**50,571**	51,044	50,553	49,820	48,586	48,819	49,755	50,434	50,634	49,733
Net assets	780,117	**793,579**	797,846	802,218	805,951	810,804	815,674	821,179	826,412	832,850	839,423
Equity											
Accumulated surplus	199,439	**212,901**	238,551	246,210	249,634	256,372	260,732	265,621	270,135	283,480	289,115
Reserves	580,678	**580,678**	559,295	556,008	556,317	554,432	554,943	555,557	556,277	549,371	550,308
Total equity	780,117	**793,579**	797,846	802,218	805,951	810,804	815,674	821,179	826,412	832,850	839,423

Statement of Changes In Equity

For the ten years ending June 2035

	Total	Accumulated Surplus	Revaluation Reserve	Other Reserves
	$'000	$'000	$'000	$'000
2025				
Balance at beginning of the financial year	768,632	187,954	540,512	40,166
Impact of adoption of new accounting standards				
Adjusted opening balance				
Surplus/(deficit) for the year	11,485	11,485	0	0
Net asset revaluation gain/(loss)	0	0	0	0
Transfer to other reserves	0	0	0	0
Transfer from other reserves	0	0	0	0
Balance at end of the financial year	**780,117**	**199,439**	**540,512**	**40,166**
2026				
Balance at beginning of the financial year	780,117	199,439	540,512	40,166
Surplus/(deficit) for the year	13,462	13,462	0	0
Net asset revaluation gain/(loss)	0	0	0	0
Transfer to other reserves	0	0	0	0
Transfer from other reserves	0	0	0	0
Balance at end of the financial year	**793,579**	**212,901**	**540,512**	**40,166**
2027				
Balance at beginning of the financial year	793,579	212,901	540,512	40,166
Surplus/(deficit) for the year	4,267	4,267	0	0
Net asset revaluation gain/(loss)	0		0	0
Transfer to other reserves	0	(117)	0	117
Transfer from other reserves	0	21,500	0	(21,500)
Balance at end of the financial year	**797,846**	**238,551**	**540,512**	**18,783**
2028				
Balance at beginning of the financial year	797,846	238,551	540,512	18,783
Surplus/(deficit) for the year	4,371	4,371	0	0
Net asset revaluation gain/(loss)	0	0	0	0
Transfer to other reserves	0	(212)	0	212
Transfer from other reserves	0	3,500	0	(3,500)
Balance at end of the financial year	**802,218**	**246,210**	**540,512**	**15,496**
2029				
Balance at beginning of the financial year	802,218	246,210	540,512	15,496
Surplus/(deficit) for the year	3,733	3,733	0	0
Net asset revaluation gain/(loss)	0	0	0	0
Transfer to other reserves	1	(309)	0	310
Transfer from other reserves	0	0	0	0
Balance at end of the financial year	**805,951**	**249,634**	**540,512**	**15,805**

Statement of Changes In Equity

For the ten years ending June 2035

	Total $'000	Accumulated Surplus $'000	Revaluation Reserve $'000	Other Reserves $'000
2030				
Balance at beginning of the financial year	805,951	249,634	540,512	15,805
Surplus/(deficit) for the year	4,853	4,853	0	0
Net asset revaluation gain/(loss)	0	0	0	0
Transfer to other reserves	0	(409)	0	409
Transfer from other reserves	0	2,295	0	(2,295)
Balance at end of the financial year	**810,804**	**256,373**	**540,512**	**13,920**
2031				
Balance at beginning of the financial year	810,804	256,373	540,512	13,920
Surplus/(deficit) for the year	4,870	4,870	0	0
Net asset revaluation gain/(loss)	0	0	0	0
Transfer to other reserves	0	(511)	0	511
Transfer from other reserves	0	0	0	0
Balance at end of the financial year	**815,674**	**260,732**	**540,512**	**14,431**
2032				
Balance at beginning of the financial year	815,675	260,732	540,512	14,431
Surplus/(deficit) for the year	5,504	5,504	0	0
Net asset revaluation gain/(loss)	0	0	0	0
Transfer to other reserves	0	(615)	0	615
Transfer from other reserves	0	0	0	0
Balance at end of the financial year	**821,179**	**265,621**	**540,512**	**15,045**
2033				
Balance at beginning of the financial year	821,179	265,621	540,512	15,045
Surplus/(deficit) for the year	5,234	5,234	0	0
Net asset revaluation gain/(loss)	0	0	0	0
Transfer to other reserves	0	(720)	0	720
Transfer from other reserves	0	0	(0)	0
Balance at end of the financial year	**826,412**	**270,135**	**540,512**	**15,766**
2034				
Balance at beginning of the financial year	826,412	270,135	540,512	15,766
Surplus/(deficit) for the year	6,438	6,438	0	0
Net asset revaluation gain/(loss)	0	0	0	0
Transfer to other reserves	0	(828)	0	828
Transfer from other reserves	0	7,735	0	(7,735)
Balance at end of the financial year	**832,850**	**283,480**	**540,512**	**8,859**
2035				
Balance at beginning of the financial year	832,850	283,480	540,512	8,859
Surplus/(deficit) for the year	6,573	6,573	0	0
Net asset revaluation gain/(loss)	0	0	0	0
Transfer to other reserves	0	(938)	0	938
Transfer from other reserves	0	0	0	0

Statement of Cash Flows

For the ten years ending June 2035

	Forecast Actual	Budget	Projections								
	2025 $'000 Inflows (Outflows)	2026 $'000 Inflows (Outflows)	2027 $'000 Inflows (Outflows)	2028 $'000 Inflows (Outflows)	2029 $'000 Inflows (Outflows)	2030 $'000 Inflows (Outflows)	2031 $'000 Inflows (Outflows)	2032 $'000 Inflows (Outflows)	2033 $'000 Inflows (Outflows)	2034 $'000 Inflows (Outflows)	2035 $'000 Inflows (Outflows)
Cash flows from operating activities											
Rates and charges	43,357	**43,311**	44,807	46,149	47,527	48,947	50,410	51,919	53,474	55,077	56,730
Statutory fees and fines	1,153	**1,383**	1,411	1,439	1,468	1,497	1,527	1,558	1,589	1,621	1,653
User fees	12,053	**14,718**	15,159	15,614	16,082	16,565	17,062	17,574	18,101	18,644	19,203
Grants - operating	18,773	**19,785**	19,722	20,116	20,489	20,929	21,348	21,775	22,180	22,654	23,107
Grants - capital	6,831	**13,405**	6,483	6,594	6,708	6,824	6,943	7,064	7,187	7,313	7,441
Contributions - monetary	99	**1,542**	0	0	0	0	0	0	0	0	0
Interest received	1,300	**1,000**	486	440	386	270	219	189	178	157	144
Other receipts	1,537	**658**	671	684	698	712	726	741	756	771	786
Employee costs	(32,837)	**(35,001)**	(35,942)	(37,020)	(38,131)	(39,122)	(40,100)	(41,103)	(42,130)	(43,183)	(44,263)
Materials and services	(28,436)	**(29,310)**	(30,560)	(31,182)	(32,444)	(34,845)	(33,126)	(33,565)	(34,919)	(44,214)	(35,765)
Other payments	(128)	**(50)**	0	0	0	0	0	0	0	0	0
Net cash provided by/(used in) operating activities	23,703	**31,441**	22,237	22,835	22,783	21,778	25,009	26,151	26,416	18,839	29,037
Cash flows from investing activities											
Payments for property, infrastructure, plant and equipment	(22,409)	**(23,633)**	(23,935)	(24,441)	(24,957)	(25,481)	(26,015)	(26,559)	(27,112)	(27,675)	(28,248)
Proceeds from sale of property, infrastructure, plant and equipment	1,054	**698**	0	0	0	0	0	0	0	0	0
Net (increase)/decrease in other financial assets	5,898	**118**	115	111	108	105	101	98	95	93	90
Net cash provided by/ (used in) investing activities	(15,458)	**(22,817)**	(23,820)	(24,330)	(24,849)	(25,376)	(25,914)	(26,461)	(27,017)	(27,582)	(28,158)
Cash flows from financing activities											
Finance costs	(567)	**(505)**	(520)	(586)	(639)	(680)	(832)	(874)	(903)	(916)	(1,340)
Proceeds from borrowings	0	**7,051**	3,000	3,000	3,000	5,484	3,000	3,000	3,000	12,063	2,941
Repayment of borrowings	(2,682)	**(9,784)**	(3,345)	(3,663)	(3,997)	(4,343)	(2,973)	(2,242)	(2,592)	(2,960)	(4,067)
Interest paid - lease liability	(7)	**(4)**	(43)	(43)	(43)	(43)	(43)	(43)	(43)	(43)	(43)
Repayment of lease liabilities	(132)	**(42)**	(42)	(181)	(160)	(160)	(160)	(160)	(160)	(160)	(160)
Net cash provided by/(used in) financing activities	(3,388)	**(3,284)**	(950)	(1,473)	(1,839)	258	(1,008)	(319)	(698)	7,984	(2,669)
Net increase/(decrease) in cash & cash equivalents	4,857	**5,340**	(2,534)	(2,969)	(3,906)	(3,341)	(1,912)	(629)	(1,299)	(759)	(1,790)
Cash and cash equivalents at the beginning of the financial year	13,593	**18,450**	23,790	21,256	18,288	14,381	11,040	9,128	8,499	7,201	6,441
Cash and cash equivalents at the end of the financial year	18,450	**23,790**	21,256	18,288	14,381	11,040	9,128	8,499	7,201	6,441	4,651

Statement of Capital Works

For the ten years ending June 2035

	Forecast Actual	Budget	Projections								
	2025 $'000	2026 $'000	2027 $'000	2028 $'000	2029 $'000	2030 $'000	2031 $'000	2032 $'000	2033 $'000	2034 $'000	2035 $'000
Property											
Land	0	**0**	0	0	0	0	0	0	0	0	0
Land improvements	30	**186**	1,190	1,218	1,246	1,275	1,305	1,335	1,365	1,396	1,428
Total land	30	**186**	1,190	1,218	1,246	1,275	1,305	1,335	1,365	1,396	1,428
Buildings	1,551	**2,878**	3,973	4,000	4,028	4,057	4,086	4,115	4,145	4,176	4,207
Heritage buildings	0	**0**	0	0	0	0	0	0	0	0	0
Building improvements	0	**0**	0	0	0	0	0	0	0	0	0
Leasehold improvements	0	**0**	0	0	0	0	0	0	0	0	0
Total buildings	1,551	**2,878**	3,973	4,000	4,028	4,057	4,086	4,115	4,145	4,176	4,207
Total property	1,581	**3,064**	5,163	5,218	5,275	5,332	5,391	5,450	5,511	5,572	5,635
Plant and equipment											
Heritage plant and equipment	0	**0**	0	0	0	0	0	0	0	0	0
Plant, machinery and equipment	3,657	**4,977**	1,234	1,264	1,295	1,326	1,357	1,389	1,422	1,455	1,489
Fixtures, fittings and furniture	165	**14**	13	14	14	14	15	15	16	16	16
Computers and telecommunications	220	**148**	201	206	211	216	221	226	232	237	242
Art Collection	22	**9**	0	0	0	0	0	0	0	0	0
Library books	204	**208**	334	342	350	359	367	376	385	394	403
Total plant and equipment	4,269	**5,355**	1,783	1,826	1,870	1,915	1,960	2,006	2,053	2,101	2,150
Infrastructure											
Roads	6,384	**5,930**	9,704	9,938	10,177	10,420	10,668	10,920	11,176	11,437	11,703
Bridges	1,791	**3,460**	1,458	1,493	1,529	1,565	1,602	1,640	1,679	1,718	1,758
Footpaths and cycleways	823	**506**	1,268	1,298	1,330	1,361	1,394	1,427	1,460	1,494	1,529
Drainage	3,063	**3,137**	1,301	1,332	1,363	1,394	1,426	1,459	1,492	1,526	1,561
Recreational, leisure and community	634	**1,661**	1,249	1,280	1,310	1,342	1,373	1,406	1,439	1,473	1,507
Waste management	0	**270**	238	244	249	255	261	268	274	280	287
Parks, open space and streetscapes	1,920	**50**	995	1,019	1,044	1,068	1,094	1,120	1,146	1,173	1,200
Aerodromes	80	**0**	173	177	181	186	190	194	199	204	208
Off street car parks	42	**0**	90	92	95	97	99	102	104	106	109
Other infrastructure	1,822	**200**	514	524	535	545	556	567	579	590	602
Total infrastructure	16,560	**15,214**	16,989	17,397	17,812	18,234	18,664	19,103	19,548	20,002	20,463
Total capital works expenditure	22,409	**23,633**	23,935	24,441	24,957	25,481	26,015	26,559	27,112	27,675	28,248
Represented by:											
New asset expenditure	6,157	**4,865**	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
Asset renewal expenditure	13,661	**14,355**	14,236	14,580	14,931	15,287	15,650	16,020	16,396	16,779	17,169
Asset expansion expenditure	0	**0**	0	0	0	0	0	0	0	0	0
Asset upgrade expenditure	2,591	**4,412**	6,699	6,861	7,026	7,194	7,365	7,539	7,716	7,896	8,079
Total capital works expenditure	22,409	**23,633**	23,935	24,441	24,957	25,481	26,015	26,559	27,112	27,675	28,248
Funding sources represented by:											
Grants	0	**13,405**	3,530	3,485	3,537	3,590	3,643	3,698	3,754	3,811	3,870
Contributions	0	**0**	0	0	0	0	0	0	0	0	0
Council cash	22,409	**10,228**	17,405	17,956	18,420	18,891	19,372	19,861	20,358	20,864	21,378
Borrowings	0	**0**	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
Total capital works expenditure	22,409	**23,633**	23,935	24,441	24,957	25,481	26,015	26,559	27,112	27,675	28,248

Statement of Resources

For the ten years ending June 2035

Staff expenditure	Budget	Projections								
	2026 $'000	2027 $'000	2028 $'000	2029 $'000	2030 $'000	2031 $'000	2032 $'000	2033 $'000	2034 $'000	2035 $'000
Total staff expenditure										
Women	**21,612**	22,172	22,837	23,522	23,522	23,522	23,522	23,522	23,522	23,522
Men	**13,625**	13,978	14,397	14,829	14,829	14,829	14,829	14,829	14,829	14,829
Persons of self-described gender	**0**	0	0	0	0	0	0	0	0	0
Total staff expenditure	**35,237**	36,150	37,235	38,352	38,352	38,352	38,352	38,352	38,352	38,352
Permanent full time										
Women	**10,591**	10,865	11,191	11,527	11,527	11,527	11,527	11,527	11,527	11,527
Men	**12,758**	13,089	13,481	13,886	13,886	13,886	13,886	13,886	13,886	13,886
Persons of self-described gender	**0**	0	0	0	0	0	0	0	0	0
Total	**23,349**	23,954	24,673	25,413	25,413	25,413	25,413	25,413	25,413	25,413
Permanent part time										
Women	**9,508**	9,754	10,047	10,348	10,348	10,348	10,348	10,348	10,348	10,348
Men	**429**	440	453	467	467	467	467	467	467	467
Persons of self-described gender	**0**	0	0	0	0	0	0	0	0	0
Total	**9,937**	10,194	10,500	10,815	10,815	10,815	10,815	10,815	10,815	10,815
Casual and temporary										
Women	**1,513**	1,552	1,599	1,647	1,647	1,647	1,647	1,647	1,647	1,647
Men	**438**	449	463	477	477	477	477	477	477	477
Persons of self-described gender	**0**	0	0	0	0	0	0	0	0	0
Total	**1,951**	2,002	2,062	2,123	2,123	2,123	2,123	2,123	2,123	2,123

Staff numbers	Budget	Projections								
	2026 FTE	2027 FTE	2028 FTE	2029 FTE	2030 FTE	2031 FTE	2032 FTE	2033 FTE	2034 FTE	2035 FTE
Total staff numbers										
Women	**195**	195	195	195	195	195	195	195	195	195
Men	**148**	148	148	148	148	148	148	148	148	148
Persons of self-described gender	**0**	0	0	0	0	0	0	0	0	0
Total staff numbers	**343**	343	343	343	343	343	343	343	343	343
Permanent full time										
Women	**105**	105	105	105	105	105	105	105	105	105
Men	**134**	134	134	134	134	134	134	134	134	134
Persons of self-described gender	**0**	0	0	0	0	0	0	0	0	0
Total	**239**	239	239	239	239	239	239	239	239	239
Permanent part time										
Women	**78**	78	78	78	78	78	78	78	78	78
Men	**9**	9	9	9	9	9	9	9	9	9
Persons of self-described gender	**0**	0	0	0	0	0	0	0	0	0
Total	**87**	87	87	87	87	87	87	87	87	87
Casual and temporary										
Women	**12**	12	12	12	12	12	12	12	12	12
Men	**4**	4	4	4	4	4	4	4	4	4
Persons of self-described gender	**0**	0	0	0	0	0	0	0	0	0
Total	**16**	16	16	16	16	16	16	16	16	16

Planned Human Resource Expenditure

For the ten years ending June 2035

	2026 $'000	2027 $'000	2028 $'000	2029 $'000	2030 $'000	2031 $'000	2032 $'000	2033 $'000	2034 $'000	2035 $'000
Executive Services										
Permanent - Full time										
Women	0	0	0	0	0	0	0	0	0	0
Men	318	326	336	346	355	364	373	382	392	401
Persons of self-described gender	0	0	0	0	0	0	0	0	0	0
Permanent - Part time										
Women	58	60	61	63	65	66	68	70	71	73
Men	0	0	0	0	0	0	0	0	0	0
Persons of self-described gender	0	0	0	0	0	0	0	0	0	0
Casual and temporary										
Women	0	0	0	0	0	0	0	0	0	0
Men	0	0	0	0	0	0	0	0	0	0
Persons of self-described gender	0	0	0	0	0	0	0	0	0	0
Total Executive Services	376	386	397	409	419	430	441	452	463	475
Corporate & Leisure										
Permanent - Full time										
Women	2,756	2,827	2,912	3,000	3,075	3,151	3,230	3,311	3,394	3,479
Men	2,299	2,359	2,429	2,502	2,565	2,629	2,695	2,762	2,831	2,902
Persons of self-described gender	0	0	0	0	0	0	0	0	0	0
Permanent - Part time										
Women	1,430	1,467	1,511	1,556	1,595	1,635	1,676	1,718	1,761	1,805
Men	67	69	71	73	75	77	79	80	83	85
Persons of self-described gender	0	0	0	0	0	0	0	0	0	0
Casual and temporary										
Women	1,247	1,279	1,318	1,357	1,391	1,426	1,462	1,498	1,536	1,574
Men	214	220	226	233	239	245	251	257	264	270
Persons of self-described gender	0	0	0	0	0	0	0	0	0	0
Total Corporate & Leisure	8,013	8,221	8,467	8,721	8,939	9,163	9,392	9,627	9,867	10,114
Community and Infrastructure										
Permanent - Full time										
Women	4,252	4,362	4,493	4,628	4,744	4,862	4,984	5,108	5,236	5,367
Men	8,928	9,159	9,434	9,717	9,960	10,209	10,464	10,726	10,994	11,269
Persons of self-described gender	0	0	0	0	0	0	0	0	0	0
Permanent - Part time										
Women	6,074	6,231	6,418	6,611	6,776	6,946	7,119	7,297	7,480	7,667
Men	240	246	254	261	268	274	281	288	296	303
Persons of self-described gender	0	0	0	0	0	0	0	0	0	0
Casual and temporary										
Women	183	188	193	199	204	209	214	220	225	231
Men	0	0	0	0	0	0	0	0	0	0
Persons of self-described gender	0	0	0	0	0	0	0	0	0	0
Total Community and Infrastructure	19,677	20,187	20,792	21,416	21,952	22,500	23,063	23,640	24,231	24,836
Sustainability & Culture										
Permanent - Full time										
Women	3,583	3,676	3,786	3,900	3,997	4,097	4,200	4,305	4,412	4,522
Men	1,213	1,244	1,282	1,320	1,353	1,387	1,422	1,457	1,494	1,531
Persons of self-described gender	0	0	0	0	0	0	0	0	0	0
Permanent - Part time										
Women	1,946	1,996	2,056	2,118	2,171	2,225	2,281	2,338	2,396	2,456
Men	122	125	129	133	136	140	143	147	150	154
Persons of self-described gender	0	0	0	0	0	0	0	0	0	0
Casual and temporary										
Women	83	85	88	90	93	95	97	100	102	105
Men	224	230	237	244	250	256	263	269	276	283
Persons of self-described gender	0	0	0	0	0	0	0	0	0	0
Total Sustainability & Culture	7,171	7,357	7,578	7,805	8,000	8,200	8,405	8,615	8,830	9,051
Total staff expenditure	**35,237**	**36,150**	**37,235**	**38,352**	**39,310**	**40,293**	**41,300**	**42,333**	**43,391**	**44,476**

	2026 FTE	2027 FTE	2028 FTE	2029 FTE	2030 FTE	2031 FTE	2032 FTE	2033 FTE	2034 FTE	2035 FTE
Executive Services										
Permanent - Full time										
Women	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Men	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Persons of self-described gender	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Permanent - Part time										
Women	1.76	1.76	1.76	1.76	1.76	1.76	1.76	1.76	1.76	1.76
Men	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Persons of self-described gender	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Casual and temporary										
Women	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Men	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Persons of self-described gender	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Executive Services	3.76	3.76	3.76	3.76	3.76	3.76	3.76	3.76	3.76	3.76
Corporate & Leisure										
Permanent - Full time										
Women	24.56	24.56	24.56	24.56	24.56	24.56	24.56	24.56	24.56	24.56
Men	23.00	23.00	23.00	23.00	23.00	23.00	23.00	23.00	23.00	23.00
Persons of self-described gender	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Permanent - Part time										
Women	17.04	17.04	17.04	17.04	17.04	17.04	17.04	17.04	17.04	17.04
Men	3.46	3.46	3.46	3.46	3.46	3.46	3.46	3.46	3.46	3.46
Persons of self-described gender	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Casual and temporary										
Women	8.60	8.60	8.60	8.60	8.60	8.60	8.60	8.60	8.60	8.60
Men	3.49	3.49	3.49	3.49	3.49	3.49	3.49	3.49	3.49	3.49
Persons of self-described gender	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Corporate & Leisure	80.15	80.15	80.15	80.15	80.15	80.15	80.15	80.15	80.15	80.15
Community and Infrastructure										
Permanent - Full time										
Women	47.36	47.36	47.36	47.36	47.36	47.36	47.36	47.36	47.36	47.36
Men	98.00	98.00	98.00	98.00	98.00	98.00	98.00	98.00	98.00	98.00
Persons of self-described gender	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Permanent - Part time										
Women	47.38	47.38	47.38	47.38	47.38	47.38	47.38	47.38	47.38	47.38
Men	4.37	4.37	4.37	4.37	4.37	4.37	4.37	4.37	4.37	4.37
Persons of self-described gender	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Casual and temporary										
Women	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84
Men	0.37	0.37	0.37	0.37	0.37	0.37	0.37	0.37	0.37	0.37
Persons of self-described gender	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Community and Infrastructure	198.32	198.32	198.32	198.32	198.32	198.32	198.32	198.32	198.32	198.32
Sustainability & Culture										
Permanent - Full time										
Women	32.00	32.00	32.00	32.00	32.00	32.00	32.00	32.00	32.00	32.00
Men	12.31	12.31	12.31	12.31	12.31	12.31	12.31	12.31	12.31	12.31
Persons of self-described gender	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Permanent - Part time										
Women	12.16	12.16	12.16	12.16	12.16	12.16	12.16	12.16	12.16	12.16
Men	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15
Persons of self-described gender	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Casual and temporary										
Women	2.10	2.10	2.10	2.10	2.10	2.10	2.10	2.10	2.10	2.10
Men	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63
Persons of self-described gender	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Sustainability & Culture	60.35	60.35	60.35	60.35	60.35	60.35	60.35	60.35	60.35	60.35
Total staff numbers	**342.58**	**342.58**	**342.58**	**342.58**	**342.58**	**342.58**	**342.58**	**342.58**	**342.58**	**342.58**

6. Financial Performance Indicators

The following table highlights Council's current and projected performance across a range of key financial performance indicators. These indicators provide a useful analysis of Council's financial position and performance and should be used in the context of the organisation's objectives.

Indicator	Measure	Notes	Actual 2024	Forecast Actual 2025	Budget 2026	Strategic Resource Plan Projections 2027	2028	2029	2030	2031	2032	2033	2034	2035	+/o/-	Trend
Operating position																
Adjusted underlying result	Adjusted underlying surplus (deficit) / Adjusted underlying revenue		-5.9%	-2.72%	**-2.98%**	-3.92%	-3.74%	-4.51%	-3.33%	-3.37%	-2.78%	-3.22%	-2.10%	-2.06%	-	
Liquidity																
Working Capital	Current assets / current liabilities		169.7%	110.21%	**176.28%**	157%	137.82%	101.46%	103.99%	96.45%	90.34%	54.39%	71.70%	60.61%	-	
Unrestricted cash	Unrestricted cash / current liabilities		40.5%	74.43%	**129.85%**	112.42%	94.65%	64.44%	59.70%	51.04%	46.38%	25.77%	32.12%	22.49%	-	
Obligations																
Loans and borrowings	Interest bearing loans and borrowings / rate revenue		62.0%	53.32%	**45.34%**	43.05%	40.37%	37.10%	38.36%	37.30%	37.67%	37.34%	52.77%	49.25%	+	
Loans and borrowings	Interest and principal repayments on interest bearing loans and borrowings / rate revenue		8.0%	7.74%	**23.74%**	8.62%	9.20%	9.75%	10.26%	7.54%	6.00%	6.53%	7.03%	9.53%	+	
Indebtedness	Non-current liabilities / own source revenue		54.0%	48.70%	**52.46%**	51.36%	48.53%	41.54%	44.24%	44.21%	43.64%	30.34%	40.08%	36.98%	+	
Asset renewal	Asset renewal expenditure / depreciation		105.4%	94.46%	**87.92%**	98.29%	98.21%	98.12%	98.02%	97.91%	97.80%	97.68%	98.07%	97.98%	o	
Stability																
Rates concentration	Rate revenue / adjusted underlying revenue		45.9%	45.25%	**44.15%**	48.29%	48.49%	48.71%	48.93%	49.12%	49.31%	49.46%	49.63%	49.80%	o	
Rates effort	Rate revenue / CIV of rateable properties in the municipality		0.36%	0.28%	**0.29%**	0.29%	0.29%	0.29%	0.29%	0.29%	0.29%	0.29%	0.29%	0.29%	o	
Efficiency																
Expenditure level	Total expenditure / no. of property assessments		$ 5,832	$ 4,931	**$ 5,190**	$ 5,297	$ 5,386	$ 5,506	$ 5,513	$ 5,576	$ 5,595	$ 5,659	$ 5,631	$ 5,652	-	
Revenue level	Residential rate revenue / No. of residential property assessments		$ 1,955	$ 1,761	**$ 2,227**	$ 2,321	$ 2,411	$ 2,495	$ 2,574	$ 2,647	$ 2,715	$ 2,778	$ 2,835	$ 2,887	o	
Workforce turnover	No. of permanent staff resignations & terminations / average no. of permanent staff for the financial year		15.3%	15.00%	**15.00%**	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	o	
Sustainable Capacity																
Population	Total expenses/ Municipal population		$ 3,110	$ 2,788	**$ 2,955**	$ 3,035	$ 3,113	$ 3,217	$ 3,264	$ 3,351	$ 3,421	$ 3,527	$ 3,584	$ 3,680	o	
Population	Value of property, infrastructure and plant & equipment / Municipal population		$ 24,307	$ 27,558	**$ 27,766**	$ 28,009	$ 28,253	$ 28,498	$ 28,746	$ 28,995	$ 29,246	$ 29,502	$ 29,759	$ 30,018	o	
Population	Municipal population / Kilometres of local roads		15.10	$ 15	**$ 15**	$ 15	$ 15	$ 15	$ 15	$ 15	$ 15	$ 15	$ 15	$ 15	o	
Own-source revenue	Own source revenue / Municipal population		$ 2,350	$ 2,004	**$ 2,106**	$ 2,144	$ 2,205	$ 2,268	$ 2,331	$ 2,398	$ 2,467	$ 2,540	$ 2,614	$ 2,691	o	
Recurrent grants	Recurrent grants / Municipal population		$ 435	$ 680	**$ 748**	$ 777	$ 796	$ 812	$ 828	$ 844	$ 861	$ 879	$ 896	$ 914	o	



Wangaratta Art Gallery

7. Strategies & Plans

This section describes the strategies and plans that support the 10-year financial projections included in the Financial Plan.

7.1 Borrowing Strategy

Council's Borrowings Policy was adopted in June 2021. The Borrowings Policy explains that the assessment of borrowings will be performed with a focus on sustainable debt levels, whereby:

- Availability of capital for investment is first determined; and
- Capital is subsequently allocated in line with strategic objectives.

All borrowings must meet the following requirements:

- Council will not borrow to fund operating expenditure. Operating expenditure will be funded from operating revenue sources. Any exception to this requires a Council resolution and is likely to occur in exceptional circumstances beyond the control of Council. For example, a shortfall in the defined benefit plan of Vision Super compelling Council to make an unbudgeted contribution.
- Council will not borrow to fund renewal capital works.
- Borrowings must be linked to the financing of capital expenditure.
- The term of any borrowing must not exceed the economic life of the asset to which it relates.
- Borrowings will fall within the below target debt range:
  - New borrowings must not exceed VAGO's high risk rating for Indebtedness, being more than 60% non-current liability to own-source revenue.
  - Borrowings must maintain an average forecast 10-year target debt ratio of less than 7%.

Further details of our planned borrowings can be found in section 4.8.

7.1.1 Current debt position

The total amount borrowed at 30 June 2025 is $22.388 million. These borrowings almost exclusively relate to capital projects which have been completed over the last 10 years. An interest only loan of $7.052 million is due for repayment in the 2025/26 year and is planned to be refinanced/rolled over into a principal and interest loan.

7.1.2 Future Debt Position

The following table highlights Council's projected loan balance, including new loans and loan repayments for the 10 years of the Financial Plan.

Future Borrowing Requirements
For the ten years ending June 2035

	Forecast Actual	Budget	Projections									
	2025 $'000	2026 $'000	2027 $'000	2028 $'000	2029 $'000	2030 $'000	2031 $'000	2032 $'000	2033 $'000	2034 $'000	2035 $'000
Opening balance	25,066	**22,384**	19,650	19,305	18,642	17,644	18,785	18,812	19,570	19,978	29,081
Plus New loans	0	**7,051**	3,000	3,000	3,000	5,484	3,000	3,000	3,000	12,063	2,941
Less Principal repayments	(2,682)	**(9,784)**	(3,345)	(3,663)	(3,997)	(4,343)	(2,973)	(2,242)	(2,592)	(2,960)	(4,067)
Closing balance	22,384	**19,650**	19,305	18,842	17,644	18,785	18,812	19,570	19,978	29,081	27,955
Interest payment	(574)	**(509)**	(563)	(629)	(682)	(723)	(875)	(917)	(946)	(959)	(1,383)

	Target	Forecast Actual	Budget	Projections								
		2025 %	2026 %	2027 %	2028 %	2029 %	2030 %	2031 %	2032 %	2033 %	2034 %	2035 %
Performance indicator												
Non-current liability / Own source revenue	Below 60%	48.70%	**52.46%**	51.36%	48.53%	41.54%	44.24%	44.21%	43.64%	30.34%	40.08%	36.98%

7.2 Reserves Strategy

Council maintains both Statutory and Discretionary Reserves that acknowledge the receipt of funds from particular sources to be applied on programs that are consistent with the purpose of that Reserve fund. Council's Reserve Accounting Policy was adopted in June 2021 and notes that the creation of new Reserves should be a last resort after due consideration of the effectiveness of long-term financial planning and management for the future obligations.

Reserve Account	Purpose	Movements
Cemetery	This reserve will assist in funding perpetual maintenance for Wangaratta Cemetery.	Transfer from the reserve (outflows) are aligned to operational requirements of the Cemetery.
Plant Replacement	This reserve will fund the replacement of Council's plant and equipment at the end of the service life.	Recommended to be closed at 30 June 2025 and align future budgeting for capital replacement of plant with other council asset classes.
Redevelopment of Assets	This reserve supports Council's acquisition, development and sale of industrial and commercial land within the municipality.	Recommended to be closed at 30 June 2025. Council to assess merits of future funding for development of industrial land on a competitive basis with other council services / requirements.
Waste	This reserve retains funds collected for the collection and disposal of waste (under section 162(1)(b) of the Local Government Act 1989.	Inflows to the reserve are sourced from the operation of Council's waste services. Transfers from the reserve (outflows) are for operating, capital and rehabilitation costs associated with the delivery of Council's current and future waste services.
Statutory – Planning & Environment & Subdivisions	This reserve retains funds collected from developers associated with the subdivision of land for the provision and delivery of infrastructure in accordance with the Planning and Environment Act 1987 and Subdivision Act 1988. Development Contribution Plans and Infrastructure Contribution Plans were established to manage the proceeds contributed by developers.	Transfers to the reserve (inflows) comprise of monetary levies and in-kind associated with developments. Transfers from the reserve (outflows) are applied to fund capital works for development infrastructure projects and community infrastructure projects and funds refunded to developers for capital works completed directly by the developer.

Reserve Usage Projections

For the ten years ending June 2035

Reserves	Statutory / Discretionary	Forecast Actual 2025 $'000	Budget 2026 $'000	2027 $'000	2028 $'000	2029 $'000	2030 $'000	2031 $'000	2032 $'000	2033 $'000	2034 $'000	2035 $'000
Cemetery	**Discretionary**											
Opening balance		293	**308**	323	338	353	368	383	398	413	428	443
Transfer to reserve		15	**15**	15	15	15	15	15	15	15	15	15
Transfer from reserve		0	**0**	0	0	0	0	0	0	0	0	0
Closing balance		308	**323**	338	353	368	383	398	413	428	443	458
Plant replacement	**Discretionary**											
Opening balance		9,725	**9,725**	9,725	0	0	0	0	0	0	0	0
Transfer to reserve		0	**0**	0	0	0	0	0	0	0	0	0
Transfer from reserve		0	**0**	9,725	0	0	0	0	0	0	0	0
Closing balance		9,725	**9,725**	0	0	0	0	0	0	0	0	0
Redevelopment of assets	**Discretionary**											
Opening balance		868	**868**	868	0	0	0	0	0	0	0	0
Transfer to reserve		53	**0**	0	0	0	0	0	0	0	0	0
Transfer from reserve		53	**0**	868	0	0	0	0	0	0	0	0
Closing balance		868	**868**	0	0	0	0	0	0	0	0	0
Waste	**Discretionary**											
Opening balance		25,498	**24,883**	24,868	14,413	11,461	11,755	10,205	10,701	11,300	12,006	5,434
Transfer to reserve		(668)	**(15)**	102	197	295	394	496	600	705	813	923
Transfer from reserve		(53)	**0**	10,557	3,150	0	1,945	0	0	0	7,385	0
Closing balance		24,883	**24,868**	14,413	11,461	11,755	10,205	10,701	11,300	12,006	5,434	6,356
Statutory - Planning and Environment & Subdivisions	**Statutory**											
Opening balance		3,782	**4,382**	4,382	4,032	3,682	3,682	3,332	3,332	3,332	3,332	2,982
Transfer to reserve		600	**0**	0	0	0	0	0	0	0	0	0
Transfer from reserve		0	**0**	350	350	0	350	0	0	0	350	0
Closing balance		4,382	**4,382**	4,032	3,682	3,682	3,332	3,332	3,332	3,332	2,982	2,982

Wangaratta Government Centre

62-68 Ovens St
Wangaratta VIC
Australia 3677

PO Box 238
Wangaratta VIC
Australia 3676

P 03 5722 0888
F 03 5721 9526
E council@wangaratta.vic.gov.au

W **wangaratta.vic.gov.au**
Stay informed at
connect.wangaratta.vic.gov.au

Rural City of Wangaratta

Biannual audit and risk report

Period 1 January – 30 June 2025

Objectives and scope

1. The Audit and Risk Committee (the Committee) is a Committee established by Council under section 53 of the *Local Government Act 2020* (the Act) on 25 August 2020 to undertake the following functions and responsibilities prescribed under section 54 of the Act:
   (a) monitor the compliance of Council policies and procedures with the overarching governance principles, the Act, any associated regulations and any Ministerial directions;
   (b) monitor Council's financial and performance reporting;
   (c) monitor and provide advice on risk management and fraud prevention systems and controls; and
   (d) oversee internal and external audit functions.

Membership

2. The Committee comprised 4 independent members and 2 Councillors during this period.

3. The independent members were Mr Vito Giudice, Mr Matt Fagence, Ms Jane Watson and Mr Wilson Tang.

4. The Councillor representatives were Mayor Cr Irene Grant and Deputy Mayor Cr Harvey Benton.

5. The chairperson was Mr Vito Giudice until 4 March 2025 and Ms Jane Watson from 5 March 2025. Ms Watson was endorsed by the Committee as Chairperson for a period of one year on 5 March 2025.

Meetings

6. The Committee met 2 times during this period on 18 March 2025 and 20 May 2025.

Attendance

7. The following table shows meeting attendance by members.

Member	18 March	20 May	TOTAL
Ms Jane Watson	☒	☒	2/2
Mr Vito Giudice	☒	☒	2/2
Mr Matt Fagence	☒	☒	2/2
Mr Wilson Tang	☒	☒	2/2
Cr Irene Grant	☒	☒	2/2

Member	18 March	20 May	TOTAL
Cr Harvey Benton	☒	☒	2/2

External audit

8. The interim external audit was conducted by Crowe on behalf of VAGO the week commencing 28 April 2025.

9. The Interim Management Letter for the year ending 2024 was issued by VAGO in May 2025 which provided a summary of audit findings. The summary of audit findings were:

Rural City of Wangaratta

Open item	Rating	Finding first raised	Findings	Recommended management action	Agreed Implementation Date
Periodic review of user access	Moderate	May 2025	We noted in our review of IT general controls that there is no periodic review of user access in the finance system to ensure that staff only have access commensurate with job responsibilities. **Implication:** Weak or informal user access controls increase the likelihood of users retaining unnecessary or inappropriate system access.	We recommend that management implement an independent periodic review of user access in the finance system to ensure that access levels remain appropriate. Documentation should be retained as evidence to demonstrate the review has taken place.	30 November 2025
Review of privileged	Moderate	May 2025	We noted in our review of IT general controls that audit logs of	We recommend that management: • establish regular monitoring controls	30 November 2025

user audit logs			privileged IT access activities are not reviewed on a periodic basis. **Implication:** If audit logs of privileged IT access activities are not reviewed, it increases the risk of unauthorised activities or transactions, which impact the integrity of the data used to compile the financial statements.	over privileged user access and activity • ensure that privileged access is only granted on a temporary basis when required.	
Review of Business Continuity Plan and	Moderate	May 2025	We noted in our review of IT general controls that the current Business Continuity Plan and Critical Service Continuity Plans	We recommend that management review and update the Business Continuity Plan and Critical Service Continuity Plans to ensure current and best practice.	N/A (item has already been closed to

Critical Service Continuity Plans	were due for review in April 2023 and April 2024 respectively. **Implication**: In the absence of an up-to-date Business Continuity Plan & Service Continuity Plans, Council is exposed to the risk that, in the event of a disaster, it does not respond appropriately and efficiently, having a detrimental impact on its' operations.	external auditor's satisfaction)

Grants register and revenue recognition assessment	Low	May 2025	We noted in our review of revenue controls that the grants register and revenue recognition assessment is only updated annually at 30 June and there is no regular process to determine the amounts received have been accurately recognised as revenue or carried forward as a contract liability. Revenue recognition is a key focus area for the 30 June 2025 audit but the audit team were unable to perform testing over this balance. **Implication**:	We recommend management implement a formal monthly reconciliation process for grants revenue and consider that suitable controls are in place to ensure the appropriate revenue recognition. We recommend that this reconciliation process reviews the income received, noted if the amount has been recognised as revenue in the current year or carried forward as a contract liability.	28 February 2026

			Where regular reconciliations and assessments are not performed there is a risk that the completeness, accuracy, classification and cut-off of revenue sourced from the grants accounts is not properly recorded. The amounts reported as grants revenue in Council's Quarterly Performance Reports is not accurate as these are incorrectly shown on a cash basis.		
Timeliness of Roads to	Low	May 2025	During our audit of the 30 June 2023 and 30 June 2024	We recommend management develop a detailed project plan outlining the timetable for the preparation	31 December 2025

Recovery and Local Roads and Community Infrastructure acquittals	acquittals, we encountered significant quality and timeliness issues with the information presented for audit. The preparation of financial information was left to the Assets Team to compile without appropriate oversight and review from the Finance Team. **Implication:** The issues we encountered meant that the Council failed to meet their reporting deadlines, as shown below:	of the acquittal information and delegate responsibilities appropriately. The Finance Team should maintain ownership of the quality and timeliness of information submitted for audit.

- Roads to Recovery for the year ended 30 June 2023 was due on 31 October 2023 but was finalised in April 2024.
- Roads to Recovery for the year ended 30 June 2024 was due on 31 October 2024 but was finalised on 4 November 2024.
- Local Roads and Community Infrastructure for the year ended 30 June 2023 was due on 31 October 2023 but was

			finalised on 31 January 2025. • Local Roads and Community Infrastructure for the year ended 30 June 2024 was due on 31 October 2024 but was finalised on 31 January 2025. The delays also resulted in additional audit costs being incurred.		
Infringement debtors	Moderate	August 2024	We noted in our review of Infringement control debtors that	We recommend management review their listing of infringement control debtors and assess whether the	30 June 2025

control account	the trial balance did not agree to the schedule of debtors. It was identified on further investigation that there were a number of old dated journals that made up the balance which include significantly aged debtors without proper details. **Implication:** Without proper documentation supporting infringement debtor balances, there is a risk that debtor balances are overstated and uncollectible balances exist that are not provided for. There is	old journals are still required. Old uncollectable debtor balances should be written off.

			also an increased risk of fraud or error.		
Accounting for develop contributions and gifted assets	Moderate	August 2024	We note that internal process for accounting for developer contributions and gifted assets received throughout the year by the council is monitored on a reactive and ad hoc basis. There is no overarching register to monitor the developer contributions and gifted assets in terms of control and recognition of assets, timing of revenue recognition and communication between various council	While the Planning Team do maintain records of developer contributions and gifted assets, this is not utilised by the Engineering Team and Finance Team. Recognition of developer contributions and gifted assets relies on email communication between teams. We recommend Council review and implement a more formalised process to assist with accounting, reporting and compliance requirements.	30 June 2025

departments (Planning Team, Engineering Team and Finance Team) to ensure completeness and recognition in a timely manner.

Absence of an actively monitored and updated register and communication between departments increases the likelihood of the finance team failing to capture developer contribution and gifted assets in a timely manner within the year-end financial report.

Recognition and control of art works	Low	August 2024	We noted that Council identified and recognised $1.094 million of artworks as part of the comprehensive revaluation performed for 30 June 2024. We noted that a large amount of these found assets were artworks that were pieces that were donations made to Council since the previous comprehensive revaluation was performed. Council did not appear to be keeping its financial records up to date as artworks were being donated.	We recommend that Council implement a process to ensure that Artworks that are donated are recognised by Council in its fixed asset register when Council controls the asset. We also recommend that Council establish an accounting policy for artworks that are on longer term loan to Council.	30 June 2025

We also noted that there were a couple of pieces of artwork Council recognised as a found asset where a long-term loan agreement existed between Council and the owner of the artwork. However, Council did not have an accounting policy that deals with how these assets are treated under AASB 116 Property, Plant and Equipment.
Implication:
Artwork asset maybe be incomplete and not recognised according to accounting standards.

Consistency of depreciation policy	Low	August 2024	We noted during our testing of IPPE that there were additions during the year with capitalisation dates (date ready for intended use) dated prior FY24. The Council has backdated the depreciation for these additions and were recorded fully in FY24. Crowe has noted that while not material in the current year, this practice could result in a material overstatement of depreciation for the current year in the financial statements. We also noted that due to a clean-up in the system to the	We recommend that Council apply a consistent depreciation policy in the fixed asset register to ensure that depreciation expense is accurate.	30 June 2025

fixed asset register (FAR) to properly reflect remaining useful lives of some assets which was processed by management on 1 June 2024, a number of assets in the FAR had 0% depreciation rates. The ending result was depreciation amount being recorded for 11 months at the old depreciation rate and one month at the revised rate. Since the update caused some assets to have revised depreciation rate to 0%, those assets haven't been depreciated for one month (June 2024). Crowe has noted

that while not material in the current year, this practice could result in a material understatement of depreciation for the current year in the financial statements.

Rural City of Wangaratta

Monitor compliance of policies and procedures

10. The Committee reviewed Council's Child Safety Policy and Community Engagement Policy at the 18 March 2025 Audit and Risk Committee Meeting and the Risk Management Policy and Risk Appetite Statement at the 20 May 2025 Audit and Risk Committee Meeting.

Financial and performance reporting

11. The Committee reviewed the Quarterly Finance Statements and Aged Debtor Status and Council Plan Performance for quarter 2 (i.e 1 October – 31 December 2024) at the 18 March 2025 Audit and Risk Committee Meeting and the Quarterly Finance Statements and Aged Debtor Status for quarter 3 (i.e 1 January 2025 – 31 March 2025) at the 20 May 2025 Audit and Risk Committee Meeting.

Risk management

12. As captured in the Committee's Charter, the Committee considered Council's revised risk appetite statement at the 20 May 2025 Audit and Risk Committee Meeting.

13. Risk presentations on Artificial Intelligence and Child Safety were provided during the period of 1 January – 30 June 2025.

14. The Committee considered Council's strategic and emerging risks at both meetings held during this period.

15. The Committee reviewed councillor expense reimbursements and CEO credit card expenses during the period.

Internal audit and Committee actions

16. The internal audit program, including any status updates, were presented to the Committee at both meetings throughout this period.

17. The Human Resources Risk Management Internal Audit Final Report was completed and presented to the Committee on 20 May 2025, with seven recommendations (all minor) being accepted by Council officers.

18. The Children's Services – Child Safety internal audit also commenced during this period, with a final report scheduled to be presented to the Committee at the August meeting.

Category	Item Name	Status	Comment
1. Strengthening Our Leadership	1.1.1.2 Survey community on the quality of communication on major projects	Complete	Community Satisfaction Survey was completed, with results received in June. Informing the community resulted in an index score of 53, down year on year.
	1.1.1.5 Ensure access to council decision making by holding a minimum of four council meetings in rural communities.	Complete	There were 4 rural council meetings in the 2024/25 financial year: 27 August 2024 Rural Council Meeting held in Oxley; 6 September 2024 Rural Council Meeting held in Boorhaman; 25 March 2025 Rural Council Meeting held in Murmungee; 22 April 2025 Rural Council Meeting held in Moyhu
	1.2.1.2 Regular and transparent reporting against council's adopted Annual Budget.	Complete	The Quarter 3 Budget Report was adopted by councillors and the Annual Report is currently under development.
	1.2.2.2 Develop and deliver an Information Management Strategy.	Complete	Preparing for data transfer for remaining WIM data to Encompass.
	1.2.3.1 Review the Strategic Risk Register Quarterly.	Complete	The Strategic Risk Register was considered quarterly by Council's management team and councillors throughout the life of this Council Plan
	1.2.3.3 Implement a Risk Assurance program.	Complete	Risk assurance program implemented
	1.3.1.1 Advocate for the region by participating in the Hume Regional Partnerships initiative.	Complete	The CEO regularly participated in the Hume Regional Partnerships initiative.
	1.4.1.1 Keep informed of emerging trends and issues that may impact our community, our region and our Council.	Complete	The CEO actively engaged with key stakeholders on issues impacting the Rural City and the region more broadly, including: Municipal Association of Victoria, Ovens and Murray Regional Partnership, Rural Cities Victoria, LGPro and Indi Round Table.
	1.4.1.3 Develop an Advocacy Strategy to ensure Council can maximise opportunities for funding and program support.	Complete	Advocacy Priorities identified and documented to guide advocacy work.
	1.4.1.4 Provide leadership to the community on Environmental Sustainability.	Complete	Team works with local Landcare & Sustainability groups, develops events through March into Sustainability with external partners, Climate Adaptation Plan adopted by council, Environmental Sustainability Straregy being implemented.
	1.4.2.2 Identify external funding for programs to improve the quality of life for our community.	Complete	Council has recently received funding for lighting at Targoora Park. Council has also received funding for new pedestrian crossings and road safety works.
	1.4.2.3 Staff to participate in the Alpine Community Leaders and/or other appropriate leadership development programs.	Complete	Two active participants and scheduled meeting with training provider for 2026 course.
2. Nurturing our Wellbeing	2.1.1.2 Deliver Arts, Culture and Exhibitions focusing mental health	Complete	The gallery continued to present a program that addresses wellbeing, equality and social justice including exhibitions that address the lives of women and First Nations perspectives.
	2.1.1.3 Support community driven mental health and wellbeing projects through Community Grants	Complete	The Grit and Resilience Program coordinator participated in the selection panel for the council community grants in 2025. With 78 grants received, it was a very big project and did take resources away from the program. However, it was so great to see so many community groups and services apply within our community.
	2.1.1.4 Participate in the innovative community consortia as part of Royal Commission into mental health system.	Complete	The Grit and Resilience Program is an ongoing program that is fully funded by the State government.
	2.1.2.2 Continue to support the Wangaratta Headspace satellite site.	Complete	
	2.1.2.4 Support school-based programs that promote resilience and general mental wellbeing.	Complete	The Council has a youth services team that work closely with the schools and a number of programs, including the Grit and Resilience Program to promote school-based programs across the community with Headspace Wangaratta
	2.2.1.2 Ensure projects engage people, including people of all abilities in the design process	Complete	Community Engagement Plan has been updated for all staff to utilise and ensure equitable engagement in new projects.

2.2.1.4 Review accessibility of current Council buildings.	Complete	Compliance to Disability Discrimination Act has been assessed for our main buildings with no major issues noted. Officers will continue to review.
2.2.2.1 Implement the Wareena Park Masterplan	Complete	Oval works are complete. EoI for the use of Wereena Bowls Club has been finalised. Council will continue to look for funding opportunities for other projects.
2.2.2.2 Facilitate the delivery of the Age Friendly Communities Project.	Complete	
2.2.2.5 Provide quality Aged and Community Care Services to our community	Complete	Council continue to offer a quality service in a changing environment. Reforms have again been delayed Nov 2025. Council has recently changed to completing assessment work. Council will continue to review it services offering, this has recently included adding a quality offer to the team.
2.2.4.1 Advocate for community access to services to support mental, physical and sexual health and wellbeing.	Complete	
2.2.4.3 Support children and parents after their involvement in Maternal Child Health services and before Kindergarten.	Complete	Ongoing task; strong partnership with NERPSA in place.
2.3.1.1 Deliver events that focus on celebrating diversity, connection and belonging for everyone within our community.	Complete	Highlights for this quarter were the Outdoor Expo, winter events program with the Outdoor Cinema series across the smaller communities.
2.3.1.3 Support awareness campaigns to highlight the benefits of a diverse and equitable community.	Complete	Council continues to support many community events including Grit & Resilience Festival, Harmony Week, NADOC Weeks etc.
2.3.1.4 Deliver Cultural Sensitivity Training to all RCoW Staff and Councillors.	Complete	Survey on cultural awareness completed. Liaising with diversity and inclusion committee. Consider First Nations training first, then broader cultural awareness.
2.3.1.5 Support LGBTQIA+ programs and services, such as the Rainbow Ball.	Complete	We support LGBTQIA+ programs and services for young people, and also the community
2.3.2.1 Ensure community groups and committees have strong governance and are inclusive and viable.	Complete	All community groups show a strong understanding of governance
2.3.2.3 Work with community groups to access State and Federal funding opportunities.	Complete	Council continue to work closely with groups as opportunities present - such as auspicing grants etc.
2.3.3.2 Support access to community activities, sports and events through projects that address the barriers to participation	Complete	Council is continuing to support all abilities sport and assisting clubs with development of Fair Access Policies.
2.3.3.3 Increase visibility of opportunities to connect community leaders and groups across the municipality.	Complete	Ongoing promotion of group events and sessions with the community. In Q4 the AI conference connected business leaders and farming events.
2.3.4.1 Work to increase co-location opportunities and access to existing community facilities.	Complete	Council has meet with each of the Schools in town to discuss opportunities. Recently working with two clubs to share the Werrena Bowls Club rooms.
2.3.4.3 Ensure building renewal projects delivered to a high standard.	Complete	Renewal works are complete.
2.3.4.4 Takes bold decisions to decommission buildings that are no longer safe or functional, where a viable alternative is available.	Complete	Officers continue to review building usage and make decisions as required.
2.4.1.1 Enhance the services at the Wangaratta Sports and Aquatic Centre	Complete	The WSAC finished the FY with 2,687 members (gross), a positive increase of 18.8% on prior year. Pleasingly member growth was experienced in this reporting period compared to last, which is not consistent with previous years with the onset of cold weather. The learn to swim program ended term 2 with 821 enrolments, 13.7% higher than the corresponding period last year. Overall Centre attendance exceeded this years' KPI (400,000) by 25,206 visits and was 14% higher than the previous FY.
2.4.1.2 Facilitate and promote health and wellbeing programs such as Get Active Victoria, Walk to School, Ride2Work and This Girl Can.	Complete	Completed a community survey "Let's Get Active Women and Girls" and then developed a page on Council's website to showcase local opportunities for women and girls to participate in physical activity. Walk to School and Active Footpaths Project. We also promote Get Active Victoria to our sporting clubs.

2.4.1.3 Provide opportunities for community to participate in physical activity.	Complete	Council continues to provide accessible, affordable and inclusive spaces for the community to participate in physical activity.
2.4.1.4 Partner with Gateway Health to implement the InFANT program to assist parents and families with healthy eating and active play from the start of their baby's life.	Complete	Partnership with Gateway Health did not work for this project but we are partnering with them through Supported Playgroup; InFANT is running.
2.4.1.5 Support the implementation of the RESPOND project	Complete	
2.4.1.6 Support and deliver programs that increase the choice for active transport	Complete	Walk to School and the Active Footpaths Project we rolled out under the VicHealth grant, for that project students from 3 primary schools in the LGA designed artwork with messaging encouraging walking to school
2.4.2.2 Plan for the future recreation needs in Wangaratta's North and South growth areas.	Complete	Adopted Recreation Strategy outlines requirements for sport int he growth areas.
2.4.2.3 Seek funding opportunities to support the Walking and Cycling Strategy.	Complete	Council continues to actively seek funding opportunities and submitted an application in January 2025 for the Active Transport Grant Funding
2.4.2.4 Continued maintenance of all our pathways and walking tracks across the municipality.	Complete	The footpaths renewal program is currently underway and being delivered in line with asset renewal requirements and community priority.
2.4.2.6 Ensure infrastructure projects consider the accessibility, comfort, ease and convenience for walking and cycling.	Complete	Infrastructure projects will consider all transport means - including vehicle, pedestrian and cycling, using the Safe Systems Solutions approach to determine treatments. Funding has been received for safe pedestrian crossings and road safety.
2.4.3.1 Seek opportunities to increase drinking water access in public places throughout the municipality.	Complete	Council continues to support this action by integrating water fountains into new and existing projects wherever feasible and listen to community feedback for these locations.
2.4.3.2 Implement healthy choices guidelines at all Council facilities and internal events.	Complete	This work is ongoing and continued.
2.4.3.3 Support and promote local produce providers supplying local markets and businesses.	Complete	Visit Wangaratta and Discovery Wangaratta Marketing Program - features wineries, local producers in social media activities and promotions through to the Shop Local/Choose Local campaign
2.4.4.1 Develop and support educational resources that promote growing food at home and/ or within the community gardens.	Complete	Gateway Health has complied a report and shared with the community.
2.4.4.2 Support the equitable distribution of excess local produce throughout the community.	Complete	work ongoing - Community Food For All Network supporting community to donate excess produce to Open Door Neighborhood House and their food pantry
2.4.4.3 Facilitation the Community Food For All community group and support the implementation of the North East Local Food Strategy.	Complete	Continued representation on the Northeast Local Food Strategy group.
2.4.4.4 Advocate at the State and National level to increase access to healthy food .	Complete	Advocacy is undertaken where possible to state and federal government agencies.
2.4.5.2 Strengthen regulations of alcohol supply and reform of liquor licensing through the Wangaratta Liquor Accord.	Complete	Council facilitates the Wangaratta Liquor Accord, providing the platform for feedback to Liquor Control Victoria (LCV) on these matters.
2.4.5.4 Apply smoke-free policies to all new outdoor initiatives	Complete	This is discussed and checked as part of an inspection process
2.4.6.2 Advocate to other levels of Government for best practice gambling regulation and policy reform	Complete	Advocacy is undertaken where possible to state and federal government agencies.
2.4.6.3 Partner with others to inform the community about the health risks of gambling.	Complete	Council's Gambling Policy incorporates this action which is yet to be delivered.
2.5.1.2 Support education and training for front line staff to recognise and respond to the needs of victim survivors.	Complete	Delivering identifying and responding to family violence and sexual assault disclosure training to council staff.
2.5.2.1 Continue programs such as the 16 Days of Activism, International Women's Day, and other programs focused on the reduction of gendered and family violence.	Complete	Council continue to support these programs

	2.5.2.2 Work with organisations such as Women's Health Goulburn North East and the Centre Against Violence.	Complete	Working with Centre Against Violence to creating a 'responding to disclosures of family violence toolkit' with the aim of supporting staff to be able to confidently receive disclosures, respond appropriately and refer suitable support services. The Centre Against Violence is delivering 'bystander training' to Council Staff and Community and Sporting groups within the Rural City of Wangaratta
	2.5.3.1 Work with all levels of community to promote gender equity and respect and its relationship to family violence.	Complete	Delivered Respect in Sport training to sporting clubs. Council staff attended Fair Access Summit to enhance learning in this area.
	2.5.3.2 Work on placemaking projects to improve the safety and use, and to reduce anti-social behaviour, especially parks and playgrounds.	Complete	This work is ongoing, funding being sort for works at Mitchell Ave.
	2.5.3.3 Investigate the provision of CCTV cameras into key areas such as the Wangaratta CBD and major parks.	Complete	
	2.5.3.4 Explore funding opportunities to increase the provision of lighting in public places.	Complete	Council continue to seek funding where available
	2.5.3.5 Ensure that passive surveillance is embedded into new developments of reserves and public spaces.	Complete	Ongoing works - with existing examples of the Railway underpass and new toilets at North Wang.
	2.5.3.6 Support the delivery of the Respectful Relationships program in all schools across the municipality.	Complete	Council's youth team liaises with the Respectful Relationships staff member who delivers the program to schools in the Wangaratta Local Government Area on an ongoing basis.
	2.6.1.1 Seek funding to establish and maintain the flood protection system including the urban levee system.	Complete	Merriwa Park Levee to be tendered by Sept - Works due to completed by Feb 2026.
	2.6.1.5 Build capacity and resilience to respond to emergencies and disasters that are a result of climate change.	Complete	Ongoing - Council continues to work with the community on response and reliance. Council plays an active role in both the Municipal Emergency Management PC and REMPC
	2.6.1.6 Delivery of programs to support the resilience and recovery of business and the community in the face of adverse events such as bushfire, pandemic and drought.	Complete	
	2.6.2.2 Be proactive to reduce the risk of preventable outbreaks such as gastroenteritis.	Complete	Environmental health team active in this area, specifically conducting educational activities with Children's services and aged care providers
	2.6.2.5 Administer the National Immunisation Program for all children under 18 years of age	Complete	The Immunisation program National Immunisation Program sessions are running monthly out of Wangaratta Children's Services and the School National Immunisation Program sessions have been administered as planned with the final school session to be administered on 31 July 2025.
3. Valuing Our Environment	3.1.1.1 Support and assist community groups to undertake conservation projects.*	Complete	Environment team proactively works with Landcare, Swamps and Rivers and NECMA and DEECA on biodiversity projects across the Municipality
	3.1.1.2 Collaborate with the community to adopt sustainable building and living practices	Complete	Smart Savings Workshops being delivered in partnership with Pangerang House, Sustainability Victoria and Electrify Wangaratta
	3.1.1.3 Support the community to understand the importance of natural areas and biodiversity	Complete	Eco News Newsletter to share knowledge with community. Roadside Conservation Signs installed on high and very high areas - mailouts to local residents
	3.1.2.1 Enhance urban vegetation corridors for environmental, recreational, and aesthetic benefit to the community.*	Complete	Environment & Sustainability team continues plantings across bush reserves, riparian corridors & rail trail. Engaged by EPA to plant nearly 4000 plants in South Wangaratta in conjunction with Merriwa Industries through grant.
	3.1.2.2 Support developers to implement Environmentally Sustainable Design (ESD) principles	Complete	Council is part of the Sustainable Subdivision Framework Project is continuing through CASBE and GMCA
	3.1.2.3 Identify and promote opportunities to use ESD in residential, industrial and commercial developments.	Complete	Sustainable Subdivision Framework Project (CASBE) will have a tool developed for community and developers to use

3.1.2.4 Target investment of industries that contribute to the circular or zero-emissions economy.*	Complete	Promote activities with Sustainability Victoria and Agriculture Victoria on Circular economy and toward net zero emissions
3.1.2.5 Ensure the Community Grant Program supports environmentally sustainable projects.	Complete	Community grants have been released and are going to July Council meeting for approval.
3.1.2.6 Investigate opportunities to establish native vegetation offsets within the Rural City of Wangaratta	Complete	Completed
3.1.3.1 Review and implementation of Council's Roadside Conservation Management Plan.	Complete	Completed
3.1.3.2 Protect and increase native vegetation corridors in our natural reserves and waterways.	Complete	9,889 planted in bush reserves, rail trail & riparian zones, 5000 in south Wangaratta reserve.
3.1.3.3 Create environments that protect from harmful UV radiation levels and minimise urban heat island effects.	Complete	
3.1.3.4 Incorporate traditional ecological knowledge into strategies and practices concerning the management of the natural environment.	Complete	Working with Aboriginal Cultural Heritage Education (ACHE) for thinning & cool burn and NAIDCO Week 2025. Taungurung engaged with Weed & Pest removal program in King Valley.
3.1.3.5 Develop and adopt a Tree Canopy Policy to address climate adaption.	Complete	
3.2.1.1 Develop the new Waste Strategy in consultation with the community.	Complete	
3.2.1.2 Ensure service delivery is in accordance with the Recycle Victoria Policy.	Complete	Council have endorsed the Council officer recommendation to commence kerbside glass collection on the 1 July 2025
3.2.1.3 Ensure services and facilities are operated in compliance with Environmental Protection Act.	Complete	EPA have undertaken inspections of both Bowser and the Organics Processing Facility, both operating to license requirements, 53V Environmental Audit scheduled for August 2025
3.2.1.4 Explore feasibility of commercial options to divert materials from waste and recycling streams.	Complete	Increased acceptance of polystyrene at Transfer Station has occurred and further development of Acceptance and Processing Contracts at the Wangaratta Organics Processing Facility and sale of compost is being progressed.
3.2.1.5 Introduce a third glass-only bin into the community.	Complete	Council have endorsed the Council officer recommendation to commence kerbside glass collection on the 1 July 2025
3.2.2.1 Reduce the amount of contamination placed in recycling and organics bins.	Complete	Council is running a number of education campaigns targeting a reduction in contamination in the organic's bins, this incudes advertising at local bus stops, social media and radio, this media campaign will run between January and June 2025 .
3.2.2.2 Increase the waste diversion from landfill through the increased use of recycling and organics bins	Complete	
3.2.3.1 Reduce waste, paper and water usage in Council facilities and events through education.	Complete	
3.2.3.2 Investigate the use of recycled or reclaimed products in Council's road, pathway and capital works projects.	Complete	Continued use of material at Bowser Landfill and Organics Processing Facility
3.3.1.1 Explore opportunities to be leaders in adapting to the impacts of climate change.	Complete	
3.3.1.2 Promote local climate adaptation programs and opportunities through various media platforms and workshops.	Complete	Climate Adaptation Plan - Endorsed. March into Sustainability events.
3.3.1.4 Support and facilitate the increased use of renewable energy throughout the community.	Complete	Working in partnership with Indigo Power to delive a community battery at Showgrounds. Considering and implamenting solar power projects on Council buildings.

	3.3.2.1 Develop a carbon reduction action plan for corporate operations to achieve emission targets, and consider the lifetime emissions of all project developments.	Complete	
	3.3.2.3 Explore opportunities to reduce water usage in Council facilities.	Complete	Ongoing work - Water conservation project being undertaken at Barr Reserve. Water bill allocation being reviewed to gain true reflective costs.
	3.4.1.1 Lobby all levels of government for water security to protect and provide for the future of agriculture, industry and sustainability of our community and ecosystem.	Complete	Review of Australian Government investments in water recovery. Actively reviewing water security programs at both State and Federal level and advocating where required.
	3.4.1.2 Incorporate sustainable stormwater management considerations into Council plans and infrastructure designs.	Complete	Stormwater management is considered in infrastructure projects where drainage is impacted.
	3.4.2.1 Improve water quality and riparian habitat connectivity with increased invasive species control and habitat restoration.	Complete	Invasive species control along rivers and creeks reserves to maintain access. Waterwatch Program - Mullinmur Wetland Water Watch data analysis provided f
	3.4.2.3 Ensure that access and use of our waterways balances water preservation and health.	Complete	Continued invasive species control along rivers and creeks reserves to maintain access. Waterwatch Program - Mullinmur Wetland Water Watch data analysis provided for native catfish translocation.
	3.4.2.4 Promote importance of our rivers and creeks to build community pride, care and protection.	Complete	Invasive species control along rivers and creeks reserves to maintain access. Waterwatch Program - Mullinmur wetland - Social Media: Best places to swim along our rivers
4. Expanding our Economy	4.1.1.1 Promote the diverse tourism offering within the region, including cycle tourism, food and wine, and eco and nature-based tourism.	Complete	Discovery Wangaratta Series included Glenrowan, Milawa, King Valley, Eldorado & Wangaratta. Diversity of social media posts, website updates to support the promotion of our tourism assets. Promotion of the Know Your Backyard discovery videos featuring our key tourism experiences.
	4.1.1.3 Deliver innovative and flexible visitor servicing options	Complete	Visitor Services Satellite Sites - draws visitors into local stores prompting conversations visitor services and prompting value-add purchasing from local stores. QR Codes and updating of tourism signage
	4.1.2.1 Develop collateral and marketing campaigns that promote the municipality as THE place to visit.	Complete	
	4.2.1.1 Ensure we have sufficient industrial and commercial land to attract new businesses	Complete	A review of commercial and industrial land completed to guide future action.
	4.2.1.2 Actively facilitate the attraction of new industries and businesses.	Complete	Officers work with prospective business and local estate agents to promote opportunities and assist with pre-planning meetings. Invest Wangaratta Website and Case Studies have been updated
	4.2.1.3 Plan for the infrastructure to support the growth of key economic sectors	Complete	Council Officers work with planning and strategic planning and outside agencies such as North East Water, NBN, Telstra to ensure essential infrastructure and services is planned for into the future. Advocate for funding to support these infrastructure upgrades at State and Federal levels.
	4.2.2.1 Support business to innovate, value add, adapt and grow to changing needs across key sectors	Complete	Industry e-newsletter to all businesses, featuring industry news, and other valuable resources to aid their capabilities, information on grant opportunities or workshops related to individual industries
	4.2.2.2 Deliver programs and training that support our local business capacity and capability.	Complete	Business Networking Events and Forum on Ai in Business, Range of Small Business Development Programs: workshops on marketing, website development, financial management, business planning, social media and customer service. Annual Business Network event hosted.
	4.2.2.3 Support the Board of the Wangaratta Livestock Exchange to further develop its services and to strengthen its long-term financial sustainability.	Complete	Council continues to support the Board of the Livestock Exchange.

4.2.3.2 Deliver programs and training to support small and medium enterprises	Complete	Small Business Development Program: workshops on marketing, mentoring, website development, financial management, business planning, social media and customer service
4.2.4.1 Support initiatives that promote innovation and entrepreneurial ideas.	Complete	Ai Forum - Leveraging Ai to create and Grow your business
4.2.5.1 Advocate with water regulators to ensure adequate water resources	Complete	North East Water lead agency - Officers and Senior Management and council advocate State & Federal where necessary
4.2.6.1 Understand the economic impacts for businesses and community following an adverse event.	Complete	Emergency Management Victoria (EMV) and National Emergency Management Agency (NEMA) and industry groups on impacts due to adverse events, providing support and guidance to businesses as needed to navigate State & Federal funding, Working with businesses on planning for future events.
4.2.6.2 Advocate for government assistance to support recovery from adverse events.	Complete	Continue to work with Emergency Recovery Victoria and industry groups on impacts due to adverse events, providing support and guidance to businesses as needed to navigate State & Federal funding, Working with businesses on planning for future events. with business and recovery plans
4.3.1.1 Advocate for the provision of tertiary education opportunities that are in line with industry needs.	Complete	Country University Centre - Ovens Murray - well established and growing, Go-Tafe and Latrobe University continue to grow.
4.3.1.2 Support education providers to better understand the educational needs of our community, and develop a collaborative strategy to address these gaps.	Complete	Council officers work with local education providers and regional training organizations to advocate for programs and courses relevant to our regions industry needs and future workforce needs. Connections with local industry to Local Schools, GoTafe, Country Universities Centre (CUC) - Ovens Murray, Going Rural Health, Gateway Health, North East Tracks LLEN (Local Learning Education Network) NESAY (North East Support & Action for Youth), Wodonga TAFE
4.3.1.3 Work with education providers to ensure our young people are equipped with relevant employability readiness skills.	Complete	Grow your own programs and promotions - Council staff also officers work with local education providers and regional training organisations to advocate for programs and courses relevant to our regions industry needs and future workforce needs.
4.3.2.2 Support GOTAFE, North East TRACKS Local Learning and Employment Network and other education providers to address the skills and education needs within the region.	Complete	Council staff work with local education providers and regional training organisations to advocate for programs and courses relevant to our regions industry needs and future workforce needs. Participate on new Wang Tech School (STEM) project. Council continues to support and advertise workshops and programs being run by GoTafe, North East Tracks LLEN (Local Learning Education Network), NESAY (North East Support & Action for Youth) and CUC Ovens Murray and participates in student/workforce days - hands on trade, working for council.
4.4.1.2 Continue to deliver urban revitalisation projects within the CBD.	Complete	Although no budget was allocated to CBD revitalisation project - the following projects have been designed and will be delivered in the next 12 months, additional pedestrian crossings Faithful and Reid Sts, New footpath works Reid St and channelisation of Ovens St from Ford St.
4.4.1.3 Implement the Wangaratta Central Activity Area Urban Design Framework.	Complete	Wangaratta Central Activity Area Urban Design Framework was completed in 2019
4.4.2.1 Support the region's Local Tourism Associations	Complete	Council Economic Development and Tourism staff continue to work closely with Local Tourism Associations on media and marketing initiatives, Promoion of Local Business and Tourism Activities and the Delivery of the Local Tourism Associations grant program to assist membership and sustainability of the local associations.
4.4.2.2 Continue to develop and deliver rural town infrastructure plans.	Complete	All town infrastructure plans have been developed and works to be completed in Peechelba and Milawa

	4.4.2.3 Continue to explore opportunities for rural economic development.	Complete	Council's Economic & Development Staff liaise with Agriculture Victoria, Invest Victoria, Global Victoria and Regional Development Victoria discussing opportunities for expansion of our businesses into new markets or new opportunities with new businesses.
5. Enhancing our Lifestyle	5.1.1.1 Advocate for train services and facilities to accommodate current and future passengers	Complete	Advocacy is undertaken where possible to state and federal government agencies.
	5.1.1.2 Identify and address public and community transport gaps throughout the North East	Complete	Advocacy is undertaken as issues arise in the provision of public & community transport.
	5.1.1.3 Facilitate public transport routes, such as buses, within the city and rural areas	Complete	Council continues to work with the bus operators to maintain and make sure current bus facilities are adequate.
	5.1.2.1 Promote the availability of car share providers, and access to affordable and passive transport options within the community	Complete	Officers explore opportunities with current local service providers, bus companies and other providers such as Uber.
	5.1.3.1 Review freight strategy to position our city as a major commercial and industrial centre	Complete	Council work closely with National Heavy Vehicle Regulator to ensure the heavy vehicle freight routes are up to date and best fit for the area. Officers have recently also completed a proposal for a new town bypass and planning are looking at the required amendments.
	5.1.3.2 Identify funding for improvement of regional and local road network to boost the region's economy including the Benalla-Whitfield Road	Complete	Council continues to seek road (and bridge) funding opportunities where possible. Funding has been received for Safety and pedestrian improvements, with Blackspot and TAC funding currently being reviewed.
	5.1.3.3 Advocate for the upgrade of the Wangaratta-Whitfield Road.	Complete	Continuing to advocate on behalf of the community. Including driving the road with DoT reps and meeting with DoT at Council offices
	5.1.3.4 Develop a Traffic Management Plan to improve vehicle traffic flow throughout the central business district, including both short-term and long-term solutions.	Complete	Work is complete a review of the outcomes is underway with a report to Council to follow.
	5.2.1.1 Increase the representation of our cultural story and history throughout our community and recognise its impact on our sense of place	Complete	Commitment to Increase the representation of our cultural story and history throughout our community continues, the main focus of this commitment at present is through the partnership with the Wangaratta Historical Society Committee by strengthening the opportunities for the Marianne Gibson Quilt story into the future as part of the Creative Precinct Project. Further commitments to public art projects and historical interpretation opportunities are also being developed such as the Railway Station Redevelopment in partnership with Australian Rail Track Corporation.
	5.2.1.2 Deliver projects with our indigenous and cultural groups to celebrate the diversity and history of our region	Complete	Arts Culture, Events and Youth team members continue to support Dirrawarra Network and local traditional owners through grant submissions, committee meetings and planning for significant events in 2025.
	5.2.1.3 Develop a program that acknowledges the traditional names of local places, people, and landmarks	Complete	This work forms part of Council's continued commitment to the RCOW Reconciliation Action Plan. The program has also partnered with the Community Recreation team to continue a review on the naming of landmarks, streets and places so that we can get a better understanding of gender equality, (women) and First Nations identities. A survey submission has been made to the State Government Gender Equity department with further actions to be delivered in the 2024 and 2025 year. A public art grant opportunity for women was explored but unsuccessful, this grant will be reviewed for submission in 2025.
	5.2.1.4 Promote the recognition of our rich textile history and manufacturing heritage.	Complete	A highlight of Q4 for recognition of our rich textile history was the Blake Griffith exhibition closely followed by the Nationally significant Wangaratta Contemporary Textile Award.

5.2.2.2 Organise the Wangaratta Australia Day ceremony and support rural communities to deliver local Australia Day events.	Complete	Work has started on planning for the 2026 Australia Day event and the overarching plan for events across the municipality has been discussed with Councillors.
5.2.2.3 Continue to promote, recognise and celebrate NAIDOC week within our community	Complete	Promotion and recognition were celebrated with, staff cultural learning sessions, weaving workshops and a NAIDOC week feature film held at the Wangaratta Cinema.
5.3.1.1 Support the use of technology for service provision for people of all abilities, including those living in small towns and isolated rural areas and multicultural communities	Complete	Advocacy is undertaken where possible with the individual providers and state federal government
5.3.1.3 Advocate for equitable access to the internet and mobile phone services	Complete	Council actively participates in the Indi Telecommunications Advisory Group (ITAG) to support improved telecommunications and NBN services across the municipality.
5.4.1.1 Expand the provision of street lighting throughout key pedestrian and cyclist routes	Complete	No further work has commenced on this project - it requires a re-scope to be completed Qter One.
5.4.1.2 Improve and grow our pathway network throughout residential areas	Complete	Council will ensure footpath networks are designed appropriately in new developments and will seek to improve pathway networks where there is a priority or need.
5.4.1.3 Deliver pedestrian and cyclist improvements as outlined in the Walking and Cycling Strategy	Complete	This work continues and is ongoing.
5.5.1.1 Deliver an engaging public art program that helps to make our city and rural communities more vibrant	Complete	Public art partnerships with Tourism North East and Inland Rail have continued. The Magpies by Emily Floyd and small sculptures by Beci Orpin are now installed across Milawa and Oxley and Londrigan areas. Inland Rail artworks are in progress for installation later in the year.
5.5.1.2 Showcase inspiring and though-provoking visual art exhibitions at the Wangaratta Art Gallery.	Complete	This quarter the gallery program continues our focus on expanded textile practices and the National Contemporary Textile Award. This year's presentation was larger, and more thought provoking than any other years. This acquisitive and now Nationally significant exhibition and program has established a nationwide reputation.
5.5.1.3 Advocate for the availability of accessible community creative exhibition spaces throughout our municipality	Complete	The Creative Precinct Detailed Design project has been completed and the planning permit endorsed at the February Council meeting. If this project were to become a reality, a community exhibition space would be available to the community. Advocacy continues through the Gallery 2 application program, regularly calling for expressions of interest and booked until 2025. This opportunity allows community groups and projects to apply and propose to exhibit in a competitive community environment. Other support is offered to the community via the Bainz Gallery space at the Wangaratta Library.
5.5.2.1 Deliver a diverse and engaging annual program of events that caters to the needs of the community	Complete	Major events delivered throughout the 2024/ 25 year and part of the annual program will be made up of New Years Eve, Summer in the Parks, the Outdoor Ball and unique supported events like the Project 365, Reg Fest and many more that bring revenue and economic impact to the city. A highlight of the events season for this quarter was the management of the Outdoor Expo and the winter events program which had outreach to many smaller communities and provided an opportunity to gather during the darker and colder period of the year.

	5.5.2.2 Actively engage young people in the performance arts through the provision of accessible projects and performances	Complete	The WPACC first youth trainee program in conjunction with Arts Centre Melbourne has now been completed. Provided valuable industry experience and trainee completed Cert IV in Live Production.
	5.5.3.1 Investigate a unique, creative and cultural precinct in the centre of the city, that will deliver exciting and engaging programs for all residents and visitors.	Complete	The Planning Permit application was endorsed at council in February 2025. Advocacy and planning for future funding streams and opportunities will continue.
	5.5.4.1 Provide alternative events that engage young people in the library community	Complete	Wangaratta Library continues successful partnerships with the Youth Services Team to provide neutral spaces for young people to gather. A library staff member assisted at Synergy Youth Hub.
	5.6.1.1 Deliver a diverse annual calendar of accessible community events throughout the municipality that provide opportunities for community members to connect	Complete	Ongoing, highlights for this quarter was the Outdoor Expo, winter events program and community cinemas. Planning is in place for the Seniors Program and summer events program for 2025/2026.
	5.6.1.2 Plan for infrastructure in key strategic spaces that can facilitate the delivery of community-based events	Complete	Masterplans are developed and approved for all key spaces. Council continues to seek external funding for upgrades when available.
	5.6.1.3 Recognise and celebrate local volunteers through National Volunteer Week.	Complete	This was completed in May - with Councils involvement via social media and attending events.
	5.6.2.1 Support groups and clubs to deliver events to their members and the broader community	Complete	The winter events program has opened the opportunity for rural community groups to host a community cinema event which they can attach to a fundraiser etc. The uptake on this program has been extremely popular and well received.
	5.6.2.2 Attract a range of conferences to the municipality.	Complete	Total of 37 Conferences held during Q4. Highlight client was the Victorian Storm Water Conference with over 200 + attendees
	5.7.1.2 Develop a Masterplan to improve the waterways and community infrastructure at Merriwa Park including the junction of the Ovens and Kings	Complete	Merriwa Park Master Plan is complete. Desing is complete for a footpath connection to the King and Ovens junction. A feasibility / concept study has been completed on a park at the junction but no funding allocated to a design.
	5.7.2.1 Develop and maintain playgrounds throughout the municipality to ensure access to play for our children and families	Complete	PlaySpace Strategy review has started. Maintenace and condition data has been completed. Funding is proposed in the upcoming budget for shade sails at the Boorhaman Rec Rev.
6. Growing with Integrity	6.1.1.1 Facilitate an integrated approach to the funding of infrastructure within the North West and South Growth areas through DCPs	Complete	Development Contributions Plans for the North West and South residential Growth Areas are in place and being implemented.
	6.1.1.2 Identify opportunities for residential land supply to accommodate future population growth.	Complete	North West and South Growth areas planned and being developed. Commenced process to consider longer term residential growth in Wangaratta. Completed the Low Density and Rural Residential Strategy and commenced implementation of the Moyhu Township Development Plan. Finalising process of rezoning land in Clarks Lane to facilitate residential development.
	6.1.2.1 Ensure sufficient land is available to accommodate a range of housing options.	Complete	Promotion of and implementing the North West and South Growth Areas and completing the Low Density and Rural Residential Strategy work.
	6.1.2.3 Work with State Govt and social housing providers to facilitate social housing projects.	Complete	Council continues to advocate to State and Federal agencies to provide funding for social and affordable housing opportunities within the municipality and actively supports social housing providers in applications for funding and builds
	6.1.2.4 Explore opportunities to encourage affordable CBD housing development.	Complete	Affordable Housing Strategy that has action to look at Airspace above parking areas. Development of the former Ovens College site for housing approved.
	6.1.2.5 Facilitate a sustainable balance between growth and development, and the protection of existing agricultural land.	Complete	Low Density and Rural Residential Strategy completed to ensure appropriate land is identified for lifestyle development. Council staff continue to work with applicants to ensure planning permit applications address agricultural requirements and meet requirements of the Planning Scheme.

	6.2.2.2 Provide an effective permit system that facilitates appropriate growth.	Complete	Council is striving to continuously improve the planning permit service ensure it is effective. Building team appropriattely resourced to eefectively deliver Building Permit processes. Business concierge service available to help applicants with multiple approval required.
	6.3.1.1 Ensure best practice biodiversity conservation in planning, project design and works.	Complete	Staff across various Council business units work closely together (Economic Development, Environment, Planning, Building, & Infrastructure) to ensure major developments and council projects are considering best practice when it comes to biodiversity conservation in the planning of site, building and design and ground works
	6.3.1.2 Ensure future settlements are designed and located to consider the risks of climate changes including fire, floods, and other natural hazards.	Complete	Environmentally Sustainable Design in Subdivision Framework Project with CASBE, Low Density and Rural Residential Strategy completed. Continue to ensure proposed developments meet the requirements of the Planning Scheme.
	6.4.1.1 Continue to develop and promote the Live Wangaratta website.	Complete	In the 4th quarter, the Live website had 891 unique users, down 24% from FY24. The RCOW Website is currently being updated.
	6.4.1.2 Work with local partners to ensure a collective approach to marketing the municipality for new residents.	Complete	Continued partnership with GO TAFE, CUC and Real Estate agencies to support new residents.
	6.4.2.1 Develop collateral that promotes the unique characteristics and position of the municipality for investment.	Complete	Ongoing business support and attraction. Work continued to embed the Economic Development and Tourism Strategy including onboarding packs for new businesses.
	6.4.2.2 Develop marketing which target and attract businesses for investment or relocation to the region.	Complete	Ongoing business support and attraction. Working with local businesses to showcase their successes in future promotional material and videos, program live in FY26.
	6.5.1.1 Implement placemaking projects in new communities to engage residents, build connection and identify priorities.	Complete	These works are ongoing with all townships now having infrastructure plans. Works in Peechelba and Milawa. Further works plan next fin year.
	6.5.1.2 Support emerging community groups, clubs and activities within new neighbourhoods.	Complete	Provided ongoing support to emerging community groups, clubs, and activities in new neighborhoods to foster connection, encourage participation and build a strong sense of community. Community Grants Funding going to the July Council Meeting.
	6.5.2.1 Advocate for increased health, education, and community services to support population growth.	Complete	Council advocates to State & Federal Government on funding for Education and Health in the Municipality and supports programs to promote Health Care Providers and Early Learning etc
	6.5.2.2 Ensure infrastructure and services are planned and delivered to support the health and wellbeing of new neighbourhoods.	Complete	Advocacy with town developers to ensure the best amenity and support services are delivered.
	6.5.2.3 Plan and deliver playgrounds, walking and cycling tracks and open spaces within emerging communities.	Complete	Cross-functional teams continue to collaborate and plan upcoming projects that enhance our spaces, livability, promote an active lifestyles and foster community wellbeing. 100% of footpath upgrades and Renewal delivered in this year.

Category	Item Name	Status	Comment
1. Strengthening Our Leadership	1.2.2.1 Deliver Council's Information and Communications Technology Strategy.	Ongoing	The ICT Strategy includes: One Council Program 83% complete ICT Asset Renewal Program 78% complete Information Management Program 65% complete Event Management Program - 100% complete WPACC AV Upgrade Program 100% complete Business Systems Major Upgrade 100% complete Rostering Management System 100% complete
2. Nurturing our Wellbeing	2.2.3.1 Develop our Rural City of Wangaratta Youth Strategy.	Ongoing	Draft Strategy being finalised.
5. Enhancing our Lifestyle	5.2.1.5 Develop a Reconciliation Action Plan in partnership with our indigenous community	Ongoing	Council continues to develop its Reconciliation Action Plan (RAP)

Category	Item Name	Status	Comment
1. Strengthening Our Leadership	1.3.1.2 Advocate for the community by participating on the Regional Mental Health and Wellbeing Boards.	Cancelled	There are no Regional Mental Health and Wellbeing Boards in which Council can participate.
2. Nurturing our Wellbeing	2.2.1.1 Delivery of the Community Access and Inclusion Plan	On Hold	Currently on hold in line with Council resolution.
	2.2.2.4 Develop, endorse and implement an Age Friendly Strategy.	On Hold	This action is linked to the Inclusive Wangaratta Plan, which is currently on hold.
	2.2.4.4 Finalise the Municipal Early Years Plan.	On Hold	The Municipal Early Years Plan is in draft with the new completion date December 2025.

Category	Item Name	.	Actual YTD	Target YTD	Variance YTD	..	Actual Curr Qtr	Target Curr Qtr	Variance Curr Qtr	Comment
1. Strengthening Our Leadership	1.0.1 Survey - Informing the Community	🔴	53%	63%	-16%	🔴	53%	63%	-16%	A sub question within the Community Satisfaction Survey, the informing the community result showed a year-on-year decline from 56 to 53. This result is in line with Regional Cities but lower than the state average of 56. Council is implementing improved tools and resources relating to comminity engement and communications.
	1.0.2 Survey - Consult and Engage	🔴	49%	60%	-18%	🔴	49%	60%	-18%	This result is taken from the Community Satisfaction Survey and represents a lower than targeted result. The result is close to the average for all Councils in Victoria. Implementing improved tools and resources relating to community engarement and communications.
	1.0.3 Survey - Customer Service	🟡	68%	72%	-6%	🟡	68%	72%	-6%	The Annual Community Satisfaction Survey score for the community's perception of council's Customer Service was 68 (vs 70 last year), which unfortunately didn't meet our improvement goal of 72. The result is closely aligned to the average for regional councils (68) and slightly better than the state-wide average (66). Council implemented customer service training across the organisation throughout 2024/25 and is now considering how to continue the embedding of this training throughout the 2025/26 year.
	1.0.4 Survey - Decision Making in Interest of Community	🔴	50%	58%	-14%	🔴	50%	58%	-14%	The Annual Community Satisfaction Survey score for the community's perception of council's community decisions was 50 (vs 53 last year). The result is better than the average for regional centres (48) and the state-wide average (49), but does not meet our improvement goal. Council will be considering how to improve on this.
	1.0.5 Survey - Lobbying on behalf of Community	🔴	52%	59%	-12%	🔴	52%	59%	-12%	Target not achieved. Survey score for 2025 remains above State-wide average and average for Regional Centres. Council will be reviewing its advocacy priorities.
	1.0.6 Decisions made at Closed Council Meetings	🟢	2.96%	4%	26%	🟢	0%	4%	100%	
	1.0.7 Maintain Liquidity Ratio	🟢	100%	100%	0%	🟢	100%	100%	0%	Liquidity position as at quarter 4 of 2024/25 remained strong at over 100% (current assets/current liabilities)
	1.0.8 Days to Close CRMS	🟢	4.17	14	70%	🟢	4	14	71%	For May 2025, on average requests were completed in 4 days within target.
2. Nurturing our Wellbeing	2.0.1 Survey - perfornamce of recreation facilities	🔴	70%	76%	-8%	🔴	70%	76%	-8%	On par with prior year however below target.
	2.0.2 increase in WSAC Visitation	🟢	13.97%	2%	598%	🟢	15.33%	2%	667%	Q4 attendance exceeded prior year by 15.5%, rounding a strong 2024/25 FY with total attendance of 425,206 up 14% (or 52,084 visits) on 2023/24.
	2.0.3 Domestic Animals Registration	🔴	80%	100%	-20%	🔴	80%	100%	-20%	The total number of animals registered by June 2025 was 5327 which is estimated to be around 80%. Follow up work to be completed to improve on this.
	2.0.4 Food Safety Assessments	🟢	145.5%	100%	46%	🟢	72%	25%	188%	All Class 1 & 2 assessments complete.

	2.0.5 Childhood Immunisation	🔴	0%	95%	-100%	🔴	0%	95%	-100%	It is impossible to provide this data as it includes private doctors etc. Council don't have access to this data to provide a reliable figure.
3. Valuing Our Environment	3.0.1 Survey - Performance on Environmental Sustainability	🔴	60%	67%	-10%	🔴	60%	67%	-10%	The Annual Community Satisfaction Survey score for the community's perception of council's performance on environmental sustainability was 60 (vs 63 last year). The result is in line with the average for regional centres and better than the state-wide average, but does not meet our improvement goal. Council continues to take action when it comes to Enviromental Sustainability guided by our Environmental Sustainability Strategy.
	3.0.2 Number of native plants planted annually	🟢	9889	7000	41%	🟢	9889	7000	41%	9889 Native trees, shrubs and grasses planted across the Municipality.
	3.0.3 Kerbside collection waste diverted from landfill	🔴	59.25%	65%	-9%	🔴	56%	65%	-14%	
	3.0.4 Percentage of waste going to landfill	🟢	5%	5%	0%	🟢	5%	5%	0%	
	3.0.5 Tonnes of compost produced from organic waste per year	⚫		10%	-100%	⚫		10%	-100%	
	3.0.6 Minimum of 50% of Council used electricity sourced from renewable sources by 2025	🟢	100%	50%	100%	🟢	100%	50%	100%	Council switched to 100% renewable electricity 1 June 2023.
4. Expanding our Economy	4.0.1 Increase in the number of overnight stays on pre-COVID results	🟡	5%	5%	0%	🟡	5%	5%	0%	Results are released annually through the National Visitors Survey
	4.0.2 Increase on 20/21 Visit Wangaratta website visits	🟡	0%	10%	-100%	🟡	0%	10%	-100%	Google analytics, the website measurement platform used on Council websites, changed its methodology in July 2024 changing how visits are reported. The key metrics now is users, sessions and events In FY25, the Visit has 245k sessions and 231k users. Users to site was up
	4.0.3 Increase in Rail trail usage	🟡		5%	-100%	🟡		5%	-100%	
	4.0.4 Wangaratta Livestock Exchange full year financial position	🟢	100%	100%	0%	🟢	100%	100%	0%	The Wangaratta LIvestock Exchange achieved a surplus in the 2024/25 financial year.
	4.0.5 Survey - Performance on business, community development and tourism	🔴	58%	68%	-15%	🔴	58%	68%	-15%	The Annual Community Satisfaction Survey score for the community's perception of council's performance on business, community development and tourism was 58 (vs 60 last year). The result is better than the average for regional centres and the state-wide average, but does not meet our improvement goal. Council continues to take action when it comes to this area guided by our Economic Development & Tourism Strategy.
5. Enhancing our Lifestyle	5.0.1 Survey - Council performance on the condition of sealed roads	🔴	42%	64%	-34%	🔴	42%	64%	-34%	This measure is taken from the Community Satisfaction Survey and represents a downward trend in results for this measure in recent years.
	5.0.2 Survey - Council performance on the condition of unsealed roads	🔴	36%	55%	-35%	🔴	36%	55%	-35%	
	5.0.3 Reduction in customer requests for pathways per year	🟢	12.91%	5%	-158%	🟢	12.91%	5%	-158%	overall reduction in cases from 581 to 506

	5.0.4 Sealed local roads maintained to condition standards	🔴	90%	97%	-7%	🔴	90%	97%	-7%	From IMG road condition data, 89% of seal segments, assessed late 2024, are within intervention. This assessment was done by IMG prior to our reseal program so this would have pushed us beyond 90%
	5.0.5 Number of attendees at the Wangaratta Art Gallery in 2021/2022	🟢	37345	31992	17%	🟢	10384	7998	30%	Strong visitation with critically acclaimed Blake Griffiths exhibition in Gallery 2 and opening of the Wangaratta Contemporary Textile Award in Gallery 1 in late May.
	5.0.6 Tickets sold through the Wangaratta Performing Arts and Convention Centre	🟢	26216	18504	42%	🟢	6865	4626	48%	5 performances held including 1 un-ticketed performance
	5.0.7 Active library borrowers within the municipality	🔴	8.02%	14%	-43%	🟢	10.63%	14%	-24%	Target not met. Library offerings are continuesly reviewed and adjusted to meet community needs.
	5.0.8 Survey - Council performance on community and cultural activities	🔴	66%	72%	-8%	🔴	66%	72%	-8%	The annual Community Satisfaction Survey score for the community's perception of council's performance on community and cultural activites was 66 (vs 67 last year). The result is better than the average for regional centres and the state-wide average, but does not meet our improvement goal. Council continues to deliver succesfull community and cultural activities, including performances at the PACC, exhibitions and events at the Gallery and community events.
	5.0.9 Survey - Council performance on appearance of public open spaces	🔴	71%	80%	-11%	🔴	71%	80%	-11%	This result is taken from the Community Satisfaction Survey and represents a slight downward trend on previous years.
6. Growing with Integrity	6.0.1 Annual number of building permits issued for new dwellings	🔴	109	150	-27%	🟢	44	37.5	17%	Rate of permit issue is subject to demand for new dwellings.
	6.0.2 Annual number of new residential lots released	🟢	209	150	39%	🔴	26	37.5	-31%	Target exceeded but lot release rate dependant on development industry activity levels
	6.0.3 Planning applications made within required time-frames	🔴	69.5%	82%	-15%	🟢	81%	82%	-1%	Average rate of 69.5 % is below target, some improvement over the second half of the year. Result on par with the State-wide average and better than the average for regional areas. Continues to be a focus area for improvement.
	6.0.4 Planning Application processing days	🔴	59	55	-16%	🟡	54.67	55	1%	Slightly above target, improvements made during the second half of the year. Result significantly better than the average for regional Council and councils across the State. Continues to be a area of focus.
	6.0.5 Survey - Planning & Buildiing permit satisfaction	🟡	44%	60%	-27%	🟡	44%	60%	-27%	The annual Community Satisfaction Survey score for the community's perception of council's performance planning and building permit outcomes was 44 (vs 44 last year). The result is better than the state-wide average, but does not meet our improvement goal. Council continues to make decisions about planning and building permits in accordance with statutory frameworks.

	6.0.6 Population Growth	●	1.2%	1.2%	0%	●	1.2%	1.2%	0%	Population growth is between 0.56 to 1.23 (source Estimated Residential Population (ERP), Profile ID 2024)
	6.0.7 Gross Regional Product	●	0.06%	0.2%	-70%	●	0.06%	0.2%	-70%	Replan Data Economic Overview: Gross Regional Product: $2,391.033(M) RP over previous year $2,243.512(M)
	6.0.8 Invest Wangaratta, Live Wangaratta Website	●	19.8%	10%	98%	●	19.8%	10%	98%	Invest: Sessions: 5.2k (up 21.97% YoY) Users: 4.4k (up 19.8% YoY) Live: Sessions: 4.4k (down 12.1% YoY) Users: 3.8k (down 10.1% YoY) Visit has 245k sessions and 231k users. Users to site was up 39% year on year - Focus has shifted from Live to showcase Invest Wangaratta and Visit Wangaratta as Councils primary websites for Live, Stay and Invest.

Rural City of Wangaratta

Draft

Council Plan 2025-2029



Acknowledgements

Acknowledgement of Country

We acknowledge the traditional custodians of the lands, on which the Rural City of Wangaratta Communities reside. We pay our respect to their Elders past, present and emerging, and celebrate and respect their continuing cultures.

We are committed to walking beside traditional owners and custodians and Aboriginal and Torres Strait Islander peoples living and working within the Rural City of Wangaratta as we move toward reconciliation.

Community

Thank you to the many community members who shared their valuable ideas and time to help develop the Community Vision. We are grateful for your contributions to our engagement activities including completing surveys, student worksheets, and participating in community workshops.

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Wangaratta Sports & Aquatic Centre



A Message from the Mayor

The 2025–2029 Council Plan has been developed in close consultation with the wider community of the Rural City of Wangaratta. It is as one of Council's most important documents, alongside the 10-Year Financial Plan and Annual Budget.

This Plan is the result of an intensive, collaborative, and integrated engagement process. Our community's aspirations and priorities have shaped a framework that will guide how Council delivers services and infrastructure across the municipality.

Our goal was to reach as many people as possible from all corners of our community. More than 2,000 people contributed to the development of the Council Plan, with over 3,000 pieces of feedback gathered from individuals and local groups.

The process was both exciting and challenging. It initiated many meaningful conversations and opened the door to new ideas, as community members actively shared their hopes for the future of the Rural City of Wangaratta.

Throughout all engagement activities, participants were encouraged to think about the future of our region and offer ideas to help make it an even better place to live, work, and visit.

Central to the Council Plan is the Community Vision – a guiding framework that will inform planning and decision-making over the next 20 years.

This Plan also incorporates the Municipal Public Health and Wellbeing Plan, recognising that health and wellbeing are not just services we deliver – they are fundamental to the kind of community we aspire to be.

Cr Irene Grant
Mayor

Your Councillors



Mayor
Cr Irene Grant
Warby Ward

0428 189 249
i.grant@wangaratta.vic.gov.au

Councillor Irene Grant was elected to Council in 2020, re-elected in 2024 and elected as Mayor for a one-year term. She is a former Mayor and Administrator of the Rural City of Wangaratta.



Deputy Mayor
Cr Harvey Benton
Ovens Ward

0429 542 928
h.benton@wangaratta.vic.gov.au

Councillor Harvey Benton was elected to Council in 2016, re-elected to Council in 2024, and re-elected as Deputy Mayor for a one-year term. Harvey has represented the community since 1981 as a Councillor for the Shire of Wangaratta.



Cr Tania Maxwell
Appin Ward

0447 824 785
t.maxwell@wangaratta.vic.gov.au

Councillor Tania Maxwell was first elected to Council at the 2024 election.



Cr Dave Fuller
Bullawah Ward

0429 545 907
d.fuller@wangaratta.vic.gov.au

Councillor Dave Fuller was first elected to Council in 2016 and was re-elected in 2024.



Cr Harry Bussell
King River Ward

0429 475 863
h.bussell@wangaratta.vic.gov.au

Councillor Harry Bussell was first elected to Council in 2016 and was re-elected in 2024.



Cr Ashlee Fitzpatrick
Wareena Ward

0448 384 600
a.fitzpatrick@wangaratta.vic.gov.au

Councillor Ashlee Fitzpatrick was first elected to Council in 2016 and was re-elected in 2024.



Cr Allison Winters
Yarrunga Ward

0437 181 228
a.winters@wangaratta.vic.gov.au

Councillor Allison Winters was first elected to Council at the 2024 election.



A Message from the CEO

The Council Plan is a strategic framework that will guide our work over the next four years. While the Plan sets out our long-term direction, it's designed to be responsive and can be adjusted as our operating environment evolves. This will ensure it remains relevant and grounded in the realities we face over the next four years.

Financial sustainability is our foundation. After many years of rate capping, we're now seeing the cumulative impact, the gap between our income and the rising cost of delivering services is widening. As a result, we're entering a more cautious phase. Our focus will shift from launching new, large-scale initiatives to renewing and maintaining existing assets and facilities. This is a time for careful stewardship, where every decision must be measured and every investment must be justified.

How we work is just as important as what we deliver. We're committed to fostering a workplace culture that empowers and supports our people. That means investing in professional development, promoting safety, wellbeing and inclusivity, and encouraging collaboration and excellence. We're building a workplace that offers meaningful career pathways because when our people thrive, so does our community.

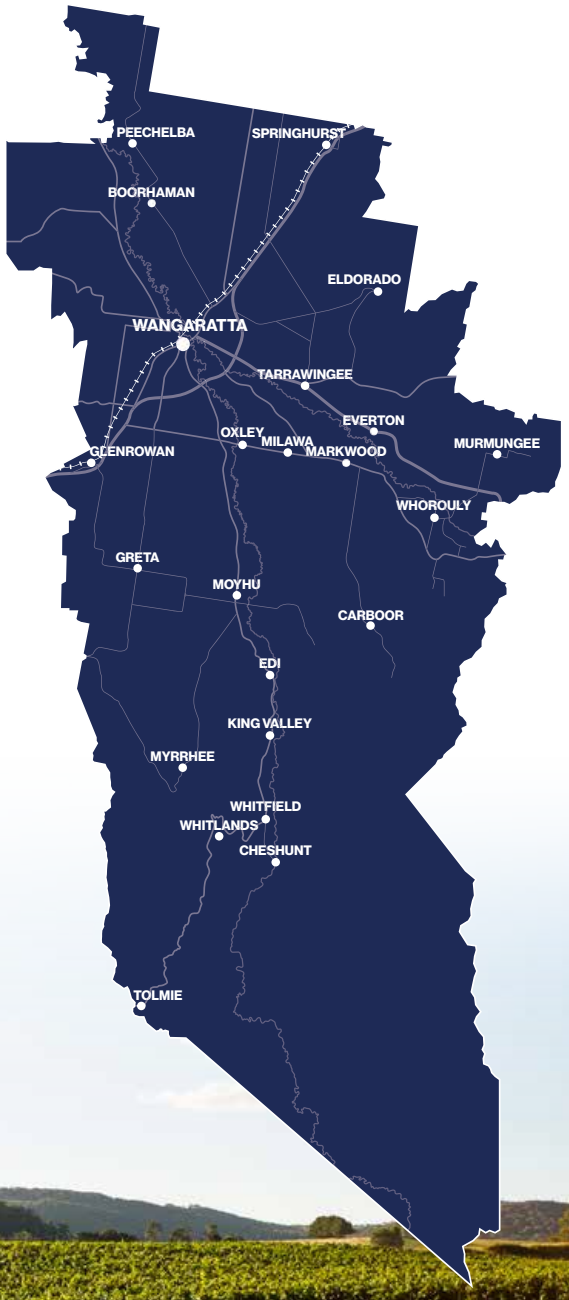
After extensive engagement, our community has helped shape our Council Plan. They have contributed to our four pillars: *Community Wellbeing* – where we want to feel connected, inspired, and treated with respect; *Natural Environment* – committing to protecting and improving our environment while adapting our services and places for the future; *Economy and Tourism* – continuing to grow our region as an economic, creative, and tourism hub; and *Infrastructure and Place* – developing places that connect people, businesses, and neighbourhoods.

This Council Plan reflects an ongoing commitment to delivering meaningful, community-focused outcomes..

Brendan McGrath
Chief Executive Officer

Rural City of Wangaratta

The Rural City of Wangaratta comprises of several townships, each bringing unique characteristics and contributions to the local community.



The Rural City of Wangaratta is home to
30,169[1]
residents

supporting
14,188
jobs

and has an annual economic output of
$4.826 billion

2/3
of the population live in Wangaratta

with the remaining one-third residing in rural areas

The total population is expected to grow to over
34,000
residents by 2046

King Valley 7



ABOUT OUR COMMUNITY

Demographics

45 years is the median age of residents

25-34 years, and 70-84 years are the fastest-growing population segments

2% are Aboriginal or Torres Strait Islander

9% were born overseas

5% speak a language other than English at home

91% agree that multiculturalism makes life better[2]

10% of the population identifies as LGBTQIA+[2]

21% of residents self-report as having a disability

7% need daily assistance due to age or disability



ABOUT OUR COMMUNITY

Housing

The Rural City of Wangaratta has **13,677** dwellings

plus **6,000** new dwellings by 2051[3]

29% live alone

21% live in rental accommodation

143 people were sleeping rough[4]

648 were experiencing or at of risk of homelessness[4]
including 45 children and 162 people aged 17-25

Additional housing statistics outlined on page 30





ABOUT OUR COMMUNITY

Employment & Education

22% work in Health Care and Social Assistance

10% work in Retail Trade

10% work in Education

9% work in Manufacturing

7% work in Agriculture, Forestry & Fishing

7% work in Tourism

For Employment statistics, see data source [5]

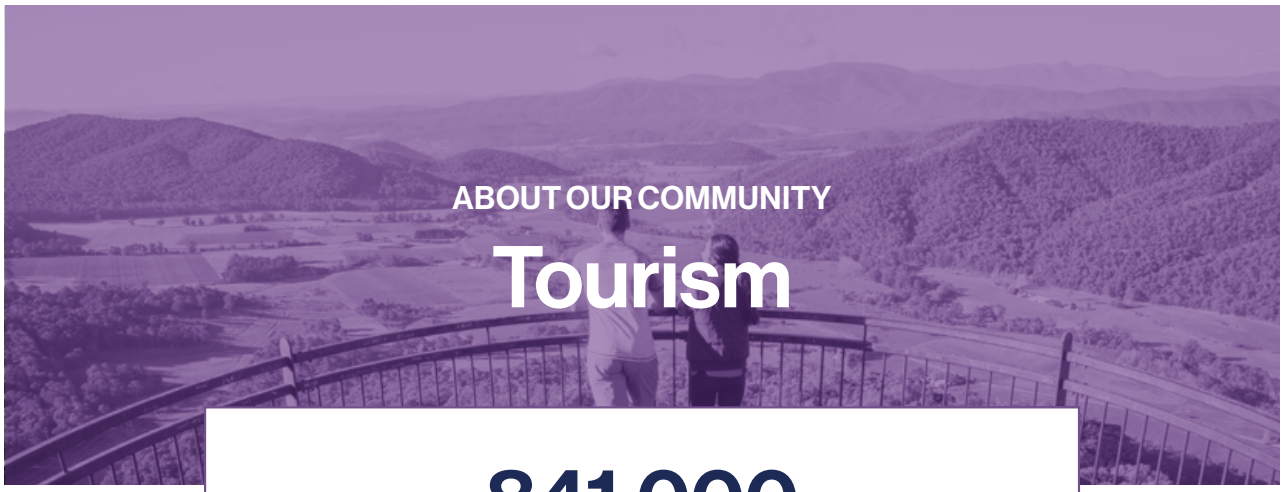
78% of employed residents work in the Rural City of Wangaratta

The majority of those who travel to work go to the nearby LGAs of Benalla, Indigo, and Moira.

21 Primary Schools	**1** Specialist School
3 Secondary Schools	**9** Preschools Kindergartens[6]

40% of residents have no post high school qualifications

17% of residents have a bachelor degree or higher



ABOUT OUR COMMUNITY

Tourism

841,000
people visit the region annually[7]

63% of visitors are day trippers

spending on average **$191**[7]

3 nights spent in region
on average

by domestic overnight travellers

spending **$732**[7]
on average



Paddling on Lake William Hovell



ABOUT OUR COMMUNITY

Community & Health

61% of residents are able to get help from neighbours

higher than the state average **49.4%**[2]

20% of residents reported having poor to fair health[2]

19% of the community volunteer

Higher than the state average of 13%

Additional Community and Health statistics outlined on page 26-29





ABOUT OUR COMMUNITY

Our Council

The Rural City of Wangaratta manages

1,893km

of roads

62% of roads we manage **are unsealed**

We also manage **409 bridges** + **301km of pathways**

Council manages **150** buildings *(inc. Aquatic Facilities) and Structures*

and **43** playgrounds *(inc. Skate Parks and Pump Tracks)*

and **96** sports grounds/ playing courts

Council has **535** employees

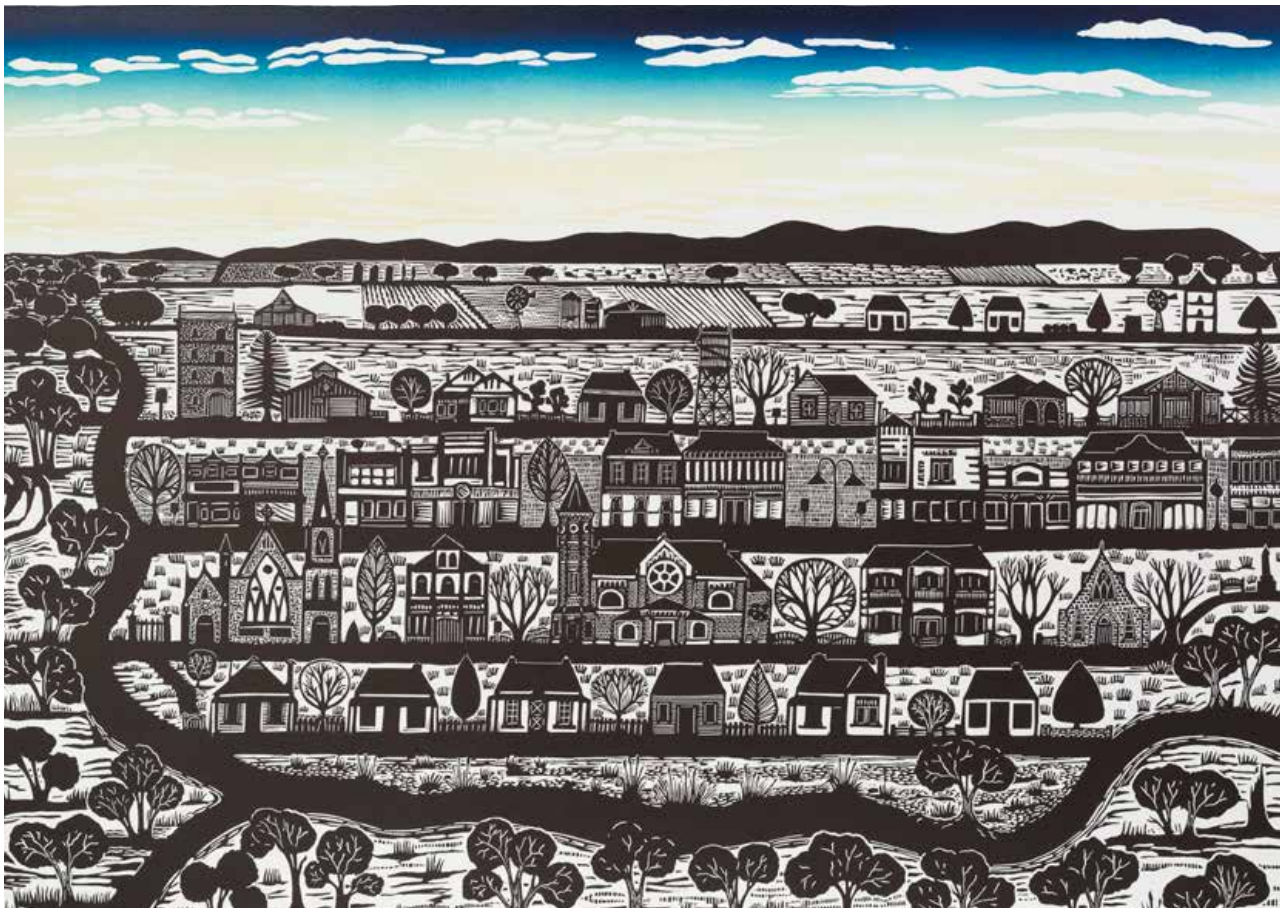
including **344** permanent

and **191** casual/sessional



Lindner Road 13

Community Vision 2045



The Rural City of Wangaratta is a place for **everyone.**

We are a welcoming, connected, and caring community.

We value our urban and rural communities, ensuring shared opportunity and quality of life.

Our natural environment supports our wellbeing and forms a strong part of our cultural identity.

Our strength is our resilience and active participation in shaping a future for everyone to thrive.

Left: Anita Laurence, *Under a Blue Sky*, 2017, linocut print on Somerset paper, 76.5 x 100.5cm. Printed by Bill Young at Bill Young Studio, King Valley. Wangaratta Art Gallery Collection. Acquired with the support of the Wangaratta Art Gallery Friends Inc.

What our community told us

The development of the *Council Plan* and *Community Vision* has been informed by over **2,000 people and 3,200 ideas** from the community and service providers working in the municipality. This included:



636

Surveys Completed



118

Community Workshop Participants

From 3 x deliberative workshops



340+

Quick Poll Votes

From 8 community pop-ups



116

Children's Worksheets



60+

Targeted Engagements

with special interest groups



100+

Council Staff Participants

What are the community's top 10 priorities for the future?

Across all community engagement activities, participants were encouraged to think holistically about our region's future and contribute ideas to make the Rural City of Wangaratta a better place in the years to come.

The community's priorities shape the Council Plan and initiatives.



1. **The Rural City of Wangaratta, is a place for everyone.**
2. **Community health and wellbeing.**
3. **Places and spaces for community connection and culture.**
4. **Transport, roads and infrastructure.**
5. **Care for nature and the environment.**
6. **Cost of living and affordability.**
7. **Community safety.**
8. **Violence and harm from drug and alcohol use.**
9. **Local economy and employment.**
10. **Communication, accountability and transparency.**



Eldorado Dredge

How to Read This Plan

The *Council Plan* and *Municipal Public Health and Wellbeing Plan* are informed by the *Community Vision* and the long-term *Financial and Asset Plan*.

The *Council Plan* provides clarity on what Council is going to deliver over the next four years. This informs Council's budgets and our range of supporting strategies.



Council's Role

As the tier of government closest to the community, local government has a key role to play in supporting where we live and work. How we do this can vary.

Each initiative in the Council Plan identifies the action Council will take.

Actions include:

- **Deliver –** delivering the services and infrastructure directly to the community
- **Partner –** partnering with service providers, other levels of government, government agencies and the private sector to deliver the service and infrastructure
- **Advocate –** advocating for the projects, initiatives and funds that meet the needs of our community and help progress toward our Vision for the future.



Wangaratta Government Centre

Guiding Principles

Financial Sustainability

Council ensures that financial sustainability is at the core of our decision-making and helps inform the development and implementation of our Council Plan. This includes considering how we can do things better with our existing resources, focusing resources on areas with the highest community need, and ensuring we actively partner with others to share resources and financial contributions.

Community engagement revealed that many community members are facing cost of living pressures. They expressed a desire for the Council to focus on its 'core services' by making use of existing infrastructure and facilities, and advocate for measures to reduce cost of living and improve affordability for the community.

People

The Council is dedicated to cultivating a workplace culture that empowers and supports our staff. We invest in the development of individuals and teams, ensuring our employees have the skills and confidence to deliver high-quality outcomes for our community. We prioritise safety and wellbeing, creating a secure and inclusive environment where everyone can thrive.

As an Employer of Choice, we offer meaningful career pathways and create opportunities for community members. We take pride in our work and uphold our Council Values, encouraging collaboration, teamwork, and a shared purpose. Excellence is recognised and rewarded, and we promote work-life balance through flexible and sustainable practices.

Communication & Engagement

Council is committed to clear, timely, and transparent communication that builds trust and keeps our community informed. We will use accessible channels and language to ensure everyone can understand and participate.

We actively seek and value community input in shaping decisions that affect our region. Through inclusive and meaningful engagement, we aim to strengthen relationships and foster shared ownership of outcomes.



2025 All Staff Meeting

Council Plan Overview

The Council Plan includes the Community Vision, four strategic themes, which are supported by a range of strategies, with three overarching principles.

Council's Wellbeing Commitment and Municipal Public Health and Wellbeing Plan are incorporated throughout the document.

Community Vision	**The Rural City of Wangaratta is a place for everyone.** We are a welcoming, connected, and caring community. We value our urban and rural communities, ensuring shared opportunity and quality of life. Our natural environment supports our wellbeing and forms a strong part of our cultural identity. Our strength is our resilience and active participation in shaping a future for everyone to thrive.			
Strategic Themes	**Community Wellbeing**	**Natural Environment**	**Economy and Tourism**	**Infrastructure and Place**
	We want our community to feel connected, inspired and treated with respect. To have access to programs, services and infrastructure that help us lead fulfilled and healthy lives.	**We are committed to protecting and improving our environment while adapting our services and places for the future.** Our natural spaces enhance wellbeing, promote biodiversity, and increase resilience to climate change.	**We will continue to grow as an economic, creative, and tourism hub for the region.** Working to support a sustainable economy that benefits everyone who visits, lives, learns, and works within our community.	**We are developing places that connect people, businesses, and neighbourhoods.** Our focus is on maintaining and improving what we already have, while delivering new infrastructure to meet community needs.
Strategies	**1.1.** Provide access to services and programs that enable people to live healthy, active, and inspired lives **1.2.** People feel connected and included in the community **1.3.** Ensure services and spaces are safe, accessible, inclusive and welcoming to everyone in our community	**2.1.** Mitigate the impacts of climate change and support the community to prepare for and recover from natural hazard events **2.2.** Drive a strong circular economy with resource recovery and reuse **2.3.** Increase, preserve and protect the natural environment and open spaces	**3.1.** Support businesses to locate, invest and create jobs in our municipality **3.2.** Ensure residents can access local education and employment opportunities **3.3.** Become known as a destination of choice for tourism and cultural experiences	**4.1.** Plan for infrastructure, facilities and open spaces that reflect changing community and environmental needs **4.2.** Advocate, maintain and develop infrastructure that supports and enables our participation in the economy and community life **4.3.** Ensure assets are financially sustainable and fit for purpose
Guiding Principles	**Financial Sustainability**	**People**	**Communication & Engagement**	

Wellbeing Commitment

The Rural City of Wangaratta is committed to making our municipality a place where everyone feels connected, supported, and able to live well. Leading to a community that's resilient, welcoming, and offers fair access to the services and opportunities for everyone to thrive.

The Council Plan includes the ***Municipal Public Health and Wellbeing Plan*** (MPHWP), which guides Council to place health and wellbeing at the heart of everything we do.

Wellbeing is shaped by the conditions around us. Where we live, how we get around, the jobs we have, the food we eat, and the connections we share.

These are known as the social determinants of health and include: access to safe and affordable housing, education, meaningful employment, transport, access to food, health services, and a sense of belonging in the community.

Council plays a key role in supporting wellbeing through the different ways we work:

- **As a service provider,** we connect with people at every stage of life, giving us the chance to support wellbeing through the services we deliver every day.
- **As a connector,** we bring people and organisations together to share ideas, build partnerships, and take action that benefits the community.
- **As a workplace and employer,** we lead by example –making sure our staff are safe, supported, and working in a healthy environment.
- **As leaders and decision makers,** Councillors and Council Officers help shape a culture of respect, equality, and wellbeing across the municipality.





Community Wellbeing in Focus

4 in 5 residents report high rates of life satisfaction and good health, according to the 2023 Victorian Population Health Survey.

Services known to contribute to positive wellbeing and active living, such as recreational facilities, open areas, arts centres, and libraries, each received high performance index scores in the 2025 Community Satisfaction Survey. Additionally, participation in sports is higher than the state average[8], and 39% of the population meets or exceeds the recommended 150 minutes or more of physical activity each week.

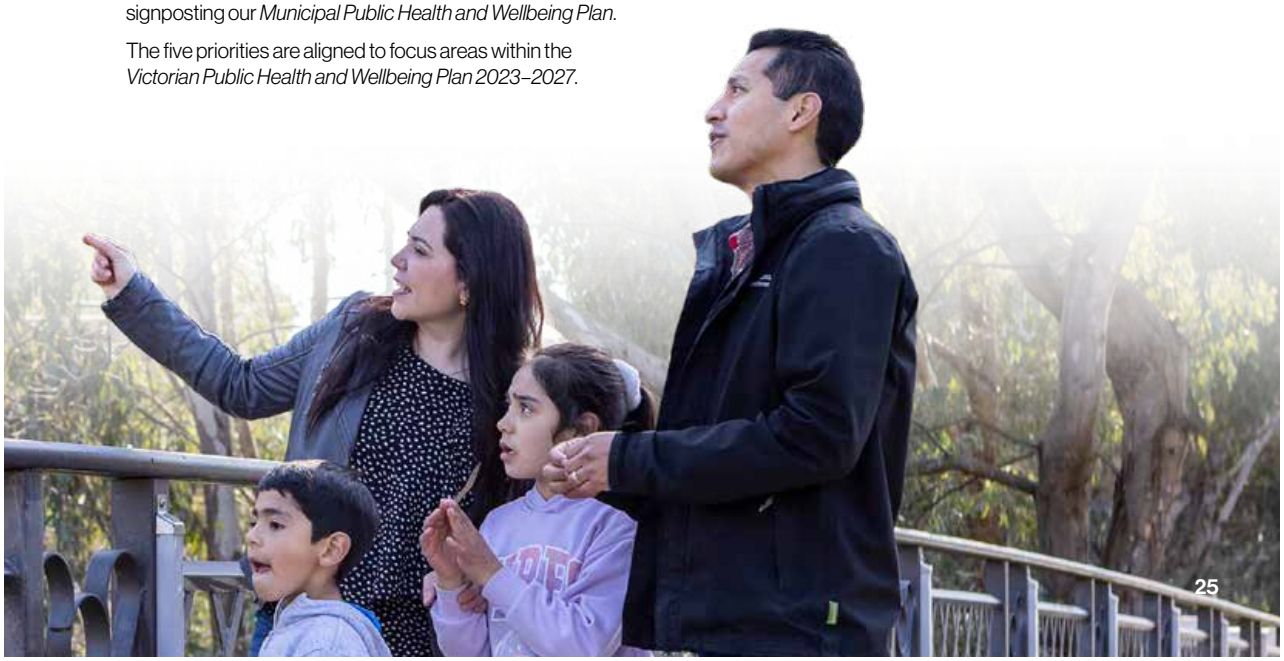
Our community and local health and wellbeing partners outlined five key priorities:

1. **Improving mental health and wellbeing**
2. **Improving food security and healthy eating**
3. **Reducing harm from alcohol, tobacco, and other drugs**
4. **Preventing family violence**
5. **Improving access to affordable housing and easing cost of living pressures**

Council cannot address these concerns alone. By partnering with agencies and organisations, we can collectively advocate on behalf of the community, offer local programs and events, and create fair and inclusive policies. When Council works in partnerships, the community has better access to the things that support wellbeing, including: safe housing, healthy food, and strong social connections.

Initiatives that directly support these priorities are identified within the Council Plan by an asterisk **(*)**, signposting our *Municipal Public Health and Wellbeing Plan*.

The five priorities are aligned to focus areas within the *Victorian Public Health and Wellbeing Plan 2023–2027*.





WELLBEING COMMITMENT

Mental Health & Wellbeing

Over 1/3

of residents have been diagnosed with anxiety or depression at some stage.

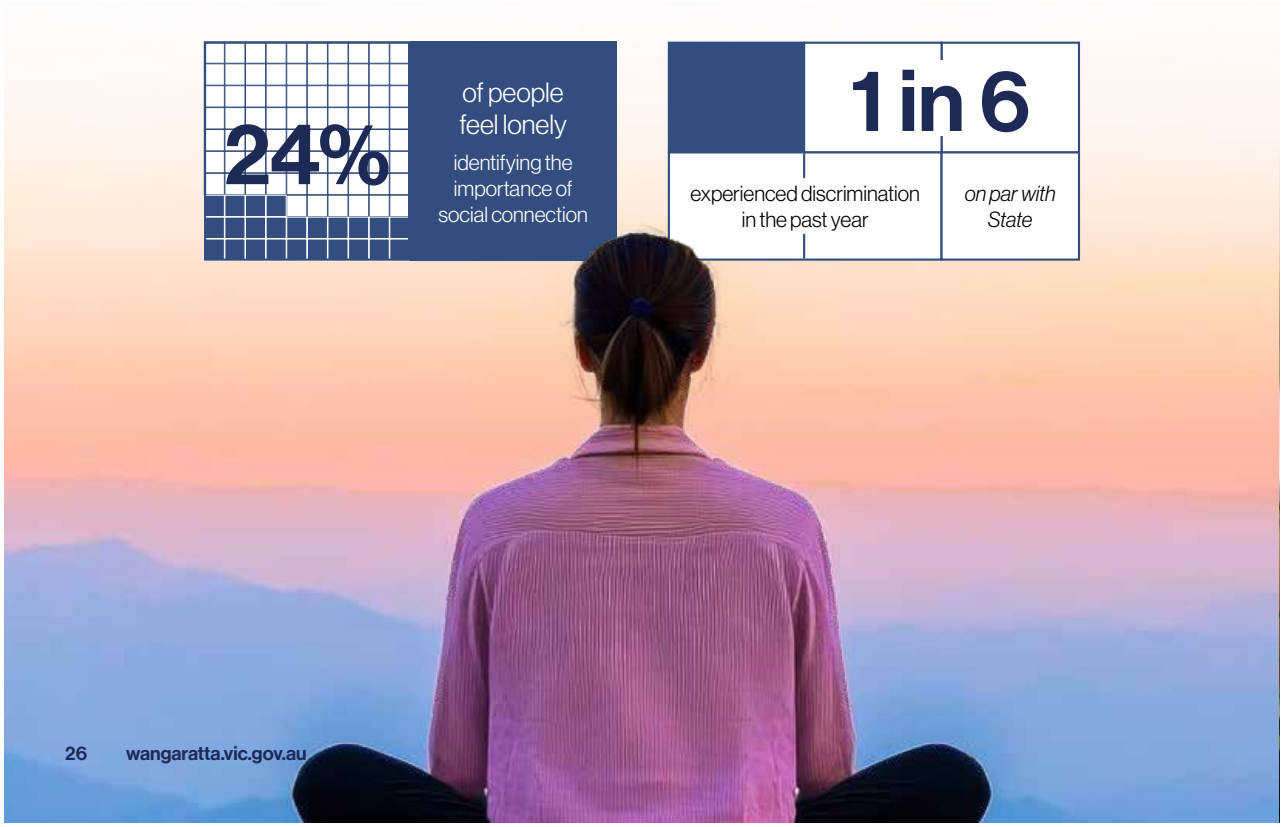
With 24.2% of men and 45% of women, women are above the state average at 39.5%.

12% of local men sought professional help for mental health-related issues last year

31% of local women sought professional help for mental health-related issues last year

24% of people feel lonely identifying the importance of social connection

1 in 6 experienced discrimination in the past year *on par with State*





WELLBEING COMMITMENT

Food Security & Healthy Eating

1 in 10 people ran out of food and couldn't afford more in 2023

up from 1 in 16 in 2020

92% *of people do not eat enough vegetables daily*





27% of men have 10 + alcoholic drinks per week

13% of women have 10 + alcoholic drinks per week

1 in 7 adults smoke occasionally or regularly

down 20% since 2020

1 in 4 adults have tried vaping

7% currently vape



WELLBEING COMMITMENT

Preventing Family Violence

2,393 incidents

of family violence cases reported per 100,000 people[9]

1.6 times greater than the state average

22 per 10,000

females reported sexual offences in 2023[10]

57% greater than the state average. Male reported offences were significantly lower with 0.5 per 10,000 people



WELLBEING COMMITMENT

Housing Affordability and Cost of Living

1 in 3 renting households, *and*

1 in 10 households with a mortgage

paid more than 30% of their income on housing *a lead indicator of housing stress*[11]

28% of households were considered low-income making less than $800 per week, higher than the state average of 21%[11]

$10.9 million in player losses from electronic gaming machines in 24/25[12] up 25% since 21/22

945 applicants on the housing wait list[13] as at March, 2025

Source: Victorian Population Health Survey 2023, unless otherwise noted.



Strategic Direction & Actions



Community Wellbeing

Context

We want our community to feel connected, inspired and treated with respect. To have access to programs, services and infrastructure that help us lead fulfilled and healthy lives.

Community wellbeing is social, mental and physical.

The community told us that promoting and supporting positive health and wellbeing outcomes remains a high priority. Social infrastructure plays a vital role in strengthening community connection and enables recreation, arts, culture, sport and events for all ages. The community seeks access to affordable healthcare services, mental health support and aged and disability care.

A sense of belonging and meaningful social connection enhances wellbeing, resilience and good health. It also creates positive attitudes and behaviours, encouraging equality and helping to reduce discrimination and family violence.

Inclusive community networks can quickly respond to local challenges, share resources, and identify individuals and groups who need support.

Council works with local services, organisations and community groups to ensure that everyone can connect, participate in activities, and access suitable services.

Strategies

1.1. Provide access to services and programs that enable people to live healthy, active, and inspired lives

1.2. People feel connected and included in the community

1.3. Ensure services and spaces are safe, accessible, inclusive and welcoming to everyone in our community



Strategic Indicators

Indicator	Source	Target
Council performance on recreational facilities	Community Satisfaction Survey	72%
Council performance on Arts Centres and Libraries	Community Satisfaction Survey	76%
Council performance on Community and Cultural activities	Community Satisfaction Survey	67%
Participation in the MCH service	LGPRF (MC4)	80%
The percentage of resident municipal population who are registered library members.	LGPRF (LB7)	25.5%
Number of attendees at the Wangaratta Performing Arts and Convention Centre (2% annual increase)	Council	110,000
Number of attendees at the Wangaratta Art Gallery (2% annual increase)	Council	38,000
Utilisation of aquatic facilities (visits per population)	LGPRF (AF6)	14

Note: all targets will be reviewed and updated as part of the annual budget process.



Grit and Resilience Festival 2024 with In the Groove 33



Welcome to Country by Kevin Cooper at the opening of the Wangaratta Contemporary Textile Award 2025, Wangaratta Art Gallery. Photo Jeremy Weihrauch.

Initiatives

1.1. Provide access to services and programs that enable people to live healthy, active, and inspired lives

Initiatives		Council's Role	Timing
1.1.1.	Advocate for the provision of additional health services, prioritising mental health. *	Advocate	Ongoing
1.1.2.	Encourage accessible and inclusive sport and recreation services and programming. *	Deliver, Partner	Ongoing
1.1.3.	Provide inclusive and accessible arts and cultural programs and activities	Deliver, Partner	Ongoing
1.1.4.	Partner with local health providers and peak bodies to educate the community on the impact of smoking, vaping, drugs, alcohol and gambling. *	Partner	Ongoing
1.1.5.	Partner with community to improve access to affordable, nutritious, and culturally appropriate food, including at public-facing Council spaces and events. *	Partner, Deliver	Ongoing

1.2. People feel connected and included in the community

Initiatives		Council's Role	Timing
1.2.1.	Support community-led initiatives, social activities and services that connect people, especially those experiencing loneliness or isolation. *	Partner, Deliver	Ongoing
1.2.2.	Provide resources to strengthen volunteering at Council services and local community groups.	Partner, Deliver	Year 2-3
1.2.3.	Promote and acknowledge the heritage and cultural diversity of our community, including our First Nations history, via events, storytelling, exhibitions and programming.	Partner, Deliver,	Ongoing
1.2.4.	Provide a platform for young people to advocate for the issues that matter to them.	Deliver	Ongoing

1.3. Ensure services and spaces are safe, accessible, inclusive and welcoming to everyone in our community

Initiatives		Council's Role	Timing
1.3.1.	Collaborate with local organisations to identify and address the drivers of violence in our community, including family violence. *	Partner, Deliver	Ongoing
1.3.2.	Offer safe, welcoming, and inclusive spaces and experiences for the community. *	Deliver	Ongoing
1.3.3.	Increase opportunities for connection at Council facilities. *	Deliver	Year 1-2

Natural Environment

Context

We are committed to protecting and improving our environment while adapting our services and places for the future. Our natural spaces enhance wellbeing, promote biodiversity, and increase resilience to climate change.

Our waterways, rivers, conservation lands, native flora and fauna, air quality, and green spaces are essential to the health, identity, and resilience of our community.

The community informed us that the region's natural environment is highly valued. Many wish to address the impacts of climate change, prepare for natural hazards, and promote sustainable practices. Along with maintaining open spaces, recycling, waste management, and responsible use of resources help protect the environment.

Council safeguards the environment and strengthens community resilience by partnering with other agencies, community groups, and Traditional Owners to conserve, protect, and restore natural assets. Ensuring long-term sustainability for both the environment and the people who depend on it

Strategies

2.1. Mitigate the impacts of climate change and support the community to prepare for and recover from natural hazard events

2.2. Drive a strong circular economy with resource recovery and reuse

2.3. Increase, preserve and protect the natural environment and open spaces



Strategic Indicators

Indicator	Source	Target
Council performance on Environmental Sustainability	Community Satisfaction Survey	61%
Council performance on Appearance of Public areas	Community Satisfaction Survey	73%
Council performance on Waste Management	Community Satisfaction Survey	72%
Number of native plants planted annually	Council	8,000
The percentage of garbage, recyclables and green organics collected from kerbside bins that is diverted from landfill	LGPRF (WC5)	65%
Decreasing Council's carbon emissions annually by 2%	Council	7100 tonnes CO2-e

Note: all targets will be reviewed and updated as part of the annual budget process.





Initiatives

2.1. Mitigate the impacts of climate change and support the community to prepare for and recover from natural hazard events

Initiatives		Council's Role	Timing
2.1.1.	Support the community in preparing for and recovering from natural hazard events. Through education, partnerships, and emergency planning, with a focus on vulnerable groups in our community. *	Deliver, Partner	Ongoing
2.1.2.	Lead by example by actively reducing Council's carbon footprint.	Deliver	Ongoing
2.1.3.	Promote residential and commercial energy efficiency and the use of renewable energy.	Advocate, Partner	Ongoing
2.1.4.	Advocate for planning and building legislation that supports sustainable development.	Advocate	Ongoing

2.2. Drive a strong circular economy with resource recovery and reuse

Initiatives		Council's Role	Timing
2.2.1.	Explore the commercialisation of the Wangaratta Organics Processing Facility.	Deliver	Year 2-4
2.2.2.	Implement the Circular Economy regulatory requirements to minimise the amount of waste sent to landfill.	Deliver	Ongoing

2.3. Increase, preserve and protect the natural environment and open spaces

Initiatives		Council's Role	Timing
2.3.1.	Ensure the provision of open spaces aligns with community needs.	Deliver	Ongoing
2.3.2.	Deliver programs and events in partnership with State agencies, local groups and Traditional Owners to improve the natural environment. *	Deliver, Partner	Ongoing
2.3.3.	Expand and maintain tree canopy across private, public and Council land	Advocate	Year 2-3

Economy & Tourism

Context

We will continue to grow as an economic, tourism and creative hub for the region. Working to support a sustainable economy that benefits everyone who visits, lives, learns, and works within our community.

A strong economy is diverse, adaptable and works for the whole community.

The community told us that supporting local businesses and job creation in the region was a key priority. The community would like to see efforts to retain young people in the region and support local career pathways.

The sectors important to our economy include health, education, retail, manufacturing and tourism.

Council supports economic development in the region by providing a range of services. Including, utilising the services of local businesses, attracting new business to the region, providing business and planning support, and delivering business events and networking opportunities. In addition, Council prides itself on providing quality cultural and tourism programs, services and events

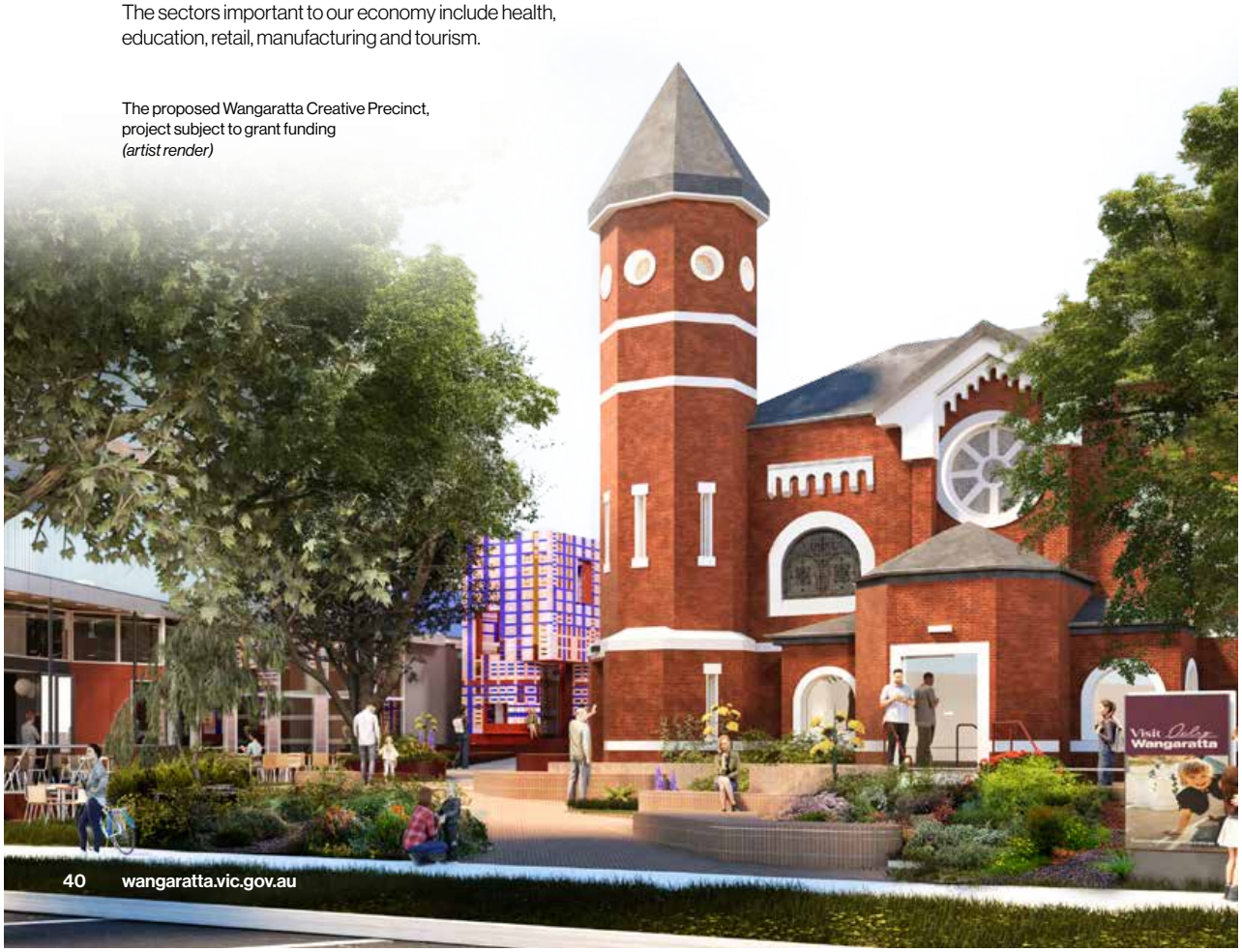
Strategies

3.1. Support businesses to locate, invest and create jobs in our municipality

3.2. Ensure residents can access local education and employment opportunities

3.3. Become known as a destination of choice for tourism and cultural experiences

The proposed Wangaratta Creative Precinct, project subject to grant funding
(artist render)



Strategic Indicators

Indicator	Source	Target
Council performance on business, community development and tourism	Community Satisfaction Survey	58%
Annual increase in gross regional product	Council (REMPLAN)	2% annually
Annual population growth	Council (Census data)	1% annually
Increase by 2% annually in the number of businesses in the municipality	ABR (Remplan)	3,239 (this is Jun 2024)

Note: all targets will be reviewed and updated as part of the annual budget process.



Ned Kelly Discovery Hub, Glenrowan


Proudly supported by the
Rural City of Wangaratta

Initiatives

3.1. Support businesses to locate, invest and create jobs in our municipality

Initiatives		Council's Role	Timing
3.1.1.	Advocate for and promote investment opportunities in the region, positioning the municipality as a desirable place to live, work, and grow a business.	Advocate, Partner	Ongoing
3.1.2.	Facilitate growth and investment by making it easy to do business with Council.	Partner, Deliver	Ongoing
3.1.3.	Partner with local businesses to foster innovation.	Partner	Ongoing
3.1.4.	Support the development and growth of local First Nations businesses.	Deliver	Ongoing
3.1.5.	Advocate for affordable housing for key workers.	Advocate, Partner	Ongoing

3.2. Ensure residents can access local education and employment opportunities

Initiatives		Council's Role	Timing
3.2.1.	Work with educational institutions and State Government to enable programs focusing on skills shortages.	Partner, Advocate	Ongoing
3.2.2.	Advocate for tertiary opportunities to keep people local.	Advocate	Ongoing
3.2.3.	Support career pathways for people to stay in the municipality.	Deliver, Partner	Ongoing

3.3. Become known as a destination of choice for tourism and cultural experiences

Initiatives		Council's Role	Timing
3.3.1.	Support and promote the growth of local tourism businesses, experiences and events.	Partner	Ongoing
3.3.2.	Identify opportunities to enhance and grow events and conferences	Deliver, Partner	Ongoing
3.3.3.	Advocate and secure funding for the Wangaratta Creative Precinct.^	Advocate, Deliver	Year 3-4
3.3.4.	Create unique opportunities for cultural experiences, including partnerships with our First Nations community	Partner, Deliver	Ongoing

^Subject to grant funding

Infrastructure & Place

Context

We are developing places that connect people, businesses, and neighbourhoods. Our focus is on maintaining and improving what we already have, while delivering new infrastructure to meet community needs.

Infrastructure is a critical element of the places where we live, work and play. It is key for liveability, supporting economic growth, and helping communities adapt to change, such as climate change or population shifts.

The community told us that maintaining roads, paths and improving local transport options was a top priority, particularly for people living in rural areas.

Council's role includes strategic planning and advocacy, maintenance of existing infrastructure, and asset management. Council builds a range of infrastructure across the municipality, including local roads, drainage, bridges, footpaths, bike paths, and car parking.

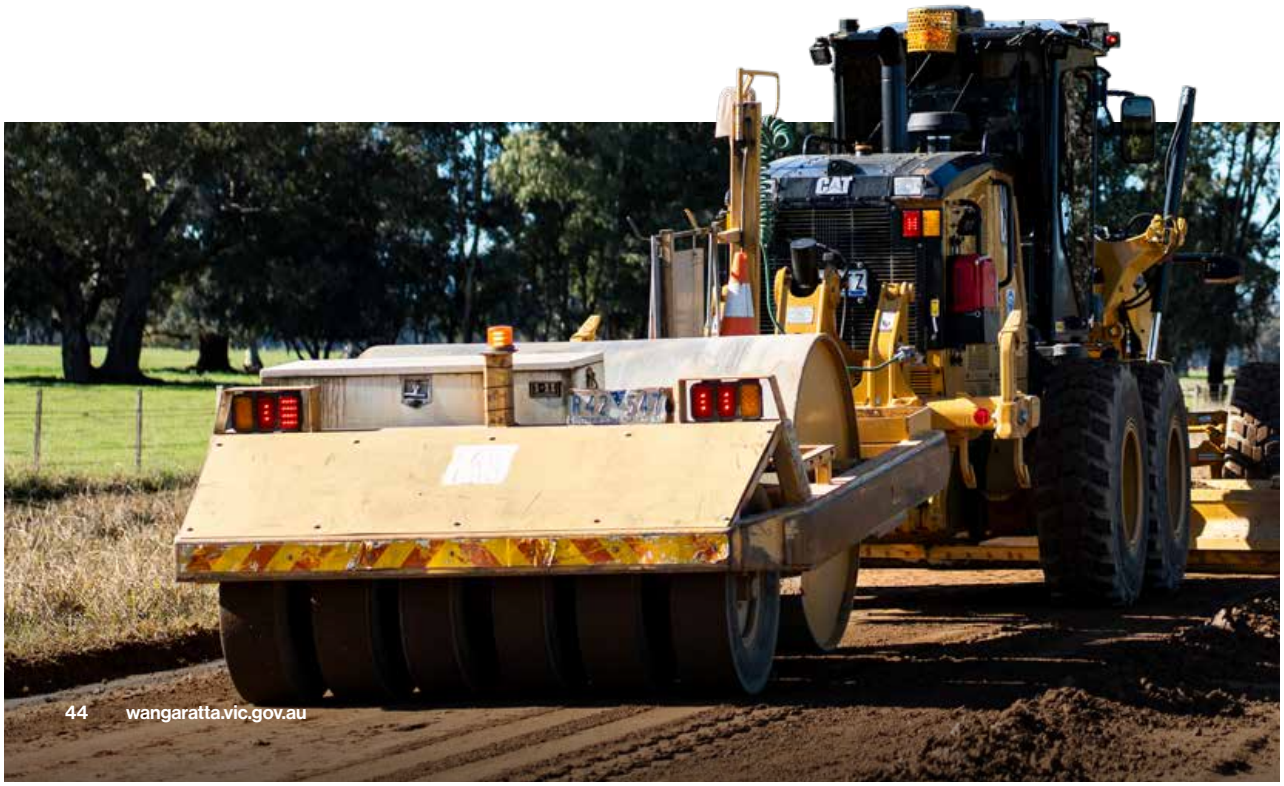
Rising costs of infrastructure, along with Council's financial constraints, means Council needs to focus on leveraging existing infrastructure to meet the changing needs of the community

Strategies

4.1. Plan for infrastructure, facilities and open spaces that reflect changing community and environmental needs

4.2. Advocate, maintain and develop infrastructure that supports and enables our participation in the economy and community life

4.3. Ensure assets are financially sustainable and fit for purpose



Strategic Indicators

Indicator	Source	Target
Council performance on condition of sealed roads	Community Satisfaction Survey	55%
Council performance on condition of unsealed roads	Community Satisfaction Survey	36%
Council performance on condition of local streets and footpaths	Community Satisfaction Survey	49%
Council Performance on Planning & Building Permits	Community Satisfaction Survey	48%
The percentage of sealed local roads that are below the renewal intervention level set by Council and not requiring renewal.	LGPRF (R2)	83%
The percentage of regular and VicSmart planning application decisions made within legislated time frames.	LGPRF (SP2)	70%
Annual number of building permits issued for new dwellings	Council	150 dwellings
Annual number of new residential lots released	Council	150 lots

Note: all targets will be reviewed and updated as part of the annual budget process.





Initiatives

4.1. Plan for infrastructure, facilities and open spaces that reflect changing community and environmental needs

Initiatives		Council's Role	Timing
4.1.1.	Strategically plan for growth across infrastructure, facilities and open spaces.	Deliver	Ongoing
4.1.2.	Consider and implement systems to fund infrastructure in future growth areas.	Deliver	Year 3-4
4.1.3.	Consider and plan for climate change in future development of Council infrastructure and assets. *	Deliver	Ongoing

4.2. Advocate, maintain and develop infrastructure that supports and enables our participation in the economy and community life

Initiatives		Council's Role	Timing
4.2.1.	Advocate to State and Federal bodies to maintain and upgrade existing infrastructure and roads.	Advocate	Ongoing
4.2.2.	Advocate for funding from State and Federal bodies for key new infrastructure projects and roads.	Advocate	Ongoing
4.2.3.	Maintain and develop the walking and cycling networks, connecting communities to services, recreation, and tourism opportunities. *	Deliver	Ongoing

4.3. Ensure assets are financially sustainable and fit for purpose

Initiatives		Council's Role	Timing
4.3.1.	Explore additional efficiencies in the maintenance and repair of Council Infrastructure and assets.	Deliver	Ongoing
4.3.2.	Review asset portfolio to identify opportunities for rationalisation.	Deliver	Ongoing
4.3.3.	Encourage the sustainable use of Council and community facilities by promoting and prioritising shared access and multi-use.	Deliver	Ongoing

Plans & Strategies

Council has existing plans and strategies that align with the four strategic themes outlined in the Council Plan. These documents address priorities identified by the community, and ongoing work is underway to implement, review, and deliver these plans.

Strategic Theme	Community Wellbeing	Natural Environment	Economy & Tourism	Infrastructure & Place
Affordable Housing Strategy	✓		✓	✓
Asset Plan	✓	✓	✓	✓
Bridge Asset Management Plan				✓
Climate Adaptation Plan	✓	✓	✓	✓
Community Sport Fair Access Action Plan	✓			✓
Domestic Animal Management Plan	✓	✓		✓
Domestic Wastewater Management Plan		✓	✓	✓
Drainage Asset Management Plan		✓		✓
Economic & Tourism Strategy		✓	✓	✓
Environmental Sustainability Strategy	✓	✓	✓	✓
Events & Attractions Strategy	✓		✓	
Gender Equality Action Plan	✓	✓	✓	✓
Glenrowan Heritage Precinct Conservation and Landscape Management Plan		✓	✓	✓
Merriwa Park Master Plan	✓	✓	✓	✓
Merriwa Park Schematic Plan		✓		✓
Neighbourhood Safer Places Bushfire Places of Last Resort Plan		✓	✓	✓
Parklands Masterplan	✓	✓	✓	✓
Play Space Strategy	✓	✓		✓
Recreation Strategy	✓	✓		✓



The list continues to evolve and is not comprehensive of every plan or strategy in place, but reflects documents directly linked to the four themes. The list will be updated annually to include new documents.

A list of Council's documents is available at wangaratta.vic.gov.au/Your-Council/Policies-and-documents

Strategic Theme	Community Wellbeing	Natural Environment	Economy & Tourism	Infrastructure & Place
Revenue and Rating Plan			✓	
Road Management Plan				✓
Roads Asset Management Plan				✓
Roadside Conservation Management Plan		✓		✓
The Wangaratta Project (CBD Masterplan)			✓	✓
Tree Management Plan		✓		✓
Tree Management Strategy		✓		✓
Visitor Services Strategy			✓	
Walking and Cycling Strategy	✓	✓	✓	✓
Wangaratta Car Parking Plan			✓	✓
Wangaratta Stormwater Management Plan	✓	✓		✓
Wangaratta Creative Precinct Business Case & Concept Design	✓		✓	✓
Wangaratta Municipal Emergency Management Plan	✓	✓	✓	✓
Wangaratta North West & Wangaratta South Growth Area Precinct Structure Plans	✓	✓	✓	✓
Wangaratta Planning Scheme	✓	✓	✓	✓
Wangaratta Urban Flood Study	✓	✓		✓
Wareena Park Master Plan	✓	✓		✓
Waste & Resource Recovery Strategy	✓	✓	✓	✓



Farming in Glenrowan 49

Monitoring & Evaluation

Council will continually monitor and measure its progress in delivering the Council Plan and the Municipal Public Health and Wellbeing Plan. It will report back to the community annually through the Annual Report. This report will include:

- **Updates on the status of the initiatives,** highlighting the level of completion and any new initiatives that should be added.
- **Progress on strategic indicators** and our efforts towards achieving the overarching strategies and the Community Vision.

Community feedback will be gathered throughout the four-year duration of the Council Plan, via the Community Satisfaction Survey and engagement processes related to specific projects and strategies.

Additionally, the Council will monitor the external environment and adjust responses to opportunities and challenges as they arise. This may involve changes in State and Federal Government policies, financial conditions, and environmental factors.

The monitoring and review process ensures the Council remains responsive to community needs, as well as organisational and sector-wide impacts.

Targets for Council's strategic indicators will be initially set out in the Council Plan and reviewed annually during the budget process.



Data Sources

Common terms for data sources

- **ABS** - Australia Bureau of Statistics
- **CSAV** - Crime Statistics Agency Victoria
- **LGPRF** - Local Government Performance and Reporting Framework
- **VGCCC** - Victorian Gambling and Casino Control Commission
- **VPHS** -Victorian Population Health Survey

References

About Our Community (pages 7-12)

Unless otherwise noted, all data in this section is from ABS 2021 Census.

1. ABS, estimated residential population 2024
2. VPHS, 2023
3. Department of Transport and Planning, Housing Targets, 2023
4. Beyond Housing Annual Report 2023/24
5. ABS 2022/23 National Input Output Tables, and ABS June 2024 Gross State Product
6. Department of Education, Schools listing 2025
7. ABS, National Visitors Survey 2023

Wellbeing Commitment (pages 24-30)

Unless otherwise noted, all data in this section is from the 2023 Victorian Population Health Survey.

8. VicHealth Survey, 2022
9. CSAV, 2025
10. CSAV, 2023
11. ABS, 2021 Census
12. VGCCC, 2025
13. Victorian Housing Register, March 2025

Equity Impact Assessment

The Rural City of Wangaratta Council Plan 2025 - 29 has had an Equity Impact Assessment (EIA) completed and is compliant with the obligations and objectives of the Victorian Gender Equality Act 2020



Lake William Hovell 51

Wangaratta Government Centre

62-68 Ovens St
Wangaratta VIC
Australia 3677

PO Box 238
Wangaratta VIC
Australia 3676

P 03 5722 0888
F 03 5721 9526
E council@wangaratta.vic.gov.au

W **wangaratta.vic.gov.au**
Stay informed at
connect.wangaratta.vic.gov.au

Rural City of Wangaratta

Instrument of delegation from Council to the Chief Executive Officer

Instrument of Delegation

In exercise of the power conferred by section 11(1) of the *Local Government Act 2020* (the Act) and all other powers enabling it, the Wangaratta Rural City Council (Council) delegates to the member of Council staff holding, acting in or performing the position of Chief Executive Officer, the powers, duties and functions set out in the Schedule to this Instrument of Delegation.

AND declares that:

1. this Instrument of Delegation is authorised by a Resolution of Council passed on 26 August 2025; and
2. the delegation:
   - 2.1 comes into force immediately the common seal of Council is affixed to this Instrument of Delegation or when signed by the Chief Executive Officer and Mayor;
   - 2.2 is subject to any conditions and limitations set out in the Schedule;
   - 2.3 must be exercised in accordance with any guidelines or policies which Council from time to time adopts; and
   - 2.4 remains in force until Council resolves to vary or revoke it.

Signed by the Chief Executive Officer of Council in the presence of:

_____

Witness

26 August 2025

_____

Date

Signed by the Mayor in the presence of:

.....

Witness

Date: .....

Schedule

1. Powers

The power to:

(1) determine any issue;

(2) take any action; or

(3) do any act or thing

arising out of or connected with any duty imposed, or function or power conferred on Council by or under any Act.

2. Conditions and limitations

The delegate must not determine the issue, take the action or do the act or thing

(1) if the issue, action, act or thing is an issue, action, act or thing which involves:

(a) awarding a contract or making any expenditure exceeding the value of $500,000 (except for certain insurance and the emergency services and volunteers funding levy which exceeds this amount, in which case up to $1 million per payment and unless it is expenditure made under a contract already entered into or is expenditure which Council is, by or under legislation, required to make);

(b) appointing an Acting Chief Executive Officer for a period exceeding 28 days;

(c) election of a Mayor or Deputy Mayor;

(d) granting of a reasonable request for leave under section 35 of the Act;

(e) making any decision in relation to the employment, dismissal or removal of the Chief Executive Officer;

(f) approval or amendment of the Council Plan;

(g) adoption or amendment of any policy that Council is required to adopt under the Act;

(h) adoption or amendment of the Governance Rules;

(i) appointment of the chair or the members to a delegated committee;

(j) making, amending or revoking a local law;

(k) approval of the Budget or Revised Budget;

(l) borrowing money;

(m) subject to section 181H(1)(b) of the *Local Government Act 1989*, declaring general rates, municipal charges, service rates and charges and specified rates and charges;

(n) any proposal regarding outsourcing any service currently provided by Council staff (which must be subject to consultation with Council); or

(2) if the issue, action, act or thing is an issue, action, act or thing which is required by law to be done by Council resolution;

(3) if the issue, action, act or thing is an issue, action or thing which Council has previously designated as an issue, action, act or thing which must be the subject of a Resolution of Council;

(4) if the determining of the issue, taking of the action or doing of the act or thing would or would be likely to involve a decision which is inconsistent with a

(a) policy; or

(b) strategy

adopted by Council; or

(5) if the determining of the issue, the taking of the action or the doing of the act or thing cannot be the subject of a lawful delegation, whether on account of s 11(2)(a)-(n) (inclusive) of the Act or otherwise; or

(6) the determining of the issue, the taking of the action or the doing of the act or thing is already the subject of an exclusive delegation to another member of Council staff.

RURAL CITY OF WANGARATTA

RELIANSYS® DELEGATIONS - EXPORT FROM LIBRARY

S6 INSTRUMENT OF DELEGATION - MEMBERS OF STAFF

Note - Exported provisions are sorted by Delegation Source and Section.

05 AUGUST 2025

Delegation Sources

- Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2024
- Cemeteries and Crematoria Act 2003
- Domestic Animals Act 1994
- Food Act 1984
- Heritage Act 2017
- Local Government Act 1989
- Planning and Environment Act 1987
- Residential Tenancies Act 1997
- Road Management Act 2004
- Cemeteries and Crematoria Regulations 2025
- Planning and Environment Regulations 2015
- Planning and Environment (Fees) Regulations 2016
- Road Management (General) Regulations 2016
- Road Management (Works and Infrastructure) Regulations 2015

Positions

Abbreviation	Position
APC	Asset Planning Coordinator
A&TSC	Assets and Technical Services Coordinator
AOI	Assets Officer - Inspections
CEO	Chief Executive Officer
CC	Compliance Coordinator
DEVE	Development Engineer
DC&I	Director Community and Infrastructure
DC&L	Director Corporate and Leisure
DS&C	Director Sustainability and Culture

Abbreviation	Position
EHO	Environmental Health Officer
G&RA	Governance & Reporting Advisor
HC	Horticulture Coordinator
MEDE&C	Manager Economic Development Environment & Compliance
MFS	Manager Field Services
MF	Manager Finance
MIP&D	Manager Infrastructure Planning & Delivery
MP&G	Manager People & Culture
MSS	Manager Statutory Services
Not applicable	Not Applicable
Not delegated	Not delegated
PCO	Planning Compliance Officer
PCBPC	Planning Coordinator
SPBPC	Senior Planner
SPSGE	Strategic Planner
SCFS	Supervisor Cemetery
SW	Supervisor Works

Abbreviation	Position
TP	Town Planner
WMC	Waste Management Coordinator

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2024	r 7	Power to enter into a written agreement with a caravan park owner	DS&C, EHO, MSS	
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2024	r 10	Function of receiving application for registration	EHO, MSS	
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2024	r 11	Function of receiving application for renewal of registration	EHO, MSS	
Residential Tenancies (Caravan Parks and Movable Dwellings	r 12(1)	Duty to grant the registration if satisfied that the caravan park complies with	EHO, MSS	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Registration and Standards) Regulations 2024		these regulations		
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2024	r 12(1)	Power to refuse to grant the registration if not satisfied that the caravan park complies with these regulations	EHO, MSS	
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2024	r 12(2)	Duty to renew the registration if satisfied that the caravan park complies with these regulations	EHO, MSS	
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2024	r 12(2)	Power to refuse to renew the registration if not satisfied that the caravan park complies with these regulations	DS&C, EHO, MSS	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2024	r 12(3)	Duty to have regard to matters in determining an application for registration or an application for renewal of registration	DS&C, EHO, MSS	
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2024	r 12(4) & (5)	Duty to issue certificate of registration	EHO	
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2024	r 14(1)	Function of receiving notice of transfer of ownership.	EHO	
Residential Tenancies (Caravan Parks and Movable Dwellings	r 14(3)	Power to determine where notice of transfer is displayed	EHO, MSS	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Registration and Standards) Regulations 2024				
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2024	r 15(1)	Duty to transfer registration to new caravan park owner	EHO, MSS	
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2024	r 15(2)	Duty to issue a certificate of transfer of registration	EHO, MSS	
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2024	r 15(3)	Power to determine where certificate of transfer of registration is displayed	EHO, MSS	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2024	r 16(1)	Power to determine the fee to accompany applications for registration or applications for renewal of registration	DS&C, EHO, MSS	
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2024	r 17	Duty to keep register of caravan parks	EHO, MSS	
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2024	r 21(1)	Duty to notify a caravan park owner of the relevant emergency services agencies for the caravan park, on the request of the caravan park owner	EHO, MSS	
Residential Tenancies (Caravan Parks and Movable Dwellings	r 21(2)	Duty to consult with relevant emergency services agencies	EHO, MSS	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Registration and Standards) Regulations 2024				
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2024	r 22	Power to determine places in which caravan park owner must display a copy of emergency procedures	EHO, MSS	
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2024	r 23	Power to determine places in which caravan park owner must display copy of public emergency warnings	EHO, MSS	
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2024	r 24(2)	Power to consult with relevant floodplain management authority	EHO, MSS	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2024	r 26(b)(i)	Power to approve system for the discharge of sewage and wastewater from a movable dwelling	EHO, MSS	
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2024	r 38	Function of receiving notice of proposed installation of unregistrable movable dwelling or rigid annexe	EHO, MSS	
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2024	r 38(b)	Power to require notice of proposal to install unregistrable movable dwelling or rigid annexe	EHO, MSS	
Residential Tenancies (Caravan Parks and Movable Dwellings	r 39(3)	Function of receiving installation certificate	EHO, MSS	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Registration and Standards) Regulations 2024				
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2024	r 45(3)	Power to determine places in which caravan park owner must display name and telephone number of an emergency contact person	EHO, MSS	
Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2024	r 45(5)	Power to determine places in which caravan park owner must display the certificate of registration or certificate of renewal of registration, the plan of the caravan park and a copy of the caravan park rules	EHO, MSS	
Cemeteries and Crematoria Act 2003	s 8(1)(a)(ii)	Power to manage one or more public cemeteries	CEO	Where Council is a Class B cemetery trust

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Cemeteries and Crematoria Act 2003	s 12(1)	Function to properly and efficiently manage and maintain each public cemetery for which responsible and carry out any other function conferred under this Act	CEO	Where Council is a Class B cemetery trust
Cemeteries and Crematoria Act 2003	s 12(2)	Duty to have regard to the matters set out in paragraphs (a) - (c) in exercising its functions	CEO	Where Council is a Class B cemetery trust
Cemeteries and Crematoria Act 2003	s 12A(1)	Function to do the activities set out in paragraphs (a) - (n)	Not applicable	Where Council is a Class A cemetery trust
Cemeteries and Crematoria Act 2003	s 12A(2)	Duty to have regard to matters set out in paragraphs (a) - (e) in exercising its functions	Not applicable	Where Council is a Class A cemetery trust

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Cemeteries and Crematoria Act 2003	s 13	Duty to do anything necessary or convenient to enable it to carry out its functions	CEO	
Cemeteries and Crematoria Act 2003	s 14	Power to manage multiple public cemeteries as if they are one cemetery.	CEO	
Cemeteries and Crematoria Act 2003	s 15(4)	Duty to keep records of delegations	MFS	
Cemeteries and Crematoria Act 2003	s 17(1)	Power to employ any persons necessary	CEO	
Cemeteries and Crematoria Act 2003	s 17(2)	Power to engage any professional, technical or other assistance considered necessary	CEO	
Cemeteries and Crematoria Act 2003	s 17(3)	Power to determine the terms and conditions of employment or	CEO	Subject to any guidelines or directions of the Secretary

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
		engagement		
Cemeteries and Crematoria Act 2003	s 18(3)	Duty to comply with a direction from the Secretary	HC, MFS, SCFS	
Cemeteries and Crematoria Act 2003	s 18B(1) & (2)	Duty to establish governance committees within 12 months of becoming a Class A cemetery trust and power to establish other governance committees from time to time	Not applicable	Where Council is a Class A cemetery trust
Cemeteries and Crematoria Act 2003	s 18C	Power to determine the membership of the governance committee	Not applicable	Where Council is a Class A cemetery trust
Cemeteries and Crematoria Act 2003	s 18D	Power to determine procedure of governance committee	Not applicable	Where Council is a Class A cemetery trust

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Cemeteries and Crematoria Act 2003	s 18D(1)(a)	Duty to appoint community advisory committee for the purpose of liaising with communities	Not applicable	Where Council is a Class A cemetery trust
Cemeteries and Crematoria Act 2003	s 18D(1)(b)	Power to appoint any additional community advisory committees	Not applicable	Where Council is a Class A cemetery trust
Cemeteries and Crematoria Act 2003	s 18D(2)	Duty to establish a community advisory committee under section 18D(1)(a) within 12 months of becoming a Class A cemetery trust.	Not applicable	Where Council is a Class A cemetery trust
Cemeteries and Crematoria Act 2003	s 18D(3)	Duty to include a report on the activities of the community advisory committees in its report of operations under Part 7 of the Financial Management Act 1994	Not applicable	Where Council is a Class A cemetery trust

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Cemeteries and Crematoria Act 2003	s 18F(2)	Duty to give preference to a person who is not a funeral director of a stonemason (or a similar position) when appointing a person to a community advisory committee	Not applicable	Where Council is a Class A cemetery trust
Cemeteries and Crematoria Act 2003	s 18H(1)	Duty to hold an annual meeting before 30 December in each calendar year	Not applicable	Where Council is a Class A cemetery trust
Cemeteries and Crematoria Act 2003	s 18I	Duty to publish a public notice of annual meeting in a newspaper, a reasonable time before the date of the annual meeting	Not applicable	Where Council is a Class A cemetery trust
Cemeteries and Crematoria Act 2003	s.18J	Duty to provide leadership, assistance and advice in relation to operational and	Not applicable	Where Council is a Class A cemetery trust

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
		governance matters relating to cemeteries (including the matters set out in s 18J(2)		
Cemeteries and Crematoria Act 2003	s 18L(1)	Duty to employ a person as the chief executive officer (by whatever title called) of the Class A cemetery trust	Not applicable	Where Council is a Class A cemetery trust
Cemeteries and Crematoria Act 2003	s 18N(1)	Duty to prepare an annual plan for each financial year that specifies the items set out in paragraphs (a)-(d)	Not applicable	Where Council is a Class A cemetery trust
Cemeteries and Crematoria Act 2003	s 18N(3)	Duty to give a copy of the proposed annual plan to the Secretary on or before 30 September each year for the Secretary's approval	Not applicable	Where Council is a Class A cemetery trust

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Cemeteries and Crematoria Act 2003	s 18N(5)	Duty to make amendments as required by the Secretary and deliver the completed plan to the Secretary within 3 months	Not applicable	Where Council is a Class A cemetery trust
Cemeteries and Crematoria Act 2003	s 18N(7)	Duty to ensure that an approved annual plan is available to members of the public on request	Not applicable	Where Council is a Class A cemetery trust
Cemeteries and Crematoria Act 2003	s 18O(1)	Duty to prepare a strategic plan and submit the plan to the Secretary for approval	Not applicable	Where Council is a Class A cemetery trust
Cemeteries and Crematoria Act 2003	s 18O(4)	Duty to advise the Secretary if the trust wishes to exercise its functions in a manner inconsistent with its approved strategic plan	Not applicable	Where Council is a Class A cemetery trust

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Cemeteries and Crematoria Act 2003	s 18O(5)	Duty to ensure that an approved strategic plan is available to members of the public on request	Not applicable	Where Council is a Class A cemetery trust
Cemeteries and Crematoria Act 2003	s 18Q(1)	Duty to pay an annual levy on gross earnings as reported in the annual financial statements for the previous financial year.	Not applicable	Where Council is a Class A cemetery trust
Cemeteries and Crematoria Act 2003	s 19	Power to carry out or permit the carrying out of works	MFS	
Cemeteries and Crematoria Act 2003	s 20(1)	Duty to set aside areas for the interment of human remains	MFS	
Cemeteries and Crematoria Act 2003	s 20(2)	Power to set aside areas for the purposes of managing a public cemetery	CEO	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Cemeteries and Crematoria Act 2003	s 20(3)	Power to set aside areas for those things in paragraphs (a) - (e)	CEO	
Cemeteries and Crematoria Act 2003	s 24(2)	Power to apply to the Secretary for approval to alter the existing distribution of land	CEO	
Cemeteries and Crematoria Act 2003	s 36	Power to grant licences to enter and use part of the land or building in a public cemetery in accordance with s 36	CEO	Subject to the approval of the Minister
Cemeteries and Crematoria Act 2003	s 37	Power to grant leases over land in a public cemetery in accordance with s 37	CEO	Subject to the Minister approving the purpose
Cemeteries and	s 40	Duty to notify Secretary of fees and	DC&I, MFS	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Crematoria Act 2003		charges fixed under s 39		
Cemeteries and Crematoria Act 2003	s 47	Power to pay a contribution toward the cost of the construction and maintenance of any private street adjoining or abutting a cemetery	DC&I, MFS	Provided the street was constructed pursuant to the Local Government Act 1989
Cemeteries and Crematoria Act 2003	s 52	Duty to submit a report to the Secretary in relation to any public cemetery for which the cemetery trust is responsible for each financial year in respect of which it manages that cemetery	DC&I, MFS, SCFS	
Cemeteries and Crematoria Act 2003	s 57(1)	Duty to submit a report to the Secretary every financial year in respect of powers and functions under the Act	DC&I, MFS	Report must contain the particulars listed in s 57(2)
Cemeteries and Crematoria Act 2003	s 59	Duty to keep records for each public cemetery	DC&I, MFS	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Cemeteries and Crematoria Act 2003	s 60(1)	Duty to make information in records available to the public for historical or research purposes	HC, SCFS	
Cemeteries and Crematoria Act 2003	s 60(2)	Power to charge fees for providing information	HC, SCFS	
Cemeteries and Crematoria Act 2003	s 64(4)	Duty to comply with a direction from the Secretary under s 64(3)	DC&I	
Cemeteries and Crematoria Act 2003	s 64B(d)	Power to permit interments at a reopened cemetery	DC&I	
Cemeteries and Crematoria Act 2003	s 66(1)	Power to apply to the Minister for approval to convert the cemetery, or part	DC&I	The application must include the requirements listed in s 66(2)(a)-(d)

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
		of it, to a historic cemetery park		
Cemeteries and Crematoria Act 2003	s 69	Duty to take reasonable steps to notify of conversion to historic cemetery park	DC&I	
Cemeteries and Crematoria Act 2003	s 70(1)	Duty to prepare plan of existing places of interment and make a record of any inscriptions on memorials which are to be removed	HC, SCFS	
Cemeteries and Crematoria Act 2003	s 70(2)	Duty to make plans of existing place of interment available to the public	HC, SCFS	
Cemeteries and Crematoria Act 2003	s 71(1)	Power to remove any memorials or other structures in an area to which an approval to convert applies	HC, SCFS	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Cemeteries and Crematoria Act 2003	s 71(2)	Power to dispose of any memorial or other structure removed	HC, SCFS	
Cemeteries and Crematoria Act 2003	s 72(2)	Duty to comply with request received under s 72	HC, SCFS	
Cemeteries and Crematoria Act 2003	s 73(1)	Power to grant a right of interment	HC, SCFS	
Cemeteries and Crematoria Act 2003	s 73(2)	Power to impose conditions on the right of interment	HC, MFS	
Cemeteries and Crematoria Act 2003	s 74(3)	Duty to offer a perpetual right of interment	MFS, SCFS	
Cemeteries and	s 75	Power to grant the rights of interment set	HC, MFS	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Crematoria Act 2003		out in s 75(a) and (b)		
Cemeteries and Crematoria Act 2003	s 76(3)	Duty to allocate a piece of interment if an unallocated right is granted	HC, MFS	
Cemeteries and Crematoria Act 2003	s 77(4)	Power to authorise and impose terms and conditions on the removal of cremated human remains or body parts from the place of interment on application	DC&I, MFS	
Cemeteries and Crematoria Act 2003	s 80(1)	Function of receiving notification and payment of transfer of right of interment	HC, SCFS	
Cemeteries and Crematoria Act 2003	s 80(2)	Function of recording transfer of right of interment	HC, SCFS	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Cemeteries and Crematoria Act 2003	s 82(2)	Duty to pay refund on the surrender of an unexercised right of interment	HC, SCFS	
Cemeteries and Crematoria Act 2003	s 83(2)	Duty to pay refund on the surrender of an unexercised right of interment	HC, MFS, SCFS	
Cemeteries and Crematoria Act 2003	s 83(3)	Power to remove any memorial and grant another right of interment for a surrendered right of interment	HC, SCFS	
Cemeteries and Crematoria Act 2003	s 84(1)	Function of receiving notice of surrendering an entitlement to a right of interment	HC, SCFS	
Cemeteries and Crematoria Act 2003	s 84F(2)(d)	Function of receiving notice of decision to vary or force the surrender of a right of	HC, SCFS	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
		interment under s 84C(2), (3) or (5)		
Cemeteries and Crematoria Act 2003	s 84H(4)	Power to exercise the rights of a holder of a right of interment	HC, SCFS	
Cemeteries and Crematoria Act 2003	s 84I(4)	Power to exercise the rights of a holder of a right of internment	HC, SCFS	
Cemeteries and Crematoria Act 2003	s 84I(5)	Duty to pay refund to the previous holder or holders of the right of interment	HC, SCFS	
Cemeteries and Crematoria Act 2003	s 84I(6)(a)	Power to remove any memorial on the place of interment	HC, SCFS	
Cemeteries and Crematoria Act 2003	s 84I(6)(b)	Power to grant right of interment under s 73	HC, SCFS	
Cemeteries and Crematoria Act 2003	s.85(1)	Duty to notify holder of 25 year right of interment of expiration at least 12 months before expiry	HC, SCFS	The notice must be in writing and contain the requirements listed in s 85(2)

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Cemeteries and Crematoria Act 2003	s 85(2)(b)	Duty to notify holder of 25 year right of interment of expiration of right at least 12 months before expiry	HC, SCFS	Does not apply where right of interment relates to remains of a deceased veteran.
Cemeteries and Crematoria Act 2003	85(2)(c)	Power to leave interred cremated remains undistributed in perpetuity and convert right of interment to perpetual right of internment or; remove interred remains and re-inter at another location within cemetery grounds and remove any memorial at that place and re-establish at new or equivalent location.	HC, SCFS	May only be exercised where right of interment relates to cremated human remains of a deceased identified veteran, if right of internment is not extended or converted to a perpetual right of interment
Cemeteries and Crematoria Act 2003	s 86	Power to remove and dispose of cremated human remains and remove any memorial if no action taken by right	HC, SCFS	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
		holder within time specified		
Cemeteries and Crematoria Act 2003	s 86(2)	Power to leave interred cremated human remains undisturbed or convert the right of interment to a perpetual right of interment	HC, SCFS	
Cemeteries and Crematoria Act 2003	s 86(3)(a)	Power to leave interred cremated human remains undisturbed in perpetuity and convert the right of interment to a perpetual right of interment	HC, SCFS	
Cemeteries and Crematoria Act 2003	s 86(3)(b)	Power to remove interred cremated human remains and take further action in accordance with s 86(3)(b)	HC, SCFS	
Cemeteries and Crematoria Act 2003	s.86(4)	Power to take action under s.86(4) relating to removing and re-interring cremated human remains	HC, SCFS	
Cemeteries and	s.86(5)	Duty to provide notification before taking	HC, SCFS	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Crematoria Act 2003		action under s.86(4)		
Cemeteries and Crematoria Act 2003	s 86A	Duty to maintain place of interment and any memorial at place of interment, if action taken under s 86(3)	HC, SCFS	
Cemeteries and Crematoria Act 2003	s 87(3)	Duty, if requested, to extend the right for a further 25 years or convert the right to a perpetual right of interment	HC, SCFS	
Cemeteries and Crematoria Act 2003	s 88	Function to receive applications to carry out a lift and re-position procedure at a place of interment	HC, MFS, SCFS	
Cemeteries and Crematoria Act 2003	s 91(1)	Power to cancel a right of interment in accordance with s 91	HC, MFS	
Cemeteries and Crematoria Act 2003	s 91(3)	Duty to publish notice of intention to cancel right of interment	HC, MFS	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Cemeteries and Crematoria Act 2003	s 92	Power to pay refund or grant a right of interment in respect of another place of interment to the previous holder of the cancelled right of interment	HC, MFS, SCFS	
Cemeteries and Crematoria Act 2003	s 98(1)	Function of receiving application to establish or alter a memorial or a place of interment	HC, SCFS	
Cemeteries and Crematoria Act 2003	s 99	Power to approve or refuse an application made under s 98, or to cancel an approval	HC, MFS	
Cemeteries and Crematoria Act 2003	s 99(4)	Duty to make a decision on an application under s 98 within 45 days after receipt of the application or within 45 days of receiving further information	HC, MFS	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
		where requested		
Cemeteries and Crematoria Act 2003	s 100(1)	Power to require a person to remove memorials or places of interment	HC, MFS	
Cemeteries and Crematoria Act 2003	s 100(2)	Power to remove and dispose a memorial or place of interment or remedy a person's failure to comply with s 100(1)	HC, MFS, SCFS	
Cemeteries and Crematoria Act 2003	s 100(3)	Power to recover costs of taking action under s 100(2)	HC, MFS	
Cemeteries and Crematoria Act 2003	s 101	Function of receiving applications to establish or alter a building for ceremonies in the cemetery	HC, MFS, SCFS	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Cemeteries and Crematoria Act 2003	s 102(1)	Power to approve or refuse an application under section 101, if satisfied of the matters in (b) and (c)	HC, MFS	
Cemeteries and Crematoria Act 2003	s 102(2) & (3)	Power to set terms and conditions in respect of, or to cancel, an approval granted under s 102(1)	HC, MFS	
Cemeteries and Crematoria Act 2003	s 103(1)	Power to require a person to remove a building for ceremonies	HC, MFS	
Cemeteries and Crematoria Act 2003	s 103(2)	Power to remove and dispose of a building for ceremonies or remedy the failure to comply with s 103(1)	HC, MFS	
Cemeteries and	s 103(3)	Power to recover costs of taking action	HC, MFS	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Crematoria Act 2003		under s 103(2)		
Cemeteries and Crematoria Act 2003	s 106(1)	Power to require the holder of the right of interment of the requirement to make the memorial or place of interment safe and proper or carry out specified repairs	HC, MFS	
Cemeteries and Crematoria Act 2003	s 106(2)	Power to require the holder of the right of interment to provide for an examination	HC, MFS	
Cemeteries and Crematoria Act 2003	s 106(3)	Power to open and examine the place of interment if s 106(2) not complied with	HC, MFS	
Cemeteries and Crematoria Act 2003	s 106(4)	Power to repair or - with the approval of the Secretary - take down, remove and dispose any memorial or place of interment if notice under s 106(1) is not	HC, MFS	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
		complied with		
Cemeteries and Crematoria Act 2003	s 107(1)	Power to require person responsible to make the building for ceremonies safe and proper or carry out specified repairs	HC, MFS	
Cemeteries and Crematoria Act 2003	s 107(2)	Power to repair or take down, remove and dispose any building for ceremonies if notice under s 107(1) is not complied with	HC, SCFS	
Cemeteries and Crematoria Act 2003	s 108	Power to recover costs and expenses	HC, MFS	
Cemeteries and Crematoria Act 2003	s 109(1)(a)	Power to open, examine and repair a place of interment	HC, MFS	Where the holder of right of interment or responsible person cannot be found

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Cemeteries and Crematoria Act 2003	s 109(1)(b)	Power to repaid a memorial or, with the Secretary's consent, take down, remove and dispose of a memorial	HC, MFS	Where the holder of right of interment or responsible person cannot be found
Cemeteries and Crematoria Act 2003	s 109(2)	Power to repair the building for ceremonies or, with the consent of the Secretary, take down, remove and dispose of a building for ceremonies	HC, MFS	Where the holder of right of interment or responsible person cannot be found
Cemeteries and Crematoria Act 2003	s 110(1)	Power to maintain, repair or restore a memorial or place of interment from other funds if unable to find right of interment holder. with consent of the Secretary	HC, MFS	
Cemeteries and	s 110(1A)	Power to maintain, repair or restore the	MFS	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Crematoria Act 2003		place of interment if unable to find any of the other holders after diligent inquiries and with the consent of the Secretary		
Cemeteries and Crematoria Act 2003	s 110(2)	Power to maintain, repair or restore any building for ceremonies from other funds if unable to find responsible person and with consent of the Secretary	HC, MFS	
Cemeteries and Crematoria Act 2003	s 110A	Power to use cemetery trust funds or other funds for the purposes of establishing, maintaining, repairing or restoring any memorial or place of interment of any deceased identified veteran	HC, MFS	
Cemeteries and Crematoria Act 2003	s 111	Power to enter into agreement with a holder of the right of interment to maintain a memorial or place of interment	HC, MFS	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Cemeteries and Crematoria Act 2003	s 112	Power to sell and supply memorials	HC, SCFS	
Cemeteries and Crematoria Act 2003	s 116(4)	Duty to notify the Secretary of an interment authorisation granted	HC, MFS, SCFS	
Cemeteries and Crematoria Act 2003	s 116(5)	Power to require an applicant to produce evidence of the right of interment holder's consent to application	HC, MFS, SCFS	
Cemeteries and Crematoria Act 2003	s 118	Power to grant an interment authorisation if satisfied that the requirements of Division 2 of Part 8 have been met	HC, MFS	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Cemeteries and Crematoria Act 2003	s 119	Power to set terms and conditions for interment authorisations	HC, MFS	
Cemeteries and Crematoria Act 2003	s 131	Function of receiving an application for cremation authorisation	HC, SCFS	
Cemeteries and Crematoria Act 2003	s 133(1)	Duty not to grant a cremation authorisation unless satisfied that requirements of s 133 have been complied with	HC, MFS	Subject to s 133(2)
Cemeteries and Crematoria Act 2003	s 145	Duty to comply with an order made by the Magistrates' Court or a coroner	HC, MFS	
Cemeteries and Crematoria Act 2003	s 146	Power to dispose of bodily remains by a method other than interment or	DC&I	Subject to the approval of the Secretary

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
		cremation		
Cemeteries and Crematoria Act 2003	s 147	Power to apply to the Secretary for approval to dispose of bodily remains by a method other than interment or cremation	DC&I	
Cemeteries and Crematoria Act 2003	s 149	Duty to cease using method of disposal if approval revoked by the Secretary	HC, MFS	
Cemeteries and Crematoria Act 2003	s 150 & 152(1)	Power to authorise the interment or cremation of body parts if the requirements of Division 1 of Part 11 are met	HC, MFS	
Cemeteries and Crematoria Act 2003	s 151	Function of receiving applications to inter or cremate body parts	HC, SCFS	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Cemeteries and Crematoria Act 2003	s 152(2)	Power to impose terms and conditions on authorisation granted under s 150	HC, MFS	
Cemeteries and Crematoria Act 2003	sch 1 cl 8(3)	Power to permit members to participate in a particular meeting by telephone, closed-circuit television or any other means of communication	HC, MFS	
Cemeteries and Crematoria Act 2003	sch 1 cl 8(8)	Power to regulate own proceedings	DC&I	Subject to cl 8
Cemeteries and Crematoria Act 2003	sch 1A cl 8(3)	Power to permit members to participate in a particular meeting by telephone, closed-circuit television or any other means of communication	Not applicable	Where Council is a Class A cemetery trust

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Cemeteries and Crematoria Act 2003	sch 1A cl 8(8)	Power to regulate own proceedings	Not applicable	Where Council is a Class A cemetery trust Subject to cl 8
Domestic Animals Act 1994	s 41A(1)	Power to declare a dog to be a menacing dog	CC, DS&C, MEDE&C	Council may delegate this power to a Council authorised officer
Food Act 1984	s 19(2)(a)	Power to direct by written order that the food premises be put into a clean and sanitary condition	EHO, MSS	If s 19(1) applies
Food Act 1984	s 19(2)(b)	Power to direct by written order that specified steps be taken to ensure that food prepared, sold or handled is safe and suitable	EHO, MSS	If s 19(1) applies
Food Act 1984	s 19(3)	Power to direct by written order that the food premises not be kept or used for	EHO, MSS	If s 19(1) applies

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
		the sale, or handling for sale, of any food, or for the preparation of any food, or for any other specified purpose, or for the use of any specified equipment or a specified process		Only in relation to temporary food premises or mobile food premises
Food Act 1984	s 19(4)(a)	Power to direct that an order made under s 19(3)(a) or (b), (i) be affixed to a conspicuous part of the premises, (ia) displayed at any point of sale, (ib) be published on the food business's Internet site and (ii) inform the public by notice in a published newspaper, on the Internet site or otherwise	EHO, MSS	If s 19(1) applies
Food Act 1984	s 19(6)(a)	Duty to revoke any order under section 19 if satisfied that an order has been complied with	EHO, MSS	If s 19(1) applies

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Food Act 1984	s 19(6)(b)	Duty to give written notice of revocation under section 19(6)(a) if satisfied that an order has been complied with	EHO, MSS	If s 19(1) applies
Food Act 1984	s 19AA(2)	Power to direct, by written order, that a person must take any of the actions described in (a)-(c).	EHO, MSS	Where Council is the registration authority
Food Act 1984	s 19AA(4)(c)	Power to direct, in an order made under s 19AA(2) or a subsequent written order, that a person must ensure that any food or class of food is not removed from the premises	EHO, MSS	Note: the power to direct the matters under s 19AA(4)(a) and (b) not capable of delegation and so such directions must be made by a Council resolution Only in relation to temporary food premises or mobile food premises
Food Act 1984	s 19AA(7)	Duty to revoke order issued under s 19AA and give written notice of revocation, if satisfied that that order has been complied with	EHO, MSS	Where Council is the registration authority

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Food Act 1984	s 19CB(4)(b)	Power to request copy of records	EHO, MSS	Where Council is the registration authority
Food Act 1984	s 19E(1)(d)	Power to request a copy of the food safety program	EHO, MSS	Where Council is the registration authority
Food Act 1984	s 19EA(3)	Function of receiving copy of revised food safety program	EHO, MSS	Where Council is the registration authority
Food Act 1984	s 19FA(1)	Power to direct a proprietor of a food premises to revise the food safety program for the premises or comply with any requirements specified in the food safety program	EHO, MSS	Where Council is the registration authority Subject to s 19FA(2), which requires a time limit for compliance to be specified
Food Act 1984	s 19FA(3)(a)	Power to refuse to approve an application for registration or renewal of the premises, where a proprietor of a	EHO, MSS	Where Council is the registration authority

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
		food premises fails to comply with a direction given under s 19FA(1)		Refusal to grant or renew the registration of a food premises must be ratified by Council or the CEO (see s 58A(2))
Food Act 1984	s 19FA(3)(b)	Power to revoke a registration granted in respect of premises, where a proprietor of a food premises fails to comply with a direction given under s 19FA(1)	EHO, MSS	Where Council is the registration authority
Food Act 1984	s 19FA(3)(c)	Power to suspend the registration of the premises, where a proprietor of a food premises fails to comply with a direction given under s 19FA(1)	EHO, MSS	Where Council is the registration authority
Food Act 1984	s 19GB	Power to request proprietor to provide written details of the name, qualification or experience of the current food safety supervisor	EHO, MSS	Where Council is the registration authority
Food Act 1984	s19IA(1)	Power to form opinion that the food safety requirements or program are non-	EHO, MSS	Where Council is the registration authority

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
		compliant.		
Food Act 1984	s 19IA(2)	Duty to give written notice to the proprietor of the premises	EHO, MSS	Where Council is the registration authority Note: Not required if Council has taken other appropriate action in relation to deficiencies (see s 19IA(3))
Food Act 1984	s 19M(4)(a) & (5)	Power to conduct a food safety audit and take actions where deficiencies are identified	EHO, MSS	Where Council is the registration authority
Food Act 1984	s 19N(2)	Function of receiving notice from the auditor	EHO, MSS	Where Council is the registration authority
Food Act 1984	s 19NA(1)	Power to request food safety audit reports	EHO, MSS	Where Council is the registration authority

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Food Act 1984	s 19U(3)	Power to waive and vary the costs of a food safety audit if there are special circumstances	DS&C, EHO, MSS	
Food Act 1984	s 19UA	Power to charge fees for conducting a food safety assessment or inspection	DS&C, MSS	Except for an assessment required by a declaration under s 19C or an inspection under ss 38B(1)(c) or 39.
Food Act 1984	s 19W	Power to direct a proprietor of a food premises to comply with any requirement under Part IIIB	EHO, MSS	Where Council is the registration authority
Food Act 1984	s 19W(3)(a)	Power to direct a proprietor of a food premises to have staff at the premises undertake training or instruction	EHO, MSS	Where Council is the registration authority

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Food Act 1984	s 19W(3)(b)	Power to direct a proprietor of a food premises to have details of any staff training incorporated into the minimum records required to be kept or food safety program of the premises	EHO, MSS	Where Council is the registration authority
Food Act 1984		Power to register or renew the registration of a food premises	EHO, MSS	Where Council is the registration authority Refusal to grant or renew the registration of a food premises must be ratified by Council or the CEO (see s 58A(2))
Food Act 1984	s 36A	Power to accept an application for registration or notification using online portal	EHO, MSS	Where Council is the registration authority

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Food Act 1984	s 36B	Duty to pay the charge for use of online portal	EHO, MSS	Where Council is the registration authority
Food Act 1984	s 38AA(5)	Power to (a) request further information; or (b) advise the proprietor that the premises must be registered if the premises are not exempt	EHO, MSS	Where Council is the registration authority
Food Act 1984	s 38AB(4)	Power to fix a fee for the receipt of a notification under s 38AA in accordance with a declaration under s 38AB(1)	EHO, MSS	Where Council is the registration authority
Food Act 1984	s 38A(4)	Power to request a copy of a completed food safety program template	EHO, MSS	Where Council is the registration authority

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Food Act 1984	s 38B(1)(a)	Duty to assess the application and determine which class of food premises under s 19C the food premises belongs	EHO, MSS	Where Council is the registration authority
Food Act 1984	s 38B(1)(b)	Duty to ensure proprietor has complied with requirements of s 38A	EHO, MSS	Where Council is the registration authority
Food Act 1984	s 38B(2)	Duty to be satisfied of the matters in s 38B(2)(a)-(b)	EHO, MSS	Where Council is the registration authority
Food Act 1984	s 38D(1)	Duty to ensure compliance with the applicable provisions of s 38C and inspect the premises if required by s 39	EHO, MSS	Where Council is the registration authority
Food Act 1984	s 38D(2)	Duty to be satisfied of the matters in s	EHO, MSS	Where Council is the registration

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
		38D(2)(a)-(d)		authority
Food Act 1984	s 38D(3)	Power to request copies of any audit reports	EHO, MSS	Where Council is the registration authority
Food Act 1984	s 38E(2)	Power to register the food premises on a conditional basis	EHO, MSS	Where Council is the registration authority not exceeding the prescribed time limit defined under s 38E(5)
Food Act 1984	s 38E(4)	Duty to register the food premises when conditions are satisfied	EHO, MSS	Where Council is the registration authority
Food Act 1984	s 38F(3)(b)	Power to require proprietor to comply with requirements of this Act	EHO, MSS	Where Council is the registration authority

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Food Act 1984	s 38G(1)	Power to require notification of change of the food safety program type used for the food premises	EHO, MSS	Where Council is the registration authority
Food Act 1984	s 38G(2)	Function of receiving notice from proprietor if there is a change of the food safety program type used for the food premises	EHO, MSS	Where Council is the registration authority
Food Act 1984	s 38G(4)	Power to require the proprietor of the food premises to comply with any requirement of the Act	EHO, MSS	Where Council is the registration authority
Food Act 1984	s 39(2)	Duty to carry out an inspection of the premises during the period of registration before the registration of the food premises is renewed	EHO, MSS	
Food Act 1984	s 39A	Power to register, or renew the registration of a food premises despite minor defects	EHO, MSS	Where Council is the registration authority Only if satisfied of matters in s

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
				39A(2)(a)-(c)
Food Act 1984	s 39A (6)	Duty to comply with a direction of the Secretary	EHO, MSS	
Food Act 1984	s 40(1)	Duty to give the person in whose name the premises is to be registered a certificate of registration	EHO, MSS	Where Council is the registration authority
Food Act 1984	s 40(2)	Power to incorporate the certificate of registration in one document with any certificate of registration under Part 6 of the Public Health and Wellbeing Act 2008	EHO, MSS	
Food Act 1984	s 40C(2)	Power to grant or renew the registration of food premises for a period of less than 1 year	EHO, MSS	Where Council is the registration authority

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Food Act 1984	s 40D(1)	Power to suspend or revoke the registration of food premises	EHO, MSS	Where Council is the registration authority
Food Act 1984	s 40E	Duty to comply with direction of the Secretary	EHO, MSS	
Food Act 1984	s 40F	Power to cancel registration of food premises	DS&C, EHO, MSS	Where Council is the registration authority
Food Act 1984	s 43	Duty to maintain records of registration	EHO, MSS	Where Council is the registration authority
Food Act 1984	s 43F(6)	Duty to be satisfied that registration requirements under Division 3 have been met prior to registering or renewing registration of a component of a food business	MSS	Where Council is the registration authority

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Food Act 1984	s 43F(7)	Power to register the components of the food business that meet requirements in Division 3 and power to refuse to register the components that do not meet the requirements	MSS	Where Council is the registration authority Refusal to grant or renew the registration of a food premises must be ratified by Council or the CEO (see s 58A(2))
Food Act 1984	s 45AC	Power to bring proceedings	DS&C, EHO, MSS	
Food Act 1984	s 46(5)	Power to institute proceedings against another person where the offence was due to an act or default by that other person and where the first person charged could successfully defend a prosecution, without proceedings first being instituted against the person first charged	DS&C, EHO, MSS	Where Council is the registration authority
Heritage Act 2017	s 116	Power to sub-delegate Executive Director's functions, duties or powers	DS&C	Must first obtain Executive Director's written consent

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
				Council can only sub-delegate if the Instrument of Delegation from the Executive Director authorises sub-delegation
Local Government Act 1989	s 185L(4)	Power to declare and levy a cladding rectification charge	CEO	
Planning and Environment Act 1987	s 4B	Power to prepare an amendment to the Victorian Planning Provisions	DS&C, MSS	If authorised by the Minister
Planning and Environment Act 1987	s 4G	Function of receiving prescribed documents and a copy of the Victorian Planning Provisions from the Minister	DS&C, MSS	
Planning and Environment Act 1987	s 4H	Duty to make amendment to Victoria Planning Provisions available in accordance with public availability requirements	DS&C, MSS	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Planning and Environment Act 1987	s 4I(2)	Duty to make and copy of the Victorian Planning Provisions and other documents available in accordance with public availability requirements	DS&C, MSS	
Planning and Environment Act 1987	s 8A(2)	Power to prepare amendment to the planning scheme where the Minister has given consent under s 8A	DS&C, MSS, PCBPC, SPSGE	
Planning and Environment Act 1987	s 8A(3)	Power to apply to Minister to prepare an amendment to the planning scheme	DS&C, MSS	
Planning and Environment Act 1987	s 8A(5)	Function of receiving notice of the Minister's decision	DS&C, MSS, PCBPC, SPSGE	
Planning and Environment Act 1987	s 8A(7)	Power to prepare the amendment specified in the application without the	DS&C, MSS	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
		Minister's authorisation if no response received after 10 business days		
Planning and Environment Act 1987	s 8B(2)	Power to apply to the Minister for authorisation to prepare an amendment to the planning scheme of an adjoining municipal district	DS&C, MSS, PCBPC, SPSGE	
Planning and Environment Act 1987	s 12(3)	Power to carry out studies and do things to ensure proper use of land and consult with other persons to ensure co-ordination of planning scheme with these persons	DS&C, MSS, PCBPC, SPSGE	
Planning and Environment Act 1987	s 12B(1)	Duty to review planning scheme	DS&C, MSS	
Planning and Environment Act 1987	s 12B(2)	Duty to review planning scheme at direction of Minister	DS&C, MSS	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Planning and Environment Act 1987	s.12B(5)	duty to report findings of review of planning scheme to Minister without delay	DS&C, MSS	
Planning and Environment Act 1987	s 14	Duties of a Responsible Authority as set out in s 14(a) to (d)	DS&C, MSS	
Planning and Environment Act 1987	s 17(1)	Duty of giving copy amendment to the planning scheme	DS&C, MSS	
Planning and Environment Act 1987	s 17(2)	Duty of giving copy s 173 agreement	DS&C, MSS	
Planning and Environment Act 1987	s 17(3)	Duty of giving copy amendment, explanatory report and relevant documents to the Minister within 10	DS&C, MSS	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
		business days		
Planning and Environment Act 1987	s 18	Duty to make amendment etc. available in accordance with public availability requirements	DS&C, MSS	Until the proposed amendment is approved or lapsed
Planning and Environment Act 1987	s 19	Power to give notice, to decide not to give notice, to publish notice of amendment to a planning scheme and to exercise any other power under s 19 to a planning scheme	DS&C, MSS, PCBPC, SPSGE	
Planning and Environment Act 1987	s 19	Function of receiving notice of preparation of an amendment to a planning scheme	Not applicable	Where Council is not the planning authority and the amendment affects land within Council's municipal district; or Where the amendment will amend

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
				the planning scheme to designate Council as an acquiring authority.
Planning and Environment Act 1987	s 20(1)	Power to apply to Minister for exemption from the requirements of s 19	DS&C, MSS	Where Council is a planning authority
Planning and Environment Act 1987	s 21(2)	Duty to make submissions available in accordance with public availability requirements	DS&C, MSS, PCBPC, SPSGE	Until the end of 2 months after the amendment comes into operation or lapses
Planning and Environment Act 1987	s 21A(4)	Duty to publish notice	DS&C, MSS, PCBPC, SPSGE	
Planning and Environment Act 1987	s 22(1)	Duty to consider all submissions received before the date specified in the notice	DS&C, MSS, PCBPC, SPSGE	Except submissions which request a change to the items in s 22(5)(a) and (b)

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Planning and Environment Act 1987	s 22(2)	Power to consider a late submission Duty to consider a late submission, if directed by the Minister	DS&C, MSS, PCBPC, SPSGE	
Planning and Environment Act 1987	s 23(1)(b)	Duty to refer submissions which request a change to the amendment to a panel	DS&C, MSS, PCBPC, SPSGE	
Planning and Environment Act 1987	s 23(2)	Power to refer to a panel submissions which do not require a change to the amendment	DS&C, MSS, PCBPC, SPSGE	
Planning and Environment Act 1987	s 24	Function to represent Council and present a submission at a panel hearing (including a hearing referred to in s 96D)	DS&C, MSS, PCBPC, SPSGE	
Planning and	s 26(1)	Power to make report available for	DS&C,	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Environment Act 1987		inspection in accordance with the requirements set out in s 197B of the Act	MSS, PCBPC, SPSGE	
Planning and Environment Act 1987	s 26(2)	Duty to keep report of panel available in accordance with public availability requirements	DS&C, MSS, PCBPC, SPSGE	During the inspection period
Planning and Environment Act 1987	s 27(2)	Power to apply for exemption if panel's report not received	DS&C, MSS, PCBPC, SPSGE	
Planning and Environment Act 1987	s 28(1)	Duty to notify the Minister if abandoning an amendment	DS&C, MSS, PCBPC, SPSGE	Note: the power to make a decision to abandon an amendment cannot be delegated
Planning and	s 28(2)	Duty to publish notice of the decision on	DS&C,	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Environment Act 1987		Internet site	MSS, PCBPC, SPSGE	
Planning and Environment Act 1987	s 28(4)	Duty to make notice of the decision available on Council's Internet site for a period of at least 2 months	DS&C, MSS, PCBPC, SPSGE	
Planning and Environment Act 1987	s 30(4)(a)	Duty to say if amendment has lapsed	DS&C, MSS, PCBPC, SPSGE	
Planning and Environment Act 1987	s 30(4)(b)	Duty to provide information in writing upon request	DS&C, MSS, PCBPC, SPSGE	
Planning and Environment Act 1987	s 32(2)	Duty to give more notice if required	DS&C, MSS, PCBPC, SPSGE	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Planning and Environment Act 1987	s 33(1)	Duty to give more notice of changes to an amendment	DS&C, MSS, PCBPC, SPSGE	
Planning and Environment Act 1987	s 36(2)	Duty to give notice of approval of amendment	DS&C, MSS, PCBPC, SPSGE	
Planning and Environment Act 1987	s 38(5)	Duty to give notice of revocation of an amendment	DS&C, MSS, PCBPC, SPSGE	
Planning and Environment Act 1987	s 39	Function of being a party to a proceeding commenced under s 39 and duty to comply with determination by VCAT	DS&C, MSS, PCBPC, SPSGE	
Planning and Environment Act 1987	s 40(1)	Function of lodging copy of approved amendment	DS&C, MSS, PCBPC,	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
			SPSGE	
Planning and Environment Act 1987	s 41(1)	Duty to make a copy of an approved amendment available in accordance with the public availability requirements during inspection period	DS&C, MSS, PCBPC, SPSGE	
Planning and Environment Act 1987	s 41(2)	Duty to make a copy of an approved amendment and any documents lodged with it available in person in accordance with the requirements set out in s 197B of the Act after the inspection period ends	DS&C, MSS, PCBPC, SPSGE	
Planning and Environment Act 1987	s 42(2)	Duty to make copy of planning scheme available in accordance with the public availability requirements	DS&C, MSS, PCBPC, SPSGE	
Planning and Environment Act 1987	s 46AAA	Duty to prepare an amendment to a planning scheme that relates to Yarra River land that is not inconsistent with	Not applicable	Where Council is a responsible public entity and is a planning

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
		anything in a Yarra Strategic Plan which is expressed to be binding on the responsible public entity		authority
Planning and Environment Act 1987	s 46AW	Function of being consulted by the Minister	DS&C, MSS	Where Council is a responsible public entity
Planning and Environment Act 1987	s 46AX	Function of receiving a draft Statement of Planning Policy and written direction in relation to the endorsement of the draft Statement of Planning Policy Power to endorse the draft Statement of Planning Policy	DS&C, MSS	Where Council is a responsible public entity
Planning and Environment Act 1987	s 46AZC(2)	Duty not to prepare an amendment to a declared area planning scheme that is inconsistent with a Statement of Planning Policy for the declared area that is expressed to be binding on the	DS&C, MSS	Where Council is a responsible public entity

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
		responsible public entity		
Planning and Environment Act 1987	s 46AZK	Duty not to act inconsistently with any provision of the Statement of Planning Policy that is expressed to be binding on the public entity when performing a function or duty or exercising a power in relation to the declared area	DS&C, MSS	Where Council is a responsible public entity
Planning and Environment Act 1987	s 46GI(2)(b)(i)	Power to agree to a lower rate of standard levy for a class of development of a particular type of land than the rate specified in a Minister's direction	DS&C, MSS	Where Council is the planning authority, the municipal Council of the municipal district in which the land is located and/or the development agency
Planning and Environment Act 1987	s 46GJ(1)	Function of receiving written directions from the Minister in relation to the preparation and content of infrastructure contributions plans	DS&C, MSS	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Planning and Environment Act 1987	s 46GK	Duty to comply with a Minister's direction that applies to Council as the planning authority	DS&C, MSS	
Planning and Environment Act 1987	s 46GN(1)	Duty to arrange for estimates of values of inner public purpose land	DS&C, MF, MSS	
Planning and Environment Act 1987	s 46GO(1)	Duty to give notice to owners of certain inner public purpose land	DS&C, MSS	
Planning and Environment Act 1987	s 46GP	Function of receiving a notice under s 46GO	DS&C, MSS	Where Council is the collecting agency
Planning and Environment Act 1987	s 46GQ	Function of receiving a submission from an affected owner who objects to the estimated value per hectare (or other appropriate unit of measurement) of the inner public purpose land	DS&C, MSS	
Planning and Environment Act 1987	s 46GR(1)	Duty to consider every submission that is made by the closing date for submissions included in the notice under	DS&C, MSS	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
		s 46GO		
Planning and Environment Act 1987	s 46GR(2)	Power to consider a late submission Duty to consider a late submission if directed to do so by the Minister	DS&C, MSS	
Planning and Environment Act 1987	s 46GS(1)	Power to accept or reject the estimate of the value of the inner public purpose land in a submission made under s 46GQ	DS&C, MSS	
Planning and Environment Act 1987	s 46GS(2)	Duty, if Council rejects the estimate of the value of the inner public purpose land in the submission, to refer the matter to the valuer-general, and notify the affected owner of the rejection and that the matter has been referred to the valuer-general	DS&C, MSS	
Planning and	s 46GT(2)	Duty to pay half of the fee fixed by the	DS&C,	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Environment Act 1987		valuer-general for arranging and attending the conference	MSS	
Planning and Environment Act 1987	s 46GT(4)	Function of receiving, from the valuer-general, written confirmation of the agreement between the planning authority's valuer and the affected owner's valuer as to the estimated value of the inner public purpose land	DS&C, MSS	
Planning and Environment Act 1987	s 46GT(6)	Function of receiving, from the valuer-general, written notice of a determination under s 46GT(5)	DS&C, MSS	
Planning and Environment Act 1987	s 46GU	Duty not to adopt an amendment under s.29 to an infrastructure contributions plan that specifies a land credit amount or a land equalisation amount that relates to a parcel of land in the ICP plan area of the plan unless the criteria in s 46GU(1)(a) and (b) are met	DS&C, MSS	
Planning and	s 46GV(3)	Function of receiving the monetary component and any land equalisation	DS&C, MF,	Where Council is the collecting

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Environment Act 1987		amount of the infrastructure contribution Power to specify the manner in which the payment is to be made	MSS	agency
Planning and Environment Act 1987	s 46GV(3)(b)	Power to enter into an agreement with the applicant	DS&C, MSS, PCBPC	Where Council is the collecting agency
Planning and Environment Act 1987	s 46GV(4)(a)	Function of receiving the inner public purpose land in accordance with s 46GV(5) and (6)	DS&C, MSS, PCBPC	Where Council is the development agency
Planning and Environment Act 1987	s 46GV(4)(b)	Function of receiving the inner public purpose land in accordance with s 46GV(5) and (6)	DS&C, MSS, PCBPC	Where Council is the collecting agency
Planning and Environment Act 1987	s 46GV(7)	Duty to impose the requirements set out in s 46GV(3) and (4) as conditions on the permit applied for by the applicant to develop the land in the ICP plan area	DS&C, MSS, PCBPC	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Planning and Environment Act 1987	s 46GV(9)	Power to require the payment of a monetary component or the provision of the land component of an infrastructure contribution to be secured to Council's satisfaction	DS&C, MSS	Where Council is the collecting agency
Planning and Environment Act 1987	s 46GX(1)	Power to accept works, services or facilities in part or full satisfaction of the monetary component of an infrastructure contribution payable	DS&C, MF, MSS	Where Council is the collecting agency
Planning and Environment Act 1987	s 46GX(2)	Duty, before accepting the provision of works, services or facilities by an applicant under s 46GX(1), to obtain the agreement of the development agency or agencies specified in the approved infrastructure contributions plan	DS&C, MSS	Where Council is the collecting agency
Planning and Environment Act 1987	s 46GY(1)	Duty to keep proper and separate accounts and records	DS&C, MF, MSS	Where Council is the collecting agency
Planning and	s 46GY(2)	Duty to keep the accounts and records in	DS&C, MF,	Where Council is the collecting

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Environment Act 1987		accordance with the Local Government Act 2020	MSS	agency
Planning and Environment Act 1987	s 46GZ(2)(a)	Duty to forward any part of the monetary component that is imposed for plan preparation costs to the planning authority that incurred those costs	DS&C, MF, MSS	Where Council is the collecting agency under an approved infrastructure contributions plan This duty does not apply where Council is that planning authority
Planning and Environment Act 1987	s 46GZ(2)(a)	Function of receiving the monetary component	DS&C, MF, MSS	Where the Council is the planning authority This duty does not apply where Council is also the collecting agency
Planning and Environment Act 1987	s 46GZ(2)(b)	Duty to forward any part of the monetary component that is imposed for the provision of works, services or facilities to the development agency that is	DS&C, MF, MSS	Where Council is the collecting agency under an approved infrastructure contributions plan

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
		specified in the plan,as responsible for those works, services or facilities		This provision does not apply where Council is also the relevant development agency
Planning and Environment Act 1987	s 46GZ(2)(b)	Function of receiving the monetary component	DS&C, MF, MSS	Where Council is the development agency under an approved infrastructure contributions plan This provision does not apply where Council is also the collecting agency
Planning and Environment Act 1987	s 46GZ(4)	Duty to use any land equalisation amounts to pay land credit amounts under s 46GZ(7), except any part of those amounts that are to be forwarded to a development agency under s	DS&C, MF, MSS	Where Council is the collecting agency under an approved infrastructure contributions plan

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
		46GZ(5)		
Planning and Environment Act 1987	s 46GZ(5)	Duty to forward any part of a land equalisation amount required for the acquisition of outer public purpose land by a development agency specified in the approved infrastructure contributions plan to that development agency	DS&C, MF, MSS	Where Council is the collecting agency under an approved infrastructure contributions plan This provision does not apply where Council is also the relevant development agency
Planning and Environment Act 1987	s 46GZ(5)	Function of receiving any part of a land equalisation amount required for the acquisition of outer public purpose land	DS&C, MF, MSS	Where Council is the development agency specified in the approved infrastructure contributions plan This provision does not apply where Council is also the collecting agency Where Council is the collecting

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
				agency under an approved infrastructure contributions plan
Planning and Environment Act 1987	s 46GZ(7)	Duty to pay to each person who must provide an infrastructure contribution under the approved infrastructure contributions plan any land credit amount to which the person is entitled under s 46GW	DS&C, MF, MSS	Where Council is the collecting agency under an approved infrastructure contributions plan
Planning and Environment Act 1987	s 46GZ(9)	Duty to transfer the estate in fee simple in the land to the development agency specified in the approved infrastructure contributions plan as responsible for the use and development of that land	DS&C, MF, MSS	If any inner public purpose land is vested in Council under the Subdivision Act 1988 or acquired by Council before the time it is required to be provided to Council under s 46GV(4) Where Council is the collecting agency under an approved infrastructure contributions plan This duty does not apply where Council is also the development

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
				agency
Planning and Environment Act 1987	s 46GZ(9)	Function of receiving the fee simple in the land	DS&C, MF, MSS	Where Council is the development agency under an approved infrastructure contributions plan This duty does not apply where Council is also the collecting agency
Planning and Environment Act 1987	s 46GZA(1)	Duty to keep proper and separate accounts and records	DS&C, MF, MSS	Where Council is the development agency under an approved infrastructure contributions plan
Planning and Environment Act 1987	s 46GZA(2)	Duty to keep the accounts and records in accordance with the Local Government Act 2020	DS&C, MF, MSS	Where Council is a development agency under an approved infrastructure contributions plan
Planning and Environment Act 1987	s 46GZB(3)	Duty to follow the steps set out in s 46GZB(3)(a) – (c)	DS&C, MF, MSS	Where Council is a development agency under an approved infrastructure contributions plan

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Planning and Environment Act 1987	s 46GZB(4)	Duty, in accordance with requirements of the VPA, to report on the use of the infrastructure contribution in the development agency's annual report and provide reports on the use of the infrastructure contribution to the VPA	DS&C, MF, MSS	If the VPA is the collecting agency under an approved infrastructure contributions plan Where Council is a development agency under an approved infrastructure contributions plan
Planning and Environment Act 1987	s 46GZD(2)	Duty, within 6 months after the date on which the approved infrastructure contributions plan expires, to follow the steps set out in s 46GZD(2)(a) and (b)	DS&C, MF, MSS	Where Council is the development agency under an approved infrastructure contributions plan
Planning and Environment Act 1987	s 46GZD(3)	Duty to follow the steps set out in s 46GZD(3)(a) and (b)	DS&C, MF, MSS	Where Council is the collecting agency under an approved infrastructure contributions plan
Planning and Environment Act 1987	s 46GZD(5)	Duty to make payments under s 46GZD(3) in accordance with ss 46GZD(5)(a) and 46GZD(5)(b)	DS&C, MF, MSS	Where Council is the collecting agency under an approved infrastructure contributions plan

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Planning and Environment Act 1987	s 46GZE(2)	Duty to forward the land equalisation amount back to the collecting agency within 6 months after the expiry date if any part of a land equalisation amount paid or forwarded to a development agency for acquiring outer public purpose land has not been expended by the development agency to acquire that land at the date on which the approved infrastructure contributions plan expires	DS&C, MF, MSS	Where Council is the development agency under an approved infrastructure contributions plan This duty does not apply where Council is also the collecting agency
Planning and Environment Act 1987	s 46GZE(2)	Function of receiving the unexpended land equalisation amount	DS&C, MF, MSS	Where Council is the collecting agency under an approved infrastructure contributions plan This duty does not apply where Council is also the development agency
Planning and Environment Act 1987	s 46GZE(3)	Duty, within 12 months after the date on which the approved infrastructure contributions plan expires, to follow the	DS&C, MF, MSS	Where Council is the collecting agency under an approved infrastructure contributions plan

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
		steps set out in s 46GZE(3)(a) and (b)		
Planning and Environment Act 1987	s 46GZF(2)	Duty, within 12 months after the date on which the approved infrastructure contributions plan expires, to use the public purpose land for a public purpose approved by the Minister or sell the public purpose land	DS&C, MF, MSS	Where Council is the development agency under an approved infrastructure contributions plan
Planning and Environment Act 1987	s.46GZF(3)	Duty, if land is sold under s.46GZF(2)(b), to follow the steps in s.46GZF(3)(a) and (b)	DS&C, MF, MSS	Where Council is the development agency under an approved infrastructure contributions plan
Planning and Environment Act 1987	s 46GZF(3)	Function of receiving proceeds of sale	DS&C, MF, MSS	Where Council is the collection agency under an approved infrastructure contributions plan This provision does not apply where Council is also the development agency

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Planning and Environment Act 1987	s 46GZF(4)	Duty to divide the proceeds of the public purpose land among the current owners of each parcel of land in the ICP plan area and pay each current owner a portion of the proceeds in accordance with s 46GZF(5)	DS&C, MF, MSS	Where Council is the collecting agency under an approved infrastructure contributions plan
Planning and Environment Act 1987	s 46GZF(6)	Duty to make the payments under s 46GZF(4) in accordance with s 46GZF(6)(a) and (b)	DS&C, MF, MSS	Where Council is the collecting agency under an approved infrastructure contributions plan
Planning and Environment Act 1987	s 46GZH	Power to recover the monetary component, or any land equalisation amount of the land component, payable under Part 3AB as a debt in any court of competent jurisdiction	DS&C, MF, MSS	Where Council is the collecting agency under an approved infrastructure contributions plan
Planning and Environment Act 1987	s 46GZI	Duty to prepare and give a report to the Minister at the times required by the Minister	DS&C, MSS, PCBPC, SPBPC	Where Council is a collecting agency or development agency

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Planning and Environment Act 1987	s 46GZK	Power to deal with public purpose land which has vested in, been acquired by, or transferred to, Council	DS&C, MSS	Where Council is a collecting agency or development agency
Planning and Environment Act 1987	s 46LB(3)	Duty to publish, on Council's Internet site, the payable dwelling amount for a financial year on or before 1 July of each financial year for which the amount is adjusted under s 46LB (2)	DS&C, MSS, PCBPC, SPBPC	
Planning and Environment Act 1987	s 46N(1)	Duty to include condition in permit regarding payment of development infrastructure levy	DS&C, MSS, PCBPC, SPBPC	
Planning and Environment Act 1987	s 46N(2)(c)	Function of determining time and manner for receipt of development contributions levy	DS&C, MSS, PCBPC, SPBPC	
Planning and Environment Act 1987	s 46N(2)(d)	Power to enter into an agreement with the applicant regarding payment of development infrastructure levy	DS&C, MSS,	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
			PCBPC	
Planning and Environment Act 1987	s 46O(1)(a) & (2)(a)	Power to ensure that community infrastructure levy is paid, or agreement is in place, prior to issuing building permit	DS&C, MSS, PCBPC, SPBPC	
Planning and Environment Act 1987	s 46O(1)(d) & (2)(d)	Power to enter into agreement with the applicant regarding payment of community infrastructure levy	DS&C, MSS, PCBPC	
Planning and Environment Act 1987	s 46P(1)	Power to require payment of amount of levy under s 46N or s 46O to be satisfactorily secured	DS&C, MSS, PCBPC, SPBPC	
Planning and Environment Act 1987	s 46P(2)	Power to accept provision of land, works, services or facilities in part or full payment of levy payable	DS&C, MSS, PCBPC	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Planning and Environment Act 1987	s 46Q(1)	Duty to keep proper accounts of levies paid	MF	
Planning and Environment Act 1987	s 46Q(1A)	Duty to forward to development agency part of levy imposed for carrying out works, services, or facilities on behalf of development agency or plan preparation costs incurred by a development agency	DS&C, MF, MSS	
Planning and Environment Act 1987	s 46Q(2)	Duty to apply levy only for a purpose relating to the provision of plan preparation costs or the works, services and facilities in respect of which the levy was paid etc	DS&C, MSS	
Planning and Environment Act 1987	s 46Q(3)	Power to refund any amount of levy paid if it is satisfied the development is not to	DS&C, MSS	Only applies when levy is paid to Council as a 'development agency'

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
		proceed		
Planning and Environment Act 1987	s 46Q(4)(c)	Duty to pay amount to current owners of land in the area if an amount of levy has been paid to a municipal council as a development agency for plan preparation costs incurred by the Council or for the provision by the Council of works, services or facilities in an area under s 46Q(4)(a)	DS&C, MSS	Must be done within six months of the end of the period required by the development contributions plan and with the consent of, and in the manner approved by, the Minister
Planning and Environment Act 1987	s 46Q(4)(d)	Duty to submit to the Minister an amendment to the approved development contributions plan	DS&C, MSS	Must be done in accordance with Part 3
Planning and Environment Act 1987	s46Q(4)(e)	Duty to expend that amount on other works etc.	DS&C, MSS	With the consent of, and in the manner approved by, the Minister

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Planning and Environment Act 1987	s 46QC	Power to recover any amount of levy payable under Part 3B	DS&C, MSS	
Planning and Environment Act 1987	s 46QD	Duty to prepare report and give a report to the Minister	MF	Where Council is a collecting agency or development agency
Planning and Environment Act 1987	s 46V(3)	Duty to make a copy of the approved strategy plan (being the Melbourne Airport Environs Strategy Plan) and any documents lodged with it available in accordance with the public availability requirements, during the inspection period	Not applicable	
Planning and Environment Act 1987	s 46V(4)	Duty to make a copy of the approved strategy plan (being the Melbourne Airport Environs Strategy Plan) and any documents lodged with it available in	Not applicable	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
		accordance with s 197B of the Act and on payment of the prescribe fee, after the inspection period		
Planning and Environment Act 1987	s 46V(5)	Duty to keep a copy of the approved strategy plan incorporating all amendments to it	Not applicable	
Planning and Environment Act 1987	s 46V(6)	Duty to make a copy of the approved strategy plan incorporating all amendments to it available in accordance with the public available requirements	Not applicable	
Planning and Environment Act 1987	s 46Y	Duty to carry out works in conformity with the approved strategy plan	Not applicable	
Planning and Environment Act 1987	s 47	Power to decide that an application for a planning permit does not comply with that Act	DS&C, MSS	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Planning and Environment Act 1987	s 49(1)	Duty to keep a register of all applications for permits and determinations relating to permits	CP, DS&C, MSS, TP, PCBPC, SPBPC	
Planning and Environment Act 1987	s 49(2)	Duty to make register available for inspection in accordance with the public availability requirements	CP, DS&C, MSS, TP, PCBPC, SPBPC	
Planning and Environment Act 1987	s 50(4)	Duty to amend application	CP, DS&C, MSS, TP, PCBPC, SPBPC	
Planning and Environment Act 1987	s 50(5)	Power to refuse to amend application	DS&C, MSS, PCBPC	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Planning and Environment Act 1987	s 50(6)	Duty to make note of amendment to application in register	DS&C, MSS, TP, SPBPC	
Planning and Environment Act 1987	s 50A(1)	Power to make amendment to application	DS&C, MSS, TP, PCBPC, SPBPC	
Planning and Environment Act 1987	s 50A(3)	Power to require applicant to notify owner and make a declaration that notice has been given	DS&C, MSS, TP, SPBPC	
Planning and Environment Act 1987	s 50A(4)	Duty to note amendment to application in register	CP, DS&C, MSS, TP, PCBPC, SPBPC	
Planning and Environment Act 1987	s 51	Duty to make copy of application available for inspection in accordance with the public availability requirements	CP, DS&C, MSS, TP, PCBPC, SPBPC	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Planning and Environment Act 1987	s 52(1)(a)	Duty to give notice of the application to owners/occupiers of adjoining allotments unless satisfied that the grant of permit would not cause material detriment to any person	CP, DS&C, MSS, TP, PCBPC, SPBPC	
Planning and Environment Act 1987	s 52(1)(b)	Duty to give notice of the application to other municipal council where appropriate	CP, DS&C, MSS, TP, PCBPC, SPBPC	
Planning and Environment Act 1987	s 52(1)(c)	Duty to give notice of the application to all persons required by the planning scheme	CP, DS&C, MSS, TP, PCBPC, SPBPC	
Planning and Environment Act 1987	s 52(1)(ca)	Duty to give notice of the application to owners and occupiers of land benefited by a registered restrictive covenant if may result in breach of covenant	CP, DS&C, MSS, TP, PCBPC, SPBPC	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Planning and Environment Act 1987	s 52(1)(cb)	Duty to give notice of the application to owners and occupiers of land benefited by a registered restrictive covenant if application is to remove or vary the covenant	CP, DS&C, MSS, TP, PCBPC, SPBPC	
Planning and Environment Act 1987	s 52(1)(d)	Duty to give notice of the application to other persons who may be detrimentally effected	CP, DS&C, MSS, TP, PCBPC, SPBPC	
Planning and Environment Act 1987	s.52(1AA)	Duty to give notice of an application to remove or vary a registered restrictive covenant	CP, DS&C, MSS, TP, PCBPC, SPBPC	
Planning and Environment Act 1987	s 52(3)	Power to give any further notice of an application where appropriate	DS&C, MSS, TP, PCBPC, SPBPC	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Planning and Environment Act 1987	s 53(1)	Power to require the applicant to give notice under s 52(1) to persons specified by it	DS&C, MSS, TP, SPBPC	
Planning and Environment Act 1987	s 53(1A)	Power to require the applicant to give the notice under s 52(1AA)	DS&C, MSS, TP, PCBPC, SPBPC	
Planning and Environment Act 1987	s 54(1)	Power to require the applicant to provide more information	DS&C, MSS, TP, PCBPC, SPBPC	
Planning and Environment Act 1987	s 54(1A)	Duty to give notice in writing of information required under s 54(1)	CP, DS&C, MSS, TP, PCBPC, SPBPC	
Planning and Environment Act 1987	s 54(1B)	Duty to specify the lapse date for an application	CP, DS&C, MSS, TP, PCBPC, SPBPC	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Planning and Environment Act 1987	s 54A(3)	Power to decide to extend time or refuse to extend time to give required information	CP, DS&C, MSS, TP, PCBPC, SPBPC	
Planning and Environment Act 1987	s 54A(4)	Duty to give written notice of decision to extend or refuse to extend time under s 54A(3)	CP, DS&C, MSS, TP, PCBPC, SPBPC	
Planning and Environment Act 1987	s 55(1)	Duty to give copy application, together with the prescribed information, to every referral authority specified in the planning scheme	CP, DS&C, MSS, TP, PCBPC, SPBPC	
Planning and Environment Act 1987	s 57(2A)	Power to reject objections considered made primarily for commercial advantage for the objector	DS&C, MSS, PCBPC	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Planning and Environment Act 1987	s 57(3)	Function of receiving name and address of persons to whom notice of decision is to go	DS&C, MSS, PCBPC, SPBPC	
Planning and Environment Act 1987	s 57(5)	Duty to make a copy of all objections available in accordance with the public availability requirements	CP, DS&C, MSS, TP, PCBPC, SPBPC	
Planning and Environment Act 1987	s 57A(4)	Duty to amend application in accordance with applicant's request, subject to s 57A(5)	CP, DS&C, MSS, TP, PCBPC, SPBPC	
Planning and Environment Act 1987	s 57A(5)	Power to refuse to amend application	DS&C, MSS, SPBPC	
Planning and	s 57A(6)	Duty to note amendments to application	CP, DS&C, MSS, TP,	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Environment Act 1987		in register	PCBPC, SPBPC	
Planning and Environment Act 1987	s 57B(1)	Duty to determine whether and to whom notice should be given	DS&C, MSS, PCBPC, SPBPC	
Planning and Environment Act 1987	s 57B(2)	Duty to consider certain matters in determining whether notice should be given	DS&C, MSS, PCBPC, SPBPC	
Planning and Environment Act 1987	s 57C(1)	Duty to give copy of amended application to referral authority	CP, DS&C, MSS, TP, PCBPC, SPBPC	
Planning and Environment Act 1987	s 58	Duty to consider every application for a permit	CP, DS&C, MSS, TP, PCBPC, SPBPC	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Planning and Environment Act 1987	s 58A	Power to request advice from the Planning Application Committee	DS&C, MSS	
Planning and Environment Act 1987	s 60	Duty to consider certain matters	CP, DS&C, MSS, TP, PCBPC, SPBPC	
Planning and Environment Act 1987	s 60(1A)	Duty to consider certain matters	CP, DS&C, MSS, TP, PCBPC, SPBPC	
Planning and Environment Act 1987	s 60(1B)	Duty to consider number of objectors in considering whether use or development may have significant social effect	CP, DS&C, MSS, TP, PCBPC, SPBPC	
Planning and Environment Act 1987	s 61(1)	Power to determine permit application, either to decide to grant a permit, to decide to grant a permit with conditions	DS&C, MSS, TP, PCBPC,	The permit must not be inconsistent with a cultural heritage management plan under the Aboriginal Heritage

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
		or to refuse a permit application	SPBPC	Act 2006 the permit must not be inconsistent with a cultural heritage management plan under the Aboriginal Heritage Act 2006 Limitations: P, SPBPC: For developments <&1M PCBPC: For developments <$2M MSS: For developments <$5M DS&C: For developments >$5M where the number of objections does not exceed three
Planning and Environment Act 1987	s 61(2)	Duty to decide to refuse to grant a permit if a relevant determining referral authority objects to grant of permit	DS&C, MSS, PCBPC	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Planning and Environment Act 1987	s 61(2A)	Power to decide to refuse to grant a permit if a relevant recommending referral authority objects to the grant of permit	DS&C, MSS	
Planning and Environment Act 1987	s 61(3)(a)	Duty not to decide to grant a permit to use coastal Crown land without Minister's consent	Not applicable	
Planning and Environment Act 1987	s 61(3)(b)	Duty to refuse to grant the permit without the Minister's consent	Not applicable	
Planning and Environment Act 1987	s 61(4)	Duty to refuse to grant the permit if grant would authorise a breach of a registered restrictive covenant	DS&C, MSS, PCBPC	
Planning and Environment Act 1987	s 62(1)	Duty to include certain conditions in deciding to grant a permit	CP, DS&C, MSS, TP, PCBPC, SPBPC	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Planning and Environment Act 1987	s 62(2)	Power to include other conditions	DS&C, MSS, TP, PCBPC, SPBPC	
Planning and Environment Act 1987	s 62(4)	Duty to ensure conditions are consistent with paragraphs (a),(b) and (c)	CP, DS&C, MSS, TP, PCBPC, SPBPC	
Planning and Environment Act 1987	s 62(5)(a)	Power to include a permit condition to implement an approved development contributions plan or an approved infrastructure contributions plan	DS&C, MSS, TP, PCBPC, SPBPC	
Planning and Environment Act 1987	s 62(5)(b)	Power to include a permit condition that specified works be provided on or to the land or paid for in accordance with s 173 agreement	DS&C, MSS, TP, PCBPC, SPBPC	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Planning and Environment Act 1987	s 62(5)(c)	Power to include a permit condition that specified works be provided or paid for by the applicant	DS&C, MSS, TP, PCBPC, SPBPC	
Planning and Environment Act 1987	s 62(6)(a)	Duty not to include a permit condition requiring a person to pay an amount for or provide works except in accordance with ss 46N(1), 46GV(7) or 62(5)	CP, DS&C, MSS, TP, PCBPC, SPBPC	
Planning and Environment Act 1987	s 62(6)(b)	Duty not to include a permit condition requiring a person to pay an amount for or provide works except a condition that a planning scheme requires to be included as referred to in s 62(1)(a)	CP, DS&C, MSS, TP, PCBPC, SPBPC	
Planning and Environment Act 1987	s 63	Duty to issue the permit where made a decision in favour of the application (if no one has objected)	CP, DS&C, MSS, TP, SPBPC	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Planning and Environment Act 1987	s 64(1)	Duty to give notice of decision to grant a permit to applicant and objectors	CP, DS&C, MSS, TP, PCBPC, SPBPC	This provision applies also to a decision to grant an amendment to a permit - see s 75
Planning and Environment Act 1987	s 64(3)	Duty not to issue a permit until after the specified period	DS&C, MSS, PCBPC	This provision applies also to a decision to grant an amendment to a permit - see s 75
Planning and Environment Act 1987	s 64(5)	Duty to give each objector a copy of an exempt decision	DS&C, MSS, PCBPC	This provision applies also to a decision to grant an amendment to a permit - see s 75
Planning and Environment Act 1987	s 64A	Duty not to issue permit until the end of a period when an application for review may be lodged with VCAT or until VCAT has determined the application, if a relevant recommending referral authority has objected to the grant of a permit	CP, DS&C, MSS, TP, SPBPC	This provision applies also to a decision to grant an amendment to a permit - see s 75A

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Planning and Environment Act 1987	s 65(1)	Duty to give notice of refusal to grant permit to applicant and person who objected under s 57	CP, DS&C, MSS, TP, SPBPC	
Planning and Environment Act 1987	s 66(1)	Duty to give notice under s 64 or s 65 and copy permit to relevant determining referral authorities	CP, DS&C, MSS, TP, PCBPC, SPBPC	
Planning and Environment Act 1987	s 66(2)	Duty to give a recommending referral authority notice of its decision to grant a permit	CP, DS&C, MSS, TP, PCBPC, SPBPC	If the recommending referral authority objected to the grant of the permit or the responsible authority decided not to include a condition on the permit recommended by the recommending referral authority
Planning and Environment Act 1987	s 66(4)	Duty to give a recommending referral authority notice of its decision to refuse a permit	CP, DS&C, MSS, TP, PCBPC,	If the recommending referral authority objected to the grant of the permit or the recommending referral authority recommended that a permit

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
			SPBPC	condition be included on the permit
Planning and Environment Act 1987	s 66(6)	Duty to give a recommending referral authority a copy of any permit which Council decides to grant and a copy of any notice given under s 64 or 65	CP, DS&C, MSS, TP, PCBPC, SPBPC	If the recommending referral authority did not object to the grant of the permit or the recommending referral authority did not recommend a condition be included on the permit
Planning and Environment Act 1987	s 69(1)	Function of receiving application for extension of time of permit	CP, DS&C, MSS, TP, PCBPC, SPBPC	
Planning and Environment Act 1987	s 69(1A)	Function of receiving application for extension of time to complete development	CP, DS&C, MSS, TP, PCBPC, SPBPC	
Planning and Environment Act 1987	s 69(2)	Power to extend time	DS&C, MSS, PCBPC, SPBPC	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Planning and Environment Act 1987	s 70	Duty to make copy permit available for inspection in accordance with the public availability requirements	CP, DS&C, MSS, TP, PCBPC, SPBPC	
Planning and Environment Act 1987	s 71(1)	Power to correct certain mistakes	DS&C, MSS, TP, PCBPC, SPBPC	
Planning and Environment Act 1987	s 71(2)	Duty to note corrections in register	CP, DS&C, MSS, TP, PCBPC, SPBPC	
Planning and Environment Act 1987	s 73	Power to decide to grant amendment subject to conditions	CP, DS&C, MSS, TP, PCBPC, SPBPC	
Planning and Environment Act 1987	s 74	Duty to issue amended permit to applicant if no objectors	CP, DS&C, MSS, TP, PCBPC,	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
			SPBPC	
Planning and Environment Act 1987	s 76	Duty to give applicant and objectors notice of decision to refuse to grant amendment to permit	CP, DS&C, MSS, TP, SPBPC	
Planning and Environment Act 1987	s 76A(1)	Duty to give relevant determining referral authorities copy of amended permit and copy of notice	CP, DS&C, MSS, TP, PCBPC, SPBPC	
Planning and Environment Act 1987	s 76A(2)	Duty to give a recommending referral authority notice of its decision to grant an amendment to a permit	CP, DS&C, MSS, TP, PCBPC, SPBPC	If the recommending referral authority objected to the amendment of the permit or the responsible authority decided not to include a condition on the amended permit recommended by the recommending referral authority
Planning and Environment Act 1987	s 76A(4)	Duty to give a recommending referral authority notice of its decision to refuse a permit	CP, DS&C, MSS, TP, PCBPC, SPBPC	If the recommending referral authority objected to the amendment of the permit or the recommending referral authority recommended that

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
				a permit condition be included on the amended permit
Planning and Environment Act 1987	s 76A(6)	Duty to give a recommending referral authority a copy of any amended permit which Council decides to grant and a copy of any notice given under s 64 or 76	CP, DS&C, MSS, TP, PCBPC, SPBPC	If the recommending referral authority did not object to the amendment of the permit or the recommending referral authority did not recommend a condition be included on the amended permit
Planning and Environment Act 1987	s 76D	Duty to comply with direction of Minister to issue amended permit	CP, DS&C, MSS, TP, PCBPC, SPBPC	
Planning and Environment Act 1987	s 83	Function of being respondent to an appeal	DS&C, MSS, PCBPC	
Planning and Environment Act 1987	s 83B	Duty to give or publish notice of application for review	DS&C, MSS,	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
			PCBPC	
Planning and Environment Act 1987	s 84(1)	Power to decide on an application at any time after an appeal is lodged against failure to grant a permit	DS&C, MSS	
Planning and Environment Act 1987	s 84(2)	Duty not to issue a permit or notice of decision or refusal after an application is made for review of a failure to grant a permit	CP, DS&C, MSS, TP, SPBPC	
Planning and Environment Act 1987	s 84(3)	Duty to tell principal registrar if decide to grant a permit after an application is made for review of its failure to grant a permit	CP, DS&C, MSS, TP, PCBPC, SPBPC	
Planning and Environment Act 1987	s 84(6)	Duty to issue permit on receipt of advice within 3 business days	CP, DS&C, MSS, TP, PCBPC, SPBPC	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Planning and Environment Act 1987	s 84AB	Power to agree to confining a review by the Tribunal	DS&C, MSS	
Planning and Environment Act 1987	s 86	Duty to issue a permit at order of Tribunal within 3 business days	CP, DS&C, MSS, TP, PCBPC, SPBPC	
Planning and Environment Act 1987	s 87(3)	Power to apply to VCAT for the cancellation or amendment of a permit	DS&C, MSS, PCBPC, SPBPC	
Planning and Environment Act 1987	s 90(1)	Function of being heard at hearing of request for cancellation or amendment of a permit	DS&C, MSS, PCBPC, SPBPC	
Planning and Environment Act 1987	s 91(2)	Duty to comply with the directions of VCAT	DS&C, MSS, PCBPC, SPBPC	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Planning and Environment Act 1987	s 91(2A)	Duty to issue amended permit to owner if Tribunal so directs	DS&C, MSS, PCBPC, SPBPC	
Planning and Environment Act 1987	s 92	Duty to give notice of cancellation/amendment of permit by VCAT to persons entitled to be heard under s 90	DS&C, MSS, PCBPC, SPBPC	
Planning and Environment Act 1987	s 93(2)	Duty to give notice of VCAT order to stop development	DS&C, MSS, PCBPC, PCO	
Planning and Environment Act 1987	s 95(3)	Function of referring certain applications to the Minister	DS&C, MSS	
Planning and	s 95(4)	Duty to comply with an order or direction	DS&C,	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Environment Act 1987			MSS	
Planning and Environment Act 1987	s 96(1)	Duty to obtain a permit from the Minister to use and develop its land	DS&C, MSS	
Planning and Environment Act 1987	s 96(2)	Function of giving consent to other persons to apply to the Minister for a permit to use and develop Council land	DS&C, MSS	
Planning and Environment Act 1987	s 96A(2)	Power to agree to consider an application for permit concurrently with preparation of proposed amendment	DS&C, MSS, PCBPC	
Planning and Environment Act 1987	s 96C	Power to give notice, to decide not to give notice, to publish notice and to exercise any other power under s 96C	DS&C, MSS, PCBPC	
Planning and	s 96F	Duty to consider the panel's report under	DS&C, MSS,	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Environment Act 1987		s 96E	PCBPC, SPBPC, SPSGE	
Planning and Environment Act 1987	s 96G(1)	Power to determine to recommend that a permit be granted or to refuse to recommend that a permit be granted and power to notify applicant of the determination (including power to give notice under s 23 of the Planning and Environment (Planning Schemes) Act 1996	DS&C, MSS, PCBPC	
Planning and Environment Act 1987	s 96H(3)	Power to give notice in compliance with Minister's direction	MSS, PCBPC	
Planning and Environment Act 1987	s 96J	Duty to issue permit as directed by the Minister	MSS, PCBPC, SPSGE	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Planning and Environment Act 1987	s 96K	Duty to comply with direction of the Minister to give notice of refusal	MSS, PCBPC, SPSGE	
Planning and Environment Act 1987	s 96Z	Duty to keep levy certificates given to it under ss 47 or 96A for no less than 5 years from receipt of the certificate	MF, MSS	
Planning and Environment Act 1987	s 97C	Power to request Minister to decide the application	DS&C, MSS	
Planning and Environment Act 1987	s 97D(1)	Duty to comply with directions of Minister to supply any document or assistance relating to application	DS&C, MSS, PCBPC	
Planning and Environment Act 1987	s 97G(3)	Function of receiving from Minister copy of notice of refusal to grant permit or copy of any permit granted by the Minister	DS&C, MSS, PCBPC	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Planning and Environment Act 1987	s 97G(6)	Duty to make a copy of permits issued under s 97F available in accordance with the public availability requirements	DS&C, MSS, PCBPC	
Planning and Environment Act 1987	s 97L	Duty to include Ministerial decisions in a register kept under s 49	DS&C, MSS, PCBPC	
Planning and Environment Act 1987	s 97MH	Duty to provide information or assistance to the Planning Application Committee	DS&C, MSS	
Planning and Environment Act 1987	s 97MI	Duty to contribute to the costs of the Planning Application Committee or subcommittee	DS&C, MSS	
Planning and Environment Act 1987	s 97O	Duty to consider application and issue or refuse to issue certificate of compliance	DS&C, MSS, PCBPC	
Planning and Environment Act 1987	s 97P(3)	Duty to comply with directions of VCAT following an application for review of a failure or refusal to issue a certificate	DS&C, MSS, PCBPC,	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
			SPBPC	
Planning and Environment Act 1987	s 97Q(2)	Function of being heard by VCAT at hearing of request for amendment or cancellation of certificate	DS&C, MSS, PCBPC	
Planning and Environment Act 1987	s 97Q(4)	Duty to comply with directions of VCAT	DS&C, MSS, PCBPC, SPBPC	
Planning and Environment Act 1987	s 97R	Duty to keep register of all applications for certificate of compliance and related decisions	DS&C, MSS, PCBPC	
Planning and Environment Act 1987	s 98(1)&(2)	Function of receiving claim for compensation in certain circumstances	DS&C, MSS	
Planning and Environment Act 1987	s 98(4)	Duty to inform any person of the name of the person from whom compensation can be claimed	DS&C, MSS	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Planning and Environment Act 1987	s 101	Function of receiving claim for expenses in conjunction with claim	DS&C, MSS	
Planning and Environment Act 1987	s 103	Power to reject a claim for compensation in certain circumstances	DS&C	
Planning and Environment Act 1987	s.107(1)	Function of receiving claim for compensation	DS&C, MSS	
Planning and Environment Act 1987	s 107(3)	Power to agree to extend time for making claim	DS&C, MSS	
Planning and Environment Act 1987	s 113(2)	Power to request a declaration for land to be proposed to be reserved for public purposes	DS&C, MSS	
Planning and Environment Act 1987	s 114(1)	Power to apply to the VCAT for an enforcement order	DS&C, MSS, PCBPC	
Planning and Environment Act 1987	s 117(1)(a)	Function of making a submission to the VCAT where objections are received	DS&C, MSS,	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
			PCBPC, SPBPC	
Planning and Environment Act 1987	s 120(1)	Power to apply for an interim enforcement order where s 114 application has been made	DS&C, MSS, PCBPC	
Planning and Environment Act 1987	s 123(1)	Power to carry out work required by enforcement order and recover costs	DS&C, MSS, PCBPC	
Planning and Environment Act 1987	s 123(2)	Power to sell buildings, materials, etc salvaged in carrying out work under s 123(1)	DS&C	Except Crown Land
Planning and Environment Act 1987	s 125(1)	Power to apply to any court of competent jurisdiction or to the tribunal for an injunction restraining any person from contravening an enforcement order or an interim enforcement order.	DS&C, MSS	Section 123 of the Victorian Civil and Administrative Tribunal Act 1998 applies on an application to the Tribunal.
Planning and Environment Act 1987	s 129	Function of recovering penalties	DS&C, MSS	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Planning and Environment Act 1987	s 130(5)	Power to allow person served with an infringement notice further time	DS&C, MSS, PCBPC	
Planning and Environment Act 1987	s 149A(1)	Power to refer a matter to the VCAT for determination	DS&C, MSS, PCBPC, SPBPC	
Planning and Environment Act 1987	s 149A(1A)	Power to apply to VCAT for the determination of a matter relating to the interpretation of a s.173 agreement	DS&C, MSS, PCBPC, SPBPC	
Planning and Environment Act 1987	s 149B	Power to apply to the Tribunal for a declaration.	DS&C, MSS	
Planning and Environment Act 1987	s 156	Duty to pay fees and allowances (including a payment to the Crown under s 156(2A)), and payment or reimbursement for reasonable costs and expenses incurred by the panel in carrying out its functions unless the	DS&C, MSS	Where Council is the relevant planning authority

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
		Minister directs otherwise under s 156(2B)power to ask for contribution under s 156(3) and power to abandon amendment or part of it under s 156(4)		
Planning and Environment Act 1987	s 171(2)(f)	Power to carry out studies and commission reports	DS&C, MSS	
Planning and Environment Act 1987	s 171(2)(g)	Power to grant and reserve easements	DS&C, MSS	
Planning and Environment Act 1987	s 172C	Power to compulsorily acquire any outer public purpose land that is specified in the approved infrastructure contributions plan	DS&C, MSS	Where Council is a development agency specified in an approved infrastructure contributions plan
Planning and Environment Act 1987	s 172D(1)	Power to compulsorily acquire any inner public purpose land that is specified in the plan before the time that the land is required to be provided to Council under s 46GV(4)	DS&C, MSS	Where Council is a collecting agency specified in an approved infrastructure contributions plan
Planning and	s 172D(2)	Power to compulsorily acquire any inner	DS&C,	Where Council is the development

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Environment Act 1987		public purpose land, the use and development of which is to be the responsibility of Council under the plan, before the time that the land is required to be provided under s 46GV(4)	MSS	agency specified in an approved infrastructure contributions plan
Planning and Environment Act 1987	s 173(1)	Power to enter into agreement covering matters set out in s 174	DS&C, MSS, PCBPC, SPBPC, SPSGE	
Planning and Environment Act 1987	s 173(1A)	Power to enter into an agreement with an owner of land for the development or provision of land in relation to affordable housing	DS&C, MSS, PCBPC, SPBPC	Where Council is the relevant responsible authority
Planning and Environment Act 1987		Power to decide whether something is to the satisfaction of Council, where an agreement made under s 173 of the Planning and Environment Act 1987 requires something to be to the	DS&C, MSS, SPBPC	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
		satisfaction of Council or Responsible Authority		
Planning and Environment Act 1987		Power to give consent on behalf of Council, where an agreement made under s 173 of the Planning and Environment Act 1987 requires that something may not be done without the consent of Council or Responsible Authority	DS&C, MSS, SPBPC	
Planning and Environment Act 1987	s 177(2)	Power to end a s 173 agreement with the agreement of all those bound by any covenant in the agreement or otherwise in accordance with Division 2 of Part 9	DS&C, MSS, PCBPC, SPBPC	
Planning and Environment Act 1987	s 178	power to amend a s 173 agreement with the agreement of all those bound by any covenant in the agreement or otherwise in accordance with Division 2 of Part 9	DS&C, MSS, PCBPC, SPBPC	
Planning and Environment Act 1987	s 178A(1)	Function of receiving application to amend or end an agreement	MSS, PCBPC, SPBPC,	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
			SPSGE	
Planning and Environment Act 1987	s 178A(3)	Function of notifying the owner as to whether it agrees in principle to the proposal under s 178A(1)	DS&C, MSS, PCBPC, SPBPC	
Planning and Environment Act 1987	s 178A(4)	Function of notifying the applicant and the owner as to whether it agrees in principle to the proposal	DS&C, MSS, PCBPC, SPBPC	
Planning and Environment Act 1987	s 178A(5)	Power to propose to amend or end an agreement	DS&C, MSS, PCBPC, SPBPC	
Planning and Environment Act 1987	s 178B(1)	Duty to consider certain matters when considering proposal to amend an agreement	DS&C, MSS, PCBPC, SPBPC	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Planning and Environment Act 1987	s 178B(2)	Duty to consider certain matters when considering proposal to end an agreement	DS&C, MSS, PCBPC, SPBPC	
Planning and Environment Act 1987	s 178C(2)	Duty to give notice of the proposal to all parties to the agreement and other persons who may be detrimentally affected by decision to amend or end	DS&C, MSS, PCBPC, SPBPC	
Planning and Environment Act 1987	s 178C(4)	Function of determining how to give notice under s 178C(2)	DS&C, MSS, PCBPC, SPBPC	
Planning and Environment Act 1987	s 178E(1)	Duty not to make decision until after 14 days after notice has been given	DS&C, MSS, PCBPC, SPBPC	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Planning and Environment Act 1987	s.178E(2)(a)	Power to amend or end the agreement in accordance with the proposal	DS&C, MSS, PCBPC, SPBPC	If no objections are made under s 178D Must consider matters in s 178B
Planning and Environment Act 1987	s 178E(2)(b)	Power to amend or end the agreement in a manner that is not substantively different from the proposal	DS&C, MSS, PCBPC, SPBPC	If no objections are made under s 178D Must consider matters in s 178B
Planning and Environment Act 1987	s 178E(2)(c)	Power to refuse to amend or end the agreement	DS&C, MSS, PCBPC, SPBPC	If no objections are made under s 178D Must consider matters in s 178B
Planning and Environment Act 1987	s 178E(3)(a)	Power to amend or end the agreement in accordance with the proposal	DS&C, MSS, PCBPC, SPBPC	After considering objections, submissions and matters in s 178B

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Planning and Environment Act 1987	s 178E(3)(b)	Power to amend or end the agreement in a manner that is not substantively different from the proposal	DS&C, MSS, PCBPC, SPBPC	After considering objections, submissions and matters in s 178B
Planning and Environment Act 1987	s.178E(3)(c)	power to amend or end the agreement in a manner that is substantively different from the proposal	DS&C, MSS, PCBPC, SPBPC	After considering objections, submissions and matters in s.178B
Planning and Environment Act 1987	s 178E(3)(d)	Power to refuse to amend or end the agreement	DS&C, MSS, PCBPC, SPBPC	After considering objections, submissions and matters in s 178B
Planning and Environment Act 1987	s 178F(1)	Duty to give notice of its decision under s 178E(3)(a) or (b)	DS&C, MSS, PCBPC, SPBPC	
Planning and Environment Act 1987	s 178F(2)	Duty to give notice of its decision under s 178E(2)(c) or (3)(d)	DS&C, MSS,	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
			PCBPC, SPBPC	
Planning and Environment Act 1987	s 178F(4)	Duty not to proceed to amend or end an agreement under s 178E until at least 21 days after notice has been given or until an application for review to the Tribunal has been determined or withdrawn	DS&C, MSS, PCBPC, SPBPC	
Planning and Environment Act 1987	s 178G	Duty to sign amended agreement and give copy to each other party to the agreement	DS&C, MSS, PCBPC, SPBPC	
Planning and Environment Act 1987	s 178H	Power to require a person who applies to amend or end an agreement to pay the costs of giving notices and preparing the amended agreement	DS&C, MSS, PCBPC, SPBPC	
Planning and	s 178I(3)	Duty to notify, in writing, each party to	DS&C,	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Environment Act 1987		the agreement of the ending of the agreement relating to Crown land	MSS, PCBPC, SPBPC	
Planning and Environment Act 1987	s 179(2)	Duty to make copy of each agreement available in accordance with the public availability requirements	DS&C, MSS, PCBPC, SPBPC	
Planning and Environment Act 1987	s 181	Duty to apply to the Registrar of Titles to record the agreement	DS&C, MSS, PCBPC, SPBPC	
Planning and Environment Act 1987	s 181(1A)(a)	Power to apply to the Registrar of Titles to record the agreement	DS&C, MSS, PCBPC, SPBPC	
Planning and Environment Act 1987	s 181(1A)(b)	Duty to apply to the Registrar of Titles, without delay, to record the agreement	DS&C, MSS, PCBPC,	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
			SPBPC	
Planning and Environment Act 1987	s 182	Power to enforce an agreement	DS&C, MSS, PCBPC, SPBPC	
Planning and Environment Act 1987	s 183	Duty to tell Registrar of Titles of ending/amendment of agreement	DS&C, MSS, PCBPC, SPBPC	
Planning and Environment Act 1987	s 184F(1)	Power to decide to amend or end an agreement at any time after an application for review of the failure of Council to make a decision	DS&C, MSS	
Planning and Environment Act 1987	s 184F(2)	Duty not to amend or end the agreement or give notice of the decision after an application is made to VCAT for review of a failure to amend or end an	DS&C, MSS	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
		agreement		
Planning and Environment Act 1987	s 184F(3)	Duty to inform the principal registrar if the responsible authority decides to amend or end an agreement after an application is made for the review of its failure to end or amend the agreement	DS&C, MSS	
Planning and Environment Act 1987	s 184F(5)	Function of receiving advice from the principal registrar that the agreement may be amended or ended in accordance with Council's decision	DS&C, MSS	
Planning and Environment Act 1987	s 184G(2)	Duty to comply with a direction of the Tribunal	DS&C, MSS, PCBPC	
Planning and Environment Act 1987	s 184G(3)	Duty to give notice as directed by the Tribunal	DS&C, MSS, PCBPC	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Planning and Environment Act 1987	s 185B(1)	Duty to comply with a request from the Minister to provide the name, address, email address or telephone number of any person to whom the Minister is required to give notice	DS&C, MSS, PCBPC	
Planning and Environment Act 1987	s 198(1)	Function to receive application for planning certificate	Not applicable	
Planning and Environment Act 1987	s 199(1)	Duty to give planning certificate to applicant	Not applicable	
Planning and Environment Act 1987	s 201(1)	Function of receiving application for declaration of underlying zoning	DS&C, MSS, PCBPC, SPSGE	
Planning and Environment Act 1987	s 201(3)	Duty to make declaration	DS&C, MSS, PCBPC	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Planning and Environment Act 1987	-	Power to decide, in relation to any planning scheme or permit, that a specified thing has or has not been done to the satisfaction of Council	DS&C, MSS, PCBPC	
Planning and Environment Act 1987	-	Power to decide, in relation to any planning scheme or permit, that a specified thing may be altered or modified with Council's consent	DS&C, MSS, PCBPC, SPBPC, SPSGE	
Planning and Environment Act 1987	-	Power to decide, in relation to any planning scheme or permit, that a specified thing may be done subject to Council's prior consent or must not be done without Council's prior consent	DS&C, MSS, PCBPC, SPBPC, SPSGE	
Planning and Environment Act 1987	-	Power to decide, in relation to any planning scheme or permit, that a specified thing is required to be approved and or endorsed by Council	DS&C, MSS, PCBPC, SPBPC, SPSGE	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Planning and Environment Act 1987	-	Power, in relation to any planning scheme or permit, to consent or refuse to consent to any matter which requires the consent or approval of Council	DS&C, MSS	
Planning and Environment Act 1987	-	Power to approve and or endorse any plan or any amendment to a plan or other document in accordance with a provision of a planning scheme or condition in a permit	MSS, TP, SPSGE, MBP&C	
Planning and Environment Act 1987	-	Power to give written authorisation in accordance with a provision of a planning scheme	DS&C, MSS, SPSGE	
Planning and Environment Act 1987	s 201UAB(1)	Function of providing the Victoria Planning Authority with information relating to any land within municipal	DS&C, MSS, PCBPC	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
		district		
Planning and Environment Act 1987	s 201UAB(2)	Duty to provide the Victoria Planning Authority with information requested under s 201UAB(1) as soon as possible	DS&C, MSS, PCBPC	
Residential Tenancies Act 1997	s 518F	Power to issue notice to caravan park regarding emergency management plan if determined that the plan does not comply with the requirements	DS&C, EHO, MSS	
Residential Tenancies Act 1997	s 522(1)	Power to give a compliance notice to a person	DS&C, EHO, MSS	
Residential Tenancies Act 1997	s 525(2)	Power to authorise an officer to exercise powers in s 526 (either generally or in a particular case)	DS&C, EHO, MSS	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Residential Tenancies Act 1997	s 525(4)	Duty to issue identity card to authorised officers	DC&L, DS&C, EHO, MSS	
Residential Tenancies Act 1997	s 526(5)	Duty to keep record of entry by authorised officer under s 526	DS&C, EHO, MSS	
Residential Tenancies Act 1997	s 526A(3)	Function of receiving report of inspection	DS&C, EHO, MSS	
Residential Tenancies Act 1997	s 527	Power to authorise a person to institute proceedings (either generally or in a particular case)	DS&C, EHO, MSS	
Road Management Act 2004	s 11(1)	Power to declare a road by publishing a notice in the Government Gazette	DC&I	Obtain consent in circumstances specified in s 11(2)

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Road Management Act 2004	s 11(8)	Power to name a road or change the name of a road by publishing notice in Government Gazette	DC&I	
Road Management Act 2004	s 11(9)(b)	Duty to advise Registrar	DC&I, MIP&D	
Road Management Act 2004	s 11(10)	Duty to inform Secretary to Department of Environment, Land, Water and Planning of declaration etc.	DC&I, MIP&D	Subject to s 11(10A)
Road Management Act 2004	s 11(10A)	Duty to inform Secretary to Department of Environment, Land, Water and Planning or nominated person	DC&I, MIP&D	Where Council is the coordinating road authority

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Road Management Act 2004	s 12(2)(b)	Function of providing consent to the Head, Transport for Victoria for the discontinuance of a road or part of a road	DC&I	
Road Management Act 2004	s 12(10)	Duty to notify of decision made	DC&I, MIP&D	Duty of coordinating road authority where it is the discontinuing body Does not apply where an exemption is specified by the regulations or given by the Minister
Road Management Act 2004	s 13(1)	Power to fix a boundary of a road by publishing notice in Government Gazette	DC&I	Power of coordinating road authority and obtain consent under s 13(3) and s 13(4) as appropriate
Road Management Act 2004	s 14(4)	Function of receiving notice from the Head, Transport for Victoria	DC&I, MIP&D	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Road Management Act 2004	s 14(7)	Power to appeal against decision of the Head, Transport for Victoria	DC&I	
Road Management Act 2004	s 15(1)	Power to enter into arrangement with another road authority, utility or a provider of public transport to transfer a road management function of the road authority to the other road authority, utility or provider of public transport	DC&I	
Road Management Act 2004	s 15(1A)	Power to enter into arrangement with a utility to transfer a road management function of the utility to the road authority	DC&I	
Road Management Act 2004	s 15(2)	Duty to include details of arrangement in public roads register	APC, DC&I, MIP&D	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Road Management Act 2004	s 16(7)	Power to enter into an arrangement under s 15	DC&I	
Road Management Act 2004	s 16(8)	Duty to enter details of determination in public roads register	APC, DC&I, MIP&D	
Road Management Act 2004	s 17(2)	Duty to register public road in public roads register	APC, DC&I, MIP&D	Where Council is the coordinating road authority
Road Management Act 2004	s 17(3)	Power to decide that a road is reasonably required for general public use	DC&I	Where Council is the coordinating road authority
Road Management Act 2004	s 17(3)	Duty to register a road reasonably required for general public use in public roads register	APC, DC&I, MIP&D	Where Council is the coordinating road authority

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Road Management Act 2004	s 17(4)	Power to decide that a road is no longer reasonably required for general public use	DC&I	Where Council is the coordinating road authority
Road Management Act 2004	s 17(4)	Duty to remove road no longer reasonably required for general public use from public roads register	APC, DC&I, MIP&D	Where Council is the coordinating road authority
Road Management Act 2004	s 18(1)	Power to designate ancillary area	DC&I	Where Council is the coordinating road authority, and obtain consent in circumstances specified in s 18(2)
Road Management Act 2004	s 18(3)	Duty to record designation in public roads register	APC, DC&I, MIP&D	Where Council is the coordinating road authority

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Road Management Act 2004	s 19(1)	Duty to keep register of public roads in respect of which it is the coordinating road authority	APC, DC&I, MIP&D	
Road Management Act 2004	s 19(4)	Duty to specify details of discontinuance in public roads register	APC, DC&I, MIP&D	
Road Management Act 2004	s 19(5)	Duty to ensure public roads register is available for public inspection	APC, DC&I, MIP&D	
Road Management Act 2004	s 21	Function of replying to request for information or advice	DC&I, MFS, MIP&D	Obtain consent in circumstances specified in s 11(2)
Road Management Act 2004	s 22(2)	Function of commenting on proposed direction	DC&I	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Road Management Act 2004	s 22(4)	Duty to publish a copy or summary of any direction made under s 22 by the Minister in its annual report.	DC&I	
Road Management Act 2004	s 22(5)	Duty to give effect to a direction under s 22	DC&I, MFS, MIP&D	
Road Management Act 2004	s 40(1)	Duty to inspect, maintain and repair a public road.	APC, DC&I, MFS, MIP&D, SW, WMC, AOI	
Road Management Act 2004	s 40(5)	Power to inspect, maintain and repair a road which is not a public road	DC&I, MFS, MIP&D	
Road Management Act 2004	s 41(1)	Power to determine the standard of construction, inspection, maintenance	DC&I, MFS, MIP&D	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
		and repair		
Road Management Act 2004	s 42(1)	Power to declare a public road as a controlled access road	DC&I, MIP&D	Power of coordinating road authority and sch 2 also applies
Road Management Act 2004	s 42(2)	Power to amend or revoke declaration by notice published in Government Gazette	DC&I	Power of coordinating road authority and sch 2 also applies
Road Management Act 2004	s 42A(3)	Duty to consult with Head, Transport for Victoria and Minister for Local Government before road is specified	DC&I	Where Council is the coordinating road authority If road is a municipal road or part thereof
Road Management Act 2004	s 42A(4)	Power to approve Minister's decision to specify a road as a specified freight road	DC&I	Where Council is the coordinating road authority

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
				If road is a municipal road or part thereof and where road is to be specified a freight road
Road Management Act 2004	s 48EA	Duty to notify the owner or occupier of land and provider of public transport on which rail infrastructure or rolling stock is located (and any relevant provider of public transport)	DC&I, MFS, MIP&D	Where Council is the responsible road authority, infrastructure manager or works manager
Road Management Act 2004	s 48M(3)	Function of consulting with the relevant authority for purposes of developing guidelines under s 48M	DC&I, MIP&D	
Road Management Act 2004	s 49	Power to develop and publish a road management plan	DC&I, MFS, MIP&D	
Road Management Act 2004	s 51	Power to determine standards by incorporating the standards in a road	DC&I, MFS, MIP&D	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
		management plan		
Road Management Act 2004	s 53(2)	Power to cause notice to be published in Government Gazette of amendment etc of document in road management plan	DC&I	
Road Management Act 2004	s 54(2)	Duty to give notice of proposal to make a road management plan	DC&I, MFS, MIP&D	
Road Management Act 2004	s 54(5)	Duty to conduct a review of road management plan at prescribed intervals	DC&I, MFS, MIP&D	
Road Management Act 2004	s 54(6)	Power to amend road management plan	DC&I	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Road Management Act 2004	s 54(7)	Duty to incorporate the amendments into the road management plan	APC, DC&I, MFS, MIP&D	
Road Management Act 2004	s 55(1)	Duty to cause notice of road management plan to be published in Government Gazette and newspaper	DC&I	
Road Management Act 2004	s 63(1)	Power to consent to conduct of works on road	APC, DC&I, MFS, MIP&D, A&TSC	Where Council is the coordinating road authority
Road Management Act 2004	s 63(2)(e)	Power to conduct or to authorise the conduct of works in, on, under or over a road in an emergency	DC&I, MFS, MIP&D	Where Council is the infrastructure manager

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Road Management Act 2004	s 64(1)	Duty to comply with cl 13 of sch 7	DC&I, MFS, MIP&D	Where Council is the infrastructure manager or works manager
Road Management Act 2004	s 66(1)	Power to consent to structure etc	DC&I, DS&C, MEDE&C, MIP&D, MSS, PCBPC	Where Council is the coordinating road authority
Road Management Act 2004	s 67(2)	Function of receiving the name & address of the person responsible for distributing the sign or bill	DC&I, MIP&D	Where Council is the coordinating road authority
Road Management Act 2004	s 67(3)	Power to request information	DC&I, DS&C, MEDE&C, MIP&D, MSS, PCBPC	Where Council is the coordinating road authority

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Road Management Act 2004	s 68(2)	Power to request information	DC&I, DS&C, MEDE&C, MIP&D, MSS, PCBPC	Where Council is the coordinating road authority
Road Management Act 2004	s 71(3)	Power to appoint an authorised officer	CEO, DC&I	
Road Management Act 2004	s 72	Duty to issue an identity card to each authorised officer	DC&I, DC&L, MIP&D	
Road Management Act 2004	s 85	Function of receiving report from authorised officer	DC&I, MIP&D	
Road Management Act 2004	s 86	Duty to keep register re s 85 matters	DC&I, MIP&D	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Road Management Act 2004	s 87(1)	Function of receiving complaints	DC&I, MIP&D	
Road Management Act 2004	s 87(2)	Duty to investigate complaint and provide report	DC&L, G&RA, MP&G	
Road Management Act 2004	s 96	Power to authorise a person for the purpose of instituting legal proceedings	DC&L	
Road Management Act 2004	s 112(2)	Power to recover damages in court	DC&I, MIP&D	
Road Management Act 2004	s 116	Power to cause or carry out inspection	DC&I, MFS, MIP&D	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Road Management Act 2004	s 119(2)	Function of consulting with the Head, Transport for Victoria	APC, DC&I, MIP&D, A&TSC	
Road Management Act 2004	s 120(1)	Power to exercise road management functions on an arterial road (with the consent of the Head, Transport for Victoria)	APC, DC&I, MFS, MIP&D, A&TSC, WMC	
Road Management Act 2004	s 120(2)	Duty to seek consent of the Head, Transport for Victoria to exercise road management functions before exercising power in s 120(1)	APC, DC&I, MFS, MIP&D, A&TSC, WMC	
Road Management Act 2004	s 121(1)	Power to enter into an agreement in respect of works	DC&I, MFS, MIP&D	
Road Management Act 2004	s 122(1)	Power to charge and recover fees	DC&I	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Road Management Act 2004	s 123(1)	Power to charge for any service	DC&I, MFS, MIP&D	
Road Management Act 2004	sch 2 cl 2(1)	Power to make a decision in respect of controlled access roads	DC&I, MIP&D	
Road Management Act 2004	sch 2 cl 3(1)	Duty to make policy about controlled access roads	DC&I	
Road Management Act 2004	sch 2 cl 3(2)	Power to amend, revoke or substitute policy about controlled access roads	DC&I	
Road Management Act 2004	sch 2 cl 4	Function of receiving details of proposal from the Head, Transport for Victoria	DC&I	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Road Management Act 2004	sch 2 cl 5	Duty to publish notice of declaration	DC&I	
Road Management Act 2004	sch 7 cl 7(1)	Duty to give notice to relevant coordinating road authority of proposed installation of non-road infrastructure or related works on a road reserve	DC&I, MIP&D	Where Council is the infrastructure manager or works manager
Road Management Act 2004	sch 7 cl 8(1)	Duty to give notice to any other infrastructure manager or works manager responsible for any non-road infrastructure in the area, that could be affected by any proposed installation of infrastructure or related works on a road or road reserve of any road	DC&I, MIP&D	Where Council is the infrastructure manager or works manager

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Road Management Act 2004	sch 7 cla 9(1)	Duty to comply with request for information from a coordinating road authority, an infrastructure manager or a works manager responsible for existing or proposed infrastructure in relation to the location of any non-road infrastructure and technical advice or assistance in conduct of works	DC&I, MIP&D	Where Council is the infrastructure manager or works manager responsible for non-road infrastructure
Road Management Act 2004	sch 7 cl 9(2)	Duty to give information to another infrastructure manager or works manager where becomes aware any infrastructure or works are not in the location shown on records, appear to be in an unsafe condition or appear to need maintenance	DC&I, MIP&D	Where Council is the infrastructure manager or works manager
Road Management Act 2004	sch 7 cl 10(2)	Where Sch 7 cl 10(1) applies, duty to, where possible, conduct appropriate consultation with persons likely to be	DC&I, MIP&D	Where Council is the infrastructure manager or works manager

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
		significantly affected		
Road Management Act 2004	sch 7 cl 12(2)	Power to direct infrastructure manager or works manager to conduct reinstatement works	MFS, MIP&D	Where Council is the coordinating road authority
Road Management Act 2004	sch 7 cl 12(3)	Power to take measures to ensure reinstatement works are completed	MFS, MIP&D	Where Council is the coordinating road authority
Road Management Act 2004	sch 7 cl 12(4)	Duty to ensure that works are conducted by an appropriately qualified person	MFS, MIP&D	Where Council is the coordinating road authority
Road Management Act 2004	sch 7 cl 12(5)	Power to recover costs	DC&I, MIP&D	Where Council is the coordinating road authority

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Road Management Act 2004	sch 7 cl 13(1)	Duty to notify relevant coordinating road authority within 7 days that works have been completed, subject to sch 7 cl 13(2)	DC&I, MIP&D	Where Council is the works manager
Road Management Act 2004	sch 7 cl 13(2)	Power to vary notice period	DC&I, MIP&D	Where Council is the coordinating road authority
Road Management Act 2004	sch 7 cl 13(3)	Duty to ensure works manager has complied with obligation to give notice under sch 7 cl 13(1)	DC&I, MIP&D	Where Council is the infrastructure manager
Road Management Act 2004	sch 7 cl 16(1)	Power to consent to proposed works	DC&I, MIP&D	Where Council is the coordinating road authority
Road Management Act 2004	sch 7 cl 16(4)	Duty to consult	DC&I, MIP&D	Where Council is the coordinating road authority, responsible authority or infrastructure manager

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Road Management Act 2004	sch 7 cl 16(5)	Power to consent to proposed works	DC&I, MIP&D	Where Council is the coordinating road authority
Road Management Act 2004	sch 7 cl 16(6)	Power to set reasonable conditions on consent	DC&I, MIP&D	Where Council is the coordinating road authority
Road Management Act 2004	sch 7 cl 16(8)	Power to include consents and conditions	DC&I, MIP&D	Where Council is the coordinating road authority
Road Management Act 2004	sch 7 cl 17(2)	Power to refuse to give consent and duty to give reasons for refusal	DC&I, MIP&D	Where Council is the coordinating road authority
Road Management Act 2004	sch 7 cl18(1)	Power to enter into an agreement	DC&I, MIP&D	Where Council is the coordinating road authority

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Road Management Act 2004	sch7 cl 19(1)	Power to give notice requiring rectification of works	DC&I, MIP&D	Where Council is the coordinating road authority
Road Management Act 2004	sch 7 cl 19(2) & (3)	Power to conduct the rectification works or engage a person to conduct the rectification works and power to recover costs incurred	DC&I, MIP&D	Where Council is the coordinating road authority
Road Management Act 2004	sch 7 cl 20(1)	Power to require removal, relocation, replacement or upgrade of existing non-road infrastructure	DC&I, MIP&D	Where Council is the coordinating road authority
Road Management Act 2004	sch 7A cl 2	Power to cause street lights to be installed on roads	DC&I, MIP&D	Power of responsible road authority where it is the coordinating road authority or responsible road authority in respect of the road
Road Management Act 2004	sch 7 cl 3(1)(d)	Duty to pay installation and operation costs of street lighting - where road is	DC&I, MIP&D	Where Council is the responsible road authority

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
		not an arterial road		
Road Management Act 2004	sch 7A cl 3(1)(e)	Duty to pay installation and operation costs of street lighting - where road is a service road on an arterial road and adjacent areas	DC&I, MIP&D	Where Council is the responsible road authority
Road Management Act 2004	sch 7A cl (3)(1)(f)	Duty to pay installation and percentage of operation costs of street lighting - for arterial roads in accordance with cls 3(2) and 4	DC&I, MIP&D	Duty of Council as responsible road authority that installed the light (re: installation costs) and where Council is relevant municipal council (re: operating costs)
Cemeteries and Crematoria Regulations 2025	r 36	Duty to ensure that cemetery complies with depth of burial requirements	HC, MFS, SCFS	
Cemeteries and Crematoria Regulations	r 37	Duty to ensure that the cemetery complies with the requirements for	HC, MFS, SCFS	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
2025		interment in concrete-lined graves		
Cemeteries and Crematoria Regulations 2025	r 38	Duty to ensure a mausoleum is constructed in accordance with paragraphs (a)-(d)	DC&I, MFS	
Cemeteries and Crematoria Regulations 2025	r 39(1)	Duty to ensure that remains are interred in a coffin, container or receptacle in accordance with paragraphs (a)-(c)	HC, SCFS	
Cemeteries and Crematoria Regulations 2025	r 39(2)	Duty to ensure that coffin, container or receptacle is labelled.	HC, SCFS	
Cemeteries and Crematoria Regulations 2025	r 39(3)	Duty to ensure that remains are interred in accordance with paragraphs (a)-(b)	HC, SCFS	
Cemeteries and Crematoria Regulations 2025	r 40	Duty to ensure that a crypt space in a mausoleum is sealed in accordance with paragraphs (a)-(b)	HC, SCFS	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Cemeteries and Crematoria Regulations 2025	r 43(2)	Power to inspect any coffin, container or other receptacle if satisfied of the matters in paragraphs (a) and (b)	HC, MFS, SCFS	
Cemeteries and Crematoria Regulations 2025	r 44(2)	Power to remove any fittings on any coffin, container or other receptacle if the fittings may impede the cremation process or damage the cremator	Not applicable	
Cemeteries and Crematoria Regulations 2025	r 44(3)	Duty to ensure any fittings removed of are disposed in an appropriate manner	Not applicable	
Cemeteries and Crematoria Regulations 2025	r 45	Power to dispose of any metal substance or non-human substance recovered from a cremator	Not applicable	
Cemeteries and Crematoria Regulations 2025	r 46(2)	Power to release cremated human remains to certain persons	Not applicable	Subject to any order of a court
Cemeteries and Crematoria Regulations	r 47(1)	Duty to make cremated human remains available for collection within 2 working	Not	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
2025		days after the cremation	applicable	
Cemeteries and Crematoria Regulations 2025	r 47(2)	Duty to hold cremated human remains for at least 12 months from the date of cremation	Not applicable	
Cemeteries and Crematoria Regulations 2025	r 47(3)	Power to dispose of cremated human remains if no person gives a direction within 12 months of the date of cremation	Not applicable	
Cemeteries and Crematoria Regulations 2025	r 47(4)	Duty to take reasonable steps to notify persons specified in r 46(2) of intention to intern or dispose of remains at expiry of 12 month period	Not applicable	
Cemeteries and Crematoria Regulations 2025	r 48	Power to approve certain activities under the r 57 or 58(2) if satisfied of regulation (1)(a)-(c)	DC&I, MFS	
Cemeteries and Crematoria Regulations	r 50	Duty to provide statement that alternative vendors or supplier of	HC, SCFS	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
2025		memorials exist		
Cemeteries and Crematoria Regulations 2025	r 51	Power to inspect any work that is being carried out on memorials, places or internments and buildings for ceremonies	HC, MFS, SCFS	
Cemeteries and Crematoria Regulations 2025	r 52	Power to approval the arrangement or conduct of a funeral	Not delegated	
Cemeteries and Crematoria Regulations 2025	r 53(1)	Power to give written direction regarding the manner in which a funeral is to be conducted	Not delegated	
Cemeteries and Crematoria Regulations 2025	r 56(1)	Power to give directions regarding the objects, things or items affixed to, or placed on or around, the places of internment and memorials	Not delegated	
Cemeteries and Crematoria Regulations	r 56(3)	Power to remove objects, things or items specified in (a)-(d) from a place of	Not	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
2025		interment or memorial	delegated	
Cemeteries and Crematoria Regulations 2025	r 56(4)	Duty to dispute items under r 56(3) in a manner considered appropriate	Not delegated	
Cemeteries and Crematoria Regulations 2025	r 57(1)	Power to approve the use of fire in a public cemetery	DC&I, MFS	
Cemeteries and Crematoria Regulations 2025	r 58(2)	Power to approve a person to drive, ride or use a vehicle on any surface other than a road, track or parking area	HC, MFS, SCFS	
Cemeteries and Crematoria Regulations 2025	r 59	Duty to display the hours during which the public can access the cemetery	Not delegated	
Cemeteries and Crematoria Regulations 2025		Note: sch 2 contains Model Rules – only applicable if the cemetery trust has not made its own cemetery trust rules	Not delegated	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Cemeteries and Crematoria Regulations 2025	sch 2 cl 4	Power to approve the carrying out of an activity referred to in rules 5, 7 8, 9, 10, 11, 12, 13, 15, 16, 17 and 18 of sch 2	DC&I, MFS	See note above regarding model rules
Planning and Environment Regulations 2015	r.6	function of receiving notice, under section 19(1)(c) of the Act, from a planning authority of its preparation of an amendment to a planning scheme	DS&C, MSS, PCBPC, SPSGE	where Council is not the planning authority and the amendment affects land within Council's municipal district; or where the amendment will amend the planning scheme to designate Council as an acquiring authority.
Planning and Environment Regulations 2015	r.21	power of responsible authority to require a permit applicant to verify information (by statutory declaration or other written confirmation satisfactory to the responsible authority) in an application for a permit or to amend a permit or any information provided under section 54 of the Act	DS&C, MSS, PCBPC	
Planning and Environment	r.25(a)	Duty to make copy of matter considered under section 60(1A)(g) in accordance	DS&C, MSS,	Where Council is the responsible authority

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Regulations 2015		with the public availability requirements	PCBPC	
Planning and Environment Regulations 2015	r.25(b)	Function of receiving a copy of any document considered under section 60(1A)(g) by the responsible authority and duty to make the document available in accordance with the public availability requirements	DS&C, MSS, PCBPC	Where Council is not the responsible authority but the relevant land is within Council's municipal district
Planning and Environment Regulations 2015	r.42	function of receiving notice under section 96C(1)(c) of the Act from a planning authority of its preparation of a combined application for an amendment to a planning scheme and notice of a permit application	DS&C, MSS, PCBPC, SPBPC, SPSGE	where Council is not the planning authority and the amendment affects land within Council's municipal district; or where the amendment will amend the planning scheme to designate Council as an acquiring authority.
Planning and Environment (Fees) Regulations 2016	r 19	Power to waive or rebate a fee relating to an amendment of a planning scheme	DS&C, MSS	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Planning and Environment (Fees) Regulations 2016	r 20	Power to waive or rebate a fee other than a fee relating to an amendment to a planning scheme	DS&C, MSS	
Planning and Environment (Fees) Regulations 2016	r 21	Duty to record matters taken into account and which formed the basis of a decision to waive or rebate a fee under r 19 or 20	DS&C, MSS	
Road Management (General) Regulations 2016	r 8(1)	Duty to conduct reviews of road management plan	DC&I, MIP&D	
Road Management (General) Regulations 2016	r 9(2)	Duty to produce written report of review of road management plan and make report available	DC&I, MIP&D	
Road Management (General) Regulations 2016	r 9(3)	Duty to give notice where road management review is completed and no amendments will be made (or no	DC&I, MIP&D	Where Council is the coordinating road authority

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
		amendments for which notice is required)		
Road Management (General) Regulations 2016	r.10	Duty to give notice of amendment which relates to standard of construction, inspection, maintenance or repair under s 41 of the Act	DC&I, MIP&D	
Road Management (General) Regulations 2016	r 13(1)	Duty to publish notice of amendments to road management plan	DC&I, MIP&D	where Council is the coordinating road authority
Road Management (General) Regulations 2016	r 13(3)	Duty to record on road management plan the substance and date of effect of amendment	DC&I, MIP&D	
Road Management (General) Regulations 2016	r 16(3)	Power to issue permit	DC&I, MIP&D, A&TSC	Where Council is the coordinating road authority

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Road Management (General) Regulations 2016	r 18(1)	Power to give written consent re damage to road	DC&I, MIP&D, A&TSC	Where Council is the coordinating road authority
Road Management (General) Regulations 2016	r 23(2)	Power to make submission to Tribunal	DC&I, DS&C	Where Council is the coordinating road authority
Road Management (General) Regulations 2016	r 23(4)	Power to charge a fee for application under s 66(1) Road Management Act	DC&I	Where Council is the coordinating road authority
Road Management (General) Regulations 2016	r 25(1)	Power to remove objects, refuse, rubbish or other material deposited or left on road	CC, DC&I, MFS, MIP&D, SW, A&TSC, DEVE	Where Council is the responsible road authority
Road Management (General) Regulations 2016	r 25(2)	Power to sell or dispose of things removed from road or part of road (after first complying with regulation 25(3)	CC, DC&I, MFS, MIP&D	Where Council is the responsible road authority

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Road Management (General) Regulations 2016	r 25(5)	Power to recover in the Magistrates' Court, expenses from person responsible	DC&I, MIP&D	
Road Management (Works and Infrastructure) Regulations 2015	r 15	Power to exempt a person from requirement under cl 13(1) of sch 7 of the Act to give notice as to the completion of those works	DC&I, MIP&D	Where Council is the coordinating road authority and where consent given under s 63(1) of the Act
Road Management (Works and Infrastructure) Regulations 2015	r 22(2)	Power to waive whole or part of fee in certain circumstances	DC&I	Where Council is the coordinating road authority

Rural City of Wangaratta

Authorised Officers for the administration of the Emergency Services and Volunteers Fund Act 2012

PART A

Under s 224 of the *Local Government Act 1989* appoints Sarah Brindley, Jess Greening and Tina Richardson to be authorised officers for the administration and enforcement of the *Emergency Services and Volunteers Fund Act 2012*.

PART B

Under s 23 of the *Emergency Services and Volunteers Fund Levy Act 2012 - appoints Sarah Brindley, Jess Greening and Tina Richardson to be authorised officers for the purposes of the Emergency Services and Volunteers Fund Act 2012*.

Brendan McGrath
Chief Executive Officer

11 August 2025

Sarah Brindley
Director Corporate and Leisure

Jess Greening
Manager Finance

Tina Richardson
Revenue Coordinator

Rural City of Wangaratta

ASSET PLAN

2025 – 2035

Welcome to the Asset Plan

As the Rural City of Wangaratta continues to develop and grow, so do our goals and priorities for our municipality.

I welcome you to the second iteration of the Rural City of Wangaratta Asset Plan, 2025-2035. This Asset Plan is an acknowledgement that decisions around assets are not made for the sake of assets alone, they are made in the pursuit of the delivery of the Community Vision and the Council Plan.

This document is a key component of our Integrated Strategic Planning and Reporting Framework (ISPRF), which also includes our Community Vision, Council Plan, Financial Plan, Revenue and Rating Plan and Workforce Plan. I encourage you to read on to learn how our strategic asset management direction supports our decision making around our service delivery through the provision of well maintained, affordable and sustainable infrastructure.

1. INTRODUCTION

1.1. PURPOSE OF THE ASSET PLAN

The purpose of this Asset Plan is to define, document and present a framework of asset management best practice for the Rural City of Wangaratta that guides decision making, in an informed and financially responsible way. The objectives of the plan are to ensure outcomes for managing Council assets are achieved that balance the interests, needs, and demands of all citizens, business operators and visitors of and to the Rural City of Wangaratta both present and future.
By engaging the community on how Council proposes to manage these assets, we aim to build a mutual understanding of the best use of Council assets with the best interests of the community considered, while providing information on the financial constraints upon Council in managing those assets.

1.2. ASSETS AND THE INTEGRATED PLANNING FRAMEWORK

The introduction of the Asset Management Accountability Framework in Victoria and Local Government Act (Planning and Reporting) Regulations 2020 have brought about the most significant raft of reforms in 30 years. This has driven key changes in our strategic planning and reporting arrangements. The Act requires councils to show clear linkages between community aspirations and long-term finance and asset management plans. It also requires services and asset planning to be integrated and for all planning to be undertaken based on deliberative community engagement.

The recent Act amendments introduced:

- long-term planning horizons (10+ years) impacting the community vision, finance and asset plans
- medium-term planning horizons (4+ years) for the council plan, workforce plan, and revenue and rating plan and
- short-term planning horizons for budgeting, with accountability via annual reporting.

Section 92 of the Local Government Act (the Asset Plan) sets out a number of requirements councils must meet regarding management of their assets and infrastructure. The Act states that councils must develop, adopt and keep in force an Asset Plan that:

- covers a planning horizon of at least the next 10 financial years

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- includes information about maintenance, renewal, acquisition, expansion, upgrade, disposal and decommissioning in relation to each class of infrastructure asset under the control of the council
- addresses any other matters (relevant to the asset class) prescribed by the regulations
- is developed or reviewed in accordance with the deliberative engagement practices section of the council's community engagement policy.

This document forms the City's 10-year Asset Plan. The Asset Plan provides a summary of the 10-year capital works plans drawn from the individual asset class asset management plans, along with the sustainability ratios and state of the City's overall asset health. We recognise that the Asset Plan, underpinned by levels of service, will inform the long-term financial plan.

1.3. STRATEGIC CONTECT

Regulatory Framework

The Asset Plan is an integral part of the legislated Integrated Strategic Planning and Reporting Framework introduced with the Local Government Act 2020. Council must report on their Asset Management Plan within this Framework, via mechanisms such as Know Your Council and the Annual Report. The Asset Management Plan must align with and demonstrate its links to Councils long-term planning documents, the community Vision and Financial plan. Figure 1 demonstrates how the Asset Plan fits into this framework.

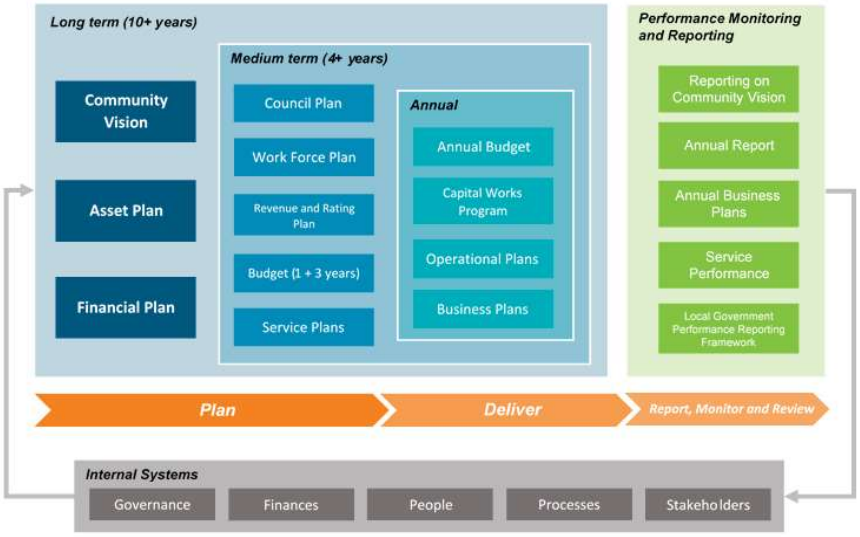


Figure 1: Integrated Strategic Planning and Reporting Framework

2. SCOPE OF THIS PLAN

This Asset Plan is concerned with tangible, non-financial assets, either owned or financially controlled by Rural City of Wangaratta. The assets included in this Asset Plan are identified in the table below.

Asset Group (Portfolio)	Asset Category	Quantum of Assets
Transport	Sealed Roads (inc. Kerb & Car Parks)	713 km
	Unsealed Roads	1180 km
	Bridges & Major Culverts	409 (Count)
	Pathways	301 km
Stormwater	Stormwater Pipes	226 km
	Stormwater Pits, End Structures	6427 (count)
	Gross Pollutant Traps	9 (count)
	Flood Mitigation (Pumps, levees)	46
	Water Sensitive Urban Design	87
Buildings	Buildings (inc. Aquatic Facilities) & Structures	150 (count)
Open Space	Playgrounds (inc. Skate Parks and Pump Tracks)	43 (count)
	Sports Grounds and Playing Courts	96

2.1. ASSET MANAGEMENT BEST PRACTICE

Local government organisations follow recognised and standard asset management best practice methodologies. There are three standards that set benchmarks and define best practice:

- ISO55000:2014 An international standard that provides and overview of principles, terminology, and definitions.
- International Infrastructure Management Manual (IIMM) that provides guidance and methodologies on how to implement ISO55000.
- National Asset Management Assessment Framework (NAMAF) an Australian framework used to measure local government asset management capability and maturity defined by ISO55000

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These standards and best practice methodologies are referred to throughout this Plan, they guide Council's approach to implementing sound asset management principles.

Lifecycle Management

Assets must be managed from beginning to the end of their useful life, whether that be renewal or disposal.

Assets incur costs at each stage of their life. From planning and constructing new assets, to operating and maintaining, renewing, or upgrading to extend or restore their useful life, and eventual disposal if Council no longer wish to provide the service given by the asset (e.g., a Road Closure, Land or Building Sale). The costs of managing these assets must be recognised financially by Council and are reflected on the annual balance sheet of the organisation. All asset management costs are reported annually in the Council Annual Report. Effectively managing these long-term costs over the life of an asset, to ensure the asset provides the most cost efficient and beneficial service, is known as lifecycle management, as seen in Figure 4.



Figure 2 - Asset Lifecycle Activities (IPWEA IIMM 2015. Fig 1.3.2)

Application of good lifecycle management practices by Council will support cost-effective decision-making over the entire asset portfolio.

Key elements for achieving effective asset management require:

- Adopting a life-cycle approach
- Developing cost-effective management strategies for the long term
- Providing defined and agreed levels of service
- Monitoring performance
- Understanding and meeting the impact of changing service needs
- Managing the risk associated with asset failures
- Sustainability of physical resources
- Continually improving asset management processes and practices within the defined asset system framework

Lifecycle Principle	Our Strategic Intent
Optimising Asset Life	Effective and timely ***Operation*** and ***Maintenance*** of assets will ensure we optimise assets to reach their full useful life potential. We will continue to apply our current approaches of reactive, preventative, and run to failure (breakdown) maintenance regimes. We recognise the need to continue to invest in procedures and technologies that will advance our predictive maintenance capabilities (advanced renewal planning) and risk-based maintenance for critical assets.
Replacement of ageing Infrastructure	We will progressively replace assets as they reach the end of their useful life. While we acknowledge the rate of asset renewal for each portfolio should ensure the overall condition of assets within the portfolio is maintained at minimum service levels that reflect the criticality, demand drivers and age profiles, we recognise budgetary constraints in the LTFP will necessitate < 100% of the renewal gap for any given asset portfolio will funded over the next 10 years.
Maintaining Levels of Service	Service Levels will be set and defined for each Asset Portfolio. We will strive toward reaching a position in the next 10 years where all decisions on asset lifecycle management will be data driven, to ensure we meet minimum stated

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Lifecycle Principle	Our Strategic Intent
	service levels while maximising asset performance and useful life.
Managing Impacts of growth and land use change.	Our Strategic Plans adopted into the Planning Scheme for identified North and South Urban growth areas provide guidance on future asset needs. Developer Contributions will co-fund necessary infrastructure construction, so the costs are fairly borne by established communities/locations.
Compliance with legislative requirements	In accordance with Local Government Finance and Reporting Regulations Council report annually via the Annual Report and the Local Government Reporting Framework via Know Your Council Website on the current reporting period (FY) asset expenditure across all life-cycle stages of acquisition, operation, maintenance, renewal disposal by all asset classes outlined in this plan.
Long Term affordable Services and intergenerational equity	Our Financial Strategy and Long-Term Financial plan recognise and reflect the need to balance rate-payer affordability against current and future community needs and aspirations that ensure our community vision is achieved.

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3.State of the Assets

3.1. Asset Summary: Roads

Objectives

- Rural City of Wangaratta's Road infrastructure provides safe and connected community links to residential, business, and recreational spaces.
- Council will meet all regulatory and compliance standards of our Road Management Plan to ensure our roads are meeting service level standards and will continue to regularly monitor performance condition of our network.

Asset Class Value

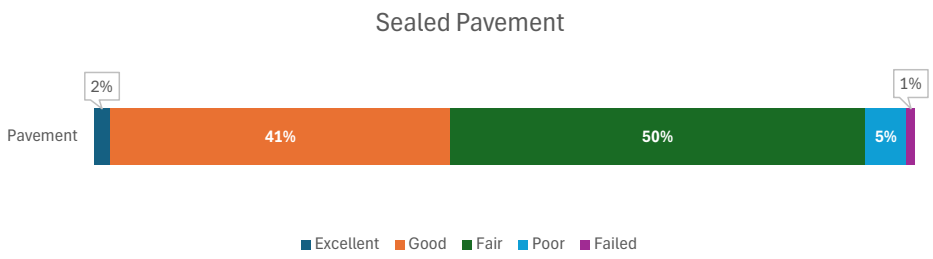
- Replacement Value $340 M
- % Total Asset Base 38%

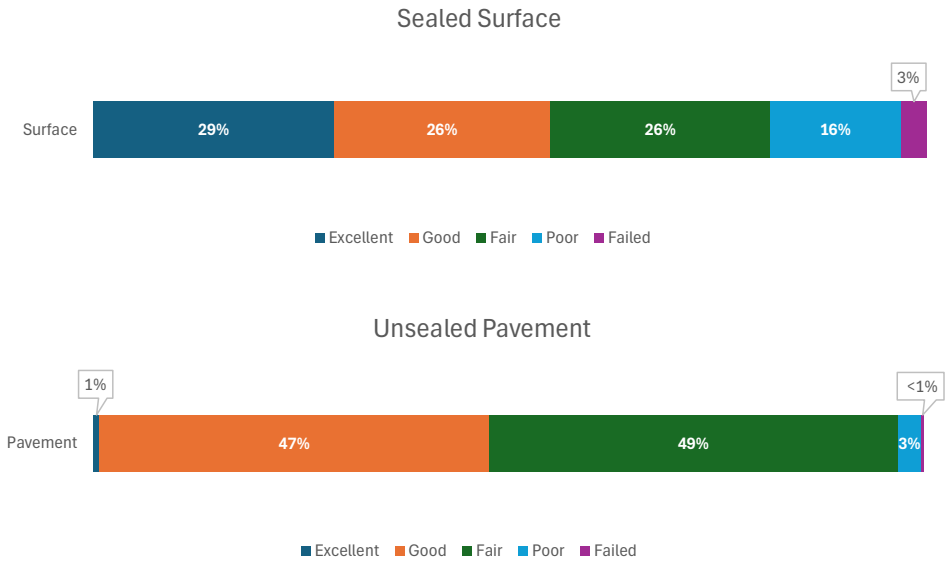
Asset Categories

- Sealed Pavements
- Asphalt Surfaces
- Spray Seal Surfaces
- Kerb and Channel
- Car Park
- Aerodrome Runway and Taxiway

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Condition





A comprehensive condition audit of all our roads was undertaken in early 2025 by a specialist contractor. The data obtained showed that overall, the condition of our roads compares very favourably with like Councils. This data will be used to guide our renewal works over the coming 4 years.

Improvement Actions

- Revise and Improve Service Level specifications in next review of Road Asset Management Plan.
- Increase traffic count collection for improved reporting on sealed road service level performance metrics and renewal planning.
- Continuous improvement to overall quality and structure of data captured in asset register, including regular interim condition assessment updates, review of construction dates and regular updated useful life reviews to enable reliable renewal modelling directly from Asset Register

Challenges and Opportunities

Category	Details
Demographic	Community demands for improved traffic management on sealed road network resulting from population growth
Climate Adaption	Increased likelihood and frequency of Natural Disasters (e.g. flooding) impacting roads.

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	Increasing frequency of extreme heat events resulting in faster rates of road surface deterioration. Increasing community demand to provide street trees for shade.
Growth	Ensuring gifted road assets built and handed over to Council are constructed to acceptable IDM standards to minimise ongoing maintenance costs
Financial	Impact of maintaining roads with increased traffic volumes and heavy vehicles movements. Managing long term costs and getting the right balance of maintenance, renewal and upgrade works on sealed roads. Increasing size of the sealed road network to maintain due to Gifted Road Assets.
Regulatory	Compliance with Road Management Plan 2025-2029. Compliance with Electric Line Clearance Management Plan to balance street trees for shade and clearance obligations. Ensuring Council Public Road Register is current and accessible.
Risk	Defects exceeding intervention levels of Road Management Plan are rectified within specified time frames. Financial Impact to Sealed Road network from future natural disasters.

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3.2. Asset Summary: Bridges & Major Culverts

Objectives

- **Rural City of Wangaratta is responsible for providing bridges and major culverts that are safe for all road and pedestrian users.**
- **Part of this responsibility is addressing the Renewal Gap of the Bridge Asset Class to ensure adequate budget allocation for renewal and upgrade capital works. This involves allocating sufficient maintenance budget to ensure the 409 structures for which Council are responsible can be maintained to minimum standards in accordance with VicRoads Bridge Maintenance Manual.**

Asset Class Value

Replacement Value $126 M

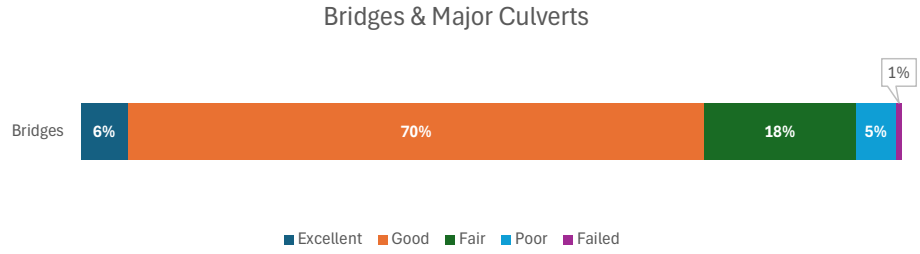
% Total Asset Base 14%

Asset Categories

Bridges: A structure with a minimum span or diameter ≥ 1.8 m or a waterway area ≥ 3 m2 for the primary purpose of carrying a road or path over an obstacle.

Major Culverts: A structure with a minimum span or diameter ≥ 1.8 m or a waterway area ≥3 m2 for the primary purpose of carrying water.

Condition



Council now has the ability to undertake regular Level 2 bridge inspections in house. This will enable us to more closely monitor the condition of our bridge and major culvert assets and to plan more effectively for maintenance and renewal.

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Improvement Actions

- Ensure photographic evidence repository of Bridge Condition not greater than 4 years to maintain compliance with National Disaster Recovery Guidelines, in the event of a future natural disaster impacting a Council Bridge.
- Enhance condition information and improve data quality in asset register to support renewal modelling, forward capital works program and LTFP.
- Review Service Levels and intervention levels at which Bridge Assets are renewed.
- Update Bridge Asset Management Plan.

Challenges and Opportunities

Category	Details
Demographic	Predicted increase in Heavy Vehicle Traffic and impact to Bridges structures Council maintains a number of Bridges servicing single private properties, where bridge is nearing end of life and requires renewal/upgrade
Climate Adaption	High Risk of Bridge Impairment from future natural disaster events, particularly flash flood events Integration of ecologically sustainable design principles in construction renewal of Bridges where appropriate
Growth	Growth will occur largely in the upgrade of existing structures only
Financial	Bridge renewals require significant proportion of upgrade works to ensure current Bridge Standards are met, increasing renewal cost Capture more accurate future replacement costs or Bridge Components in Asset Register to improve overall renewal modelling and budget forecasting
Regulatory	Bridge Design and construction for all renewal and upgrades of existing bridges must adhere to VicRoads Bridge Technical Standards and Code or practice guided by AS5100:2017
Risk	Ageing Bridge Infrastructure, particularly Timber Bridge Structures that will require replacement in medium to long term. Application and enforcement of Bridge Load Limits, particularly on older Timber Bridges Subdivision approvals over past decades have not sufficiently factored existing flood plain mitigation requiring Council to fund upgrade of major culverts to manage drainage in areas of rapid urbanisation.

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3.3. Summary: Pathways

Objectives

- A community that is safe and welcoming for pedestrians and cyclists
- Deliver the objectives of the Walking & Cycling Strategy.
- To ensure the established path network remains fit for purpose

Asset Class Value

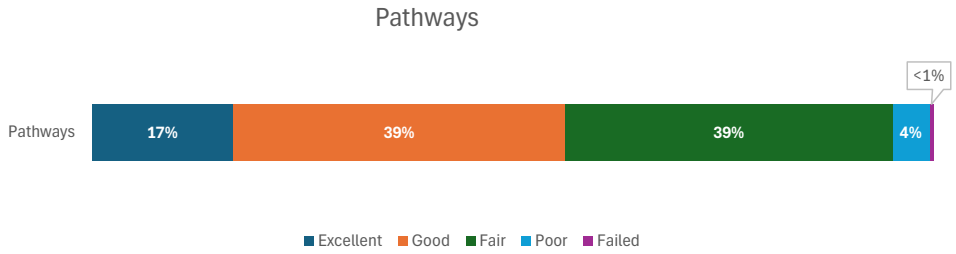
Replacement Value $37M
% Total Asset Base 4%

Asset Categories

- **Footpaths:** A formed path used primarily for pedestrian use. Typically, 1.5m width (or less for older paths) constructed of concrete, asphalt, aggregate, or brick.
- **Shared Paths:** A formed path of same materials as Footpath but constructed to 2.5m width to allow shared for use by pedestrians and bicycles.
- **Rail Trail:** Part of the Murray to Mountains rail trail network, formed paths typically 2.5m wide, constructed of pavement base with spray seal surface for purposes of both bicycle and pedestrian use.
- **Natural Paths:** Formed, earthen pathways. Mostly found in some public and sports reserves to preserve a more natural environment.

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Condition



New/Upgrade expenditure is the focus for the Pathway Asset Class over 10-year horizon to address network infill and extensions of urban path network in response to the objectives of the Walking & Cycling Strategy.

Improvement Actions

- Increased usage of recycled and environmentally sustainable materials in construction/renewal/maintenance of pathways
- Develop technical and community service levels targets to manage demand levels and expectations and provide clarity of future investment decisions.
- Develop and implement performance monitoring measures to report on network performance against target levels of service.
- Develop an Asset Management Plan for Pathways.

Challenges and Opportunities

Category	Details
Demographic	Community Demand & Expectations for Footpaths to be provided in built up areas. Servicing an ageing population requiring pathways maintained to sufficient standard for mobility aides.
Climate Adaption	Providing Shaded footpaths where possible Seek increased renewable product content in path construction while balancing long-life construction of paths

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Growth	Planning controls to ensure Land Subdivisions provide cohesive, connection of paths to existing network. Paths built to an acceptable standard by developers
Financial	Maintenance and renewal of extensive Rail Trail network significant tourism benefits to municipality with little external funding provisions to maintain. Remaining network in overall good condition, higher proportion of funding to be directed toward network infill and extension over 10-year horizon.
Regulatory	Compliance with Road Management Plan 2025-2029 Compliance with Electric Line Clearance Management Plan to balance street trees for shade and clearance obligations
Risk	One of the highest asset classes in which insurance claims made against Council (generated predominantly from trip hazards).

3.4. Asset Summary: Stormwater

Objectives

- To ensure the safe and effective handling of stormwater in order to protect roads, paths and properties
- Improve our data quality of existing sub-surface drainage to improve our renewal planning for tis asset class.

Asset Class Value

- Replacement Value $67 M
- % Total Asset Base 7%

Asset Categories

- **Pits & Pipes:** Below ground structures that form part of the urban stormwater system to remove excess stormwater from our roads and properties, includes headwalls and end structures (outflows)
- **Gross Pollutant Traps:** To capture litter and debris before reaching natural creek systems through stormwater outlets
- **Open Drains:** Earthen, brick or concrete lined channels
- **Retention basins:** Formed structures that hold large volumes of excess stormwater run-off from pits, pipes, channels.

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- **Pumps and Pump Wells:** For purpose of pumping stormwater from one network to another where the network levels are different.
- **Flood Mitigation:** Levee Bank Structures, Dams, Detention Basins
- **Other:** Misc. Other Drainage Structures
- *Note: Excludes minor culverts (these fall under the road asset class).*

Condition

Condition data of Stormwater assets, in particular existing sub-surface drainage is not sufficiently collected to provide a comprehensive condition assessment of the stormwater network.
Due to ageing sub-surface drainage infrastructure, much of the network is nearing end of useful life current funding levels of drainage maintenance and renewal in LTFP will require review

Improvement Actions

- Develop condition assessment program to incrementally target trunk drainage networks and document the assessment methodology.
- Review and document condition intervention levels at which stormwater assets, in particular sub-surface drainage are to be renewed.
- Enhance condition information and improve data quality in asset register to support renewal modelling, forward capital works program and LTFP.
- Based on condition data, develop a 10-year capital works program for specific renewal works to be undertaken on the drainage network.

Challenges and Opportunities

Category	Details
Demographic	Increasing Customer Requests relating to issues of stormwater drainage in easements on private property. Service Level expectations of customers exceeding organisational service level capacity.
Climate Adaption	Increasing flood events will put strain on the stormwater network Flash flood events more likely to occur Road Network impacted, hence road assets compromised when stormwater network fails.

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Growth	Increase to network capacity to be maintained Historically approved subdivisions have not provided adequate stormwater / flood mitigation that must now be upgraded to manage capacity demands.
Financial	Increase to network capacity from growth outpaces increase in maintenance and renewal budget in LTFP and human resourcing to maintain.
Regulatory	Numerous Acts and Legislative Regulations that stormwater design and implementation must adhere, including but not limited to Building Act 1993 and Building Regulations 2004, Catchment and Land Protection Act 1994, Environment Protection Act 1994, Water Act 1989, Local Government Act 1989 and 2000.
Risk	Ageing drainage infrastructure that will require high renewal demand in future years Failure to execute renewal in a timely manner generating safety risk or premature loss of asset.

3.5. Asset Summary: Buildings

Objectives

- To provide Council Facilities that are fit for purpose and enable us to deliver quality services and programs to the community.
- To review accessibility of all current Council owned/controlled buildings.
- To take bold decisions with appropriate community consultation to decommission buildings that are no longer safe or functional, where a viable alternative is available.

Asset Class Value

- Replacement Value $160M
- % Total Asset Base 18%

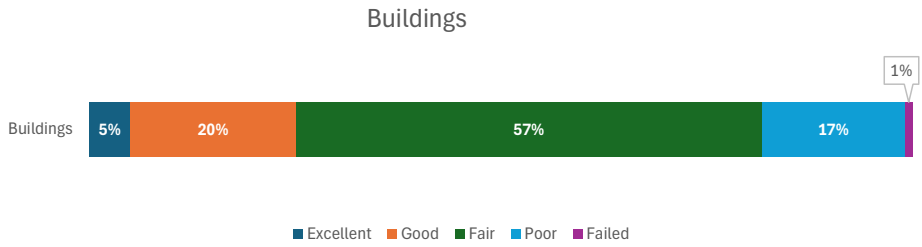
Asset Categories

- **Commercial:** Aerodromes, Retail and Rental Properties, Tourist Info
- **Community:** Public Halls, Kindergartens, Senior Centres
- **Municipal/Civic:** Government Centre, Depot, Gallery, Performing Arts Centre

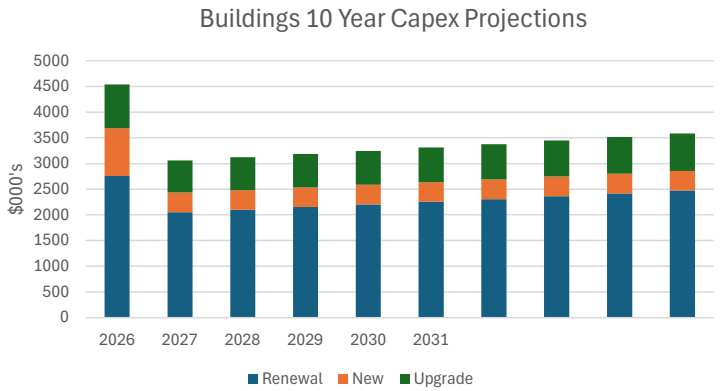
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- **Sport & Rec:** Sports Stadiums, Playing Courts, Sports & Aquatic Centre, Splash Park
- **Other:** Remaining Buildings not specified in above categories

Condition



Financials



- We allocate renewal and recurrent (operational & maintenance) funding at a level aimed to keep pace with the deterioration of our buildings, as assessed by 4 yearly condition assessments to ensure our building portfolio is maintained in an overall Good-Fair Condition.

Improvement Actions

- Engage with community to establish agreed Building Service Levels
- Implement Proactive Building Maintenance Program to transition away from a highly reactive focused maintenance program.

- Ensure all building maintenance and service contracts are following current Australian Standards to reduce cyclical maintenance costs.
- Improve quality and quantity of Asset Data collected and maintained for buildings and their components to enable system automation for scheduled regulatory and statutory safety checks.

Challenges and Opportunities

Category	Details
Demographic	Population changes resulting in shifts in demand and utilisation of specific facilities Addressing Building Accessibility across our existing building portfolio Servicing an aging population
Climate Adaption	Reduce carbon emissions through reduced electricity consumption and increased solar generation on Council owned buildings. Integration of ecologically sustainable design principles in construction and refurbishment of buildings for better energy efficiency.
Growth	Asset Growth to meet demand for community facilities, infrastructure to support economic growth and community expectations
Financial	Increase in utility and maintenance costs Dependency on grant opportunities to provide modern facilities to meet community expectations Rationalising under-utilised buildings through co-location and multi-use facilities where applicable.
Regulatory	All new building works will need to meet Building Code Australia (BCA) requirements New and upgraded buildings to comply with AS1428 Design for Access and Mobility
Risk	Ageing Infrastructure Unanticipated asset deterioration and structural failure accelerated by the increasing severity in extreme weather (increased likelihood of storm damage) resulting from climate change conditions.

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3.6. Asset Summary: Open Space

Objectives

- To provide beautiful and accessible parks, gardens and open spaces that are fit for purpose and enable our community to be connected.
- We will work with the community on placemaking projects to improve safety and use of our parks and playgrounds

Asset Class Value

Replacement Value $23 M
% Total Asset Base 3%

Asset Categories

- **Playgrounds:** Public areas containing play equipment, including Pump Tracks, Skate Parks. We have 39 Playgrounds and 4 skatepark/pump tracks to maintain.
- **Sports Grounds:** Maintained surfaces for formal sports. We have 74 playing field and grounds to be maintained across the municipality.
- **Parks/Gardens/Reserves:** Passive open spaces. Formally maintained. Precise Quantum (area m2) unknown at this time. Improvement Action Item.
- **Streetscapes:** Landscaping and visual elements of Road Reserves, including street furniture, street trees, median strip, verge and roundabout plantings.
- **Irrigation:** Located within Sports Grounds, Parks and Gardens, Streetscapes.

NOTE: *Open Space assets, with the exception of Sports Grounds are currently not financially recognised in the Asset Register for purposes of asset renewal modelling. Public Toilets are recognised in the Building Portfolio.*

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Condition

Council do not currently collect condition data of Open Space assets. This is noted as improvement item.

Improvement Actions

- Engage with community to establish agreed Open Space Service Levels
- Investigate provision of CCTV and passive surveillance in our open spaces to improve safety and reduce anti-social behaviour.
- Condition Audit all Open Space assets over the next 2-5 years.
- Establish Financial Recognition and Capitalisation Policy thresholds for Open Space assets.
- Ensure Operational Asset Inventory is established and maintained in Asset System to enable proactive maintenance Work Order Management for effective and efficient use of resources and improved tracking of recurrent, non-capitalised expenditure to maintain our Open Space portfolio.

Challenges and Opportunities

Category	Details
Demographic	Post COVID Pandemic increasing reliance by community for provision of accessible, well-maintained playgrounds and passive recreation spaces.
Climate Adaption	Ensuring all our playgrounds our safe and comfortable to use in warm weather Providing access to shade and cool spaces to mitigate days of extreme heat Look to innovative methods for watering and maintaining of our green spaces to cope with future dry years.
Growth	Population Growth and development of North/South Growth areas placing increased pressure for provision of neighbourhood Open Space and Playgrounds.
Financial	Increasing operational and maintenance funding required to support a growing Open Space portfolio Staff Resourcing and Long Term planned funding insufficient to support the operational, maintenance and renewal demands of the Open Space Portfolio.
Regulatory	Inspecting and Maintaining our Playgrounds to ensure they meet required Australian Standards for child safety.
Risk	Finding the right balance of providing the community new and diverse play and adventure spaces without assuming increased liability exposure.

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4. Strategic actions

The high-level strategic intentions to be achieved over the 4-year horizon of this Asset Plan are outlined below.

No	Intended AM Strategy	Action	Desired Outcome	Timeframe
1	Annually review life-cycle cost modelling within Asset Management Plans (AMPs) to provide funding scenarios for annual budgeting and LTFP review.	Following desktop review of unit rates, useful lives & service levels, run renewal modelling for all major asset classes.	Council provided relevant and current funding positions required to optimise whole of life costs at agreed service levels. May trigger review of service level if funding targets cannot be met.	Annually
2	LTFP incorporates expenditure projections from each Asset Management Plan with a sustainable funding position.	Accepted funding scenarios are used to inform and update the LTFP	Council Services are provided with a sustainable funding model.	Annually
3	Council decisions on assets made from accurate and current information in asset registers, service level performance and whole of life cycle costs.	Project to fully identify and condition rate our underground stormwater network completed	Improved decision making and better value for money on asset expenditure.	Year 3
4	Ensure responsibilities for asset management are identified and incorporated into staff position descriptions	Engage with People & Culture to identify all positions with asset management responsibilities and ensure these are included in those position descriptions	Responsibility for asset management is defined.	Year 4
5	Implement and support the Improvement Plan to re-assess, benchmark and continually progress asset management maturity competencies within next 4 years.	Engage with like Councils to undertake benchmarking in Asset Management processes	Improved asset management capability and capacity within whole of Council.	Year 1

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No	Intended AM Strategy	Action	Desired Outcome	Timeframe
6	Move from annual budgeting to Long Term Planning across all asset categories, ensuring Year 1 of LTFP expenditure projects is incorporated into annual budgets, on rolling annual basis.	Use renewal modelling outcomes to inform annual budgets.	LTFP drives decision making and long-term implications of Council decisions are considered during annual budget deliberations.	Year 1,ongoing
7	Monitor and assess opportunities for implementing advanced data collection technologies and capability.	Engage with IT and Field Services to drive towards best practice in data collection and maintenance.	Improve data collection methods, reduce human error, and save time and effort (resources to other improvement activities)	Year 2,ongoing

Table 1: Asset Management Strategic Intentions

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5. Progress Reporting

We will publish a State of Our Assets report annually that documents movement in asset function, condition and capacity

The progress of implementing the Asset Management Strategy and its associated improvement plan will be monitored and reported to Council on a bi-annual basis.

We will report on the Asset Plan in the Local Government Reporting Framework for publishing on the Know Your Council Website, as required by the governance and management reporting checklist compliance of Sec 92 of the *Local Government Act 2020*.

Asset Plan Review

This Asset Plan will be reviewed every 4 years. Council must adopt an Asset Plan by 31 October in the year following a general Council election in accordance with the *Local Government Act 2020*.

The next revision of this Asset Plan will be due 31 October 2029.

Intermediary reviews of the Asset Plan may be undertaken from time to time as improvements are implemented, or major financial decisions are made. This is to make sure that it retains consistency with our strategic goals and objectives. having regard to:

- The available financial resources of Council.
- Long term works programs that are reviewed annually.
- The consideration of any external factors that are likely to influence the *Asset Plan*.

Any review and update to the Asset Plan must be adopted by Council at an ordinary meeting of Council.

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6. Glossary

Term	Definition
AMI	Asset Management Maturity Index
ISO55000:2014	International Standard for management of assets. Provides an overview of asset management, its principles, and terminology, and the expected benefits from adopting asset management.
IIMM	International Infrastructure Management Manual
IPWEA	Institute of Public Works Engineers Australia
ISPRF	Integrated Strategic Planning and Reporting Framework
IPD	Infrastructure, Planning, Delivery business unit that sits within Infrastructure Directorate at Rural City of Wangaratta.
LTFP	Long Term Financial Plan
RMP	Road Management Plan

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Rural City of Wangaratta

Ivones Lane Bridge Replacement - Milawa

August 2025

Ivones Lane Bridge Replacement

2

Rural City of Wangaratta is funding the full replacement of the Ivones Lane Bridge; the existing structure is a long section timber and steel bridge that has reached the end of its serviceable life. The replacement bridge will be a re-enforced concrete single span bridge built to highest load bearing current standard SM1600 (160 tonnes).

$700,000 is available with works to be completed by December 2025.

Site Summary

3

Site: Ivones Lane Bridge, located 900m East of the Markwood Tarrawingee Rd. The bridge provides for safe all-weather access to the full length of Ivones lane. The bridge crosses a declared unnamed floodway over an ephemeral stream





Ivones Lane Bridge Existing Structure

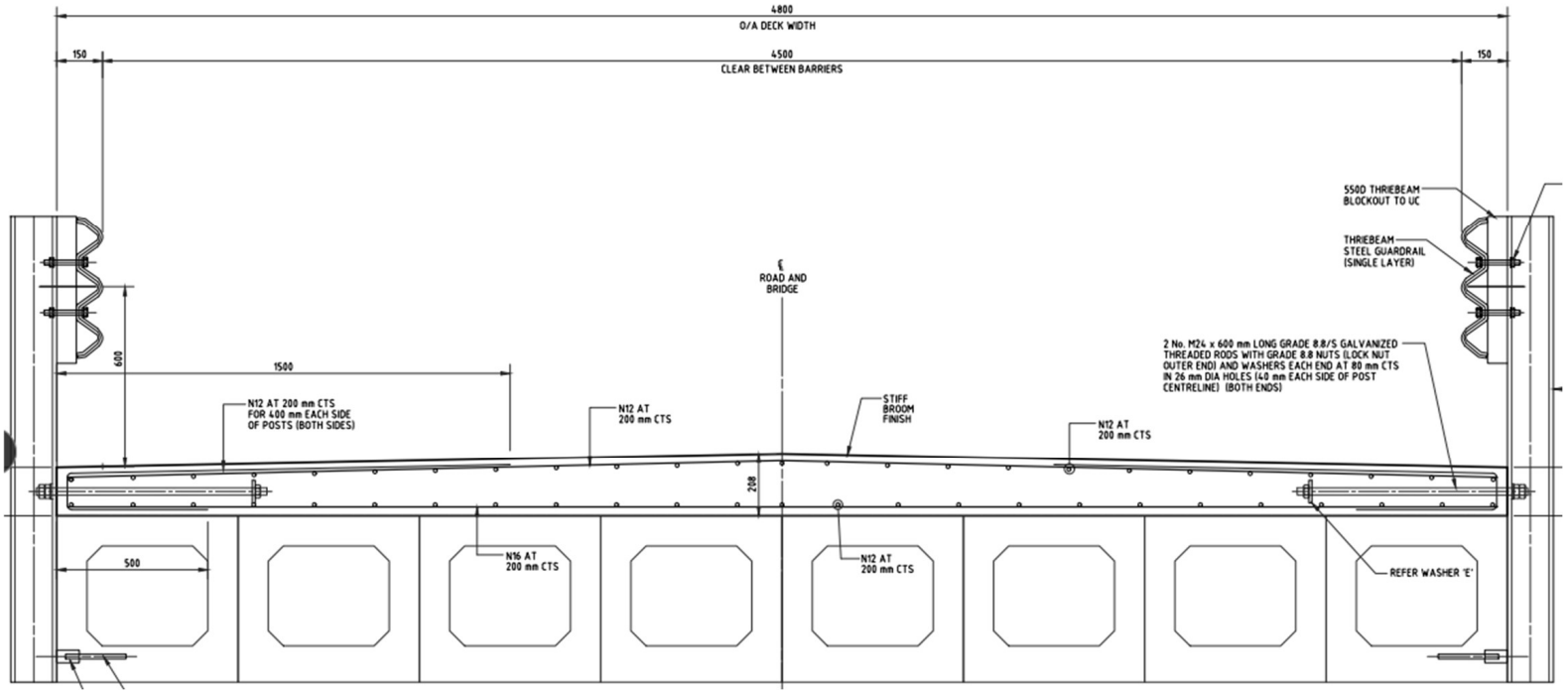
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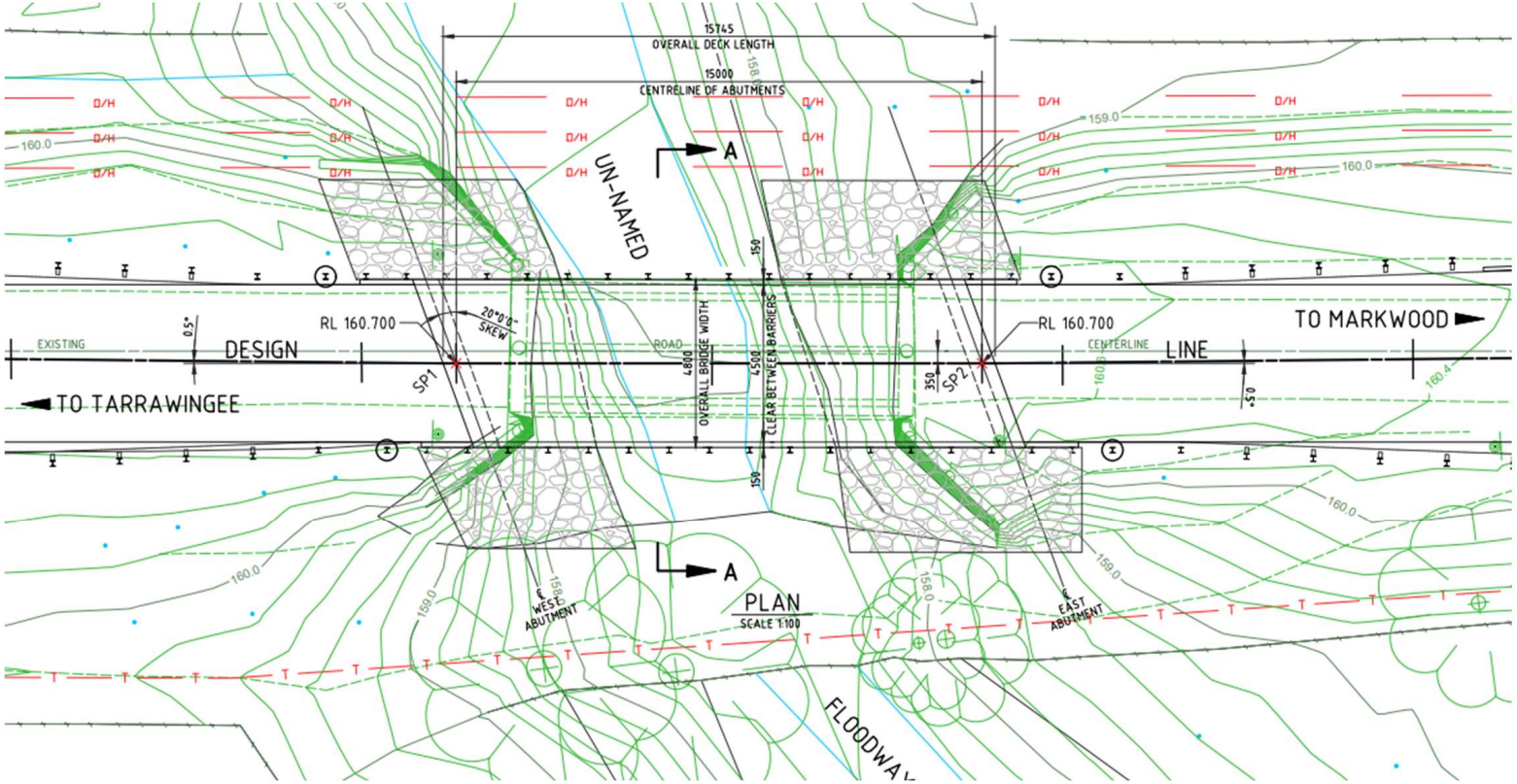
New Structure – Concrete Plank Design with Concrete Reinforced Deck

5



New Structure – Concrete Plank Design with Concrete Reinforced Deck

6



Next Steps

7

- **Procurement:**
  - Tender, evaluation competed.
  - Aim to award – 26th August Council Meeting

- **Delivery/Construction:**
  - Construction commence: September 2025
  - Construction complete: November 2025

- **Practical Completion**
  - Early December 2025

Rural City of Wangaratta

Swan Street Road Reconstruction - Wangaratta

August 2025

Urban Road Upgrade – Swan Street – Wangaratta

9

Swan Street Road reconstruction works between Steane Street and the One Mile Creek bridge abutment. Installation of new drainage pipes and pits from One Mile Creek to Larking Street and Muntz Street intersection. This work is a priority Due to the failure of existing kerb and pavement. Scope of works below.

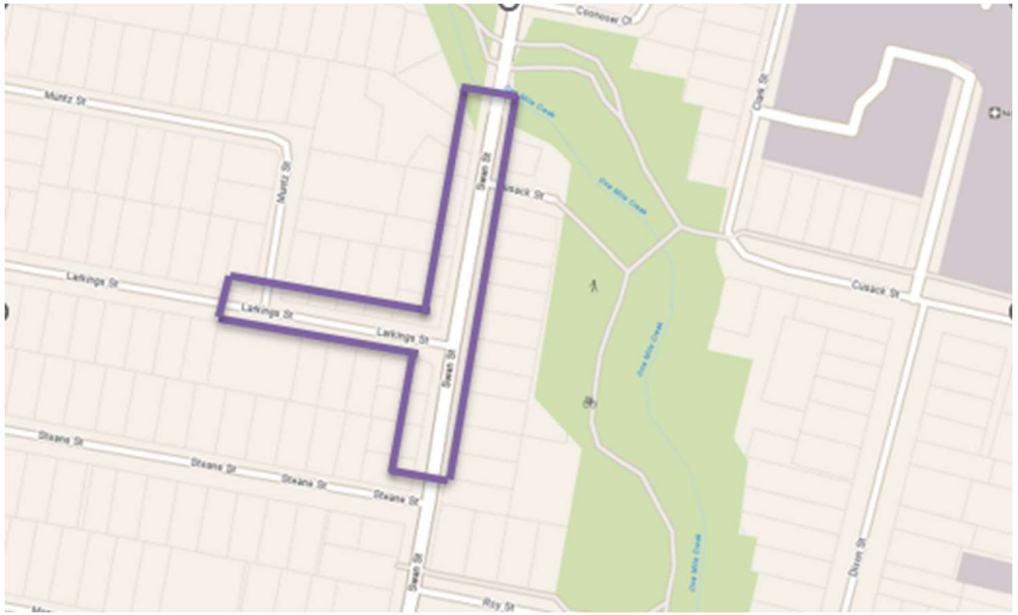
- Reconstruction of Swan Street including renewal of road, footpath, laybacks, and kerb.
- Supply and installation of drainage pits and pipes.
- Supply and installation of GPT (Gross Pollutant Trap)
- Supply and install AGI drain and connecting house discharge outlet to the kerb with adaptor.
- Provision of line marking, pedestrian crossings, and footpaths as required in the design.
- Removal of trees and planting of new trees (suited to suppressed growth height)

$1,300,000 is available with works to be completed by January 2026.

Site Summary

10

Site: Swan Street is in the southwest of Wangaratta which is connected to the collector roads between Sisley Avenue and Edward Street. The section of the identified road is approximately 240m in length between Steane Street to the One Mile Creek bridge.



Swan Street Existing Condition

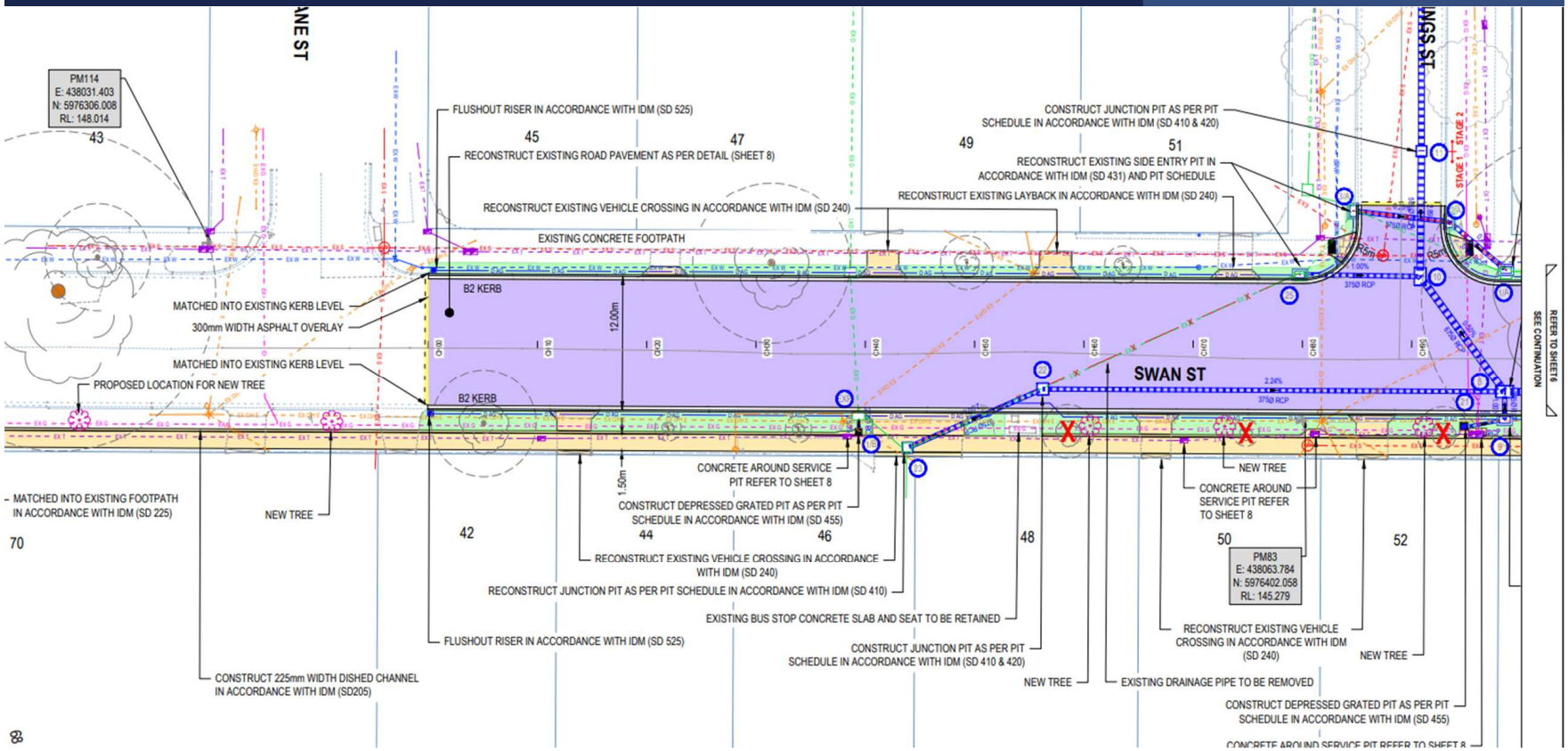
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Full Road Reconstruction – Swan Street

12



Full Road Reconstruction – Swan Street

Next Steps

14

- **Procurement:**
  - Tender, evaluation nearing completion.
  - Aim to award – September Council Meeting date TBC

- **Delivery/Construction:**
  - Construction commence: October 2025
  - Construction complete: January 2025

- **Practical Completion**
  - February 2025

Rural City of Wangaratta

Thankyou

1.1.1.1 PLANNING PERMIT APPLICATION PlnApp23/209 - Staged multi-lot subdivision, removal of native vegetation and creation of access to a Transport Zone 2. AT 197 Murdoch Road WANGARATTA VIC 3677,

PlnApp23/209

Author: **Reviewed by:**

Background

Applicant:	Intrapac Victoria Pty Ltd
Owner:	W Kazenwadel
Subject Land:	Lot 6 LP 19697 Vol 7586 Fol 123 Lot 7 LP 19697 Vol 7586 Fol 123 Lot 1 TP 414330H Vol 8530 Fol 507 Lot 1 TP 556494F Vol 8795 Fol 990 197 Murdoch Road WANGARATTA VIC 3677
Zone/s:	Farming Zone General Residential Zone - Schedule 1
Overlay/s:	Design & Development Overlay Schedule 6 (Area 3) Flood Overlay Land Subject to Inundation Overlay

Recommendation

It is recommended that a Notice of Decision to Grant Planning Permit PlnApp23/209 for the staged multi-lot subdivision, removal of native vegetation and creation of access to a Transport Zone 2 on the subject land at 197 Murdoch Road Wangaratta, subject to the conditions set out at the end of this report.

Site & Context

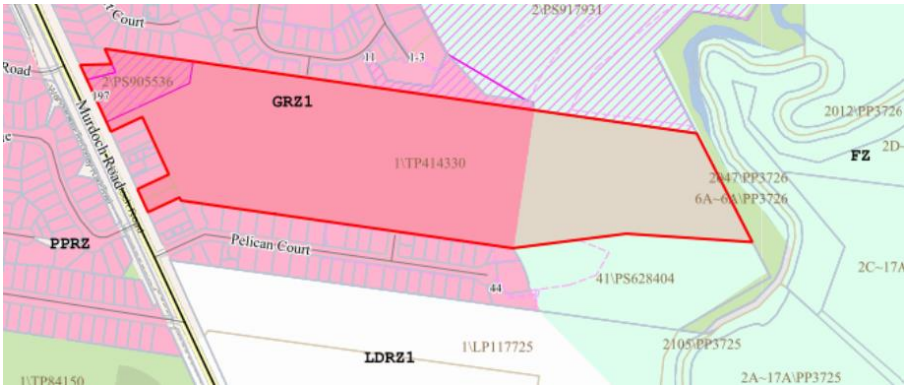
The subject site is an irregularly shaped property consisting of four title allotments. Most of the subject land is located within the General Residential Zone – Schedule 1, with the rear portion of the land being within the Farming Zone. The subject land covers a total land area of approximately 16.6ha. The land previously contained a single, detached residence, although this was excised from the subject land as part of planning permit PlnApp22/209. The balance of the land affected by PlnApp22/209 contained a number of agricultural outbuildings associated with a previous orchard on the land. The subject land in its current form does not contain any dwellings.

The subject site is a large, essentially vacant parcel of land located between established residential developments to the north, south and west. Land to the east of the subject site is agricultural in nature and flood prone (the King River is located immediately to the east of the rear of the subject site). The residential areas surrounding the subject site consist of ‘standard’ residential lots ranging from 350sqm to 1300sqm in land area. The surrounding subdivision pattern is

regular with most lots having direct road frontage. The road layout is meandering to the north and west, with the southern road layout being linear. Land further to the south is within the Low Density Residential Zone – Schedule 1 and is currently undeveloped. Land to the south-west contains the Wangaratta Baseball Softball Sports Club and Cathedral College.

The subject site has access to Murdoch Road via a service road, which provides access back to the main commercial precinct of Wangaratta to the north. Murdoch Road is also a main township entry point from townships to the south-east of Wangaratta (Oxley, Milawa, etc).

The subject land is generally clear of standing vegetation, with some scattered native vegetation located within the western part of the subject land. There is also more clustered vegetation along the lagoon which transects the land at the zoning boundary. It is noted that there is an existing access established over the lagoon waterway which provides access to the rear of the land.



Zoning map of the subject land (Intramaps, 2025).



Aerial imagery of the subject land (Intramaps, 2025).

Proposal

The application seeks approval for the staged subdivision of land into 127 lots, the removal of native vegetation and creation of access to a road in a Transport Zone 2 (Murdoch Road). The details of the proposal are as follows:

Subdivision

The proposal seeks to subdivide the land into 127 lots over three stages. A copy of the proposed subdivision layout is at **Attachment 2**. The lot areas are broken down as follows:

Lot Areas	No. of Lots
300-349m²	2
350-399m²	0
400-449m²	11
450-499m²	3
500-549m²	3
550-599m²	22
600-649m²	6
650-699m²	69
700-749m²	5
750-799m²	0
800-849m²	1
850-899m²	2
900m²+	3
Total Lots	127

Estate Development Plan 197 Murdoch Road Wangaratta Ref: 24178P Ver. A Dated 09/11/2023 (Reeds Consulting).

Two open space areas are proposed. One unencumbered area is proposed along the northern boundary which would link with the Albert Court Reserve and contain a land area of 2818sqm. The other area would be encumbered and support the proposed drainage outcomes on the land. The drainage reserve would be located adjacent to the existing lagoon and cover a land area of 7918sqm.

The proposal also includes proposed road connections to Kingfisher Drive and Pelican Court to provide links with the existing residential developments.

It is noted that proposed Lot A would be in dual zoning, with 2333sqm to be within the GRZ1 (located west of the lagoon) and the remaining 4.9ha to be within the FZ to east of the lagoon.

The proposed staging would be sequential, with stage 1 forming the western portion (access from Murdoch Road), stage 2 the central area (access connected to Kingfisher Drive) and stage 3 being the rear (eastern) section (access to Pelican Drive).

Creation of access to a road in the Transport Zone 2

The proposal seeks to create a new road connection directly to Murdoch Road. This would also involve extending the existing service road into the proposed intersection.

Removal of native vegetation

The trees identified to be removed are shown in red on the ecological assessment at **Attachment 3.** The extent of proposed removal consists of 0.459ha of native vegetation including of 5 large, scattered trees and 6 small, scattered trees. Three of those trees are required to be removed for the proposed intersection with Murdoch Road. The remaining vegetation impacts result from the internal road layout and consequential losses within proposed private allotments.

Planning Permit Trigger

- General Residential Zone – Schedule 1: Clause 32.08-3 (Subdivision of land)
- Farming Zone: Clause 35.07-3 (Subdivision of land)
- Design and Development Overlay – Schedule 6(A3): Clause 43.02-3 (Subdivision of land)
- Floodway Overlay: Clause 44.03-3 (Subdivision of land)
- Land Subject to Inundation Overlay: Clause -3 (Subdivision of land)
- Native Vegetation: Clause 52.17-2 (Removal of native vegetation)
- Land Adjacent to the Principal Road Network: Clause 52.29-2 (Subdivision of land adjacent to a road in a Transport Zone 2 and creation of access to a road in a Transport Zone 2)

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

State and Local Planning Policies

Clause	Objective/Strategies:
02.03-1 – Settlement	*Regional City* Wangaratta has been identified in the Hume Regional Growth Plan as a 'Regional City' with opportunities for significant residential growth. Over 90 per cent of growth in Wangaratta will occur in the Regional City, with most of it being directed to its identified North West and South Growth Areas. The balance of residential growth in the Wangaratta Regional City will occur through intensification of residential development in the Central Activities Area (CAA) and infill development.

Clause	Objective/Strategies:
02.03-2 – Environmental and landscape values	The Ovens and King Rivers comprise significant ecological corridors and major floodplain systems. The Ovens River riverine corridor runs through the urban extent of Wangaratta and is being progressively developed with walking and bicycle trails. Part of the Ovens River is a classified as a 'heritage river' under the *Heritage Rivers Act 1992* due to its cultural and historic significance and warrants particular building setbacks and land management requirements. Native vegetation is a critical part of biodiversity and environmental health in the Rural City and remnant vegetation is to be protected. The extent of native vegetation has declined on private land, primarily from agricultural, residential and other pressures. Roadsides are often the only remaining areas of native vegetation in cleared farming areas. Weed invasion, human and stock access, agricultural inputs and inappropriate management have reduced the biodiversity value of remnant native vegetation. Wetlands are an important part of the natural environment and are scattered throughout the municipality, primarily on the floodplains of the Ovens River and King River. Council seeks to: • Protect and enhance biodiversity values, ecosystem health and remnant vegetation, including scattered trees, roadsides, native grasslands, wetlands and riparian environments along waterways. • Protect ridgelines, escarpments, hilltops and other significant rural landscapes through sensitive siting and design of buildings and works. • Encourage development that protects important environmental values.
12.01-1S – Protection of biodiversity	To protect and enhance Victoria's biodiversity.

Clause	Objective/Strategies:
12.01-1L – Protection of biodiversity	Site and design subdivision and development on a land capability basis to identify, protect and enhance existing native vegetation, including by avoiding its clearance. Protect biodiversity values and remnant vegetation on roadsides.
12.01-2S – Native vegetation management	To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. Ensure decisions that involve, or will lead to, the removal, destruction or lopping of native vegetation, apply the three-step approach in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation* (Department of Environment, Land, Water and Planning, 2017): • Avoid the removal, destruction or lopping of native vegetation. • Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided. • Provide an offset to compensate for the biodiversity impact from the removal, destruction or lopping of native vegetation.
12.01-2L – Native vegetation management	Avoid any adverse impacts on biodiversity values, particularly from the clearance of native vegetation.
12.03-1S – River and riparian corridors, waterways, lakes, wetlands and billabongs	To protect and enhance waterway systems including river and riparian corridors, waterways, lakes, wetlands and billabongs. Sensitively design and site development to maintain and enhance the waterway system and the surrounding landscape setting, environmental assets, and ecological and hydrological systems.

Clause	Objective/Strategies:
12.03-1L – River corridors, waterways, lakes and wetlands	Protect high priority waterways identified in the *North East River Waterways Strategy (North East Catchment Management Authority, 2004).* Support the creation of consistent buffers and reserves along rivers and creeks, through the subdivision process to achieve co-ordinated environmental management and recreational opportunities.
13.03-1S – Floodplain management	To assist the protection of: • Life, property and community infrastructure from flood hazard, including coastal inundation, riverine and overland flows. • The natural flood carrying capacity of rivers, streams and floodways. • The flood storage function of floodplains and waterways. • Floodplain areas of environmental significance or of importance to river, wetland or coastal health.
13.03-1L – Floodplain management	Avoid subdivision, buildings and works in floodplains.
15.01-3S – Subdivision design	To ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods.
16.01-1S – Housing supply	To facilitate well-located, integrated and diverse housing that meets community needs.
16.01-1L – Housing supply	Facilitate medium density housing within the Wangaratta Central Activities Area, town centres of townships, Residential Growth Zone, identified infill development areas and corner lots. Direct detached housing and low-density residential development to greenfield residential development areas.
16.01-2S – Housing affordability	To deliver more affordable housing closer to jobs, transport and services.

Clause	Objective/Strategies:
18.02-4S – Roads	To facilitate an efficient and safe road network that integrates all movement networks and makes best use of existing infrastructure. Protect and develop the Principal Road Network to: • Provide high mobility for through traffic and the efficient movement of freight by facilitating adequate movement capacity and speeds. • Improve cross-town arterial links in outer suburbs and growth areas, including circumferential and radial movement to facilitate access to jobs and services. • Limit access points to high-volume, high-speed roads by utilising urban design techniques such as service roads and internal connector roads. • Improve high-capacity on-road public transport.
19.03-2L – Infrastructure design and provision	Provide a consistent approach to the design and construction of infrastructure across the municipality. Require development infrastructure to be provided as part of any rezoning or development that would result in intensification of development. Require connections to reticulated water and sewerage in townships and rural townships, as necessary.

Zone/s

General Residential Zone – Schedule 1 (GRZ1)

The purpose of this zone is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To encourage development that is responsive to the neighbourhood character of the area.
- To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

The decision guidelines relevant to this application are:

- The Municipal Planning Strategy and the Planning Policy Framework.
- The purpose of this zone.
- The objectives set out in a schedule to this zone.
- Any other decision guidelines specified in a schedule to this zone.
- The impact of overshadowing on existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Housing Choice and Transport Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.
- The pattern of subdivision and its effect on the spacing of buildings.
- For subdivision of land for residential development, the objectives and standards of Clause 56.

Farming Zone (FZ)

The purpose of this zone is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To provide for the use of land for agriculture.
- To encourage the retention of productive agricultural land.
- To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.
- To encourage the retention of employment and population to support rural communities.
- To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.
- To provide for the use and development of land for the specific purposes identified in a schedule to this zone.

The decision guidelines relevant to this application are:

- The Municipal Planning Strategy and the Planning Policy Framework.
- Any Regional Catchment Strategy and associated plan applying to the land.
- The capability of the land to accommodate the proposed use or development, including the disposal of effluent.
- How the use or development relates to sustainable land management.
- Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.
- How the use and development makes use of existing infrastructure and services.
- Whether the use or development will support and enhance agricultural production.
- Whether the use or development will adversely affect soil quality or permanently remove land from agricultural production.
- The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses.

- The capacity of the site to sustain the agricultural use.
- The agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure.

Overlay/s

Design and Development Overlay – Schedule 6 (Area A3) – DDO6(A3)

The design objectives of this overlay are:

- To ensure that all buildings and works are within specified height limits.
- To ensure that appropriate external building materials are used, to avoid creating a hazard to aircraft flight paths in the vicinity of airport.
- To ensure that flight paths associated with airport are protected from the encroachment of inappropriate obstacles which may affect the safe and effective operation of the airport.

The decision guidelines relevant to this application are:

- Whether the location and height of the proposed development exceeds Obstacle Height Areas 1, 2 or 3.

Floodway Overlay (FO)

The purpose of this overlay is as:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify waterways, major floodpaths, drainage depressions and high hazard areas which have the greatest risk and frequency of being affected by flooding.
- To ensure that any development maintains the free passage and temporary storage of floodwater, minimises flood damage and is compatible with flood hazard, local drainage conditions and the minimisation of soil erosion, sedimentation and silting.
- To reflect any declarations under Division 4 of Part 10 of the *Water Act, 1989* if a declaration has been made.
- To protect water quality and waterways as natural resources by managing urban stormwater, protecting water supply catchment areas, and managing saline discharges to minimise the risks to the environmental quality of water and groundwater.
- To ensure that development maintains or improves river and wetland health, waterway protection and flood plain health.

The decision guidelines relevant to this application are:

- The Municipal Planning Strategy and the Planning Policy Framework.
- The local floodplain development plan or flood risk report.
- Any comments of the relevant floodplain management authority.

- The Victorian River Health Strategy (2002) and any relevant regional river health strategy and associated wetland plan.

Land Subject to Inundation Overlay (LSIO)

The purpose of this overlay is as:

- To identify flood prone land in a riverine or coastal area affected by the 1 in 100 (1 per cent Annual Exceedance Probability) year flood or any other area determined by the floodplain management authority.
- To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, responds to the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.
- To minimise the potential flood risk to life, health and safety associated with development.
- To reflect a declaration under Division 4 of Part 10 of the *Water Act, 1989*.
- To protect water quality and waterways as natural resources by managing urban stormwater, protecting water supply catchment areas, and managing saline discharges to minimise the risks to the environmental quality of water and groundwater.
- To ensure that development maintains or improves river, marine, coastal and wetland health, waterway protection and floodplain health.

The decision guidelines relevant to this application are:

- The Municipal Planning Strategy and the Planning Policy Framework.
- Any local floodplain development plan.
- Any comments from the relevant floodplain management authority.
- The existing use and development of the land.
- Whether the proposed use or development could be located on flood-free land or land with a lesser flood hazard outside this overlay.
- Alternative design or flood proofing responses.
- The susceptibility of the development to flooding and flood damage.
- The potential flood risk to life, health and safety associated with the development. Flood risk factors to consider include:
    - The frequency, duration, extent, depth and velocity of flooding of the site and accessway.
    - The flood warning time available.
    - Tidal patterns.
    - Coastal inundation and erosion.
    - The danger to the occupants of the development, other floodplain residents and emergency personnel if the site or accessway is flooded.
- The effect of the development on redirecting or obstructing floodwater, stormwater or drainage water and the effect of the development on reducing flood storage and increasing flood levels and flow velocities.
- The effect of the development on river, marine and coastal health values including wetlands, natural habitat, stream stability, erosion,

environmental flows, water quality, estuaries and sites of scientific significance.

Particular provisions

Native vegetation

The purpose of this provision is:

1. To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. This is achieved by applying the following three step approach in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation* (Department of Environment, Land, Water and Planning, 2017) (the Guidelines):
    1. Avoid the removal, destruction or lopping of native vegetation.
    2. Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.
    3. Provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy or lop native vegetation.
2. To manage the removal, destruction or lopping of native vegetation to minimise land and water degradation.

The decision guidelines relevant to this application are:

- Efforts to avoid the removal of, and minimise the impacts on, native vegetation should be commensurate with the biodiversity and other values of the native vegetation, and should focus on areas of native vegetation that have the most value. Taking this into account consider whether:
    - the site has been subject to a regional or landscape scale strategic planning process that appropriately avoided and minimised impacts on native vegetation
    - the proposed use or development has been appropriately sited or designed to avoid and minimise impacts on native vegetation
    - feasible opportunities exist to further avoid and minimise impacts on native vegetation without undermining the key objectives of the proposal.
- The role of native vegetation to be removed in:
    - Protecting water quality and waterway and riparian ecosystems, particularly within 30 metres of a wetland or waterway in a special water supply catchment area listed in the Catchment and Land Protection Act 1994.
    - Preventing land degradation, including soil erosion, salination, acidity, instability and water logging particularly:
        - where ground slopes are more than 20 per cent
        - on land which is subject to soil erosion or slippage
        - in harsh environments, such as coastal or alpine areas.
    - Preventing adverse effects on groundwater quality, particularly on land:
        - where groundwater recharge to saline water tables occurs

    - that is in proximity to a discharge area
    - that is a known recharge area.
- The need to manage native vegetation to preserve identified landscape values.
- Whether any part of the native vegetation to be removed, destroyed or lopped is protected under the Aboriginal Heritage Act 2006.
- The need to remove, destroy or lop native vegetation to create defendable space to reduce the risk of bushfire to life and property, having regard to other available bushfire risk mitigation measures.
- Whether the native vegetation to be removed is in accordance with any Property Vegetation Plan that applies to the site.
- Whether an offset that meets the offset requirements for the native vegetation to be removed has been identified and can be secured in accordance with the Guidelines.
- For applications in both the Intermediate and Detailed Assessment Pathway only – consider the impacts on biodiversity based on the following values of the native vegetation to be removed:
    - The extent.
    - The condition score.
    - The strategic biodiversity value score.
    - The number and circumference of any large trees.
    - Whether it includes an endangered Ecological Vegetation Class.
    - Whether it includes sensitive wetlands or coastal areas.

Land adjacent to the principal road network

The purpose of this provision is:

- To ensure appropriate access to the Principal Road Network or land planned to form part of the Principal Road Network.
- To ensure appropriate subdivision of land adjacent to Principal Road Network or land planned to form part of the Principal Road Network.

The decision guidelines relevant to this application are:

- The Municipal Planning Strategy and the Planning Policy Framework.
- The views of the relevant road authority.
- The effect of the proposal on the operation of the road and on public safety.

Public Open Space Contribution and Subdivision

A person who proposes to subdivide land must make a contribution to the council for public open space in an amount specified in the schedule to this clause (being a percentage of the land intended to be used for residential, industrial or commercial purposes, or a percentage of the site value of such land, or a combination of both). A mandatory minimum of 5% is required to be contributed for a residential subdivision.

The proposal seeks to provide 2818sqm is unencumbered open space. This equates to 1.7% of the total land area. Therefore, any issued permit would be required to include a condition requiring the shortfall to be provided as a monetary contribution, being 3.3% of the value of all the land in the subdivision.

Residential reticulated gas service connection

The purpose of this provision is to prohibit residential reticulated gas connections to new dwellings, new apartment developments and new residential subdivisions.

A permit must not be granted for a subdivision that includes a lot that is to be connected to a reticulated gas service. This does not apply to:

- a lot that will not be used for, or include, a dwelling; or
- a lot that contains an existing dwelling or apartment; or
- a lot where a permit has been granted for a dwelling or apartment on the land in the lot.

A permit granted for subdivision in relation to an application to which this clause applies must include the following mandatory condition:

"Any lot shown on the endorsed plan must not be connected to a reticulated gas service (within the meaning of clause 53.03 of the relevant planning scheme). This does not apply to:

- *a lot that will not be used for, or include, a dwelling; or*
- *a lot that contains an existing dwelling or apartment; or*
- *a lot where a permit has been granted for a dwelling or apartment on the land in the lot.*

This condition continues to have force and effect after a statement of compliance under the Subdivision Act 1988 has been issued and the subdivision authorised by this permit has been completed."

Clause 56 – Residential Subdivision

The purpose of this provision is to:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To create liveable and sustainable neighbourhoods and urban places with character and identity.
- To achieve residential subdivision outcomes that appropriately respond to the site and its context for:
  - Metropolitan Melbourne growth areas.
  - Infill sites within established residential areas.
  - Regional cities and towns.
- To ensure residential subdivision design appropriately provides for:
  - Policy implementation.
  - Liveable and sustainable communities.

- Residential lot design.
- Urban landscape.
- Access and mobility management.
- Integrated water management.
- Site management.
- Utilities.

The application is generally in accordance with the applicable standards and objectives of this provision.

General provisions

Approval of an application to subdivide land

Before deciding on an application to subdivide land, the responsible authority must also consider, as appropriate:

- The suitability of the land for subdivision.
- The existing use and possible future development of the land and nearby land.
- The availability of subdivided land in the locality, and the need for the creation of further lots.
- The effect of development on the use or development of other land which has a common means of drainage.
- The subdivision pattern having regard to the physical characteristics of the land including existing vegetation.
- The density of the proposed development.
- The area and dimensions of each lot in the subdivision.
- The layout of roads having regard to their function and relationship to existing roads.
- The movement of pedestrians and vehicles throughout the subdivision and the ease of access to all lots.
- The provision and location of reserves for public open space and other community facilities.
- The staging of the subdivision.
- The design and siting of buildings having regard to safety and the risk of spread of fire.
- The provision of off-street parking.
- The availability and provision of utility services, including water, sewerage, drainage, electricity, and, where the subdivision is not a residential subdivision, gas.
- Whether, in relation to subdivision plans, native vegetation can be protected through subdivision and siting of open space areas.
- The impact the development will have on the current and future development and operation of the transport system.

Referrals

The application was referred to the following referral authorities:

Authority	Section	Response
Goulburn Murray Water	S55 – Determining	Conditional consent
North East Catchment Management Authority	S55 – Recommending	Conditional consent
North East Water	S55 – Determining	Conditional consent
AusNet	S55 – Determining	Conditional consent
Country Fire Authority	S55 – Determining	Conditional consent
Department of Transport and Planning	S55 – Determining	Conditional consent
Department of Energy, Environment and Climate Action	S55 – Recommending	Conditional consent
Technical Services	S55 – Determining	Conditional consent

Internal Departmental Advice

Department	Response
Environment & Sustainability	Comments provided regarding native status of street trees.
Horticulture	Comments provided to be incorporated into detailed landscape plan

Advertising

The application was advertised to adjoining land owners and an advertisement was placed in the Wangaratta Chronicle. Eight objections were received and a applicant/objector meeting was held on 11 August 2025.

The issues raised in the representations are summarised below and comments made.

Issue	Comment
Traffic concerns in relation to current traffic conditions on Murdoch Road (school pick up/drop off times, truck use of road, intersection conflicts, etc)	The application was referred to DTP as the relevant road manager for Murdoch Road who did not raise any concerns with the proposal in relation to traffic management to Murdoch Road.
Concerns with additional traffic being directed to Pelican Court	The application was referred to Council's Technical Services Unit as the local road manager. No concerns were raised with the proposed local road connection. Given that

Issue	Comment
	Pelican Court also connects back to Murdoch Road, it is unlikely that this connection will carry the majority of the traffic generation resulting from the proposal. Further, based on the staging of the subdivision, the Pelican Court connection will occur in the third and final stage whereby most residents would be accustomed to using the proposed direct Murdoch Road connection.
The proposed open space should be located in the centre of the subdivision	The proposed unencumbered open space is sought to connect to an existing open space area off Albert Court. This is considered to be an appropriate outcome as it will enhance the existing reserve and prevent closed off pocket parks. Further, a playground can be required to be provided as part of detailed landscape plan to further enhance the open space area.
Additional residents in the area will exacerbate the existing stress on the town's healthcare system.	This is not a matter that planning has a great deal of control over. Council has adopted the Wangaratta Health Precinct Structure Plan (SJB Urban, July 2019) which seeks to promote the co-location of health and allied health services centrally within the Wangaratta township.
Sewer capacity concerns	The application was referred to NEW who did not object to the issue of a permit. No specific concerns were flagged regarding a lack of capacity within the system to accommodate the proposal.
Loss of native vegetation will impact biodiversity and habitat within the site	The applicant is proposing to offset the loss of native vegetation via third party offsets. Although, biodiversity and habitat replacement can be achieved through the provision of native plantings as part of a detailed landscape plan.
Concerns with the orientation of lots for passive solar access	A number of allotments will be oriented facing north due to the linear east-west alignment of the subject land. Increasing the number of east-west oriented lots would required additional roads to be constructed which would ultimately impact the feasibility of the subdivision generally. Further, the north facing lots will have a depth of over 41 metres which

Issue	Comment
	will assist in reducing overshadowing of private open space for future residences.
Lot sizes should be increased over 700sqm	The majority of the lots will measure between 650-699sqm. This is generally consistent with the lot sizes that are being created in Wangaratta's designed growth areas and is not considered to be out of character with the existing subdivision pattern in the surrounding area.
Kingfisher Drive and Pelican Court are not designed for through traffic	Given that the subdivision seeks to create direct access to Murdoch Road, it is not considered likely that the local road connections will create rat runs or significantly redirect traffic through those roads.
The subdivision is not consistent with the quiet residential character of the area	The proposed subdivision is considered to be consistent with the purpose of the General Residential Zone – Schedule 1. It is not considered that the proposal will greatly change the character of the surrounding area as the proposal is essentially an extension of the existing residential neighbourhoods to the north and south of the subject site. Further, Council is now required to meet certain housing targets, as set out by the Victorian State Government. This proposal is considered to be consistent with the objectives of that target to help: • improve housing affordability by delivering different types of homes at a range of prices, and • with strategic planning for infrastructure and services that stimulate local economies and provide greater planning certainty for business investment and more local jobs.
Encouraging population growth will create more problems that it will solve	As above.
The proposal may result in the development of social housing in the area which will impact the character of the site and surrounds	This is not something that the assessment herein can anticipate. Social housing is still regarded as a standard residential development for the purposes of planning. Any proposal for more than one dwelling on a

Issue	Comment
	future lot would still be required to meet the relevant requirements of Clause 55 (ResCode) for built form outcomes. Who resides in those houses is not something Council can control.
Stormwater and drainage concerns for the proposed reserve adjacent to Albert Court	Any issued permit will include requirements for detailed engineering plans which would include drainage to be appropriately managed and directed so as to not impact residential properties.
Flood risk associated with the King River	The application has sought to located nearly all of the residential lots outside of the parts of the site affected by the LSIO and FO. Further, the application was referred to NECMA as the relevant floodplain manager who did not object to the issue of a permit.
Lack of school capacity for future residents	Education capacity is not an assessment criterion under the Planning Scheme and this is under State Government remit.

Planning Assessment

Planning Policy Framework

The relevant policies of the PPF and LPPF seek to create subdivisions that achieve *"attractive, safe, accessible, diverse and sustainable neighbourhoods"*. The land immediately south and north of the subject site contain established residential neighbourhoods. The character of these areas is predominantly residential lots with land areas of between 350 and 1300sqm with single detached dwellings and associated outbuildings. The proposed subdivision herein would form a continuation of this character and provide a logical extension to the residential neighbourhood abutting the subject land. The lot sizes proposed will allow for similar dwelling setbacks as found in the area with an area of open space proposed to extend an existing open space reserve.

Purpose and objectives of the GRZ1

The GRZ1 seeks to encourage a diversity of housing types and housing growth in locations that offer good access to services and transport. The subject site is located within an infill site that is suitably zoned for residential subdivision, with the site also being located between existing residential development. Reticulated services are available to the site, with Murdoch Road providing direct access into the main township. Therefore, the proposed subdivision is considered to be appropriately located to efficiently access services and facilities within the Wangaratta township. Further, with the provision of public open space

as part of the proposal, future residents will be able to enjoy the natural amenity value of the site.

Subdivision considerations

Clause 32.08-13 requires the Responsible Authority to consider the pattern of subdivision and its effect on the spacing of buildings. The proposed subdivision is seeking to create lots with land areas consistent with the lots found to the north and south. Further, it is considered that the proposed lots will provide ample separation between future dwellings to retain the detached dwelling character found within the area.

Native vegetation

Clause 52.17 of the Scheme seeks to avoid and minimise the extent of native vegetation removal unless the removal is unavoidable. The application is seeking to remove 0.459ha of native vegetation. The majority of the vegetation removal is consequential due to the proposed lots measuring less than 4000sqm or being located along proposed boundaries and future roads. Vegetation to be retained will be located in the proposed reserves or on land within the Farming Zone. The extent of vegetation proposed to be removed is considered to be consistent with the objectives of Clause 12.01-2S, which seeks to ensure that there is no net loss to biodiversity, particularly given as the principals of avoid and minimise have been demonstrated through the proposed third party offsets.

To improve biodiversity and natural amenity outcomes for the site as a result of the subdivision and native vegetation removal, the inclusion of conditions requiring streetscaping, and reserve landscape plans should be included as part of any issued permit. These will ensure that a variety of canopy, mid-storey and ground cover vegetation is provided, with emphasis on a mix of indigenous and native species to ensure appropriate habitat is increased.

Open space

The application is seeking to provide two areas of public open space, with one to form an extension of existing unencumbered open space and the other to serve a drainage function along the existing watercourse/lagoon on the site. The reserves are considered to provide an appropriate mix of natural amenity and open space services to the immediate subdivision proposed herein and to the wider residential neighbourhood along Murdoch Road. This area of open space is considered to provide an important amenity outcome for existing and future residents. To ensure that the reserves are appropriately landscaped and embellished, conditions for the submission of reserve landscape plans should be included as part of any issued permit.

Subdivision in the FZ

Typically, the creation of lots under 40ha in the Farming Zone is discouraged. Although, this circumstance is peculiar in that the FZ lot essentially carrying over the balance of the parent lot that is located within that zone. In the absence of

having any other land in common ownership in the FZ to consolidate that land into, the creation of the FZ balance lot is appropriate in this instance.

Conclusion

The proposed subdivision is considered to represent an appropriate planning outcome for the logical continuation of the residential neighbourhood. The lot layout is consistent with the surrounding character and the provision of open space will provide an important recreational area for the immediate and wider community. Therefore, it is recommended that the application is supported.

Recommendation:

That Council having complied with the relevant sections of the *Planning and Environment Act* 1987, issue a Notice of Decision to Grant a Planning Permit in respect of Application No. PlnApp23/209 for the staged multi-lot subdivision, removal of native vegetation and creation of access to a Transport Zone 2 on the subject land at 197 Murdoch Road Wangaratta, subject to the conditions at the end of this report.

Communication

That the applicant and objectors be advised of Council's decision.

Proposed conditions

General

1. At all times what the permit allows must be carried out in accordance with the requirements of any document approved under this permit to the satisfaction of the responsible authority.

2. The layout of the subdivision and extent of native vegetation removal must not be altered from the layout on the approved and endorsed plans without the written consent of the responsible authority.

3. All existing and proposed easements and sites for existing and required utility services and roads on the land must be set aside in favour of the relevant authority for which the easement or site is to be created on the plan of subdivision submitted for certification under the Subdivision Act 1988.

4. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, and electricity to each lot shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.

5. The applicant or owner must make a contribution for public open space in accordance with the schedule to Clause 53.01 of the planning scheme in part by land 1.7 per cent and the balance of 3.3 per cent of all of the land in the subdivision by monetary contribution, unless otherwise agreed

in writing by the responsible authority. Before the Statement of Compliance is issued under the Subdivision Act 1988, the monetary contribution must be paid. The responsible authority may delay the time for payment of the monetary contribution by agreement in writing with the applicant or owner.

6. The subdivision must proceed in the order of stages as shown on the approved and endorsed plan.

7. The owner of the land must enter into an agreement with:

    a. a telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and
    b. a suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network (NBN) will not be provided by optical fibre.

8. Before the issue of a Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, the owner of the land must provide written confirmation from:

    a. a telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the item; and
    b. a suitably qualified person that fibre ready telecommunications facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

9. Any lot shown on the endorsed plan must not be connected to a reticulated gas service (within the meaning of clause 53.03 of the relevant planning scheme). This does not apply to:

    a. a lot that will not be used for, or include, a dwelling; or
    b. a lot that contains an existing dwelling or apartment; or
    c. a lot where a permit has been granted for a dwelling or apartment on the land in the lot.

    This condition continues to have force and effect after a statement of compliance under the Subdivision Act 1988 has been issued and the subdivision authorised by this permit has been completed.

10. Any road(s), footpath(s) or other infrastructure adjacent to the land damaged as a result of the construction works (including but not limited to trenching and excavation for utility service connections, movement of vehicle and the likes), must be reinstated to the satisfaction of the Responsible Authority and at the cost of the permit holder.

11. Areas must be provided inside the property line and adjacent to the footpath to accommodate pits and meters. No private pits, valves or meters will be permitted on Council property.

12. Before a plan of subdivision (for each stage) is certified, a layout plan with street names, in accordance with the naming rules for places in Victoria and a written response provided to justify the choice of names, must be provided to and approved by the Responsible Authority.

13. Before the issue of a Statement of Compliance for each stage, all existing buildings or structures located within that stage must be entirely removed from the subject land, to the satisfaction of the responsible authority.

Landscaping

Landscape masterplan

14. Before the plan of subdivision is certified for the first stage of the subdivision under the *Subdivision Act* 1988, a landscape master plan for the whole of the estate prepared by a person suitably qualified or experienced in landscape design must be submitted to and approved by the responsible authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and must show:

    a. site contours and any proposed changes to existing levels
    b. the landscaping theme and graphical concepts to be developed for the subdivision and the general layout of street tree and reserve plantings
    c. the principles and graphical concepts of the proposed treatment of the open space and drainage reserves
    d. the indicative location of playgrounds or play items in the unencumbered open space area
    e. the style of fencing and retaining walls
    f. entrance treatments
    g. any proposed car parking areas, as applicable

    all to the satisfaction of the Responsible Authority.

Detailed landscape plan(s)

15. Before the plan of subdivision is certified for each stage under the *Subdivision Act* 1988, a detailed landscape plan must be submitted to and approved by the responsible authority. When approved, the plan will

be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and plan must show:

a. all new plantings including their layout to be provided in any public open space area including streetscapes, and the encumbered and unencumbered open space areas
b. a detailed planting schedule of all proposed trees, shrubs and groundcovers, including botanical names, common names, pot sizes, sizes at maturity and quantities of each plant (a mix of groundcovers, mid storey and canopy plants must be provided with a diversity of planting locations to prevent total wipe out in the event of diseases or pests). All species selected must be to the satisfaction of the responsible authority and consider the following:
    i. Replacement of proposed species Acer negundo 'Kelly's Gold' with either Quercus rubra, Quercus acutissima, or Carpinus betulus 'Fastigiata', as appropriate
    ii. Replacement of proposed species Ace negundo 'Sensation' with Acer buergerianum, as appropriate
    iii. Replacement of proposed species Corymbia eximia 'Nana' with either Angophora costata or Eucalyptus leucoxylon subsp. connata., as appropriate
    iv. Replacement of proposed species Eucalyptus torquata with either Eucalyptus melliodora, Eucalyptus sideroxylon 'Rosea', Eucalyptus radiata, or Eucalyptus viminalis, as appropriate
    v. Replacement of proposed species Chrysocephalum apiculatum with either Acacia cognata or Grevillea "Lady Oh, as appropriate
    vi. Replacement of proposed species Poa sieberiana with either Lomandra tanika or similar cultivar that is a more appropriate, lower maintenance and more robust plant
    vii. Replacement of proposed species Callistemon viminalis 'Captain Cook' with either Callistemon viminalis or Callistemon 'Kings Park Special', as appropriate
    viii. Replacement of proposed species Gleditsia triacanthos var. inermis 'Shademaster' with either Eucalyptus sideroxylon 'Rosea', Eucalyptus mannifera, Eucalyptus melliodora, Corymbia citriodora, Angophora costata, Quercus ilex or Quercus robur, as appropriate
c. the provision of at least one (1) street tree per proposed lot (excluding battle axe lots) and at least two (2) street trees per proposed corner lots (i.e. at least one tree to each street frontage)
d. details regarding specific planting techniques to be undertaken, such as planting methodology, root barriers, fertilizer, or any other requirements
e. the proposed layout, materials and finishes of paths, areas of pavement, playgrounds, play items, structures and street and park furniture (a playground or other park activity equipment must be provided in the unencumbered open space area)
f. detailed planting and construction drawings including site contours and any proposed changes to existing levels including any

structural elements such as retaining walls, details of drainage infrastructure, utility services, irrigation and water supply infrastructure

g. detailed construction drawings of any buildings or structures within any public open space areas including additional supporting information such as certified structural design computations
h. details for the design, supply and installation of playground equipment
i. the removal of all existing disused structures, foundations, pipelines or stockpiles and the eradication of weeds from the land
j. mechanisms for the exclusion of vehicles from reserve areas
k. location and details of public lighting. Any proposed public lighting is to be provided in line with Australian Standards AS/NZS 1158.3.1:2005 – Lighting for roads and public spaces and must not consist of non-standard lighting
l. fencing details for all allotment boundary fencing abutting a reserve to be transferred to Council

all to the satisfaction of the Responsible Authority.

Completion of landscaping works

16. Before the issue of a Statement of Compliance for each stage under the *Subdivision Act* 1988, or by any later date that is approved in writing by the Responsible Authority, the landscape works shown on the endorsed landscape plans must be carried out and completed to the satisfaction of the Responsible Authority.

17. The landscaping is to be maintained for a minimum period of 24 months from practical completion of the landscaping including at least two full summers. During this period, any dead, diseased or damaged plants or landscaped areas are to be replaced to the satisfaction of the Responsible Authority.

18. Before the issue of a Statement of Compliance for each stage under the *Subdivision Act* 1988, any fencing shown on the endorsed landscape plan as abutting a municipal reserve must be constructed at no cost to, and to the satisfaction of, the Responsible Authority.

19. Any weed infestations resulting from soil disturbance and/or the importation of sand, gravel and other material must be controlled during the construction period to ensure that there is no weed spread external to the land to the satisfaction of the Responsible Authority.

Technical Services

General

20. Plans and specifications must be prepared at the permit holder's expense by a suitably qualified and/or registered engineer and approved by the Responsible Authority before construction begins. The Authority will only

approve plans and specifications complying with the current edition of the Local Government Infrastructure Design Association's **Infrastructure Design Manual (IDM) and** drawn in AutoCAD or equivalent**.**

21. The permit holder must complete full construction of all new access ways, roads, footpaths, parking areas, drainage, on-site detention, and related infrastructure. All works must conform to plans and specifications approved by the Responsible Authority.

Earthworks

22. Prior to the issue of a statement of compliance the permit holder must satisfy the Responsible Authority that:

    a. Where an existing dam, basin or other water body will be filled, the area has been drained and desilted to IDM standards before filling begins.
    b. Any fill required to meet drainage, building, parking and/or access requirements has been selected, placed, and compacted in layers according to IDM standards.
    c. Any batters or retaining walls whose individual or cumulative height above or below the adjacent ground level exceeds one metre, and/or any soil stabilisation measures, have been designed and constructed to IDM standards under the supervision of a qualified civil engineer.

Drainage & On-site Detention

23. Before construction begins or plan certification, whichever comes first, drainage and on-site detention plans and computations, prepared according to IDM procedures and criteria, must be submitted to the Responsible Authority for approval.

24. Prior to the issue of a statement of compliance the permit holder must satisfy the Responsible Authority that

    a. A legal point of discharge has been established within the boundary of each lot and connected to the external drainage network according to IDM standards without reducing the flow capacity or structural integrity of the external network.
    b. All stormwater runoff originating from or transferred through each Lot in a 18% Annual Exceedance Probability (AEP) rainfall event will either be retained on the property or be collected and conveyed by underground pipes to a legal point of discharge. In a 1% AEP rainfall event all stormwater runoff will be collected and conveyed to a satisfactory destination, without adversely affecting any person, infrastructure, or natural features in or beyond the property

c. Sufficient on-site detention has been provided to limit the peak discharge from the developed site, including ground runoff, in a 18% AEP rainfall event to the pre-development level.
d. Any in-ground infrastructure used for on-site detention will provide blockage protection for the outflow control device so far as reasonably practicable, and an alternative overland flow path should blockage occur.
e. All on-site detention serving multiple lots and passing into Council ownership will be located in a drainage reserve passing into Council ownership at the earliest stage as practical
f. Any easements required to facilitate future connection to, and maintenance of, drainage infrastructure serving more than one Lot or property have been created.

Land subject to inundation

25. Prior to the issue of a statement of compliance the permit holder must satisfy the Responsible Authority that.

    a. Prior to Statement of Compliance The finished surface levels of all building envelopes are above the peak water level in nearby waterways, floodways or water bodies in a 1% AEP rainfall or flood event.
    b. The finished surface levels of all building envelopes are above the peak water level in nearby waterways, floodways, or other water bodies in a 1% AEP rainfall or flood event, and the finished floor level in all habitable buildings will be at least 300mm above the peak water level.
    c. All fencing installed between the property and an adjacent waterway or area subject to inundation is of open construction and does not obstruct natural surface flows.

Water-sensitive urban design

26. Before construction begins, the permit holder must satisfy the Responsible Authority that appropriate measures will be taken to enhance the quality of stormwater discharged from the developed site, according to the procedures and criteria outlined in the Water Sensitive Urban Design Guidelines for the Rural City of Wangaratta and IDM Clause 20.

Road design

27. Before construction begins or plan certification, whichever comes first, the permit holder must: a. Submit designs prepared by a qualified Engineer to the satisfaction of Council for roads and intersections serving the development, including any required upgrades to existing public roads, according to IDM standards, the approved Precinct Development Plan, and the recommendations of the Traffic Impact Assessment Report. The designs must also include Swept Path Diagrams of the critical turning movements relating to the subdivision.

a. Prior to the issue of a statement of compliance the permit holder must satisfy the Responsible Authority that a. All roads and intersections have been constructed according to the approved designs.
b. SM2 M kerb-and-channel, with appropriate underground drainage, has been constructed to IDM standards on both sides of every new road within the development.
c. Kerb-and-channel matching the existing profile, with appropriate underground drainage, has been constructed to IDM standards on any existing road within or adjoining the development.
d. A concrete footpath and/or shared path has been constructed to IDM standards along both sides of every road within the development.
e. A concrete footpath has been constructed to IDM standards along the frontage of every lot.
f. All existing or proposed roads and footpaths within the subject property have appropriate high-efficiency street lighting according to IDM standards and Australian Standard 1158.

Staged developments

28. Where the development will be completed in stages, plans and specifications for each stage, including any temporary works required, must be submitted to and approved by the Responsible Authority before construction begins.

29. Prior to the issue of a statement of compliance for each stage:

    a. When any drainage infrastructure serving completed stages is located outside the boundary of those stages, the permit holder must create temporary easements, so the Authority has appropriate legal access to the infrastructure in question.
    b. A temporary court bowl must be designed and constructed to IDM standards (Clause 12.3.4) at the end of any road that ends without a permanent court bowl. Arrangements must be made to ensure that adjacent permanent sealed road surfaces are not damaged.
    c. The permit holder must lodge a bond with Authority equal to 150% of the full cost of upgrading any temporary works to IDM-compliant permanent infrastructure. This amount must include any necessary land acquisition.

30. Within two years following the issue of a statement of compliance for each stage, the permit holder must upgrade any temporary courtbowls to IDM-compliant permanent courtbowls, to the satisfaction of the Authority, unless development of the following stage has commenced.

Construction

31. Before construction begins for each stage, a Site Management Plan and Traffic Management Plan must be submitted to and approved by the

Responsible Authority, and effective measures consistent with the Plan must be taken to:

a. Secure occupational health and safety; and
b. Locate any existing underground services; and
c. Implement effective traffic management and environmental controls; and
d. Establish and maintain safe construction vehicle access to the site; and
e. Maintain vehicle and machinery hygiene; and
f. Avoid the spread of soil-borne pathogens and weeds; and
g. Minimise erosion, sedimentation, and contamination; and
h. Reduce the impact of noise, dust, and other emissions; and
i. Prevent mud, dirt, sand, soil, clay, or stones from entering the drainage system;
j. Avoid having such materials deposited on public land by construction vehicles;
k. Address the recommendations of an approved Cultural Heritage Management Plan; and
l. Establish and maintain all recommended Tree Protection Zones.

32. No excavated or construction materials may be placed or stored outside the site area or on adjoining road reserves or nature strips, unless the materials are for road or footpath construction works in these reserves required as part of this permit.

33. No tree may be removed, aside from trees clearly designated for removal in the approved plans, except with the prior written agreement of the Responsible Authority.

34. Prior to the issue of a statement of compliance, all areas, Council assets and underground services disturbed in the course of works must be restored to their original condition, to the satisfaction of the Responsible Authority and reserve areas must be tidied, levelled, and trimmed to a standard capable of being maintained by a small tractor and slasher. The site management plan must include photos/videos and other supporting evidence of the state of Council assets at the time of lodgement of the plan.

Infrastructure to be transferred to Council

35. All civil infrastructure, other than landscape elements, created by the development and passing into Council ownership must be maintained by the permit holder in good condition and repair for a period of three months following practical completion of the works. Any subsequent defects must be corrected as they become evident for a further period of nine months.

36. All landscape elements, including vegetation integral to WSUD devices, created by the development, and passing into Council ownership, must be maintained by the permit holder in good condition and repair for a period of at least 24 months, including two complete summers, from

practical completion. During this period, any dead, diseased, or damaged plants and/or landscaped areas must be repaired or replaced as soon as reasonably possible, rather than upon completion of the maintenance period. Any landscaping elements replaced during the defects period will be subject to a new 24-month maintenance period.

37. Prior to the issue of a statement of compliance the permit holder must:

    a. Submit an itemised statement of the civil construction costs for the current stage, excluding GST to be approved by Council.
    b. Provide Council with a civil works maintenance bond equal to 5% of the approved civil construction costs for the current stage. This bond will be held by Council until all defects reported before or during the maintenance and defects liability period have been made good to the satisfaction of Council.
    c. Provide Council with a landscaping maintenance bond equal to 5% of the approved landscaping costs for the current stage. This bond will be held by Council until any and all defects reported before or during the landscaping defects liability period have been made good to the satisfaction of Council.
    d. Pay to Council plan checking fees equal to 0.75% and site supervision fees equal to 2.5% of the approved civil construction costs for the current stage.
    e. Arrange CCTV verification of all underground drainage assets to be handed over to Council at the conclusion of the current stage and supply the results of that verification to Council in the format specified in the IDM.

38. Prior to the issue of a statement of compliance as-constructed drawings covering all civil construction works for the current stage must be submitted to Council in A-SPEC and DWG or DXF format, geo-referenced to Zone 55, GDA 94, to the satisfaction of Council, unless otherwise agreed by Council.

Department of Energy, Environment and Climate Action

Notification of permit conditions

39. Before any works start, the permit holder must advise all persons undertaking works on site, including native vegetation removal, of all relevant permit conditions and associated statutory requirements or approvals.

Protection of retained vegetation

40. Before works start, a native vegetation protection fence must be erected around all scattered trees to be retained on site.

    a. This fence will protect the tree by demarcating the tree protection zone and must be erected at a radius of 12 × the diameter at a

height of 1.3 metres to a maximum of 15 metres but no less than 2 metres from the base of the trunk of the tree.
b. The fence must be constructed of star pickets and webbing/flagging to the satisfaction of the responsible authority.
c. The fence must remain in place until all works are completed to the satisfaction of the responsible authority.

41. Except with the written consent of the responsible authority, within the areas of native vegetation to be retained and any tree or vegetation protection zone associated with the permitted use and/or development, the following is prohibited:

    a. vehicular or pedestrian access
    b. trenching or soil excavation
    c. storage or dumping of any soils, materials, equipment, vehicles, machinery or waste products
    d. entry and exit pits for the provision of underground services
    e. any other actions or activities that may result in adverse impacts to retained native vegetation.

Native vegetation permitted to be removed, destroyed or lopped

42. The native vegetation permitted to be removed, destroyed or lopped under this permit is 0.459 hectares of native vegetation, which is comprised of:

    a. 5 scattered large trees
    b. 6 scattered small trees
    c. With a strategic biodiversity value of 0.135

Native vegetation offsets

43. To offset the removal of 0.459 hectares of native vegetation, the permit holder must secure the following native vegetation offset in accordance with *Guidelines for the removal, destruction or lopping of native vegetation* (DELWP 2017):

    a. A general offset of 0.08 general habitat units:

        i. located within the North East Catchment Management Authority boundary or Wangaratta Rural City Council municipal area
        ii. with a minimum strategic biodiversity value of at least 0.135; and
    b. The offset(s) secured must also protect 5 large trees.

44. Before any native vegetation is removed evidence that the offset required by this permit must be provided to the satisfaction of the responsible authority. This evidence must be one or both of the following:

a. an established first party offset site including a security agreement signed by both parties, and a management plan detailing the 10-year management actions and ongoing management of the site; and/or
b. credit extract(s) allocated to the permit from the Native Vegetation Credit Register.

45. A copy of the offset evidence will be endorsed by the responsible authority and form part of this permit. Within 30 days of endorsement of the offset evidence, a copy of the endorsed offset evidence must be provided to Planning and Environment Assessment, North at the Department of Energy, Environment and Climate Action via: pe.assessment@delwp.vic.gov.au.

46. Where the offset includes a first party offset(s), the permit holder must provide an annual offset site report to the responsible authority by the anniversary date of the execution of the offset security agreement, for a period of 10 consecutive years. After the tenth year, the landowner must provide a report at the reasonable request of a statutory authority.

North East Catchment Management Authority

47. Prior to the Certification of the Plan of Subdivision the building envelopes (Lot A and the lot to the south) shown on amended Estate Development Plan dated 21/10/24 (24178P-EDP-1B.pdf) shall be shown as a restriction on the Plan of Subdivision, requiring that all future buildings (inclusive of sheds and outbuildings) shall be constructed only within the building envelope. The building envelope shall be recorded on the Register under the Transfer of Land Act 1958 in relation to the relevant allotment.

Goulburn Murray Water

48. All construction and ongoing activities must be in accordance with EPA Publication 1834.1 Civil Construction, Building and Demolition Guide (September 2023).

49. Any Plan of Subdivision lodged for certification must be referred to Goulburn-Murray Rural Water Corporation pursuant to Section 8(1)(a) of the Subdivision Act.

50. Each lot must be provided with connection to the reticulated sewerage system in accordance with the requirements of the relevant urban water authority.

51. All stormwater discharged from the site must meet the urban run-off objectives and Standard C25 as specified in Clause 56.07-4 of the Victorian Planning Provisions. All infrastructure and works to manage stormwater must be in accordance with the requirements of the Responsible Authority.

Department of Transport and Planning

52. Only two lots are permitted to have direct access to Murdoch Road.

53. Prior to the certification of the plan of subdivision for any stage:
    a. A Functional Layout Plan must be submitted to and approved by the Head, Transport for Victoria. The plans must show, but not be limited to, the following:
        i. A pedestrian crossing facility on Murdoch Road.
        ii. Basic left (BAL) turn treatment.
        iii. Extension of the service road outer separator with provision of kerb and channel.
        iv. Appropriate signage and pavement markings.
        v. Street lighting category V3.
        vi. Swept path assessment for the largest anticipated vehicle for all movements, demonstrating how two vehicles may simultaneously enter and exit Murdoch Road.
        vii. Removal of all disused or redundant vehicle crossings, and the area reinstated.
    b. A Road Safety Audit must be submitted to and approved by the Head, Transport for Victoria. The Road Safety Audit must be undertaken by a suitably qualified road safety auditor.

54. Prior to the issue of a Statement of Compliance for any stage, the following works must be completed to the satisfaction of and at no cost to the Head, Transport for Victoria:
    a. Pedestrian crossing facility on Murdoch Road.
    b. Basic left (BAL) turn treatment.
    c. Extension of the service road outer separator with provision of kerb and channel.
    d. Appropriate signage and pavement markings.
    e. Street lighting category V3.
    f. Swept path assessment for the largest anticipated vehicle for all movements, demonstrating how two cars may simultaneously enter and exit Murdoch Road.
    g. Removal of all disused or redundant vehicle crossings, and the area reinstated.
    h. Any other works required.

55. Prior to the issue of a Statement of Compliance for any stage, the accesses to the two lots in the south-western corner of the subdivision must be constructed to the satisfaction of the Responsible Authority at no cost to the Head, Transport for Victoria.

North East Water

56. The owner of the subject land (or applicant in anticipation of becoming the owner) is required to enter into a legal agreement with North East Water detailing the works to be constructed, and other requirements to be met, necessary for the provision of reticulated water supply to each of

the lots and proposed dwellings, within the development, at the owners cost, to the satisfaction of North East Water, provided:

a. where the development is staged, a number of agreements may be required for separate stages; and
b. each agreement must be in accordance with North East Water policy and requirements applying at the time of entry into the relevant agreement.

57. The owner of the subject land (or applicant in anticipation of becoming the owner) is required to enter into a legal agreement with North East Water detailing the works to be constructed and other requirements to be met, necessary for the provision of reticulated sewerage services to each of the lots and proposed dwellings, within the development, at the owners cost, to the satisfaction of North East Water, provided:

    a. where the development is staged, a number of agreements may be required for separate stages; and
    b. each agreement must be in accordance with North East Water policy and requirements applying at the time of entry into the relevant agreement.

58. Where the development (including any subdivision) occurs in stages the availability of water supply and sewerage services may be delayed having regard to NEW system capacity, conditions in relation to which shall be detailed in the relevant agreement for water supply and/or sewerage services.

59. The works required to be constructed for the provision of water supply and sewerage services must include, where so required by and to the satisfaction of, North East Water:

    a. works external to the subject land to allow connection to the North East Water water supply and sewerage systems;
    b. the vesting at no cost of such of those works required by North East Water, to North East Water (“Developer Works”); and
    c. works to ensure compatibility with and allowance for, other developments being served through existing and future North East Water infrastructure, including the Developer Works
    d. internal or private works within the development, in accordance with applicable plumbing standards and providing adequate pressure and service levels.

60. Any modification to the development approved under this permit, including an increase or decrease in the number of dwellings or lots (or both) or the inclusion of additional land, requires the further consent of and may be subject to modified conditions, to the satisfaction of, North East Water.

61. Prior to the issue of a Statement of Compliance, the applicant must pay a new customer contribution determined in accordance with North East

Water's policy for development charges applicable to the water supply system currently servicing the area in which the subject land is located.

62. Prior to the issue of a Statement of Compliance, the applicant must pay a new customer contribution determined in accordance with North East Water's policy for development charges applicable to sewers and disposal systems currently servicing the area in which the subject land is located.

63. The applicant must create easements to the satisfaction of and in favour of North East Water, over all existing and proposed sewerage facilities within the proposed subdivision.

64. The applicant must ensure that private water services do not traverse property boundaries and are independently supplied from a point of supply approved by North East Water.

65. The applicant must provide easements through other land, to the satisfaction of North East Water, if such easements are considered necessary for the efficient and economic servicing of the subject land.

66. That the applicant pays applicable charges determined in accordance with North East Water's policy for development charges, applicable from time to time towards North East Water's sewers and disposal systems servicing the area to which the permit applies.

67. Where the subject land is developed in stages, the North East Water conditions will apply to any subsequent stage of the subdivision.

68. Where an easement created in favour of North East Water is located within a proposed road reserve in a future stage, prior to the certification of the plan of subdivision for that stage, the applicant must formally remove the easement from the title to the land.

69. North East Water's consent to the issue of a Statement of Compliance under the Subdivision Act 1988 is conditional upon completion of all works, and meeting all requirements set out in this permit and any relevant agreement with, North East Water.

70. The plan of subdivision for certification must be referred to North East Water in accordance with Section 8 of the Subdivision Act 1988.

Country Fire Authority

Hydrants

71. Prior to the issue of a Statement of Compliance under the Subdivision Act 1988 the following requirements must be met to the satisfaction of the FRV:

a. Above or below ground operable hydrants must be provided. The maximum distance between these hydrants and the rear of all building envelopes (or in the absence of building envelopes, the rear of the lots) must be 120 metres and the hydrants must be no more than 200 metres apart. These distances must be measured around lot boundaries.
b. The hydrants must be identified with marker posts, road reflectors and white painted triangles as applicable to the satisfaction of Fire Rescue Victoria.

Roads

72. Roads must be constructed to a standard so that they are accessible in all weather conditions and capable of accommodating a vehicle of 15 tonnes for the trafficable road width.

a. The average grade must be no more than 1 in 7 (14.4%) (8.1 degrees) with a maximum of no more than 1 in 5 (20%) (11.3 degrees) for no more than 50 meters. Dips must have no more than a 1 in 8 (12%) (7.1 degree) entry and exit angle.
b. Curves must have a minimum inner radius of 10 metres.
c. Have a minimum trafficable width of 3.5 metres and be clear of encroachments for at least 0.5 metres on each side and 4 metres above the access way.
d. Roads more than 60m in length from the nearest intersection must have a turning circle with a minimum radius of 8m (including roll-over kerbs if they are provided) T or Y heads of dimensions specified by FRV may be used as alternatives.

<u>AusNet Electricity Services Pty Ltd</u>

73. The applicant must:

a. Enter in an agreement with AUSNET ELECTRICITY SERVICES PTY LTD for supply of electricity to each lot on the endorsed plan.
b. Enter into an agreement with AUSNET ELECTRICITY SERVICES PTY LTD for the rearrangement of the existing electricity supply system.
c. Enter into an agreement with AUSNET ELECTRICITY SERVICES PTY LTD for rearrangement of the points of supply to any existing installations affected by any private electric power line which would cross a boundary created by the subdivision, or by such means as may be agreed by AUSNET ELECTRICITY SERVICES PTY LTD.
d. Provide easements satisfactory to AUSNET ELECTRICITY SERVICES PTY LTD for the purpose of “Power Line” in the favour of “AUSNET ELECTRICITY SERVICES PTY LTD” pursuant to Section 88 of the Electricity Industry Act 2000, where easements have not been otherwise provided, for all existing AUSNET ELECTRICITY SERVICES PTY LTD electric power lines and for any new power lines required to service the lots on the endorsed plan and/or abutting land.

e. Obtain for the use of AUSNET ELECTRICITY SERVICES PTY LTD any other easement required to service the lots.
f. Adjust the position of any existing AUSNET ELECTRICITY SERVICES PTY LTD easement to accord with the position of the electricity line(s) as determined by survey.
g. Set aside on the plan of subdivision Reserves for the use of AUSNET ELECTRICITY SERVICES PTY LTD for electric substations.
h. Given the existing 22kV feeder is a REFCL feeder, additional HV underground assets will trigger the need for a REFCL isolating substation. Should this be required, an additional reserve may be required on the plan of subdivision for the use of AUSNET ELECTRICITY SERVICES PTY LTD for electric substations.
i. Provide survey plans for any electric substations required by AUSNET ELECTRICITY SERVICES PTY LTD and for associated power lines and cables and executes leases for a period of 30 years, at a nominal rental with a right to extend the lease for a further 30 years. AUSNET ELECTRICITY SERVICES PTY LTD requires that such leases are to be noted on the title by way of a caveat or a notification under Section 88 (2) of the Transfer of Land Act prior to the registration of the plan of subdivision.
j. Provide to AUSNET ELECTRICITY SERVICES PTY LTD a copy of the plan of subdivision submitted for certification that shows any amendments that have been required.
k. Agree to provide alternative electricity supply to lot owners and/or each lot until such time as permanent supply is available to the development by AUSNET ELECTRICITY SERVICES PTY LTD. Individual generators must be provided at each supply point. The generator for temporary supply must be installed in such a manner as to comply with the Electricity Safety Act 1998.
l. Ensure that all necessary auditing is completed to the satisfaction of AUSNET ELECTRICITY SERVICES PTY LTD to allow the new network assets to be safely connected to the distribution network.

Permit expiry

74. This permit as it relates to development (subdivision) will expire if one of the following circumstances applies:

    a. The plan of subdivision for the first stage has not been certified under the Subdivision Act 1988 within 2 years of the issued date of this permit.
    b. All next stage of the plan of subdivision has not been certified within 2 years of the previous date of certification.
    c. A statement of compliance is not issued within 5 years of the date of certification of a particular stage of subdivision.

    In accordance with Section 69 of the Planning and Environment Act 1987, an application may be submitted to the responsible authority for an extension of the periods referred to in this condition.

Permit notes

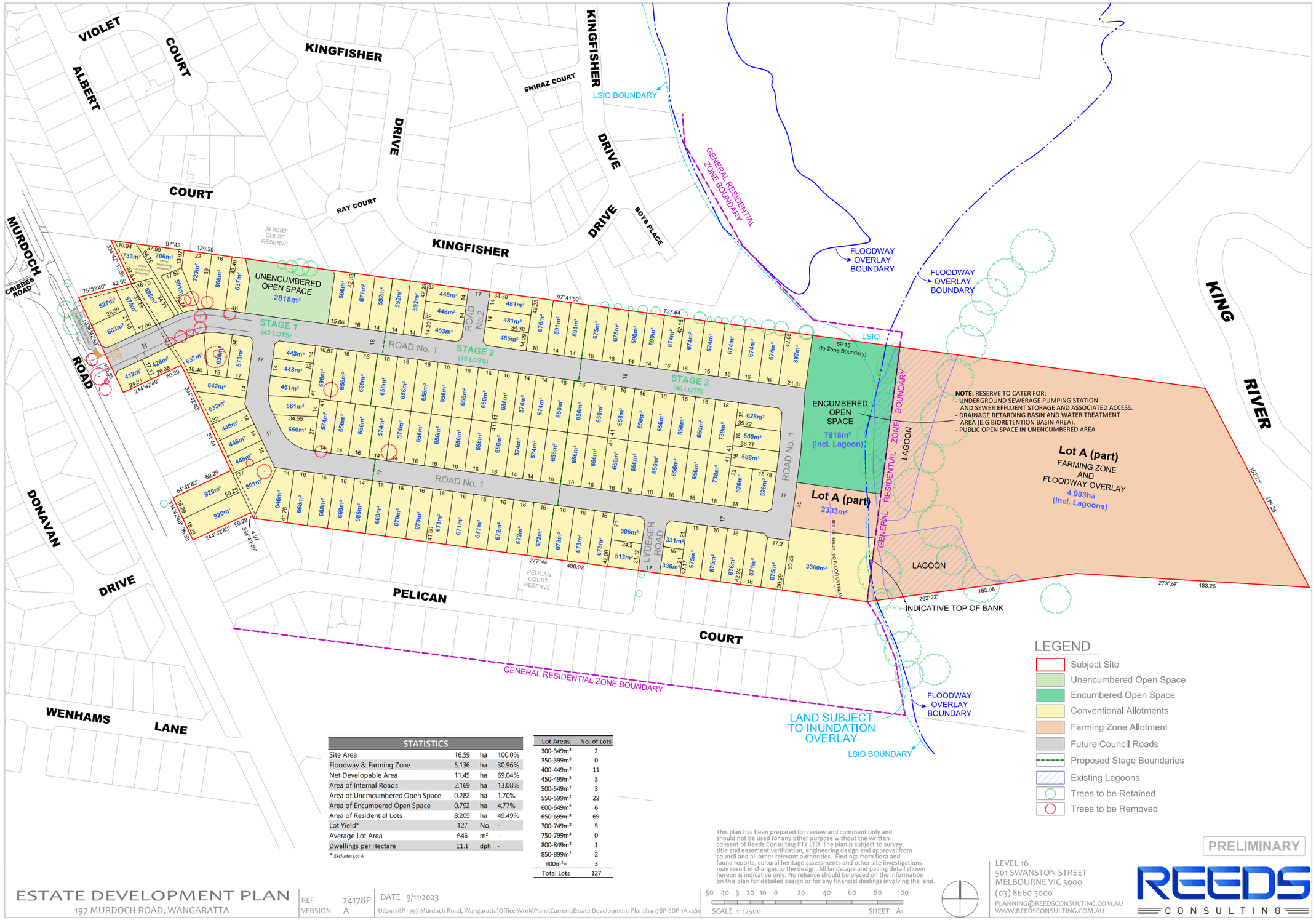
Technical Services

- Before undertaking any works that cross onto Council land or roads, the permit holder must obtain a **Consent to Work within a Road Reserve permit.**

- Before undertaking any works that cross onto other public land or roads, the permit holder may need to obtain approval from the relevant authority.

Department of Transport and Planning

- Separate consent for works within the road reserve and the specifications of these works is required under the *Road Management Act 2004*. For the purposes of this application the works will include provision of:
    - Pedestrian crossing facility on Murdoch Road.
    - Extension of the service road outer separator with provision of kerb and channel.
    - Basic left (BAL) turn treatment.
    - Street lighting category V3.
    - Any other works required.



STATISTICS			
Site Area	16.59	ha	100.0%
Floodway & Farming Zone	5.136	ha	30.96%
Net Developable Area	11.45	ha	69.04%
Area of Internal Roads	2.169	ha	13.08%
Area of Unemcumbered Open Space	0.282	ha	1.70%
Area of Encumbered Open Space	0.792	ha	4.77%
Area of Residential Lots	8.209	ha	49.49%
Lot Yield*	127	No.	-
Average Lot Area	646	m²	-
Dwellings per Hectare	11.1	dph	-

* Excludes Lot A

Lot Areas	No. of Lots
300-349m²	2
350-399m²	0
400-449m²	11
450-499m²	3
500-549m²	3
550-599m²	22
600-649m²	6
650-699m²	69
700-749m²	5
750-799m²	0
800-849m²	1
850-899m²	2
900m²+	3
Total Lots	127

This plan has been prepared for review and comment only and should not be used for any other purpose without the written consent of Reeds Consulting PTY LTD. The plan is subject to survey, title and easement verification, engineering design and approval from council and all other relevant authorities. Findings from flora and fauna reports, cultural heritage assessments and other site investigations may result in changes to the design. All landscape and paving detail shown hereon is indicative only. No reliance should be placed on the information on this plan for detailed design or for any financial dealings involving the land.

PRELIMINARY

ESTATE DEVELOPMENT PLAN
197 MURDOCH ROAD, WANGARATTA

REF 24178P
VERSION A

DATE 9/11/2023
U:\24178P - 197 Murdoch Road, Wangaratta\Office Work\Plans\Current\Estate Development Plans\24178P-EDP-1A.dgn

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SCALE 1: 12500 SHEET A1

LEVEL 16
501 SWANSTON STREET
MELBOURNE VIC 3000
(03) 8660 3000
PLANNING@REEDSCONSULTING.COM.AU
WWW.REEDSCONSULTING.COM.AU

REEDS CONSULTING

Native Vegetation Report: Intermediate Assessment Pathway



197 Murdoch Road, Wangaratta, VIC 3677

Version 4

Date: 29/04/2024

94 Kirby Flat Road,
Yackandandah, VIC 3749
Phone: 0402 344 574
ABN: 797 823 838 29
damian.wall@red-gum.com.au

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1 Introduction

1.1 Project Details

Red-Gum Environmental Consulting Pty Ltd (Red-Gum) was engaged by Intrapac Property Pty Ltd (the proponent) to undertake a native vegetation assessment for a proposed residential subdivision at 197 Murdoch Road, Wangaratta, Victoria ('the development') and adjacent roadsides (**Map 1 and Appendix 1**). The study area encompasses approximately 17 hectares of private land; however the subdivision development footprint covers approximately 12 hectares (**Map 1)**

Red-Gum understands the development footprint will involve a degree of 'clear & grub' of approximately 12 hectares of the current surface including the removal of remnant native and exotic trees for the construction of the 128 residential housing allotments and other associated infrastructure including:

- Internal road and kerb construction;
- Concrete footpaths and landscaping activities including open parkland areas; and
- Above and below ground service utilities including water, stormwater, and sewerage mains, electricity and telecommunication cables (**Appendix 1**).

The development aims to avoid biodiversity impacts, and where avoidance is not possible, minimise potential adverse effects on native vegetation and fauna, as well as address offset requirements consistent with the Guidelines for the removal, destruction or lopping of native vegetation.

1.2 Scope of the Assessment

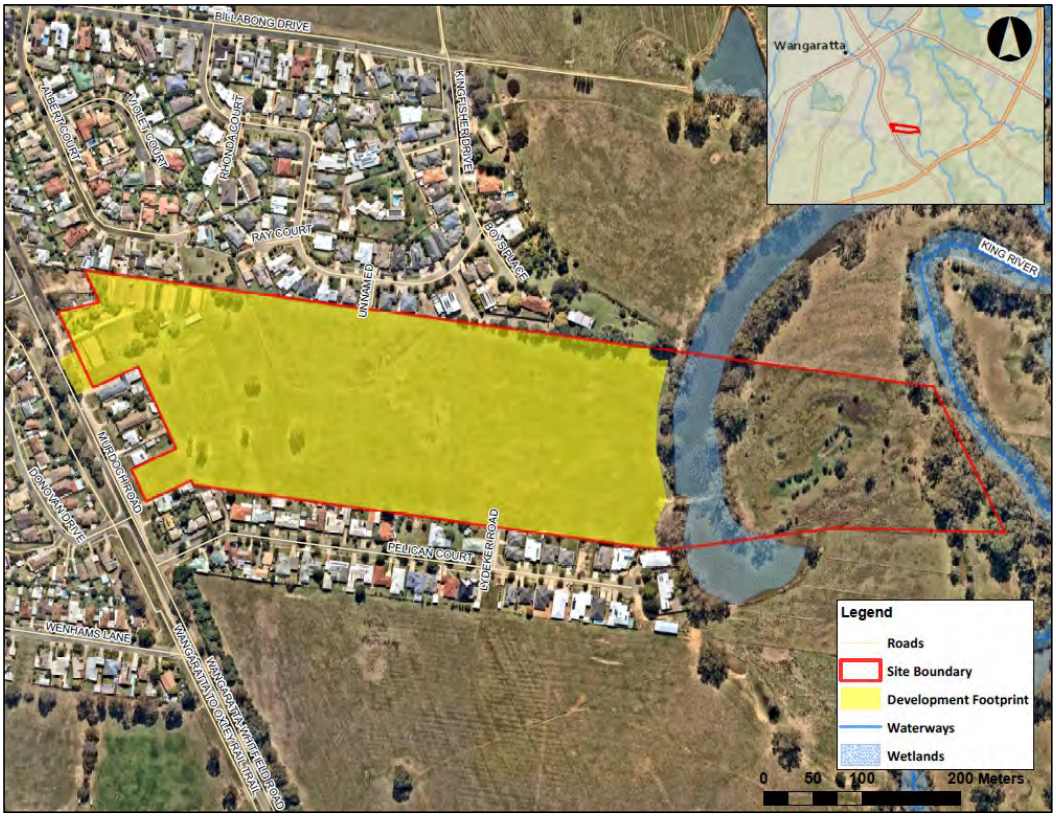
The scope of works for the ecological assessment includes:

- Describe the vegetation located within the study area.
- Map the native vegetation in the study area and any adjoining vegetation which may be impacted.
- Make note of the habitat values present, as applicable.
- Conduct habitat hectare assessments of the native vegetation (areas that meet the Guidelines definition of a patch), where required.
- Take photographs of habitat features, weed issues and native vegetation that is proposed to be removed or scattered trees to be considered lost as a result of Tree TPZ impacts.
- Address the requirements of Victoria's *Guidelines for the Removal, Destruction or Lopping of Native Vegetation* (the Guidelines) (DELWP 2017).
- Identify the key environmental values of the study area, outline the potential impacts of the development, and provide recommendations to help designers avoid and minimise the impacts of the development on native vegetation and the receiving environment.
- Provide a vegetation loss assessment based on the final design, create an offset strategy based on the expected losses, and provide evidence of available offset credits.
- Recommend any further assessments of the site that may be required.

1.3 Location of the Study Area

The study area is located at 197 Murdoch Road, Wangaratta (Victoria), which is approximately three kilometres south of the centre of Wangaratta adjacent to the King River corridor (**Map 1 and Appendix 1**). The development study area occurs within the:

- Victorian Riverina Bioregion
- North East Catchment Management Authority (NECMA)
- Rural City of Wangaratta Local Government Area (LGA).



Map 1: Location of the proposed development site at 197 Murdoch Road, Wangaratta, Victoria.

The site is located on private land covered by a General Residential Zone and Farming Zone within the Rural City of Wangaratta (DTP 2024a & DTP 2024b). The development footprint occurs within the General Residential Zone of which a small part to the east near the billabong is covered by a Land Subject to Inundation Overlay (LSIO) (**Map 2**) (DTP 2024a & DTP 2024b). It includes some land along Murdoch Road roadside reserve. The area east of the development footprint (which is being avoided) occur within a Farming Zone covered by a Rural Floodway Overlay (RFO) and Land Subject to Inundation Overlay (LSIO) (**Map 2**) (DTP 2024a & DTP 2024b).

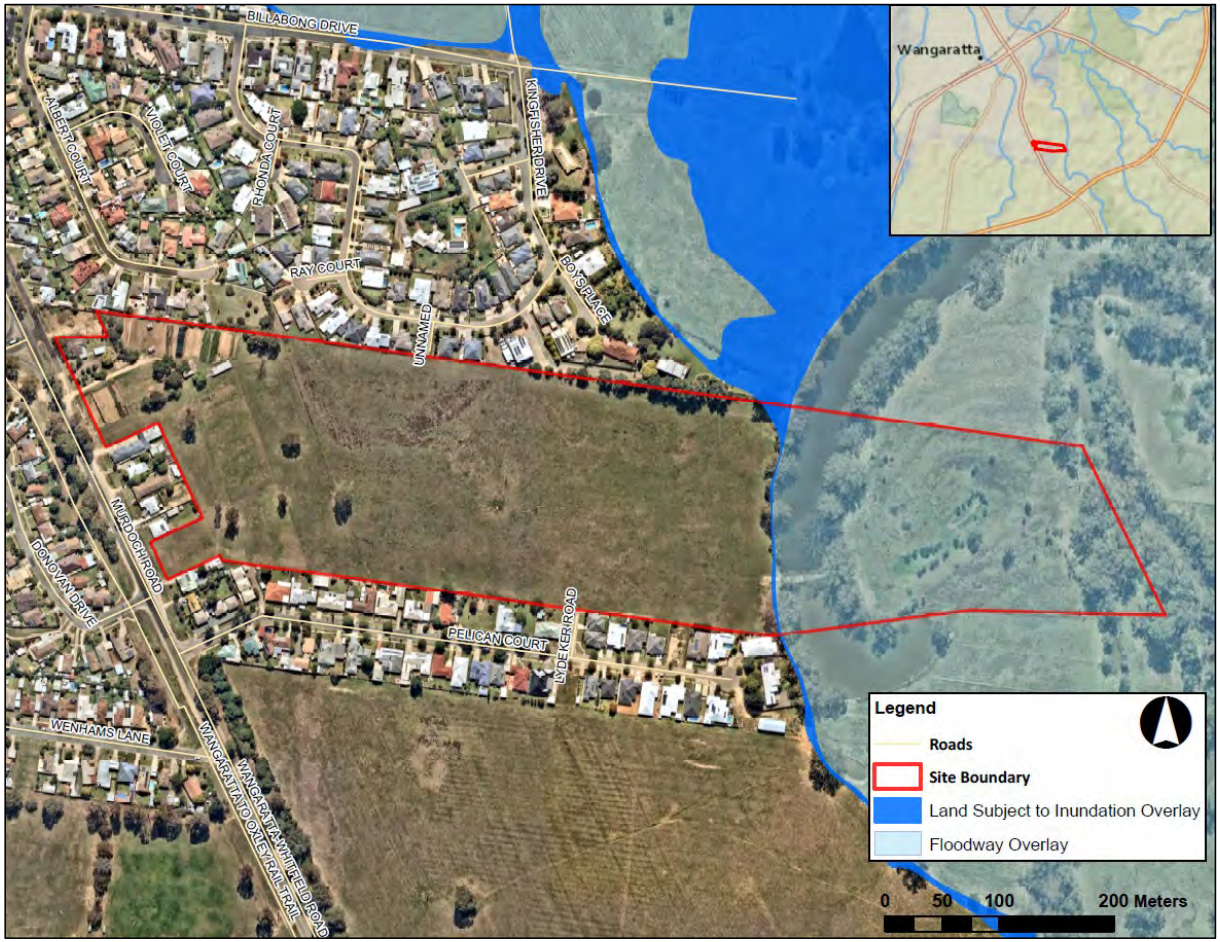
The purpose of a RFO is to:

- To identify waterways, major floodpaths, drainage depressions and high hazard areas which have the greatest risk and frequency of being affected by flooding.
- To ensure that any development maintains the free passage and temporary storage of floodwater, minimises flood damage and is compatible with flood hazard, local drainage conditions and the minimisation of soil erosion, sedimentation and silting.
- To reflect any declarations under Division 4 of Part 10 of the *Water Act, 1989* if a declaration has been made.
- To protect water quality and waterways as natural resources by managing urban stormwater, protecting water supply catchment areas, and managing saline discharges to minimise the risks to the environmental quality of water and groundwater.
- To ensure that development maintains or improves river and wetland health, waterway protection and flood plain health.

The purpose of a LSIO is to:

- To identify flood prone land in a riverine or coastal area affected by the 1 in 100 (1 per cent Annual Exceedance Probability) year flood or any other area determined by the floodplain management authority.
- To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, responds to the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.
- To minimise the potential flood risk to life, health and safety associated with development.
- To reflect a declaration under Division 4 of Part 10 of the *Water Act, 1989*.
- To protect water quality and waterways as natural resources by managing urban stormwater, protecting water supply catchment areas, and managing saline discharges to minimise the risks to the environmental quality of water and groundwater.
- To ensure that development maintains or improves river, marine, coastal and wetland health, waterway protection and floodplain health.

For any development within the overlay, an application must be referred to the relevant floodplain management authority (North East CMA) under Section 55 of the Act, unless in the opinion of the responsible authority the proposal satisfies requirements or conditions previously agreed in writing between the responsible authority and the floodplain management authority.



Map 2. Planning overlays (flood and subject to inundation) covering the development site.

2 Victoria's 'Guidelines for the Removal, Destruction or Lopping of Native Vegetation'

This section addresses the proposed native vegetation impacts associated with the project permit application. A permit is required to remove native vegetation on the site as outlined in the Native Vegetation clause 52.17 of the planning scheme and detailed in '*Guidelines for the Removal, Destruction or Lopping of Native Vegetation*' (the Guidelines) (DELWP 2017). The purpose of clause 52.17 and the Guidelines is to ensure a no net loss to biodiversity as a result of removal or loss of native vegetation. This is achieved in three steps:

1. Avoid the removal, destruction or lopping of native vegetation.
2. Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided; and
3. Provide an offset to compensate for the biodiversity impact from the removal, destruction or lopping of native vegetation.

In accordance with the Guidelines, an application to remove native vegetation must clearly demonstrate that no options exist to further avoid and minimise the impacts of native vegetation removal, that will not undermine the objectives of the proposed use or development (DELWP 2017).

2.1 Landscape Value

The development footprint is located on the flat alluvial plains on the outer bounds of the Wangaratta township between a major road and King River floodplain corridor. The footprint occurs within an existing set-stocked paddock that is surrounded by high-density residential lots to the north, west and south (**Map 1**). Due to a history of clearing and set grazing, this area has been significantly modified and offers low biodiversity landscape value as little native vegetation and/or habitat remains, being dominated by exotic grasses and herbaceous weeds. Ecological features present within the study area include eleven scattered remnant River Red Gum (*Eucalyptus camaldulensis*) trees in exotic grasses and lightly scattered perennial native grasses and sedges typical of heavy grazing pressures; both features are consistent with EVC 55 Plains Grassy Woodland. There are also some planted ornamental and native tree species. Much of the development footprint has been cleared of native vegetation of limited value for native fauna and flora.

The development footprint is west of the King River floodplain corridor that has moderate-to-high biodiversity landscape being situated in the wider Ovens-King floodplain that is dominated by Floodplain Riparian Woodland interspersed by wetlands/billabongs that regularly flood on a seasonal basis (**Map 1**). This floodplain area is being avoided by the development due to the biodiversity values present. This area, while modified from a history of clearing and grazing, includes a large billabong and large patches of native vegetation with many old large hollow bearing trees and also providing a contiguous riparian habitat corridor along the King River where it immediately adjoins the King River Reserve (natural features reserve) that merges with the Ovens River reserves, Warby-Ovens National Park and Murray River corridor (extending some 45 kilometres north). Upstream of the site, the King River habitat corridor extends approximately 130 kilometres from the Alpine National Park with the majority located in public land reserves surrounded by agricultural production properties primarily horticulture, cropping and grazing.

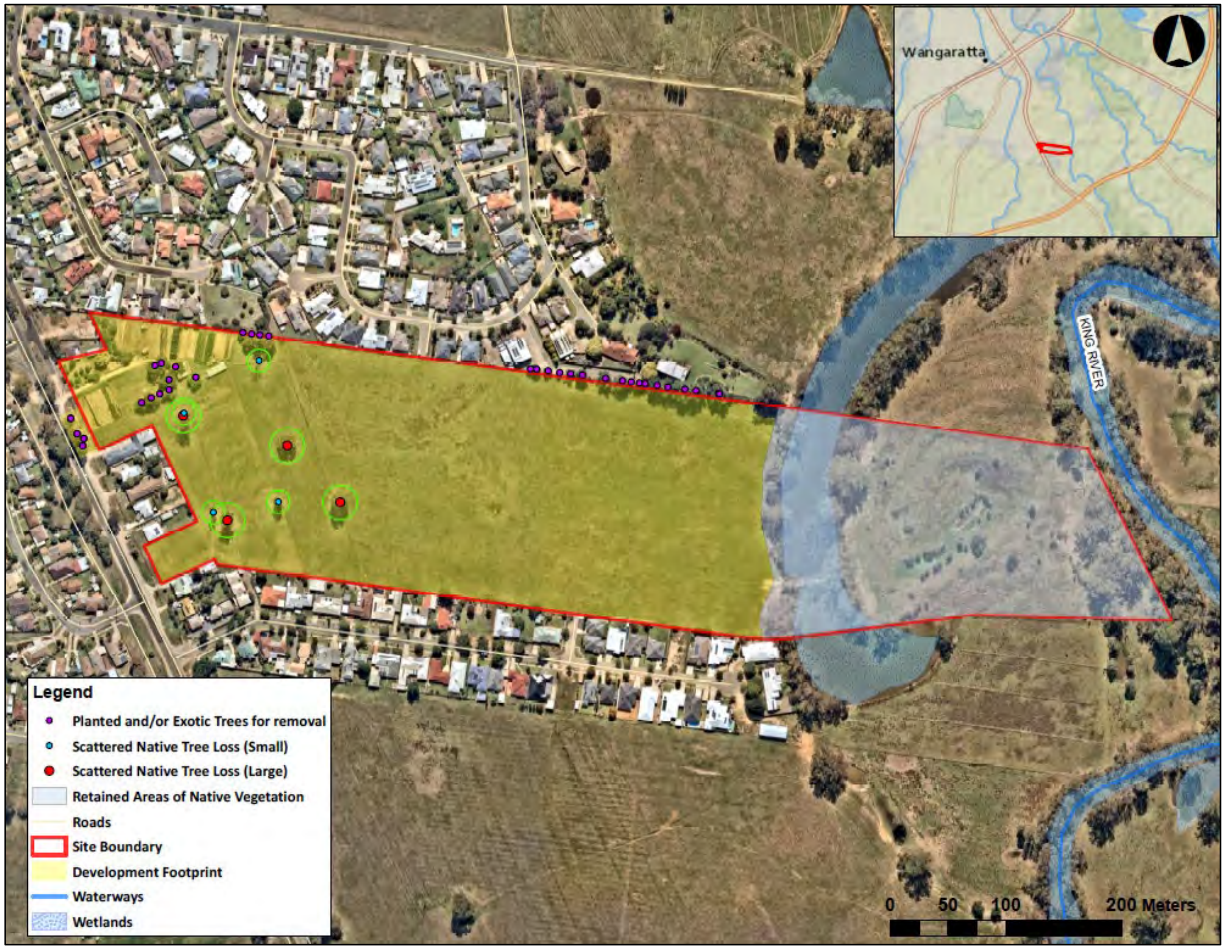
2.2 Vegetation & Habitat

Due to the history of clearing, heavy grazing and nearby high-density human occupation, the development footprint is largely cleared of native vegetation being dominated by exotic grasses and herbaceous weeds that are typical of heavy grazing pressures. Within that, eleven scattered remnant River Red Gum (*Eucalyptus camaldulensis*) trees and 5% to 20% of the remnant perennial understorey vegetation occurs (**Map 3**). There are also some ornamental and native tree plantings within and along the site boundaries, and adjacent roadside along Murdoch Road (**Map 3**). These areas offer limited ecological value to native fauna species. Where remnant vegetation exists, the Ecological Vegetation Class (EVC) is representative with the endangered Plains Grassy Woodland (EVC 55) from the Victorian Riverina bioregion (**Map 3**).

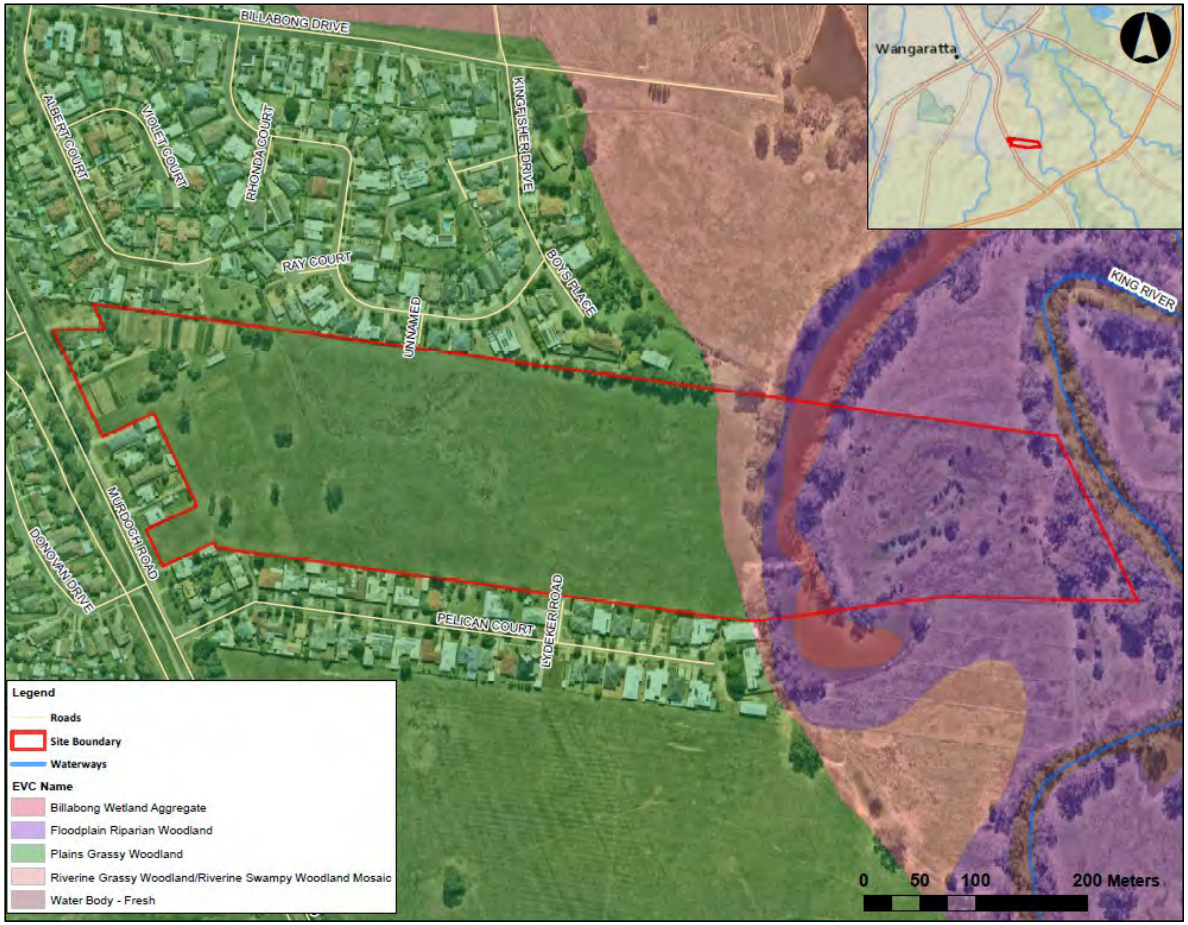
Plains Grassy Woodland (EVC 55) typically occurs on the secondary or non-active alluvial terraces (as opposed to the floodplain) occupying well-drained, fertile soils on flat or gently undulating plains. Prior to disturbance, this EVC typically formed an open woodland to 15 metres tall dominated by River Red Gum (*E. camaldulensis*) and Grey Box (*Eucalyptus microcarpa*) with a scattered shrub layer and a dense groundcover of grasses, sedges, lilies/orchids and herbs. Areas of Floodplain Riparian Woodland and Billabong Wetland Aggregate were identified within the broader site; however these are outside the development footprint since being avoided. This aligns with the predicted EVC mapping on DEECA's NatureKit system for the study area (**Map 4**).

The site is dominated by introduced species including Couch Grass (*Cynodon dactylis* var *dactylis*), Flat Weed (*Hypochoeris radicata*), Paspalum (Paspalum spp.), Barley Grass (*Hordeum* sp.), Brome (*Bromus* sp.), Heliotrope (*Heliotropium europaeum*), Cape Weed (A*rthotheca calendula*), Clover (*Trifolium* spp.) with lightly scattered natives of *Juncus flavidus*, Wallaby-grass (Rytidosperma spp.), Spear Grass (Austrostipa spp.) and Red-Grass (*Bothriochloa macra*). Only grazing tolerant native species persist in low diversity and densities ranging from 5% to 20% and therefore does not meet the definition of a 'patch' according to the Guidelines (DELWP 2017).

Ecological habitat features present include the five large and six small scattered trees within the development footprint which contain some hollows that may be used by birds and insectivorous bats as stepping-stones, however the trees are largely isolated from other riparian habitat and are unlikely to be utilised by arboreal mammals and /or threatened species. The numerous large habitat trees in their vicinity abutting King River floodplain corridor areas are of higher value to fauna (that are being avoided).



Map 3: Mapped areas of native vegetation (trees and patches) (with TPZs and large trees identified).



Map 4: Predicted EVCs (pre-1750) in and around the development site (Source: DEECA 2024a).

2.3 Avoid & Minimise Statement

The following avoid and minimise statement has been developed in accordance with the decision guidelines outlined in the *Assessor's Handbook for Applications to Remove, Destroy or Lop Native Vegetation* (DELWP 2018). The proposed project construction footprint has been designed to impact the smallest area possible to avoid and minimise native vegetation and biodiversity impacts, while still being sufficient to achieve the objectives of the development proposal. This process occurred following the field assessment from early 2023 and then again in 2024 to facilitate a proposal that is located:

- in areas largely cleared of native vegetation being dominated by non-native grasses and weeds with some remnant scattered trees.
- in areas where native vegetation and biodiversity habitat is the poorest and thereby completely avoiding 5.3 hectares of high-value floodplain native vegetation/habitats in the sensitive areas of the King River floodplain corridor, especially large trees along surrounding waterways and wetlands/billabongs;
- to avoid the loss of all canopy patch trees on site (including many large old trees on the King River floodplain).
- to avoid waterways and wetlands habitat.
- to avoid the indirect loss of canopy patch trees by not disturbing their Tree Protection Zones (TPZ) and Structural Root Zones (SRZ), such that less than 10% of that calculated TPZ area is impacted.
- located in areas largely cleared of native vegetation.
- minimises the loss of native vegetation within the development footprint to the eleven remnant scattered trees in areas that have already been subject to disturbance and are largely devoid of native vegetation being surrounded by exotic pasture and weed species.

By doing the above, avoidance of native vegetation removal has been minimised. Impacted areas native vegetation was subsequently reduced via realigning the proposed development footprint to achieve the least biodiversity impacts (see **Map 1**). The refined development footprint has been reduced to 12 hectares from 17 hectares and occurs primarily in areas of reduced or devoid of habitat (in disturbed areas that are regularly slashed/grazed and dominated by exotic grasses and herbaceous weeds) and avoiding the better-quality patch vegetation and habitat on the eastern side within the King River floodplain corridor (**Map 3**). These efforts ultimately mean the the proposed project footprint has been considered and altered to the point it now impacts the smallest area possible and the least biodiversity values possible, without impacting on the viability or purpose of the project.

The following strategies are to be implemented to minimise the impacts of the operation on retained areas native vegetation:

- The site extent will be clearly defined, as will retained vegetation and other no-go areas, prior to the construction period commencing and barriers/signage will remain in place until works are completed.
- All personnel involved with any development on the site are to be 'tool-boxed' on the importance of minimising their impact on retained native vegetation, the adherence to the defined extent of works areas, protection of retained (no-go) areas, and any other permit conditions. The tool-box talks are also to include provisions such as avoiding work in these areas and processes to report any significant biodiversity finds during construction.
- All trees for removal must be identified and clearly marked to ensure that there is no confusion between trees being removed/retained, and maps showing these features must be clearly displayed in the CEMP and other work plans. Relocating of removed native trees within the development footprint into the avoided riparian habitats east of the development footprint on the Kind River floodplain for habitat creation using existing farm tracks (to avoid native vegetation disturbance of riparian habitats).

2.4 Proposed Native Vegetation Removal

An assessment of the of the entire study area was undertaken over two survey efforts by two qualified Red-Gum Environmental consultants on March 31st 2023 by Damian Wall and on February 15th 2024 by Kate Hill. The extent of native vegetation patches and trees were mapped and the condition was assessed in relation to standard methods provided by the *Vegetation Quality Assessment Manual* (DSE 2004) and the relevant EVC benchmarks (DEECA 2024c).

The proposed removal of native vegetation was assessed in accordance with the development plan design provided by the client (**Appendix 1**). Proposed native vegetation removal is mapped in **Map 5** and removal is summarised below in **Table 1,** with photos of the proposed native vegetation losses in **Appendix 3**. The development proposes to remove 0.459 hectares of endangered native vegetation from EVC 55 'Plains Grassy Woodland' within the Victorian Riverina bioregion from the removal of 5 large scattered trees and 6 small scattered trees (**Map 5** with photos in **Appendix 3**).

No past removal of native vegetation has occurred in the development footprint within the previous five-year period, and losses only include proposed losses associated for this development. Spatial data of proposed vegetation removal were submitted to DEECA's NVR Map (DEECA 2024b) which provided a Native Vegetation Removal Report for the project. This is provided in **Appendix 2** and summarised in the following sections.

Table 1: Summary of native vegetation to be removed.

Assessment pathway	**Intermediate Assessment Pathway**		
Location category	**Location 1** The native vegetation extent map indicates that this area is not typically characterised as supporting native vegetation. It does not meet the criteria to be classified as Location Category 2 or 3. The removal of less than 0.5 hectares of native vegetation in this area will not require a Species Offset.		
Total extent including past and proposed removal (ha) *Includes endangered EVCs (ha): 0.459*	**0.459**	*Extent of past removal (ha)*	*0*
		Extent of proposed removal - Patches (ha)	*0.000*
		Extent of proposed removal - Scattered Trees (ha)	*0.459*
No. Large Trees proposed to be removed	**5**	*No. Large Patch Trees*	*0*
		No. Large Scattered Trees	*5*
No. Small Scattered Trees	6		

Table 2: Native vegetation to be removed.

Information provided by or on behalf of the applicant			Information calculated by NVR Map							
Zone	Type	DBH (cm)	EVC code (modelled)	Bioregional conservation status	Large Tree(s)	Condition score (modelled)	Polygon extent (ha)	Extent without overlap (ha)	SBV score	General Habitat Units
A	Scattered Tree	80	VRiv0055	Endangered	1	0.200	0.070	0.070	0.180	0.012
B	Scattered Tree	45	VRiv0055	Endangered	-	0.200	0.031	0.016	0.180	0.003
C	Scattered Tree	74	VRiv0055	Endangered	1	0.200	0.070	0.070	0.180	0.012
D	Scattered Tree	120	VRiv0055	Endangered	1	0.200	0.070	0.070	0.180	0.012
E	Scattered Tree	70	VRiv0055	Endangered	1	0.200	0.070	0.070	0.120	0.012
F	Scattered Tree	100	VRiv0055	Endangered	1	0.200	0.070	0.070	0.222	0.013
G	Scattered Tree	45	VRiv0055	Endangered	-	0.200	0.031	0.031	0.120	0.005
H	Scattered Tree	44	VRiv0055	Endangered	-	0.200	0.031	0.011	0.145	0.002
I	Scattered Tree	49	VRiv0055	Endangered	-	0.200	0.031	0.018	0.100	0.003
J	Scattered Tree	45	VRiv0055	Endangered	-	0.200	0.031	0.031	0.180	0.006
K	Scattered Tree	25	VRiv0055	Endangered	-	0.000	0.031	0.000	0.000	0.000



Map 5: Proposed native vegetation to be removed (tree losses labelled as per DEECA NVRR Report Appendix 2).

2.5 Determining the assessment pathway

Applications to remove native vegetation are categorised into one of three assessment pathways: basic, intermediate or detailed. Two factors are used to determine the assessment pathway for a permit application, the location and extent of the native vegetation proposed to be removed. Location has been divided into three possible categories by DEECA and has been pre-determined by DEECA for all locations in Victoria. The location of a particular site is determined using the location map available in the DEECA NVR Map (DEECA 2024b).

The development proposes to remove 0.360 hectares of native vegetation from within Location category 1, therefore the application for removal of this native vegetation must meet the requirements of, and be assessed in, the Intermediate Assessment pathway. These requirements are provided in **Appendix 2**.

2.6 Offset Requirements

To achieve Victoria's aim of ensuring losses to native vegetation are compensated with an offset that is equivalent or greater than the loss being incurred, an appropriate offset is required to counter the losses being caused by this project. Based on the proposed impacts associated with the development, there is an offset requirement of 0.08 General Habitat Units and five large trees. The offset vicinity must be within the North East CMA area or the Rural City of Wangaratta LGA. The offset must attain a minimum Strategic Biodiversity Score (SBS) of 0.135. **Table 3** outlines the offset requirements based on the current level of impacts and vegetation losses.

Table 3: Offset requirements if approval is granted.

General Offset amount [1]	**0.08 General Habitat Units**
Minimum strategic biodiversity value score [2]	0.135
Large Trees	5
Vicinity	North East CMA or WANGARATTA RURAL CITY LGA

2.7 Offset Statement

The proponent intends to purchase the offset credits from the DEECA Native Vegetation Credit Register (DEECAd) through a registered offset broker. A search of the NVCR was completed and suitable offsets are available. A report of available credits from the NVCR has been sourced and is available (see **Appendix 4**). There are suitable general habitat unit and large tree offset options available which are being offered by several different brokers. All of these options will satisfy the offset requirements as specified in **Section 2.6.**

3 Construction Impact Monitoring & Management

It is recommended that the project has its own Construction Environmental Management Plan (CEMP) and Erosion and Sediment Management Plan (ESMP) developed and in place to ensure site values, soils, waterways and retained habitat and vegetation are protected from the direct and indirect impacts of construction. The CEMP should include inductions for contractors and other people visiting the site, start-up toolbox sessions on protecting environmental values, installation of temporary fences and signage, designated no-go areas, erosion and sedimentation control measures, and other impact measures including, but not limited to:

- Site environmental inductions covering off on all the key components in this report and the actions to protect site values.
- Processes to monitor trees and other habitat during construction and having systems in place (fauna salvage protocol) to address any inadvertent impacts to fauna during construction (vegetation removal).
- Have protections in place including barriers and regular monitoring to ensure fauna are not trapped for extended periods in open trenches or other structures during construction.
- Erosion and sediment controls and monitoring and have systems in place where erosion or sedimentation is detected as a result of construction.
- Measures to minimise the risks associated with flood events, high winds, storms, or extreme heat events.
- Noise and air pollution controls and monitoring.
- Light pollution and excess vibration monitoring and controls.
- Waste and pollution monitoring and controls, including a protocol for rapid response to accidental spills.
- Hygiene protocols to address pest plants and disease introductions to or from the study area as a result of construction.
- Fire management processes and response plans in the event of a wildfire entering the site or starting as a result of construction works.
- Rehabilitation process to ensure all areas of earthworks are adequately rehabilitated, including revegetation with locally indigenous plants, where appropriate and in-line with the best management practice recommendations.
- A process for allocation of roles and responsibilities for actions within the CEMP and the dedicated monitoring and reporting of the implementation of CEMP actions.

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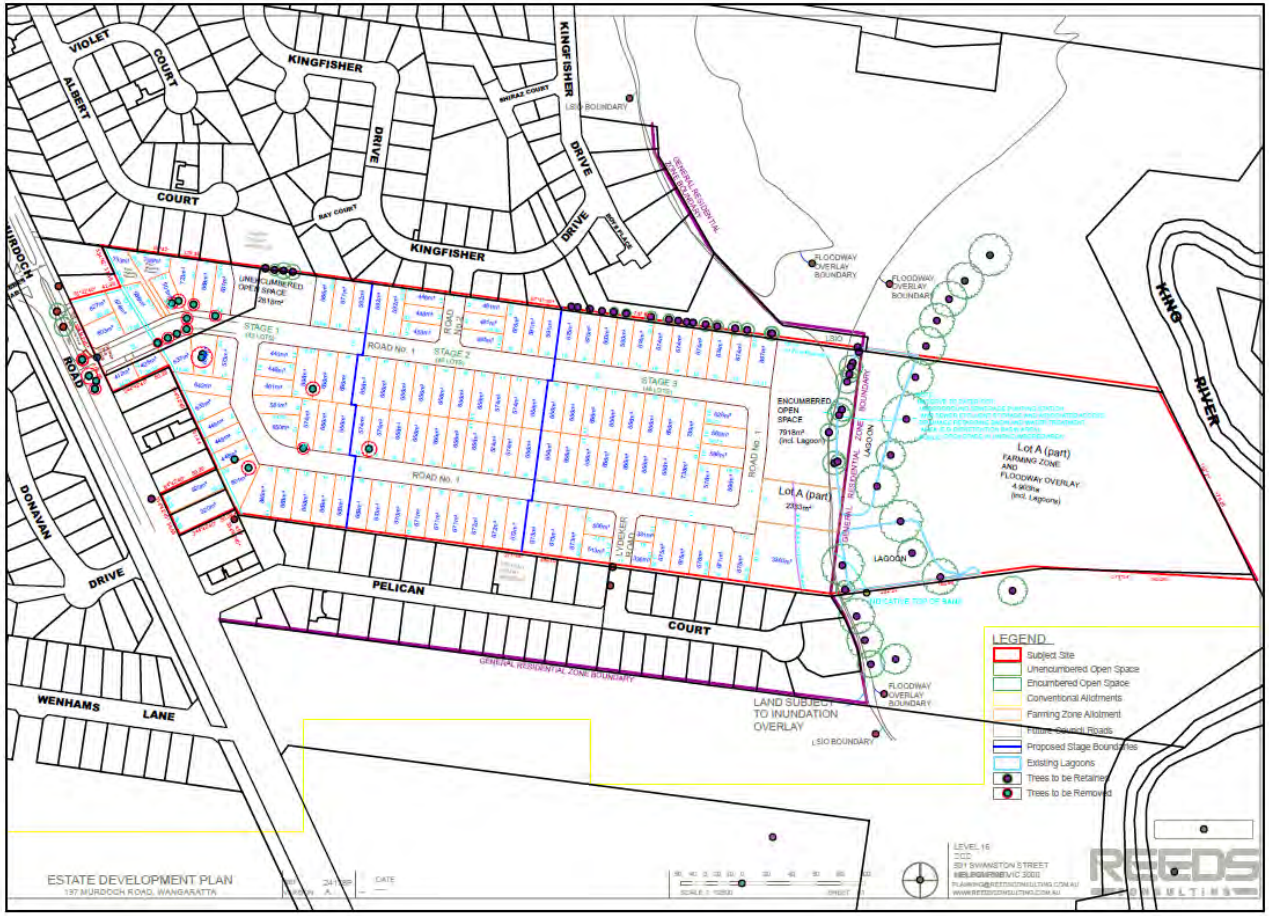
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5 Appendices

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Appendix 1: Site development plans



Appendix 2: Native Vegetation Removal Report (Source: NVR Map, DEECA 2024b)

Native Vegetation Removal Report

NVRR ID: 368_20240429_F33

This report provides information to support an application to remove, destroy or lop native vegetation in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation* (the Guidelines). This report **is not an assessment by DEECA** of the proposed native vegetation removal. Offset requirements have been calculated using modelled condition scores.

Report details

Date created: 29/04/2024

Local Government Area: WANGARATTA RURAL CITY

Registered Aboriginal Party: Yorta Yorta

Coordinates: 146.32860, -36.38088

Address: 197 MURDOCH ROAD WANGARATTA 3677

Summary of native vegetation to be removed

Assessment pathway	**Intermediate Assessment Pathway**		
Location category	**Location 1** The native vegetation extent map indicates that this area is not typically characterised as supporting native vegetation. It does not meet the criteria to be classified as Location Category 2 or 3. The removal of less than 0.5 hectares of native vegetation in this area will not require a Species Offset.		
Total extent including past and proposed removal (ha) *Includes endangered EVCs (ha): 0.459*	**0.459**	*Extent of past removal (ha)*	*0*
		Extent of proposed removal - Patches (ha)	*0.000*
		Extent of proposed removal - Scattered Trees (ha)	*0.459*
No. Large Trees proposed to be removed	**5**	*No. Large Patch Trees*	*0*
		No. Large Scattered Trees	*5*
No. Small Scattered Trees	6		

VICTORIA

Page 1

Offset requirements if approval is granted

Any approval granted will include a condition to secure an offset, before the removal of native vegetation, that meets the following requirements:

General Offset amount [1]	**0.08 General Habitat Units**
Minimum strategic biodiversity value score [2]	0.135
Large Trees	5
Vicinity	North East CMA or WANGARATTA RURAL CITY LGA

NB: values within tables in this document may not add to the totals shown above due to rounding

The availability of third-party offset credits can be checked using the Native Vegetation Credit Register (NVCR) Search Tool - https://nvcr.delwp.vic.gov.au

1. The General Offset amount required is the sum of all General Habitat Units in Appendix 1.
2. Minimum strategic biodiversity value score is 80 per cent of the weighted average score across habitat zones where a General Offset is required.

Page 2

Application requirements

Applications to remove, destroy or lop native vegetation must include all the below information. If an appropriate response has not been provided the application is not complete.

Application Requirement 1 - Native vegetation removal information

If the native vegetation removal is mapped correctly, the information presented in this Native Vegetation Removal Report addresses Application Requirement 1.

Application Requirement 2 - Topographical and land information

This statement describes the topographical and land features in the vicinity of the proposed works, including the location and extent of any ridges, hilltops, wetlands and waterways, slopes of more than 20% gradient, low-lying areas, saline discharge areas or areas of erosion.

The development footprint is located on the flat alluvial plains on the outer bounds of the Wangaratta township between a major road and King River floodplain corridor. The footprint occurs within an existing set-stocked paddock that is surrounded by high-density residential lots to the north, west and south (Map 1). Due to a history of clearing and set-grazing, this area has been significantly modified and offers low biodiversity landscape value as little native vegetation and/or habitat remains, being dominated by exotic grasses and herbaceous weeds. Ecological features present within the study area include eight scattered remnant River Red Gum (Eucalyptus camaldulensis) trees in exotic grasses and lightly scattered perennial native grasses and sedges typical of heavy grazing pressures; both features are consistent with EVC 55 Plains Grassy Woodland. There are also some planted ornamental and native tree species. Much of the development footprint has been cleared of native vegetation of limited value for native fauna and flora. The development footprint is west of the King River floodplain corridor that has moderate-to-high biodiversity landscape being situated in the wider Ovens-King floodplain that is dominated by Floodplain Riparian Woodland interspersed by wetlands/billabongs that regularly floods on a seasonal basis (Map 1). These areas are outside the development footprint since being avoided. While modified from a history of clearing and grazing, this area includes a large billabong and large patches of native vegetation with many old large hollow bearing trees and also providing a contiguous habitat corridor. The site immediately adjoins the King River Reserve (natural features reserve) that merges with the Ovens River reserves, Warby-Ovens National Park and Murray River corridor (extending some 45 kilometres north). Upstream of the site, the King River habitat corridor extends approximately 130 kilometres from the Alpine National Park with the majority located in public land reserves surrounded by agricultural production properties primarily horticulture, cropping and grazing.

Application Requirement 3 - Photographs of the native vegetation to be removed

Application Requirement 3 is not addressed in this Native Vegetation Removal Report. All applications must include recent, timestamped photos of each Patch, Large Patch Tree and Scattered Tree which has been mapped in this report.

Application Requirement 4 - Past removal

If past removal has been considered correctly, the information presented in this Native Vegetation Removal Report addresses Application Requirement 4.

Application Requirement 5 - Avoid and minimise statement

This statement describes what has been done to avoid and minimise impacts on native vegetation and associated biodiversity values.

Page 3

The proposed project construction footprint has been designed to impact the smallest area possible to avoid and minimise native vegetation and biodiversity impacts, while still being sufficient to achieve the objectives of the development proposal. This process occurred following the field assessment from early 2023 and then again in 2024 to facilitate a proposal that is located:

- in areas largely cleared of native vegetation being dominated by non-native grasses and weeds with some remnant scattered trees.
- in areas where native vegetation and biodiversity habitat is the poorest and thereby avoiding 5.3 hectares of high-value floodplain native vegetation/habitats in the sensitive areas of the King River floodplain corridor, especially large trees along surrounding waterways and wetlands/billabongs;
- to avoid the loss of all canopy patch trees on site (including many large old trees on the King River floodplain).
- to avoid waterways and wetlands habitat.
- to avoid the indirect loss of canopy patch trees by not disturbing their Tree Protection Zones (TPZ) and Structural Root Zones (SRZ), such that less than 10% of that calculated TPZ area is impacted.
- located in areas largely cleared of native vegetation.
- minimises the loss of native vegetation within the development footprint to the eight remnant scattered trees in areas that have already been subject to disturbance and are largely devoid of native vegetation being surrounded by exotic pasture and weed species.

Application Requirement 6 - Property Vegetation Plan

This requirement only applies if an approved Property Vegetation Plan (PVP) applies to the property
Does a PVP apply to the proposal?

No

Application Requirement 7 - Defendable space statement

Where the removal of native vegetation is to create defendable space, this statement:

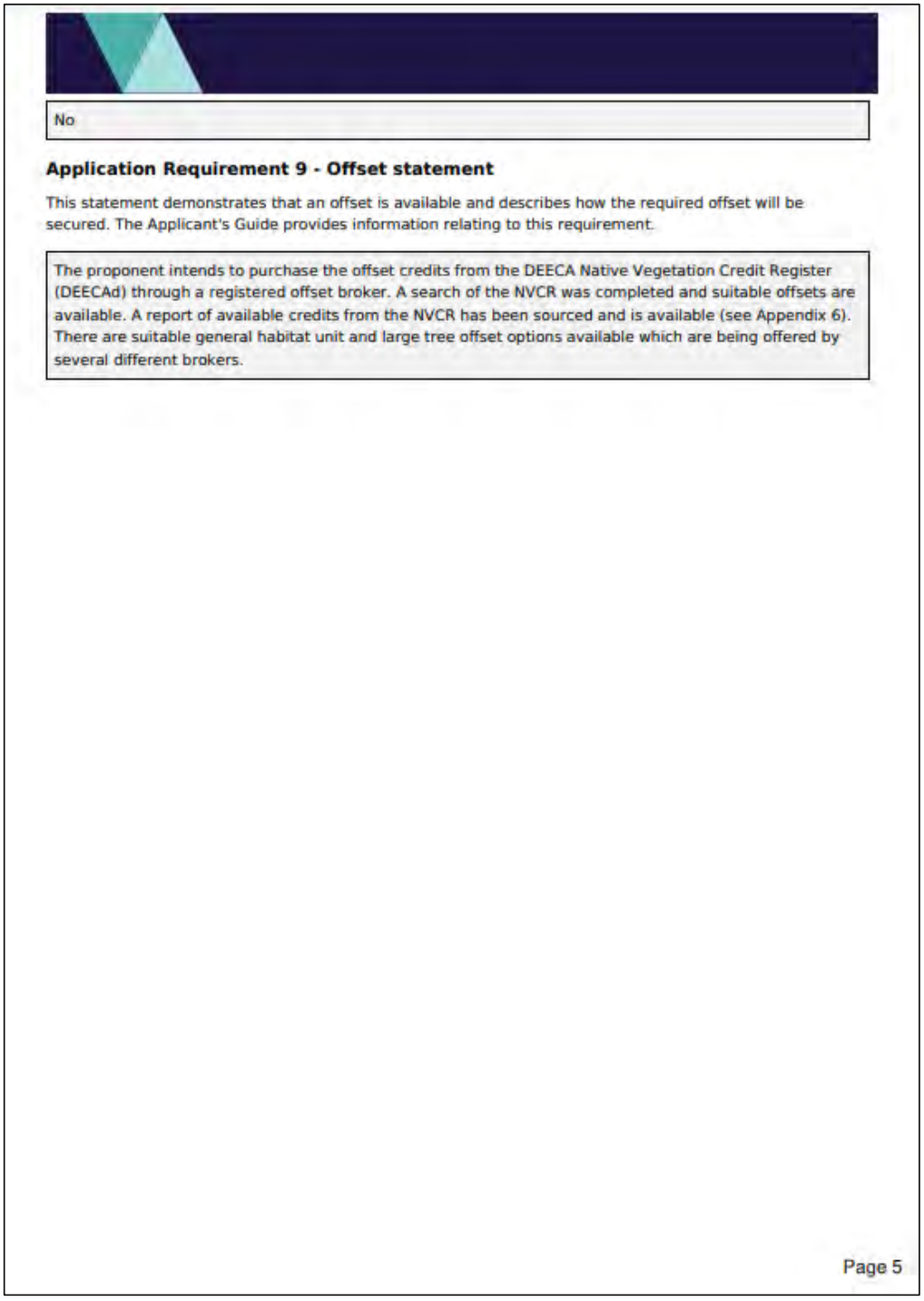
- Describes the bushfire threat; and
- Describes how other bushfire risk mitigation measures were considered to reduce the amount of native vegetation proposed for removal (this can also be part of the avoid and minimise statement).

This statement is not required if, the proposed defendable space is within the Bushfire Management Overlay (BMO), and in accordance with the 'Exemption to create defendable space for a dwelling under Clause 44.06 of local planning schemes' in Clause 52.12-5.

The proposed native vegetation removal is not required to create defendable space.

Application Requirement 8 - Native Vegetation Precinct Plan

This requirement is only applicable if you are removing native vegetation from within an area covered by a Native Vegetation Precinct Plan (NVPP), and the proposed removal is not identified as 'to be removed' within the NVPP.
Does an NVPP apply to the proposal?



No

Application Requirement 9 - Offset statement

This statement demonstrates that an offset is available and describes how the required offset will be secured. The Applicant's Guide provides information relating to this requirement.

The proponent intends to purchase the offset credits from the DEECA Native Vegetation Credit Register (DEECAd) through a registered offset broker. A search of the NVCR was completed and suitable offsets are available. A report of available credits from the NVCR has been sourced and is available (see Appendix 6). There are suitable general habitat unit and large tree offset options available which are being offered by several different brokers.

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Next steps

Applications to remove, destroy or lop native vegetation must address all the application requirements specified in the Guidelines. If you wish to remove the mapped native vegetation you are required to apply for approval from the responsible authority (e.g. local Council). This Native vegetation removal report must be submitted with your application and meets most of the application requirements. The following requirements need to be addressed, as applicable.

Application Requirement 3 - Photographs of the native vegetation to be removed

Recent, dated photographs of the native vegetation to be removed **must be provided** with the application. All photographs must be clear, show whether the vegetation is a Patch of native vegetation, Patch Tree or Scattered Tree, and identify any Large Trees. If the area of native vegetation to be removed is large, provide photos that are indicative of the native vegetation.

Ensure photographs are attached to the application. If appropriate photographs have not been provided the application is not complete.

Application Requirement 6 - Property Vegetation Plan

If a PVP is applicable, it must be provided with the application.

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Appendix 1: Description of native vegetation to be removed

General Habitat Units for each zone (Patch, Scattered Tree or Patch Tree) are calculated by the following equation in accordance with the Guidelines.

General Habitat Units = extent without overlap x condition score x general landscape factor x 1.5, where the general landscape factor = 0.5 + (strategic biodiversity value score/2)

The General Offset amount required is the sum of all General Habitat Units per zone.

Native vegetation to be removed

	Information provided by or on behalf of the applicant		Information calculated by NVR Map							
Zone	Type	DBH (cm)	EVC code (modelled)	Bioregional conservation status	Large Tree(s)	Condition score (modelled)	Polygon extent (ha)	Extent without overlap (ha)	SBV score	General Habitat Units
A	Scattered Tree	80	VRiv0055	Endangered	1	0.200	0.070	0.070	0.180	0.012
B	Scattered Tree	45	VRiv0055	Endangered	-	0.200	0.031	0.016	0.180	0.003
C	Scattered Tree	74	VRiv0055	Endangered	1	0.200	0.070	0.070	0.180	0.012
D	Scattered Tree	120	VRiv0055	Endangered	1	0.200	0.070	0.070	0.180	0.012
E	Scattered Tree	70	VRiv0055	Endangered	1	0.200	0.070	0.070	0.120	0.012
F	Scattered Tree	100	VRiv0055	Endangered	1	0.200	0.070	0.070	0.222	0.013
G	Scattered Tree	45	VRiv0055	Endangered	-	0.200	0.031	0.031	0.120	0.005
H	Scattered Tree	44	VRiv0055	Endangered	-	0.200	0.031	0.011	0.145	0.002
I	Scattered Tree	49	VRiv0055	Endangered	-	0.200	0.031	0.018	0.100	0.003

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Information provided by or on behalf of the applicant			Information calculated by NVR Map							
Zone	Type	DBH (cm)	EVC code (modelled)	Bioregional conservation status	Large Tree(s)	Condition score (modelled)	Polygon extent (ha)	Extent without overlap (ha)	SBV score	General Habitat Units
J	Scattered Tree	45	VRiv0055	Endangered	-	0.200	0.031	0.031	0.180	0.006
K	Scattered Tree	25	VRiv0055	Endangered	-	0.000	0.031	0.000	0.000	0.000

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Appendix 2: Images of mapped native vegetation

1. Property in context



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2. Aerial photograph showing mapped native vegetation



Proposed Removal

N

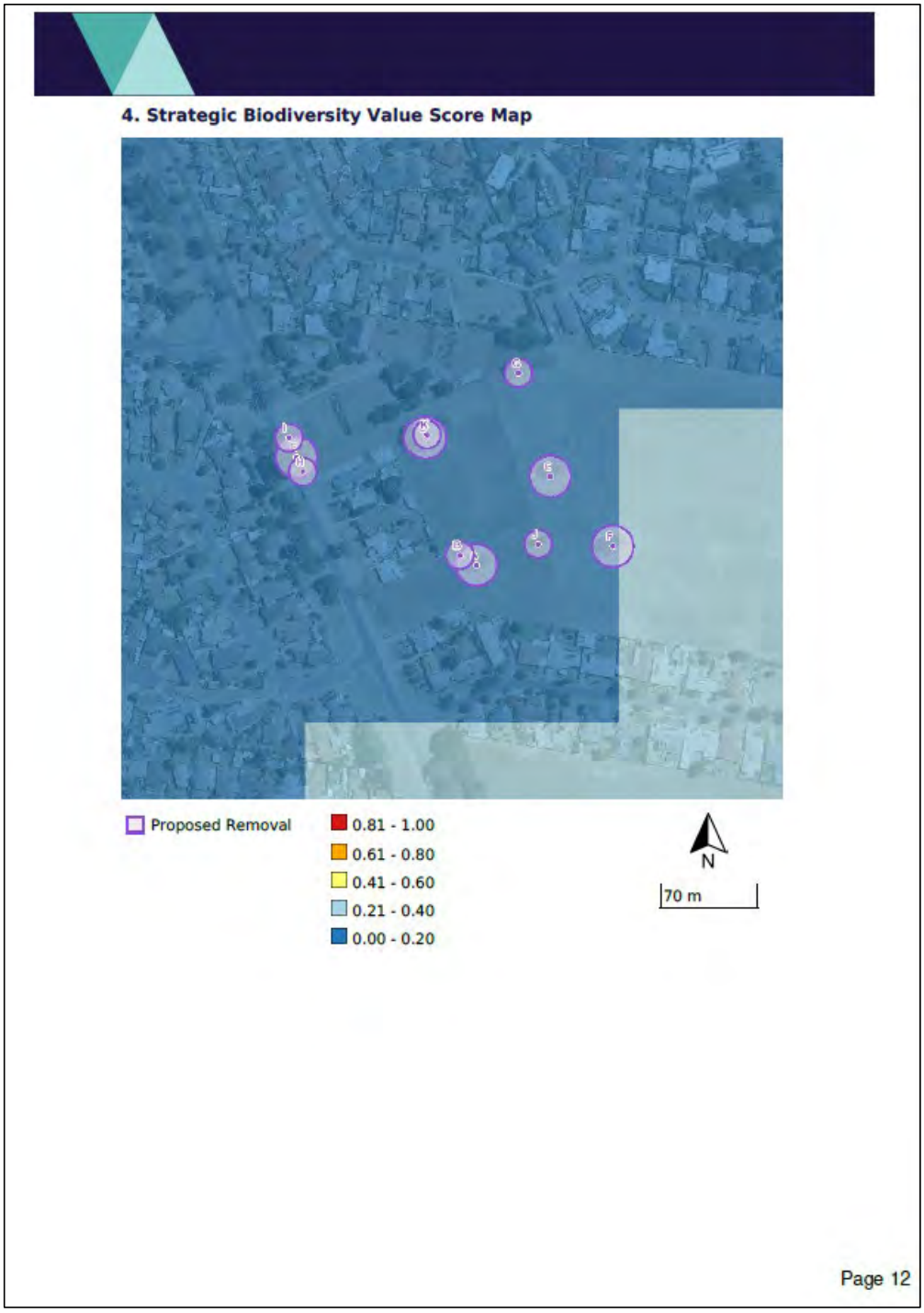
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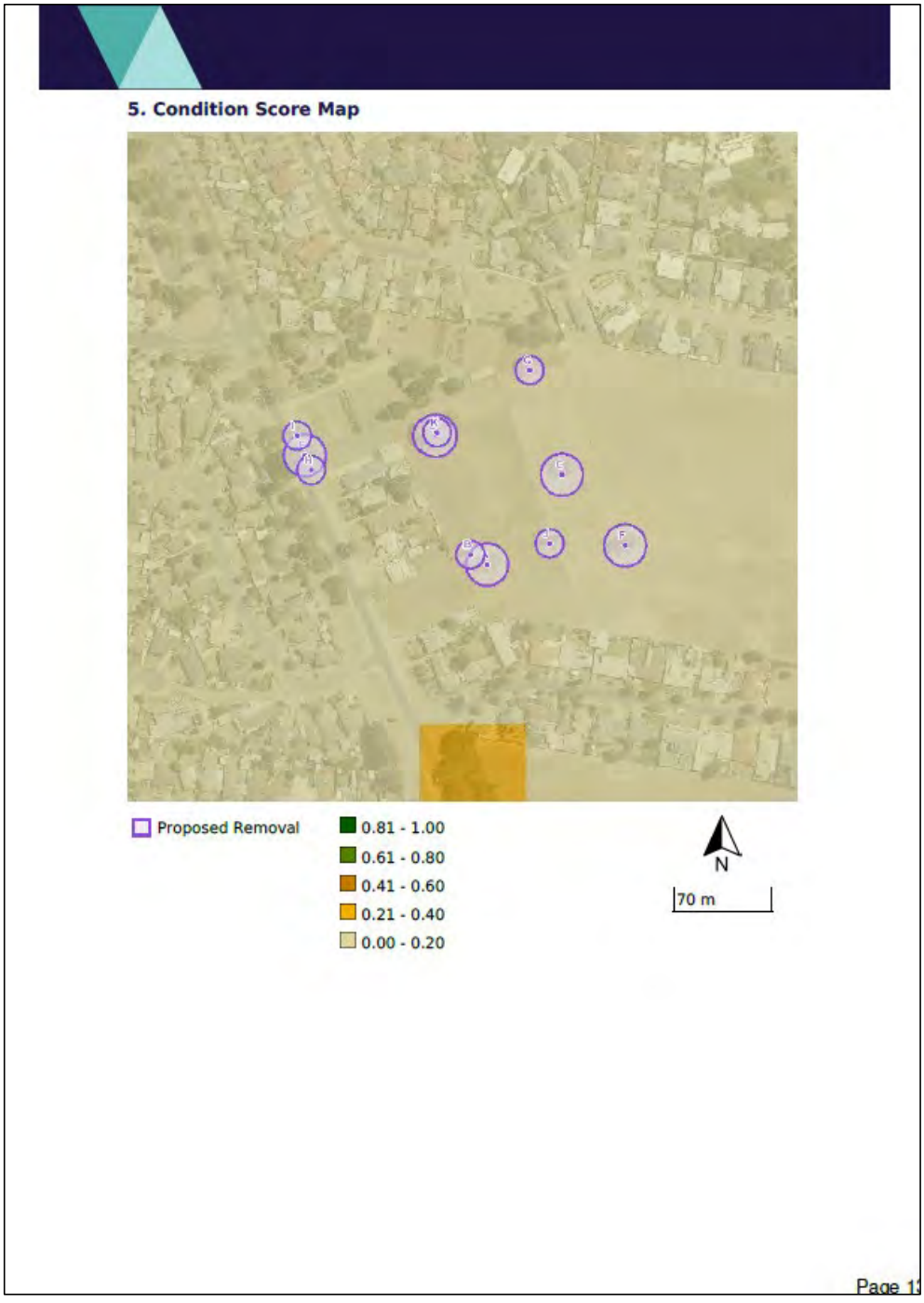
Page 10

3. Location Risk Map



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4. Strategic Biodiversity Value Score Map
Proposed Removal
0.81 - 1.00
0.61 - 0.80
0.41 - 0.60
0.21 - 0.40
0.00 - 0.20
N
70 m
Page 12


5. Condition Score Map
Proposed Removal
0.81 - 1.00
0.61 - 0.80
0.41 - 0.60
0.21 - 0.40
0.00 - 0.20
N
70 m

6. Endangered EVCs



Proposed Removal

Endangered 1750 Ecological Vegetation Classes

N

70 m

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Appendix 3: Photos of Lost Vegetation



Photo 1: Tree K and Tree D - two scattered remnant River Red Gums (Eucalyptus camaldulensis). Photo: Kate Hill 2024.



Photo 2: Tree B, Tree A, Tree J and Tree C- four scattered River Redgums (Eucalyptus camaldulensis). Photo: Kate Hill 2024.



Photo 3: Tree F - one scattered River Redgum (Eucalyptus camaldulensis) – with others in background. Photo: Kate Hill 2024.



Photo 4: Tree G – one dead scattered River Redgum (Eucalyptus camaldulensis). Photo: Kate Hill 2024.



Photo 5: Tree C - one scattered River Redgum (Eucalyptus camaldulensis). Photo: Kate Hill 2024.



Photo 6: Example of cleared paddock proposed for development with avoided billabong/King River riparian areas in the distance, eastern orientation. Photo: Kate Hill 2024.



Photo 7 Example of avoided riparian areas adjacent billabong, eastern and southern orientation. Photo: Kate Hill 2024.



Photo 8: Tree I, F and H - scattered River Redgums (Eucalyptus camaldulensis) with non-locally indigenous planted Paperbark (Melaleuca linifolia) and regenerating Black Sheoak (Allocasuarina littoris) from a planted cluster further along Murdoch Road. Photo: Kate Hill 2024.

Appendix 4: Evidence of Offset Availability

vegetationlink

Our reference: VLQ-10341
Your reference: Murdoch Rd

29 April 2024

Kate Hill
Red-Gum Environmental Consulting
kate.hill@red-gum.com.au

Dear Kate

RE: Quotation for the supply of native vegetation credits

Vegetation Link is an accredited offset provider with the Department of Energy, Environment and Climate Action (DEECA). We offer a specialised brokerage service to enable permit holders and developers to identify suitable native vegetation credits to meet their planning permit offset requirements.

Based on the information you have provided; I understand you require the following native vegetation offset:

Offset type	Vicinity	General habitat units (GHU)	Min. strategic biodiversity value (SBV)	Large trees
General	North East CMA	0.080	0.135	5

To meet your offset requirements, you can purchase native vegetation credits from a third party as per the options quoted below[1]. This quotation is valid for 14 days, subject to credit availability.

Credit Trade Option 1: **3-Party CTA pathway – offset site located on Jaitmatang Country[2] in the Towong Shire area** (approx. 3-6 week turnaround from acceptance of quote)

Native Vegetation Credit Fees – Invoiced by DEECA	
Cost of native vegetation credits (ex. GST)	$15,000.00
Broker Fee – Invoiced by Vegetation Link	
Cost of broker fee (ex. GST)	$1,250.00
Total Credit Trade Fees	
Subtotal Cost (ex. GST)	$16,250.00
Total GST applicable	$1,625.00
Total Cost (inc. GST)	$17,875.00

[1] *Note that the broker fee includes the NVOR transfer and allocation fees when an allocation is done at the time of purchase.*

[2] *Traditional Country names sourced from the AIATSIS Map of Indigenous Australia*

Vegetation Link Pty Ltd
ABN: 92 169 702 032
www.vegetationlink.com.au
1300 VEG LINK (1300 834 546) | offsets@vegetationlink.com.au | PO Box 10 Castlemaine VIC 3450

Rural City of Wangaratta

Rural City of Wangaratta

Reconciliation Action Plan

REFLECT

wangaratta.vic.gov.au

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Welcome & Acknowledgement to Country

We acknowledge the traditional Custodians of the lands, on which the Rural City of Wangaratta Communities reside. We pay our respect to their Elders past, present and emerging, and celebrate and respect their continuing cultures.

We are committed to walking beside traditional owners and custodians and Aboriginal and Torres Strait Islander peoples living and working within the City of Wangaratta as we move toward reconciliation.

DRAFT

Message from Mayor and CEO of the Rural City of Wangaratta

Cr Irene Grant and Brendan McGrath

(To be contributed after Council consultation process)





DRAFT

Acknowledgement of contribution

Thank you to our Aboriginal and Torres Strait Islander community, the Bpangerang, Taungurang and Yorta Yorta people, our staff, our stakeholders and our broader networks. We look forward to working towards a successful Reflect Reconciliation Action Plan delivery and creating an organisation that can proudly walk in truth and hand in hand with our traditional custodians. We believe this work will send a clear message to all that council is committed to meaningful pathways towards true reconciliation.

Message from Reconciliation Australia

(To be contributed after Reconciliation Australia approval process)

Council's Commitment to Reconciliation and Truth Telling

The Rural City of Wangaratta (Council) is guided by leading strategies, plans and legislation from all tiers of Federal and State Government which sets best practices in pathways to stronger and respectful relationships with our Aboriginal and Torres Strait Islander community.

1. **Federal Government National Agreement on Closing the Gap 2020**

The National Agreement on Closing the Gap is a partnership between Australian governments and Aboriginal and Torres Strait Islander peak organisations, aiming to improve life outcomes for Indigenous Australians. It outlines goals and reforms, committing all parties to developing an implementation plan, reporting annually, and embedding priority reforms into policies and practices. The agreement guides local government by setting out a new approach to working with Aboriginal and Torres Strait Islander communities, emphasising partnerships, shared decision-making, and accountability.

2. Victorian Aboriginal & Local Government Strategy (VALGS) 2021-2026

The Victorian Aboriginal & Local Government Strategy (VALGS) is an important resource for Victorian councils. It serves as a practical guide to help embed the voices and priorities of Aboriginal communities at a local government level.

The Strategy recommends actions for Local Governments, the Victorian Government and Aboriginal communities that progress Aboriginal self-determination and reconciliation. It has been developed to support alignment of the Local Government sector with the Victorian Aboriginal Affairs Framework 2018-2023, the Victorian Treaty process, the Victorian Closing the Gap Implementation Plan and the work of the Yoo-rrook Justice Commission.

DRAFT

The Strategy includes a clear framework for shared decision-making processes and actions for Aboriginal Victorians working together with local government based on mutual control, shared power and decision-making, fairness, respect, and trust.

3. The Victorian Aboriginal Heritage Act 2006

The Aboriginal Heritage Act provides protection of Aboriginal Cultural Heritage in Victoria. It empowers Traditional Owners as protectors of their cultural heritage, it strengthens the ongoing right to maintain the distinctive spiritual, cultural, material and economic relationship of Traditional Owners with the land and waters and other resources with which they have a connection under traditional laws and customs. It also promotes respect for Aboriginal Cultural Heritage, contributing to its protection as part of the common heritage of all peoples and to the sustainable development and management of land and of the environment.

The Victorian Aboriginal Heritage Act 2006 recognises Registered Aboriginal Parties (RAP) as the primary guardians, keepers and knowledge holders of Aboriginal Cultural Heritage.

The Rural City of Wangaratta local government boundaries include the Registered Aboriginal Parties of Yorta Yorta, and Taungurung.

Council's Vision for Reconciliation

In addition to recognising the boundaries set by the Victorian Government, Council is deeply committed to acknowledging all Traditional Owners—both registered and non-registered—whose ancestral lands fall within our local government area. This includes the Bpangerang, Yorta Yorta, and Taungurung peoples. While the Bpangerang are not currently a Registered Aboriginal Party, Council continues to honour the knowledge, leadership and ongoing contributions of Bpangerang Elders and community members. Council acknowledges the cultural significance of their claims and connection to Country, particularly since the introduction of the Aboriginal Heritage Act 2006.

Council recognises the complexities that exist across these lands and take a position of respect and neutrality. Our commitment lies in supporting self-determination, listening deeply, and embracing change as our understanding evolves. Through our Reflect Reconciliation Action Plan, we refer to and include all Traditional Owner groups—whether registered or not—acknowledging their enduring connection to land, waters and culture.

Within the Wangaratta Municipality, Council acknowledges that Traditional Owner status is complex and often contested. This can present challenges in the way Council can plan, consult, and deliver projects. As an organisation, we recognise that it can lead to hurt or frustration when community voices feel unheard. Council staff are committed to navigating this space with care and responsibility. We take a neutral and inclusive approach, ensuring our consultation processes are respectful, culturally safe, and accessible to all Aboriginal and Torres Strait Islander peoples in our region. At the heart of this work is our ongoing commitment to self-determination—listening, learning, and creating space for all voices to be heard and valued.

DRAFT

The Rural City of Wangaratta is committed to:

- Working together to navigate the complexities of local Aboriginal and Torres Strait Islander relationships with the goal of improving broad engagement with all First Nations people across the Rural City of Wangaratta.
- Identify and connect First Nations participation and consultation across community projects, engagement, partnerships and services.
- Meet the statutory obligations of the Rural City of Wangaratta including those relating to The Victorian Aboriginal Heritage Act, Registered Aboriginal Parties and Recognition and Settlement Agreements.
- Acknowledge and respect established community processes and projects such as those related to the Murmungan Rock, Bullawah Cultural Trail.
- Improve and increase First Nations access and support whereby each service acts as a gateway for communities to identify and connect.
- Provide and follow inclusive and appropriate guidance (outside of statutory obligations) on cultural authority best practice that sits within the sensitivities of Traditional Owner status across the Rural City of Wangaratta including the Bpangerang, Yorta Yorta, and Taungurang peoples.

As a result of the community consultation for the 2021 -2025 Council Plan the community requested action to be taken on the development of an organisational Reconciliation Action Plan (RAP).

The key actions identified in the Council Plan:

5. Enhancing our Lifestyle

5.2 Cultural Heritage that is recognised and celebrated

5.2.1.5 – Develop and implement a Reconciliation Action Plan in partnership with our Indigenous community.

In December 2021 Council as an organisation first registered with Reconciliation Australia which is the peak body for reconciliation in the nation.

After several early attempts to establish the first Reflect draft, Council took a significant step forward in late 2024 by engaging an experienced and culturally neutral First Nations consultant to help guide the process. Their insight and leadership have been instrumental in shaping the initial phase of our Reconciliation Action Plan (Reflect). Reconciliation is a deeply important journey, one that takes time, care, and honest reflection. While it may be complex, Council's commitment remains unwavering: to keep listening, to engage meaningfully, and to ensure First Nations voices are heard, respected, and placed at the heart of this work.

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Our Business

The Rural City of Wangaratta is in north-eastern Victoria, Australia, in the Ovens Murray region. It's approximately 235 kilometres northeast of Melbourne's CBD. The city is a key regional centre situated on the Ovens River and serves as a gateway to the Victorian high country and alpine regions. Wangaratta's European history began in 1838 when the first squatters presented themselves to the area to settle and eventually establish the town we know today. The region is made up of important ecological rich landscapes from river flats and flood plains, surrounded by River Red Gums and native grasslands, through to the Warby Ranges and high-country foothills. Prior to the colonisation, our countryside was rich in food and resources for our First Peoples, we are surrounded by significant cultural sites and evidence that holds the stories and connection to Country for our Aboriginal People and honours a history that is over 65,000 years old.

Today, our local towns and villages proudly honour the original names gifted by the Bpangerang people. The name *Wangaratta* means "long-necked cormorant." *Milawa* is derived from the words *"Mila"* meaning "eyes" and *"Wah/Wa"* meaning "water," reflecting the role of the Bpangerang people in the Milawa area as the "water watchers" who kept a close eye on the two main rivers: the King River (*Poodumbia*) and the Ovens River (*Torryong*).[1] Other examples of traditional place names in the region include Bobinawarrah, Killawarrah, Tarrawingee, and Boorhaman, to name a few.

We are located in the Hume region of North-East Victoria and our municipality covers an area of 3,645 square kilometres, experiences cool temperate climate with low humidity and a high diurnal (day-night) temperature range. The population of Wangaratta has grown steadily over the past decade rising from 26,390 to 28,310 with Aboriginal and/or Torres Strait Islander people making up 1.3%, as informed by the latest 2016 census. The population is 53.3% female and 46.7% male and the SEIFA index of Disadvantage for the municipality is 983, which ranks Wangaratta 303 out of 544 of local government areas. With current population estimates at 29,660 and the projected population by 2036 to be 32,160. Compared to the rest of Victoria the proportion of people aged 14-45 is much lower and the population aged 49 and above is higher, reflecting an ageing population. The health care and social assistance industry was identified as the largest employer in Wangaratta in 2016. Whilst agriculture and manufacturing, although declining in terms of employment, remained the predominant export industries in the municipality.

[1] Dowling, Freddie (2009). *No More the River Rings with Koorie Laughter*. Launceston, Tasmania: Wangaratta Historical Society. p. 84.

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The Rural City of Wangaratta includes both a vibrant city and distinctive rural towns. Our region is known for our waterways, our rugged beauty, our surrounding landscapes, as well as being home to some of Australia's best local produce. Our industries include transport and logistics, heath services, education and government agencies, small business and a nationally significant agricultural industry. Our community is a hub for recreational, commercial, educational, tourism and health facilities.

The families in our region value access to childcare and kindergarten services, twenty primary schools, specialist schools and three secondary facilities. Tertiary education includes a TAFE Institute, a centre for continuing education and a campus of Charles Sturt University. The Rural City of Wangaratta provides a quality lifestyle in a vibrant, safe and caring community.

Our Principles for Decision Making.

We will look after our most vulnerable and disadvantaged.

We will be an accessible organisation that is easy to do business with.

We will be innovative and flexible in our approach to the challenges that face our organisation and our community.

We will focus on population growth that supports a sustainable future.

We will look after our environment to secure a sustainable future for current and future generations, including action on climate change.

We will recognise that a strong economy is driven by a strong and diverse community.

We will maintain our infrastructure for future generations.

We will be courageous and always think of the future.

We will ensure our rural communities and districts are supported

Our Ways of Working

We have four values which underpin everything we do:

Leadership

We will show diligence and good governance when making decisions. We will accept responsibility for the consequences of those decisions.

Engagement

We will actively and openly consult with you. We strive to achieve effective governance and the best outcome for the community.

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Respect

We will value the contribution and individuality of others. We aim to achieve an honest and healthy working relationship with all our citizens.

Progression

We aim to continually improve our performance. We strive for the highest standards and outcomes for our municipality

Community vision (Wangaratta 2045)

We are a welcoming, connected, and caring community.

We value our urban and rural communities, ensuring shared opportunity and quality of life.

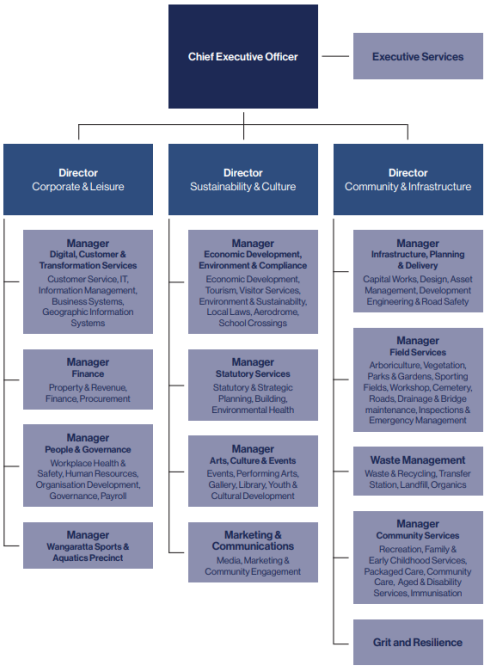
Our natural environment supports our wellbeing and forms a strong part of our cultural identity.

Our strength is our resilience and active participation in shaping a future for everyone to thrive.

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Our Council and our People

Wangaratta Council is made up of seven Councillors with one Mayor and Deputy Mayor. Council is the governing body that appoints a Chief Executive Officer (CEO). The CEO has responsibility for the day-to-day management of operations in accordance with the strategic directions of the Council Plan. The Corporate Management Team (CMT), consisting of the CEO and three Directors, lead the organisation. The details of the Directors who report to the CEO, and subsequently the senior officers that report to the Directors, are set out below.



Council is made up of over 400 staff and over 70 volunteers who help enable our cultural and recreational services. We are dedicated to creating a safe, supportive and inclusive community for everyone. We are committed to working towards an equitable community where a person's abilities, cultural background, gender, identity or financial situation are not a barrier to their opportunities or participation in our community.

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Development of our Reflect RAP – Timeline

2012

As Early as 2012, Council reported to Reconciliation Victoria the following good practices in our response to the 2012 Victoria Local Government Aboriginal Engagement and Reconciliation Survey and subsequent updates.

- Flies the Aboriginal flag permanently
- Flies the Torres Strait Islander flag permanently
- Engages with Traditional Owners
- Acknowledges Country
- Arranges Welcome to Country
- Uses Aboriginal language to name projects or places
- Engages with local Aboriginal organisations
- Engages with Local Indigenous Networks
- Provides cross-cultural awareness training for staff and/or councillors
- Includes Aboriginal specific commitments in Council strategic documents
- Has a documented Aboriginal history of the municipality
- Recognises local Aboriginal historical events
- Provides support for Aboriginal art and culture
- Has facilitated the use of Aboriginal language to name sites
- Includes Aboriginal content in whole of community events and organises NAIDOC activities
- Supports or organises events that celebrate Aboriginal culture
- Has worked with Registered Aboriginal Parties (RAP) to protect local significant sites.
- Library has Aboriginal specific programs
- Has Aboriginal-specific HACC services
- Involves Aboriginal young people in programs
- Provides Aboriginal specific youth programs
- Works with local agencies to support Aboriginal young people
- Is involved in local Aboriginal tourism
- Engages with Local Aboriginal and Torres Strait Islander Networks

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These practices were guided and strengthened by the wisdom and support of respected local Elders—Uncle Sandy Atkinson, Uncle Wally Cooper, Uncle Eddie Kneebone, and Uncle Freddie Dowling—all of whom have since passed. Their legacy continues to shape Council's journey and remains a vital part of the foundation on how the organisation continues to build on today.

2014

Council was acknowledged by Dirrawarra Indigenous Network for assisting with the establishment of the Gathering Plance Feasibility Study.

2018

Council established the internal Cultural Protocols Document to assist with staff awareness and learning on cultural matters.

2021

Council registered with Reconciliation Australia to begin drafting the first Reflect Reconciliation Action Plan (RAP). Staff participated in workshops and guided sessions facilitated by Reconciliation Australia, and internal communication and engagement were initiated. This included the delivery of Cultural Awareness training and the formation of an initial RAP Working Group.

As the organisations understanding deepened, Council recognised the importance of taking time to honour the complexity of local context—including contested land, Traditional Owner status, and diverse community perspectives. Rather than rushing the process, Council chose to pause and prioritise meaningful community engagement. This allowed for the approach of genuine listening, relationship-building, and laying the foundations for reconciliation actions that are grounded in respect and shared understanding.

2024

Council Officers attended the National Indigenous leaders Conference held in Melbourne in June 2024, attending workshops on delivering RAPS in complex environments.

2024

Council committed resources to employing external First Nations expertise to guide and advise on the RAP process.

2024 / 2025

Council registered with Reconciliation Australia and consultation with our Aboriginal and Torres Strait Islander community was re-established and revisited.

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Our Reconciliation journey to date

Council has an active role in developing mutually beneficial partnerships with our Traditional Owners and Aboriginal and Torres Strait Islander Community. Many of these partnerships have led to successful and ongoing activities and projects which we are proud to celebrate.

Marmungun Rock

Marmungun Rock marks the beginning of the Bullawah Cultural Trail, with the word *'Marmungun'* meaning 'of this group/area'—the closest traditional Bpangerang word for *community*. The Rock features handprints that serve as a lasting tribute to outstanding individuals within our community. Each year, during National Reconciliation Week, the Aboriginal and Torres Strait Islander community comes together to honour and celebrate the Wangaratta Citizen of the Year at this special site.

The concept was led by the late Uncle Wally Cooper and presented to Wangaratta Council and this was unanimously supported, including where it would be situated, in Apex Park alongside the Ovens River. The Marmungun Rock ceremony site was established in 2016, and the first ceremony was conducted during National Reconciliation Week 2017. This ceremony and partnership is still going strong and is one of Wangaratta's most significant acts of true reconciliation and walking side by side.

The project was awarded recognition for its success through the Keep Victoria Beautiful- Tidy Towns Indigenous Culture Award in 2021.

Bullawah Cultural Trail

The Bullawah Cultural Trail project was created to celebrate and share the ancient stories, knowledge and skills of local Indigenous people. Bullawah (bulla meaning two and wah meaning water) signifies the two suspension bridges crossing the river as well as the joining of the two rivers and the coming together of Indigenous and non-Indigenous people. As you journey the trail, you are invited you to share in stories of the Bpangerang people to learn more of how they lived here and the importance of country to their culture. Bullawah also signifies Indigenous and non-Indigenous people walking together hand in hand toward reconciliation and the coming together of cultures. The Bullawah Cultural Trail incorporates interpretive signage, sculptures, public art, short films, medicinal plants, bush tucker and the Marmungun Rock that honours local Indigenous and non–Indigenous leaders in the community

This project was launched in 2016 and was quickly followed by being awarded the 2017 HART (Helping Achieve Reconciliation Together) Award for Victorian Local Government

Proud and Deadly Awards

Councils Youth Services team worked closely for several years on the highly successful Proud and Deadly Awards. In partnership with the local Dirrawarra Indigenous Network and the Wangaratta arm of VACCA, the awards recognised local Aboriginal and Torres Strait Islander students to be proud of their culture and recognised for their achievements and contributions.

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The Beacon Water Tower

In 2021, Council delivered a major redevelopment and capital works program in the Railway Precinct around Docker and Norton Streets. As part of this transformation, a significant public art initiative was introduced to enrich the area and elevate the visitor experience. Through a competitive selection process, the design team THINKCRAFT was chosen to bring to life *The Beacon* water tower project, an artistic response grounded in local Bpangerang stories.

Their breathtaking mural is inspired by the Bpangerang concept *Dirrawarra*, meaning 'together' or 'united'. More than just a striking piece of art, *The Beacon* stands as a contemporary tribute to the ancient and enduring Indigenous tradition of gathering people to share stories and knowledge.

By day, *The Beacon* tells the story of the rich web of flora and fauna that connect us to Country, evoking a deep sense of unity and belonging. By night, the tower is transformed, bathed in vibrant, shifting lights that respond to its surface and bring it to life with a mesmerising display of colour and movement.

The creation of *The Beacon* was deeply enriched by the involvement of the late Bpangerang Elder, Uncle Freddie Dowling. Uncle Freddie generously shared his animal totem stories and gave his blessing for their inclusion on the mural and the

Bitja Wokka Virtual Reality Cultural Burn Project

Bitja Wokka meaning Fire Country, is an immersive Virtual Reality film featuring local Bpangerang stories and culture experienced in Northeast Victorian landscapes. The first of its kind in Australia - the film highlights the role Indigenous knowledge and cultural burning practices can have in reducing future fire threat and maintaining a healthy environment for all.

The film was developed through Wangaratta Art Gallery's Spark Bushfire Recovery program, an initiative that provided opportunities for the Wangaratta community to explore their relationship to nature and their connection to community in the aftermath of the 2020 bushfires. The project focused on recovering from the bushfires but also developed community resilience and preparedness for future crises through learning about Indigenous Caring for Country practices.

Wangaratta Art Gallery worked closely with the Bpangerang community and elder Uncle Darren Atkinson to realise the project. Melbourne based, immersive technology studio, PHORIA, was commissioned to produce the film.

Fire training

Council officers from Environment and Sustainability unit, participated in fire training (Prevent injury, respond to wildfire and assist with prescribed burning) with a group from Bpangerang Aboriginal Corporation (BAC) and NECMA. The purpose was to learn the skills necessary to assist with prescribed burning as a tool to manage vegetation and to enable Council to work alongside traditional custodians in caring for country and healing country activities.

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Kaluna Island Cultural Burn 2024-ongoing

The Ngalan Bitja Ranger Team led a cultural burn that included the involvement of the Council's fire-trained Environment and Sustainability staff. Goals included reducing non-native weed cover, reducing fine fuel loads to mitigate impacts of bush fire and promote the growth of native herbs. Another burn is planned for 2025.

Ecological Thinning of Red Gums on Kaluna 2025

The Environment & Sustainability team engaged Aboriginal Cultural Heritage Education (ACHE) to conduct ecological thinning of red gums on Kaluna Island and will be working closely with them on this project. This DEECA approved and will be occurring April-May 2025.

Celebration of Reconciliation Week and NAIDOC week

Council staff across various teams annually partner with local services and groups to celebrate and enable community awareness of these important dates.

Annual support and partnerships are provided to Wangaratta VACCA branch, ACHE and Bpangarang Aboriginal Corporation are delivered for various events during NAIDOC week.

Partnerships

At the heart of our Reconciliation journey are the partnerships we nurture and uphold with Aboriginal and Torres Strait Islander organisations and communities across the City of Wangaratta. These relationships are built on trust, mutual respect, and a shared commitment to creating positive change. Through collaboration, we seek to support culturally safe spaces, strengthen community connections, and amplify First Nations voices in our work. Below is a list of the valued partnerships and working relationships that help guide and inform our ongoing efforts.

- Aboriginal Cultural Heritage Education (ACHE)
- Albury Wodonga Health Service (AWHAS- Wangaratta branch)
- Bangerang Aboriginal Corporation (BAC)
- Dirrawarra Indigenous Network (DIN)
- Mungabareena Aboriginal Corporation (Wangaratta)
- Taungurung Land and Water Council (TLaWC)
- Victorian Aboriginal Child and Community Agency – Wangaratta (VACCA)
- Yorta Yorta Nation Aboriginal Corporation (YYNAC)

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Rural City of Wangaratta REFLECT ACTION PLAN

Relationships

(*Dates reflect current activity during drafting of document, to be updated upon endorsement / approval)

Action	Deliverable	Timeline	Responsibility
1. Establish and strengthen mutually beneficial relationships with Aboriginal and Torres Strait Islander stakeholders and organisations.	• Identify Aboriginal and Torres Strait Islander stakeholders and organisations within our local area or sphere of influence.	June 2025	Manager Arts Culture & Events
	• Research best practice and principles that support partnerships with Aboriginal and Torres Strait Islander stakeholders and organisations.	June 2025	Manager Arts Culture & Events
2. Build relationships through celebrating National Reconciliation Week (NRW).	• Circulate Reconciliation Australia's NRW resources and reconciliation materials to our staff.	May – June 2025	Director Sust & Culture & Marketing & Comms Lead
	• RAP Working Group members to participate in an external NRW event.	27 May-3 June, *[2025]*	All SMT
	• Encourage and support staff and senior leaders to participate in at least one external event to recognise and celebrate NRW.	27 May-3 June, *[2025*	All SMT
3. Promote reconciliation through our sphere of influence.	• Communicate our commitment to reconciliation to all staff.	June 2025	Manager Statutory Services & Manager Community & Recreation
	• Identify external stakeholders that our organisation can engage with on our reconciliation journey.	June 2025	Manager Statutory Services & Manager

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Action	Deliverable	Timeline	Responsibility
			Community & Recreation
	• Identify RAP and other like-minded organisations that we could approach to collaborate with on our reconciliation journey.	June 2025	Manager Statutory Services & Manager Community & Recreation
4. Promote positive race relations through anti-discrimination strategies.	• Research best practice and policies in areas of race relations and anti-discrimination.	June – Nov 2025	Manager People & Culture
	• Conduct a review of HR policies and procedures to identify existing anti-discrimination provisions, and future needs.	June – Nov 2025	Manager People & Culture

Respect

Action	Deliverable	Timeline	Responsibility
5. Increase understanding, value and recognition of Aboriginal and Torres Strait Islander cultures, histories, knowledge and rights through cultural learning.	• Develop a business case for increasing understanding, value and recognition of Aboriginal and Torres Strait Islander cultures, histories, knowledge and rights within our organisation.	June –Nov 2025	Director Corp & Leisure. Manager People & Culture
	• Conduct a review of cultural learning needs within our organisation.	June – Nov 2025	Director Corp & Leisure. Manager People & Culture
6. Demonstrate respect to Aboriginal and Torres Strait	• Develop an understanding of the local Traditional Owners or Custodians of the lands and waters within our organisation's operational area.	June – Nov (ongoing) 2025	Manager Arts Culture & Events ALL SMT

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Action	Deliverable	Timeline	Responsibility
Islander peoples by observing cultural protocols.	• Increase staff's understanding of the purpose and significance behind cultural protocols, including Acknowledgement of Country and Welcome to Country protocols.	June 2025 & Ongoing	Manager Arts Culture & Events ALL SMT
7. Build respect for Aboriginal and Torres Strait Islander cultures and histories by celebrating NAIDOC Week.	• Raise awareness and share information amongst our staff about the meaning of NAIDOC Week.	June – July 2025 (Ongoing)	Manager Arts Culture & Events Coordinator Attractions & Events
	• Introduce our staff to NAIDOC Week by promoting external events in our local area.	June – July 2025 (Ongoing)	Coordinator Attractions & Events
	• RAP Working Group to participate in an external NAIDOC Week event.	First week in July, *[2025]*	ALL SMT

Opportunities

Action	Deliverable	Timeline	Responsibility
8. Improve employment outcomes by increasing Aboriginal and Torres Strait Islander recruitment, retention and professional development.	• Develop a business case for Aboriginal and Torres Strait Islander employment within our organisation.	*[Month, 2025]*	Manager People & Culture
	• Build understanding of current Aboriginal and Torres Strait Islander staffing to inform future employment and professional development opportunities.		Manager People & Culture
9. Increase Aboriginal and Torres Strait	• Develop a business case for procurement from Aboriginal and Torres Strait Islander owned businesses.		Manager Eco Dev, Enviro, & Strategy

Action	Deliverable	Timeline	Responsibility
Islander supplier diversity to support improved economic and social outcomes.	• Investigate Supply Nation membership.	June – Dec 2025	Manager Governance

Governance

Action	Deliverable	Timeline	Responsibility
10. Establish and maintain an effective RAP Working Group (RWG) to drive governance of the RAP.	• Form a RWG to govern RAP implementation.	October 2024 – Ongoing	Manager Arts Culture & Events ALL SMT
	• Draft a Terms of Reference for the RWG.	June – Oct 2025	Manager Governance
	• Establish Aboriginal and Torres Strait Islander representation on the RWG.	June 2025 – Ongoing	Manager Arts Culture & Events ALL SMT
11. Provide appropriate support for effective implementation of RAP commitments.	• Define resource needs for RAP implementation.	March - June 2025	Manager Arts Culture & Events
	• Engage senior leaders in the delivery of RAP commitments.	Oct 2024 – June 2025	ALL SMT
	• Appoint a senior leader to champion our RAP internally.	Oct 2024 - June 2025	Director Sustainability & Culture
	• Define appropriate systems and capability to track, measure and report on RAP commitments.	Oct 2024 - June 2025	ALL SMT
12. Build accountability and	• Contact Reconciliation Australia to verify that our primary and secondary contact details are up to date, to ensure we do not	June annually	Manager Arts Culture & Events

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Action	Deliverable	Timeline	Responsibility
transparency through reporting RAP achievements, challenges and learnings both internally and externally.	miss out on important RAP correspondence.		Attract & Events Coord
	• Contact Reconciliation Australia to request our unique link, to access the online RAP Impact Measurement Questionnaire.	1 August annually	Manager Arts Culture & Events Attract & Events Coord
	• Complete and submit the annual RAP Impact Measurement Questionnaire to Reconciliation Australia.	30 September, *annually*	Manager Arts Culture & Events Attract & Events Coord
13. Continue our reconciliation journey by developing our next RAP.	• Register via Reconciliation Australia's website to begin developing our next RAP.	*(March 2027)*	Manager Arts Culture & Events Attract & Events Coord

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First Nations Community Engagement Strategy

Prepared on behalf of The Rural City of Wangaratta by Elephant in the Room Consulting

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1. Introduction

The Rural City of Wangaratta ((Council) is committed to fostering strong, respectful, and inclusive relationships with its Aboriginal and Torres Strait Islander communities. This strategy acknowledges the diverse cultural groups within the community, each with unique cultural authority, responsibilities, and perspectives.

This strategy seeks to provide the Council with a clear, inclusive, and culturally respectful framework for engaging with Aboriginal and Torres Strait Islander communities within the Rural City of Wangaratta region. Through the delivery of this engagement strategy, the Council seeks to:

- Improve trust and transparency between Council and Aboriginal community groups.
- Ensure fair, inclusive, and accountable engagement that does not prioritise a single stakeholder group.
- Align engagement efforts with the Council's Reconciliation Action Plan (RAP) and Cultural Protocols Guidelines.
- Strengthen long-term relationships through continuous dialogue and meaningful actions.

2. Guiding Principles

This strategy is based on four key principles:

- Respect for Cultural Authority – Acknowledging that multiple groups hold cultural knowledge and responsibility for Country.
- Neutrality & Inclusivity – Engaging with all groups fairly and avoiding assumptions about legitimacy or hierarchy.
- Transparency & Accountability – Clearly defining engagement objectives, decision-making processes, and reporting mechanisms.
- Trust & Relationship-Building – Committing to sustained engagement rather than one-off consultations.

3. Objectives

The Rural City of Wangaratta aims to:

- Establish clear engagement pathways with all Aboriginal and Torres Strait Islander peoples stakeholder groups.

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- Create a culturally safe and inclusive engagement process.
- Ensure all perspectives are acknowledged without Council being drawn into disputes over cultural authority.

Support reconciliation and economic inclusion by strengthening Indigenous business and employment opportunities.

4. Engagement Framework

4.1 Stakeholder Mapping

To ensure meaningful engagement, Council will consult:

- Traditional Owners & Registered Aboriginal Parties (RAPs) – Legally recognised groups responsible for land and cultural heritage.
- Local Aboriginal Community Groups – Organisations focused on community wellbeing, health, and identity.
- Elders & Cultural Knowledge Holders – Individuals with historical and cultural expertise.
- Wider Aboriginal & Torres Strait Islander Community Members – Those who may not belong to a specific group but reside in the region.
- Institutional Partners – Schools, businesses, First Nations and non-Indigenous service providers, and other relevant stakeholders.

4.2 Engagement Approach

Rather than relying on a single engagement channel, Council will tailor engagement efforts across three levels:

Level	Engagement Purpose	Method
1. Relationship-Building	Strengthening trust and partnerships	Informal meetings, community visits, listening circles
2. Formal Consultation	Gathering input on key issues	Focus groups, surveys, roundtable discussions
3. Collaborative Decision-Making	Supporting co-design and shared decision-making	Workshops, advisory panels, community-driven initiatives

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4.3 Engagement Methods & Activities

Examples of activities that may be developed and delivered under this strategy are outlined below.

4.3.1 Building Relationships & Trust

- Regular outreach visits to each stakeholder group.
- Hosting "Yarning Circles" to create an open, safe space for dialogue.
- Establishing Cultural Ambassadors within each group to act as liaison contacts.

5.2 Consultation Mechanisms

- Quarterly Aboriginal Engagement Forums bringing all stakeholders together.
- Stakeholder-specific meetings tailored to different groups' interests.
- Digital & in-person feedback channels, including surveys and written submissions.

5. Aligning with Council Policies

For community engagement to be effective, meaningful, and sustainable, it must be fully integrated into the Rural City of Wangaratta's broader policies and strategic frameworks. This ensures that Aboriginal and Torres Strait Islander perspectives are not treated as an adjunct but are embedded within Council's core priorities, decision-making processes, and economic initiatives.

To ensure this, through this engagement strategy, the Council will:

- Ensure community engagement aligns with the Council's approach to community engagement, First Nations reconciliation, and its Reconciliation Action Plan.
- Integrate Aboriginal community perspectives into Council decision-making and policy development.
- Support Indigenous procurement and business opportunities as part of the City's economic development strategy.

6. Implementation & Accountability

6.1 Governance & Oversight (RECOMMENDED)

To ensure the effective implementation of this Community Engagement Strategy, the Rural City of Wangaratta will establish a Community Engagement Advisory Panel. This panel will

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include representatives from all key Aboriginal and Torres Strait Islander stakeholder groups, ensuring that diverse perspectives are heard and respected in Council decision-making.

Bringing together Traditional Owners, community leaders, Elders, and Aboriginal organisations, the panel will serve as a collaborative platform for meaningful dialogue, relationship-building, and shared decision-making. The panel will be chaired by the Council's Community Engagement Lead.

The Community Engagement Lead will oversee the strategy's implementation, coordination, and continuous improvement, ensuring that community voices are actively included in policy development, cultural initiatives, and local decision-making processes. The Community Engagement Lead will act as a liaison between Council and Aboriginal community groups, facilitating transparent communication, addressing concerns, and strengthening trust.

Together, these measures will provide clear governance and accountability, ensuring that the City's commitment to meaningful and inclusive engagement is embedded into everyday Council operations and relationships with Aboriginal and Torres Strait Islander communities.

6.2 Monitoring & Reporting

Develop a Community Engagement Dashboard to track:

- Number of engagement activities conducted
- Community participation levels
- Key themes and concerns raised
- Provide bi-annual engagement reports to Council and the community.

6.3 Addressing Challenges

To ensure that engagement with Aboriginal and Torres Strait Islander communities is respectful, constructive, and inclusive, a Conflict Resolution Framework will be developed, in addition to providing Cultural Competency Training for Council staff. These initiatives will seek to strengthen trust, improve communication, and create a culturally safe environment for all stakeholders involved in community engagement.

6.3.1 Conflict Resolution Framework

Given the complexities of Aboriginal governance structures, differing cultural authorities, and the presence of multiple Traditional Owner groups in Wangaratta, it is essential to have a structured approach to resolving disputes in a fair, neutral, and transparent manner.

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This Conflict Resolution Framework will:

- Provide clear procedures for addressing disagreements between stakeholder groups, ensuring that all parties are heard and respected.
- Recognise the diverse cultural perspectives and avoid positioning any one group as the sole voice of the Aboriginal community.
- Engage independent cultural mediators, such as Elders or Aboriginal engagement and governance experts, where necessary.
- Ensure Council remains neutral, acting as a facilitator rather than taking sides in community disputes.
- Promote consensus-building approaches, encouraging dialogue and collaboration rather than adversarial positions.

Embedding this framework into community engagement processes, the Council seeks to reduce tensions, prevent conflicts from escalating, and foster a more collaborative and respectful environment.

6.3.2 Cultural Competency Training for Council Staff (RECOMMENDED)

To improve engagement approaches and ensure meaningful interactions with Aboriginal and Torres Strait Islander peoples, all Council staff and decision-makers will be required to complete Cultural competency training (content and delivery format to be developed).

This training will:

- Enhance understanding of Aboriginal and Torres Strait Islander cultures, histories, and governance structures, particularly within the Wangaratta region.
- Provide practical skills for culturally safe and respectful communication with community members.
- Address unconscious bias and misconceptions, ensuring staff approach engagement with cultural humility and sensitivity.
- Equip Council employees with the knowledge to navigate complex cultural relationships, including the role of Traditional Owners, Elders, and community groups.
- Ensure that engagement activities are aligned with cultural protocols, avoiding missteps that could cause offence or exclusion.

This training will be mandatory for all Council staff and Councillors, with refresher sessions provided annually. By investing in cultural competency, the Rural City of Wangaratta will create a more inclusive, respectful, and effective approach to engaging with Aboriginal communities.

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Through these initiatives, the Council aims to foster stronger relationships, enhance community trust, and support reconciliation efforts, ensuring that engagement is both meaningful and culturally appropriate.

7. Implementation

To ensure the successful delivery of the Community Engagement Strategy, the City will establish clear governance structures, accountability measures, and capacity-building initiatives. This approach will ensure that engagement with Aboriginal and Torres Strait Islander communities is ongoing, transparent, and culturally respectful.

The implementation phase will focus on creating sustainable mechanisms for engagement, embedding cultural awareness and cultural safety within Council operations, and providing clear pathways for communication and conflict resolution. By appointing dedicated leadership roles, strengthening internal capabilities, and fostering collaborative decision-making, the City will ensure that this strategy translates into meaningful action and long-term positive change.

The following key initiatives will guide the implementation process, ensuring that engagement efforts are effective, inclusive, and aligned with best practice community consultation.

Short-Term (0–6 months):

- Establish engagement pathways and consultative forums.
- Confirm key stakeholders and initiate introductory meetings.
- Embed cultural safety training for Council staff.

Medium-Term (6–12 months):

- Conduct quarterly engagement sessions.
- Implement consultation mechanisms (forums, surveys, yarning circles).
- Integrate findings into Council's policy and RAP initiatives.

Long-Term (12+ months):

- Strengthen long-term relationships and partnerships.
- Embed Aboriginal perspectives into Council decision-making.
- Support ongoing reconciliation efforts and economic inclusion.

DRAFT

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Planning Panels Victoria

Wangaratta Planning Scheme Amendment C83wang Low Density and Rural Residential Strategy, 2021 (Rural Component)

Panel Report

Planning and Environment Act 1987

10 July 2025

VICTORIA State Government

How will this report be used?

This is a brief description of how this report will be used for the benefit of people unfamiliar with the planning system. If you have concerns about a specific issue you should seek independent advice.

The planning authority must consider this report before deciding whether to adopt the Amendment.
[section 27(1) of the *Planning and Environment Act 1987* (the PE Act)]

For the Amendment to proceed, it must be adopted by the planning authority and then sent to the Minister for Planning for approval.

The planning authority is not obliged to follow the recommendations of the Panel, but it must give its reasons if it does not follow the recommendations. [section 31 (1) of the PE Act, and section 9 of the *Planning and Environment Regulations 2015*]

If approved by the Minister for Planning a formal change will be made to the planning scheme. Notice of approval of the Amendment will be published in the Government Gazette. [section 37 of the PE Act]

Planning Panels Victoria acknowledges the Wurundjeri Woi Wurrung People as the traditional custodians of the land on which our office is located. We pay our respects to their Elders past and present.

Planning and Environment Act 1987

Panel Report pursuant to section 25 of the PE Act

Wangaratta Planning Scheme Amendment C83wang

Low Density and Rural Residential Strategy, 2021 (Rural Component)

10 July 2025

Rachael O'Neill

Rachael O'Neill, Chair

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Glossary and abbreviations

the Amendment	Wangaratta Planning Scheme Amendment C83wang
the Strategy	Low Density and Rural Residential Strategy, 2021 (Rural Component)
CFA	Country Fire Authority
Council	Rural City of Wangaratta
DDO	Design and Development Overlay
DPO	Development Plan Overlay
EPA	Environment Protection Authority Victoria
LDRZ	Low Density Residential Zone
NECMA	North East Catchment Management Authority
NEW	North East Water
PE Act	*Planning and Environment Act 1987*
Planning Scheme	Wangaratta Planning Scheme
Practitioner's Guide	A Practitioner's Guide to Victoria's Planning Schemes, April 2022
RLZ	Rural Living Zone
VPP	Victoria Planning Provisions
Warby Range Estate	Warby Range Estate Pty Ltd

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Overview

Amendment summary	
The Amendment	Wangaratta Planning Scheme Amendment C83wang
Common name	Low Density and Rural Residential Strategy, 2021 (Rural Component)
Brief description	The Amendment proposes to implement recommendations of the Low Density and Rural Residential Strategy, 2021 (Rural Component) by changing the Wangaratta Planning Scheme to: • insert new Clause 15.01-3L-02 Subdivision design in Low Density Residential and Rural Living Zones • amend Clause 11.01-1L-01 (Glenrowan Township), Clause 11.01-1L-02 (Milawa Township) and Clause 11.01-1L-03 (Oxley Township) • amend Schedules 1 and 2 to Clause 32.03 Low Density Residential Zone • insert Schedules 8 and 9 to Clause 43.02 Design and Development Overlay • rezone land from Farming Zone to Rural Living Zone and Low Density Residential Zone • delete Schedule 7 to Clause 43.04 Development Plan Overlay from 246 Old Hume Highway, Glenrowan • amend the Schedule to Clause 72.08 Background Document • amend Clause 74.02 Further Strategic Work
Subject land	Detailed in section 1 of the report
Planning Authority	Rural City of Wangaratta
Authorisation	23 April 2024, with conditions
Exhibition	22 August to 30 September 2024
Submissions	Number of Submissions: 16 Opposed: 6

Panel process	
The Panel	Rachael O'Neill, Chair
Directions Hearing	Video conference, 27 March 2025
Panel Hearing	Council Chambers, 30 April 2025
Site inspections	Accompanied and unaccompanied, 29 and 31 April 2025
Parties to the Hearing	Refer Appendix A
Citation	Wangaratta PSA C83wang [2025] PPV
Date of this report	10 July 2025

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Executive summary

Wangaratta Planning Scheme Amendment C83wang (the Amendment) seeks to implement the recommendations of the Low Density and Rural Residential Strategy, 2021.

All agencies supported the Amendment and some suggested changes, which in most part, the Rural City of Wangaratta (Council) included in its Day 1 version of the Amendment. Agencies noted in submissions that Council had consulted extensively during the preparation of the Amendment. Of note, the Country Fire Authority was supportive of the Amendment and appeared at the Hearing.

Most individual submissions supported the Amendment. Submissions partially supporting or opposing the Amendment raised key issues including:

- policy relating to battle axe lots
- servicing and access requirements for the Milawa triangle
- walking track in Oxley
- deletion of Schedule 7 to the Development Plan Overlay from 246 Old Hume Highway, Glenrowan and the subsequent change in designation in policy from "*an investigation area*"
- update the Low Density and Rural Residential Strategy to allow the rezoning of 246 Old Hume Highway, Glenrowan
- bushfire risks and safety
- the ability to continue to farm the land and to continue to access the land.

The Panel commends Council on the preparation of the Low Density and Rural Residential Strategy, 2021 and its work on the Amendment. It has sought to consult extensively with agencies and the community, and its efforts are illustrative through the limited number of submissions and overwhelming support for the Amendment.

The Amendment will successfully implement existing policy objectives and strategies and build on these through changes at a local level, through policy and overlay controls. Consistent with the Low Density and Rural Residential Strategy, it will provide for long term planning of townships, with future directions guided by and informed by consideration of these planning policies. The overarching objective has been to prioritise the protection of human life over all other policy considerations. As such, the Amendment is consistent with Clause 71.02-3 (Integrated decision making) of the Planning Scheme.

The Panel concludes the Amendment:

- is supported by, and implements, the relevant sections of the Planning Policy Framework
- is consistent with the relevant Ministerial Directions and Practice Notes
- is well founded and strategically justified
- no changes are required further to the Council's Day 1 version of the Amendment documentation.

Recommendation

Based on the reasons set out in this Report, the Panel recommends that Council:

1. Adopt Wangaratta Planning Scheme Amendment C83wang as exhibited and with changes shown in Appendix C.

1 Introduction

1.1 The Amendment

(i) Amendment description

The purpose of the Wangaratta Planning Scheme Amendment C83wang (the Amendment) is to implement the recommendations of the Low Density and Rural Residential Strategy, 2021 (Rural Component) (the Strategy).

Specifically, the Amendment proposes to:

- insert new Clause 15.01-3L02 Subdivision design in Low Density Residential and Rural Living Zones
- amend Clause 11.01-1L-01 (Glenrowan Township) to delete reference to a future investigation area from Precinct H(b) (246 Old Hume Highway, Glenrowan)
- amend Clause 11.01-1L-02 (Milawa Township) to reflect changes to Precinct E, and to reflect the existing mixed use, proposed rezoning and designated long term growth area
- amend Clause 11.01-1L-03 (Oxley Township) to reflect changes to Precinct F, including proposed rezoning
- rezone land in Oxley from Farming Zone to Rural Living Zone (Map Ref. 35)
- rezone land in Oxley from Farming Zone to Low Density Residential Zone (Map Ref. 36)
- rezone land in Milawa from Farming Zone to Low Density Residential Zone (Map Refs. 37 and 38)
- amend Schedules 1 and 2 to Clause 32.03 Low Density Residential Zone to include a minimum lot size for subdivision in Oxley East
- insert a new Schedule 8 to Clause 43.02 Design and Development Overlay to the Milawa Triangle (Precinct E(b))
- insert a new Schedule 9 to Clause 43.02 Design and Development Overlay to land in Oxley (Precinct F(b))
- remove Schedule 7 to 43.04 Development Plan Overlay from land at 246 Old Hume Highway, Glenrowan
- amend the Schedule to Clause 72.08 Background Documents to include the Strategy
- amend Clause 74.02 Further Strategic Work requiring further work to implement recommendations of the Strategy.

(ii) The subject land

The Amendment applies to all land zoned Low Density Residential and Rural Living across the municipality, with specific changes to the zoning and overlays on the following land:

- 9, 10, 32, 39 and 40 Oxley-Greta West Road, Oxley
- 1109, 1115, 1129, 1161, 1163 and 1069 Wangaratta-Whitfield Road, Oxley
- 962, 974 and 988 Snow Road, Oxley
- 75 Oxley-Meadow Creek Road, Oxley
- 39 Oxley-Meadow Creek Road, Oxley
- 27, 39 and 55 Milawa-Bobinawarrah Road, Milawa
- 1374, 1400 and 1410 Oxley Flats Road, Milawa
- 315 and 317 Kerrs Road, Milawa

- 246 Old Hume Highway, Glenrowan.

1.2 Background

Council prepared the Strategy to analyse the future need for low density and rural residential zoned land to respond with long term strategies and actions. The Strategy seeks to allow sufficient land supply within the Low Density Residential Zone (LDRZ) and the Rural Living Zone (RLZ) over a 30 year period.

The Strategy acknowledges that in many parts of the municipality there are various features that are attractive to residents, including landscape, topography, outlook and vegetation. These features also result in areas being higher risk locations in which to live, especially due to bushfire and flooding risks. It identifies this as an inherent conflict between preferred locations of demand for rural residential housing and locations where supply can be provided in accordance with planning policy.

The Strategy notes that it has been developed in:

> The knowledge that many existing and potential future housing areas are partially or fully constrained for development and therefore adopts a long planning period. The approach is designed to create a diverse range of housing opportunity for relevant market segments to address existing supply gaps, meet latent demand for housing in the study zones, facilitate competition in the housing market, respond to population growth projections and support economic development and growth within the municipality.

Council considered the submissions received in response to the Draft Strategy at its meeting on 14 December 2021 and resolved to adopt the Draft Strategy, apart from the parts that apply to Wangaratta. It resolved to undertake further investigation into the potential of rezoning of land in Wangaratta; and to prepare documentation and seek authorisation to exhibit the Amendment to implement the recommendations of the Strategy (which is now Amendment C83wang).

The Amendment implements the recommendations of the Strategy as it applies to the rural areas of the municipality. This excludes the parts of the Strategy that relate to Wangaratta.

On 23 April 2024, the Minister for Planning approved authorisation to prepare and exhibit the Amendment. The Amendment was exhibited between 22 August and 30 September 2024 and a total of 16 submissions were received. Council considered a report at its meeting on 25 February 2025 and resolved to request the Minister for Planning appoint a Panel to resolve outstanding submissions.

1.3 The Panel's approach

Of the 16 submissions, eight were from agencies and eight were from the individuals. Two of the submissions objected to the Amendment and four submissions partly supported the Amendment. The following outlines the issues raised and requests for changes.

1.3.1 Agency submissions

The following responses/issues were raised.

- North East Catchment Management Authority (NECMA) supported the Amendment but raised concerns with the proposed rezoning of land in Precinct H in Oxley and in particular the potential to allow more intensive residential uses.

- VicTrack, Goulburn Murray Water and Department of Energy, Environment and Climate Action supported the Amendment and did not request any changes.
- North East Water (NEW) supported the Amendment but requested changes to the Amendment that relate to the reticulated water and sewerage capabilities of land.
- Department of Transport and Planning supported the Amendment but requested changes to policy that seek to avoid direct access to Snow Road, Oxley and to provide a safe pedestrian crossing on Snow Road between Precinct F(b) and the pedestrian and cycle link on the north side of Snow Road.
- Environment Protection Authority Victoria (EPA) supported the Amendment but requested changes:
  - identifying that land subject to the Amendment is not contaminated or potentially contaminated
  - that rezoning of land in Oxley near the former Oxley landfill comply with the Landfill Gas and Landfill Buffer Guidelines (EPA Publication 1950), August 2024
  - that separation distances be considered and addressed in Oxley and Milawa to comply with the Separation Distances and Separation Distance Guidelines (EPA Publication 1949, August 2024.
- Country Fire Authority (CFA) supported the Amendment but requested a change to required setbacks from bushfire hazard interfaces.

1.3.2 Individual submissions

Key issues raised in submissions were:

- policy relating to battle axe lots
- servicing and access requirements for the Milawa triangle
- walking track in Oxley
- deletion of the Schedule 7 to the Development Plan Overlay from 246 Old Hume Highway, Glenrowan and the subsequent change in designation in policy from "an investigation area"
- update the Strategy to allow the rezoning of 246 Old Hume Highway, Glenrowan
- bushfire risks and safety
- the ability to continue to farm the land and to continue to access the land.

The Panel has assessed the Amendment against the principles of net community benefit and sustainable development, as set out in Clause 71.02-3 (Integrated decision making) of the Planning Scheme.

The Panel considered all written submissions made in response to the exhibition of the Amendment, observations from site visits, and submissions, evidence and other material presented to it during the Hearing. All submissions and materials have been considered by the Panel in reaching its conclusions, regardless of whether they are specifically mentioned in the Report.

This Report deals with the issues under the following headings:

- Strategic issues
- Bushfire
- Other issues.

1.4 Versions of the Amendment

The Panel directed Council to circulate a 'Day 1' version of the Amendment documentation before the commencement of the Hearing. Council circulated Day 1 Amendment documents (Document 3).

The Day 1 version incorporated changes in response to submissions, including changes that address issues raised by NECMA, NEW, Department of Transport and Planning, EPA and CFA.

These changes were not contested during the Hearing and the Panel supports the changes in the Day 1 version, which provide greater clarity and improve the operation of the planning provisions. For transparency, the Panel has prepared a track change version of the exhibited policies and Design and Development Overlay (DDO) schedules which include the Council's changes and some typographical corrections.

The Panel's recommended version of the planning policy and DDO schedules is in Appendix C.

1.5 Limitations

One submitter raised concerns with potential rate increases and the windfall gains tax. These matters are not within the Panel's remit.

2 Strategic issues

2.1 Planning context

This chapter identifies planning context relevant to the Amendment.

Table 1 Planning context

	Relevant references
Victorian planning objectives	- section 4 of the Planning and Environment Act 1987
Municipal Planning Strategy	- Clause 02.03-1 Settlement
Planning Policy Framework	- Clauses 11.01-1S (Settlement), 11.01-1R (Settlement – Hume), 11.01-1L01 (Glenrowan), 11.01-1L-02 (Milawa) and 11.01-1L-03 (Oxley) - Clause 13.02-1S (Bushfire Planning) - Clauses 14.01-1S (Protection of agricultural land), 14.01-1L (Dwellings and subdivision in rural areas) - Clause 15.01-3S (Subdivision design) - Clause 16.01-3S (Rural residential development) - Clauses 18.01-3S (Sustainable and safe transport), 18.02-1S (Walking)
Other planning strategies and policies	- Glenrowan Township Development Plan, Mesh Planning, revised November 2016 - Glenrowan Bushfire Assessment, Terramatrix, January 2014 - Milawa Township Development Plan, Mesh Planning, September 2015 - Oxley Township Development Plan, Mesh Planning, revised December 2016
Planning scheme provisions	- Low Density Residential Zone - Rural Living Zone - Design and Development Overlay
Planning scheme amendments	- Wangaratta Amendments C66, C67 and C68 - VC140
Ministerial directions	- Ministerial Direction on the Form and Content of Planning Schemes - Ministerial Direction 1 (Potentially Contaminated Land - Ministerial Direction 11 (Strategic Assessment of Amendments)
Planning practice notes	- Planning Practice Note 30: Potentially Contaminated Land, July 2021 - Planning Practice Note 37: Rural Residential Development, February 2025 - Planning Practice Note 42: Applying the Rural Zones, June 2024 - Planning Practice Note 46: Strategic Assessment Guidelines, September 2022

- Planning Practice Note 92: Managing buffers for land use compatibility, February 2025

2.2 Strategic justification

(i) Submissions

Council submitted the Strategy has been completed to investigate and provide guidance in relation to both the future supply of LDRZ and RLZ land and the development of the existing supply of land. It said that the Amendment seeks to create opportunities within the rural settlements of the municipality within Milawa, Oxley and the King Valley. It also seeks to delete reference to future investigations for rural living within Glenrowan, as this is no longer supported by planning policy and the updated bushfire assessments that informed the Strategy, which seeks to direct growth to low risk townships within the municipality.

In its opening submission at the Hearing, Council noted the majority of the housing in the municipality is located within the urban areas of Wangaratta with low density and rural living lots in other towns. The largest townships are Glenrowan, Oxley, Milawa and Moyhu. Council submitted that the effect of the Amendment will be as follows:

- Milawa triangle, with an area of 12 hectares will yield approximately 50 lots
- Oxley, with an area of 48hectares will yield approximately 78 lots
- The rezoning of in Oxley reflects the existing subdivision and development of this area, with no further subdivision or development
- The removal of the designation from the land (for future investigations) and deletion of Schedule 7 to the Development Plan Overlay (DPO) mean that there is no further subdivision or development of the 246 Old Hume Highway, Glenrowan.

Council submitted the Amendment had fully considered environmental factors in areas of future development and directs growth to areas of low bushfire risk and to that generally free of riverine flooding, avoids productive agricultural land and seeks to maximise retention of vegetation.

Council submitted the Amendment has strategic justification and is supported by planning policy. It said the Explanatory Report identifies that the planning scheme at Clause 71.02-3:

> sets a clear hierarchy of policy settings when undertaking integrated decision making in bushfire prone areas.

It included the following extract of Clause 71.02-3 and emphasised the last sentence:

> Planning and responsible authorities should endeavour to integrate the range of planning policies relevant to the issues to be determined and balance conflicting objectives in favour of net community benefit and sustainable development for the benefit of present and future generations. However, in bushfire affected areas, planning and responsible authorities must prioritise the protection of human life over all other policy considerations.

Council submitted the proposed zones and overlays were consistent with the relevant Planning Practice Notes and the Practitioner's Guide to Victoria's Planning Schemes (the Practitioner's Guide).

At the Directions Hearing and during the course of the Hearing, the Panel asked questions of Council about consistency with the Practitioner's Guide in relation to the proposed changes to the local policy (to satisfy NECMA's submission) and the use of schedules to the DDO. Council submitted that the Amendment is consistent with the Practitioner's Guide, stating:

- The land in Oxley is currently subject to flooding controls and that the inclusion of a strategy in the policy that seeks to discourage more intensive residential uses is consistent with Clause 13.03-1S (Floodplain management).
- Oxley and Milawa have separate and distinct characteristics that warrant the use of schedules to the DDO and that based on the purpose of the overlay, which is to enable specific development outcomes and recognise the specific characteristics of each place, that the use of individual schedules is warranted.

Warby Range Estate Pty Ltd (Warby Range Estate) was the only submitter that opposed the Amendment in terms of its strategic justification. It submitted that the Amendment failed to consider all of Glenrowan and "*zeroed in on one precinct*". It submitted that the land at 246 Old Hume Highway, Glenrowan was identified as being strategically located to provide for rural residential development by the Glenrowan Township Development Plan, 2019 and the Glenrowan Bushfire Assessment, 2014.

It submitted that DPO7 should be retained to facilitate future development of the land and that services including roads and reticulated water supply have been designed and provided in anticipation of both precincts within the land being developed.

(ii) Discussion

The Panel is satisfied that the Amendment is supported by, and implements, the relevant sections of the Planning Policy Framework.

The Amendment is consistent with Clause 11 (Settlement) in that it puts in place the planning to anticipate and respond to the needs of existing and future communities. It will ensure the townships are developed in accordance with the Hume Regional Growth Plan and that the relevant planning provisions will consider the specific context and framework. Clause 11.01-1R (Settlement-Hume) seeks to facilitate growth in the larger regional cities, but to foster the sustainability of small rural settlements.

The Amendment updates the existing township plans at Clauses 11.01-1L-01, 11.01-1L-02 and 11.01-1L-03 to make changes to the precincts identified for short and long term rezonings. In doing so, the Amendment is consistent with Clause 11.01-1S in that it directs growth into existing settlements, it preserves and protects features of rural land, and minimises exposure to natural hazards, including increased risks due to climate change.

A detailed discussion regarding bushfire is in Chapter 3 of this report, but the Panel agrees that the Amendment supports the objectives of Clause 13.02-1S Bushfire – Settlement Planning).

The Amendment is consistent with Clause 14 (Natural Resource Management) and the Panel notes that the Strategy seeks to direct growth and the rezoning of land to existing settlements and to protect productive agricultural land. It is also noted that the Department of Energy, Environment and Climate Action supported the Amendment.

The land proposed for rezoning in Milawa is generally not classified as agricultural land and the existing subdivision pattern supports rural lifestyles. The Panel notes that in Oxley, the land is currently used for agriculture, and that it is identified as 'high versatility' in the background document An Assessment of the versatility of Agricultural Land in the Rural City of Wangaratta, DNRE, April 2000 but that the land to the north, west and south of the town, the agricultural land has a rating of 'very high versatility'.

Council seeks to redirect growth to the east of Oxley, where there are locational advantages in terms of proximity to the town and access to infrastructure, and lower fire risk.

The Amendment is consistent with Clause 15 (Built environment and heritage). The new policy Clause 15.01-3L-02 introduces design standards and considerations that will apply to all land zoned low density residential and rural living. The policy will provide guidance in terms of vegetation, road networks, bushfire and servicing.

The Amendment is consistent with Clause 16 (Residential development) and more specifically Clause 16.01-3S (Rural residential development) where the objective is to identify land suitable for rural residential development. The Strategy and the proposed rezoning and planning controls and policies are consistent with strategies to demonstrate the need and identify locations for rural residential development, encourage the consolidation of existing settlements, protect high quality agricultural land, and protect existing landscape values and environmental qualities.

The rezoning of land in the Amendment is consistent with Planning Practice Note: 37 – Rural Residential Development for the following reasons:

- The land identified as being suitable to accommodate rural residential development has been sited to minimise land use conflicts between agricultural uses, avoid impacts to primary production or environmental impacts and ensures growth is directed to locations with a lower risk of natural hazards.
- The Strategy includes a strategic and planning context, land supply and capacity analysis and demand assessment and in turn identifies future areas as candidates for rezoning and growth.
- As discussed above, the Amendment is consistent with the state, regional and local planning policies.
- Rezoning the land will consolidate existing townships and is on land that can be efficiently serviced at an acceptable and sustainable community costs. Costs will be imposed on subdivisions in the Milawa triangle and in Oxley to provide reticulated services, however this is not uncommon and will not impose undue limitations on the realisation of the strategic objectives for those areas. There is no other impediment to these services being provided to the land.
- It does not affect land that has been identified as having a valued landscape character or heritage value.
- The Day 1 version of the Amendment responds to the EPA's comments and in turn ensures that compliance with relevant separation distances is achieved.
- The land proposed for rezoning has been identified as being of a lower risk of natural hazards, including bushfire. The Panel is satisfied that the Strategy is underpinned by a hazard assessment consistent with the Practice Note 37 which requires that "strategic planning proposals should ensure that hazard mitigation, including prevention, is addressed proactively at the earliest opportunity, rather than deferring to statutory planning *processes'*. The Amendment is consistent with the Planning Scheme and the Practice Note identifies that "*the planning scheme directs that life safety prevails over other policy objectives in bushfire affected areas*".

The rezoning of land in Oxley to rural living is consistent with Planning Practice Note: 42 Applying the Rural Zones. It reflects the existing subdivision and development pattern and there is no expectation for future subdivision of these lots. In turn, the Rural Living Zone is the most appropriate zone as it reflects the physical attributes of the land and the existing lot size and land

use patterns. The RLZ is a zone that caters for residential use in a rural setting, which accurately reflects the existing conditions of this land.

The Amendment is consistent with the Practitioner's Guide for the following reasons:

- The proposed schedules to the DDO seek to control development of the land that is subject to the provision.
- The objectives of the proposed schedules seek to guide subdivision that is consistent with the respective context, including in terms of existing character, and in the Oxley context, in that it provides a transition to the surrounding farming land. The objectives also seek to prioritise the retention of native and significant vegetation and ensure that subdivisions are adequately serviced. Each schedule contains a series of detailed requirements to achieve consistency with the objectives. This is consistent with the approach detailed in the guide where a schedule may provide more specific local objectives, purposes or requirements for specified land.
- The application of the RLZ is appropriate in the context where farming is subordinate to the existing land use and subdivision.
- The application of the LDRZ is appropriate to apply to areas on the fringe of townships and where the schedule places restrictions on lot sizes depending on serviceability.
- The proposed changes to the local policy to respond to NECMA's requirements, express local objectives and will provide specific local guidance. The additional strategy is consistent with, but does not repeat, the objectives of Clause 13.03-1S. The existing lot sizes prevent further subdivision, and the policy seeks to discourage more intensive residential accommodation.

The Amendment will successfully implement existing policy objectives and strategies and build on these through changes at a local level. Consistent with the Strategy, it will provide for long term planning of townships, with future directions guided by and informed consideration of these planning policies and a balancing of objectives to deliver sustainable development for present and future generations. The overarching objective has been to prioritise the protection of human life over all other policy considerations. As such, the Amendment is consistent with Clause 71.02-3 (Integrated decision making) of the Planning Scheme.

(iii) Conclusions

For the reasons set out in this report, the Panel concludes that the Amendment:

- is supported by, and implements, the relevant sections of the Planning Policy Framework
- is consistent with the relevant Ministerial Directions and Practice Notes
- is well founded and strategically justified
- should proceed subject to addressing the more specific issues raised in submissions as discussed in the following chapters.

3 Bushfire

3.1 Strategic approach to the Amendment

(i) The issues

The issues are whether:

- the Amendment is consistent with Planning Scheme provisions relating to bushfire
- there is strategic justification for the Council's approach.

(ii) Background

The Glenrowan Bushfire Assessment, City of Wangaratta, 2014 is a background document in the planning scheme which informed the Glenrowan Township Development, 2016. Amendment VC140 was gazetted on 12 December 2017 to implement land use planning recommendations of the Bushfire Royal Commission. It introduced Clause 13.02-1S to the Victoria Planning Provisions which prioritises the protection of human life above other policy considerations. The objective of Clause 13.02-1S is to "*strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life*".

Strategies of Clause 13.02-1S that relate to the protection of human life are:

> Prioritising the protection of human life over all other policy considerations.
>
> Directing population growth and development to low risk locations and ensuring the availability of, and safe access to, areas where human life can be better protected from the effects of bushfire.
>
> Reducing the vulnerability of communities to bushfire through the consideration of bushfire risk in decision making at all stages of the planning process.

Previous bushfire assessments, including the Glenrowan assessment, were undertaken prior to VC140.

In accordance with the requirements of Clause 13.02-S, a strategic bushfire risk assessment was undertaken and included the following steps in determining low risk locations for settlement growth:

- Step 1: A landscape scale bushfire (municipal and township wide) assessment (up to 15kms wide). High risk areas not suitable for rezoning identified.
- Step 2: A localised bushfire assessment (up to 1 km from each low and moderate risk towns). Bushfire risk aspects are key to identifying lower risk growth directions. See graphic 1.
- Step 3: Development of a suite of design principles and bushfire protection measures for any area selected for future rezoning / redevelopment.

This bushfire risk assessment informed the Strategy.

(iii) Evidence and submissions

Council relied on the expert evidence of Mr Matthews, but in submissions noted that the Amendment:

> prioritises the protection of human life over all other considerations and the areas of Milawa and Oxley identified for rezoning have been selected as they are considered to be low risk from a bushfire and flood perspective.

Mr Matthew's evidence was that the Amendment is generally well aligned to the bushfire planning objectives of the Planning Policy Framework and the Strategic Bushfire Assessment prepared by his office (which informed the Strategy). The Strategic Bushfire Assessment was a municipal wide assessment that:

> a. Considers and assesses the bushfire hazard based on landscape conditions, local conditions and neighbourhood conditions.
> b. Includes an assessment of alternative low risk locations for settlement growth at municipal, local and neighbourhood scales.
> c. Was informed by consultation with the relevant fire authority early in the process to gather their recommendations and implement appropriate bushfire protection measures.
> d. Was developed in response to the settlement planning strategies of Clause 13.02-1S.

The Strategy excludes the townships with the highest bushfire risk from being rezoned, which includes Cheshunt, Eldorado, Glenrowan, Peechelba and Whitfield. It prioritises rezoning in townships that have the lowest bushfire risk, being Milawa, Oxley and the south-east precinct of Wangaratta.

Mr Matthew's evidence was that the bushfire assessment was consistent with the state policy approach, where it is necessary to look at the entire municipality and once that has been done it is not necessary to undertake a local assessment (where it is identified as being high risk and discounted at a strategic level). Whilst the bushfire assessment was prepared prior to the Settlement Planning at the Bushfire Interface Design Guidelines, Department of Environment, Land Water and Planning, 2020 the assessment aligns with the Guidelines.

In opening submissions at the Hearing, the CFA submitted that it is unusual for the CFA to appear at Panel Hearings in support of Amendments. It noted that Council had engaged with the CFA early in the process in the preparation of the Amendment and that it supports Council's "*nuanced approach*" and how it has addressed the policy framework. It submitted that it hopes that this approach will inform a municipal wide approach across the state. The CFA submitted it supported Mr Matthew's work.

The CFA identified the various bushfire risks and hazards across the municipality, including in recent fires. It submitted that it supported the bushfire assessment that informed the Strategy and that it demonstrated how Clause 13.02-1S has guided development in consideration of the following themes:

- landscape bushfire consideration
- alternative locations for development
- availability of safer areas
- site based exposure
- road layout
- bushfire protection measures.

It also submitted that it was satisfied that the Amendment, and while the bushfire assessment was prepared prior to, it satisfied the Design Guidelines Settlement Planning at the Bushfire Interface, DTP July 2020. Further, the proposed schedules to the DDO provide a level of detail and demonstrate that basic vegetation principles can be implemented.

It submitted that:

> the bushfire policy response demonstrates that risks are reduced, locations for future development have been identified appropriately and future rezoning and development of land that include relevant bushfire mitigation to build community resilience to bushfire.

The CFA recommended the controls provide for on-going management requirements for vegetation. Mr Matthews' evidence was that the proposed controls should deal with vegetation management at the bushfire interface rather than within the settlements themselves. However, in its response to Council's Part C submission, CFA submitted that it was supportive of the proposed schedules to the DDO and submitted that it does not seek any changes.

Warby Range Estate submitted that the 2014 Bushfire Assessment identified the Glenrowan bushfire risk, and its assessment was based on the same dot points that are set out at Clause 13.02-1S. It submitted that a local assessment is required to assess specific characteristics, and whilst acknowledging that Glenrowan was a high risk location, it submitted that the future subdivision and development of the land would provide a buffer between the Warby Ranges and the township and "*significantly enhance the safety of the school*".

Warby Range Estate's submission to the exhibition included a report prepared by SPIIRE and a bushfire risk assessment prepared by Practical Ecology. The Bushfire Risk Assessment, Practical Ecology 2022 submitted with the Warby Range Estate submission included the following observations:

> One of the key strategies of Clause 13.02-1S is assessing alternative low risk locations for settlement growth on a regional, municipal, settlement, local and neighbourhood basis. The report prepared by Nexus Planning has comprehensively assessed multiple townships at the municipal scale in order to comply with this strategy.
>
> The consequence of this is that some townships are considered of higher risk due to the availability of alternative lower risk locations within the municipality. This is appropriate in accordance with the implications of Clause 13.02-1S at this scale further analysis is required at the local scale of the planning scheme to determine the true bushfire risk to a specific site, which the following assessment aims to address.

(iv) Discussion

The Victoria Planning Provisions (VPP) provide very clear guidance and a policy framework in relation to bushfire and planning. Clause 71.02-3 requires integrated decision making and unequivocally states that in "*bushfire affected areas, planning and responsible authorities must prioritise the protection of human life over all other policy considerations*".

The Amendment satisfies this approach and the objective at Clause 13.02-1S. The Strategy has been informed by a bushfire assessment that assesses bushfire risk at a municipal level and directs population growth to low risk locations.

In doing so, the Strategy is consistent with the protection of human life strategies of protection of human life. The Amendment appropriately prioritises the protection of human life over all other policy considerations, directs population growth and development to low risk locations to ensure safe access where human life can be better protected, and considers bushfire risk at the strategic planning stage which has the effect of reducing the vulnerability of communities to bushfire. The Amendment appropriately limits the growth in Glenrowan and redirects growth in Oxley.

The Amendment is consistent with Planning Practice Note 64: Local planning for bushfire protection. As required by this Practice Note, the Strategy addresses bushfire risk and determines that the changes sought through the rezoning will not increase the risk to life, property and

community infrastructure from bushfire. In accordance with the Practice Note and consistent with Clause 13.02-1, Council has engaged extensively with the CFA in preparation of the Amendment. Of note, the CFA is wholly supportive of the Amendment, where it referred to the Council's "*nuanced approach*" to policy and its view that this approach should inform other strategic planning work across the state.

Despite the submissions by Warby Range Estate, the Panel also notes that the bushfire assessment lodged with the submission also notes that the approach adopted by the Strategy accords with the Clause 13.02-1S. The Panel accepts Mr Matthew's evidence that the proper approach to bushfire planning is to undertake a municipal wide assessment and direct growth to low risk locations. Clause 13.02-1S does not require further assessments for areas that have been classified as high risk because of its approach to risk-based planning.

The proposed wording of the schedules and the vegetation management requirements included at Clause 53.02 (Bushfire planning) of the VPP will effectively provide the framework to manage vegetation.

(v) Conclusions

The Panel concludes:

- The Amendment is consistent with planning scheme provisions relating to bushfire.
- The Amendment is strategically justified and correctly prioritises the protection of human life.

3.2 Warby Range Estate

(i) The issue

The issue is whether the existing DPO7 should be retained to allow for the potential rezoning of land known as Precinct H(b) in the Glenrowan Township Development Plan.

(ii) Background

Wangaratta Planning Scheme Amendment C66 introduced the Glenrowan Township Development Plan, 2016 into the planning scheme. Following exhibition of the Amendment, it was split into two parts. Amendment C66 Part 1 introduced key recommendations from the Glenrowan Township Development Plan and was approved with changes and gazetted on 15 June 2017.

Amendment C66 Part 2 related specifically to 184-256 Old Hume Highway, Glenrowan (known as Precinct H(a) and (b)) of the Glenrowan Township Development Plan. Amendment C66 Part 2 involved the re-exhibition of planning controls for Precinct H and an expansion of the Precinct. Council advised the Panel that the Amendment was split following the owner of Precinct H lodging a submission objecting to the original Amendment to avoid referring the matter to a Panel to consider one submission. Amendment C66 Part 2 was resolved through negotiation and an agreed outcome by Council, the then Department of Environment, Land, Water and Planning and the landowner.

The Amendment rezoned the eastern part of the property to Rural Living Zone and applied DPO7 to the entire property.

Council issued a planning permit (18/160) on 8 July 2019 for subdivision of the land in three stages (for Precinct H(a)).

Clause 11.01-1L-01 as it relates to Precinct H(b) includes the strategy to:

> Protect the primacy of agricultural uses in Precinct H(b) until it is considered for rezoning for rural living.

The map to the Clause includes Precinct H(b) within the rural township boundary and shows it as a 'future investigation area'.

The Amendment proposes to exclude Precinct H(b) from the township boundary, delete the 'future investigation area' from the map at Clause 11.01-1L-01, amend the strategies that relate to the precinct and delete DPO7.

(iii) Submissions

In relation to Glenrowan, Council submitted that the municipal wide bushfire assessment that informed the Strategy identified Glenrowan as a high risk township and as such the:

> further rezoning of land was not considered appropriate as there are alternative locations (towns) that were considered more suitable to accommodate population increase and support the protection of human life.

Having considered the reports lodged with the Warby Range Estate submission, Mr Matthew's evidence was that the requested changes should not be supported for a range of reasons, including that:

> It undermines the robust approach adopted by the Rural City of Wangaratta in undertaking a municipal-wide assessment of the opportunities and constraints for the provision of additional rural lifestyle development.

Warby Range Estate noted that the eastern part of the land at 246 Old Hume Highway, Glenrowan is being developed and that the roads and reticulated water supply system has been constructed and sized for the ultimate development of the entire site, including the western part (which is the subject of the Amendment). It submitted that:

> These properties were identified as Precinct 2, being strategically and logically located to provide for future rural residential development of Glenrowan in both the Glenrowan Township Development Plan (2019) and Glenrowan Bushfire Assessment (2014).
>
> Council supported the rezoning of this Precinct for rural residential development on the basis they provided a buffer/shield between the built up areas of Glenrowan and the rural areas where the threat of bushfire was greatest. The eastern portion was zoned with the balance (subject site) to be rezoned once the eastern portion was mostly developed. Fourteen of the seventeen lots have been developed and all are now sold. There are only 3 remaining lots to be developed (anticipate completion by early 2025).

(iv) Discussion

The Panel has concluded that Council's approach in preparation of this Amendment is correct and strategically justified, including how it has weighted bushfire above other policy considerations. There is no dispute between any party that Precinct H(b) or Glenrowan more broadly is a high risk fire location, and this was identified in the 2014 bushfire assessment and the Glenrowan Township Development Plan.

The policy framework that currently applies to Precinct H(b) does not guarantee that the land will be rezoned as it identifies it as a 'future investigation area'. In the intervening period since the approval of Amendment C66 Part 2, there has been a clear planning policy framework that relates

to bushfire. If the overlay control is retained and should the land be permitted for rezoning, this would be inconsistent with the objective and strategies of Clause 11.02-1S.

The Panel accepts that the landowner has proceeded with the subdivision of Precinct H(a) on the assumption that the rezoning of Precinct H(b) would follow, however there was never any certainty that this would occur. The planning authority is required to prepare and Amendment and the Panel is required to consider an Amendment based on the planning controls and policies of the day. It is on this basis that the Panel concludes that the Amendment as it relates to Precinct H(b) is strategically justified.

(v) Conclusion

The Panel concludes:

- The Amendment as it relates to 246 Old Hume Highway, Glenrowan (Precinct H(b)) is strategically justified.

3.3 Battle axe blocks

(i) The issue

The issue is whether it is appropriate to include policy and controls to discourage battle axe blocks.

(ii) Background

The Amendment proposes to introduce policy at Clause 15.01-3L (Subdivision Design) for land in the LDRZ, RLZ and where DDO8 and 9 apply to avoid battle axe style access to lots.

(iii) Evidence and submissions

Council submitted that the policy and controls seek to discourage the creation of battle axe blocks, a position that is derived from the Strategy and is based on the bushfire assessment.

Mr Matthew's evidence in relation to battle axe lots was as follows:

> My concerns with battleaxe lots in bushfire prone areas include the following:
>
> 39.1. The access handle to these lots is often long and narrow, which can significantly constrain access by firefighting and other emergency service vehicles – particularly where fencing and vegetation encroach into the carriageway.
>
> 39.2. This subdivision layout often results in dwellings being sited some distance from the public road.
>
> 39.3. Battleaxe lots typically preclude the capacity for the provision of a second point of access or egress.
>
> 39.4. They may limit the ability of emergency responders to visually identify the dwelling's location from the public road or accessway.
>
> Concerns with battleaxe subdivisions were also raised by the CFA during my consultation with them in the preparation of the Strategic Bushfire Assessment.
>
> The inclusion of this design principle as a strategy in the Planning Policy Framework does not preclude a site-specific merits assessment of a battleaxe subdivision design and in my opinion the strategy should be retained.

Mr Morton submitted that each subdivision proposal should be site specific and determined on its own merits. He submitted that "*One of my subdivision design layouts, which includes a battle-axe block, would have a wider entrance than some streets in Milawa, Oxley and Wangaratta*".

(iv) Discussion

As noted by Mr Morton and Mr Matthews, the policy and controls seek to 'avoid' the creation of battle axe blocks, but do not prohibit them and allow for consideration on an individual basis.

There are sound bushfire planning reasons why battle axe blocks should be avoided in particular circumstances, and the Panel accepts Mr Matthew's evidence in this regard. No change is required in terms of the drafting of the policy and schedules in relation to battle axe blocks.

(v) Conclusion

The Panel concludes:

- No change is required to the drafting of Clause 15.01-3L and the schedules to the Design and Development Overlay that relate to battle axe blocks.

4 Other issues

The issues are whether:

- Servicing, access and connectivity in the Milawa triangle.
- Walking path in Oxley.
- Continued use of the land for farming.

4.1 Servicing, access and connectivity in the Milawa triangle

(i) The issue

The issue is whether the provisions applying to the Milawa triangle are appropriate.

(ii) Submissions

Mr Morton submitted that on the basis that the Milawa triangle will be rezoned to low density residential there is no need for road and pedestrian connections or a need to provide sewerage to lots. He also submitted that in not allowing 0.4 hectare lots without sewerage connection, that it will "*stifle development*". He submitted:

> Unlike Council, I have spoken to some property owners in the "Milawa Triangle". Without exception, they cannot understand why 0.4 hectare lots without sewerage connection are not permitted.
>
> Faced with the enormous cost of compulsory self funded sewerage connection they probably would not proceed with subdivision.

Council submitted that the need for connectivity in the Milawa triangle is underpinned by the proposed increase in density that will occur because of the proposed rezoning. It submitted that:

> Indicative road links are often illustrated on strategic plans, and the proposed layout shown in the DDO8 accommodates connectivity, minimises access points onto a Significant Municipal Road and provides multiple exit points in an emergency situation. It also addresses fragmentation of land ownership in an 'infill type' situation.

In relation to proposed lot sizes, Council submitted that:

> Development at the scale of 0.2 ha requires reticulated sewerage connection under the subdivision requirements of the zone (32.03 Low Density Residential Zone and 32.03-3 Subdivision). Proposed changes to the LDRZ Schedule 1 doesn't vary this requirement. The proposed DDO8 envisages a scale of development density between 0.2 and 0.25 ha which doesn't provide sufficient capacity for onsite sewerage detention, therefore its appropriate to connect to reticulated services.

NEW provided the following additional comments in response to Council's Part C submission, which relates to the Milawa triangle and also to Oxley (the Panel invited submissions from other parties following the issue of Council's Part C submission). NEW does not currently provide reticulated water services to any areas of the Milawa township. Reticulated water supply in some parts of the township is currently provided by an independent co-operative.

> NEW has capability within the existing water treatment plant (WTP) and clear water storage to accommodate the additional lots that will be covered by the DDO9, but has no plans to provide reticulated water supply services to DDO8 or DDO9 without demonstration of significant demand for NEW to provide reticulated water supply.
>
> As advised in our September 2024 submission to Council which was considered by the Panel, sewerage infrastructure is capable of being provided to the Milawa Triangle to service additional lots of between 0.2 and 0.25ha as envisioned by the DDO8 but would attract additional negotiated New Customer Contributions (NCC's) or another form of contribution

mechanism in addition to NEW's standard NCC's to facilitate the servicing of the proposed rezoned area.

NEW would require the developer to provide a sewer servicing strategy for all new subdivisions of 3 lots or more within DDO8 and DDO9 and has requested that this provision be included by Council in the planning scheme.

Any requests by a developer to connect to sewer in DDO8 or DDO9 would be subject to NEW's standard development procedures for determining the suitability of connections and sufficient capacity in the network.

(iii) Discussion

The proposed size of lots in the Milawa triangle is 0.2 to 0.25 hectares in DDO8 is consistent with the lot sizes proposed in the Strategy.

Whilst the Strategy identifies water supply to be a "*relative weakness rather than a specific constraint*" it notes that the land is in a suitable location for growth and that the establishment of reticulated water should be further investigated.

It is true that Clause 32.03 (Low Density Residential Zone) requires the provision of reticulated sewerage on lots of 0.2 hectares and that Council is not proposing to vary this requirement through the Amendment, including in the schedule to the zone. It is also the case that lots of this size cannot adequately accommodate on-site waste treatment.

The provision of reticulated services will impose costs on developers, but it is required to facilitate expansion of the towns in a strategic manner. As Mr Morton submitted, the uptake to subdivide land may take time to occur, however, the Strategy forecasts growth over a considerable period. Although the Strategy identifies that growth will occur over the short term, the short to medium timeframe is over a 15 year period.

The Milawa triangle is a relatively large area of land, and it is appropriate to provide indicative through road connections on the plan and as the Council submits, has the benefits of providing connectivity through the land and two connecting roads, minimises direct access points onto these roads and provides multiple exit points in an emergency situation.

The Panel is satisfied that the proposed controls for the Milawa triangle will deliver a well resolved outcome, with consideration required to be given to all relevant factors at the time of subdivision. It will deliver the outcomes proposed in the Strategy.

(iv) Conclusion

The Panel concludes that no change is required to the proposed provisions for the Milawa triangle.

4.2 Walking path in Oxley

(i) The issue

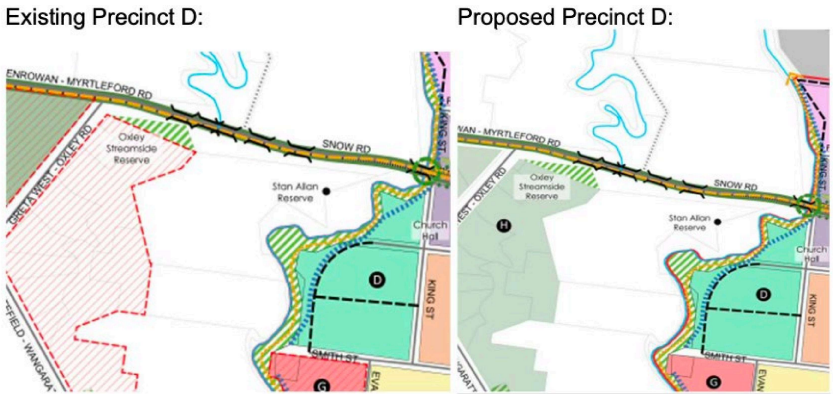
The issue is how the Amendment will affect the walking path shown on the Oxley Township Development Plan.

(ii) Submissions

Council submitted that the location of the walking path on public land along the King River interface in Oxley remained the same as it did in the Oxley Township Development Plan

(introduced through Amendment C67). It submitted that as part of this Amendment, there is no change to the location of the walking path or the indicative connectivity in Precinct D.

Figure 1 Extract from the Oxley Township Plan in Clause 11.01-1L-03



Source: Council's Part B submission

Mr Barclay submitted that the area is unique and is subject to erosion and flooding and raised concerns regarding the potential impacts from a walking track along the King River. Mr Barclay currently maintains the reserve, based on an existing lease arrangement.

(iii) Discussion

The Amendment proposes no change to the Oxley Township Plan as it relates to trails or paths.

The Panel in Amendment C67 considered submissions raised in relation to the location of the path and concluded:

> The Panel concludes that the post exhibition Amendment documents have generally rectified mapping anomalies and pedestrian and bike paths (or other associated infrastructure) are delivered through mechanisms other than the Amendment. What the Oxley TDP does is provide guidance as to where resources for open space infrastructure should be focused in the future.

(iv) Finding

The Panel concludes that no change to the walking path is required in the Amendment.

4.3 Continued use of land for farming

(i) The issue

The issue is whether the proposed rezoning will affect the ability to continue to farm nearby land.

(ii) Submissions

Submitter 15 was supportive of the Amendment but raised the 'right to farm' if the rezoning proceeds.

Council submitted that the rezoning of land in precinct F of the Oxley Township, does not automatically mean any existing land use will change. It said existing uses can continue, and

further subdivision and development will be assessed on individual merit as part of a planning permit application.

(iii) Discussion

The VPP encourages protection of agricultural land in terms of use and potential conflicts with residential uses. DDO9 also includes objectives requiring that proposed subdivisions respond, and respect adjoining farming land and the proposal includes siting larger minimum lot sizes of 1 hectare closest to the farming land.

(iv) Conclusion

The Panel concludes the Amendment adequately considers the interface with farming land and agricultural uses will continue to operate.

Appendix A Parties to the Panel Hearing

Submitter	Represented by
Rural City of Wangaratta	Meghan Kelly (Strategy Planner) assisted by Olivia Baker (Strategic Planner), who called expert evidence on bushfire planning from Anthony Matthews of Nexus Planning.
Country Fire Authority	Darren Viney and Luci Johnson
Robert Morton	
Warby Range Estate	Richard Hughes
Neil Barclay	

Appendix B Document list

No.	Date	Description	Provided by
1	31 Mar 25	Panel Directions and Hearing Timetable (version 1)	Planning Panels Victoria (PPV)
2	4 Apr 25	Response to Panel Directions on behalf of Warby Range Estate	Richard Hughes
3	9 Apr 25	Day 1 documents	Rural City of Wangaratta (Council)
4	14 Apr 25	Details for accompanied site inspection	Warby Range Estate
5	16 Apr 25	Part A submission, including attachments	Council
6	23 Apr 25	Expert witness statement, Anthony Matthews, Nexus Planning	Council
7	23 Apr 25	Submission	Neill and Lynette Barclay
8	27 Apr 25	Amended expert witness statement, Anthony Matthews, Nexus Planning	Council
9	29 Apr 25	Part B submission, including attachments	Council
10	29 Apr 25	Submission	CFA
11	29 Apr 25	Submission	Warby Range Estate
12	30 Apr 25	Submission	Robert Morton
13	30 May 25	Part C submission, including attachments	Council
14	13 Jun 25	Reply submission	North East Water
15	13 Jun 25	Reply submission	CFA
16	13 Jun 25	Reply submission	Robert Morton

Appendix C Panel recommended version of the planning policy and DDO schedules

A11.01 **VICTORIA**
31/07/2018
VC148

11.01-1S Settlement

10/06/2022
VC216

Objective

To facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.

Strategies

Develop sustainable communities through a settlement framework offering convenient access to jobs, services, infrastructure and community facilities.

Focus investment and growth in places of state significance in Metropolitan Melbourne and the major regional cities of Ballarat, Bendigo, Geelong, Horsham, Latrobe City, Mildura, Shepparton, Wangaratta, Warrnambool and Wodonga.

Support sustainable development of the regional centres of Ararat, Bacchus Marsh, Bairnsdale, Benalla, Castlemaine, Colac, Echuca, Gisborne, Hamilton, Kyneton, Leongatha, Maryborough, Portland, Sale, Swan Hill, Warragul/Drouin and Wonthaggi.

Ensure regions and their settlements are planned in accordance with their relevant regional growth plan.

Guide the structure, functioning and character of each settlement taking into account municipal and regional contexts and frameworks.

Create and reinforce settlement boundaries.

Provide for growth in population and development of facilities and services across a regional or sub-regional network.

Plan for development and investment opportunities along existing and planned transport infrastructure.

Promote transport, communications and economic linkages between settlements through the identification of servicing priorities in regional land use plans.

Strengthen transport links on national networks for the movement of commodities.

Deliver networks of high quality integrated settlements that have a strong identity and sense of place, are prosperous and are sustainable by:

- Building on strengths and capabilities of each region across Victoria to respond sustainably to population growth and changing environments.
- Developing settlements that will support resilient communities and their ability to adapt and change.
- Balancing strategic objectives to achieve improved land use and development outcomes at a regional, catchment and local level.
- Preserving and protecting features of rural land and natural resources and features to enhance their contribution to settlements and landscapes.
- Encouraging an integrated planning response between settlements in regions and in adjoining regions and states in accordance with the relevant regional growth plan.

Providing for appropriately located supplies of residential, commercial, and industrial land across a region, sufficient to meet community needs in accordance with the relevant regional growth plan.

- Improving transport network connections in and between regional cities, towns and Melbourne.

Integrating the management of water resources into the urban environment in a way that supports water security, public health, environment and amenity outcomes.

- Minimising exposure to natural hazards, including increased risks due to climate change.
- Contributing to net zero greenhouse gas emissions through renewable energy infrastructure and energy efficient urban layout and urban design.

Encourage a form and density of settlements that supports healthy, active and sustainable transport.

Limit urban sprawl and direct growth into existing settlements.

Promote and capitalise on opportunities for urban renewal and infill redevelopment.

Develop compact urban areas that are based around existing or planned activity centres to maximise accessibility to facilities and services.

Ensure retail, office-based employment, community facilities and services are concentrated in central locations.

Ensure land that may be required for future urban expansion is not compromised.

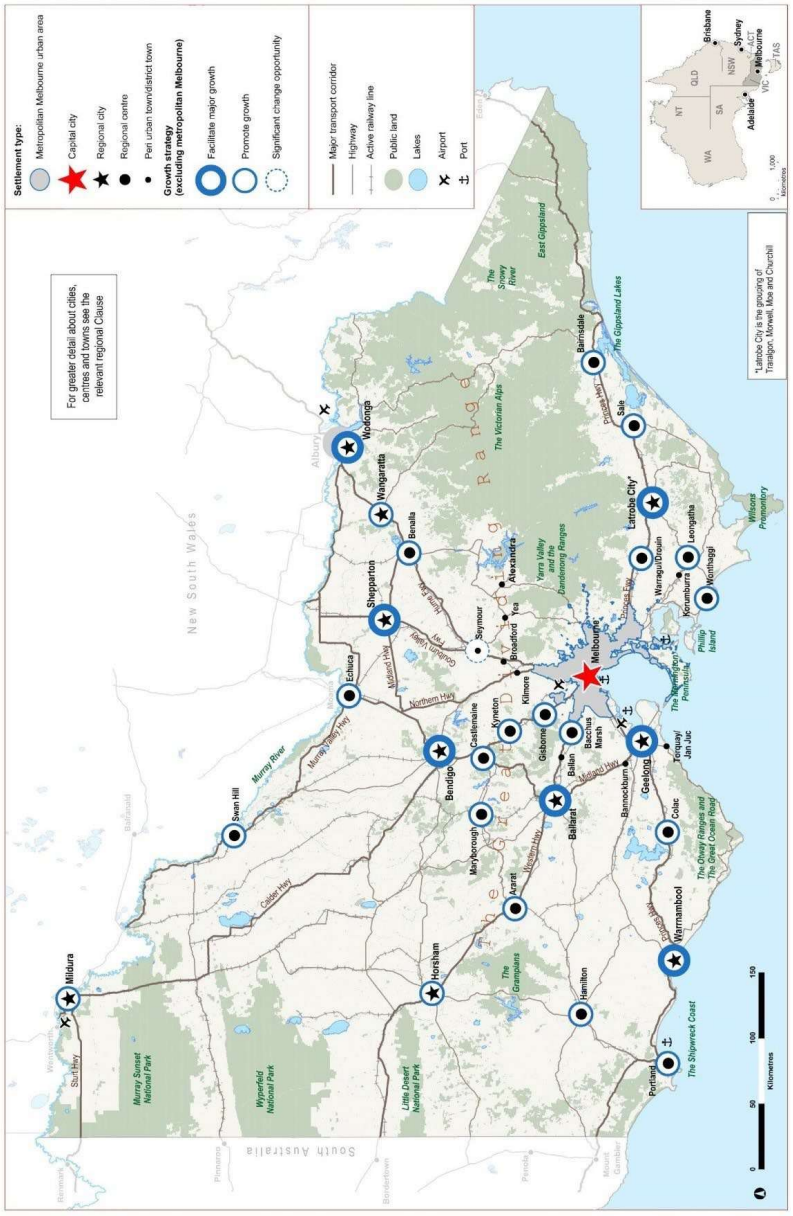
Support metropolitan and regional climate change adaption and mitigation measures.

Policy documents

Consider as relevant:

- *Central Highlands Regional Growth Plan* (Victorian Government, 2014)
- *G21 Regional Growth Plan* (Geelong Region Alliance, 2013)
- *Gippsland Regional Growth Plan* (Victorian Government, 2014)
- *Great South Coast Regional Growth Plan* (Victorian Government, 2014)
- *Hume Regional Growth Plan* (Victorian Government, 2014)
- *Loddon Mallee North Regional Growth Plan* (Victorian Government, 2014)
- *Loddon Mallee South Regional Growth Plan* (Victorian Government, 2014)
- *Wimmera Southern Mallee Regional Growth Plan* (Victorian Government, 2014)
- *Plan Melbourne 2017-2050: Metropolitan Planning Strategy* (Department of Environment, Land, Water and Planning, 2017)
- *Plan Melbourne 2017-2050: Addendum 2019* (Department of Environment, Land, Water and Planning, 2019)

Victoria Settlement Framework



11.01-1R **Settlement - Hume**

31/07/2018
VC148

Strategies

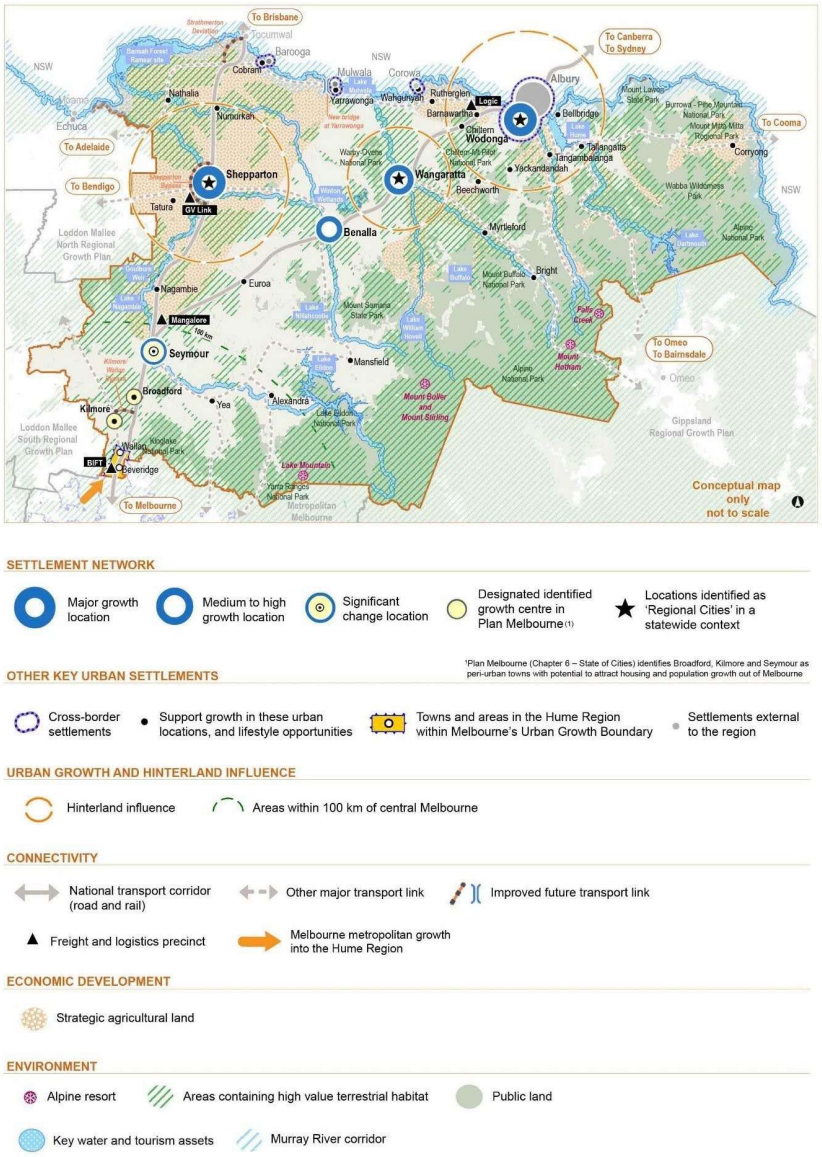
Facilitate growth and development specifically in the regional cities of Shepparton, Wangaratta, Wodonga and Benalla.

Facilitate and strengthen the economic role of Seymour, while supporting population growth.

Support growth and development in other existing urban settlements and foster the sustainability of small rural settlements.

Support improved access to a range of employment and education opportunities, particularly in key urban locations such as Benalla, Seymour, Shepparton, Wangaratta and Wodonga.

Hume Regional Growth Plan



SETTLEMENT NETWORK

Major growth location
Medium to high growth location
Significant change location
Designated identified growth centre in Plan Melbourne[1]
Locations identified as 'Regional Cities' in a statewide context

[1]Plan Melbourne (Chapter 6 – State of Cities) identifies Broadford, Kilmore and Seymour as peri-urban towns with potential to attract housing and population growth out of Melbourne

OTHER KEY URBAN SETTLEMENTS

Cross-border settlements
Support growth in these urban locations, and lifestyle opportunities
Towns and areas in the Hume Region within Melbourne's Urban Growth Boundary
Settlements external to the region

URBAN GROWTH AND HINTERLAND INFLUENCE

Hinterland influence
Areas within 100 km of central Melbourne

CONNECTIVITY

National transport corridor (road and rail)
Other major transport link
Improved future transport link
Freight and logistics precinct
Melbourne metropolitan growth into the Hume Region

ECONOMIC DEVELOPMENT

Strategic agricultural land

ENVIRONMENT

Alpine resort
Areas containing high value terrestrial habitat
Public land
Key water and tourism assets
Murray River corridor

11.01-1L-01 Glenrowan Township

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Proposed C83wang

Policy application

This policy applies to all land identified in the Glenrowan Township plan.

Objective

To preserve the landscape character and develop a sense of place unique to Glenrowan.

Landscape strategies

Support development that enhances the landscape character of Glenrowan.

Support the use of selected native vegetation species in landscaping works to preserve 'bushland' character.

Require the use of low threat vegetation in areas recognised as having high bushfire risk.

General strategies

Require any new installations of services to be located underground.

Precinct A – Gladstone Street

Promote Precinct A as the commercial hub of Glenrowan.

Facilitate opportunities to consolidate further retail and commercial tenancies, within Gladstone Street, in particular between Kate Street and Ned Street.

Direct residential development outside this precinct, unless it does not compromise its commercial nature, such as multi-unit development with limited street frontage.

Support subdivision of double-fronted lots fronting Gladstone and Hill Streets to enable commercial development to Gladstone Street and residential development to Hill Street.

Support development that respects existing scale and heritage character.

Encourage development on Gladstone Street to be built to the front boundary with active edges.

Locate car parking at the rear of developments.

Precinct B – Community Hub

Direct future development of public and community facilities to Precinct B.

Support upgrades to public and community facilities within this precinct.

Support use and development that conserves native vegetation and avoids adverse impact on the natural bushland character.

Precinct C – Core heritage

Maintain the 'Siege Precinct' as the focus of the town and protect its immediate context.

Facilitate tourism uses and commercial development related to the 'Siege Site' and bushranger experience.

Precinct D – Residential

Direct residential development to Precinct D.

Facilitate the subdivision of large double-fronted lots.

Precinct E – Fire Risk Area

Avoid subdivision and new development in areas of high fire risk.

Precinct F – Beaconsfield Parade

Maintain the streetscape character of Beaconsfield Parade.

Support community and residential development that enhances the amenity of the public realm.

Precinct G – Western Glenrowan

Discourage further subdivision.

Limit development due to servicing and drainage constraints.

Precinct H(a) – Northern Foothills - East

Encourage rural residential development with a connected street network and quality design that protects and enhances the rural character of Precinct H (a).

Support smaller lots along the Old Hume Highway transitioning to larger lots closer to the foot hills.

Protect existing servicing assets, easements and infrastructure, such as the high pressure gas pipeline and major North East Water Dam water supply.

Design a pedestrian and cycling pathway (linear public open space) to Mount Glenrowan that connects with the existing networks.

Maintain the existing bushland character.

Precinct H(b) Northern Foothills – West

Protect the continued use of the precinct for agricultural uses.

Avoid subdivision of this precinct that results in any increase in settlement.

Precinct I – Sporting precinct strategies

Re-enforce the role of Precinct I as a formal recreation area, a gateway site and community meeting point.

Support the consolidation of recreation and sporting facilities.

Precinct J – Residential - South of Gladstone

Support subdivision of double-fronted, undeveloped lots in Precinct J, south of Gladstone Street.

Precinct K

Ensure agriculture remains the key land use.

Create a pedestrian and cycling network that links the township to Fosters Lake.

Policy guideline

Consider as relevant:

- Limiting development fronting Gladstone Street to not more than two storeys.

Policy documents

Consider as relevant:

- *Glenrowan Township Development Plan* (City of Wangaratta, 2019)
- *Glenrowan Bushfire Assessment* (City of Wangaratta, 2014)
- *Low Density and Rural Residential Strategy* (Rural City of Wangaratta 2021)

Glenrowan Township Plan



11.01-1L-02 Milawa Township

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Proposed C83wang

Policy application

This policy applies to all land identified in the Milawa Township plan.

Objective

To support development that enhances the rural character of Milawa.

General strategies

Upgrade pedestrian and cycle links.

Facilitate connectivity in subdivisions.

Require land to be adequately drained prior to rezoning or approval resulting in intensification of development.

Direct future expansion of the township in an easterly direction to connect with the Milawa Recreation Reserve.

Town Centre strategies – Precinct A

Create a township core along the Snow Road spine.

StrengthenthegatewaysiteatthecornerofSnowRoadandMilawa-BobinwarrahRoadbyactivating street frontages.

Avoid direct access from Snow Road for new development.

Avoid car parking fronting Snow Road.

Low-density strategies – Precinct B, C, D, E(b) & F

Protect and reinforce the low density residential character of Precincts D and F.

Support connected low-density development.

Support infill development in Precinct B.

Facilitate development that enhances connectivity within the precinct and beyond, particularly north-south and east-west connections.

Avoid development that prevents future east/west connections beyond the township boundary.

Improve connections between Milawa-Bobinawarrah Road (Factory Lane) and John Mcaleese Park.

As development occurs in Precinct F and C, support smaller lots fronting Milawa-Bobinawarrah Road (Factory Lane).

Support the establishment of a low density residential precinct in Precinct E(b) with internal north-south and east-west connectivity.

Mixed use strategies – Precinct E(a)

Maintain the residential character of small lots activating Milawa-Bobinawarrah Road (Factory Lane).

Reinforce the role of the Cheese Factory complex as an anchor location of the precinct.

Farming strategies – Precinct G

Retain the agricultural land use within the Precinct.

Design development (including subdivision) to not prejudice or adversely impact the operation of existing businesses (such as agricultural farm gates) along the Snow Road.

Long Term Growth Area - Precinct H

Protect the primacy of agricultural uses in Precinct H until it is ~~considered and~~required for rezoning to enable township expansion towards and linking to the Milawa Recreation Reserve.

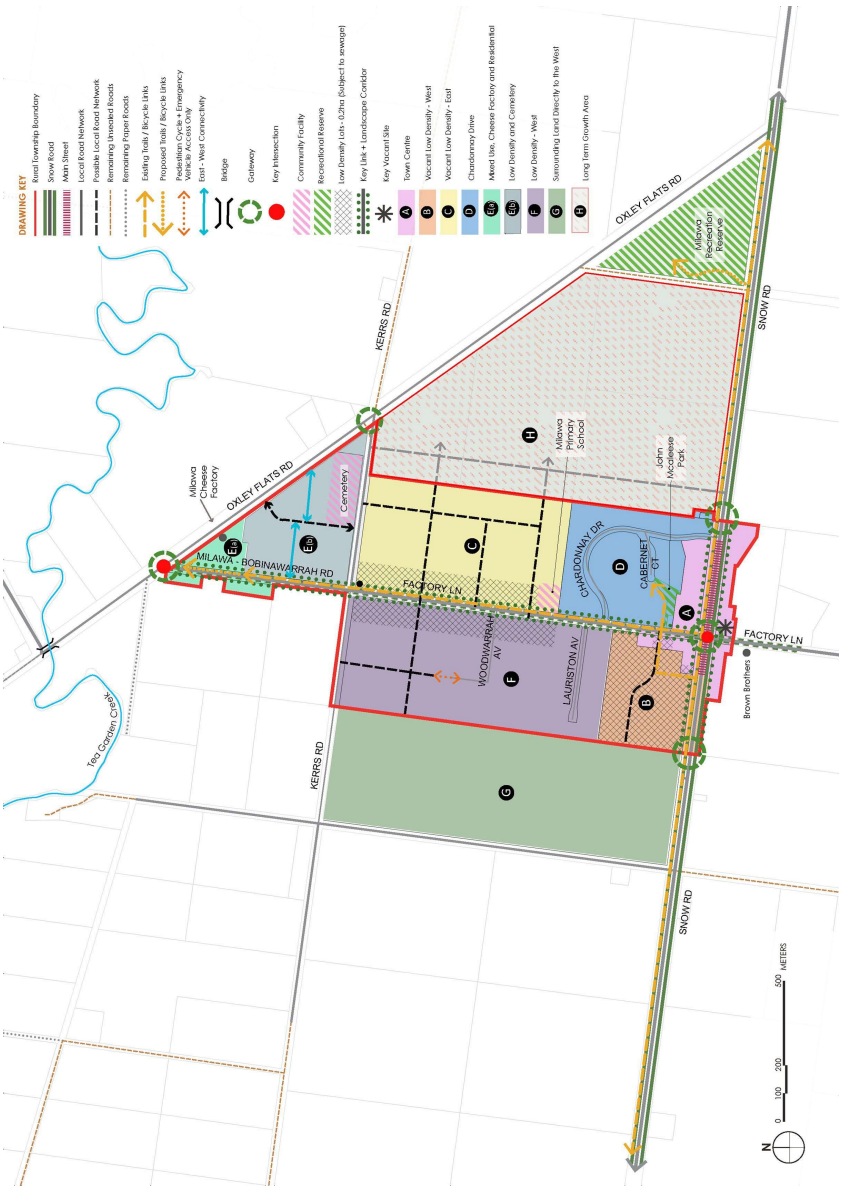
Design future subdivisions to limit direct access to the Snow Road and Oxley Flats Road.

Policy guidelines

Consider as relevant:

- *Milawa Township Development Plan* (City of Wangaratta, 2016)
- *Low Density and Rural Residential Strategy* (Rural City of Wangaratta 2019)

Milawa Township Plan



11.01-1L-03 Oxley Township

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Proposed C83wang

Policy application

This policy applies to all land identified in the Oxley Township Plan and Low Density and Rural Residential Strategy.

Objectives

To support development that enhances the rural character of Oxley.

To enhance the amenity and accessibility to the King River.

General strategies

Support development that complements the scale and character of the township.

Design development to address the King River, including through the provision of active frontages.

Support farm gate businesses and small scale tourist attractions that are complementary to agriculture and farming.

Improve access, links and cycling connections to the King River and existing sporting facilities, particularly from Snow Road.

Create an open space reserve along the King River reserve with a shared path on public land.

Support the creation a shared path along Oxley Meadow Creek Road south of Snow Road to the Oxley Recreation Reserve.

Town Centre strategies – Precinct A

Support Snow Road as the core business and tourism node in the township.

Facilitate re-subdivision and intensification of development of large double-fronted and undeveloped sites.

Create pedestrian links from the Snow Road to the King River.

Low-density development strategies – Precinct B-E

Support low density development at a variety of lot sizes that respond to servicing access.

Support site layout and design that allows for future intensification in Precinct B and C.

Support subdivision design with activated front edge treatments along Horseshoe Creek and public land interfaces in Precinct B.

Require sewer connection in Precinct C prior to any subdivision of land.

Prioritise development of lots closest to Macartney Street in Precinct C then progressively moving south.

Support larger lot sizes in Precincts D and E as a buffer between residential and adjoining farming uses.

As subdivision occurs in Precinct D, use open space contributions to acquire land adjacent existing public land (and located in flood plain areas) to increase existing open space, along the King River.

Support road layouts, subdivision and site layouts in Precinct E that do not preclude the potential for future road connections and residential development.

Farming Zone strategies – Precinct F(a) - North of the Snow Road

Maintain the existing agricultural activities and zoning north of the Snow Road in Precinct F(a).

Low Density Development Strategies - Precinct F(b) - South of the Snow Road

Support low density subdivision of Precinct F, South of Snow Road with a variety of lot sizes commencing at 0.2 hectares in the west and transitioning to 1 hectare~~s~~ lots in the East in line with the applicable schedules.

Require the creation of a minimum 3~~2~~0 metre wide landscaped presentation strip between the Snow Road and residential lots to support the arrival experience to the township.

Provide a safe pedestrian crossing on Snow Road between the Precinct and the pedestrian cycle link on the northern side of Snow Road.

Require sewer connection in Precinct F prior to any subdivision of land.

Prioritise development of lots closest to Macartney Street in Precinct C then progressively moving south.

Support the protection of native vegetation within the precinct and design road layouts to ensure retention as a priority.

Require an internal perimeter road around the development of the precinct to support protection from bushfire and provide an amenity buffer to adjoining farmland and major road interfaces.

Design the alignment of the perimeter road around the precinct to retain and celebrate native vegetation as a priority.

~~Design the any subdivision to ensure that all lots can achieve a maximum BAL of 12.5.~~

Design any subdivision to ensure that all lots can achieve informed and appropriate setbacks from bushfire hazard interfaces to ensure future development can achieve a radiant heat level of no greater than 12.5KW/m2.

Precinct G

Encourage the establishment of rural business in Precinct G.

Rural Living - West - Precinct H

Maintain the existing Rural Living nature of the area and avoid any further subdivision of the area.

Support pedestrian and shared pathway connectivity between Precinct H and Snow Road.

Discourage residential buildings and group accommodation.

Precinct I

Maintain the existing agricultural use of the land

Policy guidelines

Consider as relevant:

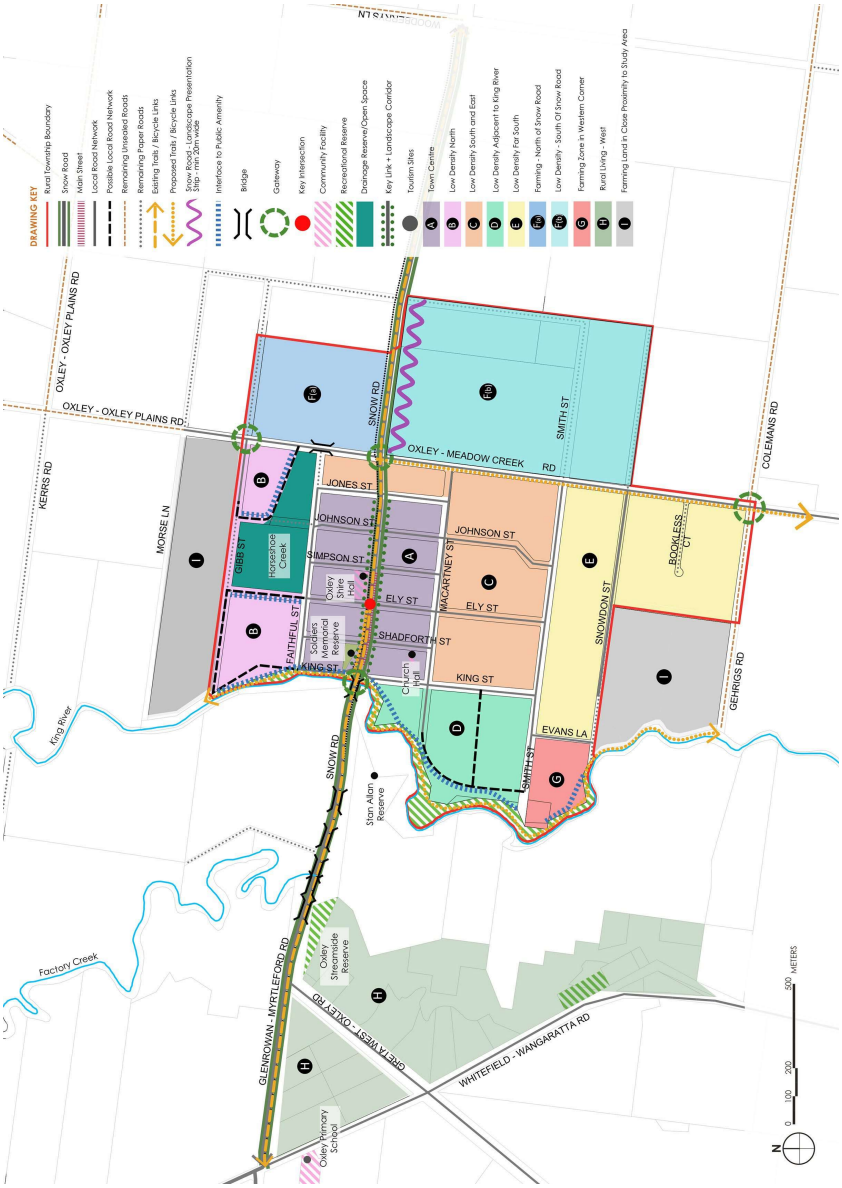
- Supporting 0.2 hectare minimum lot sizes in Precinct C.
- Requiring 0.4 hectare minimum lot sizes in Precinct D and E where reticulated sewer is available.

Policy documents

Consider as relevant:

- *Oxley Township Development Plan* (City of Wangaratta, 2016)
- *Low Density and Rural Residential Strategy* (Rural City of Wangaratta 2021)

Oxley Township Plan



11.01-1L-04 Snow Road between Oxley and Milawa

06/06/2022
C82wang

Objective

To maintain the close links between Milawa and Oxley.

Strategies

Strengthen the community infrastructure and facilities network between Oxley and Milawa.

Support the establishment of rural businesses such as farmgate sales between Oxley and Milawa.

Avoid linear extensions of residential development between Oxley and Milawa.

15.01 BUILT ENVIRONMENT

31/07/2018
VC148

15.01-1S Urban design

31/07/2018
VC148

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 retails 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 Building design

01/01/2024
VC250

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.
- 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
C79wangPt1

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 Subdivision design

01/01/2024
VC250

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.

  - 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 Subdivision Design in Low Density Residential and Rural Living Zones

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Proposed C83wang

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 promote~~s~~ 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.
- 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 compl~~e~~mentary 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 c~~ć~~ul-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.

Require a sewer servicing strategy to be provided to North East Water for all new subdivisions of 3 or more lots in Low Density Residential Zone, Schedule 1 and Low Density Residential Zone, Schedule 2.

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 informed and appropriate setbacks from bushfire hazard interfaces to ensure future development is exposed to radiant heat no greater than 12.5KW/m2.

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 **Healthy neighbourhoods**
31/07/2018
VC148

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 Neighbourhood character

09/10/2020
VC169

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.

15.01-6S Design for rural areas

06/06/2022
C82wang

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 Design for rural areas

06/06/2022
C82wang

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.

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Proposed C83wang

SCHEDULE 8 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO8**.

MILAWA TRIANGLE LOW DENSITY RESIDENTIAL

1.0 Design objectives

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Proposed C83wang

To ensure that development positively contributes to the built environment by providing high quality, attractive subdivision outcomes that support the establishment of a low density community that is attractive, safe, accessible, and sustainable.

To ensure neighbourhood character is considered in the future development of the Milawa Triangle.

To ensure residential development prioritises the retention of native and significant vegetation to contribute to the character.

To ensure that new subdivisions are appropriately serviced with road and stormwater drainage infrastructure.

2.0 Buildings and works

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Proposed C83wang

A permit is not required to construct a building or construct or carry out works for the following:

- A new dwelling.
- An extension or alteration to an existing dwelling.
- A new outbuilding associated with a dwelling.
- An extension or alteration to an existing outbuilding.

3.0 Subdivision

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Proposed C83wang

A permit to subdivide land must meet the following requirements:

Subdivision Design and layout

- All new lots must be generally sized between 0.2 and 0.25 hectares.
- All new lots must be designed to have direct street frontage.
- Design any subdivision to avoid layouts that create battle-axe lots.
- Lot design including any building envelopes to enable future buildings to be sited and aligned for optimal passive solar efficiency.

Landscaping and Vegetation

- Design the layout of any new subdivision to maximise the retention of existing native and significant vegetation to ensure that they continue to contribute to the character of the area.
- Incorporate large remnant trees within areas of open space or road reserves and provide complimentary street tree planting including the use of bush fire resilient species.
- Design road layouts to support the establishment of canopy trees that can mitigate the impacts of the urban heat island affect.

Tree protection zones must be established during the construction phase of new subdivision to ensure the protection of existing vegetation.

Infrastructure, Access & Connectivity

- Require subdivisions to provide and connect directly into the internal north-south and East-West connections as outlined in Map 1 to this Schedule.

- New road access must be designed to promote and provide connectivity between existing roads where possible, while minimizing impacts on existing dwellings and associated residential infrastructure.
- Avoid direct lot access to the Oxley Flats Road.
- Avoid the creation of Cul-de-sacs within any subdivision design.
- Require subdivisions to provide pedestrian and cycling pathways internally within the precinct and along the precincts Oxley Flats and Kerrs Road frontage.
- All lots must be connected to reticulated sewerage and lots must be provided with access to water.

Bushfire Design

- Require the design of subdivisions to demonstrate and achieve:
  - A bushfire ready interface between the settlement area and any bushfire hazard for all lots / dwellings / and building envelopes that has exposure to radiant heat of no greater than 12.5KW/m2.
  - The provision of a perimeter road between the bushfire hazard and future development.
  - The provision of vegetation management requirements, if applicable, to ensure all dwellings can achieve a low threat setback between the settlement area and any bushfire hazard.
  - The provision of static water supplies to each lot in accordance with the requirements of Table 4 to Clause 53.02-5 of the Planning Scheme.
  - The incorporation of strategic communal water supply (tank/s) or fire hydrants to support bushfire suppression activities.
  - Require emergency vehicle access to each lot and static water supply in accordance with the requirements of Table 4 and Table 5 to Clause 53.02-5.
- Require staged subdivision to implement a logical staging and maintenance plan that avoids leapfrogging to reduce the level of bushfire exposure of newly developed land from undeveloped stages.
- Ensure that the design of development does not result in any increase in bushfire risk to existing development.

4.0 Signs

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Proposed C83wang

None specified.

5.0 Application requirements

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Proposed C83wang

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

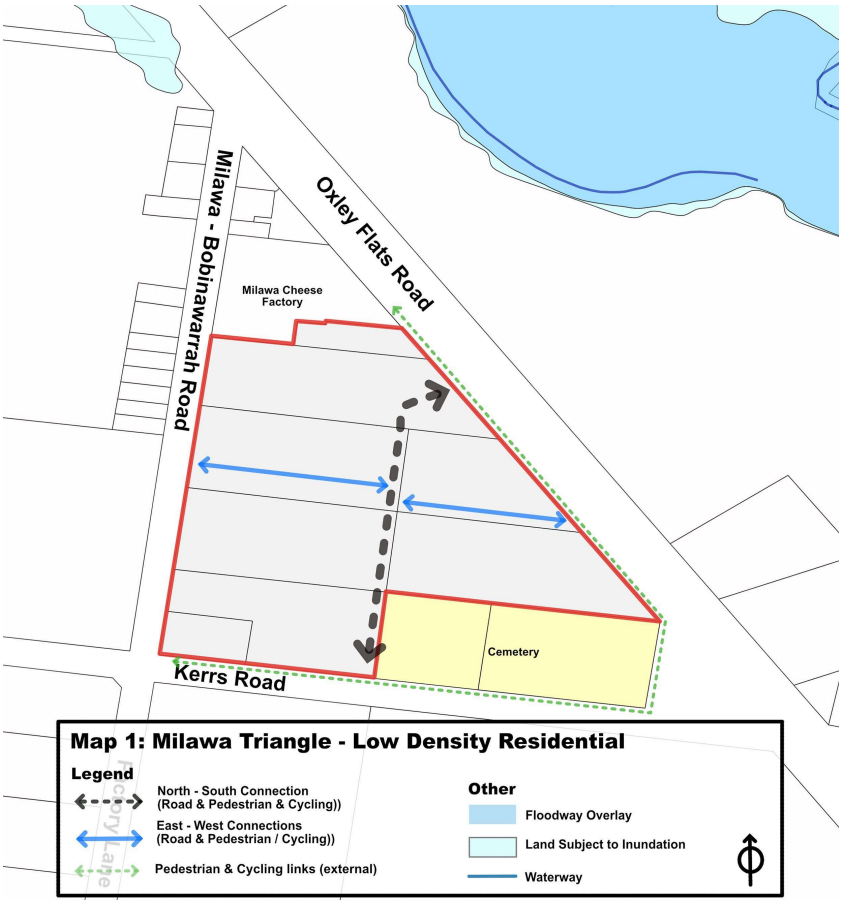
- A written report that demonstrates how the design response of any subdivision meets the requirements of this clause and any other relevant policy within the Scheme, where relevant.
- A bushfire management plan and report which demonstrates how the proposal meets the requirements of this Schedule and creates a low risk environment.

6.0 Decision guidelines

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Proposed C83wang

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The ability of the subdivision to contribute to the overall low density character of the area.
- The ability of the subdivision to provide for optimal solar access and orientation to all lots.
- The impact of the subdivision on the character of the existing land use and development pattern.
- The ability of the subdivision to actively plan and design for bushfire risk to create a low risk environment.
- The ability of the subdivision design to provide the opportunity for the retention of existing native and significant vegetation, including the ability for complementary planting.


Milawa - Bobinawarrah Road
Oxley Flats Road
Milawa Cheese Factory
Cemetery
Kerrs Road
Map 1: Milawa Triangle - Low Density Residential
Legend
North - South Connection (Road & Pedestrian & Cycling))
East - West Connections (Road & Pedestrian / Cycling))
Pedestrian & Cycling links (external)
Other
Floodway Overlay
Land Subject to Inundation
Waterway

--/--/----
Proposed C83wang

SCHEDULE 9 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO9**.

OXLEY LOW DENSITY RESIDENTIAL

1.0
--/--/----
Proposed C83wang

Design objectives

To support the expansion of the township of Oxley by providing lot sizes consistent with the existing low density township character and transitioning to the surrounding farmland.

To ensure neighbourhood character is considered in the future development of this precinct in Oxley.

To ensure that development of the precinct responds and respects key interfaces including the major tourist route of the Snow Road and surrounding farm land.

To ensure residential development prioritises the retention of native and significant vegetation to contribute to the on-going character and biodiversity of the area.

To ensure that new subdivisions are adequately serviced with infrastructure including road and stormwater drainage infrastructure.

2.0
--/--/----
Proposed C83wang

Buildings and works

A permit is not required to construct a building or construct or carry out works for the following:

- A new dwelling.
- An extension or alteration to an existing dwelling.
- A new outbuilding associated with a dwelling.
- An extension or alteration to an existing outbuilding.

3.0
--/--/----
Proposed C83wang

Subdivision

An application to subdivide land must meet the following requirements:

Subdivision Design and layout

Support a variety of lot sizes transitioning from 0.2 and 0.4 hectares in the West to 1 hectare lots in the Eastern portion of the site as outlined in Map 1 to this Schedule.

All new lots must be designed to have direct street frontage

Design subdivisions to avoid layouts that create battle-axe lots.

Landscaping and Vegetation

Design the layout of any new subdivision to maximise the retention of existing native and significant vegetation to ensure that they continue to contribute to the character of the area.

Incorporate large remnant trees within areas of open space or road reserves and provide complimentary street tree planting including the use of bushfire resilient species.

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

Tree protection zones must be established during the construction phase of new subdivision to ensure the protection of existing vegetation.

Vegetation should be maintained to ensure bushfire risk does not increase over time.

Snow Road and adjoining Farming land interfaces

Subdivision design must include the creation of a minimum 30 metre wide landscaped presentation strip along the sites entire Snow Road frontage, measured to northern side of the future internal perimeter road.

The presentation strip must be designed and landscaped to support the arrival experience to the township of Oxley, including the use of bushfire resilient species.

Avoid the creation of vehicular access to the Snow Road and direct estate access to the Oxley-Meadow Creek Road.

Infrastructure, Access and Connectivity

Require all lots to be connected to reticulated sewer and water.

Require an internal perimeter road around the development of the precinct to support protection from both bushfire hazards (including grasslands) and also provide an amenity buffer to adjoining farmland and major road interfaces. This road will:

- Provide a permanent and largely maintenance free fuels breaks.
- Provide opportunities for active surveillance.
- Create two-way of access and egress.
- Facilitate access and egress for fire suppression, emergency response and evacuation.
- Be designed along with other internal roads to vary in alignment as required to retain and celebrate native vegetation as a priority.

Cross-linking roads should be provided within the subdivision to provide at least two ways in and out.

Avoid the creation of cul-de-sacs within any subdivision design.

New road access must be located so as to promote and provide for connectivity between existing roads where possible, while minimising impacts on existing dwellings and associated residential infrastructure.

Require pedestrian and cycling links within the subdivision design including around the estates perimeter road.

Bushfire Design

Require the design of subdivisions to demonstrate and achieve:

- A bushfire ready interface between the settlement area and any bushfire hazard for all lots / dwellings / and building envelopes that has exposure to radiant heat of no greater than 12.5KW/m2. The provision of a perimeter road between a bushfire hazard and future development .
- The provision of vegetation management requirements, if applicable, to ensure all dwellings can achieve a low threat setback between the settlement area and any bushfire hazard.
- The provision of static water supplies to each lot in accordance with the requirements of Table 4 to Clause 53.02-5 of the Planning Scheme.
- The incorporation of strategic communal water supply (tank/s) or fire hydrants to support bushfire suppression activities.

Require emergency vehicle access to each lot and static water supply in accordance with the requirements of Table 4 and Table 5 to Clause 53.02-5.

Require staged subdivision to implement a logical staging and maintenance plan that avoids leapfrogging to reduce the level of bushfire exposure of newly developed land from undeveloped stages.

Ensure that the design of development does not result in any increase in bushfire risk to existing development.

4.0 Signs

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Proposed C83wang

None specified.

5.0 Application requirements

--/--/----
Proposed C83wang

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A written report that demonstrates how the design response of any subdivision meets the requirements of this clause.
- A bushfire management plan and report which demonstrates how the proposal meets the requirements of this Schedule and creates a low risk environment.
- A landscape plan prepared by a suitably qualified professional that outlines the proposed landscaping treatments of all public land including the Snow Road presentation strip.

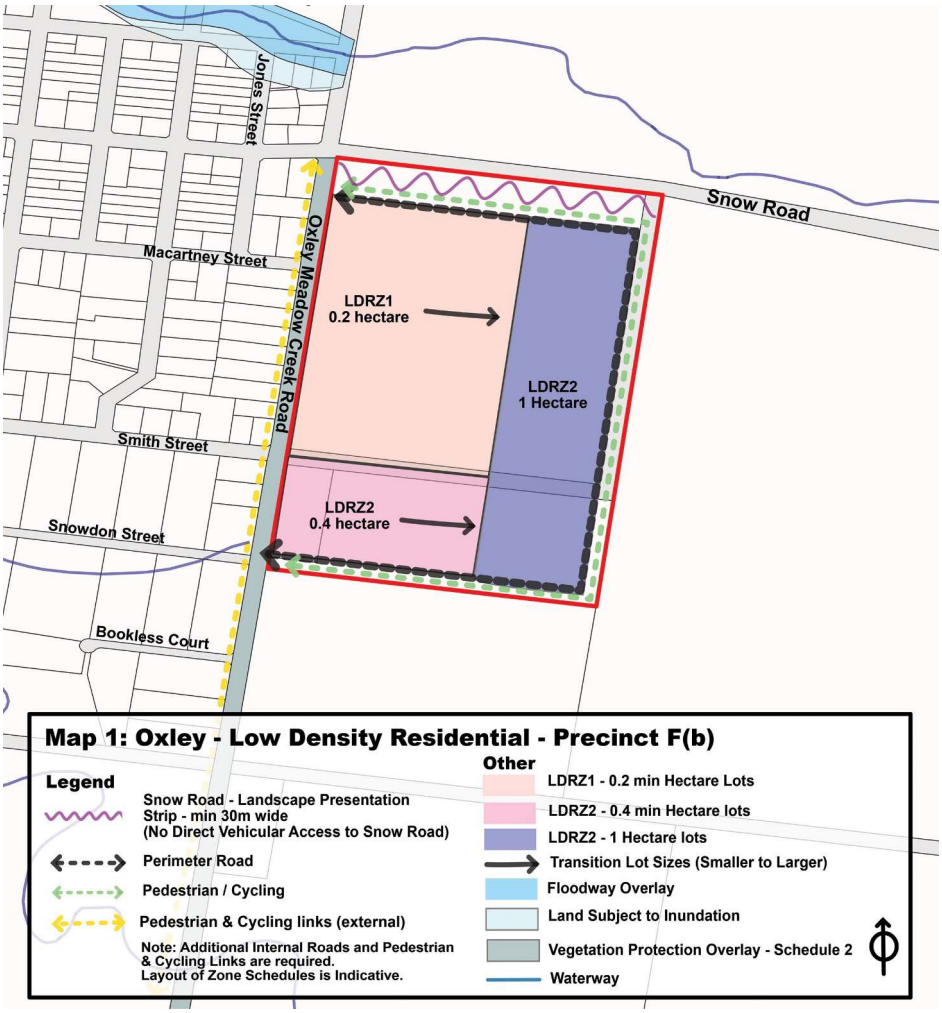
6.0 Decision guidelines

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Proposed C83wang

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the subdivision design and layout provides adequate road frontage.
- The ability of the subdivision to contribute to the overall low density character of the area.
- The ability of the subdivision to provide for optimal solar access and orientation to all lots.
- The impact of the subdivision on the character of the existing land use and development pattern.
- The ability of the subdivision to actively plan and design for bushfire risk to create a low risk environment.

The ability of the subdivision design to provide the opportunity for the retention of existing native and significant vegetation, including the ability for complementary plantings.


Jones Street
Snow Road
Macartney Street
Oxley Meadow Creek Road
LDRZ1
0.2 hectare
LDRZ2
1 Hectare
Smith Street
LDRZ2
0.4 hectare
Snowdon Street
Bookless Court
Map 1: Oxley - Low Density Residential - Precinct F(b)
Legend
Snow Road - Landscape Presentation Strip - min 30m wide (No Direct Vehicular Access to Snow Road)
Perimeter Road
Pedestrian / Cycling
Pedestrian & Cycling links (external)
Note: Additional Internal Roads and Pedestrian & Cycling Links are required. Layout of Zone Schedules is Indicative.
Other
LDRZ1 - 0.2 min Hectare Lots
LDRZ2 - 0.4 min Hectare lots
LDRZ2 - 1 Hectare lots
Transition Lot Sizes (Smaller to Larger)
Floodway Overlay
Land Subject to Inundation
Vegetation Protection Overlay - Schedule 2
Waterway