

OFFICIAL



Mansfield Shire

# MINUTES

## Council Meeting

Tuesday 25 November 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
Executive Manager Development of Customer Service:	Maya Balvonova
Manager People, Communications & Governance:	Tanya Tabone
Acting Executive Manager Capital Works & Operations:	Justin Hotton
Acting Executive Manager Community Health & Wellbeing:	Nicole Hoebergen
Financial Controller:	Michael McCormack
Senior Coordinator Planning:	Nicole Embling
Senior Statutory Planner:	Claire Wilkinson
Manager Major Projects:	Ari Croxford-Demasi
Manager Operations and Capital Works:	Nick Maple
Acting Coordinator Governance & Risk:	Kate Berg
Strategic Property Program Manager:	Renee Archibald
Coordinator Major Projects:	Nishantha Perera
Coordinator Capital Works:	Greg Aldridge
Project Officer Capital Works:	Nathaniel Chung

## 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

Councillor Tim Berenyi declared a conflict of interest in respect of item 18.5.5 'Bonnie Doon Netball Court Grant Update' and 23.3 'Tender Award: Lords Oval Pavilion'.

## 7. Confirmation of minutes

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

THAT the Minutes of the Mansfield Shire Council meeting held on 21 October 2025 be confirmed as an accurate record.

**CARRIED**

## 8. Representations

**18.2.1 'Planning Permit Application: P040-23 180 Star of the Glen Road, Bonnie Doon'**

- Adhijeet Bramharishi
- Paul Williamson

**18.2.2 'Planning Permit Application: P052-25 57 Stock Route, Mansfield'**

- David Laing
- Mandy Edwards

## 9. Notices of motion

Nil

## 10. Mayor's report

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

THAT COUNCIL receive the Mayor's report for the period 22 October 2025 to 18 November 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. Acting Chairperson

Pursuant to the *Local Government Act 2020* and the *Mansfield Shire Council Governance Rules*, the Chief Executive Officer shall act as Chairperson until the election of the Mayor is concluded.

### 13. Outgoing Mayor Speech

#### **Delivered by Mayor Cr Steve Rabie**

*Councillors, staff, and members of our Mansfield community. As my year as Mayor ends, I want to take this opportunity to reflect on what we have achieved together and to thank you for the trust you have placed in me.*

*Over the past year, we have delivered and continued to work on important projects that strengthen our Shire. We invested in local roads and community facilities, improved recreational spaces, and supported initiatives that boost tourism and local business. We also engaged deeply with our residents to shape long-term strategies — including the Council Plan, Financial Plan, and Community Vision — ensuring Mansfield's future reflects the priorities of our community.*

*I am particularly proud that we delivered rates below the State Government's rate cap, while maintaining sound financial planning. This demonstrates our commitment to easing the burden on households while ensuring Council remains financially sustainable and able to deliver quality services.*

*This year brought challenges. State reforms and new taxes placed pressure on local government, and we worked hard to balance growth with the preservation of Mansfield's rural character. Through collaboration and determination, we faced these challenges head-on and kept our focus on serving the community.*

*What stands out most is the spirit of Mansfield. From recognising our Citizen Award recipients to celebrating community events, we saw repeatedly that our greatest strength lies in our people. These moments reminded us why we serve — to support and celebrate the community we love.*

*As I step down, I do so with pride in what we have accomplished this year and confidence in Mansfield's future. The foundations we have laid — in infrastructure, planning, and advocacy — will guide the next Council as they continue this important work. Thank you for your support, your trust, and your commitment to Mansfield Shire. It has been an honour to serve as your Mayor.*

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

THAT COUNCIL include the Mayor's outgoing speech in the 25 November 2025 Council Meeting minutes.

**CARRIED**

### 14. Determination of Mayoral Term

#### **Councillor Steve Rabie/Councillor Bonnie Clark:**

THAT COUNCIL:

1. Determines the length of the Mayoral term to be a period of one year.
2. Determines the next Mayoral election be held at the November 2026 scheduled meeting of Council.

**CARRIED**

## 15. Election of Mayor

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

THAT, pursuant to the provisions of sections 25 and 26 of the *Local Government Act 2020*, COUNCIL appoints Cr Steve Rabie as Mayor of Mansfield Shire for a term of 1 year, no later than the scheduled meeting of 25 November 2026.

**CARRIED**

## 16. Election of Deputy Mayor

### 16.1. Election of Deputy Mayor

**Councillor Mandy Treasure/Councillor Steve Rabie:**

THAT, pursuant to the provisions of sections 27 of the *Local Government Act 2020*, COUNCIL appoints Cr James Tehan as Deputy Mayor of Mansfield Shire for a term of 1 year, no later than the scheduled meeting of 25 November 2026.

**CARRIED**

## 17. Public question time

A public question was submitted to Council and was disallowed by the Chair under the Governance Rules 2022, *item 52.9 - A question may be disallowed by the Chair if the Chair determines that it: (52.9.9) relates to proposed developments.*

## 18. Officer reports

### 18.1. 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 October 2025 to 31 October 2025.

**CARRIED**

### 18.2. Investment and Planning

#### 18.2.1. Planning Permit Application: P040-23 - 180 Star of the Glen Road Bonnie Doon

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

THAT COUNCIL resolves to issue a Notice of Decision to Grant a Permit for Planning Permit Application P040-23 for the Use and Development of land for Group Accommodation (six cabins) and development of land for an agricultural shed at Lot 8 on PS316101J, commonly known as 180 Star of the Glen Road, Bonnie Doon, in accordance with the endorsed plans and subject to the following conditions:

#### Amended Plans

1. Prior to the commencement of development, plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The plans must be generally in accordance with the plans submitted with the application and modified to show:

- a. Landscaping in accordance with Condition 5
- b. Onsite Waste Management System in accordance with Condition 9
- c. Car Parking in accordance with Condition 16.

### Endorsed Plans

- 2. The use and development must be in accordance with the endorsed plans forming part of this permit and must not be altered without the prior written consent of the Responsible Authority.
- 3. Prior to the commencement of the use authorised by this permit, all works required as per the endorsed plans (including but not limited to the built form, stormwater drainage, accessways and landscaping) must be completed to the satisfaction of the Responsible Authority.

### External Materials

- 4. The external materials of the buildings, including the roof, must be constructed of materials of muted colours to protect the aesthetic amenity of the area. No materials having a highly reflective surface must be used. For the purpose of this clause "highly reflective" includes unpainted or untreated aluminium, zinc or similar materials.

### Landscaping and Planting

- 5. Prior to the commencement of works, a detailed landscape plan to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority.

When approved, the plan will be endorsed and will then form part of the permit.

The plan must be drawn to scale with dimensions and must show:

- a. Details of surface finishes of pathways and driveways.
- b. 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.
- c. Landscaping and planting within all open areas of the subject land
- d. Suitable landscaping and plantings along the southern boundary within the subject land to screen the Group Accommodation Cabins.

All species selected must be to the satisfaction of the responsible authority. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the responsible authority, including that any dead, diseased or damaged plants are to be replaced.

### Operating and Amenity

- 6. Outdoor lighting must be designed, baffled, and located to prevent any adverse effect on adjoining land to the satisfaction of the Responsible Authority.
- 7. The use and development must be managed so that the amenity of the area is not detrimentally affected by noise level emanating from the premises. Noise levels must not exceed those required to be met under the *Environmental Protection Act*.
- 8. The amenity of the area must not be detrimentally affected by the use or development through the:
  - a. transport of materials, goods and commodities to or from the land
  - b. appearance of any buildings, works or materials



- c. emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, wastewater, waste products, grit or oil
  - d. presence of vermin
- To the satisfaction of the Responsible Authority.

## **Environmental Health**

- 9. Prior to the commencement of development a detailed construction plan of the OWMS is to be lodged. The plan must show the location of all aspects of the Onsite Wastewater Management System (infrastructure and dispersal lines etc) in relation to all existing and proposed infrastructure.
- 10. Prior to commencement of the proposed development, approval for the installation of an Onsite Wastewater Management System must be obtained from Council's Environmental Health Department.
- 11. The approved Onsite Wastewater Management System must be installed to the satisfaction of Council prior to occupancy of the new development and thereafter the wastewater system must be maintained to the satisfaction of Council.
- 12. The existing septic tank system is to be decommissioned. The existing Septic Tank will need to be desludged, perforated and backfilled with inert materials.
- 13. The onsite wastewater disposal system must be developed in accordance with the Land Capability Assessment (Report No. 22279) prepared by A.C Geotechnical Pty Ltd, to the satisfaction of the Responsible Authority.

## **Engineering**

- 14. Prior to the commencement of works hereby permitted, two roadside dust reduction signs must be installed on Star of the Glen Road. The signs, including the structure and content, must be installed, and located to the satisfaction of the Responsible Authority.
- 15. Before the use of the land commences a car parking plan shall be prepared and submitted for approval to the Responsible Authority, clearly showing the layout, the proposed method of surfacing, and delineation of spaces. The plan must also delineate turning circles for vehicles using the site and illustrate that vehicles can enter and exit the site in a forward manner. This plan, when approved, shall be endorsed as forming part of the Permit and the parking area shall be constructed, maintained, drained and delineated to the satisfaction of the Responsible Authority.
- 16. Areas shown on the endorsed plans as set aside for carparking constructed in accordance with AS 2890.1-1993 & AS/NZS 2890.6 – 2009
  - a. Properly formed to such levels be used in accordance with the plans
  - b. Surfaced with class A crushed rock or equivalent compacted pavement material and preferably sealed
  - c. Drained
- 17. Before the use and/or development hereby permitted starts, the existing crossover must be upgraded in accordance with IDM Standard Drawing, which is available upon receipt of an application for Works Within Road Reserve Permit.

18. Access to the property shall be via the existing driveway and crossing - no other access shall be allowed without prior written approval from Council.
19. Prior to commencement of any building and civil works, application must be made to Council to obtain a Legal Point of Stormwater Discharge.
20. Interrupted overland flow from this development must not impact on the adjacent lots.
21. Any damage to Council assets such as roads and stormwater infrastructure, must be repaired at the cost of the developer to the satisfaction of the Responsible Authority

### **Bushfire**

22. The bushfire protection measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defensible space, water supply and access, must be maintained to the satisfaction of the responsible authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed.

### **Country Fire Authority**

23. Before the development starts, the Bushfire Management Plan prepared by Hamish MacCallum of Phenix Wildfire Management, Version 5, dated 20/05/2025 must be endorsed by the Responsible Authority. Once endorsed the plan must not be altered unless agreed to in writing by CFA and the Responsible Authority.
24. Before the development is occupied or the use commences, the bushfire emergency plan (BEP) prepared by Hamish MacCallum, of Phoenix Wildfire Management, Version 1, dated 12/03/2024 must be endorsed by the Responsible Authority.
25. The group accommodation buildings approved by this permit must not be occupied beyond 9.00 am on any Fire Danger Rating Day of Catastrophic in the North East Fire District.

### **Department of Energy, Environment and Climate Action**

26. No access is permitted to the subject land via the Crown land.
27. Adjoining Crown land must not be used for truck turning areas, entry points, parking areas or temporary stack sites during the construction of buildings or works.
28. No polluted and/or sediment laden run-off is to be discharged directly or indirectly into drains or watercourses on Crown land. Overland flows must be maintained at the same rate post development as on the undeveloped land.

### **Goulburn Murray Water**

29. All construction and ongoing activities must be in accordance with EPA Publication 1834.1 Civil Construction, Building and Demolition Guide (September 2023). There must be no transport of sediment or other materials off-site either during or following construction.

30. Stormwater run-off from buildings and other impervious surfaces must be dissipated as normal unconcentrated overland flow or directed to dams or storage tanks.
31. No buildings or tents are to be constructed within 30 metres of any waterways or on any drainage lines.
32. The wastewater disposal area must meet minimum setback distances of 50m from all waterways, 30m from any dams, 20m from any bores and 20m from any drainage lines.
33. All wastewater from the dwelling must be treated to a standard of at least 20mg/L BOD and 30mg/L suspended solids using a package treatment plant or equivalent. The system must have a certificate of conformity issued by the relevant body (or equivalent approval) and be installed, operated and maintained in accordance with the relevant Australian Standard(s) and EPA Guideline for Onsite Wastewater Management, May 2024, as updated or replaced.
34. The wastewater management system must be appropriately designed to manage the potential volume of wastewater generated under full occupancy including an appropriately sized wastewater disposal area based on a full water balance specific to the proposal and subject land, to the satisfaction of Council's Environmental Health Department.
35. The wastewater disposal area must be kept free of stock, buildings, driveways, car parking, paths and service trenching and must be planted with appropriate vegetation to maximise its performance. Stormwater must be diverted away. A reserve wastewater disposal field of equivalent size to the primary disposal field must be provided for use in the event that the primary field requires resting or has failed.
36. The existing septic tank system must be decommissioned once the new system is installed and operational. All wastewater from the dwelling must be disposed of via connection to the new septic tank system to the satisfaction of council's Environmental Health Department.

### **Permit Expiry**

This permit will expire if one of the following circumstances applies:

- a. The buildings and works have not commenced within three (3) years of the date of this permit.
- b. The buildings and works are not completed and the use commenced within five (5) years of the 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.

### **Permit Notes**

1. CFA acknowledge the certification certificate provided by the manufacturer of the cabins that is to be installed as short-term accommodation as being able to meet BAL40 construction standard.

2. CFA requests that a copy of any permit and a copy of any notice given under section 64 or 65 of the Act be sent to CFA pursuant to section 66 of the Act.
3. Application must be made to Goulburn Murray Water prior to construction of any dams on the subject land. A licence must be obtained where surface or groundwater supplies are taken and used for commercial irrigation purposes or if a dam is to be constructed on a waterway as defined under the Water Act 1989. Applications can be made by contacting Goulburn Murray Water on 1800 013 357 or by following the link the <http://www.g-mwater.com.au/customer-services/forms>
4. The subject property is located within an area of Cultural Heritage Sensitivity. Should the activity associated with proposed development require a Cultural Heritage Management Plan (CHMP), planning permits, licences and work authorities cannot be issued unless a CHMP has been approved for the activity.

**CARRIED**

### **18.2.2. Planning Permit Application: P052-25 - 57 Stock Route Mansfield**

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

THAT COUNCIL issue a **Notice of Decision to Grant a Permit** for Planning Permit Application P052-25 to allow *use and development of land for a Residential Village and Childcare Centre, two lot subdivision, and removal of native vegetation (one tree)*, at 57 Stock Route Mansfield, in accordance with endorsed plans and subject to the following conditions:

#### **Endorsed Plans**

1. The development, subdivision and use of land must be in accordance with the endorsed plans forming part of this permit and must not be altered without the prior written consent of the Responsible Authority.
2. Prior to the commencement of works, amended plans must be submitted to and approved by the Responsible Authority. The plans must be drawn to scale with dimensions. The plans must be generally in accordance with those submitted with the application and include:
  - a. Landscaping within Stock Route road reserve adjoining the subject land and along internal roadways.
  - b. Landscaping and features proposed within the open areas and along shared paths.
  - c. 1.2-metre-wide sealed paths along a minimum one side of each internal roadway.
  - d. Sealed Shared path along west side of Stock Route.
  - e. Tree Protection Zones for all native trees being retained.

When approved, the plans will be endorsed and will form part of the permit.

## Childcare Centre

3. Prior to the commencement of works, a Waste Management Plan for the Childcare Centre must be submitted to and approved by the Responsible Authority. When approved the WMP will be endorsed and will then form part of the permit.

The Waste Management Plan must provide for the following matters:

- a. Details on the number, volume and location of waste receptacles.
- b. How appropriate management of the waste and recycling will be ensured.
- c. Detail of the bin storage area showing path of access, hard waste areas etc.
- d. Detail of the frequency of waste collections.
- e. Swept paths demonstrating access and egress for the largest expected waste collection vehicle to the waste storage area. If waste is to be collected within car parks, collection vehicles must enter and exit forward facing.
- f. Include a notation that any drainage at bin wash areas will be to a sewerage outlet only (not stormwater).

All waste collection must be undertaken in accordance with the endorsed Waste Management Plan to the satisfaction of the Responsible Authority. No alterations to the Waste Management Plan may occur without the prior written consent of the Responsible Authority.

4. Prior to the commencement of works, a construction management plan to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. The construction management plan must describe how the site will be managed prior to and during the construction period and set out requirements for managing:

- a. Erosion and sediment.
- b. Stormwater.
- c. Litter, and other construction wastes.
- d. Chemical contamination.

When approved, the plan will be endorsed and will then form part of this permit.

5. Prior to the commencement of the use authorised by this permit, all works required as per the endorsed plans (including but not limited to the built form, stormwater drainage, accessways and landscaping) must be completed to the satisfaction of the Responsible Authority.
6. Except with the prior written consent of the Responsible Authority, the Childcare Centre must only operate between:  
6:00am – 6:30pm Monday to Friday.
7. Waste collection must only be undertaken between:
  - a. 7am – 6pm Monday to Friday; and
  - b. 7am – 1pm Saturdays.
8. The development must be designed and constructed to minimise noise impacts on surrounding residential uses, by implementing the following:
  - a. Locate mechanical services away from adjoining and surrounding dwellings.
  - b. Locate services on the roof or building sides furthest from dwellings.

- c. An acoustic fence be constructed along the north, west and south boundaries of the Childcare Centre.
9. All plant and equipment (including, but not limited to air conditioner condensers, exhaust fans and other mechanical services) must be baffled so as to comply with EPA Publication 1826 Noise Limit and Assessment Protocol for the Control of Noise from Commercial, Industrial and Trade Premises and Entertainment Venues, and must be screened from public view.
10. The use must at all times comply with EPA Publication 1826 Noise Limit and Assessment Protocol for the Control of Noise from Commercial, Industrial and Trade Premises and Entertainment Venues (or as amended).
11. Prior to the commencement of the use authorised by this permit, the area set-aside for vehicle access and movement through the site, as shown on the endorsed plans, must be:
  - a. constructed;
  - b. properly formed to such levels that they can be used in accordance with the plans;
  - c. surfaced with an all-weather coat;
  - d. drained;
  - e. line marked to indicate each car space and all access lanes; and
  - f. clearly marked to show the direction of traffic along access lanes and driveways, to the satisfaction of the Responsible Authority. Car spaces, access lanes and driveways must be kept available for these purposes at all times.
12. The loading and unloading of goods, including waste collection must be carried out entirely within the boundaries of the subject land.
13. Outdoor lighting must be designed, baffled and located to prevent any adverse effect on adjoining land to the satisfaction of the Responsible Authority.
14. Maintenance of all buildings surrounds and accessways within the site must be carried out so that the site is neat, tidy and clean at all times to the satisfaction of the Responsible Authority.
15. The landscaping shown on the endorsed plans must be maintained in good condition to the satisfaction of the Responsible Authority, and any dead, dying, diseased or damaged plants are to be replaced with like for like replacements of the same or greater size.
16. The stormwater management system must be maintained in good working order at all times to the satisfaction of the Responsible Authority.
17. The external materials of the Childcare Centre, including the roof, must be constructed of materials of muted colours to protect the aesthetic amenity of the area. No materials having a highly reflective surface must be used. For the purpose of this clause "highly reflective" includes unpainted or untreated aluminium, zinc or similar materials.



## Residential Village

18. Access to each dwelling must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles.
19. Each dwelling approved by this permit must be connected to a reticulated electricity supply or have an alternative energy source.
20. Each dwelling approved by this permit must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for firefighting purposes.
21. Each dwelling must be connected to reticulated sewerage, if available.
22. The extent and depth of any proposed filling must be denoted on the design plan. Where depths of fill on allotments exceed 300 mm, those areas are to be clearly differentiated from areas where the depths of fill are less than 300 mm. Where the depth of fill exceeds 300mm, the fill is to be compacted in accordance with the requirements of Table 204.131 Compaction Requirements Scale C of VicRoads Technical Specification 204 and shaped to match existing site levels. Geotechnical test results are to be submitted to Council's Engineering Department for confirmation that the required compaction has been achieved.  
Where fill is imported onto the site, written records are to be provided to Council's Engineering Department to confirm the source of the fill and to provide evidence that the soil is not contaminated.
23. All new powerlines within the development must be underground.
24. Prior to the commencement of works, a Waste Management Plan for the Residential Village dwellings and Community Centre must be submitted to and approved by the Responsible Authority. When approved the WMP will be endorsed and will then form part of the permit.  
The Waste Management Plan must provide for the following matters:
  - a. Details on the number, volume and location of waste receptacles.
  - b. How appropriate management of the waste and recycling will be ensured.
  - c. Detail of the bin storage area showing path of access, hard waste areas etc.
  - d. Detail of the frequency of waste collections.
  - e. Swept paths demonstrating access and egress for the largest expected waste collection vehicle to the waste storage area. If waste is to be collected within car parks, collection vehicles must enter and exit forward facing.
  - f. Include a notation that any drainage at bin wash areas will be to a sewerage outlet only (not stormwater).All waste collection must be undertaken in accordance with the endorsed Waste Management Plan to the satisfaction of the Responsible Authority. No alterations to the Waste Management Plan may occur without the prior written consent of the Responsible Authority.
25. The development must proceed in the order of stages shown on the endorsed plans unless otherwise agreed in writing by the Responsible Authority.

26. External boundary fencing of the Residential Village facing a Council managed Road or public space must be of a predominantly open style, to the satisfaction of the Responsible Authority.  
All fencing must be muted and natural tones.

### **External Cladding**

27. The external materials of the buildings, including the roof, must be constructed of materials of muted colours to protect the aesthetic amenity of the area. No materials having a highly reflective surface must be used. For the purpose of this clause "highly reflective" includes unpainted or untreated aluminium, zinc or similar materials.

### **Amenity**

28. The use and development must be managed so that the amenity of the area is not detrimentally affected, through the:
- a. transport of materials, goods or commodities to or from the land
  - b. appearance of any building, works or materials
  - c. emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil
  - d. presence of vermin
- to the satisfaction of the responsible authority.

### **Existing Vegetation**

29. Vegetation, including exotic and native trees must not be removed unless and until required to do so. Any vegetation that can be retained on the land must not be removed.

### **Landscaping and Planting**

30. Prior to the commencement of works, a detailed landscape plan to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and must show:
- a. Details of surface finishes of pathways and driveways.
  - b. 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.
  - c. Landscaping and planting within all open areas of the site.
  - d. Suitable landscaping and plantings along the Stock Route (eastern) boundary.

All species selected must be to the satisfaction of the responsible authority. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the responsible authority, including that any dead, diseased or damaged plants are to be replaced.

31. Prior to the commencement of use of the Childcare Centre and each stage of the Residential Village all Council managed roadsides must be seeded and fertilised and grass must be established.



32. Prior to the commencement of use of the Childcare Centre and each stage of the Residential Village the landscaping shown on the endorsed landscaping plan must be established and maintained.

### **Native Vegetation**

33. Before works start, the permit holder must advise all persons undertaking the vegetation removal or works on site of all relevant permit conditions and associated statutory requirements or approvals.
34. To offset the removal of 0.07 hectares of native vegetation, as identified in Native Vegetation Removal Report 382\_20250521\_YHB, the permit holder must secure a native vegetation offset, in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (DELWP 2017) as specified below:  
A general offset of 0.015 general habitat units:
  - a) located within the Goulburn Broken Catchment Management Authority boundary or Mansfield Shire municipal district.
  - b) with a minimum strategic biodiversity score of at least 0.336.
35. Before any native vegetation is removed, evidence that the required offset has been secured must be provided to the satisfaction of the responsible authority. This evidence is one or both of the following:
  - a. credit extract(s) allocated to the permit from the Native Vegetation Credit Register and/or
  - b. an established first party offset site including a security agreement signed by both parties, and a management plan detailing the 10 year management actions and ongoing management of the site.A copy of the offset evidence must be endorsed by the responsible authority and will form part of this permit.
36. All services must avoid root zones of existing retained trees and proposed landscaping. Where services cannot be placed to avoid the root zone, boring and/or hand digging must be undertaken to minimise root damage to the satisfaction of the Responsible Authority.
37. Temporary barriers must be erected around the drip line of existing trees and maintained during construction to the satisfaction of the Responsible Authority.

### **Bushfire Emergency Management**

38. Prior to the commencement of works, Bushfire Emergency Management Plans (BEMP) must be submitted to and approved by the Responsible Authority for the Residential Village and Childcare Centre. Once approved, the BEMP's will be endorsed and will then form part of the permit.  
The BEMP's must be developed in accordance with AS 3745-2010 Planning for emergencies at facilities and specifically describe the emergency management arrangements that will be implemented to reduce the risk of bushfire and should address the following matters:
  - a. Describe property and business details.
  - b. Identify the purpose of the BEMP stating that the plan outlines procedures for:
    - i. Closure of premises on any day with a Fire Danger Rating of Code Red (Childcare Centre only).

- ii. Evacuation (evacuation from the site to a designated safer off-site location).
  - iii. Shelter-in-place (remaining on-site in a designated building).
- c. Review of the BEMP
- d. Outline that the plan must be reviewed and updated annually prior to the commencement of the declared Fire Danger Period
- e. Include a Version Control Table
- f. Detail the staff responsibilities for implementing the emergency procedures in the event of a bushfire and the triggers for acting.
- g. Emergency contact details
- h. Bushfire monitoring procedures
  - i. Details the use of radio, internet and social networks that will assist in monitoring potential threats during the bushfire danger period.
  - ii. Describe and show (include a map) the area to be monitored for potential bushfire activity.

## Engineering

- 39. Prior to the commencement of any works, the permit holder must provide to the Responsible Authority the name of the project coordinator appointed to oversee the works and notification of commencement date of the works.
- 40. Temporary court bowls or road dead ends shall be fully fenced, appropriately signed, shaped, drained, and be of all-weather construction (minimum pavement thickness 100mm, class 4 FCR), with a minimum turning radius of 10m. Prior to installation of a temporary court bowl, formal agreement with the neighbouring property must be achieved if applicable. Maintenance of the temporary court bowl will remain the responsibility of the developer.
- 41. All Council managed road, road related areas and open spaces shall be provided with public lighting in accordance with the minimum requirement for Category P lighting guidelines and light technical parameters in AS/NZS 1158.3.1 and as approved by the Responsible Authority. All public lighting must incorporate the use of energy efficient globes.
- 42. All intersections with Council managed roads must be signed and line marked to be compliant with VicRoads Traffic Engineering Manual Volume 2.
- 43. All design work must be conducted by a suitably qualified CPEng, RPEng or National Engineering Registered (NER) engineer, to the satisfaction of the Responsible Authority.
- 44. Prior to the completion of each stage of the Residential Village 1.2-metre-wide concrete footpaths must be provided on a minimum of one side of all internal roads, per stage, to the satisfaction of Responsible Authority.
- 45. Traffic calming treatments must be installed in accordance with Austroads on Council managed roads.
- 46. Prior to the commencement of works computations to enhance stormwater discharge quality from the development must be supplied to council and all works must be conducted according to the approved designs. The Drainage

Plan and computations must include the following the satisfaction of the Responsible Authority:

- a. Catchments.
- b. All stormwater drainage discharge from the site connected to the approved point of discharge.
- c. Measures to enhance stormwater discharge quality from the development including output from MUSIC or similar with design calculation summaries of the treatment elements.
- d. All levels in AHD (Australian Height Datum).
- e. Measures to enhance stormwater discharge quality from the development including output from MUSIC or similar with design calculation summaries of the treatment elements.
- f. Measures to control sediment and erosion during and post construction.

47. Interrupted overland flow from this development must not impact on the adjacent lots.
48. Any damage to Council assets such as roads, footpaths, street trees, and stormwater infrastructure, must be repaired at the cost of the developer to the satisfaction of the Responsible Authority.
49. Prior to the commencement of works, a Stormwater Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the responsible authority. The stormwater system must be designed to meet the objectives of Clause 53.18 of the Mansfield Planning Scheme and be designed to:
  - a. Restrict flows to pre-developed levels.
  - b. Meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999).
  - c. Contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.

When approved, the plan will be endorsed and will then form part of this permit.

50. All construction and ongoing activities must be in accordance with sediment control principles outlined in 'Construction Techniques for Sediment Pollution Control' (EPA, 1991).
51. Signs must be installed along the internal roadways of the Residential Village to restrict on-street parking to one side of each street.

### **Engineering - Stock Route**

52. Prior to the completion of Stage 1 of the Residential Village and/or the Childcare Centre (whichever is developed first), the permit holder must construct the Stock Route where the road abuts the subject land, to a minimum standard of Access Street – per IDM standard, including:
  - a. Sealed 2-way carriageway with minimum 7.3m lane width;
  - b. If deemed necessary by a Traffic Impact Assessment Report and Councils Engineering Department, a Basic Left Turn and Basic Right Turn Lane into the Residential Village and the Childcare Centre;

- c. On-street car parking on the western side of the Stock Route; and
- d. Provision of a sealed shared footpath on the western side of the Stock Route.

- 53. Prior to the completion of Stage 1 of the Residential Village and/or the Childcare Centre (whichever is developed first), the permit holder must construct the Stock Route between the northern boundary of the subject land and Dead Horse Lane, including sealed two-way carriageway width to a Rural Road Standard, with drainage improvements to the satisfaction of the Responsible Authority.
- 54. The Stock Route, south of the subject land, is to be closed to through traffic from Maroondah Highway. The closure will be completed by the relevant authorities, at the request of the permit holder.  
Prior to the commencement of works appropriate signage is to be placed at the intersection of Stock Route and the new internal road to identify the road closure, or no-through traffic, to the satisfaction of the Responsible Authority.

### **AusNet Electricity Services**

- 55. Enter into an agreement with AusNet Electricity Services Pty Ltd for the extension, upgrading or rearrangement of the electricity supply to lots on the plan of subdivision. A payment to cover the cost of such work will be required.
- 56. Provide electricity easements internal and external to the subdivision in favour of AusNet Electricity Services Pty Ltd to service the lots on the plan of subdivision and/or abutting lands as required by AusNet Electricity Services Pty Ltd. The provision of reserves for electricity substations may also be required.

### **Goulburn Broken Catchment Management Authority**

- 57. Prior to the issuing of the Statement of Compliance and Certification Certificate, a flood impact assessment must be prepared and provided to the Goulburn Broken CMA for its review and endorsement. The flood impact assessment must demonstrate:
  - a. All proposed lots associated with the staged residential village and child care centre have been filled above the applicable 1 in 100 AEP flood level;
  - b. All proposed roads flood to depths of less than 0.3 metres during a 1 in 100 AEP flood event; and
  - c. There are no adverse flood level or flood velocity impacts on neighbouring properties during a range of flood events, up to and including the 1 in 100 AEP flood event.
- 58. The finished floor level of the proposed childcare centre must be constructed at least 300 millimetres above the applicable 1 in 100 AEP flood level of 313.05 metres AHD, i.e. 313.35 metres AHD, or higher level deemed necessary by the responsible authority.
- 59. Any removal of, or impact to, native vegetation must be undertaken in accordance with the Guidelines for the Removal, Destruction or Lopping of Native Vegetation (DELWP, 2017), and any advice obtained from the Department of Energy, Environment and Climate Action (DEECA).

### **Goulburn Murray Water**

60. All construction and ongoing activities must be in accordance with EPA Publication 1834.1 Civil Construction, Building and Demolition Guide (September 2023).
61. No buildings are to be constructed within 30 metres of any waterways or on any drainage lines.
62. All wastewater from the proposed development must be disposed of via connection to the reticulated sewerage system in accordance with the requirements of the relevant urban water authority.
63. Stormwater must be discharged to a legal point as nominated by the Responsible Authority. All infrastructure and works to manage stormwater must be in accordance with the requirements of the Responsible Authority.

### **Goulburn Valley Water**

64. Payment of new customer contribution charges for water supply to the development, such amount being determined by the Corporation at the time of payment.
65. Provision of a reticulated water supply and associated construction works to each allotment within the development, at the developer's expense, in accordance with standards of construction adopted by and to the satisfaction of the Goulburn Valley Region Water Corporation. Potential water network augmentation works are required, which could include but are not limited to water main upgrade/extension, construction of a water booster pumping station, storage or tanks and trunk mains etc. This will be confirmed during liaison with the Developer's engineering Consultant.
66. To maintain water supply reliability in line with GVW standards, the development is not able to be supplied from a single supply water main when the number of dwellings within the development is greater than 40. Water network augmentation works may be required to facilitate the second connection point. This will be confirmed during liaison with the Developer's engineering Consultant.
67. Provision of one water tapping per Lot at the developer's expense, in accordance with standards of construction adopted by and to the satisfaction of the Goulburn Valley Region Water Corporation.
68. Provision of separate water supply meters to each Lot within the development, located at the property boundary and to the satisfaction of Goulburn Valley Region Water Corporation.
69. Provision of reserves/easements for water supply purposes over proposed water mains located within private property. The reserve will be required to be fenced to the satisfaction of Goulburn Valley Water at the developers expense.
70. Payment of new customer contributions charges for sewerage services to the development, such amount being determined by the Corporation at the time of payment.



71. Provision of reticulated sewerage and associated construction works to each allotment within the development, at the developer's expense, in accordance with standards of construction adopted by and to the satisfaction of the Goulburn Valley Region Water Corporation. The works may include, but not be limited to the construction of a sewerage pumping station, rising mains and gravity mains etc. This will be confirmed during liaison with the Developer's engineering Consultant.
72. Connection of all sanitary fixtures within the development to reticulated sewerage, at the developer's expense, in accordance with standards of construction adopted by and to the satisfaction of the Goulburn Valley Region Water Corporation.  
All works required are to be carried out in accordance with AS 3500.2 - 'Sanitary plumbing and drainage', and to the satisfaction of the Corporation's Property Services department.
73. Provision of easements in favour of the Goulburn Valley Region Water Corporation over all existing and proposed gravity sewer mains located within private property.
74. Pursuant to Section 36 of the Subdivision Act 1988, if the Corporation considers that, for the economical and efficient subdivision and servicing of the land covered by the Application for Permit, it requires the owner of the land to acquire an easement over other land in the vicinity. That is, any land through which a sewerage extension servicing the development is to be located, easements shall be created in favour of the Corporation.
75. Discharge of Trade Waste from the development will be subject to a Trade Waste Discharge Consent.  
Application to determine the specific requirements for your development may be required.  
Please contact the Business Customer Service Team on 5832 4800 or via email [mail@gvwater.vic.gov.au](mailto:mail@gvwater.vic.gov.au) to discuss your business' needs.
76. The operator under this permit shall be obliged to enter into an Agreement with Goulburn Valley Region Water Corporation relating to the design and construction of any sewerage or water works required. The form of such Agreement shall be to the satisfaction of Goulburn Valley Water. A copy of the format of the Agreement will be provided on request.
77. The plan of subdivision lodged for certification is to be referred to the Goulburn Valley Region Water Corporation pursuant to Section 8(1) of the Subdivision Act 1988.

#### **Head, Transport for Victoria (Department of Transport and Planning)**

78. Before the plan of subdivision is submitted to the Responsible Authority for certification under the Subdivision Act 1988, amended plans must be submitted to and approved by the Head, Transport for Victoria. When approved by the Head, Transport for Victoria, the plans must be endorsed by the Responsible Authority and will then form part of the permit. A cover letter must be submitted illustrating the proposed revision. TP03 must be generally in accordance with

the plans, and modified with a red revision cloud, and a new revision date, showing:

- a. A road closure of Stock Route to the south of the subject site which would prevent development traffic from accessing Maroondah Highway at the Maroondah Highway/Stock Route intersection.

79. Prior to the certification of the plan of subdivision, a Functional Layout Plan for the intersection of Dead Horse Lane and Midland Highway must be submitted to and approved by the Head, Transport for Victoria. When approved by the Head, Transport for Victoria, the plans must be endorsed by the Responsible Authority and will then form part of the permit. The plans must show:

- a. Basic left-turn treatment (BAL).
- b. Short Channelised Right (CHR(s)).

80. Prior to the issue of a Statement of Compliance, the following roadworks at the intersection of Dead Horse Lane and Midland Highway must be completed to the satisfaction of and at no cost to the Head, Transport for Victoria:

- a. Basic left-turn treatment (BAL).
- b. Short Channelised Right (CHR(s)).
- c. Any other works required.

### Permit Expiry

81. This permit will expire if one of the following circumstances applies:
  - a. The buildings and works have not commenced within three (3) years of the date of this permit.
  - b. The buildings and works for the Childcare Centre are not completed and the use commenced within five (5) years of the date of this permit.
  - c. The buildings and works for the Residential Village are not completed and the use commenced for Stage 1 within five (5) years of the date of this permit.
  - d. The buildings and works for the Residential Village for each subsequent stage are not completed and the use commenced within two years of the previous stage having been completed.
  - e. The plan of subdivision is not certified within two (2) years of the date of this permit.
  - f. The subdivision is not completed within five (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

- 1) Tree Protection Zones are calculated as the tree trunk diameter measured at 1.4m above natural ground level multiplied by 12, as outlined in the Australian Standard for Protection of Trees on Development Sites AS 4907-2009.
- 2) Any wood recovered from the removal of vegetation onsite is to be repurposed and used within Mansfield Shire.
- 3) Goulburn Valley Water

- a. Goulburn Valley Water Customer Charter sets a level of service which our customers should experience. Please be advised that while the Residential Village requires a water service at the boundary, it is the Developers responsibility to ensure that the customer receives appropriate pressure internally to individual dwellings. The Corporation Customer Charter can be found on the Goulburn Valley Water website, for levels of service and flow rates.
  - b. All structures must be constructed clear of any easement in favour of the Corporation, and one metre laterally clear of the Corporation's assets. In addition, structure foundations must be appropriate to not impose loads onto Corporation assets and comply with Corporation requirements.
- 4) Goulburn Murray Water  
For works on waterways, it is recommended that applicant contact the Goulburn Broken Catchment Management Authority as a licence may be required to undertake these works.
- 5) AusNet Electricity Services
  - a. It is recommended that, at an early date the applicant commences negotiations with AusNet Services for a supply of electricity in order that supply arrangements can be worked out in detail, so prescribed information can be issued without delay (the release to the municipality enabling a Statement of Compliance with the conditions to be issued).
  - b. Arrangements for the supply will be subject to obtaining the agreement of other Authorities and any landowners affected by routes of the electric power lines required to supply the lots and for any tree clearing.
  - c. Prospective purchasers of lots on this plan should contact this office to determine the availability of a supply of electricity. Financial contributions may be required.
- 6) Goulburn Broken Catchment Management Authority  
Please note that the 1 in 100 AEP flood is not the maximum possible flood. There is always a possibility that a flood larger in height and extent, than the 1 in 100 AEP flood, may occur in the future.
- 7) Head, Transport for Victoria  
Separate consent for works within the road reserve and the specifications of these works is required under the Road Management Act 2004. For the purposes of this application the works will include:
  - a. Provision of a Basic left-turn treatment (BAL).
  - b. Provision of a Short Channelised Right (CHR(s)).
  - c. All roadworks outlined in the approved Functional Layout Plan (FLP).
  - d. Any other works required by the approved FLP and Road Safety Audit.
- 8) Country Fire Authority  
Compliance with Regulation and CFA Fire Safety Guideline  
The residential village development component of the proposed two Lot subdivision (which is subject to the Residential Tenancies Act 1997) is designed and constructed in compliance with the Prescriptive Provisions for Residential Parks of CFA's "Caravan Park Fire Safety Guidelines 2024".

**CARRIED**



### **18.2.3. Withers Lane - Mansfield WMF MOU**

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

THAT COUNCIL endorse the proposed Memorandum of Understanding between Mansfield Shire Council and Goulburn Valley Water (GVW) for the Wastewater Management Facility at Withers Lane, Mansfield.

**CARRIED**

Councillor Bonnie Clark left the meeting at 6:44pm

Councillor Bonnie Clarke returned to the meeting at 6:47pm

### **18.3. Development & Customer Service**

#### **18.3.1. Plan of Consolidation - 166–176 Maroondah Highway, Mansfield**

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

THAT COUNCIL endorses the preparation a Plan of Consolidation for the site at 166–176 Maroondah Highway, Mansfield, to facilitate the creation of a single land parcel supporting the Mansfield Emergency Services Precinct, subject to the completion of all necessary statutory processes, including community consultation.

**CARRIED**

### **18.4. Community Health and Wellbeing**

#### **18.4.1. Child Safety and Wellbeing Policy**

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

THAT COUNCIL endorses the Child Safety and Wellbeing Policy 2025.

**CARRIED**

### **18.5. Executive Services Directorate**

#### **18.5.1. Councillor Appointed Representation on Committees**

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

THAT COUNCIL appoints:

1. Cr Rabie and Cr Treasure to the **Mansfield Shire Audit and Risk Committee:**
2. Mayor Cr Rabie and Crs Tehan and Clarke to **Chief Executive Officer Employment Matters Committee:**
3. Mayor Cr Rabie to the **Station Precinct Museum Community Asset Committee.**
4. Mayor Cr Rabie and Crs Tehan and Treasure to the **Australia Day Awards Committee.**
5. Cr Berenyi to the **Goulburn Murray Climate Alliance.**
6. Mayor Cr Rabie to the **Hume Regional Local Government Network.**
7. Mayor Cr Rabie to the **Municipal Association of Victoria** and Deputy Mayor Cr Tehan as Council's substitute representative.
8. Cr Tehan as Council's **Rural Councils Victoria** representative.
9. Cr Berenyi to the **Goulburn Murray Climate Alliance.**
10. Mayor Cr Rabie to the **Taungurung Local Government Forum.**

**CARRIED**

### **18.5.2. Schedule of Meetings: Dec 2025 - Nov 2026**

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

THAT COUNCIL adopt the proposed meeting schedule for Mansfield Shire Council from December 2025 – November 2026.

**CARRIED**

### **18.5.3. Quarterly Finance Report**

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

THAT COUNCIL receives and notes the Quarterly Finance Report for the period 1 July 2025 – 30 September 2025.

**CARRIED**

### **18.5.4. Carry Forwards 2024-25**

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

THAT COUNCIL:

Approves carry forward funds from 2024-25 to the 2025-26 Budget for the completion of the projects listed in this report, totalling \$437,834 in operating and \$395,280 in capital. Notes that additional pre-paid grant income totaling \$384,232 was also received at the end of 2024-25 and will be used to construct female-inclusive facilities at the Mansfield Recreation Reserve as part of the Play Our Way grant.

**CARRIED**

Councillor Tim Berenyi declared a conflict of interest due to being a member of the Bonnie Doon Football Netball Club and left the meeting at 7:01pm

### **18.5.5. Bonnie Doon Netball Court Grant Update**

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

THAT COUNCIL:

Endorse the submission of a grant application for up to \$500,000 to the State Government's *Local Sports Infrastructure Fund* for the Bonnie Doon Netball Dual Court Objective (DCO) Project.

Notes and endorses a Council financial co-contribution of \$100,000 for the project, with a budget allocation to be included in Council's 2026-27 Capital Works program.

Notes that the proposed financial co-contribution will remain within the parameters of Council's adopted 10 Year Financial Plan.

**CARRIED**

Councillor Tim Berenyi returned to the meeting at 7:04pm

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

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

THAT COUNCIL receive and note the Mansfield Shire Council Meeting Resolution Actions Status Register as at 13 November 2025.

**CARRIED**

## 20. Advisory and Special Committee reports

Nil

## 21. Authorisation of sealing of documents

Nil

## 22. Closure of meeting to members of the public

**Councillor James Tehan/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 - 25 November 2025 was closed to the public at 7:05pm.

## 23. Confidential Reports

### 23.1. Tender Award: Bulk Fuel Contract

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

THAT COUNCIL:

1. Approves the award of a Schedule of Rates contract to Ampol (Simpson's Fuel Distributors) through Procurement Australia's panel arrangement for a term of 2 years plus 2 by 1-year extensions, for a total estimated contract amount of \$480,000 for the provision of bulk fuel to Council's Depot at Lakins Road.
2. Approves an additional 10% contingency of \$24,000.00 allowing for increased fuel usage or increased dollar per litre cost during the period of the contract.
3. Makes this resolution public by including it within the public minutes of the Council meeting.

**CARRIED**

### 23.2. Tender Award: Greenvale Lane Footbridge

**Councillor James Tehan/Councillor Tim Berenyi:**

THAT COUNCIL:

1. Awards a lump sum contract for detailed design and construction of Greenvale Lane Footbridge and Shared Path to OLEX Civil for \$437,293.85 (ex GST).
2. Approve an additional provisional sum of \$29,406.52 (ex GST) for upgrade of the existing path to shared path standard.
3. Approves a 10% contingency amount of \$46,670.04 (ex GST).
4. Authorises the Chief Executive Officer to execute the contract.
5. Make this resolution public by including it within the public minutes of the Council meeting.

**CARRIED**

Councillor Tim Berenyi declared a conflict of interest and left the meeting at 7.15pm

### **23.3. Tender Award: Lords Oval Pavillion**

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

THAT COUNCIL:

1. Awards a lump sum contract for Lords Pavilion Construction to Lang Construction for \$1,116,765.13 (ex. GST).
2. Approve an additional provisional sum of \$72,730 (ex GST) for the allowance for electrical mains connection.
3. Approve an additional provisional sum of \$53,000 (ex GST) for the allowance for hydraulics mains connection.
4. Approves a 10% construction contingency of \$124,250 (ex. GST).
5. Authorises the Chief Executive Officer to execute the contract.
6. Makes this resolution public by including it within the public minutes of the Council meeting.

**CARRIED**

Councillor Tim Berenyi returned to the meeting at 7.18pm

### **23.4. Tender Award for Project CODI - Health and Wastewater**

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

THAT COUNCIL upon receipt of formal notification that Murrindindi Shire Council, Strathbogie Shire Council and Benalla Rural City Council support the award of a contract by Mansfield Shire Council in accordance with the Memorandum of Understanding signed by all four Councils:

1. Awards a lump sum contract for the implementation of the Health and Wastewater Solution to Enterprise Creative Cloud for the amount of \$216,600, excluding GST, plus a \$21,660 (10%) contingency for implementation of the Health and Wastewater management programs into Mansfield, Murrindindi and Strathbogie Shire Councils, and Benalla Rural City Council.
2. Awards an ongoing service agreement for the licencing of the Health and Wastewater Modules between Mansfield Shire Council and Enterprise Creative Cloud for the total amount of \$273,465 excluding GST, for a term of 5 years, plus two 2-year extension options, commencing at signing of the contract.
3. Notes the contract period will be for a maximum of 5 years, with potential options of two x 2-year extensions.
4. Authorises the Chief Executive Officer to execute the contract.
5. Makes this resolution public by including it in the public minutes of the meeting.

**CARRIED**

### **23.5. Funding Agreement Walsh's Road**

**Confidential**

This resolution 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.

## 24. Reopen meeting to members of the public

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

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

**CARRIED**

Council re-opened the meeting at 7:30pm.

## 25. Close of meeting

The Council Meeting Agenda - 25 November 2025 was closed at 7:33pm.

CONFIRMED this **seventeenth** day of **December 2025**

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**Mayor**