



Rural City of  
**Wangaratta**

# Agenda

For the Scheduled Council Meeting  
Council Chambers, Municipal Offices  
62-68 Ovens Street, Wangaratta  
**3:00 PM 16 December 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

## Order of Business

### 6. Citizen Ceremony

### 7. Confirmation of Minutes

#### Recommendation:

That Council read and confirm the Minutes of the Scheduled Meeting of 25 November 2025 and the Unscheduled Meeting of 1 December 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

### 9.1 Petition - Reconciliation Action Plan

Meeting Type:	Scheduled Council Meeting
Date of Meeting:	16 December 2025
Author:	Executive Services Coordinator
Approver:	Executive Services Coordinator

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

Two petitions have been received by Council;

A petition containing 63 signatures from Galen Catholic College has been received (**Attachment 1**).

The petition asks for Council to take strong and immediate action by:

1. Developing and endorsing a Reconciliation Action Plan (RAP) through Reconciliation Australia, to guide genuine engagement, accountability, and respect within our local community; and
2. Protecting and caring for Aboriginal cultural sites in partnership with Traditional Owners and Aboriginal community organisations.

A petition containing 69 wet signatures and 241 digital signatures from Amanda Hogan has been received (**Attachment 2**).

The petition calls on the council of the Rural City of Wangaratta to:

1. Take urgent action to progress, endorse and adopt a 'Reconciliation Action Plan in partnership with our Indigenous Community' as a matter of high priority in the 2025-29 Council Plan.

Both petitions will be considered as required by Council's Governance rules.

#### Recommendation:

1. That the petitions regarding a Reconciliation Action Plan be received.
2. That the petitions be considered in conjunction with the separate agenda item relating to the Reconciliation Action Plan (Item 15.4)

#### Conclusion

Clause 14 of the Rural City of Wangaratta Governance Rules, provides that the only motions that may be considered on any petition are:

- that the petition be received; or
- where the petition relates to an item listed on the agenda, that the petition be considered in conjunction with that agenda item; or
- that the petition be referred to the Chief Executive Officer for consideration and response; or
- that the petition be referred to the Chief Executive Officer for a report to a future Council meeting.

This petition relates to the Reconciliation Action Plan which is the subject of a separate item on the agenda for the December 2025 Council meeting, and it is therefore appropriate to consider the petition in conjunction with that agenda item.

#### Attachments

- 1 Petition - RAP - Galen Catholic College - Confidential
- 2 Petition - RAP - Hogan - Confidential



**10. Hearing of Deputations**  
**Presentation of Reports**

**11. Councillor Reports**

Nil

## Officers' Reports

### 12. Executive Services

#### 12.1 2026 Council Meeting Dates and Locations

Meeting Type:	Scheduled Council Meeting
Date of Meeting:	16 December 2025
Author:	Councillor and Executive Services Support Officer
Approver:	Executive Services Coordinator

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 for consideration of the dates and venues for Council meetings in 2026.

#### Recommendation:

That Council endorses the following schedule of council meeting dates, times, and locations for 2026:

<i>Tuesday 24 February 2026</i>	<i>6:00pm Wangaratta</i>
<i>Tuesday 24 March 2026</i>	<i>6:00pm Springhurst</i>
<i>Tuesday 28 April 2026</i>	<i>6:00pm Milawa</i>
<i>Tuesday 26 May 2026</i>	<i>3:00pm Wangaratta</i>
<i>Tuesday 23 June 2026</i>	<i>3:00pm Wangaratta</i>
<i>Tuesday 28 July 2026</i>	<i>3:00pm Wangaratta</i>
<i>Tuesday 25 August 2026</i>	<i>3:00pm Wangaratta</i>
<i>Tuesday 22 September 2026</i>	<i>6:00pm Everton</i>
<i>Tuesday 27 October 2026</i>	<i>6:00pm Edi</i>
<i>Tuesday 24 November 2026</i>	<i>6:00pm Wangaratta</i>
<i>Tuesday 15 December 2026</i>	<i>3:00pm Wangaratta</i>

#### Background

Council's Governance Rules require that at or before the last scheduled council meeting each calendar year, Council must fix the date, time, and place of all scheduled council meetings for the following calendar year.

Council has maintained a custom of conducting four council meetings annually in rural townships since 1997.

A summary of the council meeting locations and the number of meetings previously held at each location between 1997-2025 is outlined below.

LOCATION	No. Meetings
Boorhaman	5
Bowmans/Murmungee	5
Carboor	5
Cheshunt	4
Edi Upper	4
Eldorado	5
Everton	4
Glenrowan	5
Greta/Hansonville	5
Milawa	5
Moyhu	5
Myrree	4
Oxley	5
Peechelba	5
South Wangaratta	5
Springhurst	5
Tarrawingee	5
Whitfield	5
Whorouly	5

Council must establish its schedule of council meeting dates and venues for 2026 to allow for notice to be given to the public and for internal planning.

The 2026 council meeting dates and locations schedule has been developed to achieve a geographical spread of rural meetings throughout the year.

**Implications****Policy Considerations**

Council's Governance Rules specify how council meetings must be scheduled and conducted. This report follows the approach specified in those rules.

**Social**

Conducting council meetings in rural townships promotes closer interaction with all areas of the municipality.

**Consultation/Communication**

Council's 2026 meeting dates and venues will be confirmed publicly prior to each meeting.

**Conclusion**

Council must determine a meeting schedule for the coming year to provide advance notice to the community regarding the proposed time and location of council meetings.

**Attachments**

Nil

## 13. Corporate and Leisure

### 13.1 Annual Audit & Risk Committee Performance Self Assessment

Meeting Type:	Scheduled Council Meeting
Date of Meeting:	16 December 2025
Category:	Operational
Author:	Governance & Reporting Advisor
Approver:	Governance Manager

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 survey of the annual Audit and Risk Committee Self-Assessment.

Section 54(4)(a) of the *Local Government Act 2020* (Vic) (the Act) requires that the Audit and Risk Committee undertake an annual assessment of its performance against the Committee's Charter. This assessment was conducted by a survey which was circulated to members of the Committee separately.

#### Recommendation:

That Council notes this report.

#### Background

A survey was prepared for the Committee's consideration and completion in accordance with section 54(4)(a) of the Local Government Act and undertaken in September 2025.

This report details the Committee's responses on how they feel they have performed against the Audit and Risk Committee Charter.

Some specific feedback was provided by members in the survey, to be considered and actions determined with the full Committee at the upcoming December meeting, specifically:

1. An annual review item be scheduled for the Audit and Risk Committee to review Council's Risk profile and risk appetite and to make it more visible (refer comment under question 3 of Attachment 1).
2. Additional committee meeting to present finalised Management Letter, ensuring full oversight of items and accountability of the year end external audit by the Committee, if required (refer comment under question 9 of Attachment 1).

3. A list of items required to be discussed by the Committee at each meeting and an annual report to the committee demonstrating what items were covered in the year (refer comment under question 12 of Attachment 1).

Positive feedback was also provided acknowledging the exceptional relationship with internal and external auditors, the Committee and Council Management, enabling the Committee to carry out its function effectively.

It should be noted that there were a limited number of responses to the survey, we will address participation rates at the next Audit and Risk Committee meeting.

#### Attachments

- 1 ARC Self Assessment Survey 2025 [↓](#) 

## 13.2 Procurement Policy

Meeting Type:	Scheduled Council Meeting
Date of Meeting:	16 December 2025
Category:	Strategic
Author:	Executive Assistant Corporate & Leisure
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 consider adopting the updated Procurement Policy 2025 (Attachment 1).

#### Recommendation:

That Council:

1. Adopts the Procurement Policy 2025.

### Background

Council is required under Sections 108 and 109 of the *Local Government Act 2020 (Vic)* to prepare, adopt, and comply by having an appropriate Procurement Policy in place. The current Procurement Policy 2022 (Attachment 2) was adopted in September 2022. A review has been undertaken, and the Procurement Policy 2025 ('the Policy') has been prepared using the Municipal Association of Victoria (MAV) template to align with sector best practice and legislative requirements.

The summary of broader proposed changes included in the updated Policy are as follows:

#### Strategic Framework

*Difference:* Broader principles introduced, including transparency, probity, accountability, and Quadruple Bottom Line considerations.

*Purpose:* To align procurement with Council's strategic objectives and ensure decisions deliver economic, environmental, social, and ethical benefits.

#### Sustainability and Social Procurement

*Difference:* Greater emphasis on sustainability and social impact integrated throughout procurement processes.

*Purpose:* To encourage procurement outcomes that deliver community benefits, including support for social enterprises, First Nations businesses, and inclusive suppliers.

#### Governance and Risk Management

*Difference:* Detailed risk mitigation strategies added, including mandatory contract execution before commencement and enhanced compliance monitoring.

*Purpose:* To reduce financial, legal, and reputational risks and strengthen governance.

**Procurement Methods and Controls**

*Difference:* Similar thresholds retained but stricter controls introduced, such as “No PO or Claim, No Payment” and engagement of a probity advisor for procurements over \$10M.

*Purpose:* To improve financial control, transparency, and compliance with legislative requirements.

**Evaluation and Negotiation**

*Difference:* Pre-approved evaluation criteria and weightings required before tender release; Best and Final Offer process formalised.

*Purpose:* To ensure fairness, defensibility, and transparency in decision-making.

**Collaborative Procurement**

*Difference:* Collaboration consideration strengthened for all procurements, with Council reports required to justify decisions.

*Purpose:* To achieve economies of scale and better value for money through shared procurement opportunities.

**Exemptions and Sole Sourcing**

*Difference:* Expanded exemption categories with mandatory documentation and alignment to financial delegations.

*Purpose:* To maintain probity and transparency in exceptional circumstances.

**Financial Delegations**

*Difference:* Clear delegation table introduced (Manager up to \$60K, Director up to \$150K, CEO up to \$500K, Council unlimited).

*Purpose:* To clarify authority levels and improve accountability.

**Monitoring and Compliance**

*Difference:* Structured reporting and escalation of serious breaches to Audit & Risk Committee introduced.

*Purpose:* To ensure continuous improvement and integrity in procurement practices

**Supplier Code of Conduct**

The Policy introduces an enhanced ethical governance framework, which includes a requirement for suppliers to adhere to Council’s standards of integrity, fairness, and accountability. To support this, a **Supplier Code of Conduct** (Attachment 3) has been developed.

The Supplier Code of Conduct sets clear expectations for ethical behaviour, compliance with legislation, and alignment with Council’s values in areas such as workplace safety, environmental responsibility, and fair labour practices. It ensures that all suppliers engaged by Council operate to the same high standards of probity and integrity.

**Implications****Policy Considerations**

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



**Financial/Economic Implications**

The proposed policy sets out the principles, processes and procedures that will apply to all purchases of goods, services and works made by Council. The proposed policy aims to achieve value for money, through open and fair competition and continuous improvement in the provision of services for the community.

**Legal/Statutory**

The Local Government Act 2020 ('the Act') requires Council to prepare and adopt a procurement policy and that it be reviewed every four years at a minimum.

**Social and Diversity**

The policy includes our commitment to the strategic use of local suppliers to encourage economic development where such purchases are justified on value for money grounds, while remaining compliant with the Competition and Consumer Act 2010 and other fair trading legislation requirements.

**Equity Impact Assessment (EIA)**

There are no equity impacts identified for the subject of this report.

**Environmental/Sustainability Impacts**

The policy encourages the sourcing of environmentally sustainable goods, services and works.

**Strategic Links**

This item is a legislative requirement under the Local Government Act 2020.

**Risk Management**Risk Management Framework

Risks	Likelihood	Consequence	Rating	Mitigation Action
Failure of having an up to date Procurement Policy risks lack of compliance with the Act and undertaking procurement activities that fail to deliver optimal value for council and ratepayers.	3 – Possible	2- Minor	5 – Medium	Undertake scheduled reviews of the Procurement Policy.  Application of MAV best practice guidelines in updating the Policy.

**Consultation/Communication**

Level of public participation	Promises to the public/stakeholders	Tools/Techniques
Inform	Community	Adopted Policy to be published on council's website. Copies to be made available via Council's Customer Service counter/via email upon request.

The revised Policy is based on a policy originally developed in collaboration with the sector by the Municipal Association of Victoria. Consultation has also been undertaken with key employees who undertake the majority of council's procurement activities along with Councillors and the Corporate Management Team.

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

**Options for Consideration**

Councillors can either adopt the Policy in its presented form today (recommended) or request further work be undertaken on the Policy to be presented at a later date if they would like changes to be made.

**Conclusion**

The Procurement Policy 2025 has been reviewed to ensure that it remains current and operationally viable and is being presented for councillor consideration today.

**Attachments**

- 1 Procurement Policy 2025 [↓](#) 
- 2 Procurement Policy 2022 [↓](#) 
- 3 Draft Supplier Code of Conduct [↓](#) 

### 13.3 C23111 - Core Business System - Contract Extension

Meeting Type:	Scheduled Council Meeting
Date of Meeting:	16 December 2025
Category:	Strategic
Author:	Manager Customer, Digital & Transformation Services
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 approve a one (1) year extension of contract C23111 – Core Business System, to continue provision of Council's core Enterprise Resource Planning (ERP) software under the existing agreed terms and conditions.

#### Recommendation:

That Council:

1. Approves a one (1) year extension of contract C23111 Core Business System with a total contract amount of \$644,706, excluding GST.
2. Authorises the Chief Executive Officer to sign a one (1) year extension for contract C23111 Core Business System.

#### Background

The original 'C23111 – Core Business System' contract was awarded to TechnologyOne Ltd. Council is recommended to extend this contract for a further year under the existing terms and conditions.

The contract conditions contain an initial five-year term, now nearing completion, followed by the ability for Council to extend the contract for up to five years on a year-by-year basis. This will be the first contract extension to occur.

Due to the CEO's financial expenditure delegation limits, Council approval is necessary before proceeding. This authorisation enables continuation of services under agreed terms and conditions, ensuring operational continuity and strategic flexibility.

#### Implications

#### Policy Considerations

Council's Procurement Policy outlines the approved methods and processes for procurement, including this extension. As this contract was originally awarded under Council resolution, an extension must be approved by the Council.

**Financial/Economic Implications**

There are no financial or economic implications identified for the subject of this report. The cost of the contract is allowed for within council's Annual Budget and Long Term Financial Plan. The total cost of the annual licence fee is \$644,706 excluding GST and including an increase of 3% for CPI per the contract terms.

**Legal/Statutory**

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

**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**

The provision and upgrade of Council's core business system is an essential element of delivering Council's ICT Strategy.

**Risk Management**Risk Management Framework:

Risks	Likelihood	Consequence	Rating	Mitigation Action
Disruption to core business services due to failure to authorise the extension.	Likely	Major	High	Authorisation enables continuation of services under agreed terms and conditions, ensuring operational continuity and strategic flexibility.

**Consultation/Communication**

Consultation was carried out with key internal stakeholders, whose feedback informed both the decision-making process and the resulting recommendation.

**Options for Consideration**

1. Award a one-year extension to contract C23111 Core Business System to TechnologyOne Ltd (recommended).
2. Not award an extension to contract C23111, and retender publicly as per Council's procurement policy (not recommended as this will introduce major business continuity disruption).

**Conclusion**

Council's authorisation is sought to authorise the CEO to execute a one-year extension to contract C23111 – Core Business System, following the satisfactory performance of the supplier, TechnologyOne Ltd. This authorisation enables continuation of services under agreed terms and conditions, ensuring operational continuity and strategic flexibility.

**Attachments**

- 1 Contract C23111 - Core Business System - Confidential

## 14. Community and Infrastructure

### 14.1 Community Asset Committee Nominations

Meeting Type:	Scheduled Council Meeting
Date of Meeting:	16 December 2025
Category:	Strategic
Author:	Community Group Officer
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 endorse the nominations of volunteers to committees of management (COM) under the Community Asset Committee Instrument of Delegation. These are additional community members who have requested spots on their local committees of management, and Council officers are in support:

1. Carboor Memorial Hall and Recreation Reserve
2. Everton Hall & Sports Complex
3. Oxley Shire Hall
4. Myrree Soldiers Memorial Hall
5. Whorouly Public Hall Library
6. Whorouly Memorial Park

The nominations are for a period of three years. A list of nominated members is attached.

#### Recommendation:

That Council:

- 1) Endorses the nominations in the confidential attachment to the Community Asset Committees.
- 2) Discloses the nominations in the confidential attachment.

#### Background

All appointments to Community Asset Committees are made in line with Council's policy governing appointments to Council Committees.

The Instrument of Sub-Delegation details in section 3.1(8) that all appointments to the committees will be made by Council in accordance with the Council policy governing appointments to Council Committees.

## Implications

### Policy Considerations

The Community Asset Committee Instrument of Delegation and the Appointment to Council Committees Policy apply to these nominations.

### Financial/Economic Implications

There are no financial or economic implications identified for the subject of this report.

### Legal/Statutory

The requirement for nominations is made in accordance with the Local Government Act

### Social and Diversity

The Community Asset Committees provide an important service to their communities, providing a gathering place and social centre for their rural communities. A strong and vibrant committee will benefit the community, and close links between the committee and Council will create greater awareness of needs in that community.

### Equity Impact Assessment (EIA)

An EIA has been considered and there is no equity impacts identified for the subject of this report.

### Environmental/Sustainability Impacts

COM's are responsible for the management of any environmental issues relating to the land upon which their facilities are situated.

## Strategic Links

### Council Plan 2025 – 2029

This report supports the 2025-2029 Council Plan through the following objectives and actions:

#### 1. Community Wellbeing

- Provide access to services and programs that enable people to live healthy, active, and insured lives
- Ensure services and spaces are safe, accessible, inclusive and welcoming in our community

### Community Vision 2045

The content of this report supports 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.*

### Risk Management

#### Risk Management Framework

Risks	Likelihood	Consequence	Rating	Mitigation Action
Governance risk associated with the sub-delegation of powers from the CEO to Community Asset Committees	3 - Possible	3 - Moderate	6 - Medium	The appointment of members by a formal resolution of Council reduces governance risk by ensuring that all members appointed to a committee are covered by Council's public liability insurance.

### Consultation/Communication

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

### Options for Consideration

- i. That Council endorses the nominations to the Community Asset Committees
- ii. That Council does not endorse the nominations to the Community Asset Committees.
- iii. That's Council request further engagement with the Community Asset Committees.

### Conclusion

Council officers have assessed the nominations and recommend their endorsement to the relevant Community Asset Committees. These committees will be delegated responsibility for the control, management, and maintenance of Council-owned community assets, ensuring compliance with the requirements of the Local Government Act.



### **Attachments**

- 1 Community Asset Committee Nominations - Confidential

## 14.2 Panel Contract C16519 – Supply of Clothing and PPE

Meeting Type:	Scheduled Council Meeting
Date of Meeting:	16 December 2025
Category:	Strategic
Author:	Field Services 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 to Award Panel Contract C16519 – Supply of Clothing and PPE.

The Rural City of Wangaratta has invited tenders for the supply of Council Clothing and Personal Protective Equipment. This Panel Tender is primarily for the clothing & personal protective equipment for outdoor staff; however, it may also be used for other uniform requirements across Council.

### Recommendation:

That Council:

1. Awards Panel Contract C16519 – Supply of Clothing and PPE to:
  1. All Makes Pty Ltd T/A Brandworx
  2. Southland (The Adaptive Trust)
  3. Blackwood & Sons
2. Authorises the Chief Executive Officer to sign and seal all the relevant contract documents (including any extensions) when available, including possible extensions.

### Background

Council Officers explored opportunities for collaboration with other councils and public bodies but were unable to identify any suitable for this project.

The tender process was conducted via eProcure, open to all registered contractors. Twelve companies submitted tenders to the process, providing a highly competitive process. All three that are recommended to the Panel provide the full suite of services that were requested in the tender.

The contract term is set for an initial two (2) years, with the option of three (3) additional extensions of one (1) year each, up to a maximum total period of five (5) years. The decision to exercise these optional extensions lies at the sole discretion of the CEO and will depend on satisfactory performance during the initial contract period.

## Implications

### Policy Considerations

Procurement Policy

### Financial/Economic Implications

The estimated spend with these suppliers is captured within existing operating budgets.

### Legal/Statutory

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

### 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 2025 – 2029

This report supports the 2021-2025 Council Plan through the following strategic theme:

#### 1. Infrastructure and Place

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.

- Ensure Assets are financially sustainable and fit for purpose.
- Explore additional efficiencies in the maintenance and repair of Council Infrastructure and assets.

### Community Vision 2045

The content of this report supports 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.*

## Risk Management

### Risk Management Framework

Risks	Likelihood	Consequence	Rating	Mitigation Action
Inability to provide Council with value for money	Possible (3)	Moderate (3)	Medium (9)	Council may seek multiple quotes from the panel to ensure value for money
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 and no community consultation was required. Officers believe that appropriate consultation has occurred and the matter is now ready for Council consideration.

#### Options for Consideration

- I. Award C16519 – Supply of Clothing and PPE to All Makes Pty Ltd T/A Brandworx, Southland (The Adaptive Trust), and Blackwood & Sons as outlined in the evaluation report.
- II. Not award contract C16519 – Supply of Clothing and PPE in accordance with approved evaluation report and retender publicly as per Council's procurement policy.

#### Conclusion

Following an internal evaluation against pre-determined evaluation criteria and weightings, contract contract Panel Contract C16519 – Supply of Clothing and PPE is recommended to be awarded to All Makes Pty Ltd T/A Brandworx, Southland (The Adaptive Trust), and Blackwood & Sons in accordance with attached evaluation report.

#### Attachments

- 1 Evaluation Report and Award Recommendation - Clothing and PPE - Confidential

### 14.3 Panel Contract C17697 – Drainage Services

Meeting Type:	Scheduled Council Meeting
Date of Meeting:	16 December 2025
Category:	Strategic
Author:	Field Services 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 to Award Panel Contract C17697 – Drainage Services.

The Rural City of Wangaratta has invited tenders for the supply of Drainage Services for Council's urban drainage infrastructure. These services are primarily used by Field Services and Infrastructure Delivery.

#### Recommendation:

That Council:

1. Awards Panel Contract C17697 – Drainage Services to:
  1. Rostem;
  2. Total Drain Cleaning; and
  3. Environmental Facility
2. Authorises the Chief Executive Officer to sign and seal all the relevant contract documents (including any extensions) when available, including possible extensions.

#### Background

Council seeks to establish a panel of suppliers for drainage services.

Council Officers reviewed the opportunities for collaboration with other Councils or public bodies but couldn't find any suitable for this service, which is reliant on local suppliers.

The term of the contract is for two years with three additional one year extensions up to a maximum total period of five years. Exercising the optional extension period(s) shall be at the sole discretion of the CEO and subject to the satisfactory performance during the initial contract period.

#### Implications

**Policy Considerations**

Procurement Policy

**Financial/Economic Implications**

The estimated spend with these suppliers is captured within existing operating budgets.

**Legal/Statutory**

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

**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 2025 – 2029**

This report supports the 2021-2025 Council Plan through the following strategic theme:

**1. Infrastructure and Place**

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.

- Ensure Assets are financially sustainable and fit for purpose.
- Explore additional efficiencies in the maintenance and repair of Council Infrastructure and assets.

**Community Vision 2045**

The content of this report supports 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.*

**Risk Management**

Risk Management Framework

Risks	Likelihood	Consequence	Rating	Mitigation Action
Inability to provide Council with value for money	Possible (3)	Moderate (3)	Medium (9)	Council may seek multiple quotes from the panel to ensure value for money
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 and no community consultation was required. Officers believe that appropriate consultation has occurred and the matter is now ready for Council consideration.

#### Options for Consideration

- i. Award C17697 – Drainage Services to Rostem, Total Drain Cleaning, and Environmental Facility as outlined in the evaluation report.
- ii. Not award contract C17697 – Drainage Services in accordance with approved evaluation report and retender publicly as per Council's procurement policy.

#### Conclusion

Following an internal evaluation against pre-determined evaluation criteria and weightings, contract contract Contract C17697 – Drainage Services to Rostem, Total Drain Cleaning, and Environmental Facility as outlined in the evaluation report in accordance with attached evaluation report.

#### Attachments

- 1 Evaluation Report and Award Recommendation Drainage Services Panel - Confidential

## 14.4 Sport and Recreation Advisory Committee Nominations

Meeting Type:	Scheduled Council Meeting
Date of Meeting:	16 December 2025
Category:	Strategic
Author:	Manager - Community Services
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 for the nominations of community members to represent the Sport and Recreation Advisory Committee where representatives are new or renominating upon expiry of their term on the committee.

The Sport and Recreation Advisory Committee provides advice to Council on matters pertaining to strategic planning, support, and advice, together with the management of sport and recreation opportunities in the Rural City of Wangaratta.

### Recommendation:

That Council:

1. Endorses the nominations in the confidential attachment as representatives on the Sport and Recreation Advisory Committee for a term of three years ending November 2028.
2. Advises all applicants of Council's decision.

### Background

The terms of reference for the Sport and Recreation Advisory Committee allow for up to 9 community members to hold positions. With three members completing their terms and a pre-existing vacancy, there are up to four positions available.

Nominations received for the Sport and Recreation Advisory Committee are assessed against a skills matrix. The skills matrix is based on existing involvement in sporting groups/organisations, interest in the Sport and Recreation Advisory Committee, local sport and recreation knowledge and interest in sport and recreation activities. The panel convened to assessed the nominations and unanimously agreed on the recommended successful applicants.

### Implications

#### Policy Considerations

Council's policy 'Appointment to Council Committees' applies to this matter.



**Financial/Economic Implications**

There are no financial or economic implications identified for the subject of this report.

**Legal/Statutory**

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

**Social and Diversity**

The responsibilities delegated to the Sport and Recreation Advisory Committee promote the exchange of information between the committee and Council, which includes the promotion of sport and recreation within the Rural City of Wangaratta. The committee members represent various sporting organisations and interests from across the Rural City of Wangaratta and are asked to represent their opinions to the committee.

The nomination form invites applicants to share their experiences in diverse communities.

**Equity Impact Assessment (EIA)**

There are no equity impacts identified for the subject of this report.

**Environmental/Sustainability Impacts**

The Sport and Recreation Advisory Committee take into consideration environment and sustainability impacts relating to the strategic planning and management of sport and recreation opportunities in the Rural City of Wangaratta.

**Strategic Links****Council Plan 2025 – 2029**

This report supports the 2025-2029 Council Plan through the following objectives and actions:

**1. Community Wellbeing**

- Provide access to services and programs that enable people to live healthy, active, and insured lives
- Ensure services and spaces are safe, accessible, inclusive and welcoming in our community

**Community Vision 2045**

The content of this report supports 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.*

**Risk Management**

Risk Management Framework

Governance risk associated with the delegation of Council powers to a committee	Possible	Moderate	Medium	The appointment of members by a formal resolution of the Council reduces governance risks by ensuring members appointed to a committee are covered by Council's public liability insurance
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#### Consultation/Communication

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

#### Options for Consideration

- i. Council endorses the sport and recreation nominees as recommended and listed in the confidential attachment.
- ii. Council does not endorse the recommended nominees and seeks further nominations from the community.

#### Conclusion

Council officers have reviewed the application and recommendations are now ready for Council endorsement of appointments to the Sport and Recreation Advisory Committee.

#### Attachments

- 1 The nominations for Sport and Recreation Advisory Committee for the period November 2025 - Confidential

## 15. Sustainability and Culture

### 15.1 Youth Council Advisory Committee 2026

Meeting Type:	Scheduled Council Meeting
Date of Meeting:	16 December 2025
Author:	Youth Development Officer
Approver:	Director Sustainability & 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 seek endorsement of applications recently received for membership of the 2026 Rural City of Wangaratta Youth Council Advisory Committee (Youth Council).

Nominations were sought from –

- secondary schools,
- alternative education institutions, and
- local youth service providers.

In total 9 applications were received with representation across secondary schools.

#### Recommendation:

That Council appoints the individuals listed in **Attachment 1** to represent their peers in the 2026 Rural City of Wangaratta Youth Council Advisory Committee.

#### Background

The Rural City of Wangaratta's Youth Council provides a voice for young people to engage with Council and the community. Many activities and events undertaken by the Youth Council connect young people who otherwise may not have the opportunity to do so.

Consultation has occurred with educational institutions and youth service providers. Applicants were required to submit an application and attend an interview. At each interview the candidate was asked a series of set questions to determine their suitability.

Consideration was given to a candidate's suitability, team fit, and ability to represent their peers as well as their lived experiences and circumstances.

Applications for the Youth Council Advisory Committee were advertised in –

- the Wangaratta Chronicle;
- through social media including Facebook & Instagram;
- posters;
- through the Rural City of Wangaratta website; and
- through existing school networks, youth service providers and newsletters.

### Implications

#### Policy Considerations

Council's Child Safety and Wellbeing Policy applies to this item.

The Youth Council Advisory Committee will operate in accordance with the Youth Council Advisory Committee Charter.

#### Financial/Economic Implications

There are no financial or economic implications identified for the subject of this report.

#### Legal/Statutory

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

#### Social

The Youth Council Advisory Committee brings together young people who have an interest in the wellbeing of the young people in our community and advocates for them. The program provides a voice for young people to engage with Council and the community. Many activities and events undertaken by the Youth Council connect with young people who otherwise may not have the opportunity to do so.

#### Environmental/Sustainability Impacts

There are no environmental/ sustainability impacts identified for this subject of this report.

### Strategic Links

#### Council Plan

This initiative in the Council Plan 2025-29 sits under the following strategic themes:

##### 1. Community Wellbeing

- 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.

#### Community Vision 2045

##### Rural City of Wangaratta 2045 Community Vision

The content of this report supports 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.*

### Risk Management

Risks	Likelihood	Consequence	Rating	Mitigation Action
Limited youth involvement in Council	Likely	Minor	Medium	Maintain Youth Council Advisory Committee Program and commitment to Youth engagement.

### Consultation/Communication

Level of public participation	Promises to the public/stakeholders	Tools/Techniques
Inform	Youth Advisory nominees	Correspondence
Consult	Youth Advisory providers & Education providers.	Correspondence; meetings
Involve	Councillors, Operational staff & external stakeholders.	Correspondence; meetings
Collaborate	External providers of youth services, & education providers.	Correspondence; meetings, communication platforms including online & social media.
Empower	Youth Advisory nominees	Support and guidance from council officers, regular meetings & correspondence.

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

### Options for Consideration

1. Council appoints the applicants as recommended and listed in the recommendation to the Rural City of Wangaratta Youth Council Advisory Committee.
2. Council does not endorse the recommended applicants and seeks further nominations from the community.

### Conclusion

The Rural City of Wangaratta's Youth Council is an Advisory Committee of Council, established to provide a voice for young people to engage with Council and the community.

Through the Youth Council Advisory Program, young people are given opportunities to –

- represent their peers;
- become involved in community activities;

- gain a wider understanding of community issues;
- advocate for youth projects and programs; and
- enhance their leadership skills.

The nomination process for the Youth Council has followed procedures outlined in Section 5 of the Youth Council Advisory Committee Charter.

The recommended members of the Youth Council Advisory Committee represent a diverse group of students united by a shared commitment to advocate for their peers. Through their roles, the nominees aim to foster positivity by promoting community engagement and organising events. They are interested in developing their leadership and advocacy skills while building confidence in their abilities.

#### Attachments

- 1 Recommended Youth Council members 2026 - Confidential

## 15.2 Tourism Events Funding Program 2026

Meeting Type:	Scheduled Council Meeting
Date of Meeting:	16 December 2025
Category:	Strategic
Author:	Economic Development & Tourism 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 obtain approval for the recommended events under the Tourism Events Funding Program 2026. The funding program is for events taking place between January and December 2026, and the allocated budget for this round of the program is \$40,000, which is divided into two streams:

- Annual grants stream;
- Three-year sponsorship stream.

Council received ten applications under the grant stream and five applications under the sponsorship stream with a total funding request of \$47,500. Of the \$40,000 allocated under this program, \$15,500 is already committed from successful sponsorship applications in previous years.

An assessment process has been undertaken of all applications, with a recommendation that events be funded as follows under each stream:

- Grants stream: \$20,000
- Sponsorship stream (per year over three-year): \$4,500 (plus \$15,500 already committed as above). Total sponsorships of \$20,000 per annum.

### Recommendation:

That Council:

1. Approves the recommended applicants for the 2026 Tourism Events Funding Program as per the confidential attachments.
2. Once approved discloses the successful applications.
3. Authorises the Chief Executive Officer to utilise any unspent or returned funds, after consulting with the Councillors, to support any other tourism events taking place between January and December 2026, and align with Council's tourism strategies.

### Background

Each year Council's Tourism Events Funding Program provides financial assistance to event organisers for the promotion and development of their festivals and events.

The objectives of the Tourism Events Funding Program are to;

- maximise economic and community benefits;
- provide significant branding and marketing opportunities for the municipality and region;
- substantially build the profile of the event to attract visitors from outside of the Rural City of Wangaratta; and
- promote the tourism product strengths of the Rural City of Wangaratta.

Grants and sponsorship are available up to \$5,000 for major and marquee events (attracting over 500 visitors) and up to \$2,000 for minor events (attracting less than 500 visitors).

The total amount requested for this round was \$47,500 with an estimated economic value add to the local economy of \$3.7 million (*REMPPLAN*).

Applications were assessed against the program criteria including:

- Ability to attract visitation to the region;
- Potential to develop into a key tourism and/or visitor attraction event in the foreseeable future;
- Well-researched marketing plan targeting areas beyond the immediate municipality and other relevant criteria.

Following this assessment, one event is recommended to receive funding through a three-year Memorandum of Understanding (MOU) under the sponsorship stream and nine events are recommended to receive funding under the grant stream.

Four events were not recommended for funding as they did not; meet program criteria to attract visitation from outside of the region, develop into a key tourism event, maximise economic and community benefits to the municipality, or failure to meet obligations from previous grant funding.

One event was not recommended for funding, however it meets guidelines to be funded under the Event Attraction budget, administered by Council's Events Team.

## Implications

### Policy Considerations

Councils Grants and Sponsorship Policy was applied to the program guidelines and assessment process.

The program applications have been assessed by a panel of three Council officers from different departments with funding allocation recommendations made in line with the Council Plan objective for tourism, the key directions of the Economic Development and Tourism Strategy and the Grant & Sponsorship program assessment criteria.

### Financial/Economic Implications

Council has an allocation of \$40,000 to fund this program for 1 January to 31 December 2026. The recommendation on the current round under review is to allocate a total of \$24,500 to the successful applicants. Previous rounds of the sponsorship program allocated \$15,500 in 2024 and 2025 for a 3-year period.

### Legal/Statutory

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



**Social and Diversity**

Events have the capacity to increase the level of local interest and participation within the community and strengthen regional values. Increased local pride and community spirit, as well as an increased awareness of non-local perceptions.

**Equity Impact Assessment (EIA)**

An Equity Impact Assessment was included as an assessment criterion for the grants and sponsorships applications. The aim is to increase events participation and awareness of cultural and gender diversity, accessibility and social inclusion when organising, promoting and running events.

**Environmental/Sustainability Impacts**

Environmental and sustainability impacts were included as an assessment criterion for the grants and sponsorship applications. The aim is to increase events participation and awareness of waste, water reduction and reducing the impact on the environment.

**Strategic Links****Council Plan 2025 – 2029**

This report supports the Council Plan which includes the following strategic themes:

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

**Rural City of Wangaratta 2033 Community Vision**

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 the Economic Development and Tourism Strategy 2024-2029.

**Risk Management**

Risk Management Framework

Risks	Likelihood	Consequence	Rating	Mitigation Action
Event organiser's ability to contribute cash and in-kind	(3) possible	(2) minor	Medium	Ask for financial commitment and financials in application
Event organisers capacity to deliver the promised event	(3) possible	(2) minor	Medium	Constant communication with event organisers to ensure event success

#### Consultation/Communication

Level of public participation	Promises to the public/stakeholders	Tools/Techniques
Inform	Provide an event funding program	The Chronicle Industry e-Newsletter Digital Media Channels Council website
Empower	Provide support to event organisers	Advice on completing and submitting applications

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

#### Options for Consideration

##### Option 1: (Recommended)

Council approves the allocation of a total of \$24,500 to fund the recommended ten events as part of the Tourism Events Funding Program for 2026 as listed in the attachments, plus the five existing sponsorships, totalling \$40,000. Authorises the Chief Executive Officer to utilise any unspent or returned funding after consulting with Councillors, to support any other tourism future events taking place between January and December 2026 that align with Council's tourism strategies and funding guidelines.

##### Option 2: (Not Recommended)

Council rejects or amends the allocation of a total of \$40,000 to fund the recommended ten events, and five existing sponsorship as part of the Tourism Events Funding Program for 2026 and does not proceed with the program as per council officers' recommendations.

### Conclusion

Following a detailed assessment, fifteen applications across both programs were reviewed and ten were recommended for funding. They are listed in attachments to this report, and it is requested that Council approves the recommended allocation to fund these events.

### Attachments

- 1 Tourism Event Funding Recommendations - Grant - Confidential
- 2 Tourism Event Funding Recommendations - Sponsorship - Confidential

### 15.3 Level Up Youth - Youth Strategy

Meeting Type:	Scheduled Council Meeting
Date of Meeting:	16 December 2025
Category:	Strategic
Author:	Youth Development 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 adopt the Level Up - Youth Strategy 2026-2030. Following the September Council meeting 2025, the draft was released for and community consultation.

Details about the community feedback received and how it has been considered are included in the Level Up Youth Strategy Consultation Evaluation Report (**Attachment 1**)

In response to the feedback received, Officers recommend minor changes to some of the actions included in the Implementation Plan. These changes have no impact on the Strategy's key pillars or priorities. The final draft of the strategy is included as (**Attachment 2**).

#### Recommendation:

That Council:

1. Considers the feedback received during the exhibition period for the draft Level Up - Youth Strategy 2026-2030
2. Adopts the Level Up - Youth Strategy 2026-2030.

#### Background

The draft Youth Strategy was shaped through broad consultation, of which we received 874 responses to reflect diverse voices. The Strategy provides clear direction for Council services and staff to respond to the priorities of young people aged 12–25 in the region. It aims to foster a safe, inclusive, and supportive environment that meets their social, recreational, artistic, and educational needs.

Guided by the principles of equity, accessibility, and inclusivity, the Strategy outlines a five-year action plan shaped by:

- The 2025 'What YOUTH Want' Census
- Input from the Co-Design youth representative group
- Expertise from Youth Gurus consultant & Council staff

The Strategy is built around **three key pillars**:

- Engage – Strengthen youth participation and connection

- Elevate – Support youth development and leadership
- Empower – Provide tools and opportunities for success

The Strategy identifies, **five priority areas**:

- Safety and Belonging
- Health and Wellbeing
- Youth Voices and Leadership
- Places and Spaces
- Participation in Education, Training and Work

During the public exhibition period of 30 days the draft was downloaded 69 times and received feedback from 24 individuals, reflecting strong community interest and engagement.

This phase was designed to invite community feedback and validate the insights gathered from the recent Youth Census. Specifically, we asked the community to help us determine whether the data accurately reflected their lived experiences and to identify which of the following priority areas should be addressed first. When participants were asked to identify which, single theme should be the focus for next year. Health and Wellbeing emerged as the most popular choice, closely followed by Places and Spaces.

The majority of people were happy with our shared vision for the strategy: *“Every young person in Wangaratta is supported to grow, lead, and shape their future, and our community, in a way that reflects their hopes, strengths, and potential.”*

Feedback indicated that events were the most frequently mentioned theme, with clear differences in preferences across age groups. The feedback also highlighted the importance of Council not duplicating the role of educational institutions and service providers. In response, the language in the strategy has been revised to reflect a commitment to partnering with and supporting schools and organisations that deliver services to young people.

The Strategy will be reviewed annually in collaboration with Youth Council members, relevant stakeholders and service providers to ensure it remains responsive and relevant to our young people.

## Implications

### Policy Considerations

This Strategy is directly linked to the following policies or plans:

- Rural City of Wangaratta Municipal Health and Wellbeing Plan (within the Rural City of Wangaratta Council Plan)

### Financial/Economic Implications

The Strategy recommends and prioritise actions for Council to deliver. Cost associated with these actions will be reflected in project bids, through grants and operational budgets.

### Legal/Statutory

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

### Social and Diversity

The strategy promotes the wellbeing, safety, and social connection of young people by creating supportive environments and encouraging community participation. It empowers young people

through leadership opportunities and involvement in decision-making processes. It also enhances access to education, training, and employment. The Strategy help to ensure that services are inclusive and equitable for all young people, regardless of background or identity. It incorporates diverse voices through co-design and consultation, ensuring that the needs of marginalised groups are addressed. The Strategy supports culturally safe and accessible spaces.

### **Equity Impact Assessment (EIA)**

Equity impacts have been considered, and an assessment has been completed.

### **Environmental/Sustainability Impacts**

The Youth Strategy recognises the importance of climate change and environmental sustainability to young people. As such, all environmental and sustainability impacts will be carefully taken into consideration during the delivery of the Implementation Plan.

### **Council Plan 2025 – 2029**

#### **Communiy Wellbeing**

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

#### **Economy and Tourism**

3.2. Ensure residents can access local education and employment opportunities

#### **Infrastructure and Place**

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

### **Rural City of Wangaratta 2045 Community Vision:**

This report supports the 2045 Community Vision through the following objectives:

The Youth Strategy supports the objective of being a welcoming, connected, and caring for community by fostering inclusion, safety, and belonging for young people. It encourages strong social connections and engagement in our community.

It aligns with the goal of valuing our urban and rural communities by addressing the needs across diverse settings and promoting equitable access to services and opportunities.

The Strategy also supports the protection of our natural environment, recognising its importance to young people's wellbeing and cultural identity.

The Strategy contributes to building resilience and participation by empowering young people through programs, events, leadership and co-design, ensuring young people have a voice in shaping their future.

### **Other strategic links:**

Mission Australia annual Survey Data [Youth Survey](#) | [Mission Australia](#)

ABS Census data 2021 [Snapshot of Australia, 2021](#) | [Australian Bureau of Statistics](#)

## Risk Management

### Risk Management Framework

Risks	Likelihood	Consequence	Rating	Mitigation Action
The youth strategy does not align with current trends of young people	3	moderate	5- medium	Feedback forms at events. Online polls. Live document. Annual review of Implementation Plan.
Services not partnering or supporting	2	minor	4- low	Engagement through Implementation Plan workshops and consultation, responding to services preferred method of meeting and working together.
Schools not partnering or supporting	2	minor	4- minor	Engagement through Implementation Plan workshops and consultation, responding to schools preferred method of meeting and working together.
Lack of resources to deliver the Implementation plan	3	moderate	6- medium	Resources for the delivery of the Strategy will be considered as part of regular budget process.

## 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, youth groups, services and individuals.
Consult	Yes	Consult with schools and community targeting a youth audience.
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 has occurred and the matter is now ready for Council consideration.

### Options for Consideration

1. That Council adopts the draft Level Up - Youth Strategy 2026-2030 (**recommended**).
2. That Council does not adopt the draft Level – Up Youth Strategy 2026-2030 and further changes are considered (**not recommended**).

### Conclusion

Submissions regarding the Youth Strategy have been considered and minor changes have been made to the Strategy in response. The Youth Strategy is ready for Council adoption.

### Attachments

- 1 Level Up Youth Strategy Evaluation Report [↓](#) 
- 2 RCoW Level Up Youth Strategy 2026-2030 [↓](#) 



## 15.4 Draft Reconciliation Action Plan

Meeting Type:	Scheduled Council Meeting
Date of Meeting:	16 December 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

Council continues to be committed to reconciliation and the development of a Reconciliation Action Plan (RAP). This report to Council is to present the draft RAP, also referred to as 'Reflect' (**Attachment 1**) for the purposes of consultation.

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.

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 consultation.

If endorsed by Council, the draft RAP will be presented for community consultation and feedback to then be followed by submission for review by Reconciliation Australia. The process of consultation is unique to the RAP 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. Considers the petition received from students and teachers of Galen Catholic College about Council's Reconciliation Action Plan, and;
2. Considers the petition received from Amanda Hogan about Council's Reconciliation Action Plan, and;
3. Endorses the draft Reconciliation Action Plan for the purposes of consultation, and;
4. Notes the First Nations Engagement Framework that will guide the community 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 promoting and celebrating the heritage and

cultural diversity of our community, including our First Nations history and culture, as expressed in the Council Plan.

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.

A draft RAP was presented to the August 2025 Council meeting and Council resolved to defer it to a future Council meeting no later than December 2025. Since then, officers have provided Councillors with an itemised list (**Attachment 3**) of the 13 actions, covering details of:

- what actions are already being delivered and what is new.
- what actions will be of additional cost to Council.

In response to Councillor feedback the following amendments have been made to the draft RAP:

- Wording adjustments to actions 5, 8 and 9 to replace the term '*develop a business case*' to '*research and obtain approval for costs associated with*'.
- Reference to the identifying Bpangerang names of our local towns and villages has been extended and highlighted under the heading of 'Our Business'.

A petition from students and teachers of Galen Catholic College and a second petition from Amanda Hogan has been received calling for Council to develop and endorse a Reconciliation Action Plan. The petitions are considered as part of this item.

### Implications

#### Policy Considerations

Council's Community Engagement Policy applies to this report.

#### Financial/Economic Implications

A commitment to both the actions in the draft RAP and Engagement Strategy will incur operational budget requirements. A detailed audit of the 13 actions and the associated costs have been completed (see **Attachment 3**).

The approved 25/25FY budget for in the Reconciliation Project is \$10,000. Items proposed to be implemented from this budget will have a total cost of \$8200, they are:

- Guest speaker / educational costs NAIDOC Week - \$500
- First Nations Working Group Representation - \$1500
- Reconciliation Australia annual membership - \$2500
- Conduct a review of HR policies and procedures to identify existing anti-discrimination provisions - \$200
- Investigate Supply Nation membership. Annual Membership \$3500

The remaining actions are either ongoing, already being delivered or new with no associated costs.

#### **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 2025-2029**

This report supports the 2025-2029 Council Plan through the following objectives and actions:

#### **Community Wellbeing**

- 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
- 1.2.3 Promote and celebrate the heritage and cultural diversity of our community, including our First Nations history and culture via events, storytelling, exhibitions and programming.

#### **Economy and Tourism**

- 3.2. Ensure residents can access local education and employment opportunities
- 3.3.4 Create unique opportunities for cultural experiences, including partnerships with our First Nations community.

#### **Infrastructure and Place**

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

### 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.

Since 2021, internal consultation with Council staff has been ongoing, utilising resources from Reconciliation Australia and during significant dates like Reconciliation Week and NAIDOC Week.

In late 2024, Council engaged a culturally neutral First Nations consultant to guide the process. This consultant facilitated early engagement with Aboriginal community members, helping to build the First Nations Engagement Framework."

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 consultation period will include:

- Community consultation in accordance with the Engagement Framework and Council's Community engagement Policy, such as,
  - Regular outreach visits to each stakeholder group, including local Aboriginal Corporations, Traditional Owners, Aboriginal Community Controlled Organisations (ACCO's), education providers and community networks.
  - Hosting "Yarning Circles" to create an open, safe space for dialogue.
  - Establishing Cultural Ambassadors within each stakeholder group to act as liaison contacts.
- Submitting the draft RAP to Reconciliation Australia for feedback and review.

A petition containing 63 signatures from students and teachers of Galen Catholic College has been received. This petition asks for Council to take strong and immediate action by:

1. Developing and endorsing a Reconciliation Action Plan (RAP) through Reconciliation Australia, to guide genuine engagement, accountability, and respect within our local community; and
2. Protecting and caring for Aboriginal cultural sites in partnership with Traditional Owners and Aboriginal community organisations.

A petition containing 69 wet signatures and 241 digital signatures from Amanda Hogan has been received. This petition calls on the Council of the Rural City of Wangaratta to:

1. Take urgent action to progress, endorse and adopt a 'Reconciliation Action Plan in partnership with our Indigenous Community' as a matter of high priority in the 2025-29 Council Plan.

This report also considers the petitions and responds by recommending that Council endorse the draft RAP for consultation. If endorsed the consultation process will provide further opportunities for community discussions about relevant key issues.

### 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 RCoW Reconciliation Action Plan - Reflect [↓](#) 
- 2 Draft First Nations Engagement Strategy [↓](#) 
- 3 Reconciliation Action Plan - Actions Audit [↓](#) 

### 15.5 Planning Application No. 25/078 - 15A Bruck Court, Wangaratta - Demolition of an Existing Caretakers Residence, Construction of Seven Townhouses, Reduction of Car Parking Requirements and 2-lot Subdivision

Meeting Type:	Scheduled Council Meeting
Date of Meeting:	16 December 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 demolition of an existing dwelling (caretaker's residence), buildings and works for the construction of seven dwellings, reduction of car parking requirements and subdivision of land into two lots at 15A Bruck Court Wangaratta.

The subject site is located within the General Residential Zone – Schedule 1 and is affected by the Heritage Overlay (HO2).

A total of 18 objections were received to the application.

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 subject to conditions.

The copy of the application material is also included at **Attachment 2**.

A copy of the heritage citation for the HO2 is included at **Attachment 3**.

#### Recommendation:

That Council:

1. Issue a Notice of Decision to Grant a Planning Permit for the demolition of an existing dwelling (caretaker's residence), buildings and works for the construction of seven dwellings, reduction of car parking requirements and subdivision of land into two lots at 15A Bruck Court Wangaratta, subject to the conditions outlined at **Attachment 1**.

## Background

This report is presented to Council to determine Planning Application PInApp25/078 as the application received 18 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:

- Heritage significance
- Dwelling supply
- Traffic and parking
- Residential amenity

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**.

## 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 2025 - 2029

This report supports the Council Plan which includes the following strategic themes:

1. Community Wellbeing
2. Natural Environment
3. Economy and Tourism



#### 4. Infrastructure and Place

##### **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 site notice was placed on the land. To date, 18 objections have been received. Submissions have been considered as part of the assessment process.

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 PInApp25/078 subject to conditions (recommended);




OR

2. Council issues a Notice of Refusal for Planning Application PInApp25/078.

##### **Conclusion**

The proposal is considered to represent an orderly planning outcome to support housing supply goals whilst providing a development that is sympathetic to the heritage significance of the site and surrounds. Therefore, it is recommended that the application is supported.

### Attachments

- 1 Officers assessment [↓](#) 
- 2 Application material [↓](#) 
- 3 Heritage citation [↓](#) 

## 15.6 CBD Paid Parking

Meeting Type:	Scheduled Council Meeting
Date of Meeting:	16 December 2025
Category:	Operational
Author:	Manager - Economic Development, Environment & Compliance
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

At the February 2025 Council meeting Council resolved to:

- Endorse the replacement the parking payment system in the Wangaratta CBD with the EasyPark App as the only payment method;
- Put appropriate and proactive arrangements in place to assist uptake by new users of the app;
- Request officers to consider and implement simple alternative payment or permit system for community members that do not have an appropriate device to use EasyPark or unable to use the app;
- Receive quarterly updates on how this system was progressing and a review report being submitted to Council in June 2026.

As part of the ongoing review process and to recognise public feedback about the available payment options (including a petition received in November), this report is presented to consider the installation of 10 car parking payment machines to the Wangaratta CBD to supplement the EasyPark app as the payment method for parking.

### Recommendation:

That Council:

1. Considers the petition received in November and resolves to continue with paid parking in the Wangaratta CBD and amend the parking payment system as per point 2 below.
2. Endorses the procurement and installation of 10 car parking payment machines to be installed in selected locations around the high trafficked CBD areas.
3. Approves a budget variation for \$74,200.000 to purchase and install 10 car parking payment machines and the associated locational signage.

### Background

Wangaratta CBD has had paid parking for many years. Prior to the February council decision to move to EasyPark App as the only payment method for parking, 72 car parking payment machines that had reached their end of life were present in the CBD. Since the February Council decision, these machines have been removed.

Council also implemented a CBD Parking Voucher to assist those community members who could not use the app or their mobile phones did not support it. These vouchers are available as follows: Monthly, 6 Monthly and yearly and have provided an alternative payment system.

The EasyPark app has more than 4 million users in Australia and is available in many public and private parking areas across the ACT, New South Wales, Queensland, South Australia, Tasmania, Western Australia and Victoria.

After a period of assisting users with the payment system and implementing required signage and other associated information, the new payment system became fully operational in July. Usage of the app compared to last year is shown in the table below:

	<b>No. of EasyPark app transactions</b>	
	<b>2024</b>	<b>2025</b>
<b>July</b>	8280	14074
<b>August</b>	7857	13611
<b>September</b>	7131	14211
<b>October</b>	7807	15408
<b>November</b>	6732	13508
	<b>37807</b>	<b>70812</b>

Between July and the end of November 2025, a total of 6492 users completed their first parking session with EasyPark in the Wangaratta CBD.

In addition to the EasyPark app transactions, a total 256 parking vouchers have also been purchased to date.

Due to further community and visitor feedback, it has been noted that the vouchers are not suitable for those who infrequently visit or are vesting and passing through our CBD.

Council also received a petition in November containing 2212 signatures, requesting that Council “revert to a free, timed parking arrangement”. A letter from the lead petitioner calls for the current App only system to be supplemented by physical infrastructure such as parking meters.

In response to public feedback, it is proposed to install 10 car parking payment machines strategically located in high trafficked locations within the CBD. Proposed machine locations for further consideration are shown in **Attachment 1**.

It is proposed that the machines will operate using registration plate numbers and will not need printed tickets to be displayed in vehicles. This means any machine can be used and it eliminates the need to return to the parked vehicle. The proposed machines will not have a cash payment option.

### Implications

#### Policy Considerations

No policies apply to this report.

#### Financial/Economic Implications

	Approved Budget for this proposal	This Proposal	Variance to Approved Budget	Comments
Expense – Meters	\$0	\$68,000	\$68,000	10 x Parking Meters (\$6,800 per machine)
Expense – Installation	\$0	\$5,000	\$5,000	Installation – footings
Expense – Location Signage	\$0	\$1,200	\$1,200	Meter Location Signage
Net Result ex GST	\$0	\$74,200	<b>\$74,200</b>	Budget Variation request FY25/26

**Legal/Statutory**

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

**Social and Diversity**

Provisions for payment types for car parking within the CBD area will offer a consistent and reliable approach for all members of the public.

**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 2025 – 2029**

This report supports the Council Plan which includes the following strategic themes:

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

**Rural City of Wangaratta 2033 Community Vision**

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.*

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*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**Risk Management Framework

Risks	Likelihood	Consequence	Rating	Mitigation Action
Community opposition to App only payment option	High	Moderate	High	Implementation of paid parking meters in select locations in major traffic areas of CBD
Removal of payment systems	Moderate	High	High	Maintain CBD car parking payment

### Consultation/Communication

This report relates to community feedback on the current paid parking system and aims to address issues that have been raised by community members and visitors to the CBD area where accessing EasyPark App has not been possible nor purchasing of CBD parking vouchers practical.

This report also responds to a petition received by Council in November. The petition containing 2212 signatures, requested that Council reassess the parking within the Wangaratta CBD and “revert to a free, timed parking arrangement”. The petition was also accompanied by a separate letter from the lead petitioner asking for the current App only system for paid parking to be supplemented by physical infrastructure such as parking meters.

### Options for Consideration

Council endorses the procurement and installation of 10 car parking payment machines to be installed in high trafficked areas of the CBD to supplement current available parking payment options.

Council does not endorse the procurement and installation of 10 car parking payment machines and continue with current available parking payment options only.

#### Option 3 (Not Recommended)

Council determines that a smaller number of machines be installed in the first instance, and this number could be further supplemented at a future point in time if required.

#### Option 4 (Not Recommended)

Removal of car parking payments from CBD area, time restrictions remain in place. This option will lead to loss of income and negative long term financial impacts. It will also reduce Council's ability to provide and maintain car parking in the CBD, as well as maintaining the appearance of the CBD which is currently at a very high standard of presentation.

### Conclusion

After review of the impacts of having EasyPark app and CBD voucher system in place for the past 5 months it is recommended that Council endorses the procurement and installation of 10 strategically placed car parking payment machines.

The proposed machines will provide an additional payment option for parking within the CBD and will help to address the issue of community members and visitors to the CBD not being able to access or use the EasyPark App or where the voucher system is not practical.

Paid car parking in the CBD helps ensure Council can provide and maintain car parking in the CBD at current standards and continues a 'user pays' approach.

#### Attachments

- 1 Proposed CBD - Parking Map x10 meters [↓](#) 

**16. Special Committee Reports**

Nil

**17. Advisory Committee Reports**

Nil



## 18. Minutes of Advisory Committee Meetings

### 18.1 Minutes of Advisory Committee Meetings

Meeting Type: Scheduled Council Meeting  
Date of Meeting: 16 December 2025  
Author: Councillor and Executive Services Support Officer  
Approver: Executive Services Coordinator

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

Minutes of Advisory Committee Meetings and committee reports are reported to Council for information (please refer attachments.)

Date	Meeting details	Refer
6 October 2025	Arts and Culture Advisory Committee	Attachment
10 November 2025	Arts and Culture Advisory Committee	Attachment

#### Recommendation:

That Council notes the minutes of these Advisory Committees.

#### Attachments

- 1 ACAC Minutes - October 2025 [↓](#) 
- 2 ACAC Minutes - November 2025 [↓](#) 

**19. Notices of Motion**

Nil

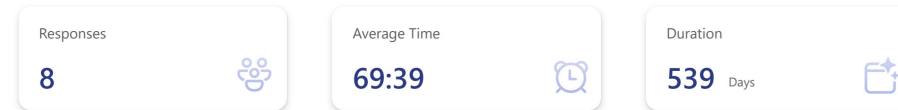
**20. Urgent Business**

**21. Public Question Time**

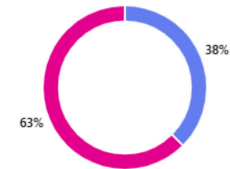
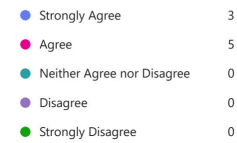
**22. Confidential Business**

Nil

**23. Closure of Meeting**  
**Attachments**

Responses Overview Active

1. The Audit and Risk Committee have successfully monitored and provided advice on RCoW's risk management systems and controls.



2. The following risk management processes have been used successfully by the Committee to monitor risk:

Legend for question 2:

- Strongly disagree (Orange)
- Disagree (Light Orange)
- Neither agree nor disagree (Grey)
- Agree (Light Blue)
- Strongly agree (Dark Blue)

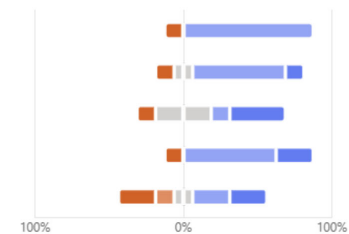
(a) Reviewing significant and emerging trends

(b) Receiving reports on significant control failures

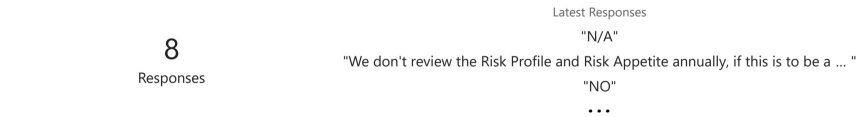
(c) Reviewing compliance investigations

(d) Monitoring the development and implementation of the risk management framework

(e) Reviewing the risk profile and risk appetite annually



3. Do you have any additional comments which could improve the performance of the Committee in relation to risk management?



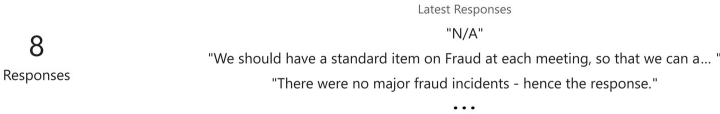
4. The Audit and Risk Committee have successfully monitored and provided advice on RCoW's fraud prevention systems and controls.



5. The following risk management processes have been used successfully by the Committee to monitor risk:



6. Do you have any additional comments which could improve the performance of the Committee in relation to monitoring fraud and fraud risks?



7. The Audit and Risk Committee have successfully overseen the internal and external audit functions.



8. The following audit oversight processes have been used successfully by the Committee:



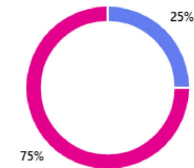
9. Do you have any additional comments which could improve the performance of the Committee in relation to the internal and/or external audit process or general oversight?

8  
Responses

Latest Responses  
"N/A"  
"Nothing further"  
"New internal auditors not appointed in the period."  
...

10. The Audit and Risk Committee have successfully monitored the compliance of RCoW policies and procedures with overarching governance principles and with the Local Government Act and the regulations and any Ministerial directions

Strongly Agree	2
Agree	6
Neither Agree nor Disagree	0
Disagree	0
Strongly Disagree	0



11. The following process has been used successfully by the Committee to ensure RCoW's compliance with the relevant legislation and Ministerial directions:

Strongly disagree Disagree Neither agree nor disagree Agree Strongly agree

(a) Receiving reports on the level of compliance of major council policies and procedures with the overarching governance...



12. Do you have any additional comments which could improve the performance of the Committee in relation to monitoring compliance with legislation and any Ministerial Guidelines?

8  
Responses

Latest Responses  
"N/A"  
"Nothing further"  
"No"  
...

13. The Audit and Risk Committee have successfully monitored RCoW's financial and performance reporting.



14. The following processes have been used successfully by the Committee to monitor RCoW's financial and performance reporting:



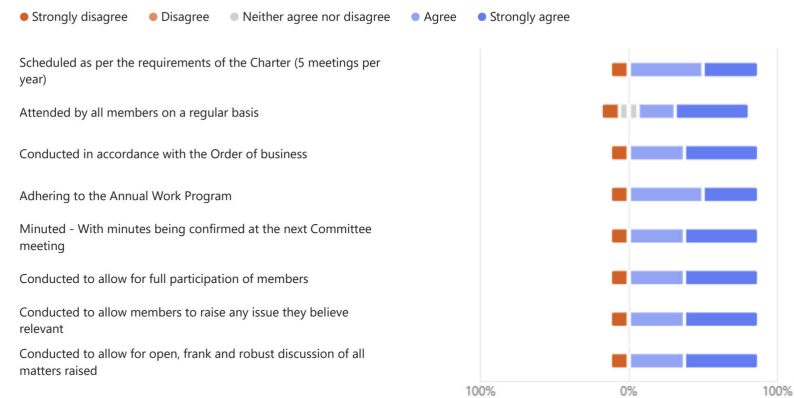
15. Do you have any additional comments which could improve the performance of the Committee in relation to RCoW's financial and performance reporting?

6  
Responses

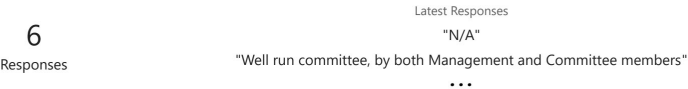
Latest Responses  
"N/A"  
"No"  
...



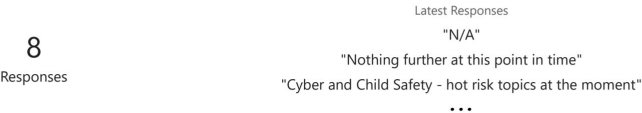
16. How you would rate the Audit and Risk Committee's performance in regards to the obligations in the Charter?



17. Other Comments.  
Are there any other matters you believe should be raised as part of this assessment of the performance of the Audit and Risk Committee?



18. Are there any specific areas of fraud or risk that you think should be included on the Audit and Risk Committee Annual Work Plan or the Committee should have more focus on in 2026?





## Procurement Policy 2025

<b>Document Type</b>	Council Policy
<b>Department</b>	Council-wide
<b>Date of Council Endorsement</b>	
<b>Date for Review</b>	October 2025
<b>Responsible Officer</b>	Manager Governance
<b>Authorising Officer</b>	Director Corporate & Leisure
<b>Version Reference Number</b>	
<b>SIM Reference Number</b>	Procurement Policy 2025 ID 17079

### 1. Purpose

The purpose of this Policy is to guide Council's procurement activities in a manner that promotes open and fair competition, ensures Value for Money, and upholds the principles of transparency, probity, and accountability. It supports ethical, efficient, and effective procurement practices that deliver value to the community and align with Council's strategic objectives.

Council is required under sections 108 and 109 of the *Local Government Act 2020* (Vic) (The Act) to prepare, adopt and comply with its procurement policy.

This Policy has been developed collaboratively by the Municipal Association of Victoria (MAV) in partnership with a working group of procurement professionals across the Victorian Local Government Procurement Sector. It builds upon previous policies developed by both the Northern and Southern Regions group of Councils with the aim of supporting effective and consistent collaborative procurement practices aligned with legislative requirements.

While based on a shared template, this policy has been tailored to reflect the specific needs and context of the Rural City of Wangaratta and may differ slightly from policies adopted by other Council's. It applies solely to procurement activities undertaken by the Rural City of Wangaratta.

All policy requirements contained within the Appendices are only applicable to Rural City of Wangaratta and are to be reviewed and updated in line with internal governance and legislative obligations.

## **2. Council Policy and Applicability**

This policy applies to all procurement activities undertaken by Council and is binding upon all Council Officers, Councillors, Contractors, Consultants and or third parties acting on behalf of Council to comply with the principles and framework set out in this policy.

In accordance with *The Act*, this Policy seeks to ensure open and fair competition and Value for Money whilst upholding the principles of transparency, probity and accountability.

Key terms used throughout this policy are defined in the Definitions section within this policy.

### **2.1 Treatment of GST**

All monetary values stated in this policy Exclude GST unless specifically stated otherwise.

### **2.2 Procurement during the Caretaker Period**

In accordance with section 69 of *The Act*, Council must not make major procurement decisions during the caretaker period that could influence the outcome of an election or bind an incoming Council.

All procurement activities during the caretaker period must:

- Be assessed for political or commercial risk;
- Be clearly and appropriately documented; and
- Comply with all relevant probity principles and legislative requirements.

Any contracts or other financial decision-making powers made by Councillors during a caretaker period must be made in accordance with Council's Election Period Policy.

### 3. Guiding Principles

Council's procurement processes shall be based on the following principles, irrespective of the value and complexity of that procurement.

#### 3.1 Probity, Accountability and Transparency

Council is committed to upholding the highest standards of probity, accountability and transparency in all procurement activities, in line with The Act, and the Victorian Best Practice Procurement Guidelines (2024).

All Councillors, council officers and authorised agents involved in procurement activities must act ethically, impartially and in public interest. They are individually accountable for their decisions and the outcomes of procurement processes undertaken on behalf of Council.

**All procurement activities must be conducted in a manner that:**

- Complies with The Act, this Procurement Policy, associated procurement manual, relevant legislation and applicable standards.
- Demonstrates integrity, fairness, and transparency.
- Is defensible under internal and external scrutiny.
- Manages conflicts of interest and maintains public trust.
- Prevents and mitigates risks such as fraud, corruption or collusion.

Where procurement activities are carried out by authorised agents on Council's behalf (e.g. external parties, consultants, contractors), they must comply with the same legal, ethical and procedural obligations as council officers.

To support probity and accountability, Council will:

- Apply consistent and transparent processes that ensure fair and equitable treatment of all suppliers.
- Ensure procurement criteria and conditions are not changed after public release unless formally approved in line with policy or procedure.
- Require all participants involved in procurement activities to act in good faith, declare and manage conflicts of interest, and adhere to relevant codes of conduct and ethical standards.
- Prohibit the acceptance of any gifts, benefits or hospitality from current or prospective suppliers in accordance with Council's Gifts, Benefit's and Hospitality policies.

### 3.1.1 Disclosure of Information

Commercial in Confidence information received by Council must not be disclosed and is to be stored in a secure location. Councillors and council staff must take all reasonable measures to maintain confidentiality of:

- Information submitted by suppliers in tenders, quotations or during tender negotiations; and
- Information that is marked confidential, or reasonably understood to be confidential due to its nature; and
- Any details related to current or proposed contracts, particularly where disclosure could compromise Council's position or breach probity.

Discussion with potential suppliers during tender evaluations should not go beyond the extent necessary to resolve doubts on what is being offered by that supplier.

At no stage should any discussion be entered into which could improperly influence the procurement process or negotiation of a contract prior to the contract approval process being finalised, other than authorised pre- contract negotiations.

## 3.2 Strategic Procurement

Council adopts a strategic approach to procurement to maximise value and efficiency.

**Each procurement activity will be planned with consideration of:**

- opportunities for aggregated purchasing across Council or with other entities through approved purchasing schemes.
- Collaborative or joint procurement arrangements.
- utilisation of existing internal and external supplier panels or contracts; and
- alternative contracting models that best support the delivery of outcomes.

Guidance materials and procurement planning templates are available to support council officers in applying these principles effectively throughout the procurement process.

## 3.3 Value for Money and Quadruple Bottom Line

Council is committed to achieving Value for Money in all procurement decisions. This means selecting the option that offers the best overall outcome - not just the lowest price, but based on a balanced assessment of cost, quality, risk, sustainability and social impact over the entire lifecycle of the goods, services or works.

Council's approach to Value for Money includes integration of Quadruple Bottom Line (QBL) principles which means ensuring that economic, environmental, social, and ethical

considerations are embedded into procurement planning and decisions wherever practical and proportionate.

**In applying the Value for Money principle, Council will:**

**Consider Whole-of-Life Costs**, including planning, acquisition, operation, maintenance, and disposal.

**Optimise Quality and Performance**, ensuring goods, services, and works are fit for purpose, durable, and supported by service warranties where appropriate.

**Deliver Broader Community Benefits**, encouraging procurement outcomes that generate positive social, economic, and environmental impacts, including through support of local, social, First Nations, and inclusive suppliers.

**Champion Sustainable and Ethical Procurement**, engaging suppliers who demonstrate compliance with fair, ethical, and socially responsible labour practices, and who meet legislative and regulatory obligations, including workplace safety and modern slavery to employees.

**Minimise Environmental Impact**, selecting products and services that reduce resource consumption, emissions, waste, and environmental degradation.

**Support Innovation**, encouraging new solutions, technologies, or delivery models that improve outcomes or efficiencies.

**Promote Fair Competition and Efficiency**, ensuring open, transparent procurement processes that support innovation and reduce duplication.

**Enable Collaboration and Aggregation**: leveraging shared services, panel arrangements, and approved purchasing schemes where appropriate.

### **3.3.1 Quadruple Bottom Line (QBL) Principles**

Council will, wherever appropriate, incorporate the following Quadruple Bottom Line considerations into its procurement planning and decision making:

**Economic**

- Create local jobs and stimulate economic development within the Council area and nominated surrounding regions.
- Consider long-term value and cost-effectiveness, not just upfront price.

**Environmental**

- Reduce waste, greenhouse gas emissions, and resource use.
- Prioritise recycled, energy-efficient, or sustainably made goods and services.
- Support the circular economy and climate resilience through environmentally responsible purchasing.

**Social**

- Promote diversity, equity, and inclusion across supply chains.
- Support First Nations businesses, disability enterprises, and certified social benefit suppliers.
- Provide employment and training opportunities for disadvantaged or marginalised groups.

**Ethical Governance**

- Work with suppliers who follow ethical practices including fair labour, safe workplaces and compliance with modern slavery laws.
- Maintain transparency, integrity, and compliance in all procurement activities.

Council will apply Quadruple Bottom Line (QBL) principles in a manner that is practical, proportionate, and aligned to the size, risk and complexity of each procurement activity. These considerations may be factored into planning, specification, evaluation, and contract management stages.

For operational guidance on how to apply Value for Money and Quadruple Bottom Line principles, including evaluation weightings and engagement strategies, refer to Council's Procurement Manual.

**3.4 Risk Management**

Procurement activities must be properly planned and executed to protect Council from risks including but not limited to; personal injury, property damage, financial loss, reputational harm, legal exposure, and disruption to the delivery of goods, services, or works.

**To minimise procurement-related risks and uphold best practice, Council implements the following risk mitigation strategies:**

- **Procurement Planning:** allowing sufficient time for procurement preparation, market engagement, and internal approvals to reduce the risk of rushed or non-compliant processes.

- **Standardised Contract Documentation:** using Council approved templates that include legally reviewed terms and conditions to ensure consistency and reduce contractual ambiguity.
- **Securities:** requiring appropriate security deposits such as bank guarantees to protect against supplier non-performance or contract default.
- **Due diligence Checks:** undertaking financial and reference checks on new and existing suppliers, with periodic reviews as needed to ensure ongoing capability and compliance.
- **Subject Matter Expert input:** referring complex or technical specifications to qualified internal or external subject matter experts to ensure clarity, feasibility, and risk mitigation.
- **Contract Execution before Commencement:** ensuring that all contracts are fully executed and documented before any goods are delivered, services commenced, or payments issued.
- **Standards and Compliance:** incorporating relevant Australian Standards, legislative requirements, and industry best practices into specifications and contract terms.
- **Ongoing Contract Management:** requiring contract managers to actively monitor contractor performance, deliverables, and compliance throughout the contract term, with issues documented and addressed promptly.

These practices are consistent with the Local Government Best Practice Procurement Guidelines 2024, which emphasises proactive risk planning, transparency, and strong governance as essential to achieving Value for Money and ensuring public confidence in procurement outcomes.

## 4. Council Policy

### 4.1 Procurement Structure, Processes, Procedures and Systems

**Council maintains a procurement function responsible for:**

- Maintaining the Procurement Policy and associated guidelines, processes and procedures.
- Maintaining appropriate purchasing, procurement, and contract management systems and tools.
- Providing procurement-related advice and support to the organisation as required.
- Building organisational procurement and contract management capability (including delivery of training and provision of guidance materials).



- Promoting awareness and monitoring of compliance with this Policy.
- Ensuring Legislation is followed, reporting breaches and corrective actions in a timely manner.
- Collaborating with other councils and organisations to identify best practice in and achieving better value from procurement.

Council will maintain internal procurement control documents detailing the processes, procedures and systems related to procurement including maintaining details of tendered contracts.

## 4.2 Procurement Methods

### The standard methods for procurement activities are:

- Purchase Card
- Purchase Order
- Request for Quotation (RFQ) process, followed by a Contract and or Purchase Order
- Request for Tender (RFT) process, followed by a Contract and or Purchase Order
- Approved Purchasing Schemes or Panel Contracts

### All procurement activities must:

- Be supported by identified and available funding.
- Be authorised in accordance with Council's approved financial delegations and thresholds.
- Involve more than one person with appropriate documentation and approvals to ensure transparency and accountability.

All public Requests for Tender (RFT), Expressions of Interest (EOI) must be published on Council's online tendering portal. RFT's and EOI's may also be advertised through additional channels such as state or local newspapers, industry publications, and web-based forums depending on the scale and audience of the procurement.

#### 4.2.1 Expressions of Interest (EOI)

Expressions of Interest may be used where:

- Multiple suppliers are likely.
- Full tendering is burdensome, or procurement is complex.
- Vendor interest or capability is uncertain.
- Council seeks preliminary advice from the market.

#### 4.2.2 Alternative Approaches Following an Unsuccessful Tender

If a public tender process concludes with no submissions received, Council may consider alternative procurement approaches, including:

- Reissuing the tender in its original form.
- Revising the scope or requirements and reissuing the tender.
- Inviting a limited number of suitable suppliers to submit proposals (Select Sourcing).
- Entering direct negotiations with a supplier (Sole Sourcing).

Any alternative procurement approach must be:

- Supported by documented market analysis and a clear rationale for the selected approach.
- Demonstrated to achieve Value for Money, fairness, and probity, in line with The Act, this Policy, and best practice procurement principles.

Where public tendered procurement is not pursued, only Council endorsed panels or approved purchasing schemes established through a compliant public tender process may be used as an alternative procurement method.

#### 4.2.3 Purchase Order Requirement “No PO or Claim, No Payment” Policy

Council operates under a strict “No PO or Claim, No Payment” policy. A Council Purchase Order or correct claim must be created and provided to a supplier before commencement of any engagement for the supply of goods, services or works. Council will not be able to pay suppliers if they do not have a Purchase Order. This policy ensures financial control, transparency, and compliance with procurement and budgetary requirements.

### 4.3 Collaborative Procurement

In accordance with Section 108 (c) of *the Act*, Council will actively seek opportunities to collaborate with other councils and public bodies in the procurement of goods, services or works, where such collaboration can deliver economies of scale, improved value for money, or other strategic benefits.

Council officers must give due consideration to collaborative procurement opportunities as part of the planning phase for all procurement activities.

**Where a procurement recommendation is brought before the Council, the accompanying report must include:**

- An outline of any potential collaborative procurement opportunities identified, including the public bodies or councils involved; and
- A statement explaining why Council did, or did not, pursue the identified opportunities for collaboration in relation to that procurement process.

### 4.4 Tender Evaluation

**Council is committed to ensuring a fair, consistent, and transparent approach to the evaluation of tenders. To uphold these principles:**

- Late tenders will not be accepted under any circumstances to ensure procedural fairness and integrity.
- Tender evaluation criteria and weightings will be documented and approved prior to issuing any tender to ensure transparency and consistency in assessment.
- An Evaluation Panel comprising appropriately qualified and briefed members will be established for each tender process. The panel will assess submissions objectively against the pre-determined criteria.
- Where beneficial, external representatives with relevant expertise may be included on the Evaluation Panel or engaged as advisors to enhance capability and ensure appropriate oversight.
- All panel members must complete a Conflict-of-Interest declaration before commencing any evaluation activities. Identified conflicts must be managed in accordance with Council's policies and procedures.
- The evaluation process will be conducted in a manner that is robust, unbiased, and able to withstand internal and external scrutiny.
- A Probity Advisor should be engaged, and a Probity Plan developed for complex, high-value or high-risk procurements, particularly those exceeding **\$10 million**.

#### **4.4.1 Contract Negotiations and Best and Final Offer (BAFO) Process**

To ensure the best value outcome for Council, contract negotiations may be conducted with one or more shortlisted tenderers, provided such negotiations remain consistent with the original scope, intent and probity principles of the tender process.

Council may also implement a shortlisting process as part of the evaluation. Where appropriate, shortlisted tenderers may be invited to submit a Best and Final Offer (BAFO) to allow Council to clarify, refine, or enhance proposals prior to final contract award.

Any negotiation or BAFO process will be conducted in a fair, transparent, and equitable manner, in line with The Act, relevant procurement best practice guidelines and Council's Procurement Manual.

#### **4.5 Procurement Exemptions and Sole Sourcing**

Council recognises that in defined and limited circumstances, procurement activities may be exempt from the standard requirements to seek tenders, quotations or expressions of interest.

Sole sourcing is the engagement of a single supplier without seeking competitive offers and is considered a procurement exemption under this policy. It is permitted only in exceptional circumstances where:

- The market is restricted (e.g. licensing software, intellectual property rights, regulatory exclusivity).
- Council has jointly developed or co-owns the relevant intellectual property.
- There is an urgent public interest or emergency requiring immediate procurement.
- A thorough market analysis has demonstrated no viable alternatives exist or that a recent prior public tender process was unsuccessful and Council proceeds to an alternative sourcing approach in accordance with Section 4.2.2.

A number of defined procurement exemption justifications have been identified and are detailed in Appendix of this policy. All exemptions must be:

- Endorsed in accordance with the Procurement Financial Delegations in Appendix 2.
- Justified and documented using the approved Procurement Procedural Exemption form for monitoring, reporting and auditing purposes.

## 4.6 Select Sourcing and Panel Arrangements

Council may, in specific circumstances, engage a limited number of suppliers without conducting a full public tendering process. This select sourcing approach is permitted under this Policy where it is appropriate to the procurement's value, risk and complexity, and where one or more of the following conditions apply:

- Suppliers are pre-qualified under a panel contract, approved purchasing scheme or collaborative contract (e.g. MAV, Procurement Australia, State Purchase Contracts);
- The market is limited in capacity, expertise or geographical reach (e.g. niche categories or regional delivery constraints);
- An existing agreement provides clear rationale for continued engagement within defined parameters;
- The procurement risk, value, and complexity are proportionate to a streamlined sourcing approach, supported by a documented rationale;
- A previous public tender process was unsuccessful, and Council proceeds to a limited sourcing approach in accordance with Section 4.2.2.

Where Council has established an internal panel or is accessing a collaborative panel contract or approved purchasing scheme, the following provisions apply:

- Council may approve alternate procurement thresholds and sourcing methodologies specific to the panel;
- These must be documented at the time of panel formation (e.g. Panel Award Report or relevant process per Procurement Manual), approval is sought by the appropriate Financial Delegate, and sourcing methodologies for the panel are documented;
- Once endorsed, these thresholds override the standard thresholds set out in Appendix 1 for all procurement conducted under the panel;
- All procurement activities must align with the panel's scope, terms of use, use approved templates and processes in accordance with Council's Procurement Manual.

A procurement exemption may be required only where the procurement exceeds the panel's approved scope or deviates from usage rules.

## 5. Relevant Legislation Policy and Other Documents

Council's procurement activities shall be undertaken to a high professional standard and in full compliance with the *Local Government Act 2020* (Vic), associated regulations, and all applicable internal and external policies, procedures, and codes of conduct.

All Council procurement must also be consistent with Council's broader policy framework and strategic plans. This policy has clear linkages to a range of legislation, standards, and strategic documents including:

### Legislation and Guidelines

- [Local Government Act 2020 | legislation.vic.gov.au](https://legislation.vic.gov.au)
- [Local Government Best Practice Procurement Guidelines 2024](#)
- Relevant provisions of the [Competition and Consumer Act 2010 \(Cth\)](#)
- [Charter of Human Rights and Responsibilities Act 2006 \(Vic\)](#)
- [Gender Equality Act 2020](#);
- [Modern Slavery Act 2018 \(Cth\)](#);
- [Occupational Health and Safety Act 2004](#);
- [Working with Children Act 2005](#) and [Working with Children Regulation 2016](#)
- [Freedom of Information Act 1982](#);
- [Privacy and Data Protection Act 2014](#);
- [Public Records Act 1973](#);
- [Building & Construction Industry Security of Payment Act 2002](#);
- [Local Government \(Governance and Integrity\) Regulations 2020](#);
- [Local Government \(Planning and Reporting\) Regulations 2020](#); and
- Other relevant Australian Standards or legislation.

### Internal Policies and Frameworks

- Procurement Manual and Procedures
- Council Plan, Annual Budget and Long-Term Financial Plan
- Employee Code of Conduct
- Fraud and Corruption Policy
- Conflict of Interest Policy
- Gift, Benefits, and Hospitality Policy
- Instrument of Delegation
- Corporate Credit Card Policy
- Risk Management Policy
- Council Election Period Policy

## 6. Community Consultation

This policy will be communicated to members of the community when adopted by Council to ensure that all members of the public are aware of the requirements of the policy and its implications.

## 7. Human Rights

This policy has considered and complies with the Human Rights and Responsibilities contained in the Victorian Charter of Human Rights and Responsibilities Act 2006.

## 8. Gender Impact Assessment

This policy has considered and applied Council's Gender Impact Assessment Template and satisfies the provisions established in the *Gender Equality Act 2020* (Vic).

## 9. Procurement Monitoring, Reporting and Non-Compliance

Council is committed to transparency, accountability, and continuous improvement in all procurement activities.

**The Procurement Specialist is responsible for monitoring procurement performance and compliance with this policy. This includes oversight of:**

- Procurement activities and trends.
- Use of procurement exemptions.
- Alignment with procurement thresholds and financial delegations.
- Documentation and record keeping practices.

### **Non-compliance Management:**

- Minor or administrative non-compliance will be addressed by relevant Council staff in leadership positions, with a focus on education and corrective action.
- Serious or repeated breaches, or matters involving probity, integrity, or public interest concerns, will be escalated to the Corporate Management Team and Council's Audit and Risk Committee and reported to Council where required.



Any breach of this Policy may be considered a breach of organisational policy and could result in disciplinary action. Breaches will be assessed in accordance with relevant internal policies and frameworks, including those governing:

- Staff and Councillor conduct.
- Fraud and corruption prevention.
- Ethical and accountable behaviour.

**Ongoing Review and Reporting**

These processes will be reviewed periodically to ensure they remain aligned with legislative obligations and sector best practice.

This Policy will be reviewed at least once every four (4) years in accordance with the *Local Government Act 2020* (Vic), or earlier if required.

Version History		
Version Number	Date of change	Reasons for change



## 10. Definitions

<b>Aggregate Purchasing</b>	Is the strategic consolidation of procurement activities for identical or similar goods, services, or works across multiple departments, projects, or entities. This approach is intended to optimise Value for Money by leveraging combined purchasing power, improving contract outcomes, and reducing duplication of effort.
<b>Authorised Agent</b>	A person or organisation formally empowered to act on behalf of the Council in relation to procurement activities
<b>Best Practice</b>	As defined in the Local Government Best Practice Procurement Guidelines or any other document specified by Council.
<b>Collaborative Procurement – also known as Approved Purchasing Scheme</b>	<p>Refers to a pre-established arrangement with a panel of suppliers or contractors, formed through a public tender process in accordance with the <i>Local Government Act 2020</i> (Vic), associated regulations and relevant procurement thresholds.</p> <p>These arrangements may be established by:</p> <ul style="list-style-type: none"> <li>• Individual Councils;</li> <li>• A group of Councils or public bodies working collaboratively; or</li> <li>• Recognised external agents such as Procurement Australia, Municipal Association of Victoria or State Government Agencies.</li> </ul> <p>Collaborative procurement councils procure goods, services, or works without undertaking a full tender process, provided the engagement complies with the scheme's terms and conditions.</p>
<b>Commercial in Confidence</b>	Information that, if released, may prejudice the business dealings or commercial interests of the Council or another party (e.g. prices, discounts, rebates, profits, methodologies, and process information etc.)

<b>Conflict of Interest</b>	Any general or material conflict as defined in sections 127–128 of the Act, where personal, professional or financial interests may, or may appear to, influence impartial decision-making.
<b>Contract Management</b>	The process that ensures all parties to a contract fully meet their respective obligations as efficiently and effectively as possible, to deliver the contract objectives and provide Value for Money.
<b>Contract Variation</b>	A Contract Variation refers to any modification made to the original terms and conditions of an executed contract. Variations may be financial or non-financial in nature and must be managed transparently, appropriately documented and assessed to ensure they do not undermine the principles of value for money, probity, equity, or open and fair competition.
<b>Contract Variation - Financial</b>	A variation that alters the contract's monetary value. This includes: <ul style="list-style-type: none"> <li>Increases or decreases in contract costs,</li> <li>Whether within or exceeding approved contingencies,</li> <li>Subject to approval in line with Council's financial delegation limits and governance requirements</li> </ul>
<b>Contract Variation - Non-Financial</b>	A variation that does not result in a financial adjustment but alters other contractual parameters, such as: <ul style="list-style-type: none"> <li>Project timelines or milestones,</li> <li>Scope, specifications or design details,</li> <li>Working hours or access arrangements,</li> <li>Location or quantity changes or</li> <li>Any other aspect of the contract provided it doesn't impact cost</li> </ul>
<b>Council</b>	Means Rural City of Wangaratta Council
<b>Council Officer</b>	Any Council employee, contractor or consultant authorised to act on behalf of the Council, including Councillors in their official capacity.
<b>Emergency</b>	A sudden or unexpected event requiring immediate action including the occurrence of a natural disaster, flooding or fire event at a Council property; the unforeseen cessation of trading of a core service provider; any other situation which is liable to

	constitute a risk to life or property.
<b>Material breach</b>	Any breach of this policy that may also represent a breach of legislation such as procurement thresholds, fraud or corruption, and occupational health and safety.
<b>Panel Contract</b>	<p>A panel contract (or standing offer arrangement) is a procurement method where a council selects multiple suppliers through a tender process for works, goods and services on a regular basis over a specified time. They allow Council staff to purchase from these panel suppliers without a public procurement process for each individual purchase.</p> <p>Refer to the Rules of Use/ Buyers Guide for each panel contract or Council's Procurement Manual, whichever is relevant.</p> <p>Panel contracts cannot be used to purchase works, goods or services that fall outside the scope of the original arrangement. Any other service outside of the original scope would need to be procured via a different procurement process.</p>
<b>Probity</b>	<p>Probity is the evidence of ethical behavior, and can be defined as complete and confirmed integrity, uprightness, and honesty in a particular process.</p> <p>Probity is a defensible process which can withstand internal and external scrutiny, which achieves both accountability and transparency, providing respondents with fair and equitable treatment.</p>
<b>Procurement</b>	Refers to the end-to-end process of acquiring external goods, services, and works. It encompasses the entire lifecycle, from initial planning and concept development through to contract completion, asset disposal, or the conclusion of a service. Procurement also includes the organisational structures, governance, and compliance frameworks that support and guide procurement activities within the council operations.
<b>Procurement Manual</b>	Is the supporting document to the Procurement Policy. It provides detailed procedures, guidance, tools, and templates to assist staff in implementing the Policy. It outlines the "how to" for undertaking procurement activities in a compliant, efficient, and consistent manner across the organisation.



<b>Purchase Order</b>	A form of contract, which is an official document used to authorise and record the purchase of goods or services or works by a buyer. It is the prime reference confirming the contractual situation between the buyer and supplier. A purchase order may be used in conjunction with an agreement for the supply of goods, services or works, or to instigate supply against an agreement.
<b>Total Contract Sum</b>	The potential total value of the contract including: <ul style="list-style-type: none"><li>• costs for the full term of the contract, including any options for either party to extend the contract</li><li>• applicable goods and services tax (GST)</li><li>• anticipated contingency allowances or variations</li><li>• all other known, anticipated and reasonably foreseeable costs.</li></ul>

## Appendix 1 - Procurement Thresholds

Estimated Contract Value (Exc GST)	Minimum Procurement Requirement	Additional Guidance (Methodologies)
\$0 - \$1,000	One (1) verbal quote or written quote (preferred), to be obtained	Purchase order or purchase card.
\$1,001 - \$10,000	Minimum one (1) written quote	Quotation must be attached to the standard purchase order or within quotation file for blanket orders.
\$10,001 - \$50,000	Minimum three (3) written quotes or (1) written quote from Panel / Purchasing Scheme	Documentation to be retained in accordance with records and auditing requirements. Successful quotation must be attached to purchase order.
\$50,001 - \$250,000	Minimum three (3) Formal Request for Quotation (RFQ)	Quotes must be sought using Council's electronic procurement platform, unless procurement is conducted through an existing panel, collaborative arrangement, or exemption has been approved. All documentation is to be retained in accordance with records and auditing requirements. Successful quotation must be attached to purchase order in finance system or reference to executed contract.
Over \$250,000	Public Tender required	A publicly advertised open tender process must be undertaken, unless procurement is conducted through an existing panel, collaborative arrangement, or exemption has been approved. All documentation must be retained in accordance with records and auditing requirements. Executed contract must be added and maintained through Council/s central contract register.
Over \$500,000	Collaborative procurement opportunities explored	
Over \$10,000,000	External Probity Advisor appointed	

**General principles**

- Thresholds refer to the total contract sum, including extension options and recurrent spend with the same supplier.
- Thresholds represent the minimum standards – Council officers may choose a more rigorous approach if it is in the best interests of Council.
- Procurement transactions must not be split to circumvent the above thresholds.
- Where Council has established panels, alternate thresholds and methodologies may apply as approved at the time of panel formation.
- Where it is difficult to obtain sufficient quotations (e.g. due to limited suppliers or specialised work), an approved procurement exemption may be applied in accordance with Section 4.5 and Appendix 3.

## Appendix 2 – Procurement Financial Delegations

Delegation Limit (Exc GST)	Position Title	Procurement Activities / Additional Guidance & Conditions
Up to \$60,000	Manager	<ul style="list-style-type: none"> <li>• Purchase Orders</li> <li>• Contracts and Contract Variations cumulative up to financial delegation then escalate <i>* cumulative means the total value of all contract variations (in addition to the contract total) against a contract.</i></li> <li>• All expenditure including contract variations must be within the approved budget</li> </ul>
Up to \$150,000	Director	<ul style="list-style-type: none"> <li>• Purchase Orders</li> <li>• Contracts and contract variations cumulative up to financial delegation then escalate <i>* cumulative means the total value of all contract variations (in addition to the contract total) against a contract.</i></li> <li>• All expenditure including contract variations must be within the approved budget</li> </ul>
Up to \$500,000	Chief Executive Officer	<ul style="list-style-type: none"> <li>• Purchase Orders</li> <li>• Procurement Exemptions</li> <li>• Contracts and contract variations cumulative up to maximum limit under delegation then escalate <i>* cumulative means the total value of all contract variations (in addition to the contract total) against a contract.</i></li> <li>• All expenditure including contract variations must be within the approved budget, otherwise escalate</li> </ul>
Unlimited Authority	Elected Council	<ul style="list-style-type: none"> <li>• Procurement Exemptions</li> <li>• Contracts</li> <li>• Contract Variations</li> </ul>



**Financial Delegation Amendments**

Financial delegations may be amended from time to time to reflect changes in organizational structure, roles, responsibilities, or strategic priorities. Any amendments will be made in accordance with governance protocols and will be documented within the current Instrument of Delegation.



### Appendix 3 – Procurement Exemption Justifications

Exemption Justification	Explanation
<b>Genuine Emergency or Hardship</b>	Allows a contract to be entered into where the CEO, or an internally delegated officer, considers it necessary because of an emergency (e.g., to provide immediate response to a natural disaster, declared emergency, etc.)
<b>Extension of contracts while Council is at market to ensure continuation of supply of goods, services and works</b>	Allows the extension of an existing contract where the procurement activity to replace the contract has commenced (or is imminent) and where the establishment of an interim short-term arrangement with an alternative supplier would lead to Council achieving lesser value for money or an adverse effect on public interest.
<b>Professional Services unsuitable for tendering</b>	Allows the procuring of the following engagements: <ul style="list-style-type: none"> <li>• Legal services</li> <li>• WorkCover</li> <li>• Insurance</li> <li>• Purchase of Land</li> <li>• Interim contractors to cover vacancies</li> <li>• Specialist recruitment services</li> <li>• Professional memberships and subscriptions</li> </ul>
<b>Novated Contract</b>	Where the initial contract was entered into in compliance with the Act and due diligence has been undertaken in respect to the new party.
<b>Operating Leases</b>	Where a lessor leases an asset (generally a vehicle or plant and equipment) to the Council and assumes the residual value risk of the vehicle.
<b>Information technology resellers and software developers</b>	The expenditure related to purchases from information technology resellers and software developers (e.g. for renewal of software licences/upgrades, etc.) where there is a sole supplier who holds the intellectual property rights to the software.
<b>Works in Kind associated with a Development Contributions Plan</b>	Works in Kind to deliver infrastructure projects identified in an approved Development Contributions Plan, where works are proposed by a developer on the relevant site, in circumstances where it would not provide value for money to engage an alternative contractor.
<b>Sole Sourcing</b>	The engagement of a single supplier without seeking competitive offers, permitted only in defined and exceptional circumstances such as where: <ol style="list-style-type: none"> <li>a) the market is restricted (e.g. IP ownership, licensing, regulation, postage);</li> <li>b) no viable alternatives exist following a failed tender;</li> <li>c) a joint IP arrangement exists; or</li> <li>d) direct negotiation has been deemed necessary based on a documented market analysis.</li> </ol>

	Sole sourcing must be approved in line with Council's Financial Delegations, fully documented, and demonstrate alignment with value for money, probity, and public interest.
<b>Other specific Council exemptions</b>	<p><b>Engagement of Traditional Owners</b> where the primary purpose is to gather information relating to Aboriginal culturally sensitive issues, including land management considerations pursuant to the Aboriginal Heritage Act 2006.</p> <p><b>Shop Supplies</b> - Units of Council that operate a retail outlet that are required to purchase stock for resale to the public. Goods purchased for the purpose of resale are exempt from obtaining competitive quotes. This is due to the nature of the goods that are offered for resale, which may be of a unique nature.</p> <p><b>Performers</b> - Units of Council that engage performers as part of their performance program are exempt from the conditions of this policy. Performers are engaged for resale to the public and based on potential earnings the Council can raise.</p> <p><b>Artworks, Statues and Monuments</b> - The Council is in a unique position of operating an Art Gallery. It is not practical to obtain quotes for artworks, statues and monuments as each piece of work is unique. These items are to be purchased with annual budget restraints in mind. Please note that if an artwork is commissioned to be created then this exemption does not apply, and quotations must be sought.</p> <p><b>Plant &amp; Equipment Servicing &amp; Spare Parts</b> - plant and equipment purchased by Council require servicing at regular intervals. To maintain a valid warranty, works need to be carried out by recognised suppliers using genuine parts. To achieve this, Council utilises servicing by the manufacturers from whom the plant and equipment was originally purchased. Spare parts from specific manufacturers can also be purchased to complete works on plant and equipment in Council's workshop.</p> <p><b>Organisations that are auspiced by Council.</b></p>

- Emergency events & post-emergency procurement activities should meet all requirements of the Disaster Recovery Funding Arrangements. In addition, the Value for Money principals will still be applicable.
- Where Council expenditure is funded from State or Federal Government grant monies the requirement to comply with Division 2 Section 108 of the Act remains unless there are grant conditions which provide alternative arrangements.

- Should the nature of the requirement and the characteristics of the market be such that it is considered a public tender process is not possible, an exemption as outlined in Section 108 3 (d) may be sought.
- If a state of emergency/disaster/pandemic Event is in place within Victoria, this exemption can be approved by the Chief Executive Officer.



## Procurement Policy

Responsible Officer	Adoption Date	September 2022
Procurement Specialist	Approved By	Council
Authorising Officer	Review Date	September 2022
Director Corporate & Leisure	Policy Type	Major Council Policy

### 1. Procurement Policy

This Procurement Policy is made under Section 108 of the *Local Government Act 2020 (the Act)*. The Act requires the Rural City of Wangaratta (**Council**) to:

- adopt a Procurement Policy;
- review the Procurement Policy once during each 4-year term of Council; and
- nominate a threshold value for public tenders or expressions of interests.

#### 1.1 Purpose

The purpose of this Policy is to:

- provide guidance to Council to allow consistency and good governance over procurement activities;
- provide guidance on ethical behaviour in Council procurement activities;
- ensure the application of best practice in procurement activities;
- increase the probability of obtaining value for money when purchasing goods, services or works; and
- demonstrate accountability and transparency to rate payers through open and fair competition.

#### 1.2 Scope

This Policy applies to all Council procurement activities for the purchase of goods, services or works. It is binding upon Councillors, and upon Council staff undertaking procurement on behalf of Council.

## 2. Governance and Ethics

### 2.1 Governance

Council shall establish a procurement management responsibility structure and delegations ensuring accountability, traceability and auditability of all procurement decisions made by Council.

Council's procurement structure should:

- ensure flexibility to purchase in a timely manner the diverse range of material, goods, services and works required by Council;
- ensure that prospective contractors and suppliers are afforded an equal opportunity to tender/quote;
- encourage competition; and
- incorporate strategies for managing risks associated with all procurements and be applied consistently.

### 2.2 Standards

Council's procurement activities shall be carried out to the professional standards required by best practice and in compliance with:

- The Act,
- Council's policies,
- Council's Codes of Conduct,
- Local Government Procurement Best Practice Guidelines
- Other relevant legislative requirements such as but not limited to the ***Competition and Consumer Act 2010*** (Cth), ***Goods Act 1958*** and ***Environment Protection Act 2017*** and ***Child Wellbeing and Safety Act 2005***, as well as the ***Child Safe Standards***.

### 2.3 Responsible Financial Management

The principles of responsible financial management shall be applied to all procurement activities.

Council funds must be used efficiently and effectively to procure goods, services and works and every attempt must be made to contain the costs of the procurement process without compromising any of the procurement principles set out in this Policy.

The availability of existing funds within an approved budget, or source of funds, shall be established prior to the commencement of any procurement action for the supply of goods, services or works.

Council staff must not authorise the expenditure of funds in excess of their financial delegations.

### 2.4 Ethics Requirement

Council's procurement activities shall be performed with integrity and in a manner able to withstand the closest possible scrutiny.

## 2.5 Conduct of Councillors and Council Staff

Councillors and Council staff shall at all times conduct themselves in ways that are, and seen to be, ethical and of the highest integrity, and *will*:

- treat potential and existing suppliers with equality and fairness;
- present the highest standards of professionalism and probity;
- provide all suppliers and tenderers with the same information and equal opportunity;
- deal with suppliers in an honest and impartial manner that does not allow conflicts of interest to arise;
- not seek or receive personal gain;
- maintain confidentiality of Commercial in Confidence information, such as contract prices and other sensitive information, unless compelled by law to disclose it; and
- be able to account for all decisions and provide feedback on them.

## 2.6 Conflict of Interest

Councillors and Council staff shall at all times avoid situations in which private interests conflict, or might reasonably be thought to conflict, or have the potential to conflict, with their Council duties.

Councillors, and Council staff involved in the procurement process (especially when preparing tender documentation, including writing tender specifications, tender opening, and tender evaluation panels), must:

- **Avoid** conflicts, whether actual, potential, or perceived, arising between their official duties and their private interests. Private interests include the financial and other interests of Councillors and Council staff, plus their relatives and close associates.
- **Declare** that there is no conflict of interest. Where future conflicts, or relevant private interests arise, Council staff must make their manager and the chairperson of the relevant tender evaluation panel or board aware and allow them to decide whether the staff member should continue to be involved in the specific procurement activity.
- **Observe** prevailing Council policy and guidelines on how to prevent or deal with conflict of interest situations, and not utilise any procurement-related information for personal gain or any other improper purpose.

## 2.7 Probity – Open and fair competition

All prospective contractors and suppliers must be afforded an equal opportunity to tender or quote. Impartiality must be maintained throughout the procurement process so that it can withstand public scrutiny.

Confidentiality of information provided by existing and prospective suppliers must be maintained at all times, unless disclosure is compelled by law (e.g. a subpoena). This is particularly so in respect of commercially sensitive material such as, but not limited to prices, discounts, rebates, profit, manufacturing, and product information.

## 2.8 Gifts and Hospitality

A Councillor and members of Council staff must not, for themselves or others, seek, request, or solicit gifts. All gift offers, whether accepted or not, must be declared. Bribes and inducements must be reported to the Independent Board-based Anti-corruption Commission.

## 2.9 Disclosure of Information

Commercial in-confidence information received by the Council must not be disclosed unless disclosure is compelled by law. It is to be stored in a Council's information management secure business system.

Councillors and Council staff are obliged to protect information, by refusing to release or discuss the following unless compelled by law to do so:

- information disclosed by organisations in tenders, quotation or during tender negotiations;
- all information that is Commercial in Confidence information; and
- pre-contract information including but not limited to information provided in quotes and tenders or subsequently provided in pre-contract negotiations.

Discussion with potential suppliers during tender evaluations must not go beyond the extent necessary to resolve doubt on what is being offered by that supplier.

## 2.10 Child Safe Standards

Council is committed to ensuring the safety of children and young people by creating and maintaining a child safe organisation.

For procurement activities that involve contact with children across any Council-owned or run facility, then, having regard to the nature of the services, a Working With Children's Certificate will be required from the prospective service provider, and the procurement specification will require demonstrated arrangements in place to meet Child Safe Standards and compliance to Council's Child Safety and Wellbeing Policy.

# 3. Procurement Methods, Thresholds and Requirements

## 3.1 Procurement Methods

Council maintains consistency in the approach to procurement across the whole organisation through coherent frameworks, policies and procedures. The benefits of the purchase are weighted to achieve the optimum result for the Council and local community. Council is not required to accept the lowest cost. Instead, Council must consider issues of quality, social impact, value for money, risk and the accessibility of the service and other factors relevant to both the overall objectives of the individual procurement.

All procurement activities must be conducted in accordance with this Policy and all other relevant Council policies and procedures.

All procurement activities are to provide for an audit trail for monitoring and reporting purposes.

All Council staff must be able to account for all procurement decisions made over the lifecycle of the procurement by Council and provide feedback on them.

Council's methods for purchasing goods, services and works shall be by any of the following methods:

- petty cash;
- corporate credit card;
- purchase order, following a quotation process from suppliers for goods or services that represents value for money under directed quotation thresholds; or
- under contract following a quotation or tender process.

Permitted exemptions as detailed in 3.4 Exemptions from Tendering or other arrangements

### 3.2 Contract Threshold Value

The Act requires Council to nominate a contract value above which the Council must invite a tender or seek an expression of interest. Council's nominated public tender threshold value is **\$250,000**.

For procurement activities under \$250,000, the procurement methodology and thresholds in Appendix A will apply.

All monetary values stated in this policy exclude GST except if stated otherwise.

### 3.3 Tenders

Procurements with an estimated expenditure of \$250,000 or more must be undertaken by tender unless a valid exemption is in place as per Section 3.4 Exemptions from Public Tendering.

The tender thresholds shall apply to aggregated supplier expenditure for a period of no less than two financial years.

Should Council consider that the characteristics of the market would lead to a better result for Council, public tenders may be called where the estimated expenditure is less than \$250,000.

### 3.4 Exemptions from Public Tendering and Other Competitive Processes

The following circumstances identified are exempt from a public tender, proposal, quote or expression of interest process.

	Exemption Name	Explanation
1	Contract made because of Emergency	Where it is determined that the procurement must be entered into because of an emergency, being an emergency due to the actual or imminent occurrence of an event that endangers or threatens to endanger the safety or health of any person, or that destroys or damages, or threatens to destroy or damage, any property,



		or that endangers or threatens to endanger the environment or an element of the environment.
2	Collaborative engagement	Contracts and arrangements established by another government entity, local authority or group purchasing scheme. Eg Municipal Association of Victoria (MAV) or National Procurement network members (e.g. Local Buy), Procurement Australia (PA) etc.  This includes contracts covering Federal, State or Local Government Purchasing.  Contract extensions granted for the purpose of aligning expiry dates for collaborative engagements.
3	Novated Contracts	Where the initial contract was entered into in compliance with the Act and due diligence has been undertaken upon the new party.
4	Information technology -software renewals	Allows for Council to renew software licences for existing programs.
5	Extensions of contracts while at market	Allows for short term contract extensions up to six months if a tender process has begun to replace an existing agreement. E.g. Extensions may be required when negotiations are taking longer than anticipated.
6	Contract Variations	Where a variation occurs, the delegation is not defined by the value of the variation, but by the value of the whole contract. The CEO or a staff member with a sub-delegation from the CEO may vary a contract to the limit of their delegation.
7	Professional Services unsuitable for tendering	Legal Services Insurance
8	Sole or Select Sourcing	Council may engage with one supplier or a restricted group of suppliers where it is consistent with this Procurement Policy and  i) It is in the public interest  ii) There is one (sole source) available supplier;  or  iii) Council is a party to a joint agreement where it jointly owns the intellectual property with a third-party provider;  or

		iv) A Public Tender has closed without receiving submissions and engaging a select party will deliver a value for money outcome.
9	Exceptional Circumstances	The CEO may approve an exemption from the Public Tender requirement if exceptional circumstances exist. Where such an exemption has been approved, a report will be subsequently presented by the CEO to Council for noting.

### 3.4.1 Non-conformance with Council's Procurement Guidelines under Public Threshold Limit

Council staff are required to obtain approval for non-conformance to Council's Procurement Guidelines in advance of any quote or tender being approved. These non-conformances will be registered to enable continual review and ensure Council's policy and procedures remain fit for purpose.

### 3.5 Publishing and advertising of Public Tenders

All public tenders will be published via Council's eTendering Portal and will be advertised in a local newspaper. Information regarding current tenders will also be placed on Council's website.

### 3.6 Role of Specifications

Specifications used in quotations, tenders and contracts are to support and contribute to the Council's Value for Money objectives through being written in a manner that:

- clearly defines Council's requirements;
- encourages the use of standard products;
- ensures impartiality and objectivity;
- encourages sustainable options; and
- eliminates unnecessarily stringent requirements

### 3.7 Evaluation Process

A tender evaluation panel will be established to evaluate each tender submission against the tender's selection criteria. Tender evaluation panels can include external personnel in order to ensure the best outcome for a procurement activity and must comprise of at least 3 people.

A detailed Tender Evaluation Plan shall be developed and approved. Among other things, this involves the establishment of detailed evaluation criteria and the application of a pre-approved and robust weighted scoring system. The Tender Evaluation Plan should be completed and signed off prior to the tender being issued.

### 3.8 Evaluation Criteria

The following evaluation criteria will be applied in determining whether a proposed contract provides value for money:

- Mandatory Compliance criteria;
- Tendered price;
- Capacity of the Tenderer;
- Capability of the Tenderer; and
- Achievement against Sustainable Procurement Objectives

### 3.9 Contract Terms

All contractual relationships must be documented in writing based on standard terms and conditions. Where this is not possible, approval must be obtained from the appropriate member of Council staff listed in the Council Delegations.

To protect the best interests of Council, terms and conditions must be settled in advance of any commitment being made with a supplier. Any exceptions to doing this expose Council to risk and thus must be authorised by the appropriate member of Council staff listed in the Council Delegations.

### 3.10 Collaborative Procurement

Under Section 108 of the Act, Council will seek to collaborate with other councils and public bodies in its procurements to take advantage of economies of scale.

Under Section 109 of the Act the CEO must ensure that any Council Report that recommends entering a procurement arrangement sets out information relating to opportunities for collaborative procurement, including:

- the nature of those opportunities, if any, and the councils or public bodies with which they are available; and
- why Council did, or did not, pursue the identified opportunities for collaboration with that procurement process.

Council staff must consider any opportunities for collaborative procurement in relation to a procurement process undertaken by Council.

When collaborating with other councils and public bodies, Council will do so in accordance with the following:

- Prospective contracts with a value of \$500,000 or greater for supply of goods, services or works will be shared with councils in the Hume Region for collaboration consideration. The list of prospective contracts will be shared annually in advance of the next budget year;
- Prospective contracts with a value of less than \$500,000 can be referred to the councils in the Hume Region for collaboration consideration where operational efficiencies are anticipated to be achieved;
- A Heads of Agreement will be established should a collaborative procurement opportunity exist with two or more Hume Region councils. The Heads of Agreement will give authority for the Lead Council to act as Procuring Agent for participating councils. Each of the participating councils will be able to enter into a contract with the preferred service

provider identified through the collaborative procurement process. Alternatively, a Joinder Agreement will allow one or more of the Hume Region councils to join an existing contract – this may be beneficial where there are different contract periods or decision making and authorisation processes of councils in the Hume Region; and

- Each participating council must be involved in:
  - the initial decision to undertake the procurement (unless subsequently joining an existing contract under a Joinder Agreement);
  - preparation of, and agreement to, the specifications;
  - ensuring probity in relation to the procurement (see Section 2.7); and
  - deciding which tender or tenders to accept or reject.

## 4 Delegations

Delegations define the limitations within which Council staff are permitted to work. Delegation of procurement authority allows specified Council staff to approve certain purchases, quotation, tender and contractual processes without prior referral to a meeting of Council. This enables Council to conduct procurement activities in an efficient and timely manner while maintaining transparency and integrity.

### 4.1 Council Staff

Council must maintain a documented scheme of procurement delegations, identifying the Council staff authorised to make such procurement commitments in respect of goods, services and works on behalf of Council and their respective delegations contained in Financial Delegations policies

- Acceptance of tenders
- Acceptance of quotes
- Contract term extensions
- Contract variations (non-financial)
- Contract variations (financial)
- Appointment to register of pre-qualified suppliers

### 4.2 Delegations Reserved for the Council

Commitments and processes which exceed the CEO's delegation and which must be approved by Council resolution are:

- tender recommendations and Contract approval for expenditure over \$500,000 in value; and
- variations and contract term extensions above \$500,000 in value where authority hasn't been given to the CEO to act.

## 5 Internal control and risk management

### 5.1 Internal Controls

Council will install and maintain a framework of internal controls over procurement processes that will ensure:

- more than one person is involved in and responsible for a transaction end to end;
- transparency in the procurement process;
- a clearly documented audit trail exists for procurement activities;
- appropriate authorisations are obtained and documented; and
- systems are in place for appropriate monitoring and performance measurement.

### 5.2 Risk Management

Risk management is to be appropriately applied at all stages of procurement activities which will be properly planned and carried out in a manner that will protect and enhance Council's capability to prevent, withstand and recover from interruption to the supply of goods, services and works.

Council will minimise its risk exposure by measures such as:

- standardising contracts to include current, relevant clauses;
- requiring security where appropriate;
- referring specifications to relevant experts;
- requiring contractual agreement before allowing the commencement of work;
- use of or reference to relevant Australian Standards (or equivalent); and
- effectively managing the contract, including monitoring and enforcing performance.

### 5.3 Contract Management

The purpose of contract management is to ensure that Council, and, where applicable, its clients, receive the goods, services or works provided to the required standards of quality and quantity as intended by the contract, through:

- establishing a system for monitoring and achieving the responsibilities and obligations of both parties under the contract;
- providing a means for the early recognition of issues and performance problems and the identification of solutions; and
- adhering to Council's Risk Management Framework and relevant Occupational Health and Safety Contractor Compliance Procedures.

All Council contracts are to include contract management requirements. Furthermore, contracts are to be proactively managed by the member of Council staff responsible for the delivery of the contracted goods, services or works to ensure Council receives Value for Money.

### 5.4 Performance Measures and Continuous Improvement

Appropriate performance measures are to be established and reporting systems will be used to monitor performance and compliance with procurement policies, procedures and controls

The performance measurements developed will be used to:

- highlight trend and exceptions where necessary to enhance performance;
- improve the internal efficiency of the procurement process and where relevant the performance of suppliers; and
- facilitate programs to drive improvement in procurement to eliminate waste and inefficiencies across key spend categories.

### 5.5 Dispute Resolution

All Council contracts must incorporate dispute management and alternative dispute resolution provisions to minimise or avoid protracted disputes and litigation.

## 6. Sustainable Procurement Objectives

Council's procurement activities will be undertaken having regard to the below Sustainable Procurement objectives. The ability to meet or exceed the standards detailed in the table below must be considered in the preparation of specifications and the evaluation of tenders where the contract threshold value is \$250,000 or more (see Section 3.2).

Council can choose to apply these standards for all other procurement activities.

Objectives	Standards to be applied in pursuit of objectives
Economic prosperity	examining the options for collaborative procurements
	using aggregated contracts where appropriate
	encouraging effective use of open and fair competition
	developing, implementing and managing procurement strategies that support the co-ordination and streamlining of activities throughout the lifecycle
	working with suppliers to create relationships that are professional and productive and are appropriate to the value and importance of the goods, services and works being acquired
Environmental sustainability	ensuring all procurement contracts and tenders contain sustainability specifications as appropriate to the product or service being procured
	encouraging waste reduction and resource recovery, including recycling activities
	incorporating energy and resource efficiency in the built environment
	identifying, monitoring, and minimising emissions and exploring opportunities to reduce energy consumption
	considering the environmental performance of all suppliers and contractors, and encouraging them to conduct their operations in an environmentally sensitive manner
	considering the basic life cycle analysis of products to minimise the adverse effects on the environment resulting directly or indirectly from products

	selecting products/services that have minimal effect on the depletion of natural resources and biodiversity
Enhancing social value	building and maintaining a strong community by exploring ways to generate local employment and further strengthening the local economy
	purchasing ethical and fair-trade goods to support equitable, local, national, and international trade
	working with local suppliers to ensure they are positioned to participate in tender processes
	investment in skill development, through training and/or apprenticeships

## 7. Build and Maintain Supply Relationships

Council recognises that, to achieve Value for Money, a strategic assessment of the appropriate 'channel to market' should be undertaken – whether to go to market on its own, participate in regional or sector aggregated projects or Panels, access State Government Panel agreements or other means. Council will consider supply arrangements that deliver the value for money outcomes in terms of time, expertise, cost, value and outcome.

### 7.1 Developing and Managing Suppliers

Developing and managing suppliers is essential to achieving a competitive market capable of delivering Council's goods, services and works requirements.

Council needs to interact with the market and its suppliers to understand their views and what enables and encourages diverse parts of the market to bid for work with Council. Council aims to develop relationships with suppliers that creates mutually advantageous, flexible, and long-term relations based on the quality of performance and financial savings.

Council may establish Panel arrangements where rates contracts for goods, services or works are appointed to facilitate aggregated spends under contract. Subsequently quotes to appoint from the Panel on job-by-job basis promotes competition and value for money.

### 7.2 Supply Market Development

A wide range of suppliers should be encouraged to compete for Council work. The types of organisations offering business diversity include:

- Local businesses
- Green suppliers
- Small to medium sized enterprises (SME's)
- Social enterprises
- First Nation's business
- Voluntary and community organisations

## 8. Breaches

Breaches of this Policy may lead to disciplinary action in accordance with Council's Enterprise Agreement.

## 9. Definitions and Abbreviations

Term	Definition
Act	Local Government Act 2020
CEO	Means the Chief Executive Officer of Council.
Commercial in Confidence	Information that, if released, may prejudice the business dealings of a party (e.g. prices, discounts, rebates, profits, methodologies, and process information).
Contract Management	The process that ensures both parties to a contract fully meet their respective obligations as efficiently and effectively as possible, in order to deliver the business and operational objectives required from the contract and, in particular, to provide value for money.
Council Staff	Includes full-time and part-time Council staff, and temporary employees, contractors and consultants while engaged by Council.
Environmentally Sustainable	Activities that meet the needs of the present without compromising the ability of future generations to meet their needs.
Expression of Interest (EOI)	An invitation for persons to submit an EOI for the provision of the Goods and/or Services and/or Works generally set out in the overview of requirements contained in the document. This Invitation is not an offer or a contract
Green Suppliers	Suppliers who can demonstrate they supply low environmental impact products or services, and have sustainable methods of production / service
Local supplier	Business located within a 100km radius of Wangaratta Rural City Council
MAV	Municipal Association of Victoria
OH&S	Occupational Health & Safety



Panel	A panel arrangement is a tool for the procurement of goods, services or works regularly acquired by entities. In a panel arrangement, a number of suppliers are selected, each of which is able to supply identified goods, services or works.
Probity	Within Local Government, the word "probity" is often used in a general sense to mean "good process." A Procurement process that conforms to the expected standards of probity is one in which clear procedures that are consistent with Council's policies and legislation are established, understood and followed from the outset. These procedures need to consider the legitimate interests of suppliers and ensure that all potential suppliers are treated equitably.
Procurement	Procurement is the whole process of acquisition of external goods, services and works.
Relatives or Close Associates include	Family members (children, siblings, parents, cousins) Business partners Close friends
Select Party	Council directly engages with a supplier/s to quote for the supply of goods, services or works.
Social Procurement	Social Procurement uses procurement processes and purchasing power to generate positive social outcomes in addition to the delivery of efficient goods, services and works.
Tender Process	The process of inviting parties to submit a tender using a public advertisement, followed by evaluation of submissions and selection of a successful tenderer.
Value for Money	Value for money in procurement is about selecting the supply of goods, services and works considering both cost and non-cost factors including:  contribution to the advancement of Council's priorities; fitness for purpose; quality; service; support; and  cost-related factors, including whole-of-life costs and transaction costs associated with acquiring, using, holding, and maintaining along with end-of-life costs associated with goods, services or works

## 10. References

### 10.1 Legislation

- *Local Government Act 2020*
- *Competition and Consumer Act 2010* (Cth)
- Australian Standards
- *Child Wellbeing & Safety Act 2005*

### 10.2 Internal Policies & Documents

- Councillor Code of Conduct
- Councillor Gift Policy
- Contract Management Manual
- Fraud and Corruption Control Policy
- Gift, Benefits, and Hospitality Policy
- Instrument of Sub-Delegation
- Information Records Management Policy
- OH&S Purchasing Risk Assessment Procedure
- Procurement Guidelines and Procedures
- Risk Management Policy
- Child Safety and Wellbeing Policy

### 10.3 External Reference Material

- Procurement Best Practice Guidelines
- MAV Model Procurement Policy

## 11. Review

In accordance with the Act, Council must review and approve the Procurement Policy, at least once in each Council term. Any change or update which materially impacts and/or alters this Policy must be approved by Council.

Appendix A

Council will invite tenders, proposals, quotes and expressions of interest for goods, services and works in accordance with the thresholds listed below:

Procurement threshold	Procurement methodology
\$0 - \$1,000	One verbal quote
\$1,000.01 - \$10,000	Obtain at least one written quote
\$10,000.01 - \$50,000	At least three written quotes to be invited from suppliers who are considered able to meet requirements or one quote from Panel
\$50,000.01 - \$150,000	At least three written quotes to be invited from suppliers who are considered able to meet requirements using Council's eTendering Portal or One quote from a Panel provider
\$150,000.01 - \$250,000	At least three written quotes to be invited from suppliers who are considered able to meet requirements using Council's eTendering Portal or Three written quotes from Panel providers
> \$250,000	Public tender process using Council's eTendering Portal and advertising publicly as per Procurement Policy.
> \$500,000	Collaborative procurement opportunities explored



## Supplier Code of Conduct

Rural City of Wangaratta (Council) is committed to ethical, sustainable and socially responsible procurement and we expect the same high standards of our Suppliers. We view our Suppliers as partners and we care about the way they do business when providing goods or services, including construction works and services, to Council.

The Supplier Code of Conduct (Code) describes the minimum standards that our Suppliers must achieve, in order to establish and maintain a business relationship with us.

In this Code, Supplier's "personnel" includes any directors, officers, employees, secondees, agents, third party contractors, consultants, and subcontractors of the Supplier, and except where the context otherwise requires, "Supplier" includes its personnel.

### Application of this Code

The Code applies when a Supplier provides goods or services (including construction works and services) to us, regardless of their value.

Suppliers must review the Code and ensure that their personnel, business operations and supply chains meet the minimum standards set out in the Code.

The Code does not supersede, alter or diminish a Supplier's legislative, policy, regulatory or other contractual or procurement obligations.

To ensure that the Code remains current and relevant, Council may amend or update it from time to time.

### Integrity, ethics and corporate governance

Council expects high standards of ethical conduct and compliance with all applicable laws at all times throughout the procurement process, including tendering and the performance of contractual obligations.

#### Ethical conduct

Ethical conduct encompasses honesty, integrity, transparency, consistency, probity, diligence and fairness.

Suppliers must be ethical in their business activities, including relationships with personnel, other suppliers, departments and agencies, and third parties and they must model good corporate governance.

### Business integrity

Suppliers must not engage in or facilitate, either directly or indirectly, fraudulent, corrupt, unethical, exploitative, dishonest or collusive activities.

Suppliers must not engage in conduct which has or may have an adverse effect on the perception of the integrity of the Supplier or any of their personnel.

### Good business practices

Suppliers must maintain sound management administration, risk and corrective action systems.

### Professional conduct

Suppliers must conduct themselves in a manner that is fair, professional and that will not bring Council into disrepute. Suppliers must notify Council when council employees or other suppliers are not upholding the requirements of, or values in this Code.

### Confidentiality

Suppliers:

- must ensure they have appropriate systems and processes in place to protect Council's confidential information and dispose of it appropriately, including in accordance with the applicable contract; and
- must not improperly use any private, confidential or commercially sensitive information in their possession, or to which they have access, relating to or in connection with their dealings with Council.

### Conflict of Interest

Suppliers are required to undertake their business activities with impartiality and must:

- avoid any financial, business or other relationships which may compromise or have the appearance of compromising the performance of their duties under their business arrangements with Council; and
- disclose any actual, potential or perceived conflicts of interest that arise throughout the procurement process and duration of the contract to the relevant council department that is running the procurement process or managing the relevant contract and appropriately manage any such conflicts with the relevant council department, consistent with any Council conflict of interest policy.

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## Gifts, benefits and hospitality

Suppliers must not:

- offer personnel gifts or benefits that could reasonably be perceived as influencing or undermining the integrity of their organisation or themselves; or
- take any action in order to entice or obtain any unfair or improper advantage from Council.

## Labour and human rights

Council believe that all personnel in our supply chain deserve to be treated with dignity and respect.

Suppliers must:

- respect the rights and entitlements of their personnel;
- provide a fair and ethical workplace, free from discrimination, workplace bullying, harassment, victimisation and abuse; and
- act against human rights exploitations and make all reasonable efforts to actively support the elimination of modern slavery by identifying and mitigating modern slavery risks along their supply chain.

## Health, safety and security

The health, safety, and wellbeing of all workers is a priority for Council.

Suppliers are required to:

- Comply with all applicable workplace health and safety laws and regulations in the jurisdictions where they operate.
- Provide a healthy, culturally safe, and secure working environment for their personnel, and take prompt action to address any risks to health or safety.
- Hold and maintain all necessary licenses, permits, and insurances relevant to their operations and services.
- Report any unethical, illegal, or unsafe behaviour without delay, cooperate fully with any investigations, and maintain confidentiality throughout the process.

## Child safe safety obligations

Suppliers engaged by Council who may have direct or indirect contact with children must demonstrate compliance with the Child Safe Standards, either through having evidenced either a

current Child Safe Policy or a Code of Conduct, or appropriate screening and supervision practices.

Suppliers must report any allegations or concerns regarding child safety immediately to Council and relevant authorities.

Council expects suppliers to uphold the cultural safety of all children including children from culturally and linguistically diverse backgrounds, and children with a disability, and to provide inclusive and respectful services.

## Environmental sustainability

Suppliers must maintain environmentally responsible policies and practices in their operations.

Suppliers must:

- comply with laws and regulations relating to the protection of the environment; and
- actively work to minimise the environmental impact of their operations.

## Compliance with the Code

Council expect that Suppliers will be proactive in preventing and discouraging breaches of the Code. Suppliers are responsible for breaches of the Code by their personnel.

Suppliers must:

- proactively self-assess compliance;
- keep evidence of how they comply with this Code and provide, upon request, evidence and confirmation of their compliance with the Code;
- communicate the Code to their supply chain;
- co-operate with Council, including to implement remedial action to address breaches of the Code;
- raise any concerns and report possible or actual non-compliance or breaches of the Code to the council department undertaking the procurement processes in which the Supplier is participating or council department which manages or is a party to the relevant contract with the Supplier; and
- immediately report any adverse rulings or enforceable undertakings issued by regulatory bodies related to conduct under the Code to the applicable council department.

## Implications of not complying with this Code

Council reserves the right to do business with Suppliers who comply with this Code.

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Council may elect to not work with or cease to work with Suppliers who do not comply with this Code.

Without limiting the Council's rights under an applicable contract, Suppliers not complying with this Code could lead to one or more of the following actions being taken:

- investigation for breaches of the Code;
- a requirement to implement remedial action to rectify breaches of the Code;
- sharing of information relating to a Supplier's ethical conduct across purchasing departments;
- suspension or removal from pre-qualification schemes and panel arrangements (subject to the terms of the scheme or arrangement);
- termination of contracts (subject to the terms of the contract); or
- referral of matters for civil remedy or criminal investigation.

Council recognise the importance of working with our Suppliers to provide them with an opportunity for improvement wherever Council consider it is appropriate to do so.

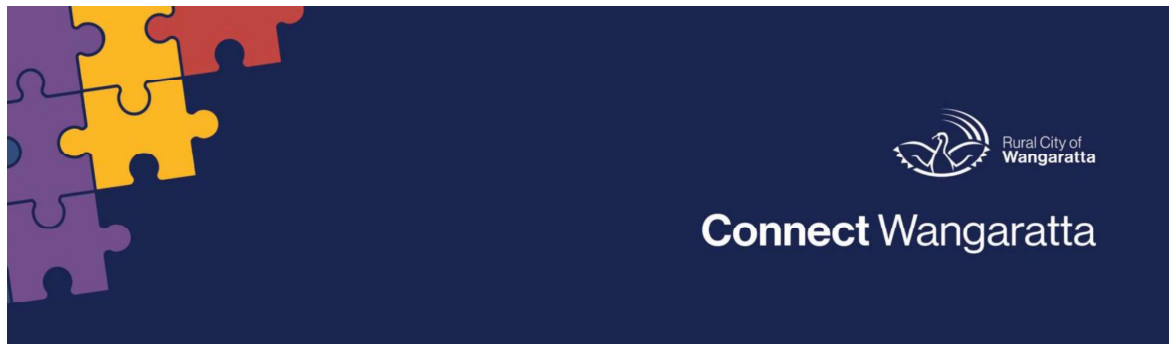
## Complaints

Any person can report concerns about a Supplier's conduct, or our employee's conduct, to the council department undertaking relevant procurement processes in which the Supplier is participating or the council department which manages or is a party to the relevant contract with the Supplier.

Complaints about any of the following conduct can also be submitted to the body listed:

- fraud or corrupt conduct – Independent Broad-based Anti-Corruption Commission;
- maladministration – Victorian Ombudsman;
- public interest disclosures – Council's Public Interest Disclosure Officer;
- serious and substantial waste – Victoria Auditor General's Office; or
- access to government information – Office of the Victorian Information Commissioner.





## Connect Wangaratta - Community Engagement Report

### YOUTH STRATEGY DRAFT – ENGAGEMENT SUMMARY

The draft Youth Strategy was made available for public exhibition over a 30-day period, concluding on October 24<sup>th</sup>, 2025. This phase was designed to invite community feedback and validate the insights gathered from the recent Youth Census. Specifically, we asked the community to help us determine whether the data accurately reflected their lived experiences and to identify which of the following priority areas should be addressed first:

1. Safety & Belonging
2. Health & Wellbeing
3. Youth Voice & Leadership
4. Places & Spaces
5. Participation in Education, Training & Work

To ensure broad awareness and accessibility, we reached out directly to schools and youth-serving organisations across the Ovens Murray and Northeast Victoria regions via email. In addition, we conducted a series of pop-up engagement sessions in key community locations to promote the strategy and encourage participation.

These engagement activities included:

- September 29 – Wangaratta Sports and Aquatic Centre (WSAC)
- October 9 – Wangaratta Library and McDonald's
- October 10 – Grit and Resilience Festival
- October 11 – Wangaratta Farmer's Market

[connect.wangaratta.vic.gov.au](https://connect.wangaratta.vic.gov.au)

### Draft Youth Strategy Engagement Report

- October 13 – WSAC
- October 17 – Sport and Recreation Expo

These events provided opportunities for face-to-face conversations, distribution of hardcopy surveys, and collection of feedback through informal discussions and interactive activities. The feedback received during this period will inform the next phase of strategy development and ensure that the final document reflects the priorities and aspirations of local young people.



13 hardcopies received



24 people left feedback



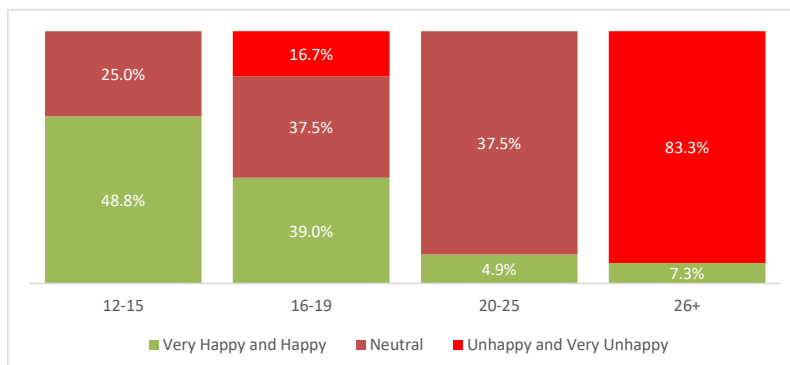
69 Downloaded the Strategy

Among participants who provided feedback, 4 identified as Aboriginal or Torres Strait Islander, 8 reported having a disability, 5 identified as LGBTQIA+, 5 were from a migrant background, 4 preferred not to disclose, and 30 selected none of the above.

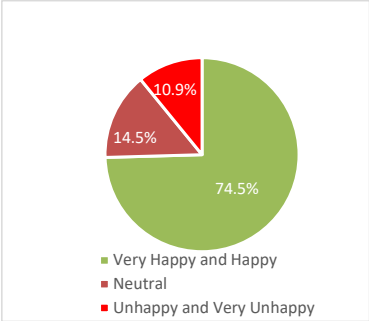
### What we heard

Majority of people were happy with our shared vision for the strategy:

*“Every young person in Wangaratta is supported to grow, lead, and shape their future, and our community, in a way that reflects their hopes, strengths, and potential.”*

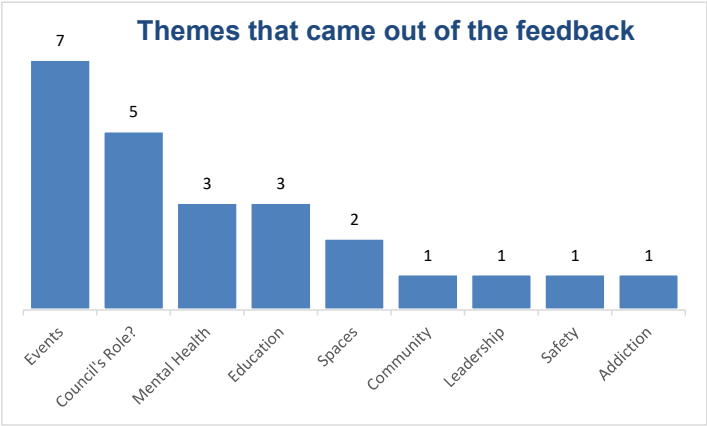
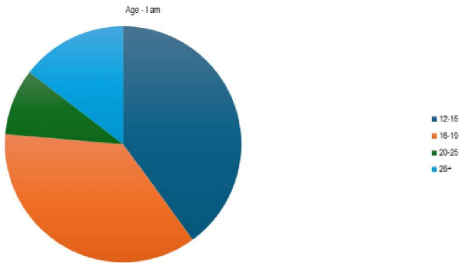


Draft Youth Strategy Engagement Report



It was also noted that the age group of the people that were unhappy or very unhappy with the vision of the strategy were over 25 years old. They are not the target audience for the delivery of this strategy.

Responses were distributed across age groups as follows: 12-15 (39%), 16-19 (25.6%), 20-25 (10.2%), and 25+(15.3%)

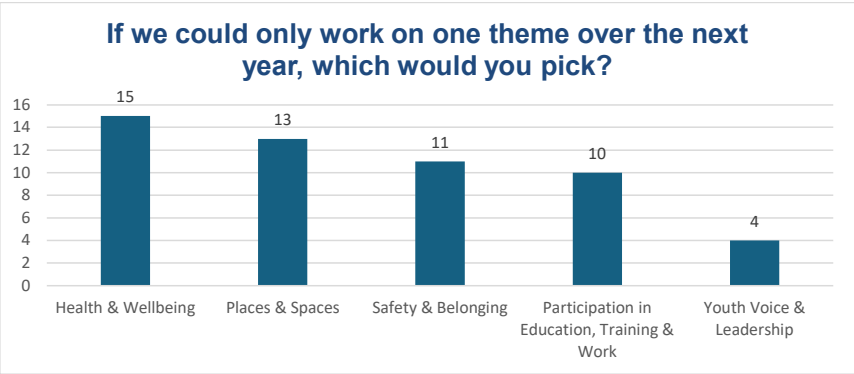


Feedback indicated that events were the most frequently mentioned theme, with clear differences in preferences across age groups. Older youth expressed reluctance to attend events that included 12–13-year-olds. This is important to note as youth is defined by the State Government as individuals aged 12–25. The Youth Programs funding, such as



Engage! and Freeza (now Amplify) received from the Government supports programs within this age range, for events, activities, training, and participation opportunities for young people.

The feedback also highlighted the importance of Council not duplicating the role of educational institutions and service providers. In response, the language in the strategy will be revised to reflect a commitment to partnering with and supporting schools and organisations that deliver services to young people.



The consultation asked participants to identify which single theme should be the focus for next year. Health and wellbeing emerged as the most popular choice.

**What we are doing**

Following the review of feedback, minor wording changes have been made to the draft strategy to ensure community satisfaction considering that it is still aligned with the requirements of funding bodies, current youth programs, and Council priorities.

Below is a summary of what has been submitted to the survey feedback, the action required and delivery timeline.

Feedback Item	Action/Info	When	Strategy Change
Request not to be prescriptive	Refer to pages 36 & 37 which outlines the Implementation plans planning sessions for review each calendar year, this will allow for the priority items in the Implementation Plan to shift into focus and become a priority action for the relevant period.	Noted	No change.

## Draft Youth Strategy Engagement Report

Duplication and clarification of Council's role	Reword sections of the draft strategy:	Completed	Recommended edit.
Services provide that education – duplication and the role of education providers under the Victorian Curriculum	<b>EDITED actions</b> Implementation Plan – pages 40-43 <b>Safety &amp; Belonging (Page 40)</b> <b>Elevate – Row 1.</b>  <i>Support peer-led anti-bullying and respect campaigns in schools and online, co-created with local young people.</i>		<i>Support and promote awareness campaigns from organisations such as Centre Against Violence (CAV) &amp; Respect Victoria. Eg: 16 Days of Activism. Wear it Purple Day</i>
	<b>Elevate – Row 3</b> <i>Continue to deliver and advocate the E-safety online program via local educational providers and secondary schools</i>		<i>Continue to advocate and support opportunities for E-safety online programs and education through local secondary schools and the community</i>
	<b>Elevate – Row 4</b> <i>Support and advocate for education on consent through the 'Respectful Relationships' or 'Love Bites' Program in local secondary schools</i>		<i>Continue to support and advocate for education or programs on consent for the secondary school or community</i>
	<b>Health &amp; Wellbeing Engage: (page 41)</b> <b>Engage – Row 2</b> <i>Run regular drop-in wellbeing sessions in youth-friendly venues in partnership with local health providers (e.g. headspace, NESAY).</i>		<i>Promote local wellbeing services and their events; collaborate where possible. e.g. headspace, Centre of Excellence in Rural Sexual Health</i>
	<b>Health &amp; Wellbeing Elevate : (page 41)</b> <b>Elevate – Row 1</b>  <i>Partner and support youth-designed mental health awareness programs in schools and education services.</i>		<i>Partner, support and promote local mental health and wellbeing services, programs and events.</i>
	<b>Elevate – Row 4</b> <i>Provide educational lectures, workshops and forums that focus on positive outcomes of health, resilience &amp; wellbeing for young people.</i>		<i>Promote and support educational sessions, workshops or forums that focus on positive outcomes of health, resilience, and wellbeing in young people</i>
	<b>Youth Voice &amp; Leadership: (page 42)</b> <b>Empower – Row 2 &amp; 3</b>  <i>Connect and embed young people's voice on key council working groups and committees and local community boards.</i>		<i>Combine actions 2&amp;3 as:</i>



<i>Elevate young people as voting members on key council committees and community boards, with mentoring and training provided.</i>	<i>Encourage and connect young people's voice on council working groups and committees and local community boards</i>
-------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------

Next steps

Council Meeting 16 December



Rural City of  
Wangaratta

Our strategy to  
engage, elevate,  
and empower  
young people  
in our region.

# LEVEL UP YOUTH

ENGAGE, ELEVATE, EMPOWER



2026-2030



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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.



# FROM THE MAYOR

On behalf of the Rural City of Wangaratta, I am proud to present our Level Up Youth Strategy 2026–2030. The Level Up Youth strategy incorporates the feedback of more than 870 young people and reflects their experiences and aspirations. From mental health and employment to safe spaces and community connection, it sets a clear path to guide our efforts to create a more inclusive, vibrant, and supportive community for all young people.

I want to thank every young person who took part in the survey and contributed their ideas to help shape this strategy that will assist Council to deliver programs based on your specific needs.



**Mayor Irene Grant**



# WELCOME

# MESSAGES

## FROM THE CO-DESIGN CREW

5

Welcome to Level Up Youth  
– the Youth Strategy for the  
Rural City of Wangaratta.

This strategy has been co-designed  
by young people, for young people.  
It's a framework for action and a tool  
for Council and community to better  
understand, support, and respond to the needs  
of youth in our region. But more than that, it's a  
message of hope, pride, and progress.



Level Up Youth is built on three pillars: Engage, Elevate, and Empower.

Engage is where we are now — how we connect with young  
people and build stronger relationships.

Elevate is about lifting youth voices and creating real, short-term impact.

Empower is our long-term commitment — to ensure young people  
flourish and feel part of shaping their own futures.

This isn't just a document to sit on a shelf. It's a living strategy, designed to  
grow and change as our needs evolve. It reflects the real experiences of  
young people, our concerns, our ideas, and our goals. Whether you shared  
feedback, filled out a survey, or joined our co-design team, you've helped  
make this possible. Being part of this project has been something special.

As one of our young co-designers said:

***“It was so special to see such an amazing project  
come to light. I hope Council continues to prioritise  
youth and amplify our voices.”***

Level Up Youth is here to make sure we all get a say in the future we are  
building together. Thank you for being part of the journey. Let's level up –  
for our youth, for our future, and for the Northeast.

**The Level Up Youth Co-Design Crew**



# LEVEL UP YOUTH



## WHAT

Level Up Youth is a whole of council strategic approach to engaging, elevating, and empowering all young people within our region.

The term Level Up comes originally from video game culture, where it means advancing to the next stage, gaining new abilities, or unlocking new opportunities. Today it's associated with growth, achievement, removing disparity and moving forward.

We are calling our Youth Strategy "Level Up Youth" because it's a call to action for council, key stakeholders and community to level up to our young people by working more collaboratively and strategically with them and for them.

This strategy is about raising the bar for how we engage with, support, and back young people in the Rural City of Wangaratta, so together we can invest in their potential, celebrating their leadership, and ensuring they have what they need to grow, belong, and thrive.

## WHO

This Youth Strategy is for all young people aged 12-25 within the Rural City of Wangaratta. It is also for Council and key stakeholders who work with young people (eg. secondary schools, youth services providers, sporting clubs, community groups) in our region.





# SNAP SHOT

## WHY

This Youth Strategy is a commitment to all young people and a roadmap for Council and all key stakeholders in the pursuit of a shared vision that:

***“Every young person in Wangaratta is supported to grow, lead, and shape their future, and our community, in a way that reflects their hopes, strengths, and potential.”***

## HOW

Level Up Youth has been co-designed by Council staff and young people with input from internal and external stakeholders including almost 900 young people.

It explains how we will work with and for young people. Clearly articulating our three key deliverables – to engage, elevate and empower young people - and how these play out across our five priority areas for young people.

- 1 Safety & Belonging
- 2 Health & Wellbeing
- 3 Youth Voice & Leadership
- 4 Places & Spaces
- 5 Participation in Education, Training & Work

The matrix of deliverables and priority areas provides a high-level overview of key activities that can be documented, shared and tracked in annual implementation plans for each year of the five-year strategy.

Refer to our Implementation Plans on pages 40-43



# DID YOU KNOW?



**According to ABS 2021 Census data Victoria has the second highest population of young people with over one million young people aged 12-25 living in Victoria.**

In the Rural City of Wangaratta, individuals aged 12-24 account for 14.2% of the total population. Of these 4,246 young people, approximately two thirds reside within the township of Wangaratta.

Last year Mission Australia surveyed 4,335 young Victorians (that is 89 less than our total youth population) who were aged 15-19, the data reflects the following statistics.

**56% of them thought the cost of living was the most important issue in Australia today.**


**55% of them believed alcohol and 65% of them believed drugs are a problem.**

**54% of them felt proud to be a part of their community.**

The Australian Youth Affairs Coalition and the Youth Affairs Council Victoria are the peak bodies for young people at a national and state levels respectively, and along with Youth Central which is the Victorian Government's website for people aged from 12 to 25, these services offer important resources and information for young people.



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The Rural City of Wangaratta (Council) provides services for our young people within our community in several ways. Our work is guided by State Government programs under the 'Our Promise, Your future: Victoria's youth Strategy 2022–2027, the Rural City of Wangaratta's Community Vision and the Council Plan.

**Community Vision**  
The Rural City of Wangaratta is a place for everyone

**Community Wellbeing**  
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.

**Council Plan 2025–2030**  
Provide a platform for young people to advocate for the issues that matter to them.

Of 4,335 young Victorians (aged 15-19)

56%
thought the cost of living was the most important issue in Australia today.

55%
believed alcohol and 65% of them believed drugs are a problem

54%
felt proud to be a part of their community.

# 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.



## COMMUNITY WELLBEING

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.

# COUNCIL PLAN

**Provide a platform for young  
people to advocate for the  
issues that matter to them**

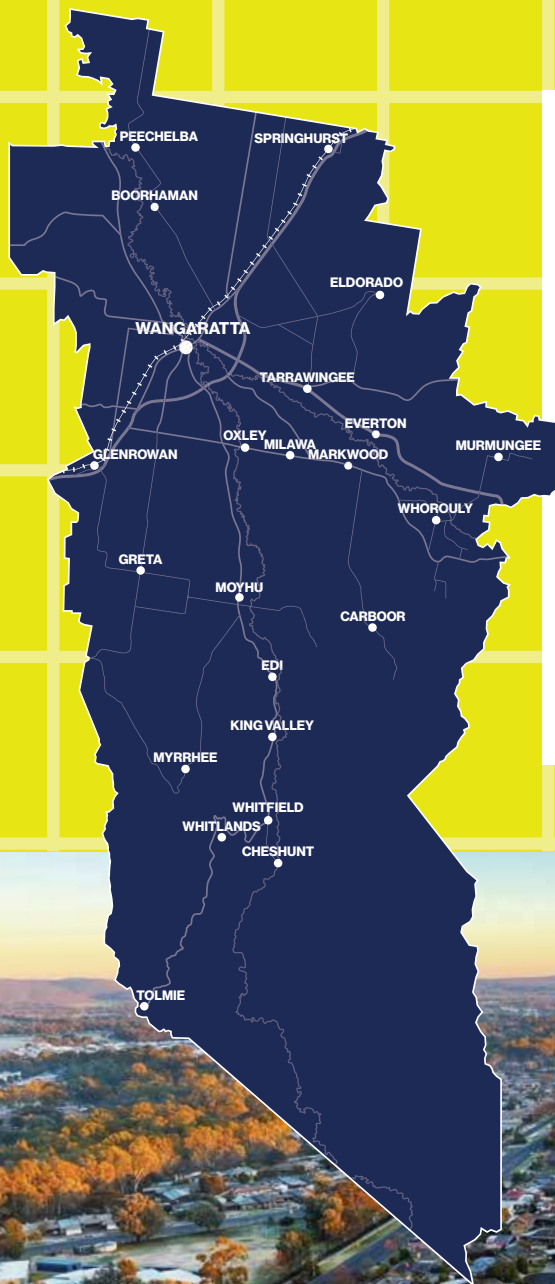
2025  
-2029





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# HOW YOU MIGHT KNOW US



The Rural City of Wangaratta covers 3,646 sq kms, has a current population of 30,002 and borders onto six other local government areas.

You might know us for looking after your rates, roads and rubbish, but you might also know us from many of our services that regularly provide a variety of activities, events and dedicated services and spaces to young people in the region.



# OUR SERVICES FOR YOUNG PEOPLE

## Youth Services

Providing direct services, engagement, and opportunities to our regions Young People.

- Youth Council Program
- Annual Engage & Amplify project funding support and delivery
- Youth Hub venue and connected programming

## Wangaratta Sports & Aquatic Centre

- Employment opportunities
- A space to be active, engaged and involved.
- A place to meet and be seen.

## Wangaratta Performing Arts & Convention Centre

- Theatre programming for young people, with a focus on school theatre programs connected to curriculum
- Theatre Trainee Program partnership with the Arts Centre Melbourne and Council
- Perform on stage or work behind the scenes with local school, dance, music and drama productions

## Wangaratta Art Gallery

- Education programs, activities and workshops specifically designed for young people.
- Dedicated educational programs aligned with school curricula.
- Offer internships, work experience and student placements for young people
- Provide a space to be engaged or involved



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## Wangaratta Library

- Dedicated Youth Space
- Dedicated Youth programs such as the annual Geek Con Event
- Free access to printed books and online resources including eBooks, eMagazines, eComics and online streaming platforms.

## Events

- Delivering free and low-cost events on behalf of Council to the community ensuring inclusion and accessibility for young people.
- Support community groups and commercial organisations to deliver events within Wangaratta for the benefit of the residents, visitors and economy.
- Allow access to events and activities via the 74 open areas including sporting fields, courts and parks, 2 skate parks, parkour and pump track, our public parks and gardens.





# WHAT WE

In the first half of 2025 the Rural City of Wangaratta took the following steps to develop Level Up Youth – our new five-year Youth Strategy 2026-2030.

1

**Got talent:** We partnered with a consultant (Youth Gurus), to lead the development of our draft Youth Strategy 2026-2030, including a Youth Census and a Youth Co-design process.

2

**Reviewed key documentation:** We conducted a literature review of key documents including but not limited to Rural City of Wangaratta's Council Plan, Rural City of Wangaratta Draft Youth Strategy (2010), Rural City of Wangaratta 2022 Youth Survey, and Victorian State Government Youth Strategy documents.

3

**Recruited local talent:** We recruited a small but dynamic Youth Co-design Crew (including young people previously and currently involved with Youth Council, Amplify and other council run programs) who met in-person and online eight times across a six-month period to inform the development and design of this strategy.





# WHAT WE HEARD



This section highlights the key issues and ideas (clustered by theme) that were raised by young people aged 12-25 in the WHAT YOUTH WANT Youth Census.

## Community and Environment

- **Vibrant and Welcoming Community:** Many young people appreciate the sense of belonging and the friendly community atmosphere in Wangaratta. However, there is a call for a more vibrant environment with expanded retail options and more diverse entertainment facilities.
- **Safety Concerns:** Safety is a significant concern, particularly at night. Young people have expressed the need for more street lighting and safer public spaces.
- **Infrastructure Improvements:** There is a strong demand for fixing potholes and improving road conditions outside Wangaratta. Additionally, better public transport and more reliable bus services are needed to enhance connectivity.

## Opportunities and Activities

- **Employment and Education:** Young people are seeking more job opportunities, especially in emerging fields like technology and creative industries. There is also a need for job systems that accommodate students' schedules and provide work experience opportunities.
- **Recreational Activities:** The youth have expressed a desire for more recreational activities, such as arcades, mini-golf, and laser tag. They also want more spaces to hang out, relax, and engage in non-sporting activities.
- **Cultural and Creative Opportunities:** There is a call for increased support for arts and music, including more youth acting opportunities, music events and cultural events.



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### Health and Wellbeing

- **Mental Health Support:** Many young people have highlighted the need for better mental health support, including more accessible services and support groups, particularly by the 16 yrs + age bracket.
- **Substance Abuse and Crime:** Concerns about youth crime and substance abuse, particularly vaping, are prevalent. There is a need for more initiatives to address these issues and provide healthier alternatives for entertainment and socialisation.
- **Bullying:** Real life experience, concerns and fears were captured, especially for the ages 12-16yrs.

### Cost of Living and Housing

- **Affordability Issues:** The high cost of living and housing is a significant concern for young people. They are worried about future financial stability and the ability to afford necessities.
- **Housing Availability:** There is an identified need for more affordable and appropriate housing options for young people. This concern was captured from the 16+ age bracket.

### Inclusivity and Representation

- **Youth Involvement:** Young people want more opportunities to be involved in decision-making processes that affect their lives. They seek platforms where their voices can be heard and lead to real change.
- **Diversity and Inclusion:** There is a desire for more inclusive spaces that cater to diverse needs, including neurodiverse-friendly areas and support for various cultural and religious communities.

There is a call  
for increased  
support for arts  
and music

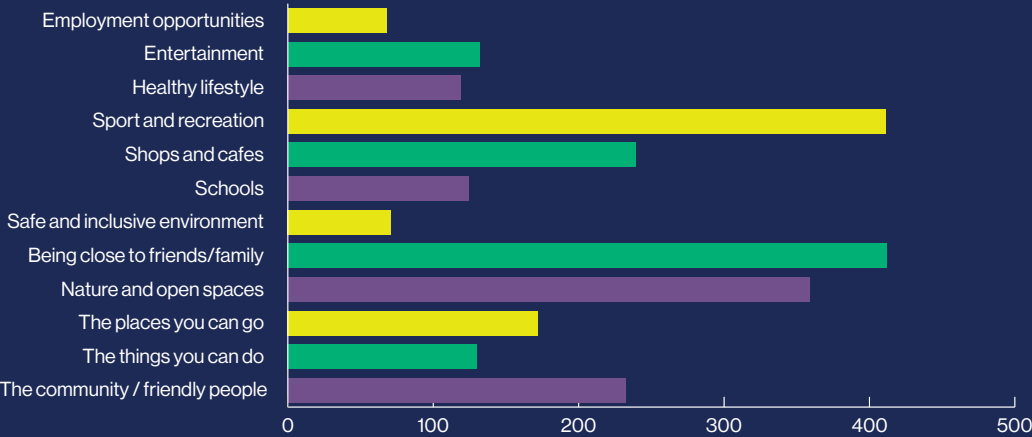




# WHAT WE HEARD



## What Young People Like Most About Living in the Region



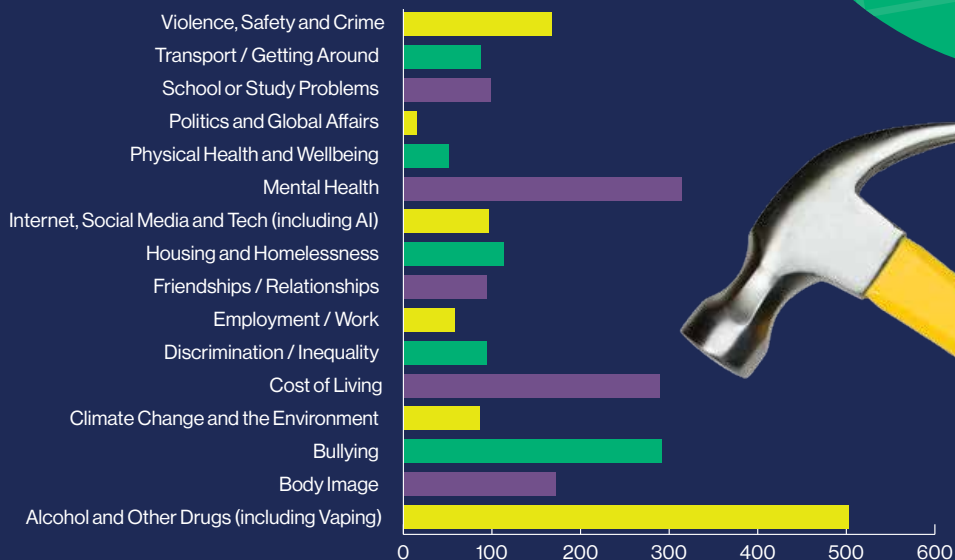
Young people in Wangaratta value social connectedness, sport and recreational opportunities, access to outdoor spaces, and the welcoming community atmosphere. These align with broader research such as Mission Australia's 2023 report, which highlights relationships, recreation, and belonging as key wellbeing drivers.





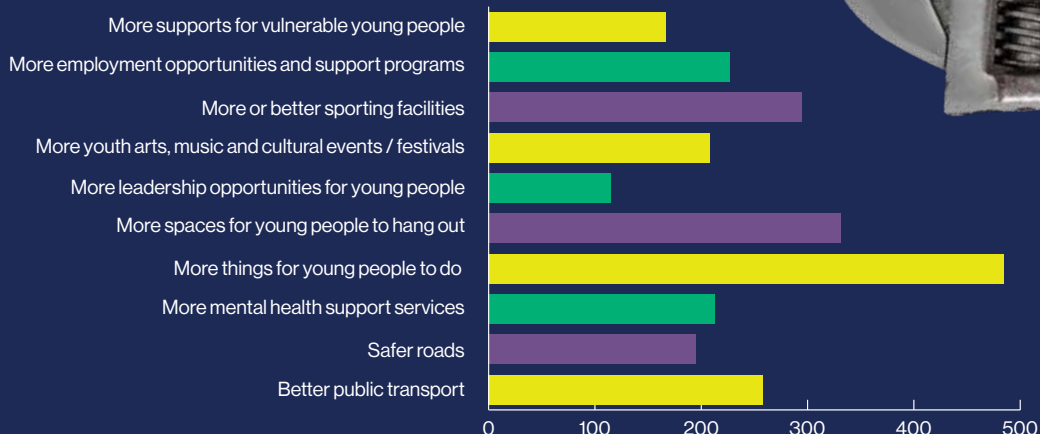
19

## Most Important Issues Identified by Young People



Concerns around vaping, mental health, bullying, and cost of living mirror national trends. Youth vaping has risen significantly (Cancer Council, 2023), and mental health remains the most cited concern among Australian youth (Headspace, 2022).

## What Would Improve the Region for Young People



More than half of all young people who completed the Youth Censes want more things - activities, events and programs – for young people to do. Calls for more youth friendly spaces, better sporting facilities and better public transport were also frequently mentioned.



# OUR KEY DELIVERABLES

The ***Level Up Youth Strategy 2026 - 2030***  
is built around three bold action areas or deliverables



ENGAGE

ELEVATE

EMPOWER

– that together reflects how we'll work with and for  
young people across the Rural City of Wangaratta.

These key deliverables are **more than just words.**

They're our commitment to young people and the way we will work  
in partnership with young people and other key stakeholders to  
turn our shared vision into action.

Whether it's through meaningful participation, access to  
new opportunities, or platforms for leadership, these  
deliverables outline what young people can expect  
to see, feel, and be part of over the next five years  
across all five of our priority areas.

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# ENGAGE

**Definition:** *To participate or become involved in.*

**Synonyms:** connect, interact, involve, attract, immerse

We will engage young people by creating inclusive, welcoming spaces where they can connect, contribute, and belong—whether that's through local programs, creative activities, or simply having a place to be themselves. We commit to listening, involving, and valuing young people in all areas of community life.

## CASE STUDY

### Wangaratta Library – Geek Con Event

GeekCon is Wangaratta's very own comic, gaming, and pop culture convention, designed to be inclusive and engaging for people of all ages and abilities. Inspired by the major conventions held in capital cities, GeekCon was created to give rural communities access to the excitement of pop culture without the need to travel long distances. The event features a wide range of activities including cosplay competitions, gaming tournaments, creative workshops, and themed market stalls, all aimed at celebrating fandom and creativity in a welcoming environment.

By hosting GeekCon locally, Wangaratta Library and its partners have made comics, gaming, and pop culture more accessible to people who might not otherwise have the opportunity to attend large-scale conventions. The event has become a highlight on the community calendar, drawing in families, teens, and enthusiasts from across the region. Geekcon aims to help people get creative, enjoy gaming, and brings the community together through shared interests and fun activities.





# ELEVATE

**Definition:** *To raise or improve to a higher level.*

**Synonyms:** uplift, raise, boost, promote, advance, grow

We will elevate young people by championing their ideas, talents and ambitions—amplifying their voices through creative platforms, learning opportunities and recognition. We will invest in spaces and experiences that celebrate youth potential and support personal and professional growth.

**CASE STUDY**

## Wangaratta Sports and Aquatics Centre (WSAC)

WSAC have recently introduced a Recreational Gymnastics program which is staffed by young people employed at the centre. The team have been trained in Fundamental Gymnastics skills and have been empowered to design and implement a program for children aged 2-12.

The program has engaged primary school aged children in safe, fun, non-competitive physical activity and is planned and coached by 18-25yo staff members. Many of the team involved also work in other areas of WSAC, and this program has allowed them to expand their learnings and employment opportunities.

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# EMPOWER

**Definition:** *The process of equipping young people with the skills, confidence, and opportunities to actively shape their own lives and contribute to their communities.*

**Synonyms:** strengthen, invest, enable, equip, give agency to

We will empower young people by backing them with the tools, skills, and confidence they need to lead, make decisions, and shape their own futures. We commit to sharing power, building leadership, and creating real pathways for youth-led change.

## CASE STUDY

### Youth Council – Edward Browne

The opportunities that the council and the Youth Services team have given to me over the past two years have been nothing short of wonderful - I love the events highlighting the talent of our local young people that the team dedicate so much time and effort to - we all really do appreciate it.

In 2024 the help and support in the first half of the year for the sport and rec fest was terrific and Kayla, Lucy and I would have not been able to do any of it without the Youth Services team providing their vast community connections.

Late last year I began advocating with Jake Fehily & Julia Baron from VicSRC about getting an official 'Rural Vic Youth Congress' program. I'm really excited for this opportunity, and I can't wait to work with the new youth council about this in early 2026!!!!

Youth Council has opened opportunities for me like the Co-Design consultation group for the Strategy. In addition to that, I have also applied to the Yacvic and Victorian University's Centre for excellence - young people and disasters which I'm proud to now be part of.

Youth Council and the service Council provide for me and my desire to advocate and have a say has changed my life.



# OUR **5** PRIORITY AREAS

Our five priority areas in the *Level Up Youth Strategy 2026–2030* reflect the real and evolving needs of young people in the Rural City of Wangaratta. These priorities are grounded in youth voice, informed by community data, and shaped by Council's capacity to act.

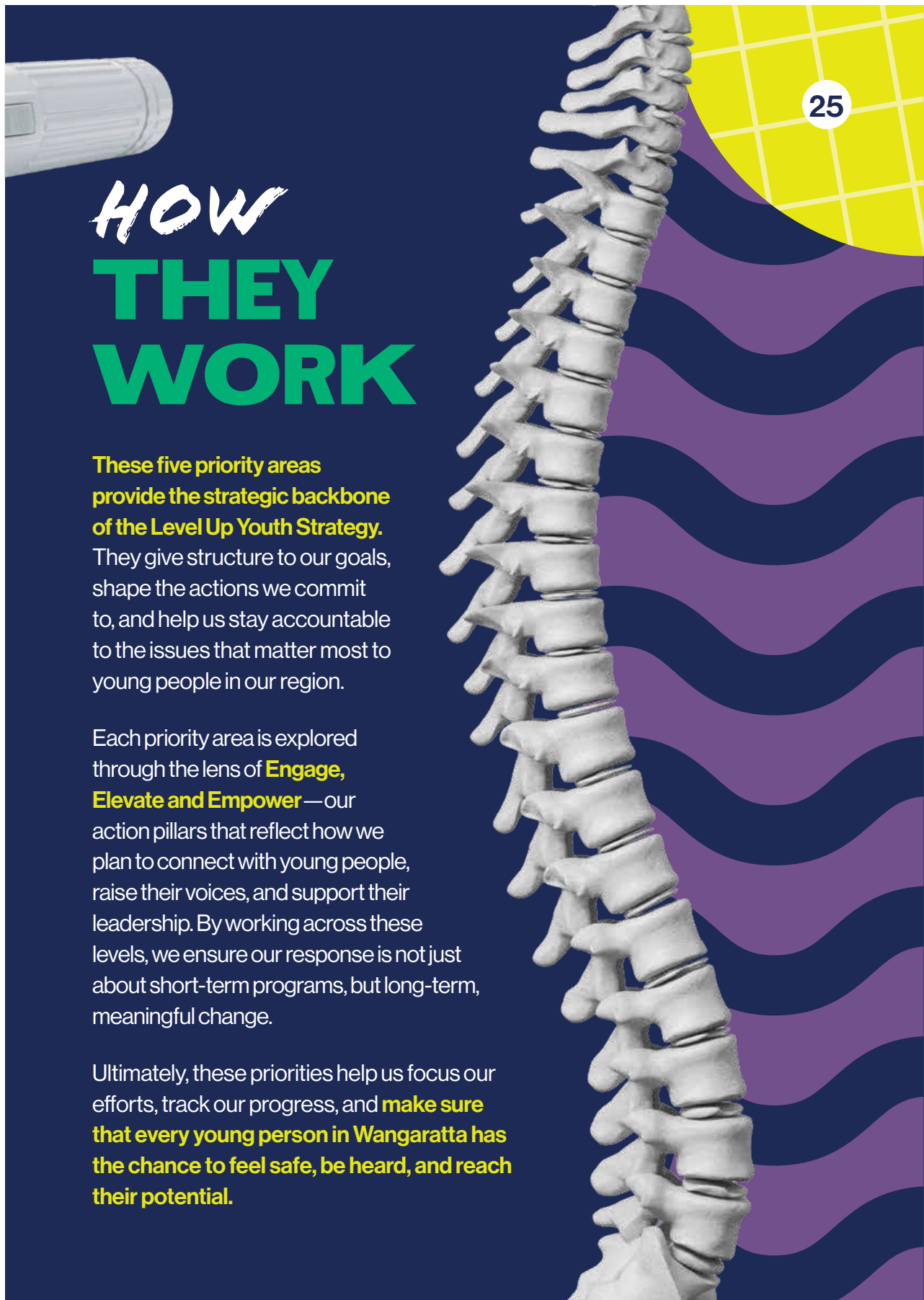
- 1 Safety & Belonging**
- 2 Health & Wellbeing**
- 3 Youth Voice & Leadership**
- 4 Places & Spaces**
- 5 Participation in Education, Training & Work**

The priority areas chosen to represent the spaces where Council can lead, partner or advocate effectively, and make a meaningful difference with and for young people.

While we can't solve every issue alone, Council is well placed to convene partners, invest in programs, influence local decision-making, and create environments where young people can thrive.







**25**

# HOW THEY WORK

**These five priority areas provide the strategic backbone of the Level Up Youth Strategy.** They give structure to our goals, shape the actions we commit to, and help us stay accountable to the issues that matter most to young people in our region.

Each priority area is explored through the lens of **Engage, Elevate and Empower**—our action pillars that reflect how we plan to connect with young people, raise their voices, and support their leadership. By working across these levels, we ensure our response is not just about short-term programs, but long-term, meaningful change.

Ultimately, these priorities help us focus our efforts, track our progress, and **make sure that every young person in Wangaratta has the chance to feel safe, be heard, and reach their potential.**

7

# SAFETY & BELONGING

**(Inclusion, Connection, Identity, Housing, Lighting, Bullying, Crime and e-safety)**

Every young person deserves to feel safe, accepted and like they belong, wherever they are in the Rural City of Wangaratta.

Young people have told us they want communities that are welcoming, respectful, and free from discrimination, bullying and violence. Whether it's in schools, on the street, in clubs, or online, feeling safe is a basic human right and the foundation for confidence, connection and identity.

This priority area focuses on building inclusive environments where all young people—regardless of background, ability, gender, culture or identity—feel valued and protected. It's about creating stronger connections between people and places, and building a community culture where difference is celebrated and belonging is the norm.

## What young people said:

”

*“I think Wangaratta is a great town to live in. The schools are amazing, the parks are the best and there are plenty of job opportunities. Most of all the people are amazing.”*

*“I think that Wangaratta just isn't safe around when the sun goes down as there are streetlights in the main streets but as soon as u leave that part of town there is not lighting and not as safe for teenagers to be walking home from work etc.”*

*“Overemphasis of sport - especially netball and football – culture in the town can be exclusive and isolating for those not involved. May be useful to have other outlets / activities.”*



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## OUR RESPONSE

The Rural City of Wangaratta plays a critical role in creating safe, inclusive environments where all young people feel they belong. As the level of government closest to community, Council has strong connections with schools, sporting clubs, community groups and service providers. Council can play a role in leading a local response to bullying, discrimination and social isolation.

Through inclusive policies, youth-friendly events, and thoughtful urban design, Council can foster spaces and systems that reflect the diversity of young people and promote a culture of welcome, respect and connection.

## EXAMPLE ACTIONS

### ENGAGE

Host, partner and participate in inclusive youth pop-up events across the municipality that celebrate diversity and promote safe, welcoming environments.

### ELEVATE

Support and promote awareness campaigns from organisations such as Centre Against Violence (CAV) & Respect Victoria. Eg; 16 Days of Activism. Wear it Purple Day

### EMPOWER

Engage our Youth Council, Amplify Youth Group, and future representative youth groups to advise on policies, strategies, and services that impact people in underrepresented and minority groups

2

# HEALTH & WELLBEING

*(Mental & Physical Health, Bullying, Vaping, Alcohol, Drugs, Fitness, Body Image)*

Young people across Wangaratta have told us loud and clear: health and wellbeing are a top concern. From the pressures of school, friendships and body image to the growing impacts of vaping, substance use, social isolation and the cost of living, young people need more support, earlier.

This priority area recognises the importance of accessible, youth-friendly mental health services, stronger education around health and safety, and spaces to simply unwind, play sport or be with friends.

Promoting wellbeing also means tackling the root causes of harm – like bullying and stigma – and supporting recreational options that are healthy, fun and inclusive. When young people feel mentally and physically well, they're more likely to thrive in all areas of life.



## What young people said:

”

*“I would like for it to be easier to reach out to people for help with things like bullying, vaping/drugs addiction, and more.”*

*“We need to ban vapes.”*

*“The cost of living is not viable for people to live and puts lots of stress on young people.”*

*“I should be thinking about my work and uni NOT how much things cost.”*

*“I'd appreciate better support for teens mental health. As someone who has faced a variety of issues the lack of clarity and response has made it difficult, there are issues such as bullying and harassment present both in person and online and the lack of initiative is poor.”*





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## OUR RESPONSE

While Council is not a direct health service provider, it is uniquely positioned to support youth wellbeing by partnering with local health agencies, creating safe and inclusive public spaces, and delivering programs that promote mental health, active lifestyles and harm reduction. Council is obliged to support the health of the community as outlined in the Public Health and Wellbeing Act and linked into the Municipal Public Health and Wellbeing Plan and Council Plan.\*

By coordinating efforts across sport, recreation, arts, youth outreach, and community development, Council can ensure that young people in Wangaratta have access to positive environments, relevant supports, and the tools they need to thrive both physically and mentally.

## EXAMPLE ACTIONS

### ENGAGE

Work with local organisations to promote healthy lifestyles and mental, emotional, physical and sexual health in young people.

### ELEVATE

Partner, support and promote local mental health and wellbeing services, programs and events.

### EMPOWER

Enable opportunities for young people to be trained as Mental Health Youth Champions to lead peer conversations, provide first-point support, and advocate for system change.

3

# YOUTH VOICE & LEADERSHIP

**(Advocacy, Youth-led, Co-design, Decision Making, Leadership Opportunities)**

Young people aren't just the future, they're right now. Across our region, young people want to be involved in decisions that affect them. They want to be taken seriously, supported to lead, and given the chance to shape their community. This priority area is about shifting from "talking about youth" to "working with youth."

That means creating real roles for young people on committees, in planning and advocacy, and in designing the programs and services that serve them.

It's about building leadership pathways for all young people, not just the loudest voices, and recognising that youth voice isn't a one-time consultation, it's a long-term commitment to power-sharing.



## What young people said:

”

*"I think it's pretty cool that there's an organisation where youth get a say in things."*

*"Young people in North East Victoria need more opportunities to be heard and involved in decisions that affect them... We want to feel like our voices actually matter and do lead to real change."*

*"I would love to get the opportunity to work with you guys... Let's work together on making our town a place where everyone feels valued and connected."*

*"If you really want to help us you should hold more things that we are able to give our opinion to help better the community."*

*"I think that it is great that you have given us an opportunity to share our view on things."*





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## OUR RESPONSE

Council is in a powerful position to embed youth voice in local decision-making. As the body responsible for strategic planning, community engagement and enabling service delivery, the Rural City of Wangaratta can directly influence how young people are heard and how their ideas shape real outcomes.

Through youth councils, advisory groups, consultations, and co-design processes, Council can model meaningful youth participation and create pathways for young leaders to be seen, supported, and taken seriously across the region.

## EXAMPLE ACTIONS

### ENGAGE

Create accessible platforms (e.g. online polls, idea walls, youth cafes) for young people to share feedback on Council decisions.

### ELEVATE

Enhance the reach and impact of the Rural City of Wangaratta's Youth Council and provide leadership workshops, guest speaker sessions, and drive success through project delivery.

### EMPOWER

Develop youth focused leadership through programs for young staff and community members.

4

## PLACES & SPACES

***(Transport, Accessibility, Safety, Upgrading Facilities, Youth Hub, Social Spaces)***

Young people need safe, accessible, and inviting places to be, places to connect with friends, try something new, express themselves, or simply hang out. In a regional area like Wangaratta, there aren't always enough spaces designed with young people in mind.

This priority area focuses on making local places—both built and natural—work better for youth. That means improving parks, sports facilities, and youth hubs. It also means addressing issues like poor lighting, transport gaps, and the lack of spaces that feel safe for all people.

When young people feel welcome in the spaces around them, their connection to community grows.



### What young people said:

”

*“Better routes for busses and more frequent as it can be hard getting from town to town.”*

*“I feel there is often not enough affordable, fun things for us to do.”*

*“I come to Wangaratta often from Myrtleford as there is almost nothing for the older half of the youth to do in Myrt... and I would love to see more Neurodiverse friendly spaces.”*



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## OUR RESPONSE

Council has direct influence over many of the places where young people live, learn, play and connect, parks, libraries, sports facilities, halls, streets, and community spaces. This gives the Rural City of Wangaratta the ability to make real changes to how safe, accessible and welcoming those environments are.

Through smart planning, youth-informed design, and ongoing investment in public infrastructure, Council can ensure that young people feel ownership over local spaces and are invited to shape how they look and feel.

## EXAMPLE ACTIONS

### ENGAGE

Ensure Young people are engaged on Council and community capital works and place making projects that impact youth activity and connection to place.

### ELEVATE

Work with young people to co-design upgrades to public spaces, including seating, shade, Wi-Fi, lighting, and public art.

### EMPOWER

Identify and attract funding opportunities to enable youth-led placemaking projects, such as murals, pop-up skate jams, or community garden activations in rural towns.



# PARTICIPATION IN EDUCATION, TRAINING & WORK

Education, training and work are key pathways to independence, but not all young people in Wangaratta have equal access to those opportunities. Some face barriers like transport, financial pressure, lack of work experience, or limited course options.

This priority area is about removing those barriers and creating smoother, more supported transitions from school into training, work or further study. It includes building stronger partnerships with schools, TAFEs, local businesses, and employers to provide real-world experience and mentoring.

We want all young people to feel prepared, supported, and confident in taking their next steps, wherever that may lead.

## What young people said:



*"There should be more opportunities for young people to explore what kind of jobs they would enjoy when they're older. Such as workshops held for young people or opportunities for work experience."*

*"I need lots of help getting a job."*

*"I would like if there were more employment opportunities for younger people, especially ones that don't require much work experience for people who are looking for their first job."*

*"I feel that Wangaratta is severely lacking in safety, as well as opportunities for youth in the sense of employment... I would immediately choose to live in a different town if I had the means."*

*"Living in Wangaratta is awesome as there are essential shops, good places to eat out and the education and facilities are great."*





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## OUR RESPONSE

While Council doesn't oversee education systems, it is a key convener and connector across the local economy. The Rural City of Wangaratta is well placed to bring together schools, TAFEs, employers, industry groups and youth services to open up local training and employment pathways.

Through advocacy, partnerships, and program funding, Council can support initiatives that make it easier for young people to access skills, experience and job opportunities, especially those who may face systemic barriers.

## EXAMPLE ACTIONS

### ENGAGE

Partner with education providers and future organisations to showcase career pathways and local training providers

### ELEVATE

Partner with local businesses to offer youth-specific internships, work experience, training opportunities and mentoring programs.

### EMPOWER

Establish a Youth Enterprise Microgrant Program to support young people to start social enterprises, creative businesses, or community impact projects.

# WHAT WE WILL DO

## Annual Implementation Plans

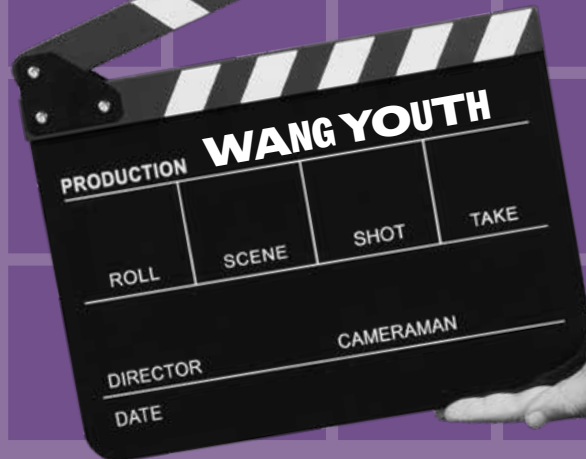
Our annual implementation plans are where the Level Up Youth Strategy becomes real. Using the matrix of key deliverables (engage, elevate, empower) and our five priority areas we will map out our actions that will deliver on our Youth Strategy on an annual basis.

Prior to the start of each calendar year, we will hold Youth Strategy Planning Sessions with young people (including Youth Council), our community partners and service providers and council staff/representatives.

These sessions will help us shape up our implementation plans by reflecting on what our community and young people need, what's working (and what's not), where we need to grow/change, and how we can adapt or tailor our actions going forward.



# ACTIONS



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Actions identified within our implementation planning process will be worked up with tangible tasks, timelines, responsibilities, and success measures develop for each action within a **Theory of Change** framework:

- **What we will do** (e.g. "Deliver mental health drop-in sessions in youth-friendly venues")
- **Who is responsible** (e.g. the Youth Services team, in partnership with headspace)
- **When it will happen** (e.g. quarterly sessions starting mid-2026)
- **What will it achieve and how will it be measured** (eg. Increased confidence in young people's ability to recognise the signs and symptoms of a mental health problem, measured through pre and post surveys)
- **Resources needed** (e.g. venue hire, youth facilitators, promotional materials)
- **Partnerships** (e.g. NESAY, Department of Health, local schools)

A summary of our Annual Implementation Plans will then be made publicly available via our social media and the youth section on our website.

The power of this youth strategy is in its ability to provide everyone, inclusive of young people, community, Council and key stakeholders, with a clarity of purpose and direction for the next five years, whilst also allowing for change and growth related to the wants and needs of young people.

This strategy clearly articulates how Council will work with and for young people - engage, elevate, empower - across the five priority areas, but remains flexible and dynamic in how this is actioned year to year via youth-informed annual implementation plans ensuring that the strategy and what it delivers is as relevant, responsive and fit for purpose in year five as it is in year one.

# TRACK OUR PROGRESS



**Monitoring and evaluating is key to making sure the Level Up Youth Strategy doesn't just sit on a shelf—it lives, evolves, and delivers meaningful outcomes for young people in the Rural City of Wangaratta.**

It's about keeping the strategy responsive, youth-led, and grounded in the real experiences of young people in our community.

**Our approach to this will focus on three main areas:**

**1**

## Tracking Delivery of Key Actions

**Each action within our annual implementation plan will be tracked annually through an internal delivery plan. This includes:**

- What we've delivered (events, programs, consultations, campaigns)
- Where and how it was delivered
- Participation numbers and demographic reach
- Who we partnered with

This helps us stay on course and ensures accountability across Council teams and partners.



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## 2

## Measuring Outcomes for Young People

**Beyond activities, we want to understand what's changing in the lives of young people. We'll measure short- and medium-term outcomes aligned with our Theory of Change. For this we'll be using a mix of tools, including:**

- Youth surveys (including a follow-up to the Youth Census)
- Feedback forms from events and programs
- Case studies and personal stories
- Focus groups and youth-led reflection sessions

## 3

## Reflecting, Learning and Adapting

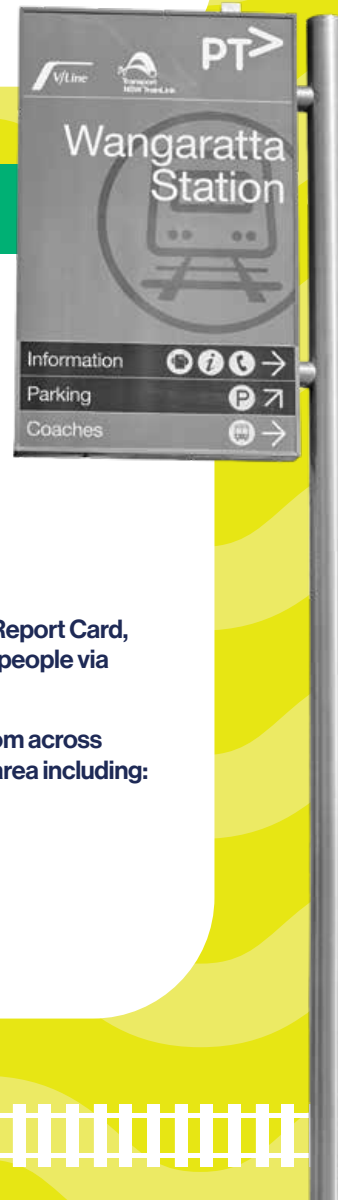
**We will embed a culture of reflection across the strategy. Each year, we'll hold a Youth Strategy Reflection Session with young people, Councilstaff, and community partners to:**

- Review progress
- Share what's working (and what's not)
- Identify emerging needs
- Adjust actions as needed

**These sessions will also guide our annual Youth Strategy Report Card, which will be made available to the community and young people via our social media and the youth section on our website.**

**Our Report Card will capture and share key information from across the year and will highlight key actions within each priority area including:**

- A snapshot of a successful initiative or event
- Quotes or reflections from young people involved
- Photos, artwork or short videos
- Key lessons learned and how we'll build on them



# IMPLEMENTATION PLANS

7	SAFETY & BELONGING		Responsibility	2026	2027	2028	2029	2030
ENGAGE	<b>Host, partner and participate in inclusive youth events across the municipality that celebrate diversity and promote safe, welcoming environments.</b>		Youth Services / Arts Culture & Events / Community & Recreation / Grit & Resilience					
	• Plan and deliver safe and inclusive events through the Amplify Program and other Youth event opportunities.		Youth Services Team					
	• Support and foster partnerships with local organisations in running safe and inclusive events that highlight calendar highlights such as Harmony Day, Pride Fair, Reconciliation week or NAIDOC events.		Youth Services/ Community & Recreation / Events / Library					
	• Work towards opportunities to establish youth peer groups that focus on fostering inclusivity and diversity across the municipality.		Youth Services Team Leader					
ELEVATE	<b>Support and promote awareness campaigns from organisations such as Centre Against Violence (CAV) &amp; Respect Victoria. Eg: 16 Days of Activism, Wear it Purple Day.</b>		Youth Services Team Leader					
	• Support and promote the 16 days of activism via partnerships and awareness campaigns.		Youth Services					
	• Continue to advocate and support opportunities for E-safety online programs and education through local secondary schools and the community.		Youth Services					
	• Continue to support and advocate for education or programs on consent for the secondary school or community		Youth Services Team Leader					
	• Promote and support Centre Against Violence Consent programs, within local sporting clubs.		Youth Services / WSAC / Community & Rec					
	• Research the capacity and opportunity to deliver 'Youth 4 for Life' in partnership with local secondary school providers.		Youth Services Team Leader					
EMPOWER	<b>Engage our Youth Council, Amplify Youth Group, and future representative youth groups to advise on policies, strategies, and services that impact people in underrepresented and minority groups.</b>		Youth Services					
	• Encourage youth representative platforms to actively engage with the council through advocacy and key roles, ensuring a strong youth voice in planning and delivering events and programs.		Youth Services / Marketing & Comms / Events / Gallery / WPACC / Library					
	• Work with local secondary school providers and local health services to access expert strategies and advice on removing stigma for young people regarding Inclusion and Diversity groups.		Youth Services Team Leader					

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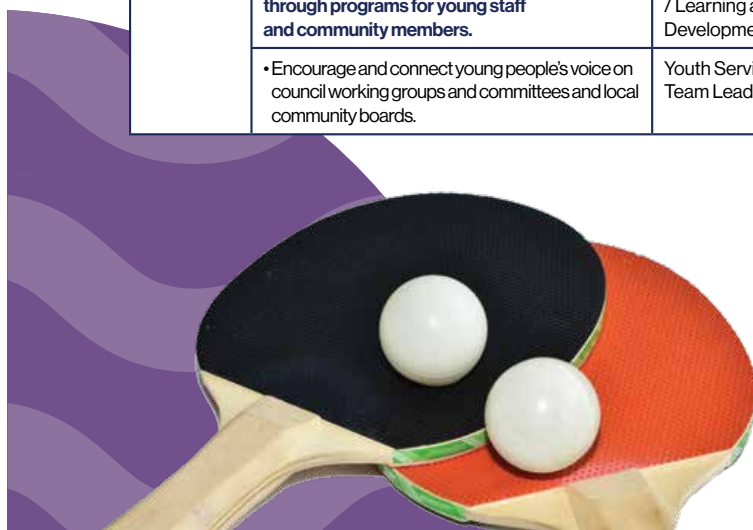
2	HEALTH & WELLBEING		Responsibility	2026	2027	2028	2029	2030
ENGAGE	Work with local organisations to promote healthy lifestyles and mental, emotional, physical and sexual health in young people.	Youth Services Team Leader						
	• Promote local wellbeing services and their events; collaborate where possible. eg. headspace, Centre of Excellence in Rural Sexual Health.	Youth Services / Community Wellbeing Officer						
ELEVATE	Partner, support and promote local mental health and wellbeing services, programs and events.	Youth Services Team Leader						
	• Identify opportunities for RCoW Creative and Cultural Services to deliver online, or in person programs (for example) using creative formats like podcasts, zines, or short films, visual arts or other creative practices.	Youth Services / Arts Culture and Events / Community & Recreation / Grit & Resilience						
	• Promote youth designed mental health awareness programs to secondary schools and service providers.	Youth Services Team Leader						
	• Promote and support educational sessions, workshops or forums that focus on positive outcomes of health, resilience, and wellbeing in young people.	Youth Services / WSAC / Gallery / Library						
	• Promote access to mental, sexual & physical health resources.	Youth Services / WSAC						
	• Ensure Inclusion of sport and recreation in youth activities designed within the youth services events program.	Youth Services / WSAC						
EMPOWER	Enable opportunities for young people to be trained as Mental Health Youth Champions to lead peer conversations, provide first-point support, and advocate for system change.	Youth Services						
	• Provide training or workshops in mental health and wellbeing to Youth Councillors and other youth panels or groups.	Youth Services Team Leader						
	• Provide opportunities for young people to showcase their talents, through performance events, exhibition opportunities and creative expression.	Youth Services / Arts Culture and Events / Community & Recreation / Grit & Resilience Services						



## IMPLEMENTATION PLANS

**3**

<b>YOUTH VOICE &amp; LEADERSHIP</b>		<b>Responsibility</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>
<b>ENGAGE</b>	<b>Create accessible platforms (e.g. online polls, idea walls, youth cafes) for young people to share feedback on Council decisions.</b>	Youth Services Team Leader / Marketing & Communications					
	• Ensure opportunities of young people's decision-making platforms have advocacy through training and governance guidance of the Youth Councillors.	Youth Services Team Leader					
	• Continue to consult and ensure the desire of music and creative outlets are enabled via the Amplify program.	Youth Services					
	• Provide pop-up and temporary youth cafes, coffee vans and activation events to ensure young people can share feedback in decisions affecting them.	Youth Services / Team Community Engagement Advisor / Marketing & Comms / Community & Rec / WSAC					
<b>ELEVATE</b>	<b>Enhance the reach and impact of the Rural City of Wangaratta's Youth Council and provide leadership workshops, guest speaker sessions, and drive success through project delivery.</b>	Youth Services Team Leader					
	• Provide training, workshops and speakers to develop young people's leadership potential including established youth representative groups (Youth Council and Amplify) and additional Youth Forum opportunities for other young people.	Youth Services Team Leader					
	• Plan and review the Youth Council membership and relevance of Advisory Committee Charter to the Young people interested in advocacy and governance.	Youth Services Team Leader / Governance / Manager Arts Culture & Events					
<b>EMPOWER</b>	<b>Develop youth focused leadership through programs for young staff and community members.</b>	Youth Services / Learning and Development					
	• Encourage and connect young people's voice on council working groups and committees and local community boards.	Youth Services Team Leader					





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4	PLACES & SPACES		Responsibility	2026	2027	2028	2029	2030
ENGAGE	Ensure Young people are engaged on Council and Community Capital works and place making projects that impact youth activity and connection to place.		Youth Services Team Leader / Infrastructure Services					
	• Launch a "Rate My Space" youth survey to gather feedback on local hangouts, parks, and facilities across the region.		Youth Services Team Leader / Infrastructure Services					
	• Ensure consultation occurs with youth advisory groups in planning stages of capital works, asset renewals and redevelopments of council owned property.		Youth Services Team Leader / Infrastructure Services					
ELEVATE	Work with young people to co-design upgrades to public spaces, including seating, shade, Wi-Fi, lighting, and public art.		Youth Services Team Leader / Infrastructure Services					
EMPOWER	Identify and attract funding opportunities to enable youth-led placemaking projects, such as murals, pop-up skate jams, or community garden activations in rural towns.		Youth Services Team Leader / Manager Arts Culture & Events					

5	PARTICIPATION IN EDUCATION TRAINING & WORK		Responsibility	2026	2027	2028	2029	2030
ENGAGE	Partner with education providers and future organisations to showcase career pathways and local training providers.		Youth Services / Learning & Development					
	• Partner and promote education & training, work experience and work placement opportunities to secondary schools, youth advisory groups and community.		Youth Services / Learning & Development					
ELEVATE	Partner with local businesses to offer youth-specific internships, work experience, and mentoring programs.		Youth Services / Learning & Development					
	• Provide a pathway for young people to obtain qualifications to enter the workforce (e.g. continue to foster traineeships such as the Wangaratta Performing Arts and Conventions Centre Traineeship - Certificate III in Live Production & Technical Services through funding support and partnerships.		WSAC / Venue Manager WPACC / Youth Services Team Leader / Learning & Development / People & Culture					
	• Continue to attend local secondary schools career days promoting local government career pathways.		Youth Services / Learning & Development					
EMPOWER	Investigate the possibility of establishing a Youth Enterprise Microgrant Program to support young people to start social enterprises, creative businesses, or community impact projects.		Youth Services Team Leader / Economic Development Community & Recreation					



## References

**Page 6:** Victoria has the second highest population of young people with over one million young people aged 12-25 living in Victoria. ABS 2021 Census

Author, Australian Bureau of Statistic,  
<https://dbr.abs.gov.au/region>

**Page 6:** Last year Mission Australia surveyed 4,335 young Victorians (that is 89 fewer than our total youth population) who were aged 15-19, the data reflects the following statistics.

Author, Mission Australia, annual Survey Data,  
Annual Youth Survey | Mission Australia

**Page 7:** Rural City of Wangaratta Council Plan 2025-2030

**Page 19:** Rural City of Wangaratta Municipal Public Health and Wellbeing Plan (within Rural City of Wangaratta Council Plan 2025-2030)



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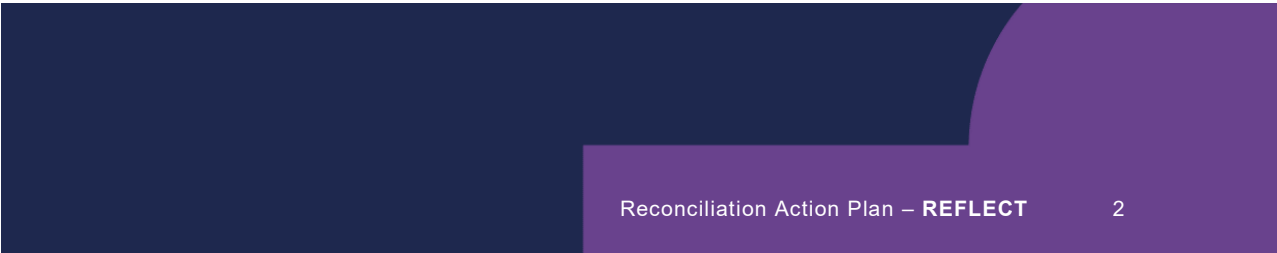
Rural City of  
**Wangaratta**

# Rural City of Wangaratta

## Reconciliation Action Plan

### REFLECT

[wangaratta.vic.gov.au](http://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.



**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-rook Justice Commission.

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.



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 Murrumbidgee 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 Taungurung 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). Although this work has been undertaken since 2021, the finalisation of this work has not been presented until 2025.

The 2025-2029 Council Plan continues to reference the importance of working towards meaningful acts of reconciliation. This is reflected within the following key actions:

**Community Wellbeing**

- 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
- 1.2.3 Promote and celebrate the heritage and cultural diversity of our community, including our First Nations history and culture via events, storytelling, exhibitions and programming.

**Economy and Tourism**

- 3.2. Ensure residents can access local education and employment opportunities
- 3.3.4 Create unique opportunities for cultural experiences, including partnerships with our First Nations community.

**Infrastructure and Place**

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

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.

### 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*).<sup>1</sup> Other examples of traditional place names in the region include Bobinawarrah, Carragarmungee, Byawatha,

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<sup>1</sup> Dowling, Freddie (2009). *No More the River Rings with Koorie Laughter*. Launceston, Tasmania: Wangaratta Historical Society. p. 84.

Killawarra, Tarrawingee, and Boorhaman, to name a few. These names are celebrated in present day and help connect current residents to the history and culture of the Bpangerang people.

Wangaratta is 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.

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, health 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.

## Community vision (Wangaratta 2045)

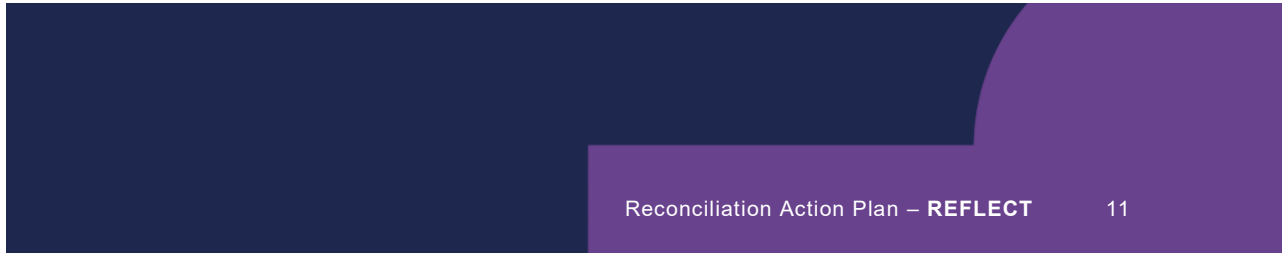
*We are a welcoming, connected, and caring community.*

*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.*

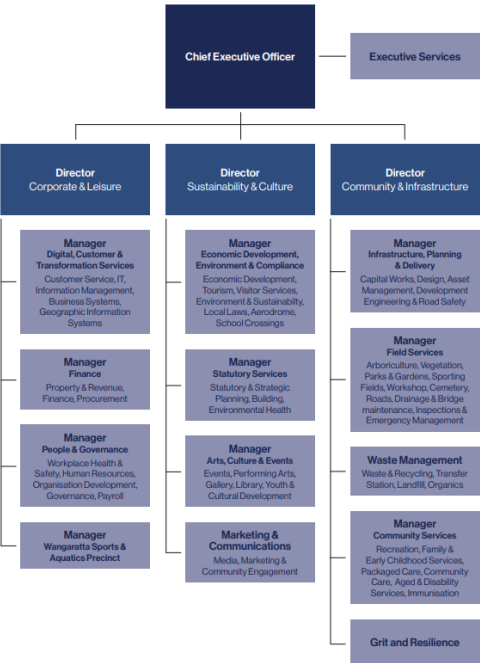
*Our strength is our resilience and active participation in shaping a future for everyone to thrive.*

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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.

## 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

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 Place 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.

## 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.



### 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.

**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 (TLWC)
- Victorian Aboriginal Child and Community Agency – Wangaratta (VACCA)
- Yorta Yorta Nation Aboriginal Corporation (YYNAC)

## 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.	<ul style="list-style-type: none"> <li>Identify Aboriginal and Torres Strait Islander stakeholders and organisations within our local area or sphere of influence.</li> </ul>	January 2026	Manager Arts Culture & Events
	<ul style="list-style-type: none"> <li>Research best practice and principles that support partnerships with Aboriginal and Torres Strait Islander stakeholders and organisations.</li> </ul>	January 2026	Manager Arts Culture & Events
2. Build relationships through celebrating National Reconciliation Week (NRW).	<ul style="list-style-type: none"> <li>Circulate Reconciliation Australia's NRW resources and reconciliation materials to our staff.</li> </ul>	May – June 2026	Director Sust & Culture & Marketing & Comms Lead
	<ul style="list-style-type: none"> <li>RAP Working Group members to participate in an external NRW event.</li> </ul>	27 May- 3 June, 2026	All SMT
	<ul style="list-style-type: none"> <li>Encourage and support staff and senior leaders to participate in at least one external event to recognise and celebrate NRW.</li> </ul>	27 May- 3 June, 2026	All SMT
3. Promote reconciliation through our sphere of influence.	<ul style="list-style-type: none"> <li>Communicate our commitment to reconciliation to all staff.</li> </ul>	January – June 2026	Manager Statutory Services & Manager Community & Recreation
	<ul style="list-style-type: none"> <li>Identify external stakeholders that our organisation can engage with on our reconciliation journey.</li> </ul>	January – June 2026	Manager Statutory Services & Manager Community & Recreation

## Reconciliation Action Plan – REFLECT

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Action	Deliverable	Timeline	Responsibility
	<ul style="list-style-type: none"> <li>Identify RAP and other like-minded organisations that we could approach to collaborate with on our reconciliation journey.</li> </ul>	June 2026	Manager Statutory Services & Manager Community & Recreation
4. Promote positive race relations through anti-discrimination strategies.	<ul style="list-style-type: none"> <li>Research best practice and policies in areas of race relations and anti-discrimination.</li> </ul>	January – June 2026	Manager People & Culture
	<ul style="list-style-type: none"> <li>Conduct a review of HR policies and procedures to identify existing anti-discrimination provisions, and future needs.</li> </ul>	June – Nov 2026	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.	<ul style="list-style-type: none"> <li>Research and obtain approval for costs associated with increasing understanding, value and recognition of Aboriginal and Torres Strait Islander cultures, histories, knowledge and rights within our organisation.</li> </ul>	January - March 2026	Director Corp & Leisure. Manager People & Culture
	<ul style="list-style-type: none"> <li>Conduct a review of cultural learning needs within our organisation.</li> </ul>	January – March 2026	Director Corp & Leisure. Manager People & Culture
6. Demonstrate respect to Aboriginal and Torres Strait	<ul style="list-style-type: none"> <li>Develop an understanding of the local Traditional Owners or Custodians of the lands and waters within our organisation's operational area.</li> </ul>	January - November (ongoing) 2026	Manager Arts Culture & Events ALL SMT

## Reconciliation Action Plan – REFLECT

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Action	Deliverable	Timeline	Responsibility
Islander peoples by observing cultural protocols.	<ul style="list-style-type: none"> <li>Increase staff's understanding of the purpose and significance behind cultural protocols, including Acknowledgement of Country and Welcome to Country protocols.</li> </ul>	March – August 2026 (ongoing)	Manager Arts Culture & Events ALL SMT
7. Build respect for Aboriginal and Torres Strait Islander cultures and histories by celebrating NAIDOC Week.	<ul style="list-style-type: none"> <li>Raise awareness and share information amongst our staff about the meaning of NAIDOC Week.</li> </ul>	June – July 2026 (ongoing)	Manager Arts Culture & Events Coordinator Attractions & Events
	<ul style="list-style-type: none"> <li>Introduce our staff to NAIDOC Week by promoting external events in our local area.</li> </ul>	June – July 2026 (ongoing)	Coordinator Attractions & Events
	<ul style="list-style-type: none"> <li>RAP Working Group to participate in an external NAIDOC Week event.</li> </ul>	First week in July, 2026	ALL SMT

## Opportunities

Action	Deliverable	Timeline	Responsibility
8. Improve employment outcomes by increasing Aboriginal and Torres Strait Islander recruitment, retention and professional development.	<ul style="list-style-type: none"> <li>Develop a policy to improve employment opportunities for Aboriginal and Torres Strait Islander employment within our organisation.</li> </ul>	March – June 2026	Manager People & Culture
	<ul style="list-style-type: none"> <li>Build understanding of current Aboriginal and Torres Strait Islander staffing to inform future employment and professional development opportunities.</li> </ul>	March – June 2026	Manager People & Culture
9. Increase Aboriginal and Torres Strait Islander supplier	<ul style="list-style-type: none"> <li>Research and obtain approval for costs associated with procurement from Aboriginal and Torres Strait Islander owned businesses.</li> </ul>	March – June 2026	Manager Eco Dev, Enviro, & Strategy

## Reconciliation Action Plan – REFLECT

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Action	Deliverable	Timeline	Responsibility
diversity to support improved economic and social outcomes.	<ul style="list-style-type: none"> <li>Investigate Supply Nation membership.</li> </ul>	June – Dec 2026	Manager Governance

## Governance

Action	Deliverable	Timeline	Responsibility
10. Establish and maintain an effective RAP Working Group (RWG) to drive governance of the RAP.	<ul style="list-style-type: none"> <li>Form a RWG to govern RAP implementation.</li> </ul>	January 2026 – (ongoing)	Manager Arts Culture & Events ALL SMT
	<ul style="list-style-type: none"> <li>Draft a Terms of Reference for the RWG.</li> </ul>	February 2026	Manager Governance
	<ul style="list-style-type: none"> <li>Establish Aboriginal and Torres Strait Islander representation on the RWG.</li> </ul>	March -June 2026 – (ongoing)	Manager Arts Culture & Events ALL SMT
11. Provide appropriate support for effective implementation of RAP commitments.	<ul style="list-style-type: none"> <li>Define resource needs for RAP implementation.</li> </ul>	March - June 2026	Manager Arts Culture & Events
	<ul style="list-style-type: none"> <li>Engage senior leaders in the delivery of RAP commitments.</li> </ul>	January – June 2026	ALL SMT
	<ul style="list-style-type: none"> <li>Appoint a senior leader to champion our RAP internally.</li> </ul>	January - June 2026	Director Sustainability & Culture
	<ul style="list-style-type: none"> <li>Define appropriate systems and capability to track, measure and report on RAP commitments.</li> </ul>	January - June 2026	ALL SMT
12. Build accountability and transparency through	<ul style="list-style-type: none"> <li>Contact Reconciliation Australia to verify that our primary and secondary contact details are up to date, to ensure we do not miss out on important RAP correspondence.</li> </ul>	June annually	Manager Arts Culture & Events

## Reconciliation Action Plan – REFLECT

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Action	Deliverable	Timeline	Responsibility
reporting RAP achievements, challenges and learnings both internally and externally.			Attract & Events Coord
	<ul style="list-style-type: none"> <li>Contact Reconciliation Australia to request our unique link, to access the online RAP Impact Measurement Questionnaire.</li> </ul>	1 August annually	Manager Arts Culture & Events Attract & Events Coord
	<ul style="list-style-type: none"> <li>Complete and submit the annual RAP Impact Measurement Questionnaire to Reconciliation Australia.</li> </ul>	30 September, annually	Manager Arts Culture & Events Attract & Events Coord
13. Continue our reconciliation journey by developing our next RAP.	<ul style="list-style-type: none"> <li>Register via Reconciliation Australia's <a href="#">website</a> to begin developing our next RAP.</li> </ul>	TBA	Manager Arts Culture & Events Attract & Events Coord



Rural City of  
**Wangaratta**





# First Nations Community Engagement Strategy

Prepared on behalf of The Rural City of Wangaratta by Elephant in the Room Consulting



Rural City of  
Wangaratta



**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.



- 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



#### 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



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.



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.



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.



**RCoW Reconciliation Action Plan – ACTIONS AUDIT**

<b>Relationships</b>			
<b>Action</b>	<b>Deliverable</b>	<b>Status / Complete, Ongoing or NEW</b>	<b>COST to Council</b>
1. Establish and strengthen mutually beneficial relationships with Aboriginal and Torres Strait Islander stakeholders and organisations.	<ul style="list-style-type: none"> <li>Identify Aboriginal and Torres Strait Islander stakeholders and organisations within our local area or sphere of influence.</li> </ul>	<b>Actioned / Ongoing</b>	<b>No additional Cost. *</b>
	<ul style="list-style-type: none"> <li>Research best practice and principles that support partnerships with Aboriginal and Torres Strait Islander stakeholders and organisations.</li> </ul>	<b>Actioned / Ongoing</b>	<b>No additional Cost.</b>
2. Build relationships through celebrating National Reconciliation Week (NRW).	<ul style="list-style-type: none"> <li>Circulate Reconciliation Australia's NRW resources and reconciliation materials to our staff.</li> </ul>	<b>Actioned / Ongoing</b>	<b>No additional Cost.</b>
	<ul style="list-style-type: none"> <li>RAP Working Group members to participate in an external NRW event.</li> </ul>	<b>Actioned / Ongoing</b>	<b>No additional Cost.</b>
	<ul style="list-style-type: none"> <li>Encourage and support staff and senior leaders to participate in at least one external event to recognise and celebrate NRW.</li> </ul>	<b>Actioned / Ongoing</b>	<b>No additional Cost.</b>
3. Promote reconciliation	<ul style="list-style-type: none"> <li>Communicate our commitment to reconciliation to all staff.</li> </ul>	<b>Actioned / Ongoing</b>	<b>No additional Cost.</b>

**RCoW Reconciliation Action Plan – ACTIONS AUDIT**

through our sphere of influence.	<ul style="list-style-type: none"> <li>Identify external stakeholders that our organisation can engage with on our reconciliation journey.</li> </ul>	<b>Actioned / Ongoing</b>	<b>No additional Cost.</b>
	<ul style="list-style-type: none"> <li>Identify RAP and other like-minded organisations that we could approach to collaborate with on our reconciliation journey.</li> </ul>	<b>Actioned / Ongoing</b>	<b>No additional Cost.</b>
4. Promote positive race relations through anti-discrimination strategies.	<ul style="list-style-type: none"> <li>Research best practice and policies in areas of race relations and anti-discrimination.</li> </ul>	<b>Actioned / Ongoing</b> Some policies established. Will require further action.	<b>No additional Cost.</b>
	<ul style="list-style-type: none"> <li>Conduct a review of HR policies and procedures to identify existing anti-discrimination provisions, and future needs.</li> </ul>	<b>NEW COST</b> - \$200 25/26FY	<b>Additional Cost</b> – External Review of \$200 for x2 policies

<b>Respect</b>			
<b>Action</b>	<b>Deliverable</b>	<b>Status / Complete, Ongoing or NEW</b>	<b>COST to Council</b>
5. Increase understanding, value and recognition of Aboriginal and	<ul style="list-style-type: none"> <li>Research and obtain approval for costs associated with increasing understanding, value and recognition of Aboriginal and Torres Strait Islander cultures, histories, knowledge and rights within our organisation.</li> </ul>	<b>Actioned / Ongoing</b>	<b>No additional Cost.</b>

**RCoW Reconciliation Action Plan – ACTIONS AUDIT**

Torres Strait Islander cultures, histories, knowledge and rights through cultural learning.	<ul style="list-style-type: none"> <li>Conduct a review of cultural learning needs within our organisation.</li> </ul>	<b>NEW (No Cost)</b>	<b>No additional Cost.</b>
6. Demonstrate respect to Aboriginal and Torres Strait Islander peoples by observing cultural protocols.	<ul style="list-style-type: none"> <li>Develop an understanding of the local Traditional Owners or Custodians of the lands and waters within our organisation's operational area.</li> </ul>	<b>Actioned / Ongoing</b>	<b>No additional Cost.</b>
	<ul style="list-style-type: none"> <li>Increase staff's understanding of the purpose and significance behind cultural protocols, including Acknowledgement of Country and Welcome to Country protocols.</li> </ul>	<b>Actioned / Ongoing</b>	<b>No additional Cost.</b>
7. Build respect for Aboriginal and Torres Strait Islander cultures and histories by celebrating NAIDOC Week.	<ul style="list-style-type: none"> <li>Raise awareness and share information amongst our staff about the meaning of NAIDOC Week.</li> </ul>	<b>Actioned / Ongoing</b>	<b>No additional Cost.</b> (Budget est. for NAIDOC week \$500, see end notes*)
	<ul style="list-style-type: none"> <li>Introduce our staff to NAIDOC Week by promoting external events in our local area.</li> </ul>	<b>Actioned / Ongoing</b>	<b>No additional Cost.</b> (Budget est. for NAIDOC week \$500, see end notes*)
	<ul style="list-style-type: none"> <li>RAP Working Group to participate in an external NAIDOC Week event.</li> </ul>	<b>Actioned / Ongoing</b>	<b>No additional Cost.</b>

**Opportunities**

**RCoW Reconciliation Action Plan – ACTIONS AUDIT**

Action	Deliverable	Status / Complete, Ongoing or NEW	COST to Council
8. Improve employment outcomes by increasing Aboriginal and Torres Strait Islander recruitment, retention and professional development.	<ul style="list-style-type: none"> <li>Develop a policy to improve employment opportunities for Aboriginal and Torres Strait Islander employment within our organisation.</li> </ul>	NEW (no cost)	No additional Cost.
	<ul style="list-style-type: none"> <li>Build understanding of current Aboriginal and Torres Strait Islander staffing to inform future employment and professional development opportunities.</li> </ul>	NEW (no cost)	No additional Cost. Business as usual – Internal staff delivery
9. Increase Aboriginal and Torres Strait Islander supplier diversity to support improved economic and social outcomes.	<ul style="list-style-type: none"> <li>Research and obtain approval for costs associated with procurement from Aboriginal and Torres Strait Islander owned businesses.</li> </ul>	NEW (no cost)	No additional Cost. Business as usual – Internal staff delivery.
	<ul style="list-style-type: none"> <li>Investigate Supply Nation membership. <a href="#">Supply Nation   Australia's largest national directory of Indigenous businesses</a></li> </ul>	NEW (potential new cost) – Annual Membership \$3500	TBC – (Membership does not have to be pursued if procurement policy can address.)
<b>Governance</b>			
Action	Deliverable	Status / Complete, Ongoing or NEW	COST to Council
10. Establish and maintain an effective RAP Working Group	<ul style="list-style-type: none"> <li>Form a RWG to govern RAP implementation.</li> </ul>	Actioned / Ongoing	No additional Cost. Established.

**RCoW Reconciliation Action Plan – ACTIONS AUDIT**

(RWG) to drive governance of the RAP.	<ul style="list-style-type: none"> <li>Draft a Terms of Reference for the RWG.</li> </ul>	<b>NEW (no cost)</b>	<b>No additional Cost.</b> (To be completed – internal capacity)
	<ul style="list-style-type: none"> <li>Establish Aboriginal and Torres Strait Islander representation on the RWG.</li> </ul>	<b>NEW</b>	From existing Reconciliation budget 25/26FY.  Based on minimal consultation hourly fee and to occur quarterly / monthly  Approx \$800 - \$1500 per year (TBC) Could be less if representative is from local ACCO.
11. Provide appropriate support for effective implementation of RAP commitments.	<ul style="list-style-type: none"> <li>Define resource needs for RAP implementation.</li> </ul>	<b>Ongoing</b>	\$10,000 per annum (Reconciliation Project existing budget)
	<ul style="list-style-type: none"> <li>Engage senior leaders in the delivery of RAP commitments.</li> </ul>	<b>Actioned / Ongoing</b>	<b>No additional Cost</b>
	<ul style="list-style-type: none"> <li>Appoint a senior leader to champion our RAP internally.</li> </ul>	<b>Actioned / Ongoing</b>	<b>No additional Cost</b>
	<ul style="list-style-type: none"> <li>Define appropriate systems and capability to track, measure and report on RAP commitments.</li> </ul>	<b>Actioned / Ongoing</b>	<b>No additional Cost</b>

**RCoW Reconciliation Action Plan – ACTIONS AUDIT**

12. Build accountability and transparency through reporting RAP achievements, challenges and learnings both internally and externally.	<ul style="list-style-type: none"> <li>Contact Reconciliation Australia to verify that our primary and secondary contact details are up to date, to ensure we do not miss out on important RAP correspondence.</li> </ul>	Actioned / Ongoing	No additional Cost
	<ul style="list-style-type: none"> <li>Contact Reconciliation Australia to request our unique link, to access the online RAP Impact Measurement Questionnaire.</li> </ul>	NEW	No additional Cost
	<ul style="list-style-type: none"> <li>Complete and submit the annual RAP Impact Measurement Questionnaire to Reconciliation Australia.</li> </ul>	NEW	No additional Cost
13. Continue our reconciliation journey by developing our next RAP.	<ul style="list-style-type: none"> <li>Register via Reconciliation Australia's <a href="#">website</a> to begin developing our next RAP.</li> </ul>	Actioned / Ongoing	\$2500 (Reconciliation Project budget)

(No additional cost = action is established, ongoing and is business and usual and existing staff capacity.)

**TOTAL Budget for RAP actions for 25/26FY- REFLECT**

- Policy review - \$200
- Guest speaker / educational costs NAIDOC WEEK \$500
- Potential Supply Nation Membership \$3500 (could be avoided with improved procurement policy development)
- First Nations Representation on RWG \$1500
- Reconciliation Australia annual membership - \$2500

**RCoW Reconciliation Action Plan – ACTIONS AUDIT**

TOTAL for 25/26FY = \$8200 – Budget for in the Reconciliation Project (approved in the 25/26FY Budget \$10,000)

Savings for 25/26FY \$1800

1.1.1.1 PLANNING PERMIT APPLICATION PInApp25/078 - Demolition of an existing dwelling, buildings and works for the construction of seven dwellings, reduction of car parking requirements and subdivision of land into two lots AT 15A Bruck Court WANGARATTA VIC 3677,

PInApp25/078

**Author:** Holly Sawyer (Coordinator Planning)  
**Reviewed by:** Clare Cowdery (Manager Statutory Services)  
Stephen Swart (Director Sustainability & Culture)

**Background**

**Applicant:** SJ Bishop Architect  
**Subject Land:** Lot 2 on Plan of Subdivision 408232F Vol 10434 Fol 246  
15A Bruck Court WANGARATTA VIC 3677  
**Zone/s:** General Residential Zone - Schedule 1  
**Overlay/s:** Heritage Overlay – HO2

**Recommendation**

It is recommended that Council issue a Notice of Decision to Grant a Planning Permit for the demolition of an existing dwelling, buildings and works for the construction of seven dwellings, reduction of car parking requirements and subdivision of land into two lots at 15A Bruck Court Wangaratta.

**Site & Context**

The subject site is an irregularly shaped parcel of land on the southern side of the court bowl end of Bruck Court. The site currently contains two dwellings (Bruck House and the caretaker's residence) which were constructed for visitor and employee accommodation as part of the Bruck Mills. Access to the site is currently via the main crossover to Bruck Court (there is a vehicle gate in the rear fence but no formalised crossover to Frank Hayes Drive to the rear). The topography of the site is flat, with the remainder of the land is undeveloped containing gardens. There are a number of established trees on the land, being a mix of planted natives and exotic species.

Floor and elevation plans of Bruck House and the caretaker's residence have been included as part of the application material.





*Aerial image of the subject site.*



*Street view of the subject site (Bruck Court).*



*Rear street view of the subject site (Frank Hayes Drive).*

The subject site is located within an established residential pocket that is adjacent to an industrial complex (Bruck Mills). There is a larger residential area to the north of Sisely Avenue. Bruck Court was developed in the 1950s to support employees of Bruck Textiles factory. The cul de sac is an extant example of company-built employee housing, with some new development having occurred on the subject site since most of the properties were purchased from the Mills. The HO2 heritage precinct area covers five residential properties and the factory area itself. Architects Grounds, Romberg and Boyd (GRB) were commissioned to design five houses at Bruck Court. These modernist buildings

all still exist today, some more intact than others. Changes have been made to the buildings on the subject land, primarily in relation to the replacement of window frames, extension of the caretaker's residence (extra bedroom and other internal renovations), alterations to Bruck House (balcony alterations, infill of entry alcove, changes to the rear) and landscaping changes.



*Wolfgang Sievers image circa 1960s showing original Bruck House facades.*



*Bruck House facades currently (2025).*

Council's heritage advice (*Heritage Concepts*, pg. 8) describes Bruck House as:

*The double storey Bruck House was designed with a back and front 'curtain wall' of glass and panel infill but still within its domestic character - all framed in timber. As described by Goad the ...'corporate glazed walls of the administration blocks of the outer suburban post-war factory had been transplanted to the domestic settings of those in administration'. The interior of Bruck House was designed to reflect its role as a place for corporate entertainment. The ground floor was devoted to entertainment and it was distinguished by several modern finishes such as the chequerboard pattern of Nylex vinyl tiles, timber lined ceiling with exposed brick and vertical timber lined walls. Dominant architectural features within this space included the open tread stair hung from the ceiling, an elevated open sided fireplace with an exposed copper hood and flue that acted as a room divider (this became a feature of many of Boyd's designs) and a bar with bottles perched on timber and dramatically lit from below. Also on the ground floor was a floor to ceiling photo mural (attributed to Wolfgang Sievers a highly recognised photographer from the period) and it related to nature and fibre.*

The heritage citation for the subject site describes the caretaker's residence (11 Bruck Court in the heritage citations) on the land as follows:

*The houses at 11 Bruck Court (item 247m), 9 Bruck Court (247c), 7 Bruck Court (247d) and 5 Bruck Court (247e) are all exemplars of the post-war Melbourne School of design, simple and light-filled and based on the Modern Movement with rare and new (for Australia) timber mullioned window walls and narrow, linear, single-storey plans, their horizontality emphasised by their almost flat skillion roofs. These houses would have seemed revolutionary in Wangaratta when they were built, but they must have been satisfying to inhabit, since they appear little touched by time. All four buildings are thought to have been designed by Robin Boyd, at the same time as Bruck House, but no documentation for them has been seen. No. 11 Bruck Court has been built on the same site as Bruck House. Possibly it was intended as a Manager's residence for Bruck House.*

The statement of significance for the caretaker's residence is as follows:

*This house is thought to have been designed by Robin Boyd, and if so, it shares some aspects of the architectural significance of Bruck House (item 247b) as follows: Bruck House was most unusual architecturally. It was an adventurous derivative of the International style, as yet hardly attempted in Australia, let alone outside the capital cities. The style was revolutionary at the time - only Romberg in his Stanhill Flats (St Kilda Road) had attempted such walls of glass before. Robin Boyd, the architect of Bruck House, was a revolutionary, and one of the most influential Australian architects of the second half of the 20th Century. This Bruck Court house shares some of the revolutionary design concepts of Bruck House, but with a domestic flavour, as exemplified in the more advanced "Age Small Homes Service" designs (by Boyd and others) of the 1950s. This house was built by Bruck Mills for its employees, and thus also shares in the significance of the Bruck Precinct as a whole: Bruck Textile Mills Precinct is significant as the site of an ambitious attempt to boost Australia's industrial capabilities during WW2, an attempt abandoned due to cessation of hostilities,*

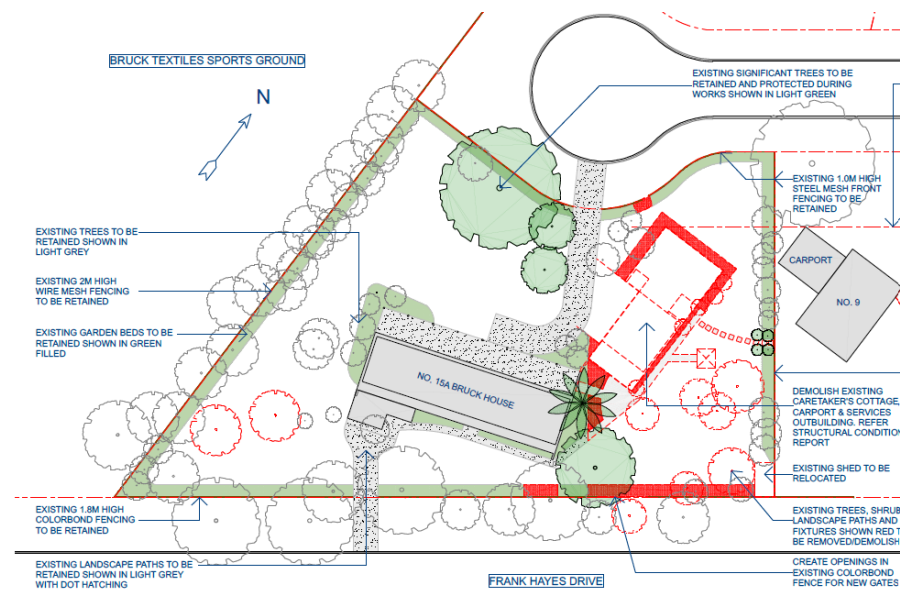


*but which led to the establishment of Wangaratta's largest industrial enterprise soon after the War. The precinct is also significant for its associated cluster of company-built employee housing close to the mill, and the company sportsgrounds. In the 19th Century, there were some famous factories which had whole villages devoted to the welfare of employees (Port Sunlight near Liverpool & the Quaker Cadburys' Garden Village at Bourneville come to mind). Such concern for the outside lives of employees was extremely rare in Australia in the 20th Century, and in most cases, both the estates and the companies concerned have been dissipated or dissolved. The Bruck company enterprises were of course on a miniature scale compared to Sunlight et al, but the intention was evident, and both the company and the infrastructure still exist (in 2003).*

### **Proposal**

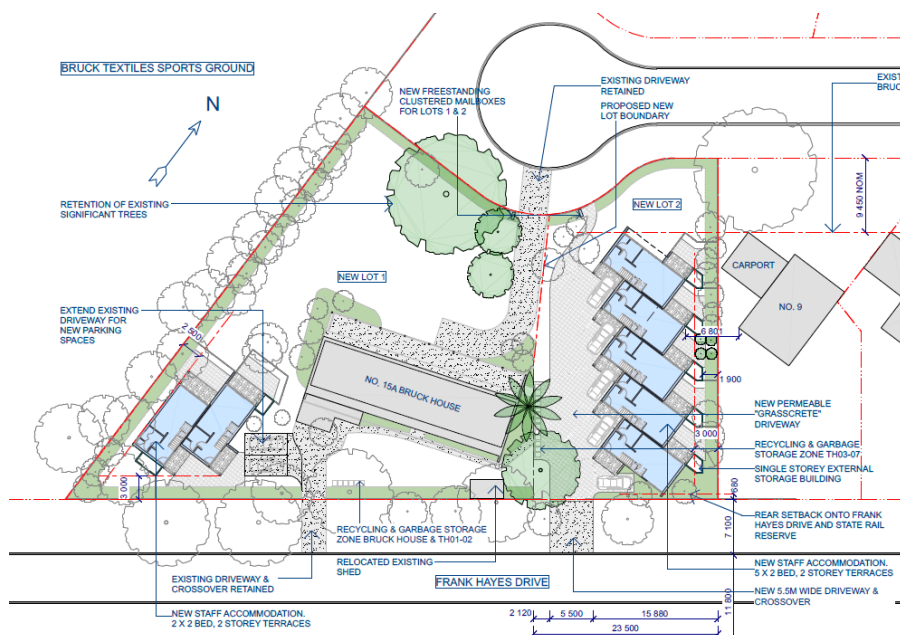
The application seeks approval for the demolition of an existing dwelling (caretaker's residence), buildings and works for the construction of seven dwellings, reduction of car parking requirements and subdivision of land into two lots.

The proposed demolition would result in the removal of the caretaker's residence, including the carport section and laundry. Bruck House itself is not proposed to be altered. No significant trees are proposed to be removed.



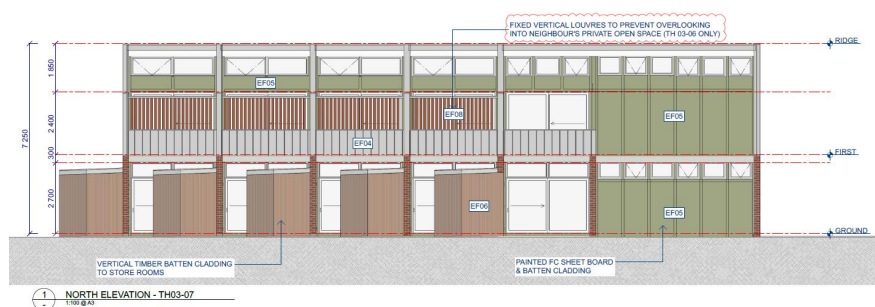
*Proposed demolition plan.*

The proposed dwellings consist of two blocks of townhouses, the eastern block to contain 5 dwellings and the western block to contain two dwellings. Each townhouse is proposed to be two-storey and contain two bedrooms and a single car parking space.



*Proposed site plan.*

Each proposed dwelling is sought to adopt the modernist style of Bruck House, with extensive glazing, brick side walls and skillion roof forms. Sheet board and batten cladding is also proposed to the north and south facades, with some modern colorbond standing seam cladding to the first floor walls and roof are also proposed. The dwelling siting is also staggered to replicate the diagonal siting of the existing dwellings in the streetscape. Access to the proposed dwellings will be entirely from Frank Hayes Drive to keep the existing Bruck House vehicle access unaltered.



The application also seeks to subdivide the land into two which would result in Bruck House and the western townhouse block being on one lot, and the eastern townhouse block on a separate lot.

The reduction of car parking relates to the one required visitor car parking lot, which is not sought to be provided on site.

**Planning Permit Trigger**

- Clause 32.08-3 (Subdivision of land)
- Clause 32.08-7 (Construction of two or more dwellings on a lot)
- Clause 43.01-1 (Demolition, buildings and works to construct a building/s, and subdivision of land)
- Clause 52.06-3 (Reduction of car parking requirements)

**Relevant Planning Provisions**

The following provisions of the Wangaratta Planning Scheme are relevant to this proposal:

<b>Policy:</b>	<b>Objective/Strategy:</b>
Clause 02.03-5 (Built form and heritage)	<p>Council seeks to:</p> <ul style="list-style-type: none"> <li>• Encourage the restoration and reconstruction of heritage places in the Heritage Overlay.</li> <li>• Encourage built form that is proportionate in scale and respects places of identified heritage value.</li> </ul>
Clause 02.03-6 (Housing)	<p><i>Diversity</i></p> <p>The majority of existing housing in the municipality is detached, with approximately 80 per cent of the projected growth also expected to be detached dwellings. There is a shortage of housing stock that caters for lower income groups including students, the elderly and people experiencing social disadvantage. Affordable housing close to the Wangaratta Central Activities Area and future Neighbourhood Activity Centres will provide access to employment and services.</p>
Clause 02.03-7 (Economic development)	<p><i>Industry</i></p> <p>Wangaratta is a regional commercial, service and manufacturing centre with strengths in metal fabrication and engineering, trade and technical services, textiles and timber processing.</p>
Clause 11.02-1S (Development capacity)	<p>To ensure sufficient development opportunities are available to meet the needs of current and future Victorians.</p>

Clause 15.01-1S (Urban design)	<p>To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.</p> <p>Strategies include:</p> <ul style="list-style-type: none"> <li>Require development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape and climate.</li> </ul>
Clause 15.01-2S (Building design)	<p>To achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.</p> <p>Strategies include:</p> <ul style="list-style-type: none"> <li>Improve the energy performance of buildings through siting and design measures that encourage: <ul style="list-style-type: none"> <li>Passive design responses that minimise the need for heating, cooling and lighting.</li> <li>On-site renewable energy generation and storage technology.</li> <li>Use of low embodied energy materials.</li> </ul> </li> <li>Encourage development to retain existing vegetation.</li> </ul>
Clause 15.01-3S (Subdivision design)	<p>To ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods.</p>
Clause 15.01-5S (Neighbourhood character)	<p>To recognise, support and protect neighbourhood character, cultural identity, and sense of place.</p> <p>Strategies include:</p> <ul style="list-style-type: none"> <li>Ensure the preferred neighbourhood character is consistent with medium and higher density housing outcomes in areas identified for increased housing.</li> </ul>

	<ul style="list-style-type: none"> <li>• 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:             <ul style="list-style-type: none"> <li>○ Pattern of local urban structure and subdivision.</li> <li>○ Underlying natural landscape character and significant vegetation.</li> <li>○ Neighbourhood character values and built form that reflect community identity.</li> </ul> </li> </ul>
Clause 15.01-5L (Neighbourhood character)	Protect areas of heritage value, neighbourhood character and court or cul-de-sac locations from development that will undermine the character or amenity of these areas.
Clause 15.03-1S (Heritage conservation)	<p>To ensure the conservation of places of heritage significance.</p> <p>Strategies include:</p> <ul style="list-style-type: none"> <li>• Encourage appropriate development that respects places with identified heritage values.</li> <li>• Retain those elements that contribute to the importance of the heritage place.</li> <li>• Encourage the conservation and restoration of contributory elements of a heritage place.</li> <li>• Ensure an appropriate setting and context for heritage places is maintained or enhanced.</li> <li>• Support adaptive reuse of heritage buildings where their use has become redundant.</li> </ul>
Clause 15.03-1L (Heritage places and precincts)	<ul style="list-style-type: none"> <li>• Discourage the demolition of a significant or contributory building unless and only to the extent that the building is structurally unsound or cannot be feasibly reused.</li> <li>• Design infill buildings to be compatible with, and recessive to, the significance of the</li> </ul>



	<p>heritage place and adjoining heritage places.</p> <ul style="list-style-type: none"> <li>• Locate car parking areas and crossovers to the rear or to the side of a heritage place.</li> <li>• Design subdivision to be in keeping with the historic subdivision character of the site, the significance of the heritage place and any adjacent heritage places.</li> </ul>
Clause 16.01-1S (Housing supply)	<p>To facilitate well-located, integrated and diverse housing that meets community needs.</p> <p>Strategies include:</p> <ul style="list-style-type: none"> <li>• Plan to accommodate housing targets specified in this clause by ensuring zones and overlays deliver sufficient realisable development capacity.</li> <li>• Ensure that an appropriate quantity, quality and type of housing is provided, including aged care facilities and other housing suitable for older people, supported accommodation for people with disability, rooming houses, student accommodation and social housing.</li> <li>• Increase the proportion of housing in urban areas with good access to opportunities and services (including under-utilised urban land) and reduce the share of new dwellings in greenfield, fringe and dispersed development areas.</li> <li>• Encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.</li> <li>• Identify opportunities for increased residential densities to help consolidate urban areas.</li> <li>• Facilitate diverse housing that offers choice and meets changing household needs by</li> </ul>

	<p>widening housing diversity through a mix of housing types.</p> <ul style="list-style-type: none"> <li>• Encourage the development of well-designed housing that: <ul style="list-style-type: none"> <li>○ Provides a high level of internal and external amenity.</li> <li>○ Incorporates universal design and adaptable internal dwelling design.</li> </ul> </li> <li>• Support opportunities for a range of income groups to choose housing in well-serviced locations.</li> </ul> <p>The housing target for the municipality is 6,000 houses (established area target).</p>
Clause 16.01-1L (Housing supply)	Support infill development on larger and corner lots in established residential areas.
Clause 16.01-2S (Housing affordability)	<p>To deliver more affordable housing closer to jobs, transport and services.</p> <p>Strategies include:</p> <ul style="list-style-type: none"> <li>• Improve housing affordability by: <ul style="list-style-type: none"> <li>○ Ensuring housing supply continues to be sufficient to meet demand.</li> <li>○ Increasing choice in housing type, tenure and cost to meet the needs of households as they move through life cycle changes and to support diverse communities.</li> <li>○ Promoting good housing and urban design to minimise negative environmental impacts and keep costs down for residents and the wider community.</li> <li>○ Encouraging a significant proportion of new development to be affordable for households on very low to moderate incomes.</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>• Increase the supply of well-located affordable housing by:             <ul style="list-style-type: none"> <li>◦ Facilitating a mix of private, affordable and social housing in suburbs, growth areas, activity centres and urban renewal precincts.</li> </ul> </li> </ul>
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### **Zone**

#### *Clause 32.08 – General Residential Zone – Schedule 1 (GRZ1)*

The purpose of the GRZ1 is as follows:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To encourage development that respects 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 of Clause 32.08-14 relevant to this application are as follows:

- The purpose of this zone.
- For the construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings, the objectives, standards and decision guidelines of Clause 55.
- 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.

### **Overlay**

#### *Heritage Overlay – Bruck Mills & Associated Buildings & Items, Bruck Crt, Wangaratta (HO2)*

The purpose of the HO is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.

- To conserve and enhance heritage places of natural or cultural significance.
- To conserve and enhance those elements which contribute to the significance of heritage places.
- To ensure that development does not adversely affect the significance of heritage places.
- To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

The decision guidelines of Clause 43.01-8 relevant to this application are:

- The Municipal Planning Strategy and the Planning Policy Framework.
- The significance of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place.
- Any applicable statement of significance (whether or not specified in the schedule to this overlay), heritage study and any applicable conservation policy.
- Whether the location, bulk, form or appearance of the proposed building will adversely affect the significance of the heritage place.
- Whether the location, bulk, form and appearance of the proposed building is in keeping with the character and appearance of adjacent buildings and the heritage place.
- Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place.
- Whether the proposed works will adversely affect the significance, character or appearance of the heritage place.
- Whether the proposed subdivision will adversely affect the significance of the heritage place.
- Whether the proposed subdivision may result in development which will adversely affect the significance, character or appearance of the heritage place.

### **Particular Provisions**

#### *Clause 52.06 – Car parking*

The purpose of this provision is as follows:

- To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.
- To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.
- To support sustainable transport alternatives to the motor car.
- To promote the efficient use of car parking spaces through the consolidation of car parking facilities.
- To ensure that car parking does not adversely affect the amenity of the locality.
- To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.

Pursuant to Table 1 of Clause 52.06-5, the following car parking spaces are required for the proposed development:

- 1 car parking space to each 1 or 2 bedroom dwelling.
- 2 car parking spaces to each 3-or-more bedroom dwelling.
- 1 visitor car parking space to every five dwellings.

Bruck House itself benefits from a car parking credit, as the car parking on the land is associated with the caretaker's residence. There will still be room for at least two vehicles to park at the front of Bruck House if necessary.

For the proposed dwellings, one car parking space must be provided to each dwelling and one visitor car parking space is required. Each dwelling has been afforded its own parking space, although the visitor space is not proposed to be provided.

The proposed car parking and access layout is consistent with the design standards set out at Clause 52.06-9 of the Scheme.

*Clause 53.01 – Public open space contribution and subdivision*

A public open space contribution is considered to be required in this instance as whilst the subdivision is for two lots, each lot will contain more than one dwelling which could be further excised.

*Clause 55 – Two or more dwellings on a lot and residential buildings*

The purpose of this provision is as follows:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To achieve residential development that respects the existing neighbourhood character or which contributes to a preferred neighbourhood character.
- To encourage residential development that provides reasonable standards of amenity for existing and new residents.
- To encourage residential development that is responsive to the site and the neighbourhood.

The proposal is generally consistent with the standard and objectives of this provision. Variations are proposed as follows:

Clause & Objective	Comments
Clause 55.02-3 (Side and rear setbacks – Standard B2-3)	The side setbacks comply with this standard although the rear setbacks are not compliant in order to ensure adequate separation from the neighbouring dwelling and to reduce vegetation impacts.

Clause 55.03-12 (Accessibility for apartment developments – Standard B3-12)	Clear entrance openings are proposed to each townhouse, although as each dwelling is proposed to have the bedrooms on the first floor, this standard is not explicitly complied with.
-----------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

It should be noted that where an application meets the standards under Clauses 55.02, 55.04-1, 55.04-2, 55.04-3, 55.04-4 and 55.05-2, the application is exempt from the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

*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 proposal is generally consistent with the standard and objectives of this provision.

*Clause 65.01 – Approval of an application or plan*

The following decision guidelines of this provision are relevant to this application:

- The purpose of the zone, overlay or other provision.
- The orderly planning of the area.
- The impact the use or development will have on the current and future development and operation of the transport system.

**Internal Departmental Advice**

Department	Response
Tech Services	No objection to the issue of a permit, subject to conditions relating to drainage and access.
Heritage Advisor	Two separate reviews were sought, with both objecting to the demolition of the caretaker's residence in its entirety.

### **Advertising**

The application was advertised to adjoining landowners/occupiers, and a site notice was placed on the land. 18 objections were received.

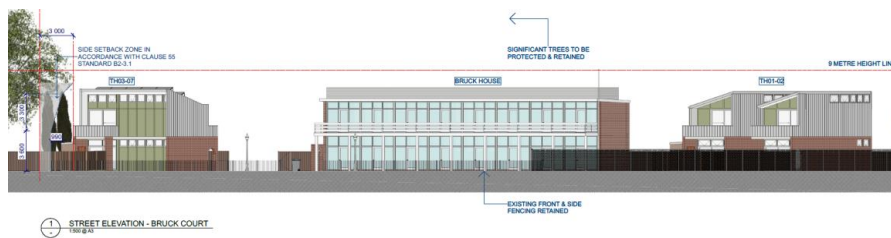
The issues raised in the submission are summarised below and comments made.

Issue	Comment
Covenant on the land prohibiting alterations.	The subject site is not affected by any restrictive covenants or agreements that have been registered to the title of the land.
The proposed buildings are not in keeping with the current buildings.	The proposed development has sought to take on the form and material details of Bruck House itself.
Increase noise and traffic.	This is discussed later in this report.
Security concerns.	Given that the development is for residential purposes, it is not considered that there would be any security issues associated with the development. The dwellings will have adequate site lines to the public realm for continued passive surveillance.
Demolition of caretaker's residence not appropriate as it is one of four matching residences designed by Robin Boyd.	This is discussed later in this report.
Concerns regarding overlooking.	Permeable screening is to be provided to the first floor balconies with potential to overlook the private open space of the adjoining residential property. This is compliant with the requirements of Clause 55.
No overshadowing studies.	Overshadowing diagrams were later supplied that demonstrated that the adjoining residential property would not be detrimentally overshadowed.
The proposal is not consistent with the character of Bruck Court.	This is discussed later in this report.

Issue	Comment
The increase in bins will lead to odour and visual amenity issues if residents all put their bins on the nature strip all at the same time.	Bin collection will be from Frank Hayes Drive, which does not currently have any bin collection from the adjoining residences. Therefore, there will be no change to bin collection on Bruck Court.
The proposal exaggerates the condition of the caretaker's residence.	<p>A structural report was provided as part of the application which stated that the external brick walls were in relatively sound condition but were subject to separation lines in the mortar joints, the internal stud partition walls were subject to extensive termite damage which has resulted in a steel beam settling incorrectly in the main bedroom, foundation movement has caused cracking and other wall damage with non-complaint waterproofing in wet areas as a result.</p> <p>The report stated that were the building to be retained that extensive works were required to be carried out which would result in exterior alterations to the building.</p> <p>Council officers attended the site and inspected the internal state of the caretaker's residence and confirm the condition report.</p>
The proposed development is not recessive or sympathetic to the heritage significance of the site and surrounds.	This is discussed later in this report.
The caretaker's residence is of state heritage significance.	The heritage study identifies the site as being of local heritage significance. The site is not on the Victorian Heritage Register.
There is a subdivision proposed on adjacent land which can support housing supply.	The application on the land at 19-81 Sisely Avenue is within the Industrial 1 Zone and, if permitted, would not be able to be used for accommodation purposes.
A saw tooth roof line is not sympathetic.	The application does not propose a sawtooth roof. This is a mis-interpretation of the elevation plans due to the staggering of each townhouse. The roofline to each townhouse is a skillion, similar to that of the adjacent buildings.

### **Planning Assessment**





### ***Zoning, heritage and neighbourhood character considerations***

There are conflicting opinions around the appropriateness of the proposed demolition and development. The heritage advice provided as part of the application deems the proposal to be acceptable, whereas heritage advice obtained through the assessment process disagrees with that assessment. Therefore, the assessment herein must decide whether the proposal, on balance of considerations of heritage, housing supply and the purpose of the zone, is suitable for support.

The General Residential Zone is no longer considered a low growth zone. PPN91 (Using the residential zones) updated the use of the residential zones, with the following instructions applied to the GRZ1:

*Applied to areas where housing development of three storeys exists or is planned for in locations offering good access to services and transport.*

Whilst the application of the GRZ1 in this instance is historic (i.e. pre-dates the PPN91) and it is fairly unlikely to see the intensity of development sought in the above statement in regional towns, it still outlines the general intent for the GRZ1. The GRZ1 supports higher density residential development in areas that have good access to services and infrastructure, therefore, context is a major consideration for ensuring that any development is appropriate.

The context of the subject site herein is a larger site (approximately 2800sqm) that is nestled amongst an intact (in terms of heritage retention), established residential neighbourhood. The intactness of the subdivision pattern and dwelling siting within the immediate area contributes to the neighbourhood character of the area. The development rhythm consists of predominately single storey, detached residences with landscaped front gardens in either the mid-century modern design (Robin Boyd designed) or the more common double fronted, brick with a hipped roof style. The immediate area is covered by a heritage overlay (HO2), which seeks to protect the social significance of the employee housing associated with the Bruck Mills. The heritage study associated with the HO2 identifies the subject buildings as contributing to the understanding of the development of the Bruck enterprise and its importance to Wangaratta, and “may have social significance”. Social significance means that there is a contemporary communal attachment, beyond aesthetic or historical value. Therefore, the purpose of the caretaker’s residence for employee housing associated with Bruck House and Bruck Mills is the key heritage consideration herein.

The first consideration must be whether the loss of the caretaker's residence is acceptable. This building is one of five nearly identical employee residences designed by Robin Boyd in the early 1950s. The other residences have remained largely intact, whilst the caretaker's residence has been subject to alterations over the years and is not currently in a habitable condition. Due to its unhabitable condition, the building no longer serves its intended social function (employee accommodation). A condition report supplied with the application indicates that significant works would be required to make the building habitable, which may further impact its heritage value. Further, local heritage policy permits the consideration of demolition of heritage buildings where the structure may be unsound or cannot be feasibly reused.

So, is the loss of this building acceptable? In isolation and without an appropriate infill development application, the easy answer is no. Although, sufficient evidence regarding the condition of the building and an appropriate infill development application have been supplied. Further discussion regarding design considerations of that development will be explored below, although it is important to note that the purpose of the proposed development is to provide employee housing for Bruck Textiles (formerly Bruck Mills). Therefore, the social aspect of the heritage significance will be reinstated via a new development. Further to this, the structure is not the most intact example of the individual employee houses identified in the HO2, and the remaining structures will continue to be protected by the heritage overlay.

In relation to the proposed development, consideration should be given to the original design intent of the modernist design approach. These key principles include clean lines, open plans, integration with nature and honest use of materials. Infill heritage development should avoid pastiche – that is, new development should complement rather than mimic the original. The proposed development seeks to maintain the horizontal emphasis of Bruck House, with the townhouses to be no taller than Bruck House, and respects the human scale typical of mid-century modernism. The proposal also seeks to preserve the relationship between the development and the site, with courtyards and landscaping to be provided/retained.

Whilst the proposal adopts a number of aspects seen on Bruck House, it is also legible and distinguishable as contemporary while being sympathetic to the original. Some of the comments received throughout the assessment process have deemed the proposed development as being inappropriate due to scale, siting and appearance. The officer assessment herein disagrees with those positions put forward. Those comments are focussed on heritage considerations and have not considered other decision criteria under the other applicable parts of the Planning Scheme.

The proposal provides a number of design responses to soften the appearance of the development and provide a higher level of integration with the streetscape character. The proposal seeks to stagger the two-storey buildings, this seeks to replicate the existing building siting and reduce overall visual bulk when viewed from Bruck Court. The proposed roof forms seek to replicate similar roof forms found within the site and surrounds, and the western two townhouses will be essentially obscured by Bruck House itself. The materials selected complement

the original palette and the overall design respects the social significance of mid-century modernism.

In addition to the above, the subject site is well located for pedestrian, private vehicle and public transport opportunities back into the central township. The site is within proximity to walking and cycling trails and open space reserves. The site is considered to be appropriately located to promote a higher density of residential development and ensure that future residents have good access to services and facilities. Further, the proposal is consistent with the policy objectives for the supply of housing and housing diversity. The mix of two-bedroom dwellings promotes choice and diversity for households with different requirements and is suitable for ensuring appropriate housing supply for employee accommodation.

#### ***Traffic and parking considerations***

The subject site is located on a residential cul de sac that meanders and intersects with Sisely Avenue. The proposal seeks to provide all car parking internal to the development, except for one visitor car parking space. The proposal seeks to direct new vehicle traffic via Frank Hayes Drive, and any visitors will likely utilise that street to access the land. Therefore, it is considered unlikely that there will be an increase in on-street parking demand on Bruck Court resulting from the development.

#### ***Subdivision considerations***

The application seeks to subdivide the land into two, effectively forming a lot with two new townhouses and Bruck House and another one with five townhouses on it. The proposed boundary would have minimal impact on the garden setting around Bruck House, and any future fencing would require subsequent approval. Therefore, the subdivision is considered to be a natural accompaniment to the development outcome.

#### **Conclusion**

The proposal is considered to represent an orderly planning outcome and is sited appropriately to take advantage of good transport options and proximity to the central commercial area of Wangaratta. The proposal provides a good design response to the heritage built form and seeks to minimise any potential impacts from the two-storey built form through siting, setback and roof form design. The proposal achieves a balance between heritage considerations and contemporary functionality whilst supporting housing supply targets for Wangaratta. Therefore, the proposal is considered to represent an appropriate outcome and supports dwelling diversity and supply within Wangaratta.

#### **Recommendation:**

That Council issue a Notice of Decision to Grant a Planning Permit for the demolition of an existing dwelling (caretaker's residence), buildings and works for the construction of seven dwellings, reduction of car parking requirements and subdivision of land into two lots at 15A Bruck Court Wangaratta, subject to the below conditions.

**Communication:**

That the applicant and objectors be advised of Council's decision.

**Proposed conditions:****Amended plans**

1. Before the demolition or development starts or before the certification of the plan of subdivision, plans must be approved and endorsed by the responsible authority. The plans must:
  - a. be prepared to the satisfaction of the responsible authority
  - b. be drawn to scale with dimensions
  - c. submitted in electronic form
  - d. be generally in accordance with the plans forming part of the application and identified as but amended to show the following details:
    - i. A detailed landscape plan in accordance with condition 11 of this permit.
    - ii. A Conservation Management Plan for Bruck House, which includes a condition report and recommendations for the ongoing conservation and management on the building and any works to remove/replace inappropriate alterations or additions to the building.
    - iii. A photographic archival study of the building to be demolished completed by a suitably qualified heritage professional, to include:
      - each elevation of the building
      - the interior of the building
      - architectural design detailing of the building
      - a statement prepared by an architectural historian describing and explaining both the design and construction of the building and the photographs.

**General - development**

2. 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.
3. The layout of the demolition and development must not be altered from the layout on the approved and endorsed plans without the written consent of the responsible authority.
4. Unless otherwise agreed in writing by the responsible authority, the recommendations of the endorsed Conservation Management Plan must be undertaken prior to the occupation of the final approved dwelling, to the satisfaction of the responsible authority.

5. All external materials, finishes and paint colours are to be to the satisfaction of the responsible authority.
6. Any new dwelling allowed by this permit must not be connected to a reticulated gas service (within the meaning of clause 53.03 of the Wangaratta Planning Scheme). This condition continues to have force and effect after the development authorised by this permit has been completed.
7. No plant, equipment, services or architectural features other than those shown on the approved plans are permitted above the roof level of the building(s).
8. Before the development is occupied, all new or extended walls on or facing the boundaries of adjoining properties must be cleaned and finished to the satisfaction of the responsible authority.
9. All piping and ducting (excluding down pipes, guttering and rainwater heads) must be concealed from public view to the satisfaction of the responsible authority.
10. Car spaces, access lanes and driveways must be kept available for these purposes at all times and maintained to the satisfaction of the responsible authority.
11. All waste and recyclables for each dwelling must be stored in an area set aside for this purpose. This area must be screened from public view to the satisfaction of the responsible authority.
12. Before the development starts, a landscape plan must be approved and endorsed by the responsible authority. The landscape plan must:
  - a. be prepared to the satisfaction of the responsible authority
  - b. be prepared by a suitably qualified person
  - c. have plans drawn to scale with dimensions
  - d. be submitted to the responsible authority in electronic form
  - e. include the following:
    - i. layout of landscaping and planting within all open areas of the subject land
    - ii. a survey (including botanical names) of all existing vegetation to be retained and/or removed
    - iii. buildings and trees (including botanical names) on neighbouring properties within three metres of the boundary
    - iv. details of surface finishes of pathways and driveways
    - v. a planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant (new planting should be consistent with the modernism approach of the original landscaping on the land)
    - vi. details of how the project responds to water sensitive urban design principles, including how storm water will be mitigated, captured, cleaned and stored for onsite use and the location

and type of irrigation systems to be used including the location of any rainwater tanks to be used for irrigation

The responsible authority may consent in writing to vary any of these requirements.

13. Before the dwellings are occupied, all landscaping works as shown on the endorsed plan must be carried out and completed to the satisfaction of the responsible authority. When the landscaping works have been completed, written confirmation must be provided to the satisfaction of the responsible authority that landscaping on the land has been undertaken in accordance with the endorsed landscaping plans.
14. At all times the landscaping shown on the approved landscape plan must be maintained (including the replacement of any dead, diseased or damaged plants or landscaped areas) to the satisfaction of the responsible authority.
15. 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 outside of the subject site to the satisfaction of the responsible authority.
16. Before the dwellings are occupied, all noxious weeds on the land must be eradicated to the satisfaction of the responsible authority.
17. 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, movements or vehicles and the likes), must be reinstated to the satisfaction of the responsible authority and at the cost of the permit holder.

#### General – subdivision

18. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity and gas (where it is proposed to be connected) services to each lot shown on the endorsed plan in accordance with the authority's requirements and relevant legislation at the time.
19. 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.
20. The plan of subdivision submitted for certification under the Subdivision Act 1988 must be referred to the relevant authority in accordance with Section 8 of that Act.
21. Before a Statement of Compliance for the plan of subdivision is issued under the Subdivision Act 1988, the applicant or owner must pay a monetary contribution being equal to 5% of the total value of all of the land

in the subdivision for public open space in accordance with the schedule to Clause 53.01 of the planning scheme. The responsible authority may delay the time for payment of the monetary contribution by agreement in writing with the applicant or owner.

22. 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.
23. 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.
24. 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 time; 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.

#### Technical Services requirements

##### *General*

25. 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.
26. The permit holder must complete full construction of all new access ways, parking areas, drainage, on-site detention, and related infrastructure. All



works must conform to plans and specifications approved by the Responsible Authority.

#### *Earthworks*

27. Prior to the issue of a statement of compliance the permit holder must satisfy the Responsible Authority that any fill required to meet drainage, building, parking and/or access requirements has been selected, placed, and compacted in layers according to IDM standards.

#### *Drainage & On-Site Detention*

28. Before construction begins, drainage and on-site detention plans and computations, prepared according to IDM procedures and criteria, must be submitted to the Responsible Authority for approval.

29. 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 the subject property 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 the subject property 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 accordance with table 13 of the IDM for residential developments older areas. The storage volume provided will be equal to or greater than the IDM default volume. Detention systems are to be designed to split detention volumes between above ground and below ground systems. The outflow through the control device and overflow from any storage will be collected and conveyed by underground pipes to a legal point of discharge.
- d. Any in-ground on-site detention will provide blockage protection for the outflow control device and provide an overflow path should blockage occur.
- e. Any easements required to facilitate future connection to, and maintenance of, drainage infrastructure serving more than one Lot or property have been created.

#### *Water-Sensitive Urban Design*

30. 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*

31. Prior to the issue of a statement of compliance the permit holder must satisfy the Responsible Authority that:
- a. The frontage of the property along Frank Hays Avenue must be constructed with a B2 (industrial) kerb and channel, including appropriate underground drainage, in accordance with the Infrastructure Design Manual (IDM) standards.
  - b. A concrete footpath must be constructed along the property frontage in accordance with Infrastructure Design Manual (IDM) standards.

#### *Property access*

32. Prior to the issue of a statement of compliance the permit holder must satisfy the Responsible Authority that:
- a. A vehicle crossing providing each Lot with safe and convenient access to and from a suitable public road has been designed, constructed, sealed and drained to IDM standards.
  - b. All common property driveways must be constructed, drained, and sealed according to IDM standards to the parking area of each dwelling.
  - c. Vehicles can enter and leave each Lot travelling forward, using no more than a three-point turn.

#### *Construction*

33. Before construction begins, 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; and
  - j. Avoid having such materials deposited on public land by construction vehicles; and
  - k. Establish and maintain all recommended Tree Protection Zones.

34. 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.
35. 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.
36. 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. 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 transferred to Council*

37. 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.
38. 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.
39. 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 development, 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 development. 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 development. 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 development.

- e. Arrange CCTV verification of all underground drainage assets to be handed over to Council at the conclusion of the development and supply the results of that verification to Council in the format specified in the IDM.
40. Prior to the issue of a statement of compliance as-constructed drawings covering all civil construction works for the development / 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.

#### Permit expiry

41. This permit as it relates to development (buildings and works) will expire if one of the following circumstances applies:
- a. The development (including demolition) is not started within 2 years of the issued date of this permit.
  - b. The development (including demolition) is not completed within 4 years of the issued date of this permit.

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.

42. This permit as it relates to development (subdivision) will expire if one of the following circumstances applies:
- a. The plan of subdivision has not been certified under the Subdivision Act 1988 within 2 years of the issued date of this permit.
  - b. A statement of compliance is not issued within 5 years of the date of certification.

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.



Rural City of  
Wangaratta

Planning Enquiries  
Phone: (03) 5722 0888  
Web: [www.wangaratta.vic.gov.au](http://www.wangaratta.vic.gov.au)

**Office Use Only**

VicSmart? ☐ YES ☐ NO

Specify class of VicSmart application:

Application No.: Date Lodged: / /

## Application for a Planning Permit

If you need help to complete this form, read MORE INFORMATION at the back of this form.

**Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any concerns, please contact Council's planning department.**

**Questions marked with an asterisk (\*) must be completed.**

**If the space provided on the form is insufficient, attach a separate sheet.**

**Click for further information.**

### Application Type

Is this a VicSmart application?\*

☒ No ☐ Yes

If yes, please specify which

VicSmart class or classes:.....

**Classes of VicSmart application are listed in zones, overlays, particular provisions and the schedule to Clause 59.15**

### Pre-application Meeting

Has there been a  
pre-application meeting  
with a Council planning  
officer?

☐ No ☒ Yes

If 'Yes', with whom?: Holly Sawyer & Stephen Swart

Date: 26/11/2024

day / month / year

### The Land

Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

**Street Address \***

Unit No.: St. No.: 15A St. Name: Bruck Court  
Suburb/Locality: Wangaratta Postcode: 3677

**Formal Land Description \***

Complete either A or B.

**This information can be found on the certificate of title.**

If this application relates to more than one address, attach a separate sheet setting out any additional property details.

A Lot No.: 2 ☐ Lodged Plan ☐ Title Plan ☒ Plan of Subdivision No.: 408232  
**OR**  
B Crown Allotment No.: Section No.:  
Parish/Township Name:



## The Proposal

You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.

For what use, development or other matter do you require a permit? \*

Proposed staff accommodation at 15A Bruck Court Wangaratta.

The proposal involves:

- Demolition of the existing dilapidated caretaker's cottage & associated outbuildings (Refer attached Structural Report).
- Construction of 7 terrace style, two bed townhouses and associated landscape works.
- Subdivision of the existing lot into two lots. Lot 1 will consist of the existing "Bruck House" building and 2 x two bed townhouses. Lot 2 will consist of 5 x two bed townhouses with driveway access off Frank Hayes Drive.

Refer attached drawings, Structural Report, Statement of Heritage Impact & Clause 55 compliance checklist.

Provide additional information about the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

Cost \$ 2,000,000.00

You may be required to verify this estimate. Insert '0' if no development is proposed.

Estimated cost of any development for which the permit is required \*

If the application is for land within **metropolitan Melbourne** (as defined in section 3 of the *Planning and Environment Act 1987*) and the estimated cost of the development exceeds \$1 million (adjusted annually by CPI) the Metropolitan Planning Levy **must** be paid to the State Revenue Office and a current levy certificate **must** be submitted with the application. Visit [www.sro.vic.gov.au](http://www.sro.vic.gov.au) for information.

## Existing Conditions

**Describe how the land is used and developed now \***

For example, vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Two storey "Bruck House" visitor centre & accommodation building and associated single storey Caretakers Cottage with attached carport and services wing.

Provide a plan of the existing conditions. Photos are also helpful.

## Title Information

**Encumbrances on title \***

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- ☐ Yes (If 'yes' contact Council for advice on how to proceed before continuing with this application.)
- ☒ No
- ☐ Not applicable (no such encumbrance applies).

Provide a full, current copy of the title for each individual parcel of land forming the subject site. The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', for example, restrictive covenants.



## Applicant and Owner Details

Provide details of the applicant and the owner of the land.

### Applicant \*

The person who wants the permit.

Please provide at least one contact phone number \*

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

Please provide at least one contact phone number \*

### Owner \*

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

Name:		
Title: Mr	First Name: Steven	Surname: Bishop
Organisation (if applicable): SJ Bishop Architect		
Postal Address:		
Unit No.:	St. No.: 12-14	St. Name: Conran Drive
Suburb/Locality: Ocean Grove		State: Vic Postcode: 3226
Phone: 0424 190 874		Mobile: 0424 190 874
Email: stevenb@sjbishop.com		

Contact person's details*			Same as applicant <input checked="" type="checkbox"/>
Name:			
Title:	First Name:	Surname:	
Organisation (if applicable):			
Postal Address:			
Unit No.:	St. No.:	St. Name:	
Suburb/Locality:		State:	Postcode:
Phone: 0424 190 874		Mobile: 0424 190 874	
Email: stevenb@sjbishop.com			

Name:			Same as applicant <input type="checkbox"/>
Title: Mr	First Name: Philip	Surname: Bart	
Organisation (if applicable): MARK FOYS PTY LTD			
Postal Address:			
Unit No.:	St. No.: 791	St. Name: Botany Rd	
Suburb/Locality: Rosebery		State: NSW	Postcode: 2018
Owner's Signature (Optional):		Date:	
		day / month / year	

## Information requirements


Is the required information provided?

Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist.

☒ Yes ☐ No

## Declaration

This form must be signed by the applicant \*

 Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

I declare that I am the applicant; and that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.

Signature:

Date: 6/06/2025

day / month / year



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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

**REGISTER SEARCH STATEMENT (Title Search) Transfer of  
Land Act 1958**

Page 1 of 1

VOLUME 10434 FOLIO 246

Security no : 124125145128Q  
Produced 06/06/2025 03:44 PM**LAND DESCRIPTION**

Lot 2 on Plan of Subdivision 408232F.  
PARENT TITLE Volume 10192 Folio 498  
Created by instrument PS408232F 19/03/1999

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor  
MARK FOYS PTY LTD of 791 BOTANY ROAD ROSEBERY NSW 2018  
AG029043W 14/08/2008

**ENCUMBRANCES, CAVEATS AND NOTICES**

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

**DIAGRAM LOCATION**

SEE PS408232F FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NIL

DOCUMENT END



## Imaged Document Cover Sheet

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Document Type	<b>Plan</b>
Document Identification	<b>PS408232F</b>
Number of Pages (excluding this cover sheet)	<b>2</b>
Document Assembled	<b>06/06/2025 15:44</b>

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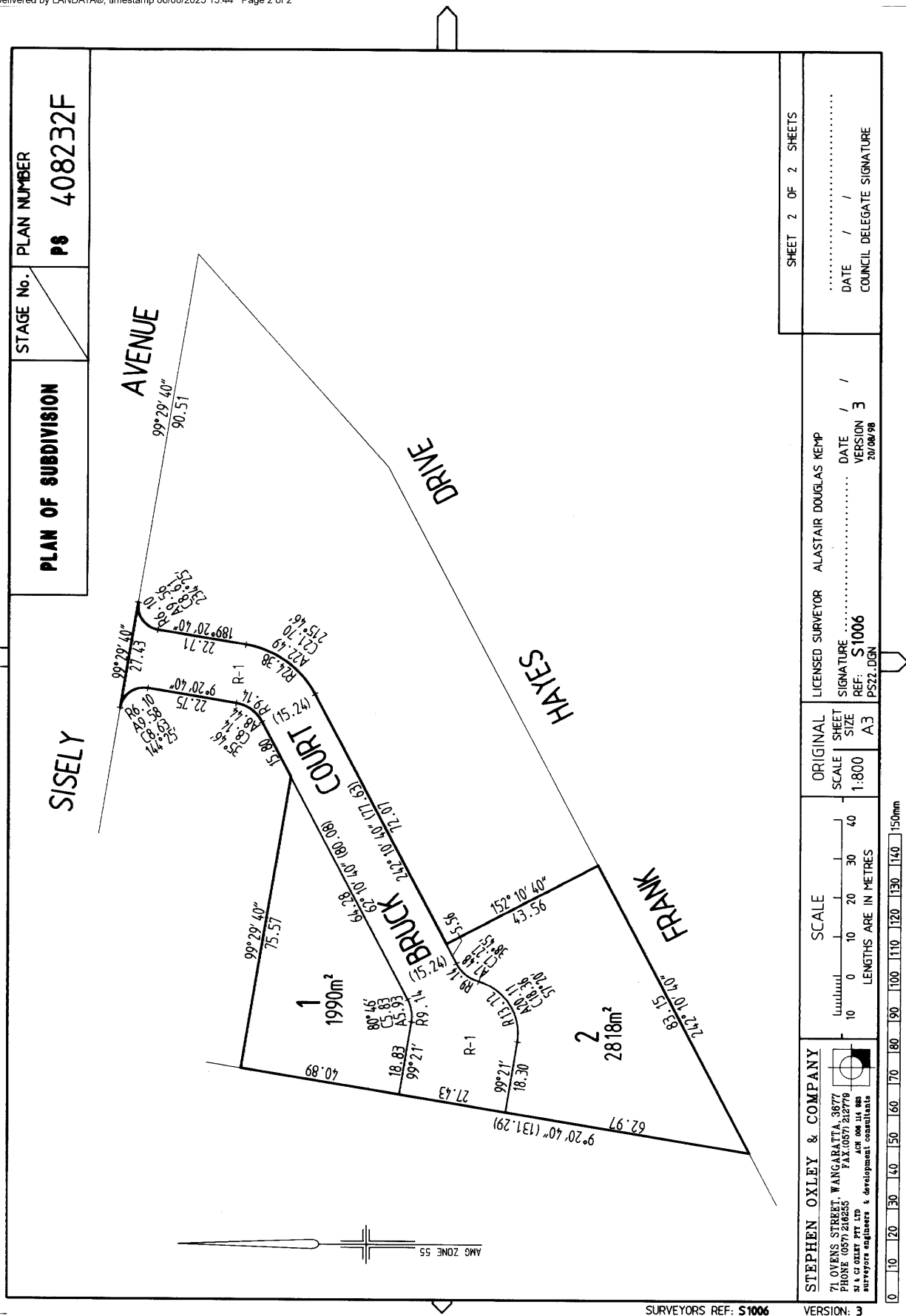
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<b>PLAN OF SUBDIVISION</b>		<b>STAGE No.</b>	<b>LTO USE ONLY</b> <b>EDITION 1</b>	<b>PLAN NUMBER</b> <b>PS 408232F</b>
<b>LOCATION OF LAND</b> <b>PARISH:</b> WANGARATTA NORTH  <b>TOWNSHIP:</b> ----- <b>SECTION:</b> 4 <b>CROWN ALLOTMENT:</b> 1 (PART), 2 (PART), 4 (PART), 5 (PART) <b>CROWN PORTION:</b> ----- <b>LTO BASE RECORD:</b> DCMB <b>TITLE REFERENCES:</b> VOL. 10192 FOL. 498  <b>LAST PLAN REFERENCE:</b> LP 28627 (LOTS 13, 14, 15, 16, 17) PS 408230K (LOT 1) <b>POSTAL ADDRESS:</b> BRUCK COURT <small>(at time of subdivision)</small> WANGARATTA 3677  <b>AMG CO-ORDINATES:</b> <small>(of approximate centre of land in plan)</small> E 437600 N 5975600 ZONE: 55		<b>COUNCIL CERTIFICATION AND ENDORSEMENT</b> <b>COUNCIL NAME :</b> RURAL CITY OF WANGARATTA <b>REF :</b> 1. THIS PLAN IS CERTIFIED UNDER SECTION 6 OF THE SUBDIVISION ACT 1988. 2. <del>THIS PLAN IS CERTIFIED UNDER SECTION 11(7) OF THE SUBDIVISION ACT 1988.</del> <del>DATE OF THE ORIGINAL CERTIFICATION UNDER SECTION 6</del> / / 3. <del>THIS IS A STATEMENT OF COMPLIANCE ISSUED UNDER SECTION 21 OF THE</del> <del>SUBDIVISION ACT 1988.</del> <b>OPEN SPACE</b> (i) A REQUIREMENT FOR PUBLIC OPEN SPACE UNDER SECTION 18 OF THE SUBDIVISION ACT 1988 HAS / HAS NOT BEEN MADE. (ii) <del>THE REQUIREMENT HAS BEEN SATISFIED.</del> (iii) <del>THE REQUIREMENT IS TO BE SATISFIED IN STAGE</del> _____  <b>COUNCIL DELEGATE</b> <b>COUNCIL SEAL</b> _____ <b>DATE</b> 24 / 8 / 98  RE-CERTIFIED UNDER SECTION 11(7) OF THE SUBDIVISION ACT 1988 <b>COUNCIL DELEGATE</b> <b>COUNCIL SEAL</b> <b>DATE</b> / /		
<b>VESTING OF ROADS OR RESERVES</b>		<b>NOTATIONS</b>		
<b>IDENTIFIER</b> ROAD R-1		<b>COUNCIL/BODY/PERSON</b> RURAL CITY OF WANGARATTA		
<b>DEPTH LIMITATION</b> 15.24 METRES BELOW THE SURFACE APPLIES TO ALL THE LAND IN THE PLAN  BRUCK COURT IS ALSO A ROAD ON LP 28627		<b>STAGING</b> THIS <del>IS</del> IS NOT A STAGED SUBDIVISION PLANNING PERMIT No. -----  THE LAND BEING SUBDIVIDED IS ENCLOSED WITHIN THICK CONTINUOUS LINES <b>SURVEY</b> THIS PLAN IS <del>IS NOT</del> BASED ON SURVEY THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No (s) . 72, 82, 88, 208, 310 IN PROCLAIMED SURVEY AREA No. 28		
<b>EASEMENT INFORMATION</b>				
<b>LEGEND:</b> A - APPURTENANT EASEMENT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)				
SECTION 12 (2) OF THE SUBDIVISION ACT 1988 APPLIES TO ALL OF THE LAND IN THIS PLAN				
<b>EASEMENT REFERENCE</b>	<b>PURPOSE</b>	<b>WIDTH (METRES)</b>	<b>ORIGIN</b>	<b>LAND BENEFITED/IN FAVOUR OF</b>
R-1	WAY, DRAINAGE, SEWERAGE & SUPPLY OF GAS, ELECTRICITY & WATER, DATA TRANSMISSION	SEE DIAG.	THIS PLAN	LOTS 1 & 2 ON THIS PLAN
R-1	WAY & DRAINAGE	SEE DIAG.	LP 28627	LOTS ON LP 28627
<b>LTO USE ONLY</b> STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT RECEIVED <input checked="" type="checkbox"/> <b>DATE</b> 25 / 11 / 98  <b>LTO USE ONLY</b> <b>PLAN REGISTERED</b> <b>TIME</b> <b>DATE</b> 19 / 3 / 99 <i>J. Sragami</i> ASSISTANT REGISTRAR OF TITLES SHEET 1 OF 2 SHEETS				
<b>STEPHEN OXLEY &amp; COMPANY</b> 71 OVENS STREET, WANGARATTA, 3677 TEL.(03) 5721 6255 FAX.(03) 5721 27 SU & CO OXLEY PTY LTD ACN 000 114 983 surveyors engineers & development consultants		<b>LICENSED SURVEYOR</b> ALASTAIR DOUGLAS KEMP <b>SIGNATURE</b> ..... <b>DATE</b> / / <b>REF:</b> S1006 <b>VERSION</b> 3 PS21.DGN 20/08/98		
<b>DATE</b> / / <b>COUNCIL DELEGATE SIGNATURE</b> ORIGINAL SHEET SIZE A3				

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## PROPOSED STAFF ACCOMMODATION

AT 15A BRUCK COURT, WANGARATTA VIC 3677

ARCHITECTURAL DRAWINGS	
A-000	COVER SHEET & LOCALITY PLAN
A-003	SITE PLAN - EXISTING & DEMOLITION
A-004	SITE PLAN - PROPOSED
A-005	AREA ANALYSIS DIAGRAMS - SHEET 1
A-006	AREA ANALYSIS DIAGRAMS - SHEET 2
A-100	EXISTING CONDITIONS PLANS - BRUCK HOUSE - GROUND FLOOR
A-101	EXISTING CONDITIONS PLANS - BRUCK HOUSE - FIRST FLOOR
A-102	EXISTING ELEVATIONS - BRUCK HOUSE - SHEET 1
A-103	EXISTING ELEVATIONS - BRUCK HOUSE - SHEET 2
A-104	EXISTING CONDITIONS PLANS - CARETAKER'S COTTAGE
A-110	PROPOSED PLAN - GROUND & FIRST FLOORS TH03-07
A-112	PROPOSED ROOF PLAN - TH03-07
A-120	PROPOSED PLAN - GROUND FLOOR - TH01-02
A-121	PROPOSED PLAN - FIRST FLOOR - TH01-02
A-122	PROPOSED ROOF PLAN - TH01-02
A-210	STREET ELEVATION
A-220	PROPOSED ELEVATIONS - TH03-07 - SHEET 1
A-221	PROPOSED ELEVATIONS - TH031-07 - SHEET 2
A-222	PROPOSED ELEVATIONS - TH01-02 - SHEET 1
A-223	PROPOSED ELEVATIONS - TH01-02 - SHEET 2
A-300	PROPOSED SECTIONS - TYPICAL



VIEW OF BRUCK HOUSE FROM BRUCK COURT

LOCALITY PLAN NTS

NEIGHBOURING DWELLINGS

— WALKER WING (CARETAKER'S RESIDENCE)

— BRUCK HOUSE

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		P2	18/11/2024
		P3	10/02/2025
		P1	27/03/2025
		A	9/06/2025
			FOR DISCUSSION
			FOR DISCUSSION
			FOR REVIEW
			PRELIMINARY SET
			PLANNING PERMIT ISSUE

## NOTES

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E: [stevenb@sjbishop.com](mailto:stevenb@sjbishop.com)  
NSW Arch Reg No. 7733  
VIC Arch Reg No. 15364

PROJECT	
PROPOSED STAFF	
ACCOMMODATION AT	


CLIENT  
AUSTRALIAN TEXTILE MILLS

PROJECT No.  
2109

DRAWING COVER SHEET & LOCALITY PLAN
----------------------------------------

STATUS	PLANNING PERMIT ISSUE
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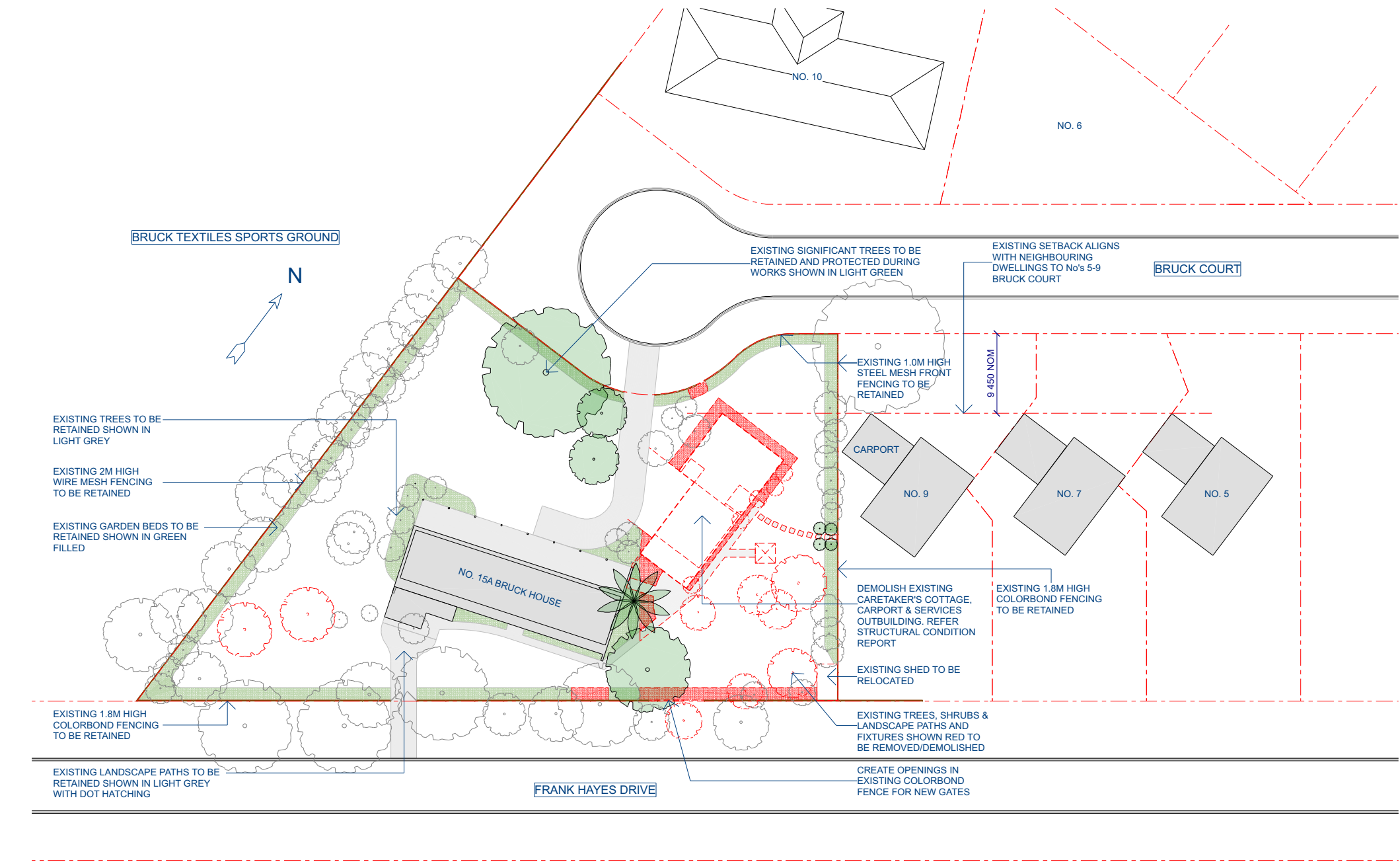
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	<b>SJB</b>	<b>9/06/2025</b>

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A-000	A	

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9/06/2025





1 SITE PLAN - EXISTING & DEMOLITION  
1:500 @ A3

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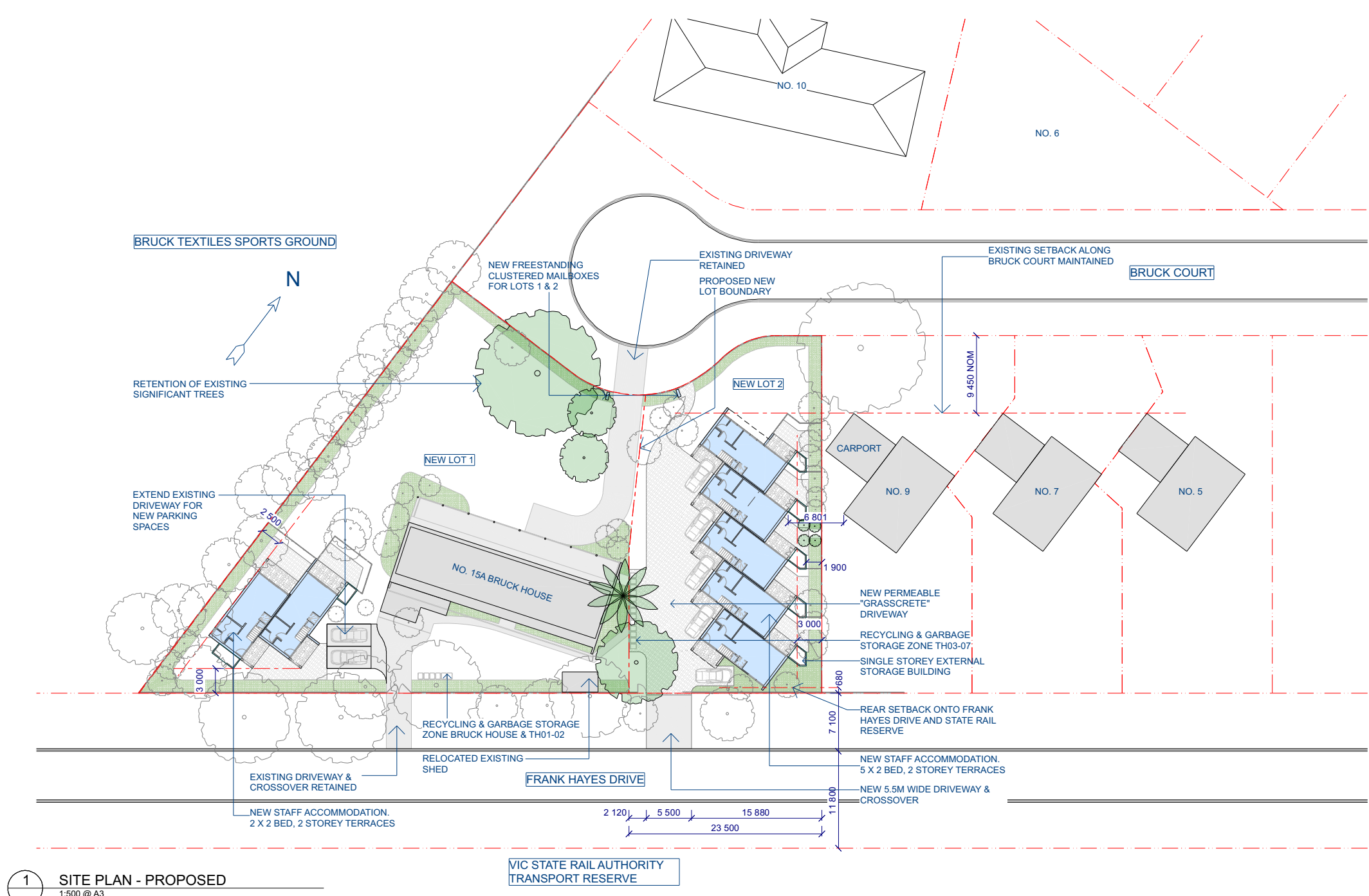
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PROJECT  
PROPOSED STAFF  
ACCOMMODATION AT  
15A BRUCK COURT, WANGARATTA  
  
CLIENT  
AUSTRALIAN TEXTILE MILLS  
  
PROJECT No.  
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DRAWING SITE PLAN - EXISTING & DEMOLITION		
STATUS PLANNING PERMIT ISSUE		
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	SJB	9/06/2025
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1 SITE PLAN - PROPOSED  
1:500 @ A3

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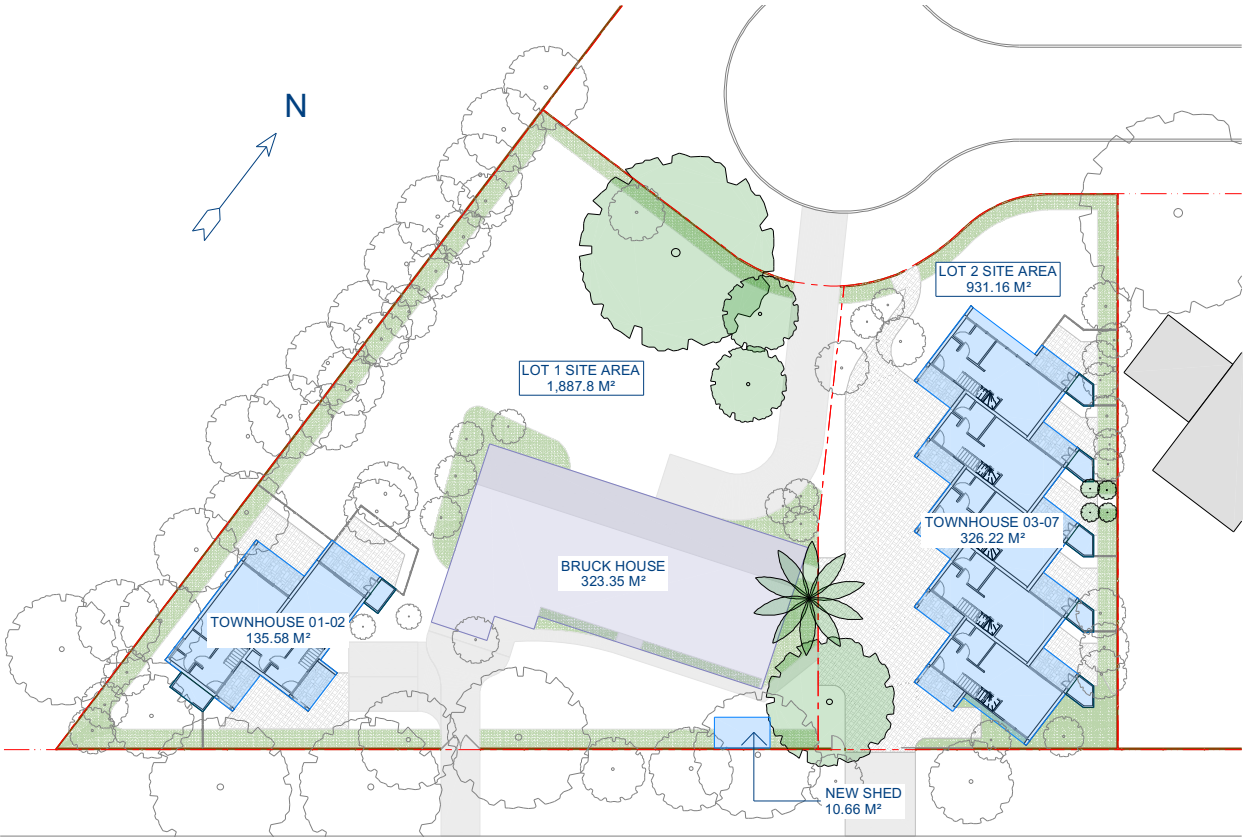
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**PROJECT**  
PROPOSED STAFF ACCOMMODATION AT 15A BRUCK COURT, WANGARATTA  
  
**CLIENT**  
AUSTRALIAN TEXTILE MILLS  
  
**PROJECT No.**  
2109

DRAWING SITE PLAN - PROPOSED		
<b>STATUS</b> PLANNING PERMIT ISSUE		
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	SJB	9/06/2025
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A-004	A	



1 SITE COVERAGE DIAGRAM - PROPOSED  
1:500 @ A3

SITE COVERAGE - LOT 1

ZONING - GENERAL RESIDENTIAL  
MAXIMUM SITE COVERAGE = 65%  
SITE AREA = 1887.8

PROPOSED SITE COVERAGE	AREA (m²)
BRUCK HOUSE	323.35
TOWHOUSE 01-02	135.58
GARDEN SHED	10.66
<b>TOTAL SITE COVERAGE</b>	<b>469.59</b>
<b>SITE COVERAGE %</b>	<b>24.87%</b>

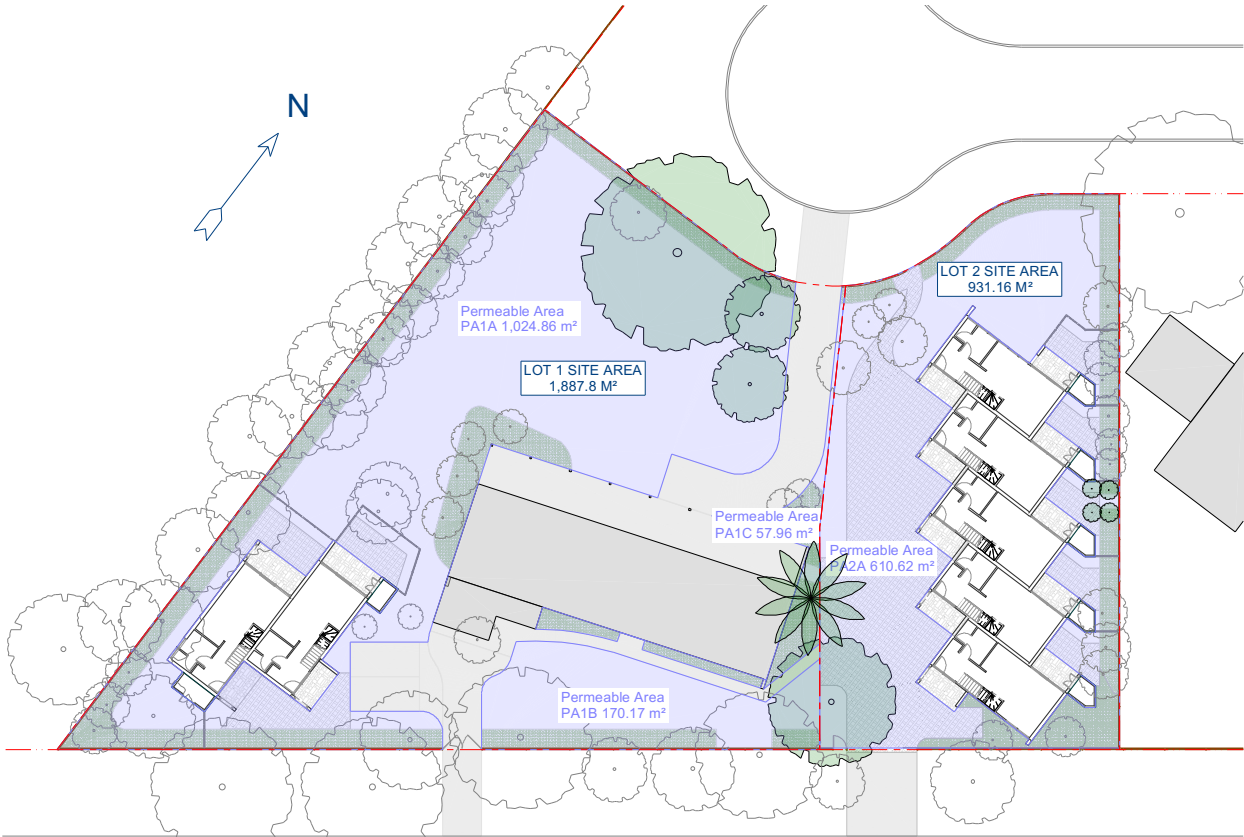
COMPLIES

SITE COVERAGE - LOT 2

ZONING - GENERAL RESIDENTIAL  
MAXIMUM SITE COVERAGE = 65%  
SITE AREA = 931.16

PROPOSED SITE COVERAGE	AREA (m²)
TOWHOUSE 03-07	326.22
<b>TOTAL SITE COVERAGE</b>	<b>326.22</b>
<b>SITE COVERAGE %</b>	<b>35.03%</b>

COMPLIES



2 PERMEABILITY DIAGRAM - PROPOSED  
1:500 @ A3

PERMEABLE AREA - LOT 1

MIN POS REQUIREMENT = 20% OF SITE AREA  
SITE AREA = 1887.8

PERMEABLE AREA	AREA (m²)
PA1A	1024.86
PA1B	170.17
PA1C	57.96
<b>TOTAL PERMEABLE AREA</b>	<b>1252.99</b>
<b>PERMEABLE AREA %</b>	<b>66.37%</b>

COMPLIES

PERMEABLE AREA - LOT 2

MIN POS REQUIREMENT = 20% OF SITE AREA  
SITE AREA = 931.16

PERMEABLE AREA	AREA (m²)
PA2A	610.62
<b>TOTAL PERMEABLE AREA</b>	<b>610.62</b>
<b>PERMEABLE AREA %</b>	<b>65.58%</b>

COMPLIES

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PROJECT  
PROPOSED STAFF  
ACCOMMODATION AT  
15A BRUCK COURT, WANGARATTA

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AREA ANALYSIS DIAGRAMS -  
SHEET 1

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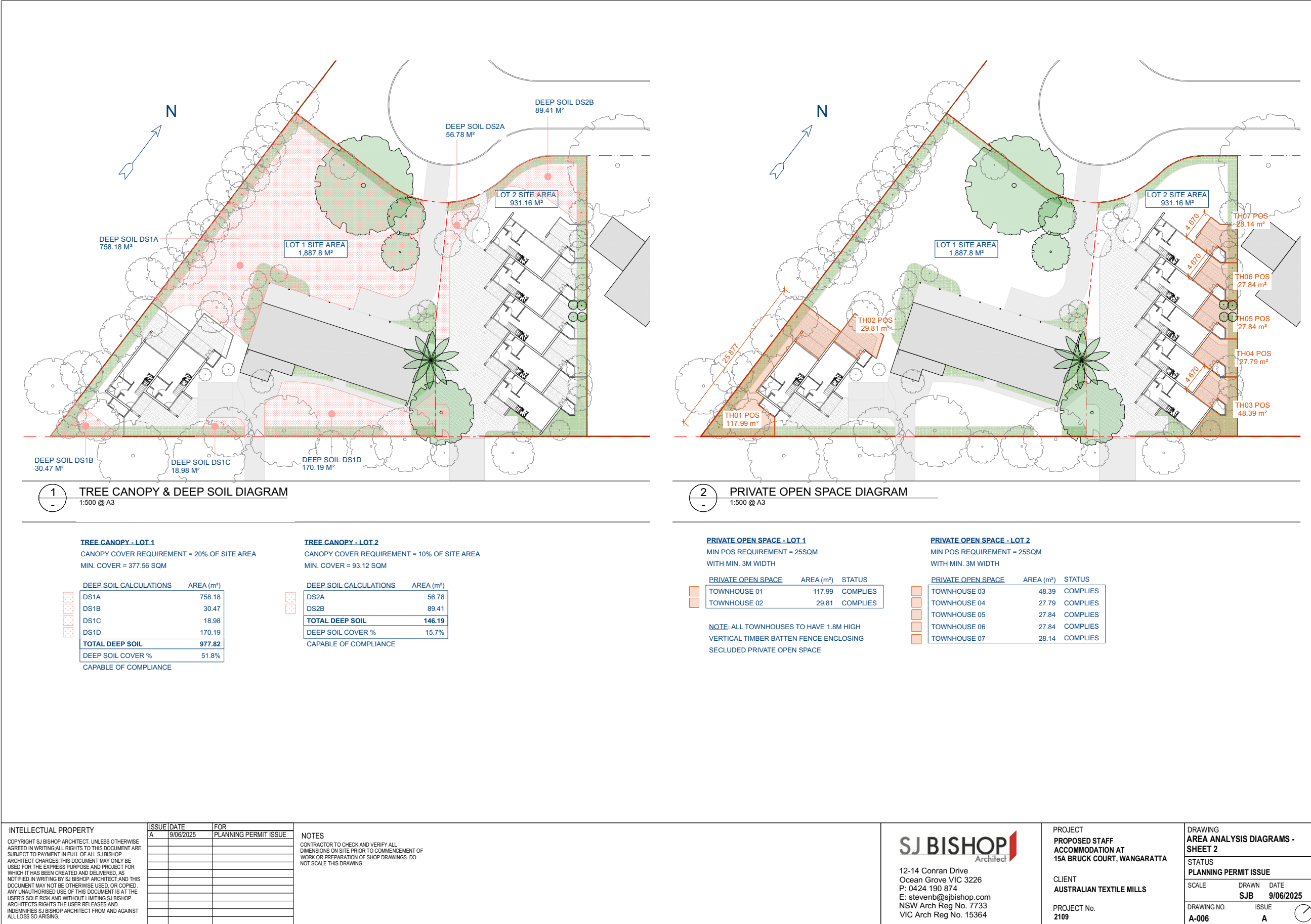
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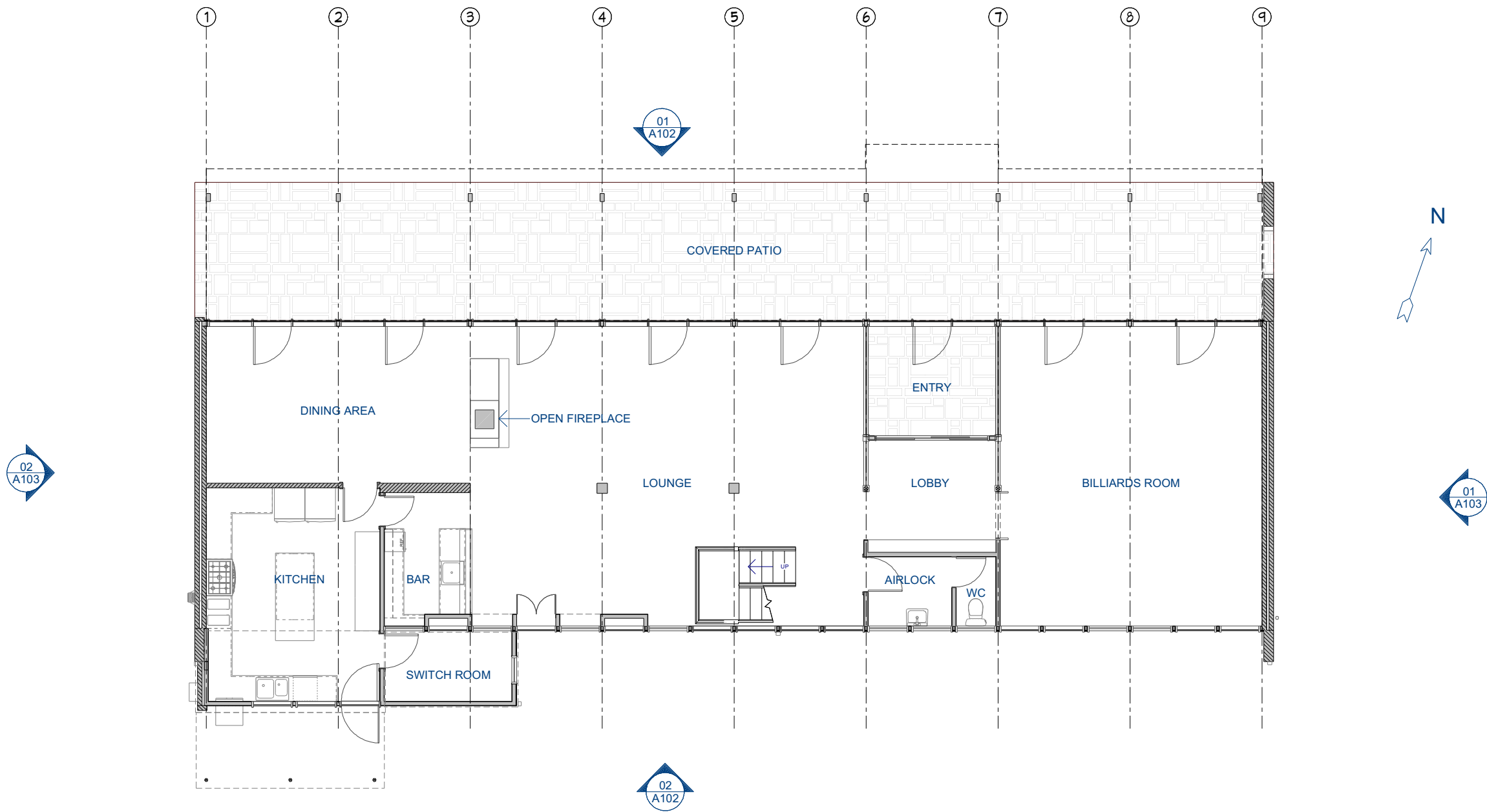
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9/06/2025







1  
-  
GROUND FLOOR - BRUCK HOUSE - EXISTING  
1:100 @ A3

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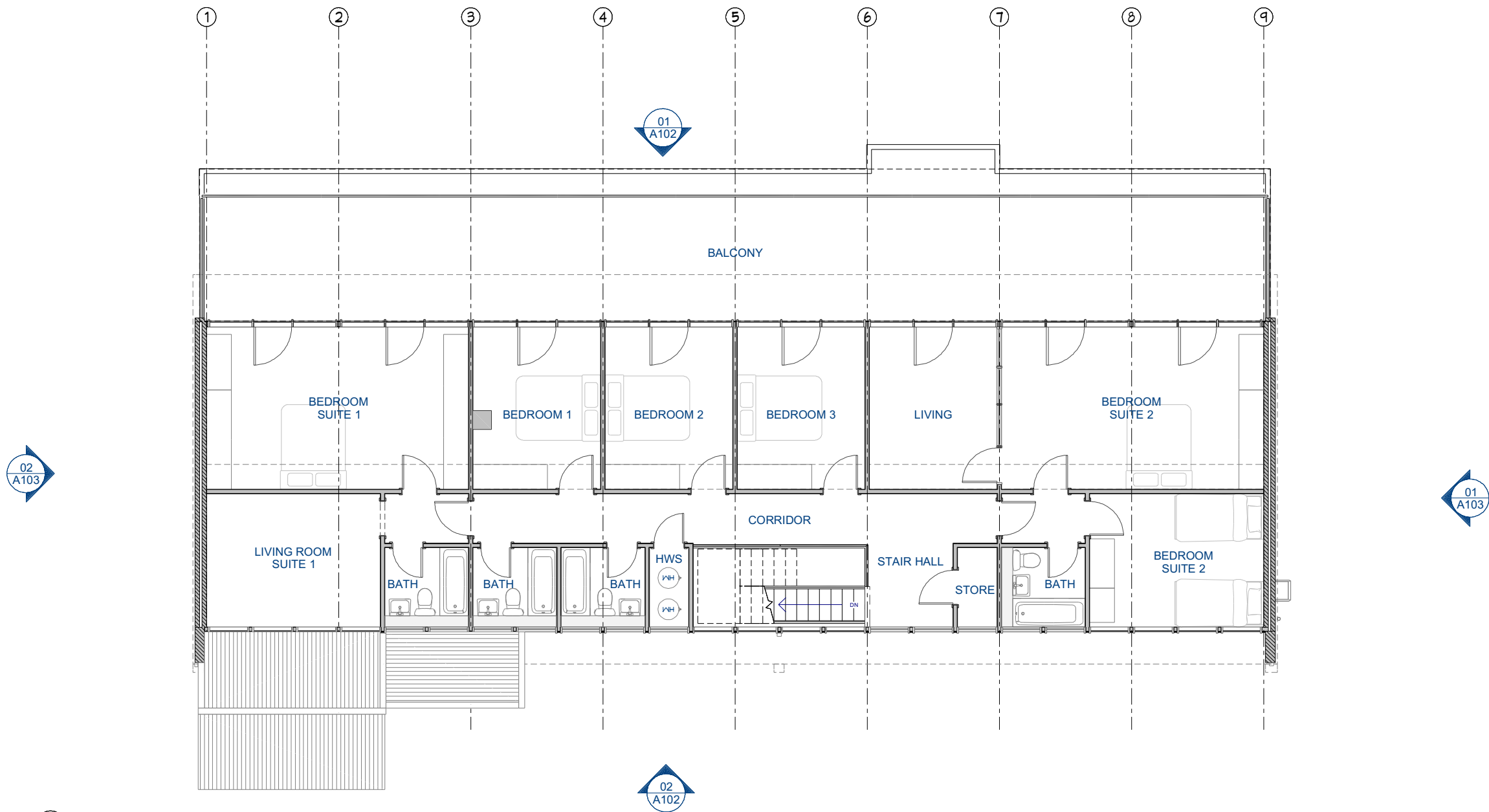
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PROJECT  
PROPOSED STAFF  
ACCOMMODATION AT  
15A BRUCK COURT, WANGARATTA  
  
CLIENT  
AUSTRALIAN TEXTILE MILLS  
  
PROJECT No.  
2109

DRAWING EXISTING CONDITIONS PLANS - BRUCK HOUSE - GROUND FLOOR		
STATUS PLANNING PERMIT ISSUE		
SCALE	DRAWN	DATE
	SJB	9/06/2025
DRAWING NO.	ISSUE	
A-100	A	





1 FIRST FLOOR - BRUCK HOUSE - EXISTING  
1:100 @ A3

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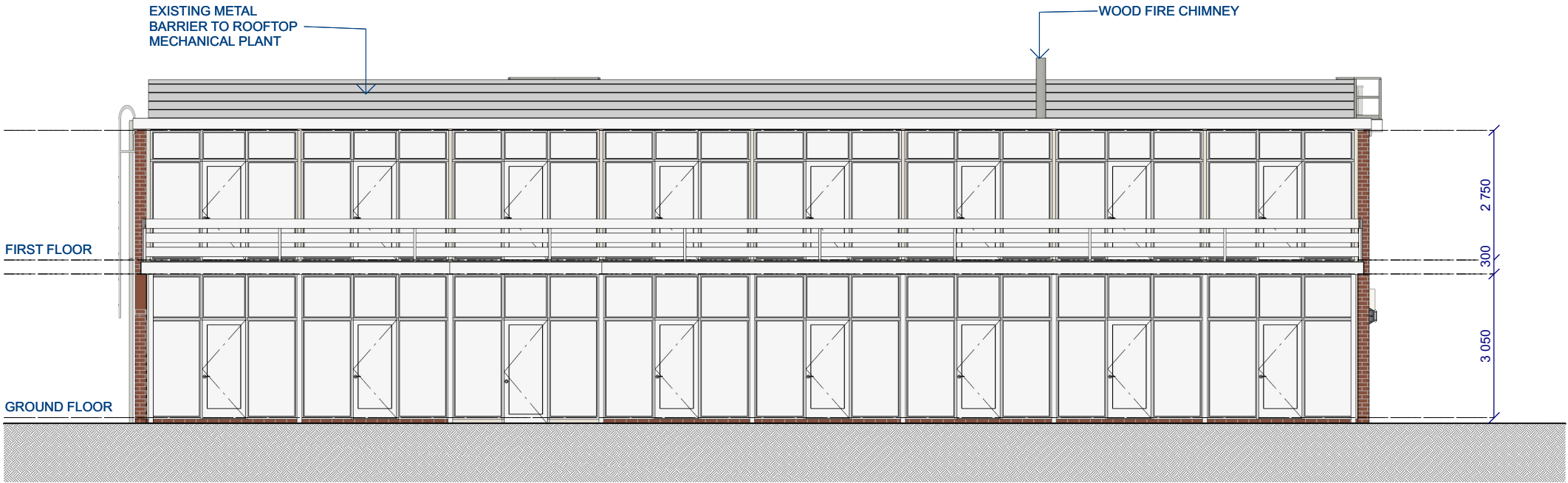
ISSUE	DATE	FOR
P1	27/03/2025	PRELIMINARY SET
A	9/06/2025	PLANNING PERMIT ISSUE

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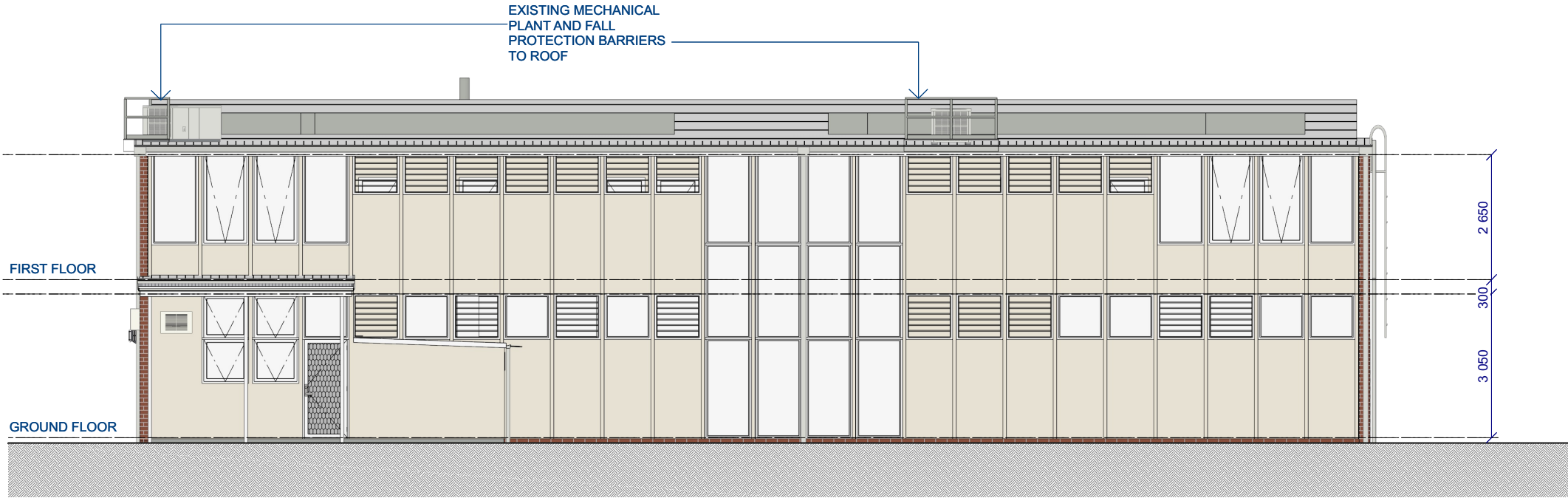
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PROJECT  
PROPOSED STAFF  
ACCOMMODATION AT  
15A BRUCK COURT, WANGARATTA  
CLIENT  
AUSTRALIAN TEXTILE MILLS  
PROJECT No.  
2109

DRAWING EXISTING CONDITIONS PLANS - BRUCK HOUSE - FIRST FLOOR		
STATUS PLANNING PERMIT ISSUE		
SCALE	DRAWN	DATE
	SJB	9/06/2025
DRAWING NO.	ISSUE	
A-101	A	



1 NORTH ELEVATION - BRUCK COURT - EXISTING  
1:200 @ A3



2 SOUTH ELEVATION - BRUCK COURT - EXISTING  
1:200 @ A3

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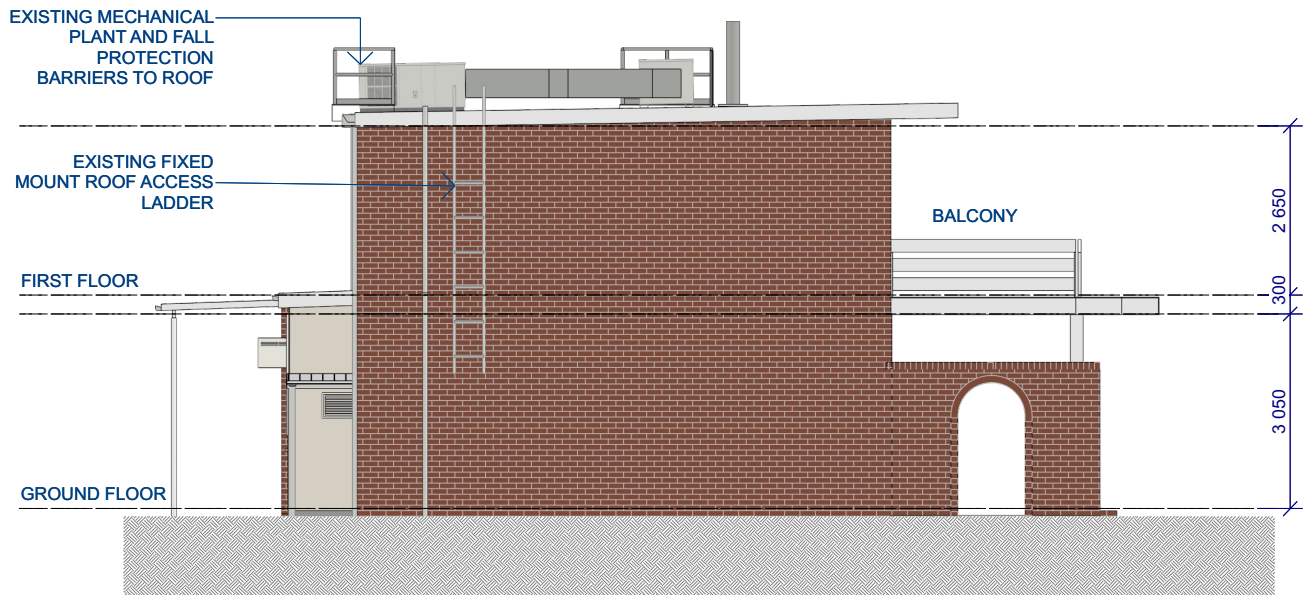
ISSUE	DATE	FOR
P1	27/03/2025	PRELIMINARY SET
A	9/06/2025	PLANNING PERMIT ISSUE

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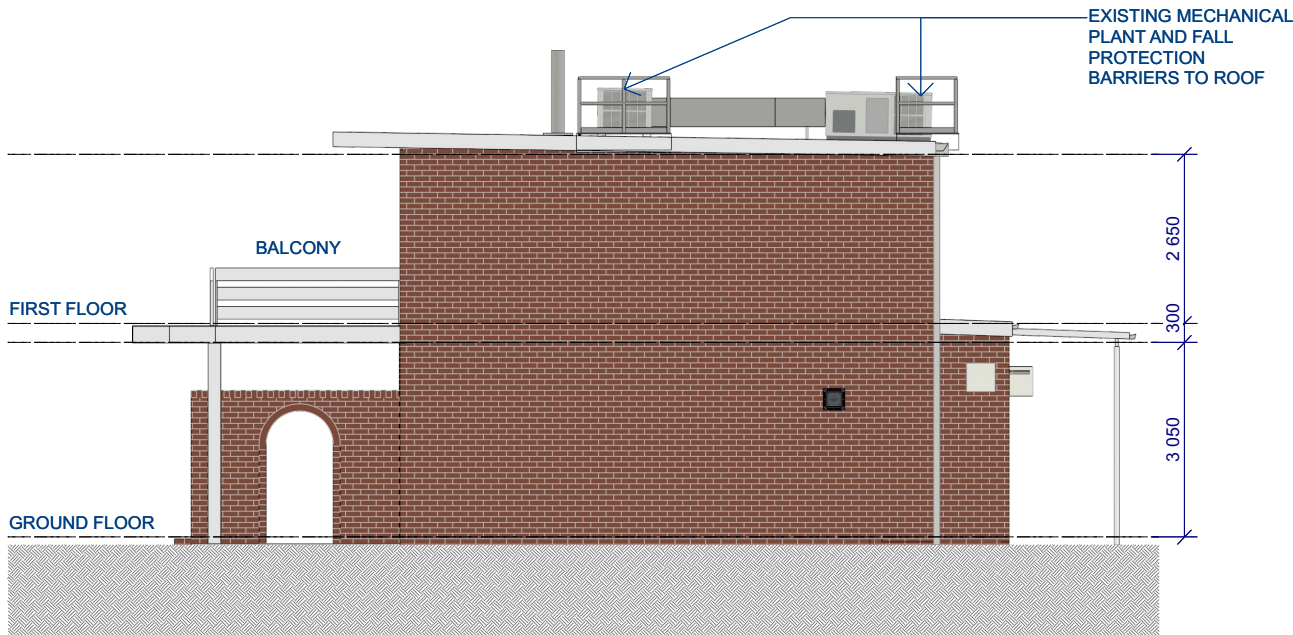
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PROJECT  
PROPOSED STAFF  
ACCOMMODATION AT  
15A BRUCK COURT, WANGARATTA  
CLIENT  
AUSTRALIAN TEXTILE MILLS  
PROJECT No.  
2109

DRAWING EXISTING ELEVATIONS - BRUCK HOUSE - SHEET 1		
STATUS PLANNING PERMIT ISSUE		
SCALE	DRAWN	DATE
	SJB	9/06/2025
DRAWING NO.	ISSUE	
A-102	A	



1 EAST ELEVATION - BRUCK COURT - EXISTING  
1:200 @ A3



2 WEST ELEVATION - BRUCK COURT - EXISTING  
1:200 @ A3

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P1	27/03/2025	PRELIMINARY SET
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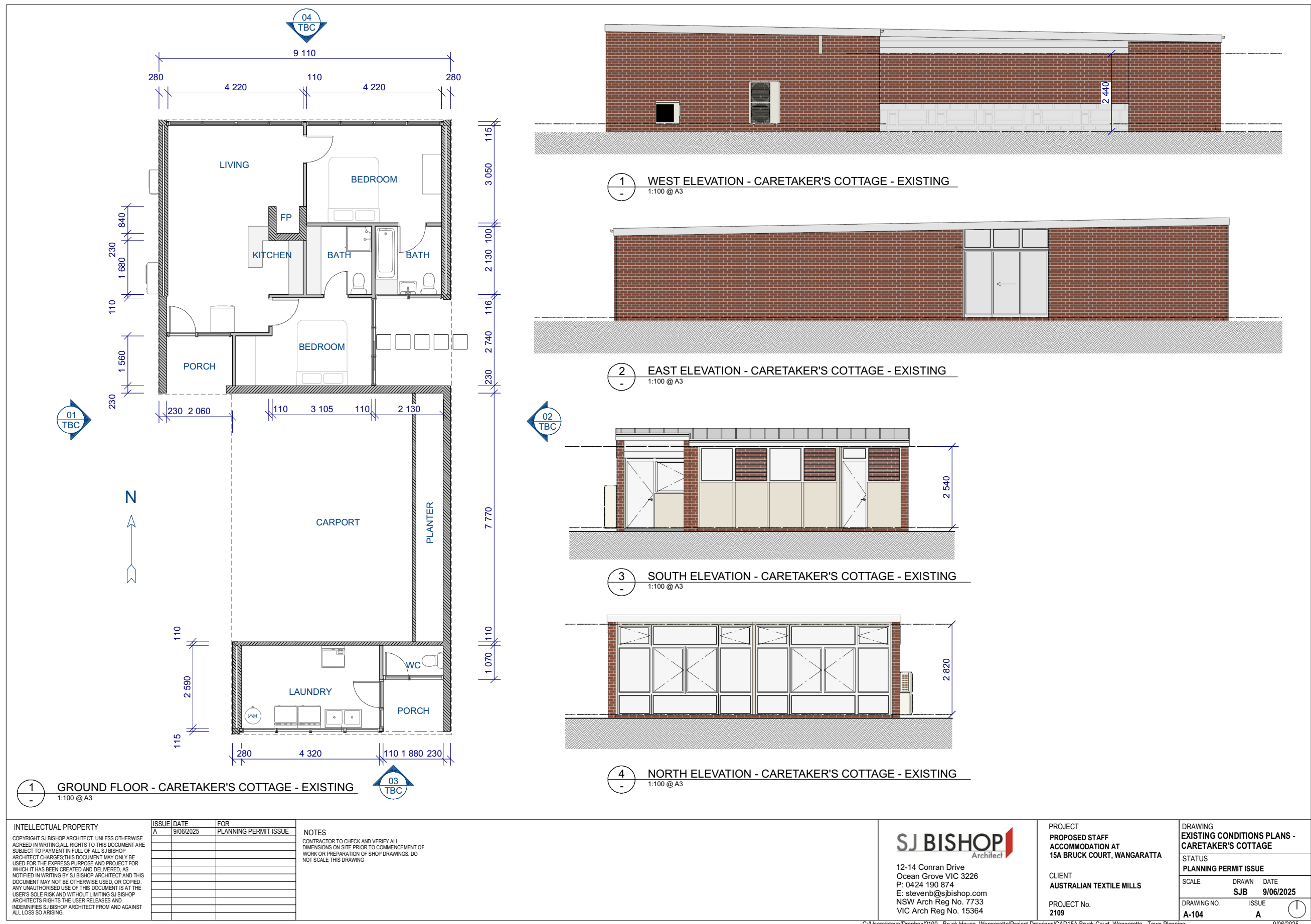
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PROPOSED STAFF  
ACCOMMODATION AT  
15A BRUCK COURT, WANGARATTA

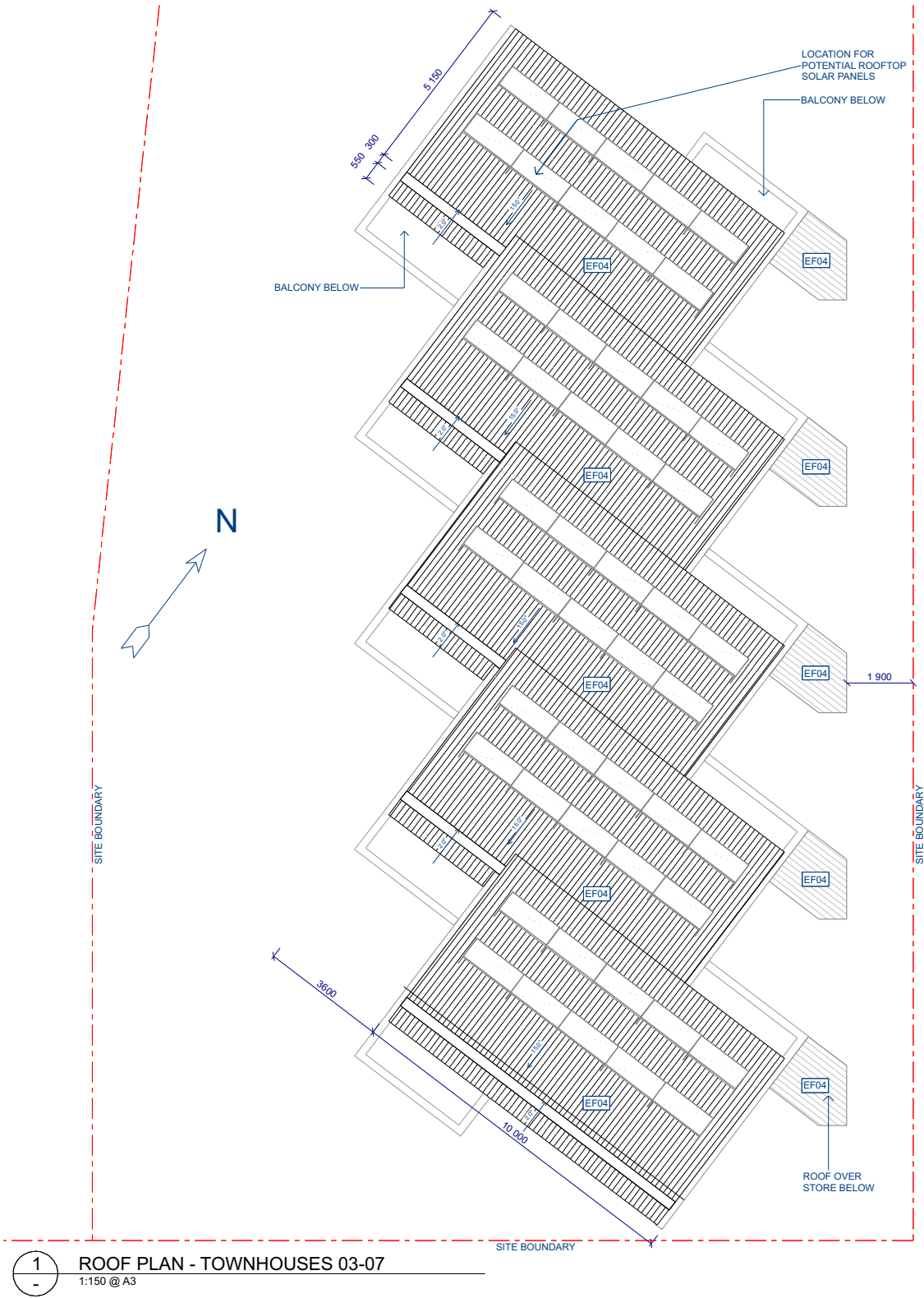
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PROJECT No.  
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DRAWING EXISTING ELEVATIONS - BRUCK HOUSE - SHEET 2		
STATUS PLANNING PERMIT ISSUE		
SCALE	DRAWN	DATE
	SJB	9/06/2025
DRAWING NO.	ISSUE	
A-103	A	







EXTERNAL FINISHES LEGEND			
CODE	SPECIFICATION	COLOUR/FINISH	SAMPLE IMAGE
EF01	PERMEABLE PAVERS	GRASSCRETE PERMEABLE PAVING	
EF02	SLATE PAVING	TO MATCH BRUCK HOUSE	
EF03	CONCRETE PAVEMENT	BROOM FINISH	
EF04	STANDING SEAM METAL ROOFING & CLADDING	SHALE GREY	
EF05	PAINTED BOARD & BATTEN CLADDING	COLOUR: TAUBMANS "SNOW OLIVE"	
EF06	VERTICAL TIMBER BATTEN CLADDING	CLEAR FINISH	
EF07	RED BRICK TO MATCH EXISTING	"DOMAIN RETREAT" OR SIMILAR	

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A	9/06/2025	PLANNING PERMIT ISSUE

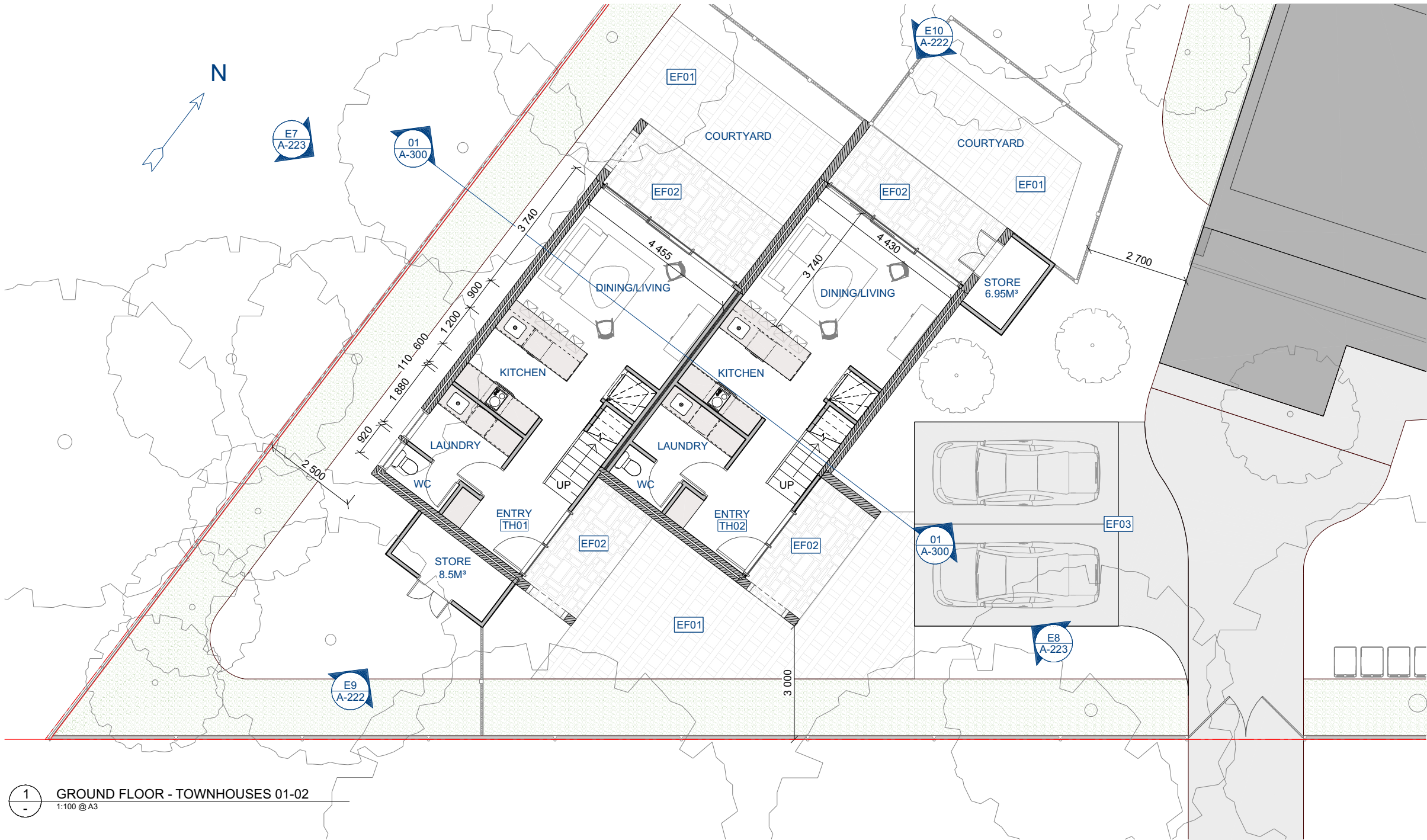
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PROJECT  
**PROPOSED STAFF ACCOMMODATION AT 15A BRUCK COURT, WANGARATTA**  
CLIENT  
**AUSTRALIAN TEXTILE MILLS**  
PROJECT No.  
**2109**

DRAWING		
<b>PROPOSED ROOF PLAN - TH03-07</b>		
STATUS <b>PLANNING PERMIT ISSUE</b>		
SCALE	DRAWN	DATE
	<b>SJB</b>	<b>9/06/2025</b>
DRAWING NO.	ISSUE	
<b>A-112</b>	<b>A</b>	





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ISSUE	DATE	FOR
P1	27/03/2025	PRELIMINARY SET
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PROJECT  
PROPOSED STAFF  
ACCOMMODATION AT  
15A BRUCK COURT, WANGARATTA  
CLIENT  
AUSTRALIAN TEXTILE MILLS  
PROJECT No.  
2109

DRAWING	PROPOSED PLAN - GROUND FLOOR - TH01-02
STATUS	PLANNING PERMIT ISSUE
SCALE	DRAWN DATE SJB 9/06/2025
DRAWING NO.	ISSUE A-120 A



1  
-  
FIRST FLOOR - TOWNHOUSES 06-07  
1:100 @ A3

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P1	27/03/2025	PRELIMINARY SET
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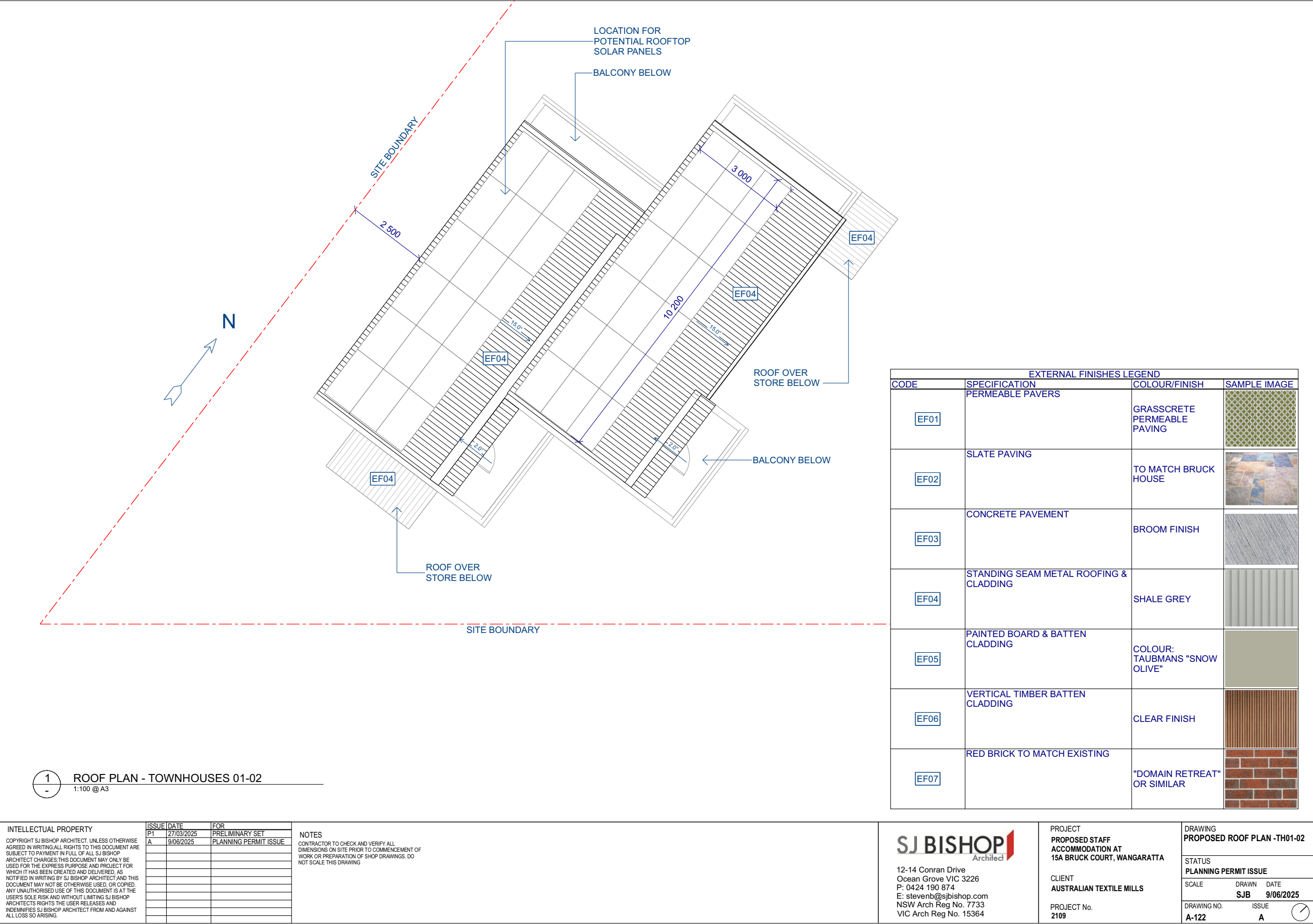
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PROJECT  
PROPOSED STAFF  
ACCOMMODATION AT  
15A BRUCK COURT, WANGARATTA

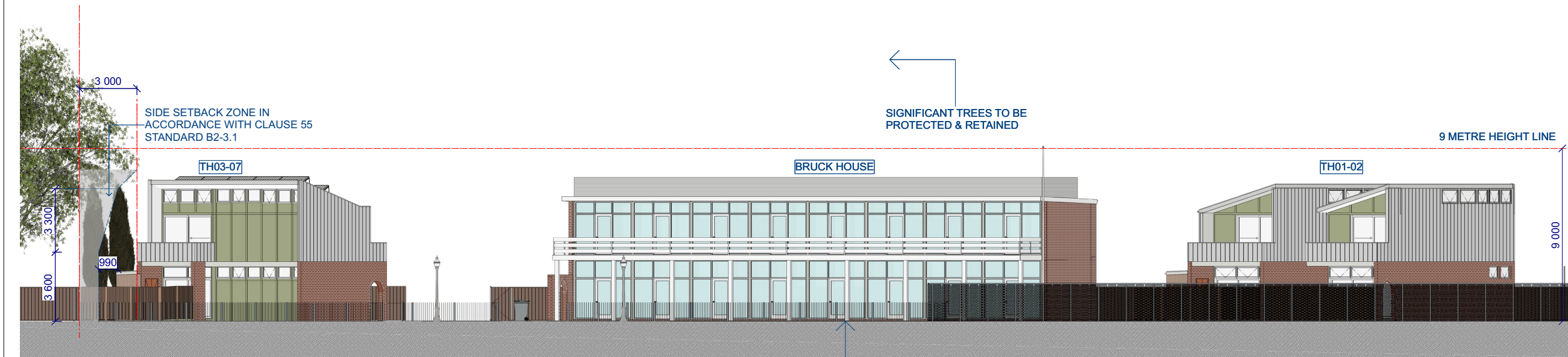
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AUSTRALIAN TEXTILE MILLS

PROJECT No.  
2109

DRAWING PROPOSED PLAN - FIRST FLOOR - TH01-02		
STATUS PLANNING PERMIT ISSUE		
SCALE	DRAWN	DATE
	SJB	9/06/2025
DRAWING NO.	ISSUE	
A-121	A	







1

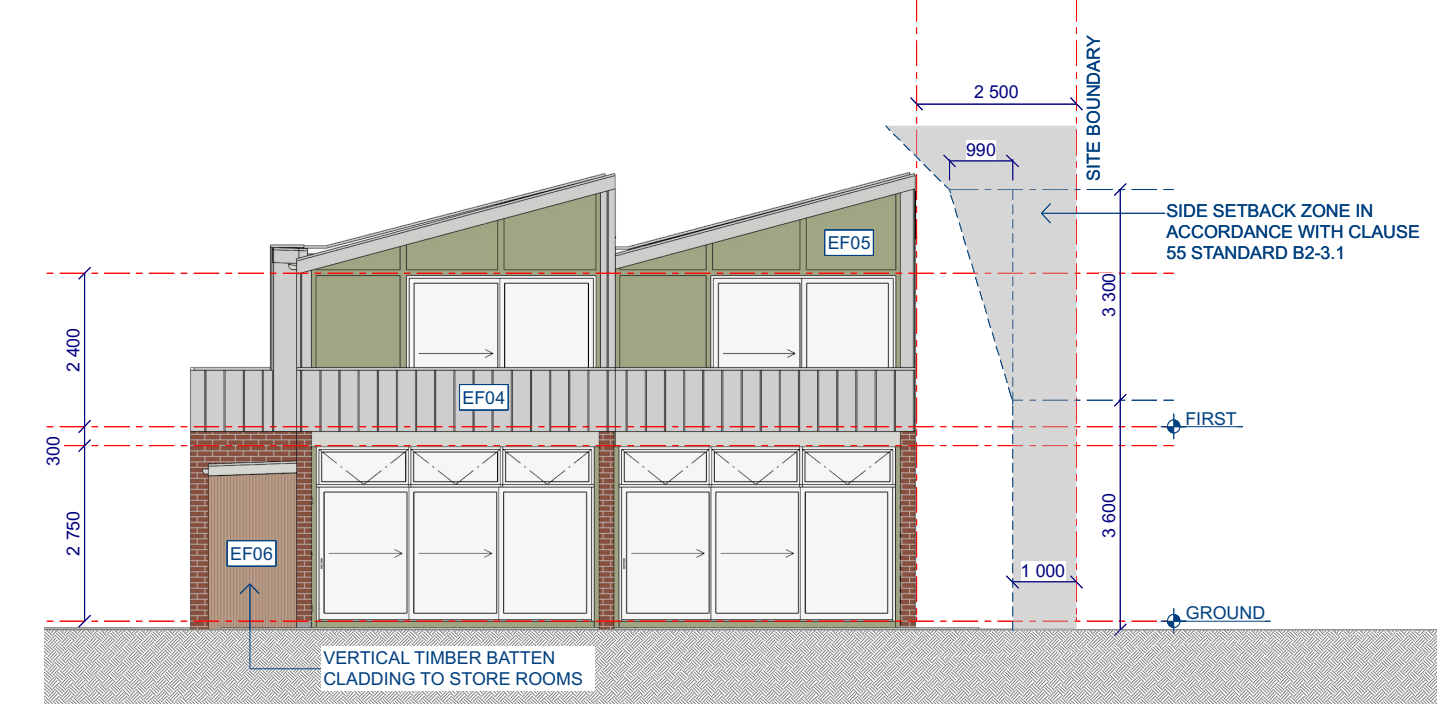
STREET ELEVATION - BRUCK COURT

1:500 @ A3

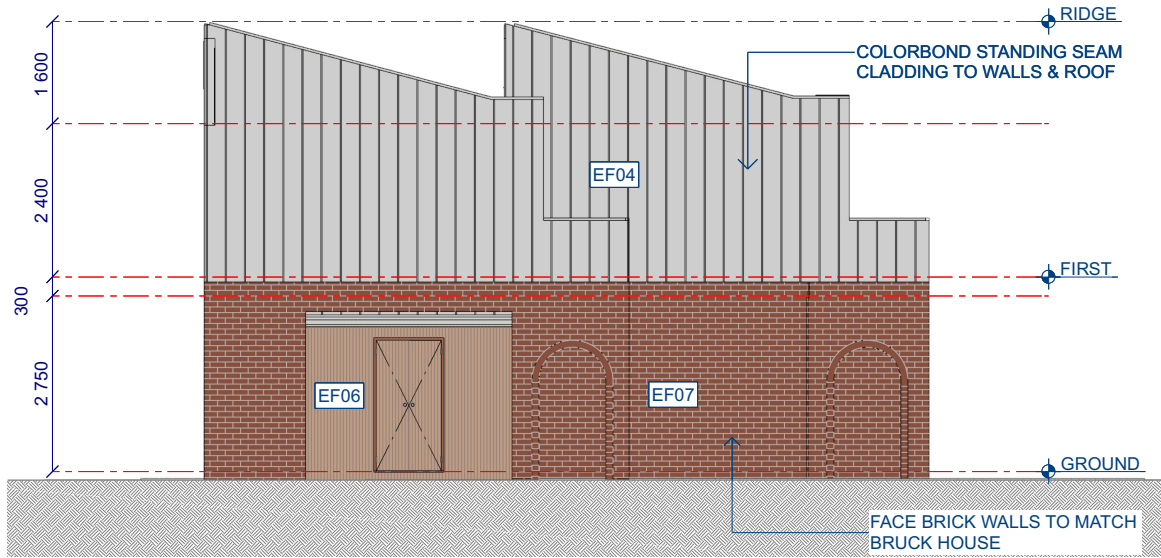
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	P1	10/02/2025	FOR REVIEW
	P2	12/02/2025	FOR REVIEW
	P3	27/03/2025	PRELIMINARY SET
	A	9/06/2025	PLANNING PERMIT ISSUE
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PROJECT PROPOSED STAFF ACCOMMODATION AT 15A BRUCK COURT, WANGARATTA			
CLIENT AUSTRALIAN TEXTILE MILLS			
PROJECT No. 2109			
DRAWING STREET ELEVATION			
STATUS PLANNING PERMIT ISSUE			
SCALE		DRAWN	DATE
		SJB	9/06/2025
DRAWING NO.		ISSUE	
A-210		A	

C:/Users/steve/Droobox/2109 - Bruck House, Wangaratta/Project Drawings/CAD/15A Bruck Court, Wangaratta - Town Planning

9/06/2025



1 NORTH ELEVATION - TH01-02  
1:100 @ A3



2 SOUTH ELEVATION - TH01-02  
1:100 @ A3

EXTERNAL FINISHES LEGEND			
CODE	SPECIFICATION	COLOUR/FINISH	SAMPLE IMAGE
EF01	PERMEABLE PAVERS	GRASSCRETE PERMEABLE PAVING	
EF02	SLATE PAVING	TO MATCH BRUCK HOUSE	
EF03	CONCRETE PAVEMENT	BROOM FINISH	
EF04	STANDING SEAM METAL ROOFING & CLADDING	SHALE GREY	
EF05	PAINTED BOARD & BATTEN CLADDING	COLOUR: TAUBMANS "SNOW OLIVE"	
EF06	VERTICAL TIMBER BATTEN CLADDING	CLEAR FINISH	
EF07	RED BRICK TO MATCH EXISTING	"DOMAIN RETREAT" OR SIMILAR	

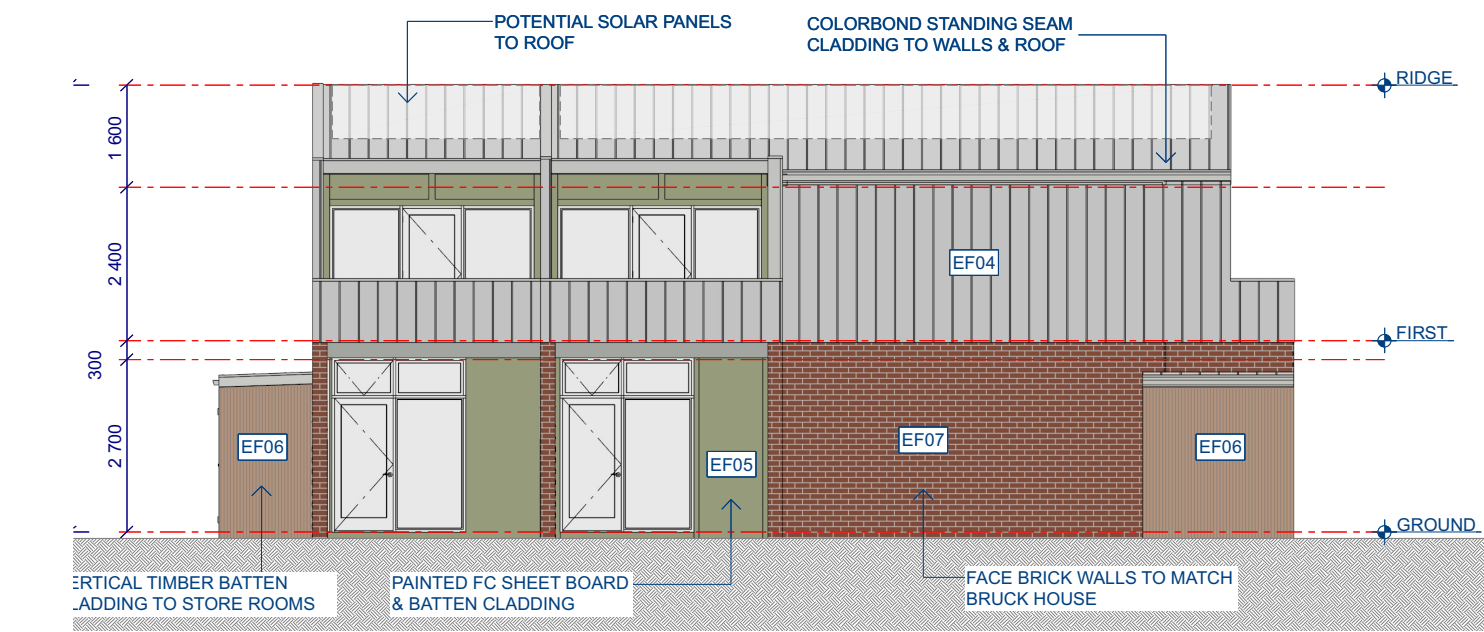
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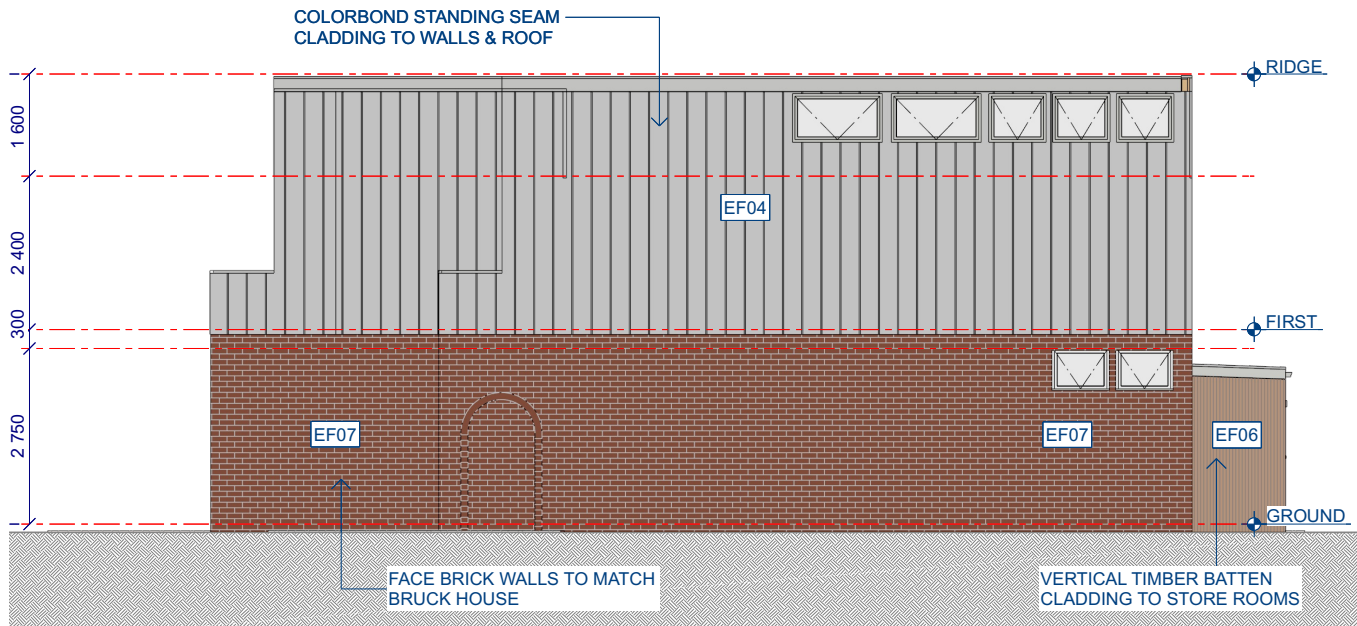
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PROJECT  
PROPOSED STAFF  
ACCOMMODATION AT  
15A BRUCK COURT, WANGARATTA  
CLIENT  
AUSTRALIAN TEXTILE MILLS  
PROJECT No.  
2109

DRAWING  
PROPOSED ELEVATIONS - TH01-02  
- SHEET 1  
STATUS  
PLANNING PERMIT ISSUE  
SCALE  
DRAWN  
DATE  
SJB  
9/06/2025  
DRAWING NO.  
A-222  
ISSUE  
A



1 EAST ELEVATION - TH01-02  
1:100 @ A3



2 WEST ELEVATION - TH01-02  
1:100 @ A3

EXTERNAL FINISHES LEGEND			
CODE	SPECIFICATION	COLOUR/FINISH	SAMPLE IMAGE
EF01	PERMEABLE PAVERS	GRASSCRETE PERMEABLE PAVING	
EF02	SLATE PAVING	TO MATCH BRUCK HOUSE	
EF03	CONCRETE PAVEMENT	BROOM FINISH	
EF04	STANDING SEAM METAL ROOFING & CLADDING	SHALE GREY	
EF05	PAINTED BOARD & BATTEN CLADDING	COLOUR: TAUBMANS "SNOW OLIVE"	
EF06	VERTICAL TIMBER BATTEN CLADDING	CLEAR FINISH	
EF07	RED BRICK TO MATCH EXISTING	"DOMAIN RETREAT" OR SIMILAR	

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		A	9/06/2025	PLANNING PERMIT ISSUE

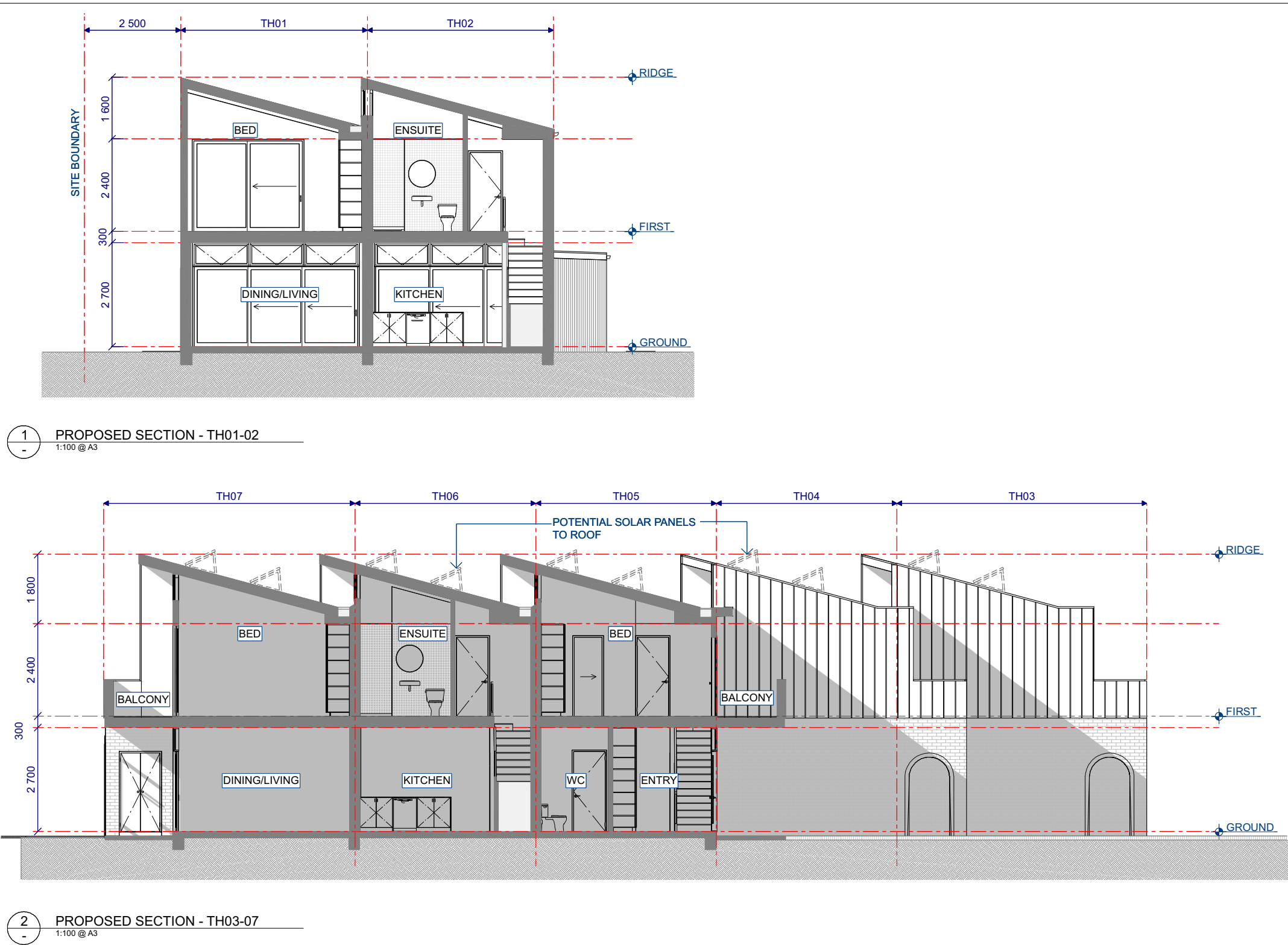
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PROJECT  
PROPOSED STAFF  
ACCOMMODATION AT  
15A BRUCK COURT, WANGARATTA  
CLIENT  
AUSTRALIAN TEXTILE MILLS  
PROJECT No.  
2109

DRAWING PROPOSED ELEVATIONS - TH01-02 - SHEET 2			
STATUS PLANNING PERMIT ISSUE			
SCALE	DRAWN	DATE	
	SJB	9/06/2025	
DRAWING NO.	ISSUE		
A-223	A		





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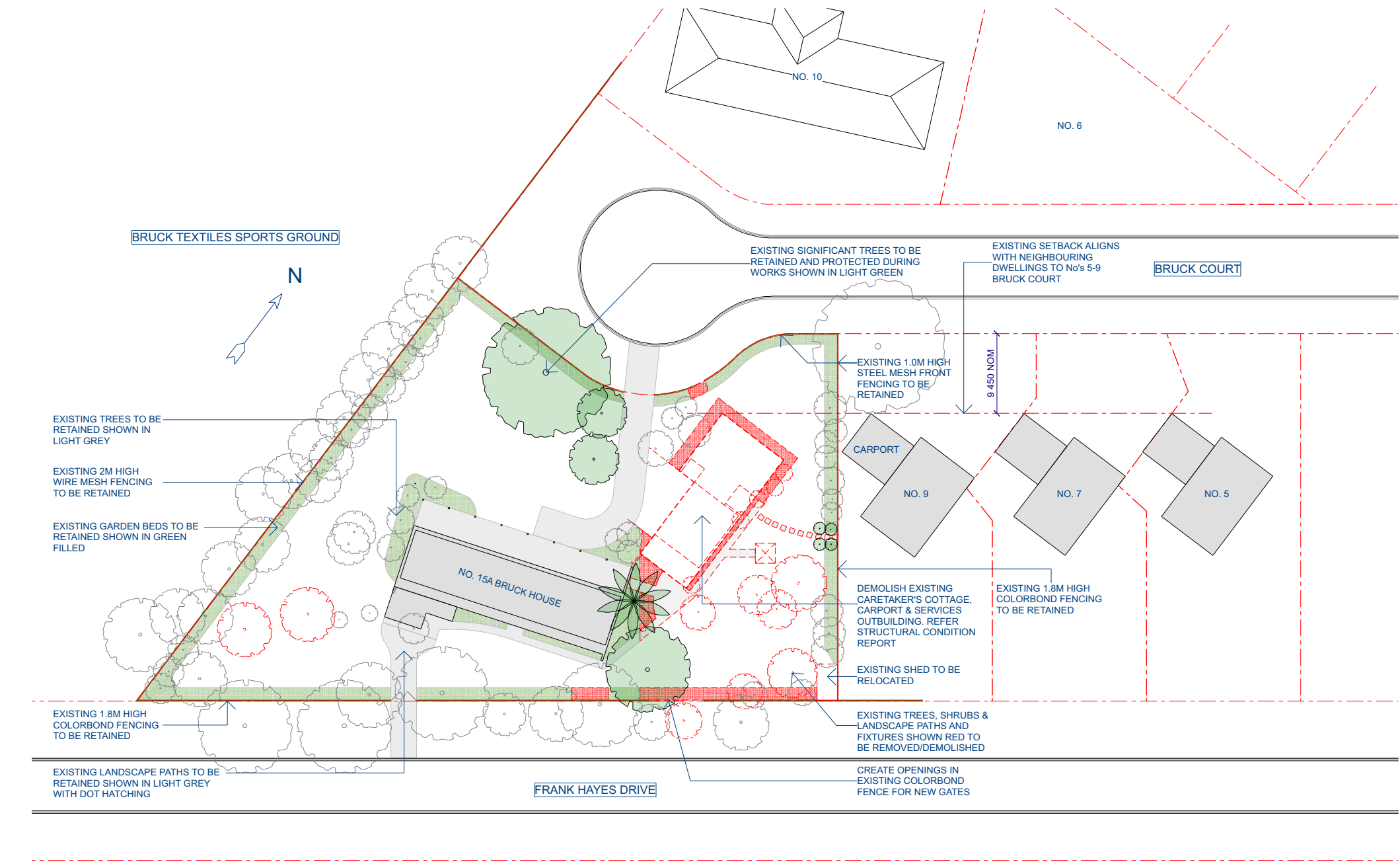
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PROJECT  
PROPOSED STAFF  
ACCOMMODATION AT  
15A BRUCK COURT, WANGARATTA  
CLIENT  
AUSTRALIAN TEXTILE MILLS  
PROJECT No.  
2109

DRAWING PROPOSED SECTIONS - TYPICAL		
STATUS PLANNING PERMIT ISSUE		
SCALE	DRAWN	DATE
	SJB	9/06/2025
DRAWING NO.	ISSUE	
A-300	A	



1 SITE PLAN - EXISTING & DEMOLITION  
1:500 @ A3

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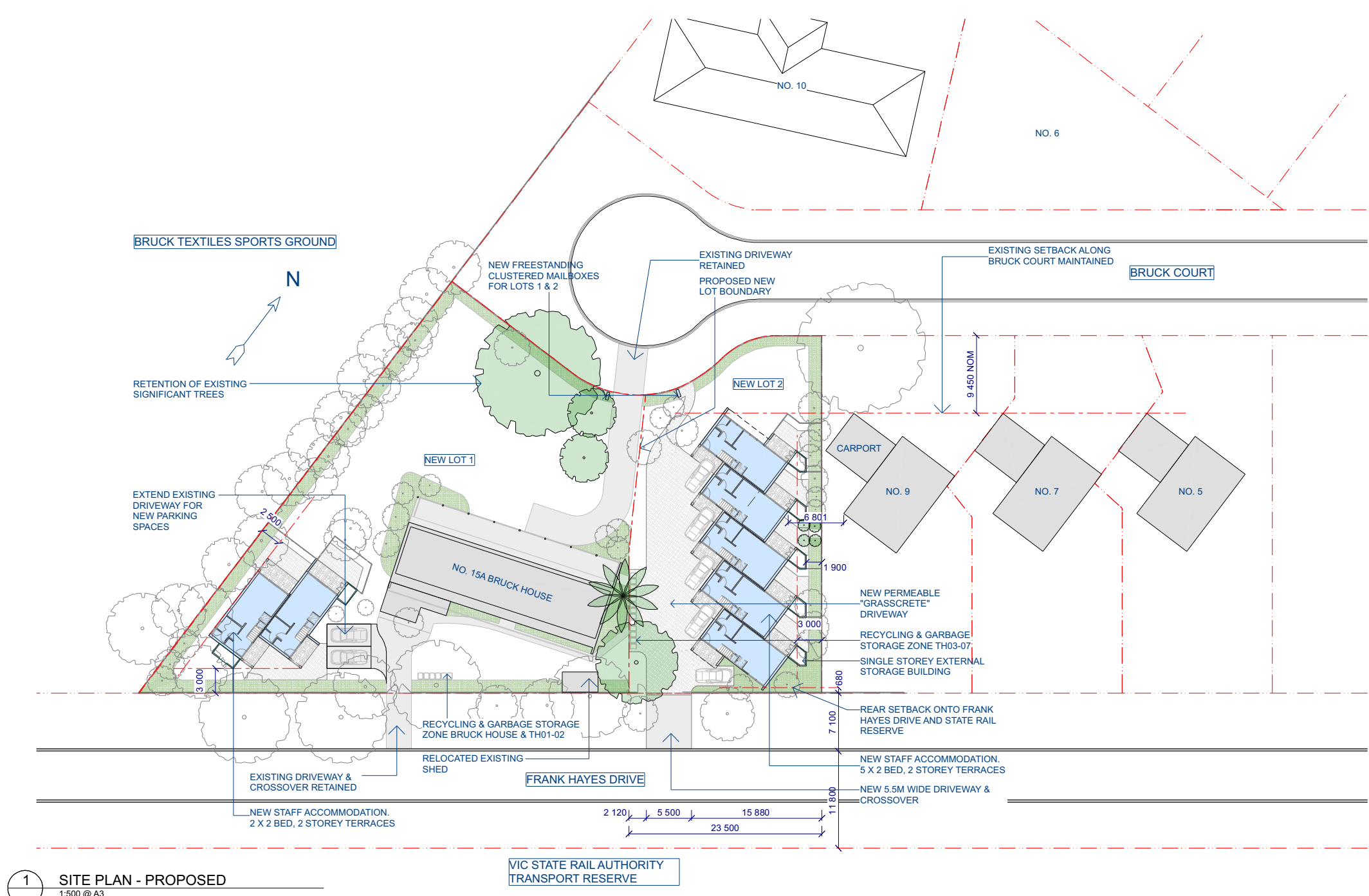
ISSUE	DATE	FOR
P1	27/03/2025	PRELIMINARY SET
A	9/06/2025	PLANNING PERMIT ISSUE

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PROJECT  
PROPOSED STAFF  
ACCOMMODATION AT  
15A BRUCK COURT, WANGARATTA  
  
CLIENT  
AUSTRALIAN TEXTILE MILLS  
  
PROJECT No.  
2109

DRAWING SITE PLAN - EXISTING & DEMOLITION		
STATUS PLANNING PERMIT ISSUE		
SCALE	DRAWN	DATE
	SJB	9/06/2025
DRAWING NO.	ISSUE	
A-003	A	



1 SITE PLAN - PROPOSED  
1:500 @ A3

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PROJECT  
PROPOSED STAFF  
ACCOMMODATION AT  
15A BRUCK COURT, WANGARATTA  
CLIENT  
AUSTRALIAN TEXTILE MILLS  
PROJECT No.  
2109

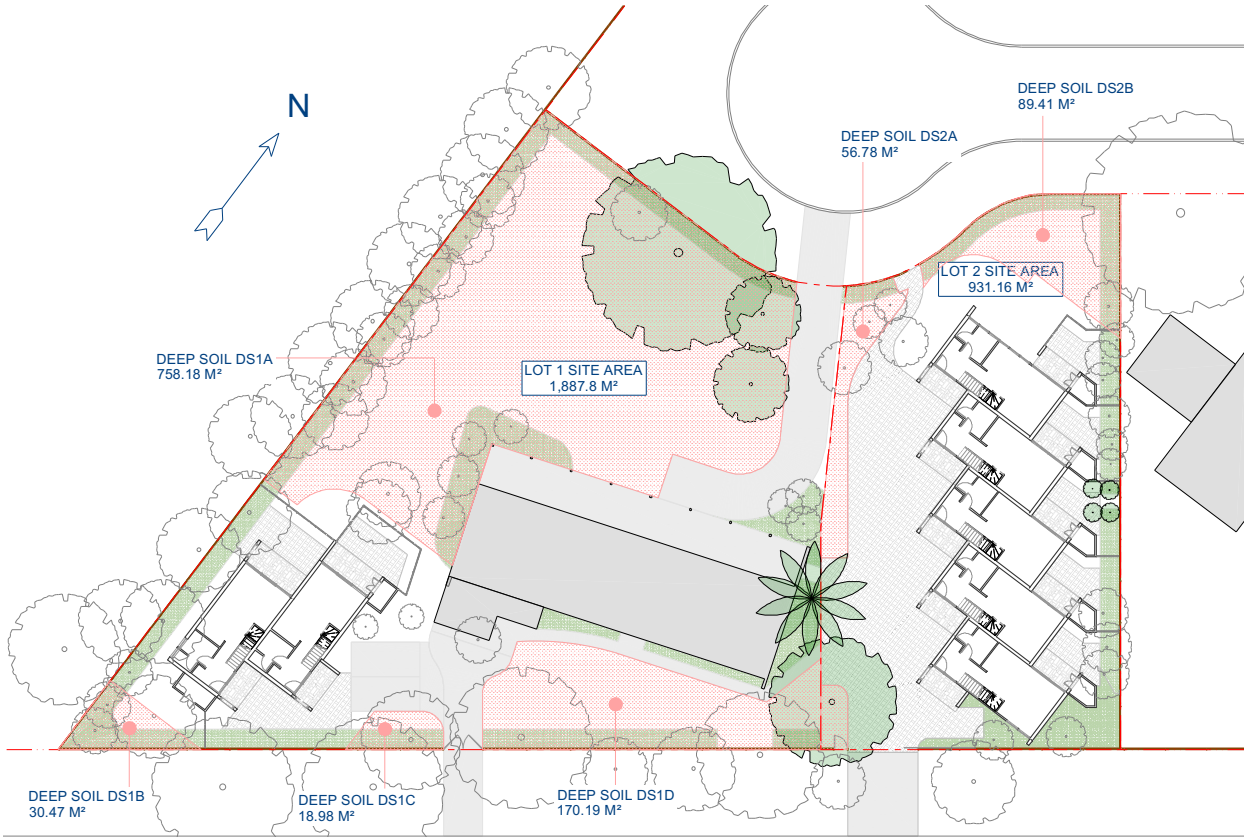
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9/06/2025







1  
-  
TREE CANOPY & DEEP SOIL DIAGRAM  
1:500 @ A3

TREE CANOPY - LOT 1

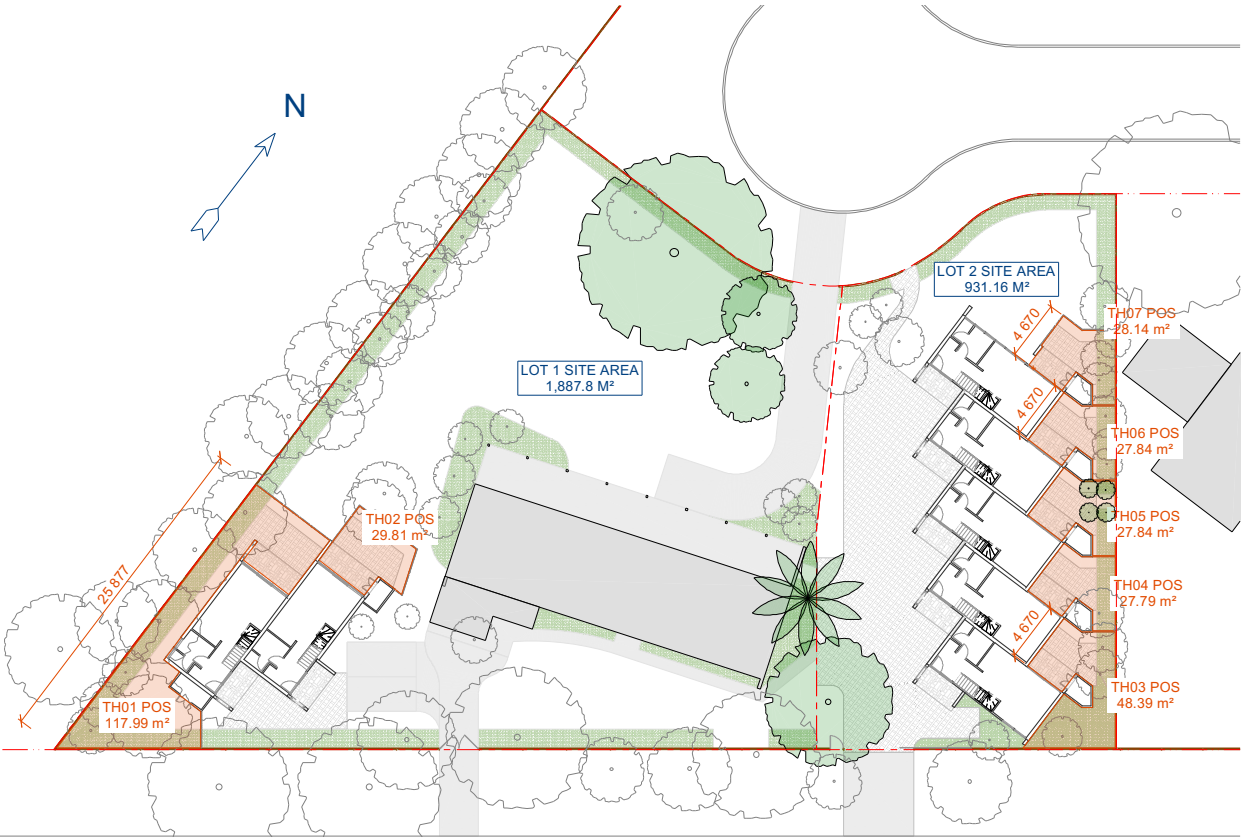
CANOPY COVER REQUIREMENT = 20% OF SITE AREA  
MIN. COVER = 377.56 SQM

DEEP SOIL CALCULATIONS	AREA (m²)
DS1A	758.18
DS1B	30.47
DS1C	18.98
DS1D	170.19
<b>TOTAL DEEP SOIL</b>	<b>977.82</b>
DEEP SOIL COVER %	51.8%
CAPABLE OF COMPLIANCE	

TREE CANOPY - LOT 2

CANOPY COVER REQUIREMENT = 10% OF SITE AREA  
MIN. COVER = 93.12 SQM

DEEP SOIL CALCULATIONS	AREA (m²)
DS2A	56.78
DS2B	89.41
<b>TOTAL DEEP SOIL</b>	<b>146.19</b>
DEEP SOIL COVER %	15.7%
CAPABLE OF COMPLIANCE	



2  
-  
PRIVATE OPEN SPACE DIAGRAM  
1:500 @ A3

PRIVATE OPEN SPACE - LOT 1

MIN POS REQUIREMENT = 25SQM  
WITH MIN. 3M WIDTH

PRIVATE OPEN SPACE	AREA (m²)	STATUS
TOWNHOUSE 01	117.99	COMPLIES
TOWNHOUSE 02	29.81	COMPLIES

NOTE: ALL TOWNHOUSES TO HAVE 1.8M HIGH  
VERTICAL TIMBER BATTEN FENCE ENCLOSING  
SECLUDED PRIVATE OPEN SPACE

PRIVATE OPEN SPACE - LOT 2

MIN POS REQUIREMENT = 25SQM  
WITH MIN. 3M WIDTH

PRIVATE OPEN SPACE	AREA (m²)	STATUS
TOWNHOUSE 03	48.39	COMPLIES
TOWNHOUSE 04	27.79	COMPLIES
TOWNHOUSE 05	27.84	COMPLIES
TOWNHOUSE 06	27.84	COMPLIES
TOWNHOUSE 07	28.14	COMPLIES

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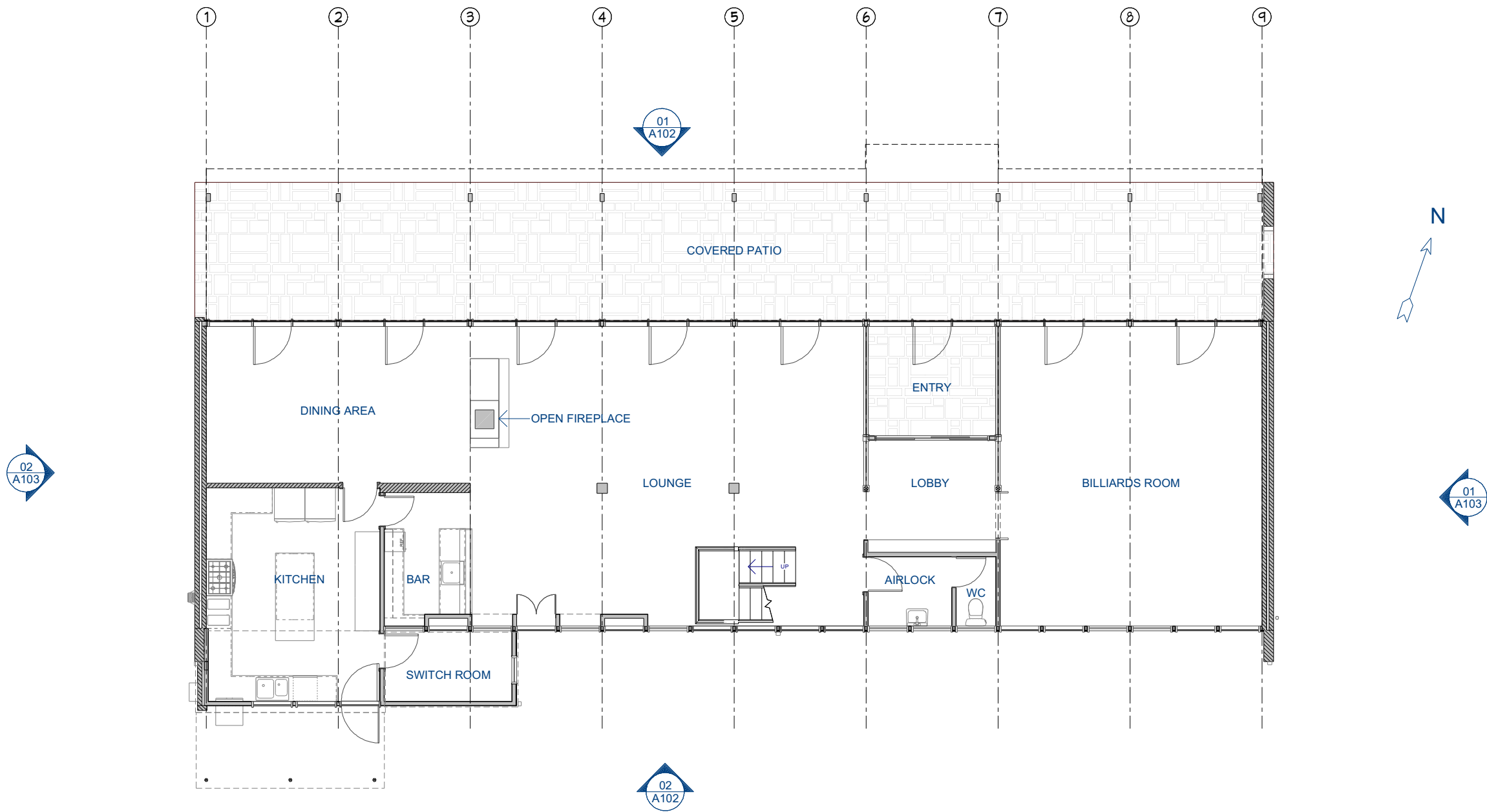
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AREA ANALYSIS DIAGRAMS -  
SHEET 2

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1  
-  
GROUND FLOOR - BRUCK HOUSE - EXISTING  
1:100 @ A3

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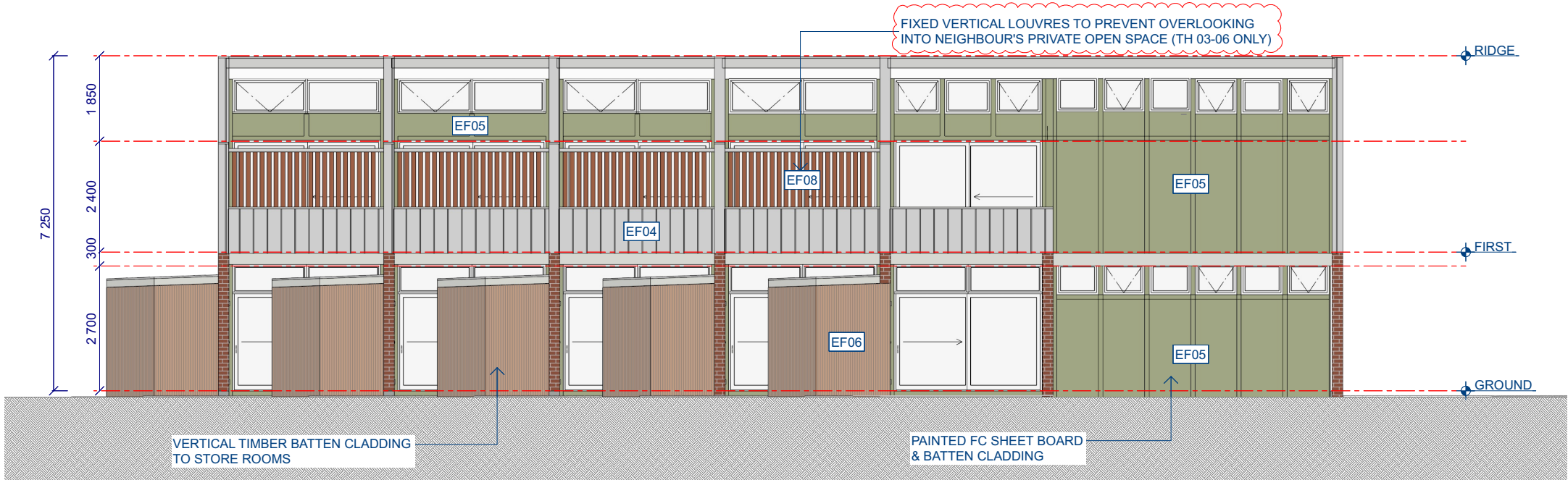
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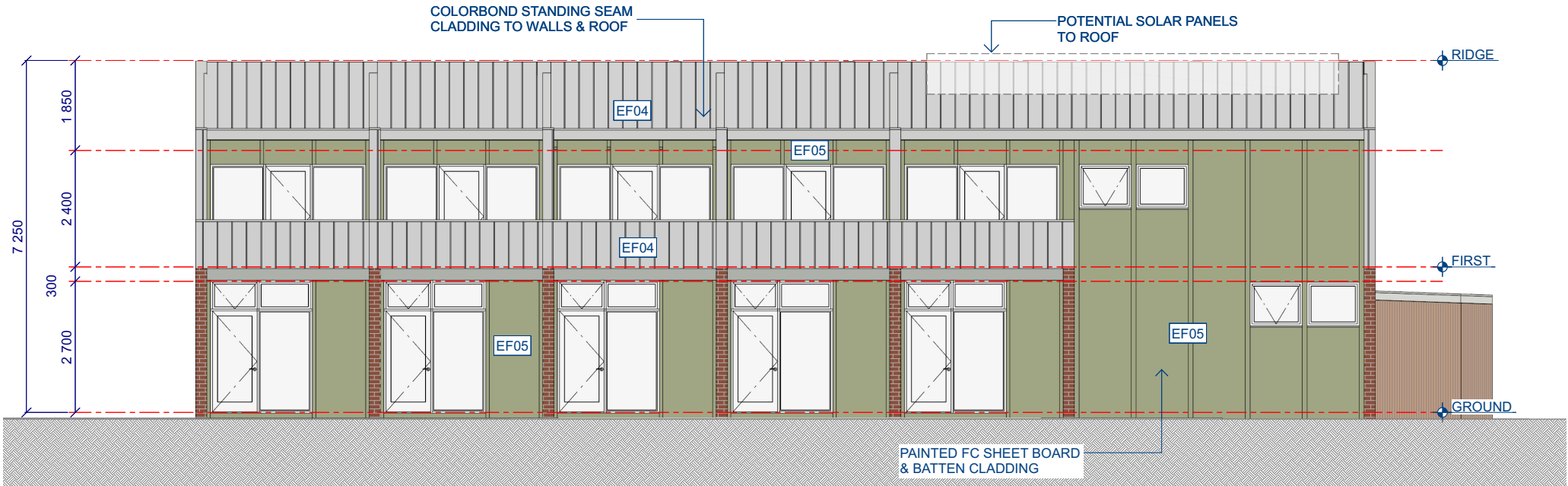
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1 NORTH ELEVATION - TH03-07  
1:100 @ A3



2 SOUTH ELEVATION - TH03-07  
1:100 @ A3

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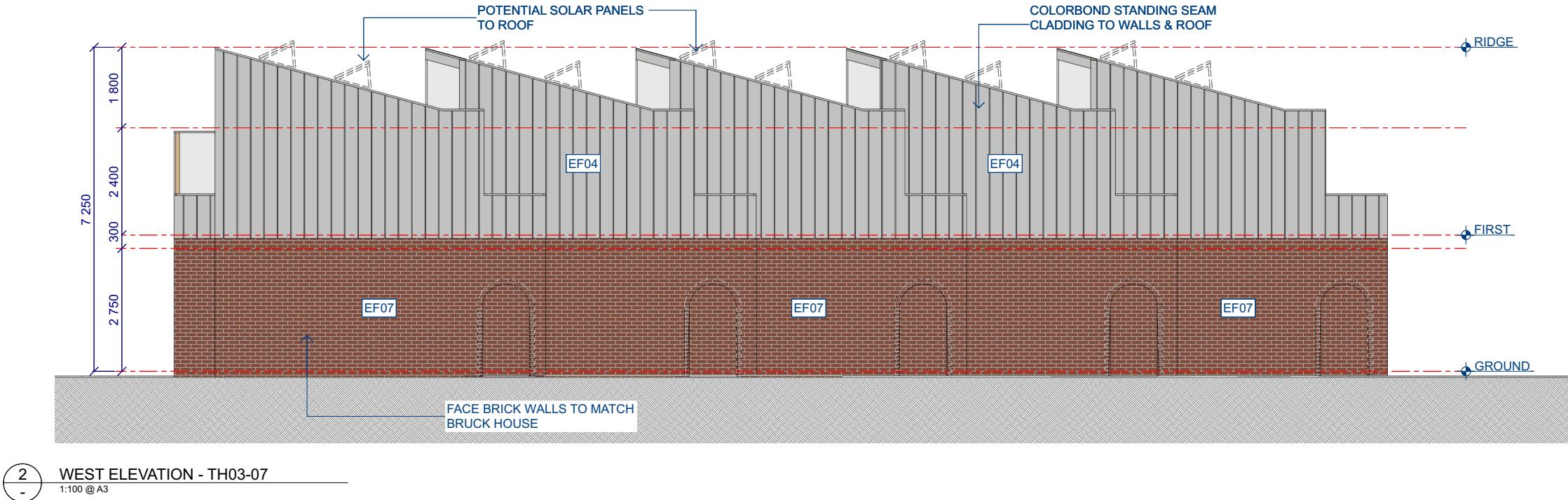
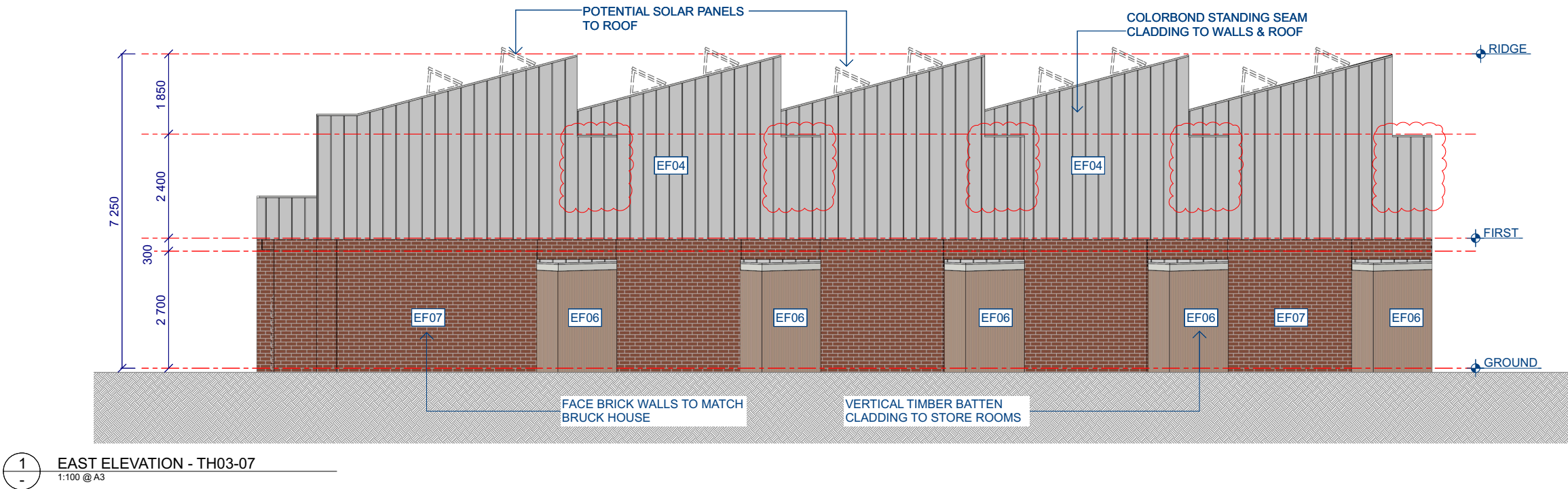
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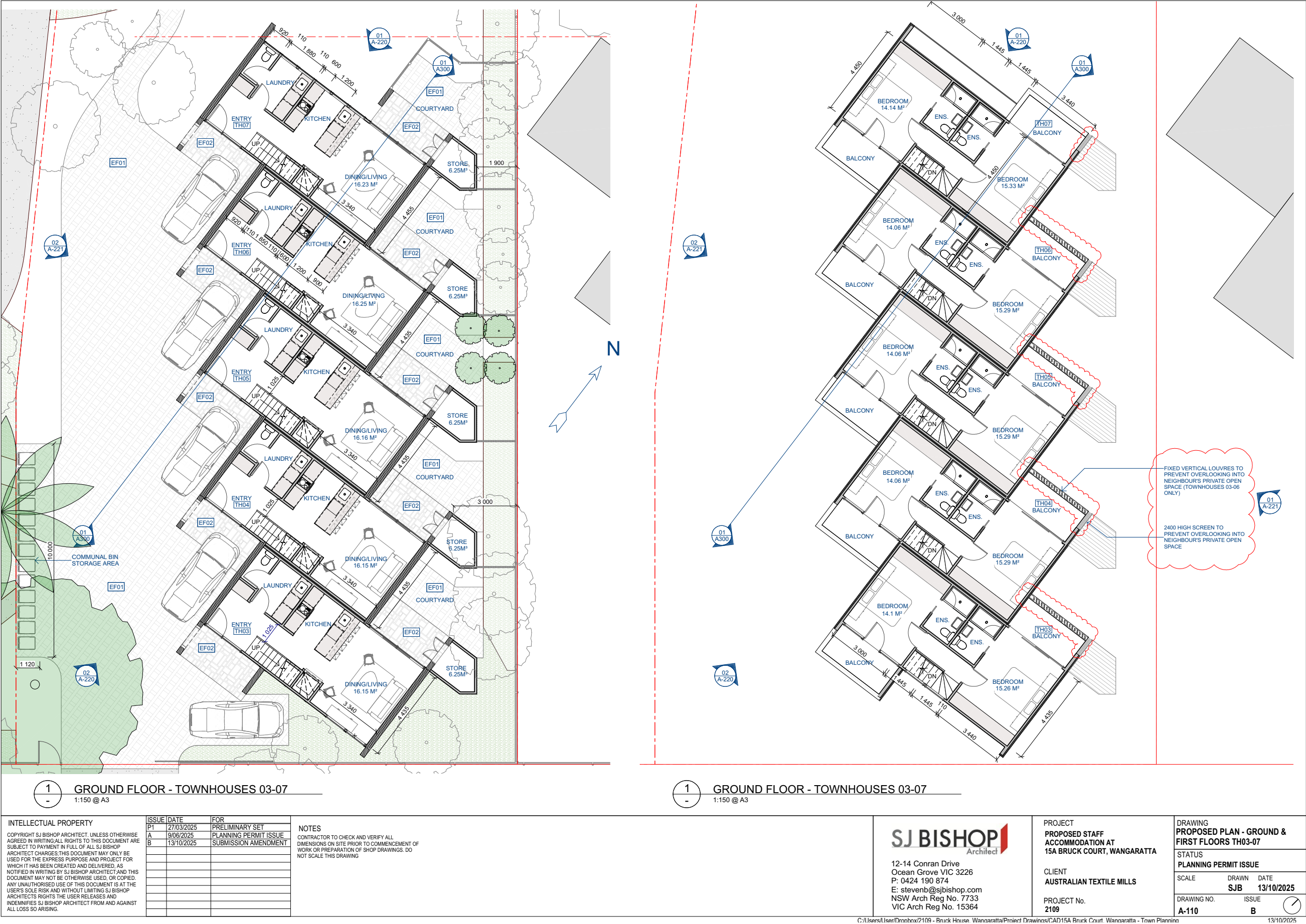
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ABN 96 574 499 841

Attention: City of Wangaratta Planning Department

**15A Bruck Court Wangaratta - Clause 55 – Written Statement Checklist**

We attach the following checklist in relation to our planning permit submission for proposed staff accommodation at 15a Bruck Court, Wangaratta.

Yours faithfully,

A handwritten signature in blue ink, appearing to read "St Bishop".

**Steven Bishop**

Director

Reg Arch No. 15364



**Trevesco Pty Limited**  
 Trading as SJ Bishop Architect  
 12-14 Conran Drive  
 OCEAN GROVE VIC 3226  
 M: 0424 190 874  
 ABN 96 574 499 841

Under clause 55.01 (Application requirements) of the planning scheme an application must be accompanied by “a written statement outlining which standards are met and which are not met. If a standard is not met, the written statement must include an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines”.

This checklist can be used to complete the written statement.

Where all the applicable standards shaded in grey are met, an objector has no right of appeal.

Standard	Is standard fully met?	Does an objector have a right of appeal?	If the standard is not met, provide a written statement that includes an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines
Standard B2-1 Street setback (Clause 55.02-1)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes, if standard not met <input checked="" type="checkbox"/> No, if standard met	The proposed setback on Bruck Avenue is to match that of the existing setback to the original Caretakers dwelling (to be demolished)
Standard B2-2 Building height (Clause 55.02-2)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes, if standard not met <input checked="" type="checkbox"/> No, if standard met	
Standard B2-3 Side and rear setbacks (Clause 55.02-3)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes, if standard not met <input type="checkbox"/> No, if standard met	Side setbacks comply. Rear setback is non-compliant though meets the objective of ensuring adequate separation to dwellings on adjacent lots with minimal impact on trees to existing streetscape. The rear of the property is off Frank Hayes drive (with a state rail reserve on the south side) and functions as the vehicular entry. Refer Site Analysis Plan and Elevations
Standard B2-4 Walls on boundaries (Clause 55.02-4)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes, if standard not met <input checked="" type="checkbox"/> No, if standard met	



Standard	Is standard fully met?	Does an objector have a right of appeal?	If the standard is not met, provide a written statement that includes an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines
Standard B2-5 Site coverage (Clause 55.02-5)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes, if standard not met <input checked="" type="checkbox"/> No, if standard met	
Standard B2-6 Access (Clause 55.02-6)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes, if standard not met <input checked="" type="checkbox"/> No, if standard met	
Standard B2-7 Tree canopy (Clause 55.02-7)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes, if standard not met <input checked="" type="checkbox"/> No, if standard met	
Standard B2-8 Front fences (Clause 55.02-8)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes, if standard not met <input checked="" type="checkbox"/> No, if standard met	
Standard B3-1 Dwelling diversity (Clause 55.03-1)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No, irrespective of whether the standard is met or not.	
Standard B3-2 Parking location (Clause 55.03-2)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No, irrespective of whether the standard is met or not.	
Standard B3-3 Street integration (Clause 55.03-3)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No, irrespective of whether the standard is met or not.	
Standard B3-4 Entry (Clause 55.03-4)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No, irrespective of whether the standard is met or not.	
Standard B3-5 Private open space	<input checked="" type="checkbox"/> Yes	No, irrespective of whether the standard is met or not.	



Standard	Is standard fully met?	Does an objector have a right of appeal?	If the standard is not met, provide a written statement that includes an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines
(Clause 55.03-5)	<input type="checkbox"/> No		
Standard B3-6 Solar access to open space (Clause 55.03-6)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No, irrespective of whether the standard is met or not.	
Standard B3-7 Functional layout (Clause 55.03-7)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No, irrespective of whether the standard is met or not.	
Standard B3-8 Room depth (Clause 55.03-8)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No, irrespective of whether the standard is met or not.	
Standard B3-9 Daylight to new windows (Clause 55.03-9)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No, irrespective of whether the standard is met or not.	
Standard B3-10 Natural ventilation (Clause 55.03-10)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No, irrespective of whether the standard is met or not.	
Standard B3-11 Storage (Clause 55.03-11)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No, irrespective of whether the standard is met or not.	
Standard B3-12 Accessibility for apartment developments (Clause 55.03-12)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No, irrespective of whether the standard is met or not.	Whilst there is a clear opening of at least 850mm at the entrance of each dwelling allowing an accessible path of travel to the ground floor, the proposed townhouses are class 1a residences and not required to be fully accessible under the NCC. The townhouses area designed as staff accommodation with bedrooms accessed via stairs.





Standard	Is standard fully met?	Does an objector have a right of appeal?	If the standard is not met, provide a written statement that includes an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines
Standard B4-1 Daylight to existing windows (Clause 55.04-1)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes, if standard not met <input type="checkbox"/> No, if standard met	
Standard B4-2 Existing north-facing windows (Clause 55.04-2)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes, if standard not met <input type="checkbox"/> No, if standard met	
Standard B4-3 Overshadowing secluded open space (Clause 55.04-3)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes, if standard not met <input type="checkbox"/> No, if standard met	
Standard B4-4 Overlooking (Clause 55.04-4)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes, if standard not met <input type="checkbox"/> No, if standard met	
Standard B4-5 Internal views (Clause 55.04-5)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No, irrespective of whether the standard is met or not.	
Standard B5-1 Permeability and stormwater management (Clause 55.05-1)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No, irrespective of whether the standard is met or not.	
Standard B5-2 Overshadowing domestic solar energy systems (Clause 55.05-2)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes, if standard not met <input type="checkbox"/> No, if standard met	



Standard	Is standard fully met?	Does an objector have a right of appeal?	If the standard is not met, provide a written statement that includes an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines
Standard B5-3 Rooftop solar energy generation area (Clause 55.05-3)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No, irrespective of whether the standard is met or not.	The standard does not apply to apartments and residential buildings however the proposal seeks to incorporate the potential for rooftop solar in a discreet fashion in keeping with the surrounding Bruck Court streetscape
Standard B5-4 Solar protection to new north-facing windows (Clause 55.05-4)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No, irrespective of whether the standard is met or not.	
Standard B5-5 Waste and recycling (Clause 55.05-5)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No, irrespective of whether the standard is met or not.	
Standard B5-6 Noise impacts (Clause 55.05-6)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No, irrespective of whether the standard is met or not.	
Standard B5-7 Energy efficiency for apartment developments (Clause 55.05-7)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No, irrespective of whether the standard is met or not.	The standard applies to apartment developments. The proposed townhouses, however, are capable of achieving a 7-star or equivalent NatHERS energy rating in accordance with the NCC

# **‘Bruck House’, 11-15 Bruck Court, Wangaratta**

## **Statement of Heritage Impact**

---

Prepared for Bart Group

March 2025 – DRAFT v1



# **EXTENT**

PEOPLE CENTRED HERITAGE

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Document information

Extent Heritage Project No.:	0324292
Client:	Philip Bart
Project:	Bruck House, Heritage Impact Statement
Site Location:	11-15 Bruck Court, Wangaratta
Author(s):	Melissa Harvey, Charlotte Jenkins

Document control

Version	Internal reviewer	Date	Review type
Draft 01	Caitlin Mitropoulos	31/03/2025	QA

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# EXTENT

## 1. Introduction

### 1.1 Project brief

Extent Heritage Pty Ltd has been commissioned by the Bart Group to prepare a Heritage Impact Statement (HIS) for the demolition of the Caretaker's Quarters, subdivision of the site and new building works at 11-15 Bruck Court, Wangaratta ('the subject site'). The main dwelling on the site, known as 'Bruck House' is locally significant and is included in the broader precinct identified as 'Bruck Mills & Associated Buildings & Items' (HO2) in the Wangaratta Planning Scheme Heritage Overlay (HO). The purpose of the report is to demonstrate that the proposed works, involving demolition, subdivision, new buildings and landscaping works within the Bruck House site, will have no more than a minimal impact on the heritage significance of the subject site.

The site known as Bruck House is located at 11-15 Bruck Court, Wangaratta and is legally defined as property number 2/PS408232.

Bruck House is wholly situated within the Rural City of Wangaratta.

### 1.2 Relevant documentation

The following documents have been referred to in the preparation of this report:

- Architectural drawings; prepared by SJ Bishop Architect, dated 10 February 2025
- Rural City of Wangaratta Heritage Study: Volume 2, prepared by C. and M.J Doring Pty Ltd., dated 2004.

### 1.3 Methodology

The preparation of this HIS involved the following steps to ensure a careful and thorough analysis of all factors relevant to the proposed works:

- a review of the relevant statutory controls, any other heritage designations, and significance;
- an overview of the history of the subject site, including reviewing primary and secondary sources;
- a description of the subject site and its context;
- a description of the proposed works;
- an assessment of the nature and level of heritage impact of the proposed works; and
- conclusion and recommendations based on this assessment.

The methodology used in the preparation of this HIS accords with the principles and definitions set out in the following documents:

## EXTENT

- The Australia ICOMOS Charter for Conservation of Places of Cultural Significance (the Burra Charter) (Australia ICOMOS 2013); and
- Guidelines for Preparing Heritage Impact Statements (Heritage Victoria 2021).

### 1.4 Limitations

Extent Heritage has not been engaged to assess historical archaeology or Aboriginal cultural heritage places and values.

No community consultation was undertaken for this report. Therefore, observations made concerning the possible social significance of places are based on publicly accessible, published materials.

The site was inspected and photographed by the author of this report on 10 January 2025. The inspection was undertaken as a visual study only.

The historical overview below offers sufficient historical background to provide an understanding of the place and to provide context related to the significance of the site. The historical background is not intended as an exhaustive history of the site.

### 1.5 Authorship

The following staff members at Extent Heritage have prepared this HIS:

- Melissa Harvey, Graduate Heritage Advisor, and
- Charlotte Jenkins, Senior Heritage Advisor.

The report has been reviewed by Caitlin Mitropoulos, Associate, for quality assurance purposes.

### 1.6 Terminology

The terminology in this report follows definitions presented in the Burra Charter (Australia ICOMOS 2013). Article 1 provides the following definitions:

Place means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.

Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups.

Fabric means all the physical material of the place including elements, fixtures, contents and objects.

Conservation means all the processes of looking after a place so as to retain its cultural significance.



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Maintenance means the continuous protective care of a place, and its setting. Maintenance is to be distinguished from repair which involves restoration or reconstruction.

Preservation means maintaining a place in its existing state and retarding deterioration.

Restoration means returning a place to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.

Reconstruction means returning a place to a known earlier state and is distinguished from restoration by the introduction of new material.

Adaptation means changing a place to suit the existing use or a proposed use.

Use means the functions of a place, including the activities and traditional and customary practices that may occur at the place or are dependent on the place.

Compatible use means a use which respects the cultural significance of a place. Such a use involves no, or minimal, impact on cultural significance.

Setting means the immediate and extended environment of a place that is part of or contributes to its cultural significance and distinctive character.

Related place means a place that contributes to the cultural significance of another place.

Related object means an object that contributes to the cultural significance of a place but is not at the place.

Associations mean the connections that exist between people and a place.

Meanings denote what a place signifies, indicates, evokes or expresses to people.

Interpretation means all the ways of presenting the cultural significance of a place.

Within the Wangaratta Planning Scheme, every building of cultural significance has been assessed and graded according to its heritage contribution. The levels of significance used within the Planning Scheme are:

**Independently Significant Place - Existing HO:** *An Independently Significant Place* is a single heritage place that has cultural significance independent of its context. These places may also contribute to the significance of a heritage precinct, however are individually significant and would still warrant the application of the Heritage Overlay if the precinct did not exist. Independently Significant Places will have a separate citation, statement of cultural significance and their own HO number. They effectively leave a hole in the precinct. They are shown as "Existing HO" on the precinct maps

**Individually Significant Place:** *An Individually significant Place* is a place within a heritage precinct. These places contribute to the significance of a heritage precinct, however

## EXTENT

have not been assessed as individual places. They may have a HERMES background reference document. (If an assessment was to occur the place would be judged on individual merit, which would determine whether the application of the Heritage Overlay is appropriate. They are shown as Individually Significant Places on the precinct maps. Contributory Place (Located within a heritage precinct).

**Contributory:** A *Contributory Place* contributes to the significance of a heritage precinct, but would not be significant on its own. They are shown as Contributory Places on the precinct maps.

**Not contributory:** A *Non-contributory Place* does not contribute to the significance of a heritage precinct. A Non-contributory Place is included within a precinct, which triggers for a planning permit. In most cases a simple assessment will be made to ensure there is no detrimental impact on the individually significant and contributory places within the precinct.

# EXTENT

## 2. Site identification

### 2.1 Location

The site known as Bruck House is located at 11-15 Bruck Court in Wangaratta, Victoria, and is wholly situated within the Wangaratta municipality (Figure 1).

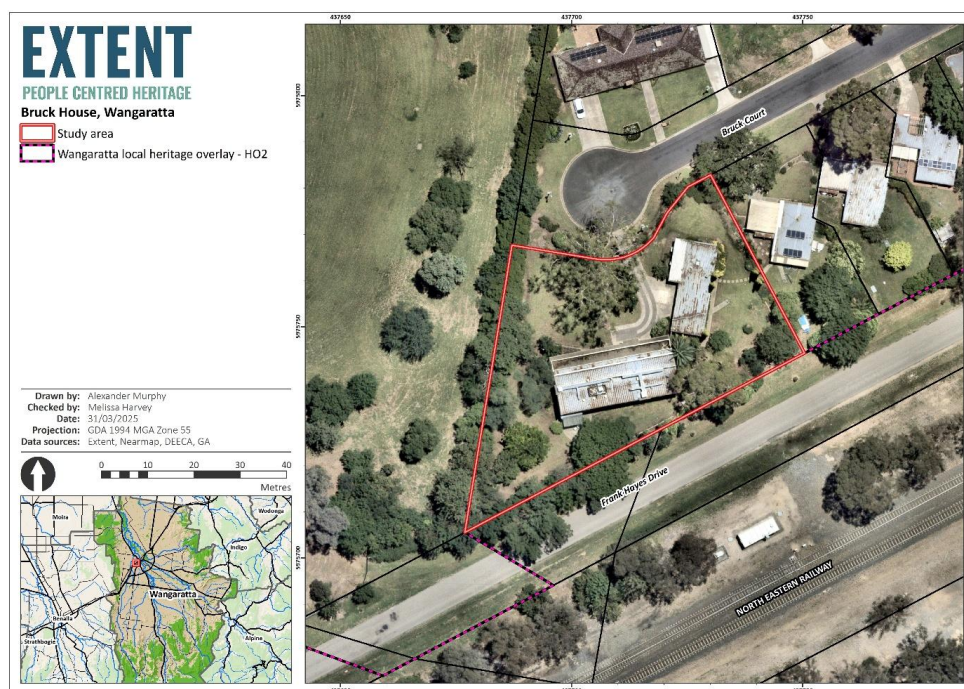


Figure 1. Map showing the location of the subject site within the municipality.

### 2.2 Character of the area

The Rural city of Wangaratta is a satellite city to the northeast of Victoria, Australia, located approximately 230km from Melbourne. The city is located on the junction of the Ovens River and King River, with industrial expansion to the south west adjacent to the rail corridor. The subject site is located to the southwest of the city and is bounded by Bruck Court, Frank Hayes Drive, residential development of Bruck Court to the east and recreation space (Former Bruck Mills Oval) to the west. Bruck Court is a small residential cul-de-sac with further residential development to the north, across Sisely Avenue.

The subject site is encompassed within the Burck Mills & Associated Buildings & Items Precinct (also known as Bruck Mills Precinct), which includes the broader Bruck Mills factory, including administration buildings and laboratories, recreation oval and company housing situated in

## EXTENT

Bruck Court. The site has continued to be occupied by Bruck Mills, now Bruck Textiles, with some dwellings at Bruck Court also continuing to be used as staff accommodation.

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### 3. Heritage designations and controls

#### 3.1 Statutory heritage register listings

The site is identified on the following statutory registers:

- Wangaratta Planning Scheme Heritage Overlay (HO), Bruck Mills & Associated Buildings & Items (HO2);

The site is not identified on the following statutory registers:

- Victorian Heritage Register (VHR);
- Victorian Heritage Inventory (VHI);
- National Heritage List (NHL)
- Commonwealth Heritage List (CHL);

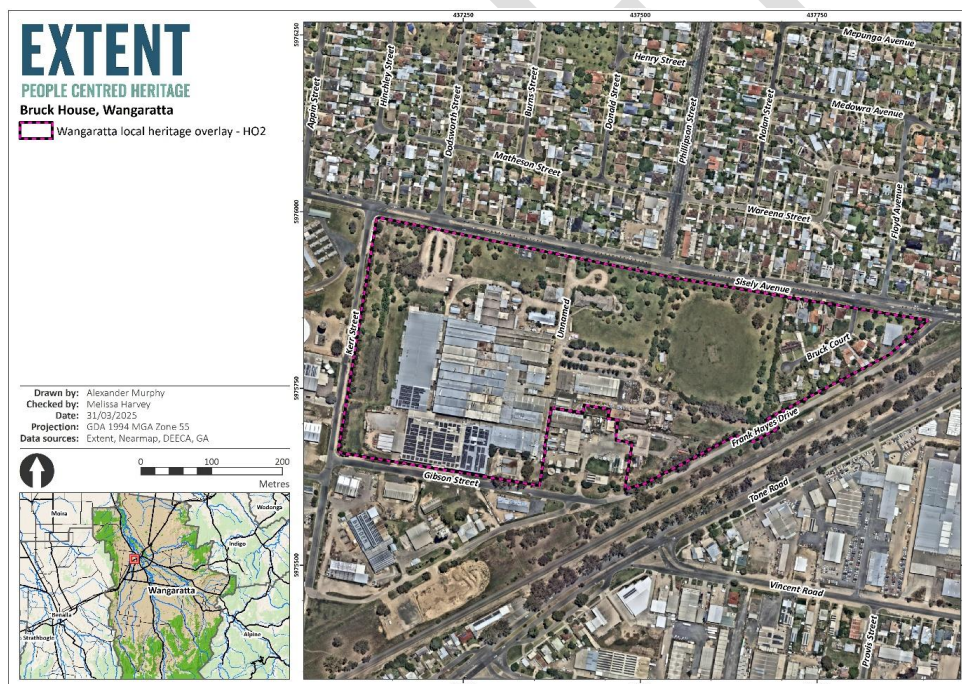


Figure 2. View of the Bruck Mills & Associated Buildings & Items (HO2) with the subject site 11-15 Bruck Court located at the end of the residential cul-de-sac to the east of the precinct.

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### 3.1.1 Planning and Environment Act (1987)

Noted above, the subject site is included within Wangaratta Heritage Overlay as the Bruck Mills & Associated Buildings and Items (HO2) with a grading of significant.

Under Clause 43.01-1 of the Wangaratta Planning Scheme ('Heritage Overlay'), a permit is required to (among other triggers):

- Subdivide land.
- Demolish or remove a building.
- Construct a building or construct or carry out works

Clause 43.01 of the Wangaratta Planning Scheme ('Heritage Policy') sets out policy considerations that govern the decision-making in relation to permits under the Heritage Overlay. In addition, Wangaratta Planning Scheme Clause 43.01-8 sets out a series of decision guidelines. These are considered in detail at Part 9 (Assessment of heritage impact).

### 3.2 Non-statutory listings

The site is not classified by the National Trust of Australia (Vic).



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### 4. Significance

#### 4.1 Statement of significance

The statement of significance for the place, as per the Rural City of Wangaratta Heritage Study, Volume 2 (C. and M.J Doring Pty Ltd., 2004) is as follows (**our emphasis**):

***What is significant?***

*The Bruck Mill Precinct comprises the following significant elements:*

*Of individual significance:*

- 1, 3, 7, 9, 11-15 Bruck Court
- Old Bruck Mill
- Old Administration Building
- Old Bruck Laboratory
- Of contributory significance: ▪
- 11, 13, 15, 17 Sisley Avenue

***How is it significant?***

*Bruck Mill Precinct is of local historical, aesthetic, and social significance to the Rural City of Wangaratta. It is possibly of technical significance for its collection of machinery dating [sic] however no internal inspections of the buildings were made.*

***Why is it significant?***

*Bruck Textile Mills Precinct is significant as the site of an ambitious attempt to boost Australia's industrial capabilities during WW2, an attempt abandoned due to cessation of hostilities, but which led to the establishment of Wangaratta's largest industrial enterprise soon after the War. Built originally as a smelter for scrap aluminium the Mill rapidly became used for the production of textiles.*

*At one time the largest employer in Wangaratta, Bruck Mill contributed to the growth of the City and its housing suburbs. Yarrunga where the Housing Commission constructed a large number of homes in Wangaratta was built largely for employees of Bruck.*

***Bruck is also significant for its associated cluster of company-built employee housing (1949-66) which was a feature of a number of British factories but is quite rare in Australia. The company sportsgrounds and social clubrooms contribute to the community spirit of Bruck. (Criterion A)***



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*Stanley Arms as Bruck's philanthropist manager (1946 -?) brought arts and culture to Wangaratta through his [sic] long term chairmanship of the Wangaratta Arts Centre and his support of cultural life in the community. (Criterion H)*

*The buildings and grounds around the cafeteria, administration and welfare buildings show evidence of the desire to create an aesthetically pleasing areas for staff facilities and still contain elements of plantings. The two boiler houses are fine examples of post war industrial buildings and the engineering laboratories present a dignified formal facade. The signs on the secondary boiler house painted across the top of the building are seen from a wide distance and have some iconic status.*

*Bruck House is a representative example of the high quality domestic work for which Robin Boyd is known. Its fine modern interior was featured in a series of photographs by Wolfgang Sievers. Housing designed by Robin Boyd from 1949-66 provide a rare evidence of the involvement of Robin Boyd in industrial work. (Criterion E)*

*Bruck Mills have been a dominant part of the life of Wangaratta and is expected to have strong social significance, although this has not been explored as part of this assessment. Working at Bruck has been a way of life for many Wangaratta families and many people have been employed there for their entire working life. The care with which Bruck provided for its employees in terms of providing housing, social and sporting opportunities is likely to have contributed to the community attachment to the place. Recently the Wangaratta Textile Project has involved artists in the interpretation of Bruck's contribution to the arts and industry in Wangaratta. (Criterion G)*

## 4.2 Heritage places in the vicinity

The subject site is located in the vicinity of three heritage places. These places are identified at (Figure 3) and are listed below.

### **NHL/CHL places**

There are no National Heritage List/Commonwealth Heritage List places in the vicinity of the subject site.

### **VHR places**

There are no Victorian Heritage Register places in the vicinity of the subject site.

### **Locally listed places**

- HO131 Wangaratta Spinning Mills, 18 Textile Avenue, Wangaratta;
- HO107 Victorian Cottage, 10 Handley Street, Wangaratta; and
- HO148 "Wareena", 17-19 Swan Street, Wangaratta.

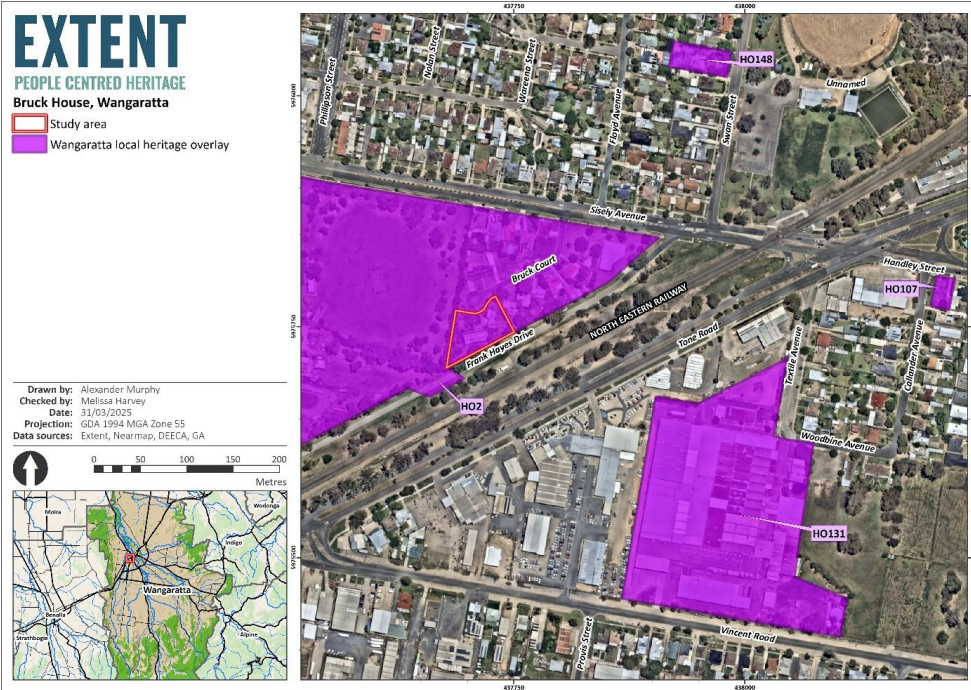


Figure 3. Overview of the subject site and the surrounding heritage places which are within the Heritage Overlay.

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### 5. History

The following history draws from a number of resources including the 2004 Heritage Study of the City of Wangaratta by C. and M.J. Doring, the Bruck Mills website, historic newspaper articles and historic photographs of the site.

#### ***WWII - Aluminum factory***

The outbreak of the Second World War saw a dramatic surge in demand for material and goods to support the war-effort. In 1943, approximately 100 acres of land, on what is now the Bruck Mills site, was resumed under the Land Acquisition Act, and an aluminium smelting factory was established to meet the heavy demand for aircraft aluminium. The site, owned by the Commonwealth, was constructed at a cost of approximately £1 million (The Examiner 1944, 5). In 1944, the Australian Aluminium Co. took over operation of the factory from the government to better manage 'the technical nature of the industry' (Ovens and Murray Advertiser 1944, 2). By 1946, the demand for aluminium had drastically decreased due to the conclusion of the War, hence the factory ceased operations.

#### ***Post war - Bruck Fabrics***

In 1946, Bruck Textiles took over the former aluminium factory to manufacture furnishing and apparel fabrics. It soon emerged as Wangaratta's largest industrial enterprise, becoming an important regional employer in the post-war period. The Bruck manufacturing facility employed as many as 1000 people, with many workers came from Bonegilla, a migrant camp near Wodonga (Bruck Textiles, 2023). The facility played a significant role in the evolution of Wangaratta from a small country town into major rural city.

Between 1947 and 1951, employee accommodation was constructed adjacent to the mill on Sisely Avenue and Bruck Court. Prominent Melbourne modernist architect Robin Boyd designed the dwellings at 7, 9 and 11-15 Bruck Court (C. and M.J. Doring Pty Ltd 2004b). The image below (Figure 4) shows the broader precinct c.1940-1950. It is noted that whilst the image is titled as a 1960s photograph, only the paved street of Bruck Court is visible, with no structures built, indicating the image is of an earlier period.

## EXTENT

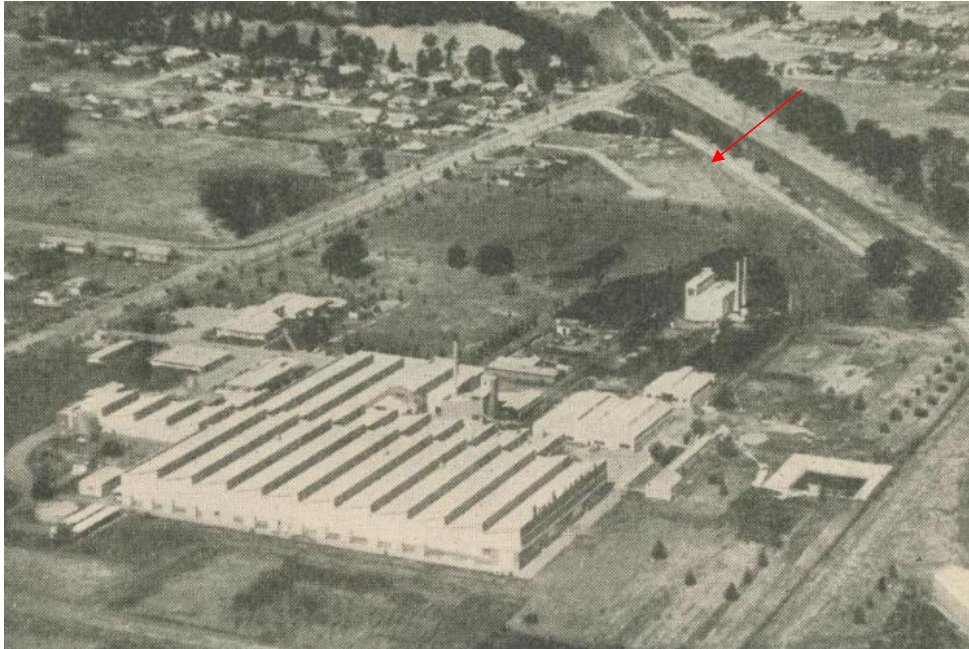


Figure 4. Aerial photograph of Bruck Mills site, including the groundwork for Bruck Court, indicated. Source: National Resources Conservation League of Victoria. *Bruck Mills, Wangaratta, 1960* Digitised Photograph. Victorian Places. <https://www.victorianplaces.com.au/node/65133>

### **Bruck House**

During the rise of the manufacturing industry in the post-war period, Bruck Mills was expected to host important political and business guests. The region's available accommodation was not up to the standards that Bruck Mills management hoped to impress their guests with. Hence, Bruck House was constructed, intended to provide stately yet homely accommodation for the Mill's high-class and politically important guests (C, and M.J. Doring Pty Ltd 2004a, 46).

Designed by notable architect Robin Boyd, Bruck House was constructed at 11-15 Bruck Court between 1950-51. The house was designed in the International Modernist style and comprised two storeys with seven bedrooms. Its characteristic walls of glass, horizontal lines and white exterior placed Bruck House on the leading edge of the international style's Australian debut, having not yet gained significant Australian traction. (C, and M.J. Doring Pty Ltd 2004b).

Unlike Bruck House, which Boyd designed to individually stand out on Bruck Court, the dwellings Boyd designed for 7, 9 and the carport/Caretaker's Quarters at 11-15 were all synonymous in style (see Figure 6). These dwellings were constructed contemporaneously with one another; indicated by their cohesive materiality and form. Although the exact date of construction of the carport/Caretaker's Quarters is not confirmed, it is present at least as early as 1956, as evidenced in photographs taken of the home in that year (see Figure 6).



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It is likely that the extant decorative light posts were placed at Bruck Court c.1960s. The distinct double headed lamps were originally erected within the Melbourne Central Business District including Collins Street, Swanston Street, William Street in 1929. Some lights were later removed in the 1960s for the provision of modern street lighting, with many original lampposts rehomed in the front of gardens or institutions (Melbourne Heritage Action, 2016).

Historic photographs indicate that Bruck House had undergone some external alterations by 1970, including extending the balcony outwards, replacing the balcony's glass banister with horizontal wooden slats, changes to guttering, and landscape alterations including the construction of a concrete driveway (see Figure 8).

As determined during the site visit undertaken by Extent Heritage, sometime after the early 1970s the exterior was again altered. The façade window frames, eaves and banister were repainted a light green-brown, additional height was added to the roofline through installation of a horizontal panel (likely to obscure services) and sunshades installed. The landscaping has remained relatively unchanged surrounding the house, however a flagpole has been added west of the house. Whilst the carport has remained relatively unchanged, the Caretaker's Quarters underwent significant alterations between 1954 and 1980 which included the enclosure of the open porch area for the provision of a new bedroom, and the addition of a second bathroom and kitchen alterations (Connex Group Pty Ltd 2024, 1).



Figure 5. Internal photograph within Bruck House. Source: Sievers, Wolfgang. 1956. Photograph taken from inside lower level of Bruck House. Carport structure visible through window. Digitised photograph. State Library of Victoria. <http://handle.slv.vic.gov.au/10381/336152>

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Figure 6. Oblique view of 7 and 9 Bruck Court as viewed from the street. *Source:* Sievers, Wolfgang. 1956. *Photograph depicting 7 and 9 Bruck Court, with Bruck House visible in the background.* Digitised photograph. State Library of Victoria. Accessed 9 January 2025. <http://handle.slv.vic.gov.au/10381/328938>



Figure 7. Excerpt from 1956 photograph of the front façade of Bruck House, looking northeast. *Source:* Sievers, Wolfgang. 1956. *Photograph of the front façade of Bruck House.* Digitised photograph. National Library of Australia. Accessed 9 January 2025. <https://trove.nla.gov.au/work/238248381?keyword=bruck%20house>

## EXTENT



Figure 8. Partial view of Bruck House facade, including later balcony alterations. *Source:* Le Dawn Studios. 1970. *Front facade of Bruck House with guests present.* Digitised Photograph. State Library of Victoria. Accessed 9 January 2025. [https://find.slv.vic.gov.au/permalink/61SLV\\_INST/1sev8ar/alma9939648589407636](https://find.slv.vic.gov.au/permalink/61SLV_INST/1sev8ar/alma9939648589407636)

## 6. Physical description

Extent Heritage carried out a physical assessment of the subject site in January 2025. The following assessment has been prepared on the basis of this physical assessment however should not be interpreted as a complete or comprehensive analysis of the built form. While the caretakers' quarters and carport were inspected externally and internally, Bruck House was inspected externally only due to current tenancy.

The subject site includes two buildings:

- Bruck House designed by Robin Boyd, built 1950-1951. Located to the southern extent of the block.
- Caretaker's Quarters by Grounds, Romberg & Boyd Architects, c.1954. Located to the northeast of the block, forward of Bruck House.



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Figure 9. Aerial image showing the subject site, outlined in blue, with Bruck House, indicated with yellow arrow, and the Caretaker's Quarters, indicated with red arrow. Source: Extent Heritage Pty Ltd., 2025.

### 6.1 General context

The subject site is to the eastern periphery of the broader Wangaratta industrial area which is south-west of Wangaratta's central business district. The site is bounded by Bruck Court to the north, residential development to the east, Frank Hayes Drive, the rail line & Tone Road (C314) to the south, and open green space which forms part of the Bruck Textiles site to the west. The broader streetscape is composed of low single storey post-war and modernist residential development.

The subject site is located at the end of the Bruck Court cul-de-sac and contains Bruck House and the Caretaker's Quarters (see Figure 9). The site presents to Bruck Court with a modest non-original metal wire fence with a central concrete paved driveway. The entrance is marked by a Bruck House sign and two Victorian lampposts which had been later relocated from Melbourne in the 1960s. The site is flat with a mixture of vegetation including mature trees to the western and southern boundaries, smaller mature trees dotted throughout the surrounding grounds, and a large eucalyptus tree to the front setback which was likely planted contemporaneously when the house was first constructed (see Figure 11).

Bruck House is a double storey rectangular building with a flat roof, brick end walls, and a glazed curtain wall and verandah along the long axis facing Bruck Court (see Figure 20). The building is located towards the back of the site facing north towards the cul-de-sac. The Caretaker's Quarters is similarly arranged to the neighbouring modernist dwellings at 3, 5, 7 and 9 Bruck

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Crescent, and also mirrors the neighbouring designs as of a low single storey red brick building with a curtain wall facing Bruck Court, open carport and flat roof (see Figure 10 & Figure 11). As per the Structural Condition Report, prepared by Connex Group Pty Ltd., the Quarters was modified in the 1980s including the enclosing of the carport/garage to incorporate a kitchen area, second bedroom and ensuite. Further internal alterations have been made and it is noted that the property in an overall poor condition (see Figure 26 – Figure 29).

### 6.2 Key views and settings

As noted above, the broader heritage place is located to the southwest of the Rural City of Wangaratta. Key views to the subject site from the public realm are from Bruck Court and Frank Hayes Drive (see Figure 10– Figure 13).



Figure 10. Overview of Bruck Court looking southwest towards the subject site.



Figure 11. View of Bruck House from Bruck Court, including distinctive lampposts.



Figure 12. View of Bruck house looking north from Frank Hayes Drive. Source: Google Street View, 2023.



Figure 13. View of Bruck house and the eastern extent of the subject site from Frank Hayes Drive. Source: Google Street View, 2023.

### 6.3 Exterior

Bruck House is a double storey rectangular building with a flat roof, brick end walls, and a glazed curtain wall and verandah along the long axis facing Bruck Court (see Figure 24). The building is located towards the back of the site facing north towards the cul-de-sac. The Caretaker's



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Quarters sits forward of the site and is similarly arranged to the neighbouring modernist dwellings at 3, 5, 7 and 9 Bruck Crescent. The Caretakers Quarters mirror the neighbouring designs of a low single storey red brick building with a curtain wall facing Bruck Court, open carport and flat roof (see Figure 14 & Figure 15).



Figure 14. Northern elevation of the Caretaker's Quarters facing Bruck Court, with Bruck House in the background.



Figure 15. View looking down the shared driveway to the Caretaker's Quarters carport and Bruck House.



Figure 16. The western elevation of the Caretaker's Quarters.



Figure 17. Front setback of Bruck House, looking north to the Caretaker's Quarters.



Figure 18. Looking north at the Caretaker's Quarters from Bruck House.



Figure 19. View of the Caretaker's Quarters carport and adjoining services outbuilding (right).



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Figure 20. Eastern elevation of the Caretaker's Quarters, looking north through the eastern setback.



Figure 21. View of junction between the Caretaker's Quarters and Bruck House, including arched opening in the shared brick wall.



Figure 22. Detail view of adjoining brick wall and archway, looking west to Bruck House.



Figure 23. Adjoining brick wall and archway, looking east to the Caretaker's Quarters.



Figure 24. Primary façade of Bruck House facing Bruck Court.



Figure 25. Rear elevation of Bruck House.

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### 6.3.1 Caretaker's Quarters - Interior

As per the Structural Condition Report, prepared by Connex Group Pty Ltd., the Caretaker's Quarters were heavily modified in the 1980s. Changes included the enclosing of the carport/garage to incorporate a second bedroom and ensuite which also impacted the kitchen area which was revised for a more compact design. Further internal alterations have been made, and it is noted that the property in an overall poor physical condition (see Figure 26–Figure 33).



Figure 26. Non-original kitchen area



Figure 27. Non-original second bedroom in original pergola space.



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Figure 28. Non-original second bedroom looking east into reduced pergola space.

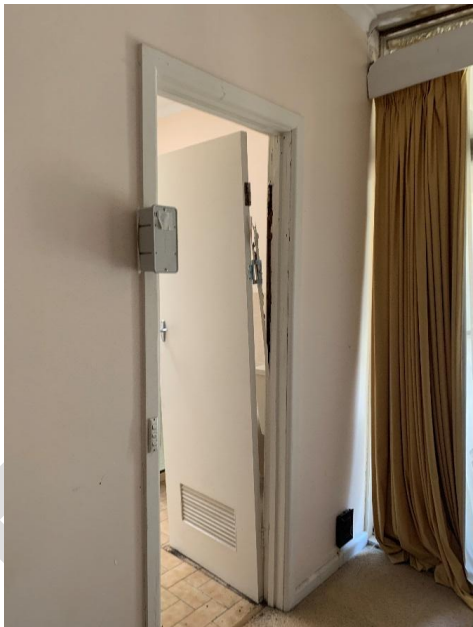


Figure 29. Second non-original bathroom adjoining non-original second bedroom.

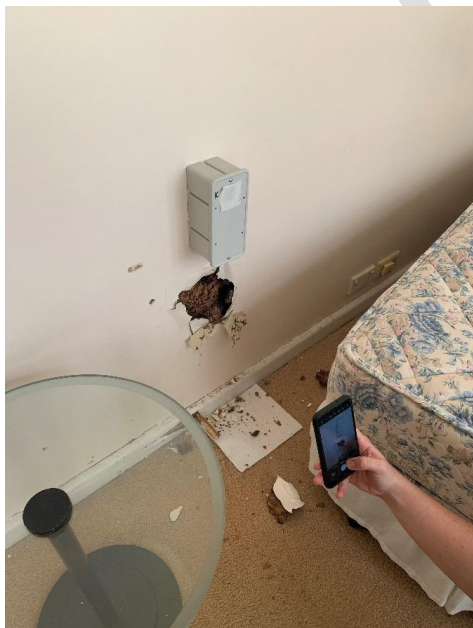


Figure 30. White ant damage (termites) of shared internal wall between the original bedroom and bathroom.



Figure 31. Internal cladding damage behind the front door.

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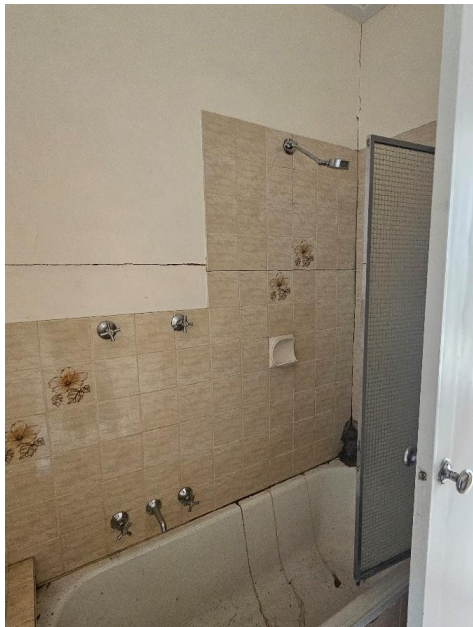


Figure 32. White ant damage (termites) to the original bathroom.



Figure 33. Livingroom area with bowing ceiling beams.



## EXTENT

## 7. Proposed works

### 7.1 Project rationale

The proposal seeks to undertake demolition and new building works to the subject site at 11-15 Bruck Court, Wangaratta, for the provision of new staff accommodation. Presently the Caretaker's Quarters is not habitable due to its poor condition, and the employment growth of Bruck Textiles requires further residential lodging.

### 7.2 Outline

The proposed works are detailed in the site schematic plan prepared by SJ Bishop, dated 10 February 2025, and include the following scope of works:

- The creation of a new subdivided lot encompassing the eastern extent of the subject site, including the Caretaker's Quarters and adjacent land to the east and south. The subdivision excludes the existing driveway, Bruck House and broader western extent of the existing site.
- Full demolition of the Caretaker's Quarters including carport and services outbuilding, excluding adjoining brick wall with archway to Bruck House.
- The construction of five new two-storey terraces in a staggered arrangement, with five new carparking spaces associated accessed via a new driveway from Frank Hayes Drive (to the rear of Bruck House).
- The construction of two new two-storey terraces to the southwestern corner of the site to match the detail and appearance of the other new two-storey residences, with associated carparking extended off the existing rear driveway (accessed from Frank Hayes Drive).

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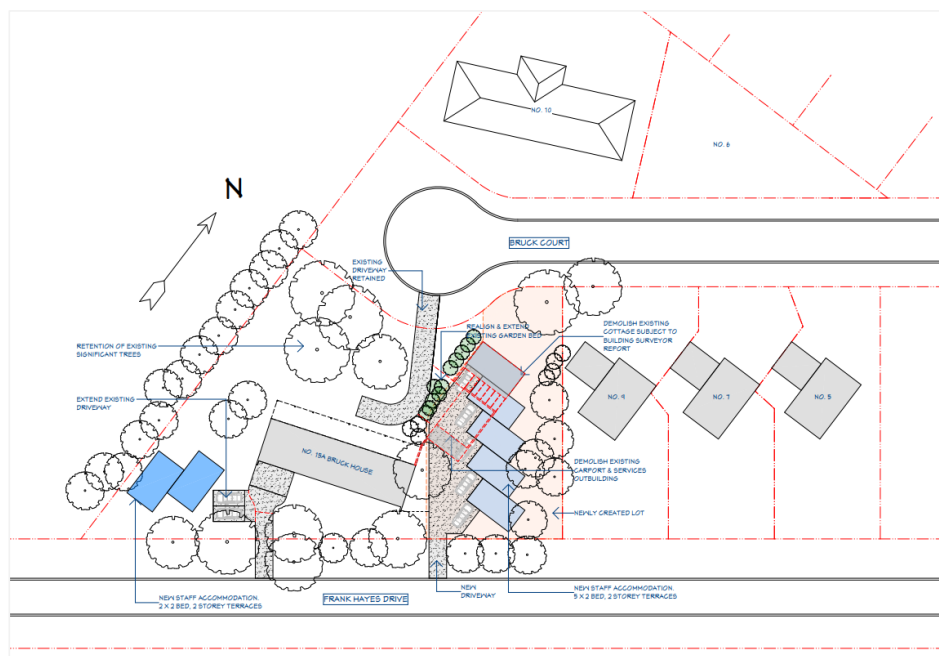


Figure 34. Site Schematic Plan – Option C, prepared by SJ Bishop dated 20 January 2025.

### 7.3 Summary of previous heritage advice

A pre-application meeting was held between representatives from the Bart Group and Wangaratta Council and their heritage consultant on site. The following assessment and advice was provided at this time:

- The Council was supportive of Bruck House being able to “subdivide and develop” further accommodation on site, to support the growth of the business, and go back to “housing key employees” on site, as was originally done.
- The garage of the Caretaker’s Quarters is of little heritage importance and can be demolished;
- The Caretaker’s Quarters is degraded, making it uneconomic to retain, and therefore demolition was generally supported.
- It was stressed that “sightlines” to Bruck House from Bruck Court were important, and that any new development should be sympathetic to the other neighbouring cottages without trying to be a “facsimile” of other houses. In particular they seemed encouraged with the proposes consistency of orientation with adjacent cottages in the street.
- Bruck House is in poor repair, and approval for new works to the site may enable repair works to be undertaken to the main house.

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### 7.4 Mitigation measures

In designing the new dwellings, a number of changes were made to the design to mitigate the overall impact of the new built form on the existing heritage place and buildings. The intent of the proposed works is to provide additional accommodation to the existing site and generate additional income to support the required conservation works to Bruck House, without impacting on the cultural heritage significance of the subject site and its contribution to the broader heritage precinct.

Specifically, the design and placement of the proposed new dwelling have adopted a form which is sympathetic and complementary to the key elements of Bruck House, and in line with the general approach to development in the cul-de-sac. The rationale to the placement of new units is to provide Bruck House a larger buffer area that acknowledges the significance of the building and to ensure its unique context and setting. Furthermore, the creation of new driveways from Frank Hayes Drive will ensure Bruck House retains the original driveway entry from Bruck Court, which is the historic approach to the place.

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### 8. Assessment of heritage impact

#### 8.1 Demolition

##### 8.1.1 Relevant policy

In regard to demolition of heritage places, under the Wangaratta Planning Scheme Heritage Policy 15.03-1L it is policy that (only relevant policy reproduced):

- Discourage the demolition of a significant or contributory building unless and only to the extent that the building is structurally unsound or cannot be feasibly reused.

##### 8.1.2 Assessment

The extent of demolition involves the complete removal of the existing Caretaker's Quarters and carport fronting Bruck Court, as well as surrounding landscaping, including adjacent concrete pathways, clothesline, planter beds and lawn. The Caretaker's Quarters has undergone later alterations and is notably altered from the original 1970s design, including enclosure of the open breezeway between the residence and carport, as well as internal works to the kitchen and bathroom which has impacted the original arrangement and fit out of these areas as well as changed the presentation of the southern elevation.

Furthermore, the Caretaker's Quarters is presently in a state of disrepair and uninhabitable as per the Structural Condition Report prepared by Connex Group Pty Ltd. and confirmed by Extent Heritage during a site visit in January 2025. In particular, the timber structure of the place has been significantly damaged from termite infestation as well as sections of brickwork which have been compromised due to corrosion of reinforcing mesh and subsequent expansion. The extent of change and structural failing means that the building has been compromised and cannot be readily retained without significant restoration works and potentially, reconstruction.

Whilst the building forms part of the low rise mid-century streetscape to the southeast of Bruck Court, the Caretaker's Quarters only matches in orientation and materiality, as it was designed later as a secondary building to Bruck House. Therefore, proposed demolition of the dwelling and carport will not have an adverse impact on the significance of Bruck House or the broader heritage precinct, with its removal reinstating its original prominence in the streetscape and improving viewlines to Bruck House from Bruck Court.

It is noted that the proposed extent of demolition also involves the partial removal of a brick wall connecting the Caretaker's Quarters and Bruck House. As per historic photographs (see Figure 7), the wall is not original to Bruck House and is a later addition associated with the construction of the Caretaker's Quarters. As a secondary addition to the place, the careful and considered removal of part of the wall will have no adverse impact on the significance of Bruck House.

While the works will result in demolition of early fabric associated with the precinct, the demolition is not considered to have an adverse impact on the identified significance of Bruck House. The works will not result in the loss of any original fabric associated with Bruck House and will enable improved views to the significant fabric of the heritage place.

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### 8.2 New development

The proposal for 11-15 Bruck Court includes the construction of new residential accommodation, associated carparking and landscaping works. The introduction of new built form at the site will enable the additional accommodation for existing workers at the site, while generating essential income for the upkeep and required works to Bruck House.

The new development has been carefully considered and designed to ensure reference to the existing buildings is evident in the design, while providing a complementary and fitting built form within the context of the heritage place.

#### 8.2.1 Relevant policy

For new development in Heritage Overlay areas, under the Wangaratta Planning Scheme Heritage Policy (Clause 15.03-1L) it is policy to:

- Design infill buildings to be compatible with, and recessive to, the significance of the heritage place and adjoining heritage places.
- Locate car parking areas and crossovers to the rear or to the side of a heritage place.
- Design subdivision to be in keeping with the historic subdivision character of the site, the significance of the heritage place and any adjacent heritage places.
- Design signs to be complementary to the historic character, appearance and significance of a heritage place.
- Support new or replacement front fences that are consistent with the architectural style of the building and interpret the prevailing character in the immediate environs, in particular the prevailing height, form, materials and degree of transparency.

#### 8.2.2 Assessment

##### Subdivision

The proposal includes the subdivision of the site, separating Bruck House and its associated elements including the front setback and driveway, from the eastern extent of the property which presently contains the existing Caretaker's Quarters. The subdivision is slightly staggered, reflecting the subdivision arrangements of neighbouring blocks to the east. As per the relevant policy reproduced above, the proposed subdivision is in keeping with the historical subdivision character of the broader Bruck Mills Precinct – Bruck Court residential area and retains the significance of Bruck House as the primary heritage place of consideration. While this will result in a change to the overall arrangement of the place, the subdivision is considerate to the prevailing character of the streetscape and Bruck House, and will not adversely impact the presentation or appreciation of the significant built fabric.

## EXTENT

### Staff Accommodation Buildings

The proposed scheme is broadly compliant with the relevant strategies reproduced above. The works have been designed to be respectful of the existing precinct and in particular Bruck House as a significant heritage place within the precinct. The design has had consideration for the scale, bulk and detail of Bruck House and the adjacent dwellings to the east, to ensure the proposed new works does not impact significant fabric and elements as identified in the Statement of Significance, or the broader streetscape.

New works include the addition of seven new double storey terraced residences, with five adjoining dwellings to the east, and a further two located to the southwestern corner of the site. The new residences will be mostly identical in design but slightly staggered in placement (excluding the forward most unit to Bruck Court). The units as a whole adopt a double storey box-like form which is complimentary to Bruck House, with the width of the buildings - as viewed from Bruck Court - similar in scale to the existing Caretaker's Quarters. By keeping a similar width and siting, the proposal will ensure the prevailing patterning of the streetscape is retained with the bulk of the development recessively setback behind the front unit. The stepped arrangement will also ensure that the new development will not present as an overwhelming or dominant feature, and therefore will not have an adverse impact on the appreciation of Bruck House, Bruck Court or the heritage precinct more broadly.

The forward most unit to Bruck Court will include specific sympathetic design elements to ensure visual impacts are reduced as much as possible. As the primary unit facing Bruck Court, the dwelling has been designed to reflect the existing façade condition of the Caretaker's Quarters and the adjacent mid-century architectural design language. The unit will adopt a box like form with a large expanse of glazed curtain wall with bricked ends to the northern elevation. The use of similar proportions and materiality will ensure new works are visually recessive and will not adversely impact existing views and vistas of Bruck Court.

Units to the southwestern corner are similarly designed to those within the new subdivision, however due to their steep setback within the site behind Bruck House, they will not be visible from approaching views to Bruck House. The structures may be visible from the terminus of the cul-de-sac, however the recessive design and mature vegetation between the units and the public realm will ensure they are adequately obscured.

Proposed vehicle accommodation and driveways have been positioned to the southwest of the new development, accessed via the rear road Frank Hayes Drive. This will result in no new crossover to the site from Bruck Court, maintaining the character and original subdivision pattern evident from the street. The use of permeable paving Grasscrete will also ensure any visual impacts posed by large areas of hard surfaces are minimised.

Overall, new works will present as a contemporary interpretation of the existing Caretaker's Quarters, maintaining the character of the street through scale, orientation and materiality. View lines from Bruck Court to Bruck House will be retained. This approach minimises the impact the new development will have on Bruck House and the streetscape presentation, resulting in no adverse impact on the identified significance of the heritage place.

## EXTENT

### 8.3 Assessment against local decision guidelines

The following decision guidelines at Clause 43.01-8 are relevant to the assessment of the proposal.

Design requirements	Extent Heritage comment
43.01-8 – Decision guidelines	
The significance of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place.	<p>The Statement of Significance for the Bruck Mills Precinct (HO2) identifies the cluster of buildings at 1, 3, 7, 9, 11-15 Bruck Court as being of local significance to the Rural City of Wangaratta. The citation notes Bruck House as of particular importance.</p> <p>The proposal has been recessively designed and sited to minimise visual impacts on Bruck House and to the Bruck Court Streetscape. On this basis, the proposed new housing is compliant with this decision guideline and will not adversely impact the identified significance of the precinct.</p>
Any applicable statement of significance (whether or not specified in the schedule to this overlay), heritage study and any applicable conservation policy.	<p>Sections of the statement of Significance which are relevant to the subject site include:</p> <ul style="list-style-type: none"> <li>- 1, 3, 7, 9, 11-15 Bruck Court</li> <li>- Bruck House is also significant for its associated cluster of company-built employee housing (1949-66) which was a feature of a number of British factories but is quite rare in Australia.</li> <li>- Bruck House is a representative example of the high quality domestic work for which Robin Boyd is known.</li> </ul> <p>In considering the statement of significance for the precinct, the demolition of 11 Bruck Court (Caretaker's Quarters) will have some impact on the identified significance of the precinct. However due to its poor condition the building cannot be easily retrofitted and upgrade for contemporary use. The proposed demolition will be mitigated by measures to support the conservation of the notable individually significant place, Bruck House. New development will also be designed and sited to be sympathetic and recessive to the heritage context. Any physical and visual impacts associated with the demolition of the Caretaker's Quarters, the construction of new units are balanced</p>



## EXTENT

	by the enhanced amenity and upkeep of the broader site.
Whether the location, bulk, form or appearance of the proposed building will adversely affect the significance of the heritage place.	The proposed new units will not adversely affect the significance of the heritage place. The appearance and siting of the new structures have been designed to be complimentary and recessive to the existing heritage structures while ensuring that there are no physical impacts to the existing heritage place Bruck House.
Whether the location, bulk, form and appearance of the proposed building is in keeping with the character and appearance of adjacent buildings and the heritage place.	The proposed terraced units will not adversely affect the significance of the heritage place. Their design is a contemporary interpretation of the mid-century modernist design of Bruck House, the existing Caretaker's Quarters and adjacent dwellings. The sympathetic design will ensure the new works are visually harmonious in regard to scale, form, materiality and design. Furthermore their location to the periphery of the site, with the forwardmost unit in the same orientation and placement of the existing Caretaker's Quarters ensures that the design is recessive and sympathetic to the heritage place.
Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place.	Proposed works include the complete demolition of 11 Bruck Court – the Caretaker's Quarters and adjoining carport. While there will be some adverse affects to the broader heritage place associated with the demolition of the Quarters, as previously noted, the dwelling has undergone notable alterations and is in a poor condition. The demolition of the building will be balanced with further mitigation measures such as new sympathetic development and conservation works to Bruck House.
Whether the proposed works will adversely affect the significance, character or appearance of the heritage place.	The implementation of new units in the same location and orientation will pose some visible change, however the new works are sympathetic in scale, form, materiality with Bruck House and the broader streetscape.
Whether the proposed subdivision will adversely affect the significance of the heritage place.	The new subdivision to the east is slightly staggered, reflecting the subdivision arrangements of neighbouring blocks to the east. The proposed subdivision is in keeping with the historical subdivision character of the broader Bruck Mills Precinct – Bruck

EXTENT

	Court residential area and retains the significance of Bruck House as the primary heritage place of consideration.
Whether the proposed subdivision may result in development which will adversely affect the significance, character or appearance of the heritage place.	The proposed subdivision is to the east of the individually significant heritage place Bruck House, with the encompassed land remaining within the Heritage Overlay. The new subdivision will therefore continue to be subject to heritage considerations of the Wangaratta Planning Scheme, ensuring new development must be appropriate to the broader heritage context.

9. Conclusion

The proposed works will result in some change to the subject site at 11-15 Bruck Court, however, the works have been sympathetically and sensitively designed and sited to ensure there are no adverse impacts on the assessed significance of Bruck House or the broader heritage precinct as a result of the new development. The works will include the loss of the Caretaker's Quarters which represents early fabric within the site, however it is noted that due to its poor condition, can no longer be easily retained and retrofitted for contemporary use. New works, including the establishment of a new subdivision, also aim to retain the integrity and significance of Bruck House, with proposed units to be complimentary in orientation, design, scale and materiality to the surrounding heritage places. Establishing additional staff accommodation on the site is a compatible historic use which is a positive outcome for the site in terms of reasonable use. To summary, it is our view that the works will not result in an adverse impact to Bruck House, Bruck Court or to the broader Bruck Mills site complex.

## EXTENT

### 10. References

Australia ICOMOS. 2013a. The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013. Burwood, Vic.: Australia ICOMOS. <https://australia.icomos.org/wp-content/uploads/The-Burra-Charter-2013-Adopted-31.10.2013.pdf>.

Bruck Textiles. 2023. 'About Bruck: History.' (website). Accessed 9 January 2024. <https://www.brucktextiles.com.au/about-bruck/history/#:~:text=Bruck%20Fabrics%20was%20established%20in,migrant%20camp%20near%20Wodonga%2C%20Victoria>

C. and M.J. Doring Pty Ltd. 2004a. 'Rural City of Wangaratta Heritage Study: Volume 1.' Unpublished report prepared by C. and M.J. Doring Pty Ltd for the City of Wangaratta.

C. and M.J. Doring Pty Ltd. 2004b. 'Rural City of Wangaratta Heritage Study: Volume 2 – Inventory #247b.' Unpublished citation prepared by C. and M.J. Doring Pty Ltd for the City of Wangaratta.

Heritage Council Victoria. 2019. Assessing the Cultural Heritage Significance of Places and Objects for Possible State Heritage Listing: The Victorian Heritage Register Criteria and Threshold Guidelines. Melbourne: Heritage Council Victoria.

Heritage Victoria. n.d. Guidelines for Preparing Heritage Impact Statement. Melbourne: Heritage Victoria.

Melbourne Heritage Action. 2016. 'Melbourne's old streetlamps- a story little told'. Facebook post. 8 January 2016. <https://www.facebook.com/MelbourneHeritageAction/posts/melbournes-old-streetlamps-a-story-little-told-there-were-gas-lamps-at-first-the/1002539346459293/>



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Email: [info@connexgroup.com.au](mailto:info@connexgroup.com.au)  
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ABN 41 607 187 306

Project No. E24214

Date – 26.11.2024

**Project: Structural Condition Report  
Caretaker's Quarters – Brucks House Wangaratta.  
13 Bruck Court, Wangaratta VIC**

Rod Larfield  
Australian Textiles  
19-81 Sisley Street  
Wangaratta, VIC 3677  
Ph: 0408 841 362

Dear Rod,

**1.0 Introduction:**

This office carried out a site inspection at the above address on Friday 15<sup>th</sup> November 2024. The purpose of this inspection was to provide our opinion as to the structural integrity of the Caretaker's Quarters at 13 Bruck Court Wangaratta. The Caretaker's Quarters are positioned directly next to the original Brucks House building.

Original Architectural plans for Brucks House and the Caretaker's Quarters were made available for review. These plans were prepared by Grounds, Romberg & Boyd Architects, dated January 1954.

Plans were also made available for alterations that were made to the Caretaker's Quarters, dated September 1980. There is also an undated layout attached to this set of plans that indicates that modifications were proposed somewhere between 1954 and 1980.

**2.0 Building Description (Caretaker's Quarters only):**

The existing building is a single storey structure with double brick external walls and internal stud walls. A concrete slab exists. It is likely that the brick walls are supported directly onto strip footings, which was common at the time of construction. An open Carport/Garage exists to the South of the residence and an enclosed service Laundry to the South of the Carport/Garage. A relatively flat graded iron roof exists throughout.

The original plans from 1954 show an open-ended Entry Porch and Pergola between the residence and the carport/garage (with roof over). Modifications from 1980 (as well as somewhere between 1954 & 1980 as mentioned above), show that this area had been enclosed to incorporate a kitchen area and later (1980) a second Bedroom and Ensuite.

Structural roof support beams that are visible below the ceiling do not match the locations indicated of the original 1954 plans.

Structural Engineering Design | Structural Steel Detailing | Precast Detailing



**3.0 Building Condition (Caretaker's Quarters only):**

In general, the external brick walls appear to be in relatively sound condition, however, there are two distinct horizontal separation lines in the mortar joints (at third points up the height of the walls), that have been caused by brickwork reinforcing mesh corroding and expanding over the years. Mortar in some locations is very loose as a result of this. The mortar is cement base, not lime based.

Most of the internal stud partition walls have been extensively damaged from termite infestation. The Northern most steel roof support beam has actually settled due to a bearing failure on the wall of the main bedroom. This would be directly associated with the termite damage.

Cracking and damage to the walls in the bathrooms can be associated with general foundation movement and in some parts damage from termites. Waterproofing in these areas would most likely be compromised and non-compliant.

**4.0 Conclusion and Recommendations:**

The current layout of the Caretaker's Quarters as mentioned above is not as per the original plans. There have been various modifications made throughout the life of the building, and in parts the structural integrity of some building elements can not be verified without further intrusive investigation.

If the existing building were to be maintained, there would need to be extensive works carried out to the internal framing and plumbing of the building. There would also likely need to be extensive masonry repair work carried out to remove and rectify the corroded brickwork reinforcing mesh.

Although not a structural issue, there would likely need to be roof sheeting and guttering replaced.

Please call if you require any additional information.

Regards,

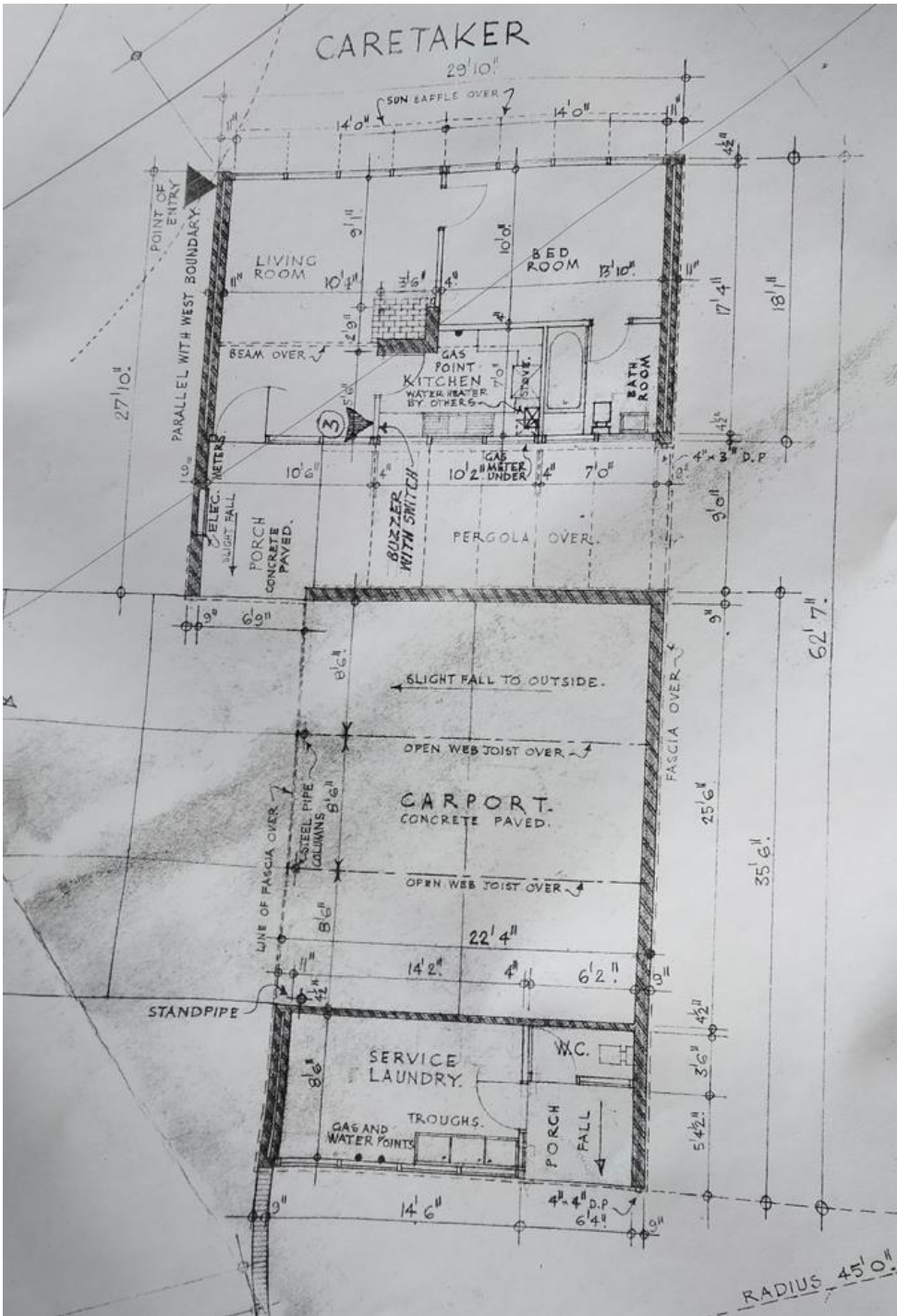


**Karl Hutchinson**

**B.Eng. Civil, CPEng, NER, FIEAust**

**Registered Professional Engineer No. PE0009675**



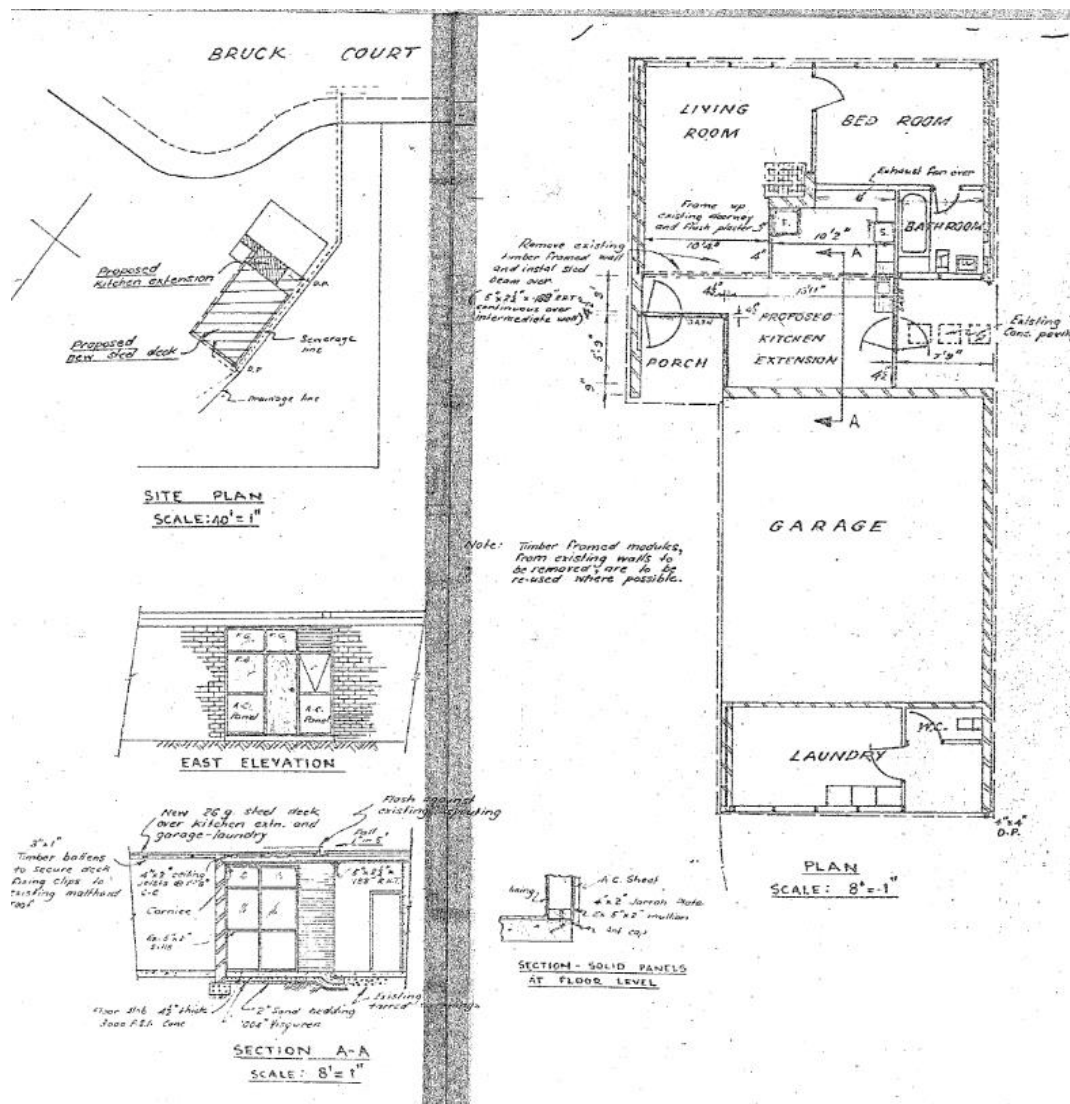


Original Architectural plans dated January 1954.

Structural Engineering Design | Structural Steel Detailing | Precast Detailing



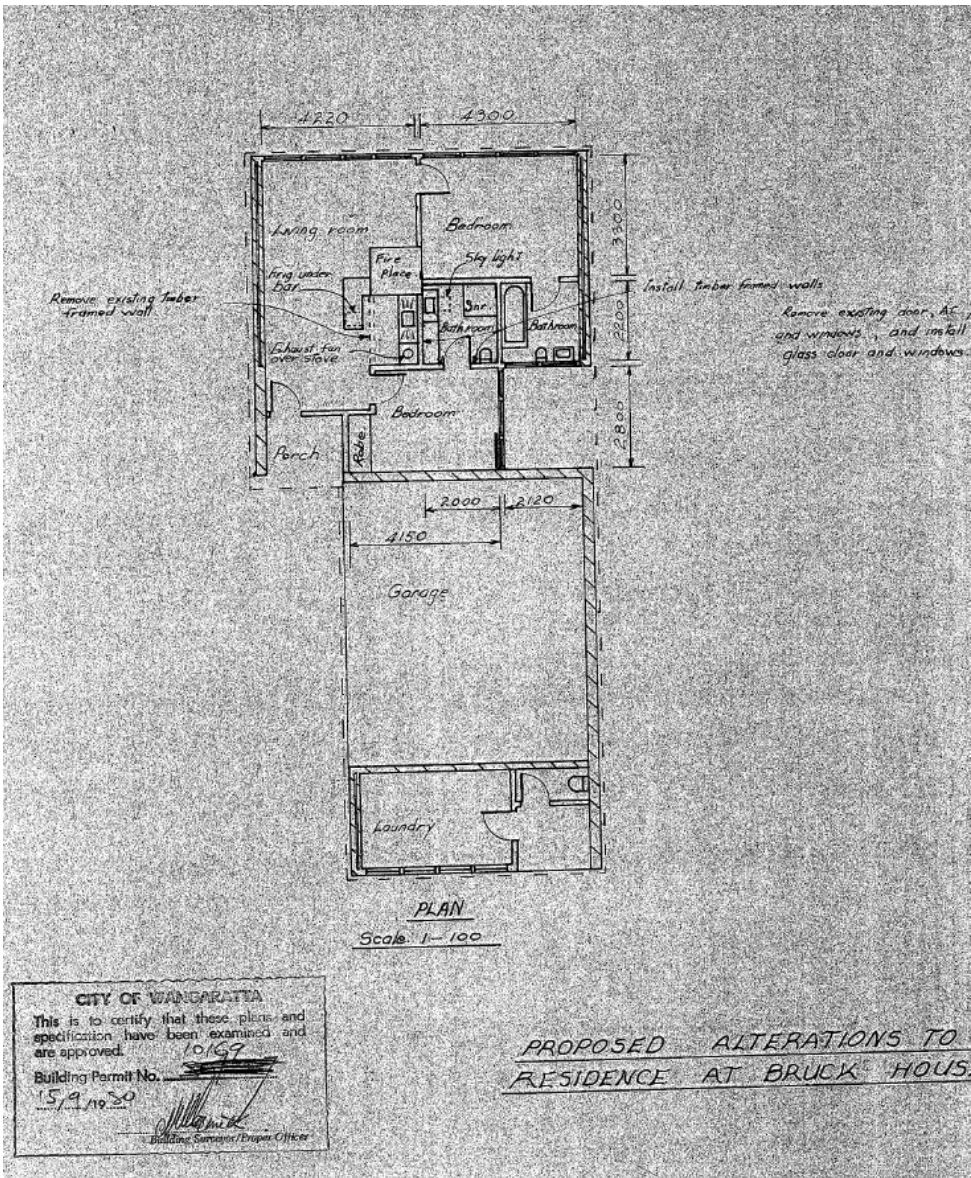




Proposed modifications – somewhere between 1954 and 1980.







Proposed works dated September 1980 (current layout).





**Photo 1:** Corrosion to brickwork reinforcing mesh. Two consistent lines around the building.



**Photo 2:** Extensive termite damage throughout.







Photo 3: Extensive termite damage throughout.



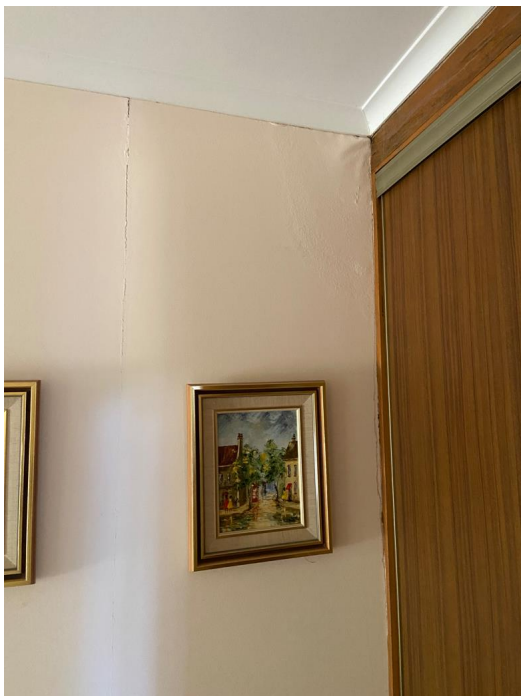
Photo 4: Structural roof beams – different layout to original plans

Structural Engineering Design | Structural Steel Detailing | Precast Detailing





**Photo 5:** Bearing failure to steel roof support beam. Likely related to termite damage.



**Photo 6:** Water damage and cracked internal walls.

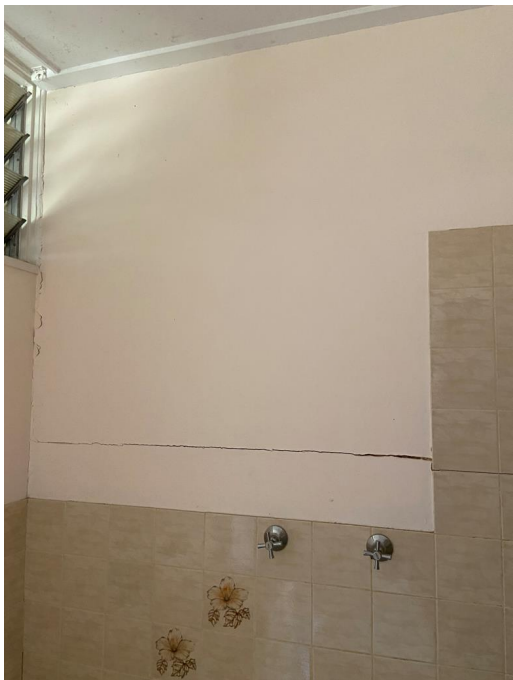


Photo 7: Cracking to wet area walls.



Photo 8: Cracking and evidence of termite damage to wet area walls.



# PRECINCT: Bruck Mills & Associated Buildings & Items, Sisely Ave & Bruck Crt, Wangaratta

247

Study Item Number

Heritage Level (and Precinct if any):

Signif. Code: **P****Heritage Precinct**

Heritage Precinct.

**Other Names or Uses:**

Bruck Fabrics. Wangaratta Aluminium Factory

**Address:** Sisely Avenue & Bruck Court  
WANGARATTA 3677

**Location Notes:** Conservation area bounded by Sisely Avenue, Alumatta St/Frank Hayes Drive, Gibson St & Kerr St. and including Bruck Court.

**Topo Map:** 8125-2-4 BONTHARAMBO 1:25,000

**AMG Easting:** AMG Northing

**CFA Map:** VicRoads Map: 312

**CFA Site:** VicRoads Ref: 6G & 6H

**Inspected By:** CD & MD **When:** Various

**How:** Inspected Exterior and some or all of the Interior

**More Photos ?** yes - see jpg files and/or research notes

**When Built:** 1943 & later

**StyleType:** various

**Designer:****Builder:**

**Description:** Listing includes : Buildings, structures and artefacts on the Bruck Mills site, as listed in item 247a; Gardens & Lamp Posts; Bruck House; and company housing in Bruck Court and in Sisely Avenue east of the Mill boundary.

**Current Use:**

**Condition:** variable

**History Notes:** When WW2 started, it became obvious that Australia would have to make large quantities of aluminium for fabricating, & do it well away from Sydney. Wangaratta was the chosen site. An area of land (about 100 acres) south of Sisely Ave was resumed under the Land Acquisition Act on 13 May 1943. Building started even before that but at War's end, only the furnaces were operating to remelt scrap. The whole site was put up for disposal. The plant went to India, and the buildings were leased to the Bruck Silk Mills, of Cowansville, Canada on 1 Jan 1947. The Bruck Mills were the largest employer in Wangaratta (over 1000 people in earlier years & still about 500), they built houses for employees, lent money to Council for the Water Works, sponsored sporting bodies, lent Bruck House (item 247b) for the use of visiting dignitaries. Brucks acquired the factory land from the Government in May 1958.

**References:** (1) D.M. Whittaker, Wangaratta, pub. Wangaratta Council, 1963; (2) The Chronicle, letters, 1 Oct 1999; (3) Supplement to the Chronicle 31 Jan 2000; (4) WHS notes: J.K. Jensen, Aluminium Fabrication Plant, Wangaratta, 17/12/1962; (5) Various site plans from Bruck Mills; (6) Statement of Evidence for Panel Hearing, October 2003; (7) The Oxford Companion to Australian Gardens re John Stevens; (8) Various websites, the National Library and the State Library of Victoria re Wolfgang Sievers

**External Heritage** *Australian HC:*

**Victorian HR:**

**Listings:** *National Trust :*

**Typological Group:** Manufacturing and Processing

**Category:** Textile Mill

**Historic Themes:** 2. Local & Regional Economies

**Sub-Themes:** 2.2.4 Developing a Manufacturing Capacity:- Yarn and Textile Mills

2.2.3 Developing a Manufacturing Capacity:- Aluminium

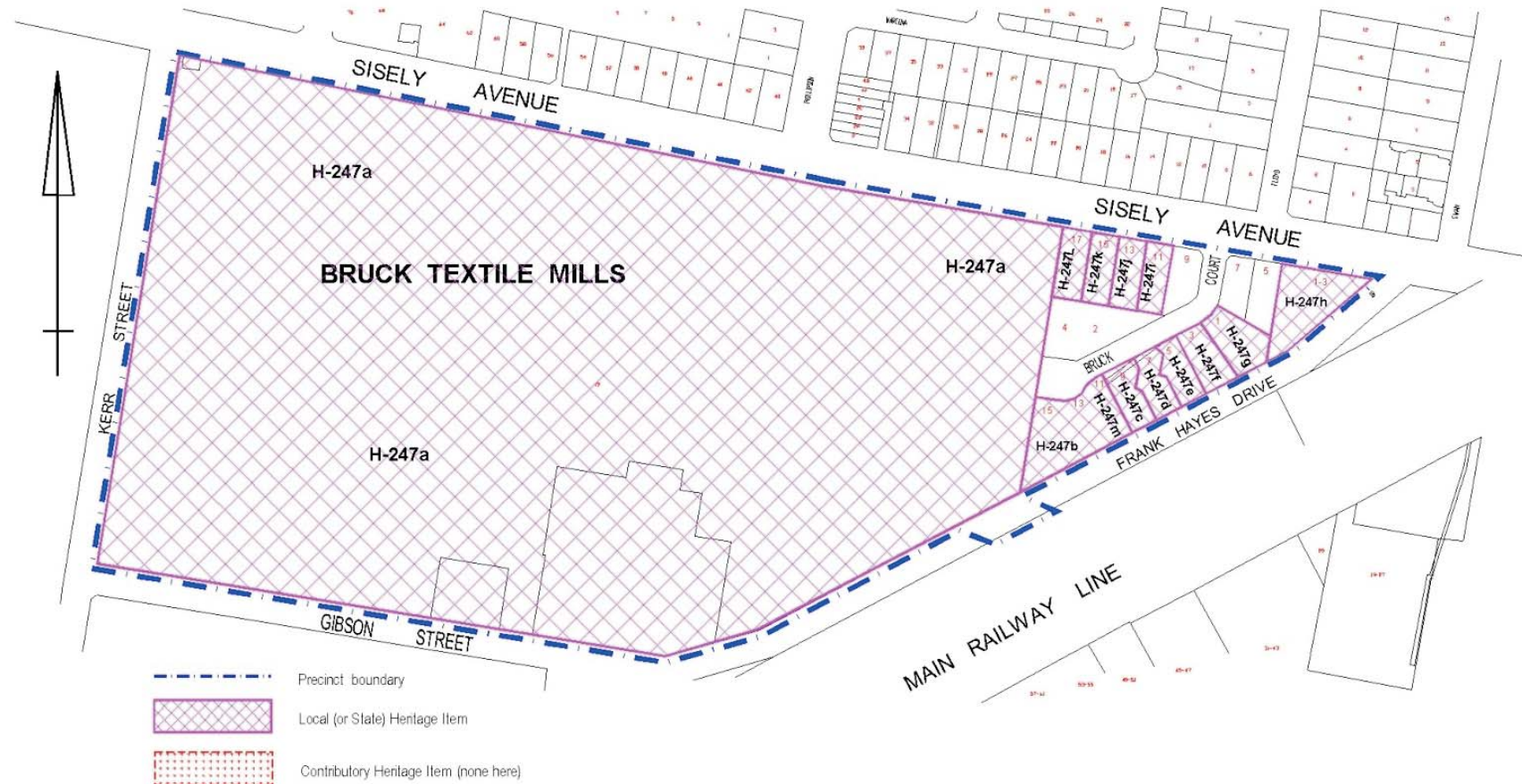
**Notes on Significance:** Bruck Textile Mills Precinct is significant as the site of an ambitious attempt to boost Australia's industrial capabilities during WW2, an attempt abandoned due to cessation of hostilities, but which led to the establishment of Wangaratta's largest industrial enterprise soon after the War. It is also significant for its associated cluster of company-built employee housing close to the mill, and the company sportsgrounds. In the 19th Century, there were some famous factories which had whole villages devoted to the welfare of employees (Port Sunlight near Liverpool & the Quaker Cadburys' Garden Village at Bournville come to mind). Such concern for the outside lives of employees was extremely rare in Australia in the 20th Century, and in most cases, both the estates and the companies concerned have been dissipated or dissolved. The Bruck company enterprises were of course on a miniature scale compared to Sunlight et al, but the intention was evident, and both the company and the infrastructure still exist (in 2003).



( 247-c19-09a.bmp ) The second Bruck boiler house, which generated steam for use within the textile mill.




## PRECINCT No. 247






***Study Items in:* Bruck Textile Mills Precinct*****Precinct  
Item No.* 247**

<b>H-Study Item No.</b>	<b>Signif. Code</b>	<b>Item Name</b>
<b>247a</b>	<b>L</b>	Bruck Textiles Pty. Ltd., 19 - 81 Sisely Avenue, Wangaratta
<b>247b</b>	<b>L+</b>	Bruck House, 11 to 15 Bruck Court, Wangaratta
<b>247c</b>	<b>L+</b>	House, 9 Bruck Court, Wangaratta
<b>247d</b>	<b>L+</b>	House, 7 Bruck Court, Wangaratta
<b>247e</b>	<b>L+</b>	House, 5 Bruck Court, Wangaratta
<b>247f</b>	<b>L</b>	House, 3 Bruck Court, Wangaratta
<b>247g</b>	<b>L</b>	House, 1 Bruck Court, Wangaratta
<b>247h</b>	<b>L</b>	Bruck Social Club, 1 to 3 Sisely Avenue, Wangaratta
<b>247i</b>	<b>L</b>	House, 11 Sisely Avenue, Wangaratta
<b>247j</b>	<b>L</b>	House, 13 Sisely Avenue, Wangaratta
<b>247k</b>	<b>L</b>	House, 15 Sisely Avenue, Wangaratta
<b>247l</b>	<b>L</b>	House, 17 Sisely Avenue, Wangaratta
<b>247m</b>	<b>L+</b>	11 Bruck Court, Wangaratta (Part of the Bruck House site)

House, 9 Bruck Court, Wangaratta		247c
		Study Item Number
<b>Heritage Level (and Precinct if any):</b> Signif. Code: <b>L+</b> <b>Local (+ possibly State) heritage significance</b> Individual Listing, within the Bruck Textile Mills Precinct H-247		
<b>Other Names or Uses:</b>		
<b>Address:</b> 9 Bruck Court WANGARATTA 3677  <b>Location Notes:</b>		
<b>Topo Map:</b> 8125-2-4 BONTHARAMBO 1:25,000 <b>AMG Easting:</b> <b>AMG Northing</b> <b>CFA Map:</b> <b>VicRoads Map:</b> 312 <b>CFA Site:</b> <b>VicRoads Ref:</b> 6H		
<b>Inspected By:</b> CD & MD <b>When:</b> Sept. 2002 <b>How:</b> Inspected from Road (fairly close)		
<b>More Photos ?</b> yes - see research notes		( 247c-d0476.bmp ) No. 9 Bruck Court, viewed from the roadway.
<b>When Built:</b> 1950-1951 <b>StyleType:</b> Mid-Twentieth Century (1940-60) Melbourne School <b>Designer:</b> Robin Boyd, Architect, Melbourne (?) <b>Builder:</b>		
<b>Description:</b> The houses at 11 Bruck Court (item 247m), 9 Bruck Court (247c), 7 Bruck Court (247d) and 5 Bruck Court (247e) are all exemplars of the post-war Melbourne School of design, simple and light-filled and based on the Modern Movement with rare and new (for Australia) timber mullioned window walls and narrow, linear, single-storey plans, their horizontality emphasised by their almost flat skillion roofs. These houses would have seemed revolutionary in Wangaratta when they were built, but they must have been satisfying to inhabit, since they appear little touched by time. All four buildings are thought to have been designed by Robin Boyd, at the same time as Bruck House, but no documentation for them has been seen.		
<b>Current Use:</b> domestic residence <b>Condition:</b> Appears good		
<b>History Notes:</b> This house in Bruck Court was built for Bruck Mills, probably for senior executive staff, soon after the company came to Wangaratta.		
<b>References:</b> (1) Bruck Textiles P/L; (2) Apperley, Irving & Reynolds, "A Pictorial Guide to Identifying Australian Architecture" pub A&R 1989.		
<b>External Heritage Listings:</b> <b>Australian HC:</b> <b>Victorian HR:</b> <b>National Trust :</b>		
<b>Typological Group:</b> Residential buildings (private)		<b>Category:</b> House
<b>Historic Themes:</b> 4. Building Settlements and Towns 2. Local & Regional Economies		<b>Sub-Themes:</b> 4.8.3 Houses:- Builders and Architects 2.2.4 Developing a Manufacturing Capacity:- Yarn and Textile Mills
<b>Notes on Significance:</b> This house is thought to have been designed by Robin Boyd, and if so, it shares some aspects of the architectural significance of Bruck House (item 247b) as follows: Bruck House was most unusual architecturally. It was an adventurous derivative of the International style, as yet hardly attempted in Australia, let alone outside the capital cities. The style was revolutionary at the time - only Romberg in his Stanhill Flats (St Kilda Road) had attempted such walls of glass before. Robin Boyd, the architect of Bruck House, was a revolutionary, and one of the most influential Australian architects of the second half of the 20th Century. This Bruck Court house shares some of the revolutionary design concepts of Bruck House, but with a domestic flavour, as exemplified in the more advanced "Age Small Homes Service" designs (by Boyd and others) of the 1950s. This house was built by Bruck Mills for its employees, and thus also shares in the significance of the Bruck Precinct as a whole: Bruck Textile Mills Precinct is significant as the site of an ambitious attempt to boost Australia's industrial capabilities during WW2, an attempt abandoned due to cessation of hostilities, but which led to the establishment of Wangaratta's largest industrial enterprise soon after the War. The precinct is also significant for its associated cluster of company-built employee housing close to the mill, and the company sportsgrounds. In the 19th Century, there were some famous factories which had whole villages devoted to the welfare of employees (Port Sunlight near Liverpool & the Quaker Cadburys' Garden Village at Bourneville come to mind). Such concern for the outside lives of employees was extremely rare in Australia in the 20th Century, and in most cases, both the estates and the companies concerned have been dissipated or dissolved. The Bruck company enterprises were of course on a miniature scale compared to Sunlight et al, but the intention was evident, and both the company and the infrastructure still exist (in 2003).		

House, 7 Bruck Court, Wangaratta		247d
		Study Item Number
<b>Heritage Level (and Precinct if any):</b> Signif. Code: <b>L+</b> <b>Local (+ possibly State) heritage significance</b> Individual Listing, within the Bruck Textile Mills Precinct H-247	 <p>( 247d-d0474.bmp ) No. 7 Bruck Court, viewed from the roadway.</p>	
<b>Other Names or Uses:</b>		
<b>Address:</b> 7 Bruck Court WANGARATTA 3677		
<b>Location Notes:</b>		
<b>Topo Map:</b> 8125-2-4 BONTHARAMBO 1:25,000 <b>AMG Easting:</b> <b>AMG Northing</b> <b>CFA Map:</b> <b>VicRoads Map:</b> 312 <b>CFA Site:</b> <b>VicRoads Ref:</b> 6H		
<b>Inspected By:</b> CD & MD <b>When:</b> Sept. 2002 <b>How:</b> Inspected from Road (fairly close)		
<b>More Photos ?</b> yes - see research notes		
<b>When Built:</b> 1950-1951 <b>StyleType:</b> Mid-Twentieth Century (1940-60) Melbourne School		
<b>Designer:</b> Robin Boyd, Architect, Melbourne (?) <b>Builder:</b>		
<b>Description:</b> The houses at 11 Bruck Court (item 247m), 9 Bruck Court (247c), 7 Bruck Court (247d) and 5 Bruck Court (247e) are all exemplars of the post-war Melbourne School of design, simple and light-filled and based on the Modern Movement with rare and new (for Australia) timber mullioned window walls and narrow, linear, single-storey plans, their horizontality emphasised by their almost flat skillion roofs. These houses would have seemed revolutionary in Wangaratta when they were built, but they must have been satisfying to inhabit, since they appear little touched by time. All four buildings are thought to have been designed by Robin Boyd, at the same time as Bruck House, but no documentation for them has been seen.		
<b>Current Use:</b> domestic residence		
<b>Condition:</b> Appears good		
<b>History Notes:</b> This house in Bruck Court was built for Bruck Mills, probably for senior executive staff, soon after the company came to Wangaratta.		
<b>References:</b> (1) Bruck Textiles P/L; (2) Apperley, Irving & Reynolds, "A Pictorial Guide to Identifying Australian Architecture" pub A&R 1989.		
<b>External Heritage Listings:</b> <b>Australian HC:</b> <b>Victorian HR:</b> <b>National Trust :</b>		
<b>Typological Group:</b> Residential buildings (private) <b>Category:</b> House		
<b>Historic Themes:</b> 4. Building Settlements and Towns <b>Sub-Themes:</b> 4.8.3 Houses:- Builders and Architects 2. Local & Regional Economies 2.2.4 Developing a Manufacturing Capacity:- Yarn and Textile Mills		
<b>Notes on Significance:</b> This house is thought to have been designed by Robin Boyd, and if so, it shares some aspects of the architectural significance of Bruck House (item 247b) as follows: Bruck House was most unusual architecturally. It was an adventurous derivative of the International style, as yet hardly attempted in Australia, let alone outside the capital cities. The style was revolutionary at the time - only Romberg in his Stanhill Flats (St Kilda Road) had attempted such walls of glass before. Robin Boyd, the architect of Bruck House, was a revolutionary, and one of the most influential Australian architects of the second half of the 20th Century. This Bruck Court house shares some of the revolutionary design concepts of Bruck House, but with a domestic flavour, as exemplified in the more advanced "Age Small Homes Service" designs (by Boyd and others) of the 1950s. This house was built by Bruck Mills for its employees, and thus also shares in the significance of the Bruck Precinct as a whole: Bruck Textile Mills Precinct is significant as the site of an ambitious attempt to boost Australia's industrial capabilities during WW2, an attempt abandoned due to cessation of hostilities, but which led to the establishment of Wangaratta's largest industrial enterprise soon after the War. The precinct is also significant for its associated cluster of company-built employee housing close to the mill, and the company sportsgrounds. In the 19th Century, there were some famous factories which had whole villages devoted to the welfare of employees (Port Sunlight near Liverpool & the Quaker Cadburys' Garden Village at Bourneville come to mind). Such concern for the outside lives of employees was extremely rare in Australia in the 20th Century, and in most cases, both the estates and the companies concerned have been dissipated or dissolved. The Bruck company enterprises were of course on a miniature scale compared to Sunlight et al, but the intention was evident, and both the company and the infrastructure still exist (in 2003).		

House, 5 Bruck Court, Wangaratta		247e
		Study Item Number
<b>Heritage Level (and Precinct if any):</b> <b>Signif. Code: L+</b> <b>Local (+ possibly State) heritage significance</b> Individual Listing, within the Bruck Textile Mills Precinct H-247	 <p>( 247e-d0473.bmp ) No. 5 Bruck Court, viewed from the roadway.</p>	
<b>Other Names or Uses:</b>		
<b>Address:</b> 5 Bruck Court WANGARATTA 3677 <b>Location Notes:</b>		
<b>Topo Map:</b> 8125-2-4 BONTHARAMBO 1:25,000 <b>AMG Easting:</b> <b>AMG Northing</b> <b>CFA Map:</b> <b>VicRoads Map:</b> 312 <b>CFA Site:</b> <b>VicRoads Ref:</b> 6H		
<b>Inspected By:</b> CD & MD <b>When:</b> Sept. 2002 <b>How:</b> Inspected from Road (fairly close) <b>More Photos ?</b> yes - see research notes		
<b>When Built:</b> 1950-1951 <b>Style/Type:</b> Mid-Twentieth Century (1940-60) Melbourne School <b>Designer:</b> Robin Boyd, Architect, Melbourne (?) <b>Builder:</b>		
<b>Description:</b> The houses at 11 Bruck Court (item 247m), 9 Bruck Court (247c), 7 Bruck Court (247d) and 5 Bruck Court (247e) are all exemplars of the post-war Melbourne School of design, simple and light-filled and based on the Modern Movement with rare and new (for Australia) timber mullioned window walls and narrow, linear, single-storey plans, their horizontality emphasised by their almost flat skillion roofs. These houses would have seemed revolutionary in Wangaratta when they were built, but they must have been satisfying to inhabit, since they appear little touched by time. All four buildings are thought to have been designed by Robin Boyd, at the same time as Bruck House, but no documentation for them has been seen.		
<b>Current Use:</b> domestic residence <b>Condition:</b> Appears good		
<b>History Notes:</b> This house in Bruck Court was built for Bruck Mills, probably for senior executive staff, soon after the company came to Wangaratta. This house has since been sold by the company.		
<b>References:</b> (1) Bruck Textiles P/L; (2) Apperley, Irving & Reynolds, "A Pictorial Guide to Identifying Australian Architecture" pub A&R 1989.		
<b>External Heritage Listings:</b> <b>Australian HC:</b> <b>Victorian HR:</b> <b>National Trust :</b>		
<b>Typological Group:</b> Residential buildings (private) <b>Category:</b> House <b>Historic Themes:</b> 4. Building Settlements and Towns <b>Sub-Themes:</b> 4.8.3 Houses:- Builders and Architects 2. Local & Regional Economies 2.2.4 Developing a Manufacturing Capacity:- Yarn and Textile Mills		
<b>Notes on Significance:</b> This house is thought to have been designed by Robin Boyd, and if so, it shares some aspects of the architectural significance of Bruck House (item 247b) as follows: Bruck House was most unusual architecturally. It was an adventurous derivative of the International style, as yet hardly attempted in Australia, let alone outside the capital cities. The style was revolutionary at the time - only Romberg in his Stanhill Flats (St Kilda Road) had attempted such walls of glass before. Robin Boyd, the architect of Bruck House, was a revolutionary, and one of the most influential Australian architects of the second half of the 20th Century. This Bruck Court house shares some of the revolutionary design concepts of Bruck House, but with a domestic flavour, as exemplified in the more advanced "Age Small Homes Service" designs (by Boyd and others) of the 1950s. This house was built by Bruck Mills for its employees, and thus also shares in the significance of the Bruck Precinct as a whole: Bruck Textile Mills Precinct is significant as the site of an ambitious attempt to boost Australia's industrial capabilities during WW2, an attempt abandoned due to cessation of hostilities, but which led to the establishment of Wangaratta's largest industrial enterprise soon after the War. The precinct is also significant for its associated cluster of company-built employee housing close to the mill, and the company sportsgrounds. In the 19th Century, there were some famous factories which had whole villages devoted to the welfare of employees (Port Sunlight near Liverpool & the Quaker Cadburys' Garden Village at Bourneville come to mind). Such concern for the outside lives of employees was extremely rare in Australia in the 20th Century, and in most cases, both the estates and the companies concerned have been dissipated or dissolved. The Bruck company enterprises were of course on a miniature scale compared to Sunlight et al, but the intention was evident, and both the company and the infrastructure still exist (in 2003).		

House, 3 Bruck Court, Wangaratta		247f
		Study Item Number
<b>Heritage Level (and Precinct if any):</b> Signif. Code: <b>L</b> <b>Local heritage significance</b> Individual Listing, within the Bruck Textile Mills Precinct H-247 <b>Other Names or Uses:</b>	 <p>( 247f-c19-35a.bmp ) No. 3 Bruck Court, photographed from the roadway.</p>	
<b>Address:</b> 3 Bruck Court WANGARATTA 3677 <b>Location Notes:</b>		
<b>Topo Map:</b> 8125-2-4 BONTHARAMBO 1:25,000 <b>AMG Easting:</b> <b>AMG Northing</b> <b>CFA Map:</b> <b>VicRoads Map:</b> 312 <b>CFA Site:</b> <b>VicRoads Ref:</b> 6H		
<b>Inspected By:</b> CD & MD <b>When:</b> Dec 1999 <b>How:</b> Inspected from Road (fairly close)		
<b>More Photos ?</b> yes - see research notes		
<b>When Built:</b> 1950 <b>StyleType:</b> Mid-Twentieth Century (1940-60) Austerity <b>Designer:</b> Harry J. Little, Architect, 239 Collins St, Melbourne <b>Builder:</b> J. McIntosh <b>Description:</b> No. 3 Bruck Court is a double-fronted solid brick house with a moderately low-pitched terra cotta tiled gable roof. It has two bedrooms. The drawing shows a "screen porch" with louvred windows & double doors opening off the dining "alcove". The kitchen provides for a gas stove, refrigerator, stainless steel sink, island work bench and an "ingle" (more commonly known as a breakfast bar). The bathroom has a brick shower alcove separate from the bath, but the laundry still has the traditional copper and double cement troughs. From the street the house appears little altered except for a recent bay window replacing the original lounge room sashes.		
<b>Current Use:</b> domestic residence <b>Condition:</b> Appears good		
<b>History Notes:</b> This house in Bruck Court was built for Bruck Mills, probably for senior executive staff, soon after the company came to Wangaratta. The estimated cost of the building was 2,708 pounds. This house has since been sold by the company.		
<b>References:</b> Building Application 4/50 of 13th May 1949		
<b>External Heritage Listings:</b> <b>Australian HC:</b> <b>Victorian HR:</b> <b>National Trust :</b>		
<b>Typological Group:</b> Residential buildings (private) <b>Category:</b> House <b>Historic Themes:</b> 4. Building Settlements and Towns <b>Sub-Themes:</b> 4.8.3 Houses:- Builders and Architects 2. Local & Regional Economies 2.2.4 Developing a Manufacturing Capacity:- Yarn and Textile Mills		
<b>Notes on Significance:</b> This house was built by Bruck Mills for its employees, and thus shares in the significance of the Bruck Precinct as a whole: Bruck Textile Mills Precinct is significant as the site of an ambitious attempt to boost Australia's industrial capabilities during WW2, an attempt abandoned due to cessation of hostilities, but which led to the establishment of Wangaratta's largest industrial enterprise soon after the War. It is also significant for its associated cluster of company-built employee housing close to the mill, and the company sportsgrounds. In the 19th Century, there were some famous factories which had whole villages devoted to the welfare of employees (Port Sunlight near Liverpool & the Quaker Cadburys' Garden Village at Bournville come to mind). Such concern for the outside lives of employees was extremely rare in Australia in the 20th Century, and in most cases, both the estates and the companies concerned have been dissipated or dissolved. The Bruck company enterprises were of course on a miniature scale compared to Sunlight et al, but the intention was evident, and both the company and the infrastructure still exist (in 2003).		





<h1>House, 1 Bruck Court, Wangaratta</h1>		<div>247g</div> <div>Study Item Number</div>
<p><b>Heritage Level (and Precinct if any):</b>      <b>Signif. Code:</b> <b>L</b></p> <p><b>Local heritage significance</b></p> <p>Individual Listing, within the Bruck Textile Mills Precinct H-247</p> <p><b>Other Names or Uses:</b></p>		
<p><b>Address:</b> 1 Bruck Court WANGARATTA 3677</p> <p><b>Location Notes:</b></p>		
<p><b>Topo Map:</b> 8125-2-4 BONTHARAMBO 1:25,000</p> <p><b>AMG Easting:</b> <i>AMG Northing</i></p> <p><b>CFA Map:</b> <i>VicRoads Map:</i> 312</p> <p><b>CFA Site:</b> <i>VicRoads Ref:</i> 6H</p>		
<p><b>Inspected By:</b> CD &amp; MD      <b>When:</b> Sept. 2002</p> <p><b>How:</b> Inspected from Road (fairly close)</p> <p><b>More Photos ?</b> yes - see research notes</p>		
<p><b>When Built:</b> 1950      <b>StyleType:</b> Mid-Twentieth Century (1940-60) Austerity</p> <p><b>Designer:</b> Harry J. Little, Architect, 239 Collins St, Melbourne      <b>Builder:</b> J. McIntosh</p> <p><b>Description:</b> No. 1 Bruck Court is a double-fronted solid brick house with a terra cotta tiled hipped roof. It has two bedrooms. The architect's drawing shows a "sun room" in front, with louvred windows &amp; wide sliding doors opening off the lounge room. The kitchen provides for a gas stove, refrigerator, stainless steel sink and space for a traditional kitchen table and chairs. The bathroom has a brick shower alcove separate from the bath and a door to the w.c. (which has a second door onto the back porch). The internal laundry still has a traditional copper and double cement troughs (no washing machines yet), but it does provide a drop-down ironing table. From the street the house appears little altered except that the proposed louvres in the sunroom have been replaced by large picture windows with wood mullions and hopper sashes similar to Boyd's window wall designs. The architect's drawing allowed for a future garage with a concrete apron "car wash" in front of it. The existing garage appears to have been built at the same time or soon after the house was completed. The house appears virtually unaltered from its as uilt condition.</p>		
<p><b>Current Use:</b> domestic residence</p> <p><b>Condition:</b> Appears good</p>		
<p><b>History Notes:</b> This house in Bruck Court was built for Bruck Mills, probably for senior executive staff, soon after the company came to Wangaratta. This house has since been sold by the company.</p>		
<p><b>References:</b> Building Application 4/50 of 13th May 1949</p>		
<p><b>External Heritage Listings:</b> <i>Australian HC:</i> <i>Victorian HR:</i> <i>National Trust :</i></p>		
<p><b>Typological Group:</b> Residential buildings (private)      <b>Category:</b> House</p>		
<p><b>Historic Themes:</b> 4. Building Settlements and Towns      <b>Sub-Themes:</b> 4.8.3 Houses:- Builders and Architects 2. Local &amp; Regional Economies      2.2.4 Developing a Manufacturing Capacity:- Yarn and Textile Mills</p>		
<p><b>Notes on Significance:</b> This house was built by Bruck Mills for its employees, and thus shares in the significance of the Bruck Precinct as a whole: Bruck Textile Mills Precinct is significant as the site of an ambitious attempt to boost Australia's industrial capabilities during WW2, an attempt abandoned due to cessation of hostilities, but which led to the establishment of Wangaratta's largest industrial enterprise soon after the War. It is also significant for its associated cluster of company-built employee housing close to the mill, and the company sportsgrounds. In the 19th Century, there were some famous factories which had whole villages devoted to the welfare of employees (Port Sunlight near Liverpool &amp; the Quaker Cadburys' Garden Village at Bournville come to mind). Such concern for the outside lives of employees was extremely rare in Australia in the 20th Century, and in most cases, both the estates and the companies concerned have been dissipated or dissolved. The Bruck company enterprises were of course on a miniature scale compared to Sunlight et al, but the intention was evident, and both the company and the infrastructure still exist (in 2003).</p>		


Bruck Social Club, 1 to 3 Sisely Avenue, Wangaratta		247h
		Study Item Number
<b>Heritage Level (and Precinct if any):</b> <b>Signif. Code:</b> <b>L</b> <b>Local heritage significance</b> Individual Listing, within the Bruck Textile Mills Precinct H-247 <b>Other Names or Uses:</b>	 <p>( 247h-d0491.bmp ) The Bruck Social Club, viewed from the roadway.</p>	
<b>Address:</b> 1-3 Sisely Avenue WANGARATTA 3677 <b>Location Notes:</b>		
<b>Topo Map:</b> 8125-2-4 BONTHARAMBO 1:25,000 <b>AMG Easting:</b> <b>AMG Northing</b> <b>CFA Map:</b> <b>VicRoads Map:</b> 312 <b>CFA Site:</b> <b>VicRoads Ref:</b> 6H		
<b>Inspected By:</b> CD & MD <b>When:</b> Sept. 2002 <b>How:</b> Inspected from Road (fairly close)		
<b>More Photos ?</b> yes - see research notes		
<b>When Built:</b> 1980s <b>StyleType:</b>		
<b>Designer:</b>	<b>Builder:</b>	
<b>Description:</b> The Social Club building is principally significant for cultural and social reasons. Its style is an extension in time of the Modern, mid-twentieth Century Melbourne School, created by Boyd in Bruck House and its adjoining houses.		
<b>Current Use:</b>		
<b>Condition:</b> Appears good		
<b>History Notes:</b>		
<b>References:</b> Bruck Textiles P/L.		
<b>External Australian HC:</b> <b>Heritage Victorian HR:</b> <b>Listings: National Trust :</b>		
<b>Typological Group:</b> Recreation and Entertainment		<b>Category:</b> Social Club
<b>Historic Themes:</b> 8. Developing Cultural Life 2. Local & Regional Economies		<b>Sub-Themes:</b> 8.2 Organising Recreation 2.2.4 Developing a Manufacturing Capacity:- Yarn and Textile Mills
<b>Notes on Significance:</b> The Social Club was built by Bruck Mills for its employees, and thus shares in the significance of the Bruck Precinct as a whole: Bruck Textile Mills Precinct is significant as the site of an ambitious attempt to boost Australia's industrial capabilities during WW2, an attempt abandoned due to cessation of hostilities, but which led to the establishment of Wangaratta's largest industrial enterprise soon after the War. It is also significant for its associated cluster of company-built employee housing close to the mill, and the company sportsgrounds. In the 19th Century, there were some famous factories which had whole villages devoted to the welfare of employees (Port Sunlight near Liverpool & the Quaker Cadburys' Garden Village at Bournville come to mind). Such concern for the outside lives of employees was extremely rare in Australia in the 20th Century, and in most cases, both the estates and the companies concerned have been dissipated or dissolved. The Bruck company enterprises were of course on a miniature scale compared to Sunlight et al, but the intention was evident, and both the company and the infrastructure still exist (in 2003).		




House, 11 Sisely Avenue, Wangaratta		247i	
		Study Item Number	
Heritage Level (and Precinct if any):      Signif. Code: <b>L</b> <b>Local heritage significance</b> Individual Listing, within the Bruck Textile Mills Precinct H-247 Other Names or Uses:		 <p>( 247i-c30-03.bmp ) No.11 Sisely Avenue viewed from the street</p>	
Address: 11 Sisely Avenue WANGARATTA 3677 Location Notes:			
Topo Map: 8125-2-4 BONTHARAMBO 1:25,000 AMG Easting:                      AMG Northing CFA Map:                          VicRoads Map: 312 CFA Site:                          VicRoads Ref: 6H			
Inspected By: MD                      When: 1999 How: Inspected from Road (fairly close)			
More Photos ?    yes - see research notes			
When Built: 1947                      StyleType: Mid-Twentieth Century (1940-60) Austerity Designer: R. Latimer, Architect, 247 Collins St., Melbourne                      Builder:			
Description: Numbers 11, 13, 15 and 17 Sisely Avenue form a series of double or triple fronted, cavity red brick, hipped, terra cotta tiled roof houses, built from several designs by the same architect. Variations of the street front elevation are created by partial rotation of a basic plan (No.15 - item 247k), or by building it in a mirror image of a basic plan (No.11 - item 247i). The only concessions to decoration of these austerity designs are small trims in tapestry bricks above windows or on chimney tops.			
Current Use: domestic residence Condition: Good			
History Notes: These houses in Sisely Avenue (Nos. 11, 13, 15 & 17) were built for Bruck Mills for their own workers soon after the company came to Wangaratta. These 4 houses have since been sold by the company.			
References: Building Application 82/47 of 1947			
External                      Australian HC: Heritage                      Victorian HR: Listings:                      National Trust :			
Typological Group: Residential buildings (private)		Category: House	
Historic Themes: 4. Building Settlements and Towns 2. Local & Regional Economies		Sub-Themes: 4.8.2 Houses:- Workers' Housing and Housing Estates 2.2.4 Developing a Manufacturing Capacity:- Yarn and Textile Mills	
Notes on Significance: This house was built by Bruck Mills for its employees, and thus shares in the significance of the Bruck Precinct as a whole: Bruck Textile Mills Precinct is significant as the site of an ambitious attempt to boost Australia's industrial capabilities during WW2, an attempt abandoned due to cessation of hostilities, but which led to the establishment of Wangaratta's largest industrial enterprise soon after the War. It is also significant for its associated cluster of company-built employee housing close to the mill, and the company sportsgrounds. In the 19th Century, there were some famous factories which had whole villages devoted to the welfare of employees (Port Sunlight near Liverpool & the Quaker Cadburys' Garden Village at Bourneville come to mind). Such concern for the outside lives of employees was extremely rare in Australia in the 20th Century, and in most cases, both the estates and the companies concerned have been dissipated or dissolved. The Bruck company enterprises were of course on a miniature scale compared to Sunlight et al, but the intention was evident, and both the company and the infrastructure still exist (in 2003).			

House, 13 Sisely Avenue, Wangaratta		247j
		Study Item Number
<b>Heritage Level (and Precinct if any):</b> <b>Signif. Code:</b> <b>L</b> <b>Local heritage significance</b> Individual Listing, within the Bruck Textile Mills Precinct H-247 <b>Other Names or Uses:</b>	 <p>( 247j-c30-04.bmp ) No.13 Sisely Avenue viewed from the street</p>	
<b>Address:</b> 13 Sisely Avenue WANGARATTA 3677 <b>Location Notes:</b>		
<b>Topo Map:</b> 8125-2-4 BONTHARAMBO 1:25,000 <b>AMG Easting:</b> <b>AMG Northing</b> <b>CFA Map:</b> <b>VicRoads Map:</b> 312 <b>CFA Site:</b> <b>VicRoads Ref:</b> 6H		
<b>Inspected By:</b> MD <b>When:</b> 1999 <b>How:</b> Inspected from Road (fairly close)		
<b>More Photos ?</b> yes - see research notes		
<b>When Built:</b> 1947 <b>StyleType:</b> Mid-Twentieth Century (1940-60) Austerity <b>Designer:</b> R. Latimer, Architect, 247 Collins St., Melbourne <b>Builder:</b> <b>Description:</b> Numbers 11, 13, 15 and 17 Sisely Avenue form a series of double or triple fronted, cavity red brick, hipped, terra cotta tiled roof houses, built from several designs by the same architect. Variations of the street front elevation are created by partial rotation of a basic plan (No.15 - item 247k), or by building it in a mirror image of a basic plan (No.11 - item 247i). The only concessions to decoration of these austerity designs are small trims in tapestry bricks above windows or on chimney tops.		
<b>Current Use:</b> domestic residence <b>Condition:</b> Good		
<b>History Notes:</b> These houses in Sisely Avenue (Nos. 11, 13, 15 & 17) were built for Bruck Mills for their own workers soon after the company came to Wangaratta. These 4 houses have since been sold by the company.		
<b>References:</b> Building Application 82/47 of 1947		
<b>External Heritage Listings:</b> <b>Australian HC:</b> <b>Victorian HR:</b> <b>National Trust :</b>		
<b>Typological Group:</b> Residential buildings (private) <b>Category:</b> House <b>Historic Themes:</b> 4. Building Settlements and Towns <b>Sub-Themes:</b> 4.8.2 Houses:- Workers' Housing and Housing Estates 2. Local & Regional Economies      2.2.4 Developing a Manufacturing Capacity:- Yarn and Textile Mills		
<b>Notes on Significance:</b> This house was built by Bruck Mills for its employees, and thus shares in the significance of the Bruck Precinct as a whole: Bruck Textile Mills Precinct is significant as the site of an ambitious attempt to boost Australia's industrial capabilities during WW2, an attempt abandoned due to cessation of hostilities, but which led to the establishment of Wangaratta's largest industrial enterprise soon after the War. It is also significant for its associated cluster of company-built employee housing close to the mill, and the company sportsgrounds. In the 19th Century, there were some famous factories which had whole villages devoted to the welfare of employees (Port Sunlight near Liverpool & the Quaker Cadburys' Garden Village at Bournville come to mind). Such concern for the outside lives of employees was extremely rare in Australia in the 20th Century, and in most cases, both the estates and the companies concerned have been dissipated or dissolved. The Bruck company enterprises were of course on a miniature scale compared to Sunlight et al, but the intention was evident, and both the company and the infrastructure still exist (in 2003).		

House, 15 Sisely Avenue, Wangaratta		247k
		Study Item Number
<b>Heritage Level (and Precinct if any):</b> <b>Signif. Code:</b> <b>L</b> <b>Local heritage significance</b> Individual Listing, within the Bruck Textile Mills Precinct H-247 <b>Other Names or Uses:</b>	 <p>( 247k-c30-05.bmp ) No.15 Sisely Avenue viewed from the street</p>	
<b>Address:</b> 15 Sisely Avenue WANGARATTA 3677 <b>Location Notes:</b>		
<b>Topo Map:</b> 8125-2-4 BONTHARAMBO 1:25,000 <b>AMG Easting:</b> <b>AMG Northing</b> <b>CFA Map:</b> <b>VicRoads Map:</b> 312 <b>CFA Site:</b> <b>VicRoads Ref:</b> 6H		
<b>Inspected By:</b> MD <b>When:</b> 1999 <b>How:</b> Inspected from Road (fairly close)		
<b>More Photos ?</b> yes - see research notes		
<b>When Built:</b> 1947 <b>Style/Type:</b> Mid-Twentieth Century (1940-60) Austerity <b>Designer:</b> R. Latimer, Architect, 247 Collins St., Melbourne <b>Builder:</b> <b>Description:</b> Numbers 11, 13, 15 and 17 Sisely Avenue form a series of double or triple fronted, cavity red brick, hipped, terra cotta tiled roof houses, built from several designs by the same architect. Variations of the street front elevation are created by partial rotation of a basic plan (No.15 - item 247k), or by building it in a mirror image of a basic plan (No.11 - item 247i). The only concessions to decoration of these austerity designs are small trims in tapestry bricks above windows or on chimney tops.		
<b>Current Use:</b> domestic residence <b>Condition:</b> Good		
<b>History Notes:</b> These houses in Sisely Avenue (Nos. 11, 13, 15 & 17) were built for Bruck Mills for their own workers soon after the company came to Wangaratta. These 4 houses have since been sold by the company.		
<b>References:</b> Building Application 82/47 of 1947		
<b>External Heritage Listings:</b> <b>Australian HC:</b> <b>Victorian HR:</b> <b>National Trust :</b>		
<b>Typological Group:</b> Residential buildings (private) <b>Category:</b> House <b>Historic Themes:</b> 4. Building Settlements and Towns <b>Sub-Themes:</b> 4.8.2 Houses:- Workers' Housing and Housing Estates 2. Local & Regional Economies      2.2.4 Developing a Manufacturing Capacity:- Yarn and Textile Mills		
<b>Notes on Significance:</b> This house was built by Bruck Mills for its employees, and thus shares in the significance of the Bruck Precinct as a whole: Bruck Textile Mills Precinct is significant as the site of an ambitious attempt to boost Australia's industrial capabilities during WW2, an attempt abandoned due to cessation of hostilities, but which led to the establishment of Wangaratta's largest industrial enterprise soon after the War. It is also significant for its associated cluster of company-built employee housing close to the mill, and the company sportsgrounds. In the 19th Century, there were some famous factories which had whole villages devoted to the welfare of employees (Port Sunlight near Liverpool & the Quaker Cadburys' Garden Village at Bournville come to mind). Such concern for the outside lives of employees was extremely rare in Australia in the 20th Century, and in most cases, both the estates and the companies concerned have been dissipated or dissolved. The Bruck company enterprises were of course on a miniature scale compared to Sunlight et al, but the intention was evident, and both the company and the infrastructure still exist (in 2003).		

House, 17 Sisely Avenue, Wangaratta		2471
		Study Item Number
<b>Heritage Level (and Precinct if any):</b> <b>Signif. Code:</b> <b>L</b> <b>Local heritage significance</b> Individual Listing, within the Bruck Textile Mills Precinct H-247 <b>Other Names or Uses:</b>	 <p>( 2471-c30-06.bmp ) No.17 Sisely Avenue viewed from the street</p>	
<b>Address:</b> 17 Sisely Avenue WANGARATTA 3677 <b>Location Notes:</b>		
<b>Topo Map:</b> 8125-2-4 BONTHARAMBO 1:25,000 <b>AMG Easting:</b> <b>AMG Northing</b> <b>CFA Map:</b> <b>VicRoads Map:</b> 312 <b>CFA Site:</b> <b>VicRoads Ref:</b> 6H		
<b>Inspected By:</b> MD <b>When:</b> 1999 <b>How:</b> Inspected from Road (fairly close)		
<b>More Photos ?</b> yes - see research notes		
<b>When Built:</b> 1947 <b>StyleType:</b> Mid-Twentieth Century (1940-60) Austerity <b>Designer:</b> R. Latimer, Architect, 247 Collins St., Melbourne <b>Builder:</b> <b>Description:</b> Numbers 11, 13, 15 and 17 Sisely Avenue form a series of double or triple fronted, cavity red brick, hipped, terra cotta tiled roof houses, built from several designs by the same architect. Variations of the street front elevation are created by partial rotation of a basic plan (No.15 - item 247k), or by building it in a mirror image of a basic plan (No.11 - item 247i). The only concessions to decoration of these austerity designs are small trims in tapestry bricks above windows or on chimney tops.		
<b>Current Use:</b> domestic residence <b>Condition:</b>		
<b>History Notes:</b> These houses in Sisely Avenue (Nos. 11, 13, 15 & 17) were built for Bruck Mills for their own workers soon after the company came to Wangaratta. These 4 houses have since been sold by the company.		
<b>References:</b> Building Application 82/47 of 1947		
<b>External Heritage Listings:</b> <b>Australian HC:</b> <b>Victorian HR:</b> <b>National Trust :</b>		
<b>Typological Group:</b> Residential buildings (private) <b>Category:</b> House <b>Historic Themes:</b> 4. Building Settlements and Towns <b>Sub-Themes:</b> 4.8.2 Houses:- Workers' Housing and Housing Estates 2. Local & Regional Economies      2.2.4 Developing a Manufacturing Capacity:- Yarn and Textile Mills		
<b>Notes on Significance:</b> This house was built by Bruck Mills for its employees, and thus shares in the significance of the Bruck Precinct as a whole: Bruck Textile Mills Precinct is significant as the site of an ambitious attempt to boost Australia's industrial capabilities during WW2, an attempt abandoned due to cessation of hostilities, but which led to the establishment of Wangaratta's largest industrial enterprise soon after the War. It is also significant for its associated cluster of company-built employee housing close to the mill, and the company sportsgrounds. In the 19th Century, there were some famous factories which had whole villages devoted to the welfare of employees (Port Sunlight near Liverpool & the Quaker Cadburys' Garden Village at Bournville come to mind). Such concern for the outside lives of employees was extremely rare in Australia in the 20th Century, and in most cases, both the estates and the companies concerned have been dissipated or dissolved. The Bruck company enterprises were of course on a miniature scale compared to Sunlight et al, but the intention was evident, and both the company and the infrastructure still exist (in 2003).		

11 Bruck Court, Wangaratta (Part of the Bruck House site)		247m
		Study Item Number
<b>Heritage Level (and Precinct if any):</b> <b>Signif. Code:</b> <b>L+</b> <b>Local (+ possibly State) heritage significance</b> Individual Listing, within the Bruck Textile Mills Precinct H-247	 <p>( 247m-d0481.bmp ) No. 11 Bruck Court, viewed from the roadway. The 2-storey Bruck House is on the right.</p>	
<b>Other Names or Uses:</b>		
<b>Address:</b> 11 Bruck Court WANGARATTA 3677		
<b>Location Notes:</b>		
<b>Topo Map:</b> 8125-2-4 BONTHARAMBO 1:25,000 <b>AMG Easting:</b> <b>AMG Northing</b> <b>CFA Map:</b> <b>VicRoads Map:</b> 312 <b>CFA Site:</b> <b>VicRoads Ref:</b> 6H		
<b>Inspected By:</b> CD & MD <b>When:</b> Sept. 2002 <b>How:</b> Inspected from Road (fairly close)		
<b>More Photos ?</b> yes - see research notes		
<b>When Built:</b> 1950-1951 <b>Style/Type:</b> Mid-Twentieth Century (1940-60) Melbourne School		
<b>Designer:</b> Robin Boyd, Architect, Melbourne (?) <b>Builder:</b>		
<b>Description:</b> The houses at 11 Bruck Court (item 247m), 9 Bruck Court (247c), 7 Bruck Court (247d) and 5 Bruck Court (247e) are all exemplars of the post-war Melbourne School of design, simple and light-filled and based on the Modern Movement with rare and new (for Australia) timber mullioned window walls and narrow, linear, single-storey plans, their horizontality emphasised by their almost flat skillion roofs. These houses would have seemed revolutionary in Wangaratta when they were built, but they must have been satisfying to inhabit, since they appear little touched by time. All four buildings are thought to have been designed by Robin Boyd, at the same time as Bruck House, but no documentation for them has been seen. No. 11 Bruck Court has been built on the same site as Bruck House. Possibly it was intended as a Manager's residence for Bruck House.		
<b>Current Use:</b> domestic residence		
<b>Condition:</b> Appears good		
<b>History Notes:</b> This house in Bruck Court was built for Bruck Mills, probably as a residence for the Manager of the adjoining guest house, Bruck Court.		
<b>References:</b> (1) Bruck Textiles P/L; (2) Apperley, Irving & Reynolds, "A Pictorial Guide to Identifying Australian Architecture" pub A&R 1989.		
<b>External Australian HC:</b>		
<b>Heritage Victorian HR:</b>		
<b>Listings:</b> <b>National Trust :</b>		
<b>Typological Group:</b> Residential buildings (private) <b>Category:</b> House		
<b>Historic Themes:</b> 4. Building Settlements and Towns <b>Sub-Themes:</b> 4.8.3 Houses:- Builders and Architects 2. Local & Regional Economies      2.2.4 Developing a Manufacturing Capacity:- Yarn and Textile Mills		
<b>Notes on Significance:</b> This house is thought to have been designed by Robin Boyd, and if so, it shares some aspects of the architectural significance of Bruck House (item 247b) as follows: Bruck House was most unusual architecturally. It was an adventurous derivative of the International style, as yet hardly attempted in Australia, let alone outside the capital cities. The style was revolutionary at the time - only Romberg in his Stanhill Flats (St Kilda Road) had attempted such walls of glass before. Robin Boyd, the architect of Bruck House, was a revolutionary, and one of the most influential Australian architects of the second half of the 20th Century. This Bruck Court house shares some of the revolutionary design concepts of Bruck House, but with a domestic flavour, as exemplified in the more advanced "Age Small Homes Service" designs (by Boyd and others) of the 1950s. This house was built by Bruck Mills for its employees, and thus also shares in the significance of the Bruck Precinct as a whole: Bruck Textile Mills Precinct is significant as the site of an ambitious attempt to boost Australia's industrial capabilities during WW2, an attempt abandoned due to cessation of hostilities, but which led to the establishment of Wangaratta's largest industrial enterprise soon after the War. The precinct is also significant for its associated cluster of company-built employee housing close to the mill, and the company sportsgrounds. In the 19th Century, there were some famous factories which had whole villages devoted to the welfare of employees (Port Sunlight near Liverpool & the Quaker Cadburys' Garden Village at Bourneville come to mind). Such concern for the outside lives of employees was extremely rare in Australia in the 20th Century, and in most cases, both the estates and the companies concerned have been dissipated or dissolved. The Bruck company enterprises were of course on a miniature scale compared to Sunlight et al, but the intention was evident, and both the company and the infrastructure still exist (in 2003).		



# Wangaratta Parking Guide



Rural City of  
Wangaratta



## Please Note

- This guide provides information to help you locate the most appropriate and convenient parking spaces available around the centre of Wangaratta.
- Wangaratta offers an extensive range of parking spaces. Time limits indicated aim to manage the availability of parking spaces for your convenience.
- Motorists should check signs closely to ensure compliance and avoid the possibility of infringement notices.
- Designated Accessible Parking areas are set aside as a convenience to motorists who have a current disability parking permit. These parking bays are available to meet the needs of these individuals.
- Loading Zones are provided to aid access for deliveries and pick ups. Business names must be clearly and permanently displayed on either side of your vehicle to use these zones.



Rural City of  
**Wangaratta**

## Minutes

### Arts and Culture Advisory Committee Meeting

**Monday 6 October 2025, 5.30pm**

**Mullinmur Room, RCOW**

#### Attendees

Cr Allison Winters, Margaret Pullen, Marc Bongers, Prue Noble, Andrew Sinclair, Bronwyn Garner, Rachel Vallender

#### Council Officers

Tanya Camplin, A/Manager Arts Culture and Events  
Elisha Naish, Event & Attractions Coordinator  
Rachel Arndt, Gallery Director

#### Chair, Cr Allison Winters

#### Apologies

Mayor Cr Irene Grant  
Cr Dave Fuller  
Stephen Swart, Director Sustainability and Culture  
Simone Nolan, Manager Arts Culture and Events  
Josh Kane, Committee Member  
Annita Cooper, Committee Member  
Renee Paola, Committee Member

- **Conflict of Interest Declarations**
- **Acknowledgement 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.*



## ACAC Committee Meeting MINUTES

October 2025

2

**Agenda Items:****1. Introductions and welcome to new Committee members (Cr Winters)**

Round table of introductions and sharing of background and experience

**2. Council Plan Overview (TC)**

Feedback has been given from community on this 4 year plan. Feedback on draft plan is now being consolidated and revised Council Plan will be presented to Council for endorsement at the end of this month. Four pillars guiding the work.

**Link:** to further information - <https://connect.wangaratta.vic.gov.au/council-plan>

One of the focuses of this committee moving forward will be the development of an Arts and Culture Plan that would look at the broader development of arts and culture in the region

**Outcome of Council Community Vision 2045**

20 year Vision developed in conjunction with the Council Plan. Will be endorsed alongside the Council Plan.

**Link** to further information - <https://connect.wangaratta.vic.gov.au/reviewing-our-community-vision>

**3. Overview of the Arts and Culture Portfolio****- FOCUS AREA – Attractions & Events (Elisha Naish)**

Attract major events to Wangaratta as well as managing all council events and supporting community to develop and deliver their events.

Presentation attached.

**Link:** Councils Events & Attractions Strategy  
<https://connect.wangaratta.vic.gov.au/event-strategy>

## ACAC Committee Meeting MINUTES

October 2025

3

- **FOCUS AREA – Wangaratta Art Gallery (Rachel Arndt)**

Presentation as attached.

Questions regarding the Creative Precinct and the scheduling and project timeline. Council needs to remain financially sustainable and the finances are not available currently to support the operations. Council is doing that financial modelling. There is a gap of around \$65,000 in operational costs to support the gallery, around \$300,000 pa to support three services (including a new visitor information service).

**4. Wangaratta Family History Society cease operation (TC)**

WFHS to cease operations. Wanted to acknowledge the work that this group has done over the years. WHS hope to help fill the demand for this service. The intellectual knowledge is still within the community.

**5. Other Business**

**Reconciliation Action Plan Update (TC)**

Draft plan went to Council in September – recommendation to endorse was deferred. The plan will go out to further consultation and be brought back to December meeting.

Committee requested that the minutes record their disappointment on the lack of endorsement for the RAP. It was noted that this is an important piece of work that concerns our culture and responsibilities as a community and should be endorsed.

Cr Winters noted that feedback from the committee could be sent to Councillors directly via email or mail. There is a You Tube video recording of the Council meeting where discussions ensued.

**Action:** Link to the recording of the Council meeting where the RAP was discussed to be circulated.

**Link:** to August Council Meeting Agenda & Minutes – Item 15.2

<https://www.wangaratta.vic.gov.au/Your-Council/Council/Council-Meetings/Agendas-and-Minutes>

**Link:** to August Council Meeting Recording – 37.40min to 42.50min

<https://www.youtube.com/watch?v=ESMh3R7A8-4>

## ACAC Committee Meeting MINUTES

October 2025

4

**Youth Strategy Update (TC)**

Significant consultation happening over the past couple of months. Young people supported presentation to Council. Draft plan is now out for public consultation.

**Link:** to further information & to provide feedback on draft strategy - <https://connect.wangaratta.vic.gov.au/what-youth-want>

**Heritage Council Victoria – November visit (TC)**

Members of Heritage Council of Victoria will be visiting Wangaratta in November. The Wangaratta Historical Society will be invited to a morning tea to meet members, alongside Councillors and council staff.

**Prosecco Road Ministerial Visit 25/9 (TC)**

Minister visited to view the Prosecco Road developments – the new signage and sculptures.

Noted that the new signage is fantastic. Suggested that this type of signage could be applied to other areas of the region.

**Action:** Link to the Visit Wangaratta videos produced to be circulated and question to the Economic Development team on their use - Business Attraction? Tourism?

**Link:** YouTube video for Discover Wangaratta: Where Art, Heritage and Nature Meet - <https://youtu.be/QpRMckW4EQU>

**Link:** Other videos in the series can be found on the Visit Wangaratta website - [www.visitwangaratta.com.au](http://www.visitwangaratta.com.au)

**6. Questions, Ideas, Suggestions, Feedback (Cr Winters)**

Items to be addressed at next meeting:

- Focus Area - Youth Services presentation
- Further information on the RAP requested and the timeline and steps forwards

## ACAC Committee Meeting MINUTES

October 2025

5

- Clarification on the committee’s role in advocacy and powers. Members are looking for a better understanding of their role and the influence they can have, including actions that can be enacted
- Question around a forum for feedback into environment – is there a committee such as this to support?
  - o **Link:** to Council Committees - <https://www.wangaratta.vic.gov.au/Your-Council/Committees>
  - o **Link:** to Councillor Profiles & Portfolios – click through on the name of each Councillor for Portfolio details - <https://www.wangaratta.vic.gov.au/Your-Council/Council/Councillors>

**Meeting Closed – 7.02pm**

**Next Meeting – Wednesday 3 December 5:30pm, Location TBC**



Rural City of  
**Wangaratta**

## Minutes

### Arts and Culture Advisory Committee Meeting

**5:30pm Monday 10 November 2025**

**Venue: Mullinmur Room – Council Offices – Ground Floor**

#### Attendees

Cr Allison Winters / Cr David Fuller

Marc Bongers, Deb Kemp, Prue Noble, Andrew Sinclair, Bronwyn Garner, Renee Paola  
(online)

Tentative – Mayor Cr Irene Grant

#### Council Officers

Simone Nolan Manager Arts Culture & Events

#### Chair – Cr Dave Fuller

#### Apologies

Stephen Swart, Director Sustainability and Culture

Margaret Pullen, Anita Cooper, Josh Kane, Rachel Vallender

Tanya Camplin - WPACC Venue Manager

Elisha Naish- Attractions & Events Co-ordinator

- **Conflict of Interest Declarations**
- **Acknowledgement Country**

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## Agenda Items:

### 1. Request for special meeting from October minutes:

Further information on Council's Reconciliation Action Plan presented to the August Council meeting for endorsement for the purpose of consultation. Outcome was an alternative resolution – *to be deferred no later than December 2025*.

- Chair – Cr Fuller provided Committee members with background and overview of Councils Reconciliation Action Plan Project.
  - The RAP was a clear action from the 2021-2025 Council Plan, since that time officers have been progressing the project often in complex environments, particularly since the passing of Uncle Freddie Dowling.
  - Outcome from August Council meeting, was an alternative resolution of the RAP being deferred.
  - Chair Cr Fuller outlined the draft will be due to return to Council before the end of the year (December meeting),
2. Prue Noble asked – what was the reason Councillors chose to defer the document (draft RAP) being released for public exhibition?

Cr Fuller responded outlining that of both constituent and Councillors commentary, (and thoughts heard to date) were that more time and clarity is required on the three main areas of concern:

- **Structure** – the membership and framework under the peak body of Reconciliation Australia (non-for-profit org that have established the four stages of RAP Reflect / Innovate/ Stretch) each framework holds 12 action areas. Cr Fuller explained that some orgs and LGA's have chosen not to use this framework and worked with an alternative
  - **Cost** – What is the value or budget requirements of the 12 actions within the Reflect RAP. Uncertainty around the request of 'business case' terminology
  - **Evidence** of need. Cr Fuller reminded the committee of the action for a RAP from the community in the previous council plan (2021-2025). This perhaps did not return in the 2025-2030 Council plan as either, community assume the work has been completed, or communities desires / need for the RAP have shifted.
3. Clarification on the committee's role in advocacy and powers

Cr Fuller guided committee through the Arts Culture & Events Advisory Charter to outline the committee's role in advocacy, including:

**.3 Objectives of the committee (page 2)**

- (3.1) To provide advice to Council on arts, cultural and heritage issues that impact upon the community
- (3.5) To ensure all sectors of the community within the Rural City of Wangaratta have the opportunity to provide input into the directions and issues considered by the committee.

**.4 Functions of the Committee (page 2)**

- (4.2) To provide advice in relation to specific projects and programs
- (4.3) to provide quality and timely advice, make recommendations, or provide comment to Council on issues considered appropriate by the Committee or matters referred by Council to the Committee.
- (4.6) To inform, liaise with and seek input from appropriate businesses, stakeholders, relevant agencies and the community with regard to Committee issues.

Cr Fuller guided committee through options for advisory committees and how members can action their advisory role, options outlined were:

- Minutes of the Advisory Committee to be tabled at Council meetings
- Formal letter from the Advisory Committee to Mayor & Councillors
- Attending a scheduled council meeting and taking part in public question time
- Requesting a Cr briefing appointment to present matters of advice or advocacy
- Committee members can request individual time with Councillors
- Committee members can write emails or phone calls; all Councillor contact details are on the website or regularly published in the Chronicle Newspaper

General Comments and discussion:

- Bronwen Garner (BG) questioned how do matters come to the advisory committee for them to advise on. *Officers outlined that the committee agendas are built on matters where ACAC committees' expertise is required and specialised areas of the business Unit Arts Culture, Events, and Youth Services.*



- Deb Kemp (DK) commented that there seemed to be a focus on the negatives of having a RAP, Deb questions was the benefit of having a RAP reported on?  
*Officers outlined that the guiding strategies (positive outcomes and benefits) are listed in the RAP document, these include the Federal Governments National Agreement on Closing the Gap Commitment 2020 and the Victorian Aboriginal & Local Government Strategy (VALGS) 2021-2026.*

(BG) – benefit could be to focus other local councils and orgs that have had positive progress and outcomes from having an established RAP

Prue Noble (PN) – have these benefits or benchmarking been presented to councillors?

*Officers could report that both benefits have been reported on, and benchmarking will continue for future reports to Councillors.*

Once Committees advocacy options were outlined, Councillor Fuller opened the floor to the committee for advice:

Renee Paola (RP) – Actions committee could take is for Committee members to take back to their networks, collectively as a group, talk to your community and get the feedback from them.

Andrew Sinclair (AS) – Andrew confirmed passion towards the RAP, and an existing need for reconciliation in the Wangaratta region.

DK – Requested the Committee have a Cr Briefing time slot to meet with Councillors on the matter. Cr Winters outlined the process of doing so.

Marc Bongers (MB) – Action that the committee needs to achieve is to get it back to the December meeting and focus on the best way to communicate the committees' concerns. MB supports the Cr Briefing request. Other options include advocating to individual groups that members represent. MB also recommended one to one meeting with Councillors.

BG – queried other ways around gathering a community voice, would a petition be an ideal option. *Cr Winters & Fuller advised this is an option that community could consider and that petitions have come out of other community matters.*

4. **Motion**– *That the Arts & Culture Advisory Committee request a Cr Briefing time slot with an opportunity to present their questions to Councillors on the deferment of the Reconciliation Action Plan.*

**Moved** Renee Paola, **Seconded** Marc Bongers

**All in favour – carried.**

Committees request on the timeline and next steps forward (Re RAP)

- Request for Cr Briefing to be Monday 24<sup>th</sup> November (12.30-3.30pm)
  - Next Council meeting Tuesday November 25<sup>th</sup> November 5pm
5. December Council meeting Tuesday 16 December 5pm
6. **Other business - N/A**
7. **Questions** – Request for committee to share individual emails and phone numbers (SN to action for members present at the meeting and to request for others not present)

**Meeting Close – 6.50pm**

**Next Meeting – Wednesday 3 December 5:30pm**