

OFFICIAL



Mansfield Shire

## MINUTES

# Council Meeting

Wednesday 17 December 2025

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Our aspiration for our Shire and its community

We live, work and play in an inclusive, dynamic and prosperous place where community spirit is strong and people are empowered to engage in issues that affect their lives.

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## 1. Opening of the meeting

Councillor Steve Rabie opened the meeting at 5:00 pm.

## 2. Present

- Councillor Rabie
- Councillor Tehan
- Councillor Treasure
- Councillor Clark
- Councillor Berenyi

In Attendance:

Chief Executive Officer:

Kirsten Alexander

General Manager Investment & Planning:

Melissa Crane

Manager People, Communications & Governance:

Tanya Tabone

Executive Manager Community Health & Wellbeing:

Janique Snyder

Acting Executive Manager Capital Works & Operations:

Justin Hotton

Executive Manager Development & Customer Service:

Maya Balvanova

Manager Major Projects:

Ari Croxford-Demasi

Senior Coordinator Planning:

Nicole Embling

Coordinator Governance & Risk:

Chelsea Young

Manager Field Services:

Tasman Clingan

Coordinator Capital Works:

Chloe Schlemitz

Coordinator Capital Works:

Fabian Rukshan

## 3. Apologies

Nil

## 4. Statement of commitment

Councillor Steve Rabie read Council's Statement and called on each Councillor to confirm their commitment:

*"As Councillors of Mansfield Shire we are committed to ensuring our behaviour meets the standards set by the Model Code of Conduct. We will, at all times, faithfully represent and uphold the trust placed in us by the community."*

## 5. Acknowledgement of Country

Councillor James Tehan recited Council's Acknowledgement of Country:

*"Our meeting is being held on the traditional lands of the Taungurung people. We wish to acknowledge them as the traditional custodians and pay our respects to their Elders past and present. We extend that respect to all members of our community."*

## 6. Disclosure of conflicts of interest

Cr Bonnie Clark declared a conflict of interest in respect of item 13.5.1

## 7. Confirmation of minutes

**Councillor Tim Berenyi/Councillor Mandy Treasure:**

THAT the Minutes of the Mansfield Shire Council meeting held on 25 November 2025 be confirmed as an accurate record.

**CARRIED**

## 8. Representations

### 13.2.1. 'Planning Permit Application: P030-25 - 131 Terry Road Mansfield'

- Jason Tranter
- Will Twycross
- James Hook
- Nikki Duclos
- James Shaw
- Guy Elliott
- Jeremy Madin
- Sarah Stegley
- Kim Lynch
- Peter Arvanitis

## 9. Notices of motion

Nil

## 10. Mayor's report

**Councillor James Tehan/Councillor Mandy Treasure:**

THAT COUNCIL receive the Mayor's report for the period 26 November 2025 to 10 December 2025.

**CARRIED**

## 11. Reports from council appointed representatives

**Councillor Mandy Treasure/Councillor Bonnie Clark:**

THAT COUNCIL note the verbal reports provided by Councillors in relation to their representation on internal and external Committees.

**CARRIED**

## 12. Public question time

### Question 1:

**From Marta Wakeling:**

Since 20 September 2023, when the State Government set housing targets for each council, how many building approvals for new dwellings has Mansfield Shire Council issued in the whole shire?

**Response:**

Since 20 September 2023, 172 dwellings have been issued with building approvals in the municipality by private building surveyors.

## Question 2:

### From Marta Wakeling:

Since 20 September 2023, will Council advise the total number of residential lots approved or created within Mansfield Shire through residential subdivisions, including those fully approved and those approved by Council and currently in the planning pipeline?

### Response:

Since 20 September 2023, Council has issued a Statement of Compliance for subdivisions which create approximately 205 lots, this is inclusive of residential, rural and commercial lots. Since September 2023 Council has received subdivision applications to Certify approximately 310 lots, this is inclusive of residential, rural and commercial lots.

## 13. Officer reports

### 13.1. Chief Executive Officer's report

#### Councillor Bonnie Clark/Councillor Tim Berenyi:

THAT COUNCIL receive and note the Chief Executive Officer's report for the period 1 November 2025 to 30 November 2025.

**CARRIED**

### 13.2. Investment and Planning

#### 13.2.1. Planning Permit Application: P030-25 - 131 Terry Road Mansfield

##### Councillor Bonnie Clark/Councillor Mandy Treasure:

THAT COUNCIL having caused notice of the application to be given under Section 52 of the *Planning and Environment Act 1987*, and having considered all matters under Section 60, resolves to issue a **Notice of Decision to Refuse to Grant a Permit** for planning permit application P030-25 for the *use and development of land for Extractive Industry (Stone Extraction)* on Lot 2 PS824836, commonly addressed as 131 Terry Road, Mansfield, on the following Grounds:

1. The Application and Further Information provided with the application is significantly deficient such that it should be refused as it cannot be adequately assessed, including:
  - a. No noise assessment.
  - b. No dust or air quality assessment.
  - c. No soil assessment or geological supporting information.
  - d. No satisfactory assessment of visual amenity impact on the surrounding properties and landscape.
2. The proposal does not align with the Strategic Directions of Clause 02.03-1 Settlement and Clause 02.03-2 Environmental and Landscape Values (Landscapes), the Objective and Strategies of Clause 12.05-2L – Significant Landscapes, Ridgelines and Alpine Approaches, and the Purpose and Decision Guidelines of Clause 42.03 - Significant Landscape Overlay – Schedule 1, Alpine Approach Significant Landscape Area (SLO1), specifically:
  - a. The extraction areas are within the SLO1 and would impact the visual amenity of the area as viewed from the Alpine Approach and surrounds, including impeding the views to the Alpine Region.

- b. The visual amenity of the prominent Delatite Valley will be impacted.
  - c. The location of extraction sites and internal accessways has not been designed to be responsive to the land's topography or unobtrusive in the landscape.
3. The application has not suitably addressed how the proposal will be beneficial for agricultural purposes or how it complies with the Strategic Directions of Clause 02.03-4 – Natural Resource Management (Agriculture), the Objective and Strategies of Clause 14.01-1S – Protection of Agricultural Land, or the Purpose and Decision Guidelines of Clause 35.07 - Farming Zone.
4. The application does not include sufficient information for sediment and erosion control for the protection of water quality and has not demonstrated compliance with the Strategic Directions of Clause 02.03-4 Natural Resource Management (Water and Declared Special Water Supply Catchments), The Objective and Strategies of Clauses 14.02-1S and 14.02-1L – Catchment Planning and Management, The Objective and Strategies of Clause 14.02-2S – Water Quality, and the Purpose and Decision Guidelines of Clause 42.01 - Environmental Significance Overlay – Schedule 2, Catchments at Medium Risk of Water Quality Impacts (ESO2).
5. The proposal will have an unreasonable impact on tourism and the application does not accord with the Strategic Directions of Clause 02.03-7 Economic Development (Tourism), and the Strategies of Clause 17.01-1R – Diversified Economy – Hume.
6. The application does not include sufficient information for noise, dust and air quality impacts, and does not align with the Objective and Strategies of Clause 13.05-1S – Noise Management, and the Objective and Strategies of Clause 13.07-1S – Land Use Compatibility.
7. The application proposes use and development of land which will visually detract from the valued area of rural character and will visually impact on the natural scenery, the proposal does not align with the objective and strategies of Clause 15.01-6S Design for Rural Areas.
8. The proposal does not provide for any net community benefit, would detract from the tourism qualities of the surrounding area and is not in accordance with Clause 71.02-3 Integrated Decision Making.

**CARRIED**

### **13.2.2. VCAT Matter: 138 Hearn's Road Boorolite**

**Councillor James Tehan/Councillor Mandy Treasure:**

THAT COUNCIL approve a variation to *Schedule 6 – Instrument of Delegation from Council to Council Staff*; and the *Statutory Planning Applications – Referral to Council Policy* to enable the Chief Executive Officer to amend the Grounds of Refusal for planning permit application P214-22 in response to any amended plans submitted through the VCAT proceedings.

**CARRIED**

### **13.2.3. Consideration of Planning Reform Bill Implications**

**Councillor Mandy Treasure/Councillor Tim Berenyi:**

THAT COUNCIL resolves to:

1. Note that the Planning Amendment (Better Decisions Made Faster) Bill 2025 has far-reaching implications for Mansfield Shire and the broader Victorian community.
2. Continue to advocate in line with the Municipal Association of Victoria (MAV) position to 'keep it country, keep it local, keep it transparent, keep it fair and keep it simple'.
3. Continue to advocate and raise concerns about the implications of the Planning Amendment (Better Decisions Made Faster) Bill 2025 and support processes for consulting with the local government sector.
4. Request the Mayor to write to The Hon Sonya Kilkeny MP, Minister for Planning and copying The Hon. Ben Carroll MP, Member for Niddrie; The Hon Danny Pearson MP, Member for Essendon; the Leader of the Opposition, the Opposition Planning Spokesperson and the Municipal Association of Victoria summarising Council's view on the Bill as outlined in the officer's report with particular emphasis on:
  - a. The missed opportunity for mechanisms to enable responsible authorities to secure meaningful contributions for social and affordable housing, such as mandatory consistent contributions across municipalities;
  - b. Ensuring that responding to climate and environmental risk is not lost in strategic and statutory planning decisions and that community and infrastructure resilience is not weakened through reform;
  - c. Ensuring that councils, referral authorities, stakeholders and the community have an opportunity to participate meaningfully in planning reforms and significant land-use planning decisions affecting them;
  - d. Seeking assurances that Council's development contributions arrangements will be maintained and that funds collected through future infrastructure contribution plans are spent to support housing growth and to benefit communities where funds are collected.

**CARRIED**

### **13.3. Development & Customer Service**

#### **13.3.1. Domestic Animal Management Plan**

**Councillor Tim Berenyi/Councillor Bonnie Clark:**

THAT COUNCIL adopts the Domestic Animal Management Plan 2026-2029 for submission to the Agriculture Victoria, Department of Energy, Environment and Climate Action (DEECA) for endorsement.

**CARRIED**

### **13.4. Capital Works and Operations**

#### **13.4.1. Heritage Museum Exhibit Project Procurement Policy**

**Councillor Bonnie Clark/Councillor Mandy Treasure:**

THAT COUNCIL endorses the Heritage Museum Exhibit Project Procurement Policy.

**CARRIED**

### **13.4.2. Tree Management Policy and Plan**

**Councillor Tim Berenyi/Councillor Bonnie Clark:**

THAT COUNCIL adopts the updated Tree Management Policy and Tree Management Plan.

**CARRIED**

### **13.5. Community Health and Wellbeing**

Councillor Bonnie Clark left the meeting at 6:21 pm.

#### **13.5.1. Outlying Community Infrastructure Fund**

**Councillor James Tehan/Councillor Mandy Treasure:**

THAT COUNCIL:

1. Receives the assessment panel recommendations for the Outlying Communities Infrastructure Fund 2025-26.
2. Endorses the award of funding from the Outlying Communities Infrastructure Fund to:
3. Peppin Hub Inc for \$4,587 to fund the Land Capability Assessment and Water Balance testing for the proposed community centre.
4. Delatite Valley Association Inc for \$15,000 to fund the Water Tank Mural Proposal at Carter's Road.
5. Bonnie Doon Community Group Inc for \$15,000 to install a new roof on Billy's House after its relocation to the Bonnie Doon Community Centre site.
6. Barjarg Community Group for \$15,000 to install a shelter for an outdoor recreation area, subject to confirmation of landowner consent.
7. Endorses the award of a further \$12,000 to complete the new roof on Billy's House, to be funded from savings from the FY2025-26 Capital Works program.
8. Thanks all community groups and organisations involved in the 2025-26 OCIF funding round.

**CARRIED**

Councillor Bonnie Clark returned to the meeting at 6:23 pm.

### **13.6. Executive Services Directorate**

#### **13.6.1. Risk Management Policy and Plan**

**Councillor Mandy Treasure/Councillor Bonnie Clark:**

THAT COUNCIL endorses the Risk Management Policy and Risk Management Plan 2025.

**CARRIED**

#### **13.6.2. Gender Equality Policy**

**Councillor Tim Berenyi/Councillor Bonnie Clark:**

THAT COUNCIL endorses the Gender Equality Policy 2025.

**CARRIED**

### **13.6.3. Successful Grant Funding for Library Van**

**Councillor James Tehan/Councillor Mandy Treasure:**

THAT COUNCIL accept grant funding of \$242,750 from the State Government under the 2025-26 Library Infrastructure Program for the Mansfield Library's Outreach Program for All Seasons (OPAS) project to purchase a fit-for-purpose library van.

**CARRIED**

### **13.6.4. S6A Instrument of Delegation Under the Planning and Environment Act 1987**

**Councillor Tim Berenyi/Councillor Mandy Treasure:**

THAT COUNCIL:

1. Endorse 'Schedule 6A Instrument of Delegation Under the Planning and Environment Act 1987' dated 16 December 2025:
2. Approve Mayor Cr Steve Rabie to sign the endorsed instrument as listed in point 1 and Deputy Mayor Cr James Tehan to witness the signing.

**CARRIED**

## **14. Council Meeting Resolution Actions Status Register**

**Councillor James Tehan/Councillor Bonnie Clark:**

THAT COUNCIL receive and note the Mansfield Shire Council Meeting Resolution Actions Status Register as at 10 December 2025.

**CARRIED**

## **15. Advisory and Special Committee reports**

### **15.1. Audit & Risk Committee Meeting Agenda & Minutes**

**Councillor Mandy Treasure/Councillor Tim Berenyi:**

THAT COUNCIL receive the Agenda & Minutes of the Mansfield Shire Audit and Risk Committee meeting held 24 November 2025.

**CARRIED**

## **16. Authorisation of sealing of documents**

Nil

## **17. Closure of meeting to members of the public**

**Councillor Tim Berenyi/Councillor Bonnie Clark:**

THAT COUNCIL close the meeting to members of the public under Section 66(2)(a) of the Local Government Act 2020 to consider Confidential Reports in accordance with section 66(2) of the Local Government Act 2020 for reasons defined in section 18 below.

**CARRIED**

The Council Meeting Agenda - 17 December 2025 was closed to the public at 6:35 pm.

## 18. Confidential Reports

### 18.1. Citizen Awards 2026

#### Confidential

This report contains confidential information pursuant to the provisions of Section 66(2) of the Local Government Act 2020 under Section 3(a) - Council business information, being information that would prejudice the Council's position in commercial negotiations if prematurely released.

### 18.2. Tender Award: Sealing Unsealed Roads Program

**Councillor Tim Berenyi/Councillor Mandy Treasure:**

THAT COUNCIL:

1. Awards a lump sum contract for the Sealing Unsealed Roads (Work Locations 2 – 5 including Church St, New St, Hearn's Rd intersection and Chapel Hill Rd) to Central Vic Stabilising for a maximum amount of \$551,897.97 (ex. GST), and;
2. Approves a 6.7% construction contingency amount of \$37,349.84 (ex. GST).
3. Awards a lump sum contract for the Sealing Unsealed Roads (Work Location 1 – Glen Creek Rd) to Countrywide Asphalt & Civil Pty Ltd in the amount of \$179,471.33 (ex. GST), and;
4. Approves a 10% construction contingency amount of \$17,947.13 (ex. GST).
5. Authorises the Chief Executive Officer to execute the contracts
6. Makes this resolution public by including it within the public minutes of the Council meeting.

**CARRIED**

### 18.3. Tender Award: Dead Horse Lane - Mansfield Whitfield Roundabout

**Councillor James Tehan/Councillor Mandy Treasure:**

THAT COUNCIL:

1. Awards a lump sum contract for the construction of the Dead Horse Lane and Mansfield Whitfield Road Roundabout, based on confirmation by the Department of Transport and Planning of their design approval, for the amount of \$1,498,995.93 (ex GST), and subject to completion of community consultation.
2. Approves a provisional sum of \$22,520.37 (ex GST).
3. Approves a maximum contract variation amount of \$385,336.21 (ex GST) for electrical infrastructure relocation works on completion of the final design.
4. Approves a 5% design contingency for the amount \$95,342.63 (ex GST).
5. Approves a 10% construction contingency for the amount \$190,685.25 (ex GST).
6. Seeks a financial contribution from the Department of Transport and Planning towards the increased cost of the deep lift pavement and other DTP design requirements.
7. Authorises the Chief Executive Officer to execute the contract.
8. Make this resolution public by including it within the public minutes of the Council meeting.

**CARRIED**

## 19. Reopen meeting to members of the public

**Councillor Bonnie Clark/Councillor James Tehan:**

THAT COUNCIL reopen the meeting to the public and resume transmission and this resolution be made public.

**CARRIED**

Council re-opened the meeting at 6:58 pm.

## 20. Close of meeting

The Council Meeting Agenda - 17 December 2025 was closed at 7:00 pm.

CONFIRMED this **seventeenth** day of **February 2026**



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**Mayor**