

OFFICIAL



Mansfield Shire Council Meeting

Tuesday 21 April 2026 5:00 pm
Mansfield Council Office

Notice and Agenda of meeting livestreamed via the
[Mansfield Shire Council website](#)
Commencing at 5pm

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.

Councillors

Cr Steve Rabie (Mayor)
Cr James Tehan (Deputy Mayor)
Cr Mandy Treasure
Cr Bonnie Clark
Cr Tim Berenyi

Officers

Kirsten Alexander, Chief Executive Officer
Melissa Crane, General Manager Investment & Planning
Janique Snyder, Executive Manager Community Health & Wellbeing
Justin Hotton, Executive Manager Capital Works & Operations
Maya Balvonova, Executive Manager Development & Customer Service

Order of Business

1. Opening of the meeting

The Mayor, who chairs the meeting, will formally open the meeting and welcome all present.

2. Present

Where a meeting is held virtually, Councillors will confirm that they can see and hear each other.

3. Apologies

Where a Councillor is not present, their absence is noted in the Minutes of the meeting.

4. Statement of commitment

The Council affirms its commitment to ensuring its behaviour meets the standards set by the Model Councillor Code of Conduct.

5. Acknowledgement of Country

The Council affirms its recognition of the Taungurung people being traditional custodians of this area, and pays respect to their Elders past and present.

6. Disclosure of conflicts of interest

In accordance with the *Local Government Act 2020*, a Councillor must declare any Conflicts of Interest pursuant to sections 126 and 127 Act in any items on this Agenda.

Council officers or contractors who have provided advice in relation to any items listed on this Agenda must declare a Conflict of Interest regarding the specific item.

7. Confirmation of minutes

The minutes of the previous meeting are placed before Council to confirm the accuracy and completeness of the record.

8. Representations

Council receives or presents acknowledgements to the general public. Deputations may also be heard by members of the general public who have made submission on any matter or requested to address the Council. Council may also receive petitions from residents and ratepayers on various issues. Any petitions received since the previous Council meeting are tabled at the meeting and the matter referred to the appropriate Council officer for consideration.

9. Notices of Motion

A Motion is a request (Notice of Motion) that may be made by a Councillor for an issue not listed on the Agenda to be discussed at a Council meeting and for a decision to be made.

10. Mayor's report

The Mayor provides a report on their activities.

11. Reports from council appointed representatives

Councillors appointed by Council to external committees will provide an update where relevant.

12. Public question time

Councillors will respond to questions from the community that have been received in writing, by midday on the Monday prior to the Council meeting. A form is provided on Council's website.

13. Officer reports

13.1 Council considers a report from the Chief Executive Officer on the current operations, activities and projects undertaken with each department over the past month

13.2-13.5 Officer reports are presented to the Council, where required.

14. Council resolutions report

Council reviews the outstanding actions arising from resolutions from previous Council meetings.

15. Advisory and Special Committee reports

Council considers reports from Advisory Committees that Councillors represent Council on.

16. Authorisation of sealing of documents

Any documents that are required to be endorsed by the Chief Executive Officer under delegated authority and sealed by the Council are presented to the Council.

17. Closure of meeting to members of the public

Whilst all Council meetings are open to members of the public, Council has the power under the Local Government Act 2020 to close its meeting to the general public in certain circumstances which are noted where appropriate on the Council Agenda. Where this occurs, members of the public are excluded from the meeting while the matter is being discussed.

18. Presentation of confidential reports

19. Reopen meeting to members of the public

The Mayor will reopen the meeting to members of the public.

20. Close of meeting

The Mayor will formally close the meeting and thank all present for attending.

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Agenda

1. Opening of the meeting

2. Present

The Chair will call on any Councillor/s attending the meeting virtually and ask them to confirm verbally that they can see all Councillors and hear the proceedings.

Councillor/s attending virtually will respond to their name with: "I can hear the proceedings and see all Councillors and Council officers".

The Chair will ask the Councillor/s to confirm by raising their hand that they could all hear each statement of the Councillors.

Councillors will raise their hand to acknowledge they can hear each other.

3. Apologies

The Chair will call on the CEO for any apologies.

4. Statement of commitment

The Chair will read the statement and call 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 Councillor Code of Conduct. We will, at all times, faithfully represent and uphold the trust placed in us by the community."

5. Acknowledgement of Country

The Deputy Mayor will recite 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

The Chair will call on each Councillor in turn and ask them to declare whether they have any conflicts of interest in relation to any agenda items:

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

7. Confirmation of minutes

Recommendation

THAT the Minutes of the Mansfield Shire Council meeting held on 17 March 2026 be confirmed as an accurate record.

8. Representations

9. Notices of motion

Nil

10. Mayor's report

Mayor Steve Rabie will present the monthly Mayor's report to the Council as follows:

The biggest news out of Mansfield Shire this month is our draft 2026–27 Council Budget which will soon be available for community feedback through Engage Mansfield.

I'm pleased with where this draft has landed. I feel it delivers real value for our community, displays strong financial discipline and invests in the services and infrastructure we need as we grow.

Despite inflation sitting at an elevated rate of 3.8%, we've kept the proposed rates increase to 2.65%, below the State cap of 2.75%. That doesn't happen by accident. It comes from careful decision-making and a clear focus on living and spending within our means, always looking to deliver the best bang for the community's buck.

We received 45 community submissions for the budget and a number of those ideas are reflected in this draft. I encourage you to take a look when it's released and have your say. We'll consider all feedback carefully before the final budget is brought to Council in June.

After a difficult bushfire season, the Fire Danger Period ended on Tuesday 7 April. Restrictions have eased, and you'll start to see smoke in the air again as people begin burn-offs.

If you plan on burning off, please do it responsibly. Register with the CFA, follow safety requirements, keep an eye on conditions and make sure your burn is fully extinguished.

We recently held the second Mansfield Health, Community and Volunteer Expo in partnership with Mansfield District Hospital and the Social Inclusion Action Group. A great event, it showcased the services available in our shire and recognising the people behind them. Our volunteers are the backbone of this community and this was a chance to say thank you.

I was also pleased to attend the recent Harmony Festival. It's a fantastic celebration of the growing diversity in our community. Events like this remind us that while Mansfield is changing, our sense of community remains strong.

My thanks to the Tolmie Sports Association for their kind recognition of Council's support for the 139th Tolmie Sports. It's one of those iconic High Country events that brings people together and it was another great success this year.

It will once again be an honour to lay a wreath at the Anzac Day dawn service at the Mansfield Memorial Gates. My time in service is something I'm proud of, and like many in our community, I hold deep respect for those who served and those who never came home so that we can continue to live in a free and democratic country.

I encourage everyone to attend a local service and pay their respects. Lest we Forget.

Finally, many people are concerned about rising fuel prices, particularly with global uncertainty around supply routes like the Strait of Hormuz. We know rising fuel costs are hitting households and businesses hard, on top of broader cost-of-living pressures.

If you are doing it tough, please reach out. Council offers hardship support for rates and access to financial counselling services.

That's what effective local government is about, delivering the basics but also supporting people when they need it.

*Cr Steve Rabie
Mayor*

Recommendation

THAT COUNCIL receive the Mayor's report for the period 18 March 2026 to 15 April 2026.

11. Reports from council appointed representatives

Councillors appointed by Council to internal and external committees will provide a verbal update where relevant.

Committee	Responsible Councillor(s)
Australia Day Awards Committee	<ul style="list-style-type: none"> • Mayor Cr Steve Rabie • Cr James Tehan • Cr Mandy Treasure
Goulburn Murray Climate Alliance (GMCA)	<ul style="list-style-type: none"> • Cr Tim Berenyi
Hume Regional Local Government Network (HRLGN)	<ul style="list-style-type: none"> • Mayor Cr Steve Rabie
Mansfield Shire Council Audit and Risk Committee	<ul style="list-style-type: none"> • Mayor Cr Steve Rabie • Cr Mandy Treasure
Mansfield Shire CEO Employment Matters Committee	<ul style="list-style-type: none"> • Mayor Cr Steve Rabie • Cr James Tehan • Cr Bonnie Clark
Municipal Association of Victoria (MAV)	<ul style="list-style-type: none"> • Mayor Cr Steve Rabie • Substitute - Deputy Mayor Cr James Tehan
North East Local Government Waste and Recovery Forum	<ul style="list-style-type: none"> • Cr Tim Berenyi
Rural Councils Victoria (RCV)	<ul style="list-style-type: none"> • Cr James Tehan
Station Precinct Museum Community Asset Committee	<ul style="list-style-type: none"> • Mayor Cr Steve Rabie
Taungurung-Local Government Forum	<ul style="list-style-type: none"> • Mayor Cr Steve Rabie

Recommendation

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

12. Public question time

Council welcomes questions from the community. A question must be submitted by midday on the Monday prior to the Council meeting. The [‘ask a question’ form](#) is available from Council's website.

The Mayor will read out the question and answer at the meeting.

13. Officer reports

13.1. Chief Executive Officer's report

File Number: E103

Responsible Officer: Chief Executive Officer, Kirsten Alexander

Introduction

The Chief Executive Officer's report allows a short briefing to be provided to the Council on the current operations, tasks and projects undertaken within each department over the past month.

The Chief Executive Officer report will provide information relation to:

- ▶ Customer Service
- ▶ Governance
- ▶ Capital Works
- ▶ Statutory & Strategic Planning
- ▶ Waste Services
- ▶ Property
- ▶ Building Services
- ▶ Regulatory Services
- ▶ Field Services
- ▶ Community Health and Wellbeing (Maternal and Child Health, Integrated Family Services and Community Strengthening)
- ▶ Library
- ▶ Visitor Services (Tourism, Events and Youth)
- ▶ Communications
- ▶ Digital Transformation Project

Recommendation

THAT COUNCIL receive and note the Chief Executive Officer's report for the period 1 March 2026 to 31 March 2026.

Support Attachments

1. CEO Monthly Report - March 2026 [13.1.1.1 - 59 pages]

13.2. Investment and Planning

13.2.1. Planning Permit Application P164B-17 - 140 High Street Mansfield

File Number	P164B-17	Responsible Officer	Senior Coordinator Planning, Nicole Embling
Purpose			

The purpose of this report is to seek Council’s determination of an amendment to planning permit P164-17, which was issued on 30 July 2018 for *use and development of land for a service station; display of business identification signage; and creation of access to a road in a Transport Zone 2*, through application P164B-17. The application was lodged to amend the permit to include *use and development of land for a car wash; and development of land for a shop*, at 140 High Street Mansfield. This application is being referred to Council for determination as the number of outstanding objections (12) exceeds Officer delegation.

The permit applicant has lodged an Application to review a failure to grant a permit within the prescribed time under Section 79 of the *Planning & Environment Act 1987* with the Victorian Civil and Administrative Tribunal (VCAT) on 5 March 2026. Council officers had been working in good faith to try and resolve the matter without the need for a VCAT hearing, with a meeting scheduled after the 60 day time period at the request of the applicant. It is noted that any decision made by Council will not be able to be issued and will instead form the position that is represented during any VCAT proceedings.

Additionally, this report seeks a Council resolution to provide the Chief Executive Officer with delegation under Section 61(1) of the *Planning & Environment Act 1987* to amend the position of Council through the VCAT process should it be required.

Executive Summary	
<i>Application Details</i>	
APPLICANT	140 HIGH STREET PTY LTD
PROPOSAL	To amend Permit P164-17 to include a Car Wash and Shop. <i>Use and development of land for a service station and car wash; development of land for a shop; display of business identification signage; and creation of access to a road in a Transport Zone 2</i>
APPLICATION LODGED	21 November 2025
NOTICE AND SUBMISSIONS	Public Notice was undertaken. Thirteen (13) submissions were received, including 12 objections
<i>Property Details</i>	
PROPERTY ADDRESS	140 HIGH STREET MANSFIELD VIC 3722
LAND DESCRIPTION	Lot 13 on Plan of Subdivision 618349L
RESTRICTIVE COVENANTS	AGREEMENT Section 173 Planning and Environment Act 1987 AF926180S 24/06/2008.

	Proposal is considered to be compliant with the Agreement.
LAND AREA	3,877 square metres
EXISTING USE	Development of the already approved Service Station is underway in accordance with the original Permit P164-17.
<i>Planning Provisions</i>	
ZONE	Clause 34.01: Commercial 1 Zone
OVERLAYS	Clause 43.02: Design and Development Overlay – Schedule 1
<i>Permit Triggers</i>	
CLAUSE 34.01-1	Use of land for a Car Wash within the Commercial 1 Zone
CLAUSE 34.01-4	Construct a building or construct or carry out works within the Commercial 1 Zone
CLAUSE 43.02-2	Construct a building or construct or carry out works within the Design and Development Overlay
CLAUSE 52.29-2	Alter access to a road in a Transport Zone 2
<i>Other</i>	
CULTURAL SENSITIVITY	The site is not in an area of aboriginal cultural heritage sensitivity and therefore a Cultural Heritage Management Plan is not required.

Delegation

A Compulsory Conference is scheduled for 30 April 2026 as part of the VCAT proceedings relating to P180/2026 and P164B-17.

The Compulsory Conference process provides an opportunity for the matter to be resolved without the need for a hearing. As this application will be a decision of Council, any proposed changes to the position would normally need to be done through a Council resolution.

Due to the requirements of the Compulsory Conference processes and the associated timeframes this report seeks a delegation for the Chief Executive Officer to be able to amend the position of Council without the need for a Council resolution.

Subject Land

The subject site consists of a single parcel of land and has a total area of 3,877m² with a frontage of 59.82m. Access to the site is currently facilitated via a temporary access through the adjoining land to the east to Station Street, which is in the same ownership. The site currently hosts the approved service station (approved by the original planning permit P164-17), which is still under construction.



Figure 1: Photo of the land, 6 March 2026

The site is relatively flat and previously had one tree near the centre of the land (as seen in the aerial image below), which has been removed to accommodate the existing approved development.

The land is adjacent to a formalised shared footpath along the west boundary, which doubles as a drainage line, restricting vehicle access to the Service Road (court).



Figure 2: 2025 aerial image of the subject land and surrounds

The subject land is in the Commercial 1 Zone and the Design and Development Overlay (Schedule 1 – DDO1) applies to the land. The DDO1 relates to the Alpine Approaches and Township Gateways.

The area surrounding the site is all subject to the Commercial 1 Zone, however the area hosts a variety of land uses, as follows:

- ▶ To the south, the site abuts four lots containing detached dwellings, which is consistent with the existing character of development along Curia Street.
- ▶ To the west, the land contains an existing mechanic business (Tyrepower).
- ▶ To the east, the land is in the same ownership and contains a dwelling which is currently operating as a Cafe (Rosies).
- ▶ To the north, on the other side of High Street, the Station Precinct includes the Visitor Information Centre, Mullum Wetlands, Great Victorian Rail Trail, Mansfield Historical Society and future Mansfield Heritage Museum.
- ▶ High Street / Maroondah Highway adjoins the north boundary of the subject land and is in the Transport Zone 2, being a road managed by Transport Victoria (VicRoads).



Figure 3: Subject land and surrounds, showing Zoning

History of the Land

The subject land was created as part of subdivision PS618349L on 27 February 2009 and is subject to a Section 173 Agreement which requires acknowledgement of the use of tennis courts and flood lighting to 11pm on a site to the south-west of the subject land.

A planning permit (P011/14) was issued by Council for a Service Station on 9 October 2014 and expired prior to commencing. A subsequent permit was issued for the site, being P164/17. This approval is generally consistent with the application approved by Council in 2014.

Original Permit – P164/17

Planning permit (P164/17) for “Use and development of land for a service station; display of business identification signage; and creation of access to a Road Zone Category 1” was issued by Council 30 July 2018 and the accompanying plans were endorsed on 20 February 2019.

The existing Permit allows:

- ▶ Two points of access/egress to High Street.
- ▶ Construct a 315.40m² building of 6.225 metres in height to contain a convenience shop and control point for the Service Station. The building will be set back 9.085 metres from High Street, 1 metre from the western boundary and approximately 27.79 metres from the rear boundary to the south.
- ▶ Construction of a 6-metre-high canopy with internally illuminated signage on all sides of the canopy. The canopy will cover the six petrol pumps and provide cover between the pumps and main building.
- ▶ Ten car parking spaces along the eastern side of the main building.
- ▶ An 8,000lt above ground gas tank in the southeastern corner.
- ▶ Underground fuel storage tanks in the eastern section of the site.
- ▶ A 6-metre-high sign in the northwestern corner of the site to include fuel prices and service station branding.
- ▶ A landscape buffer around most of the perimeter of the subject site. This will include a 4.5 metre landscape buffer along the southern and part of the western boundary and 4.3 metres of landscaping along the frontage to High Street.
- ▶ Hours of operation of the Service Station are 6am to midnight, 7 days a week.

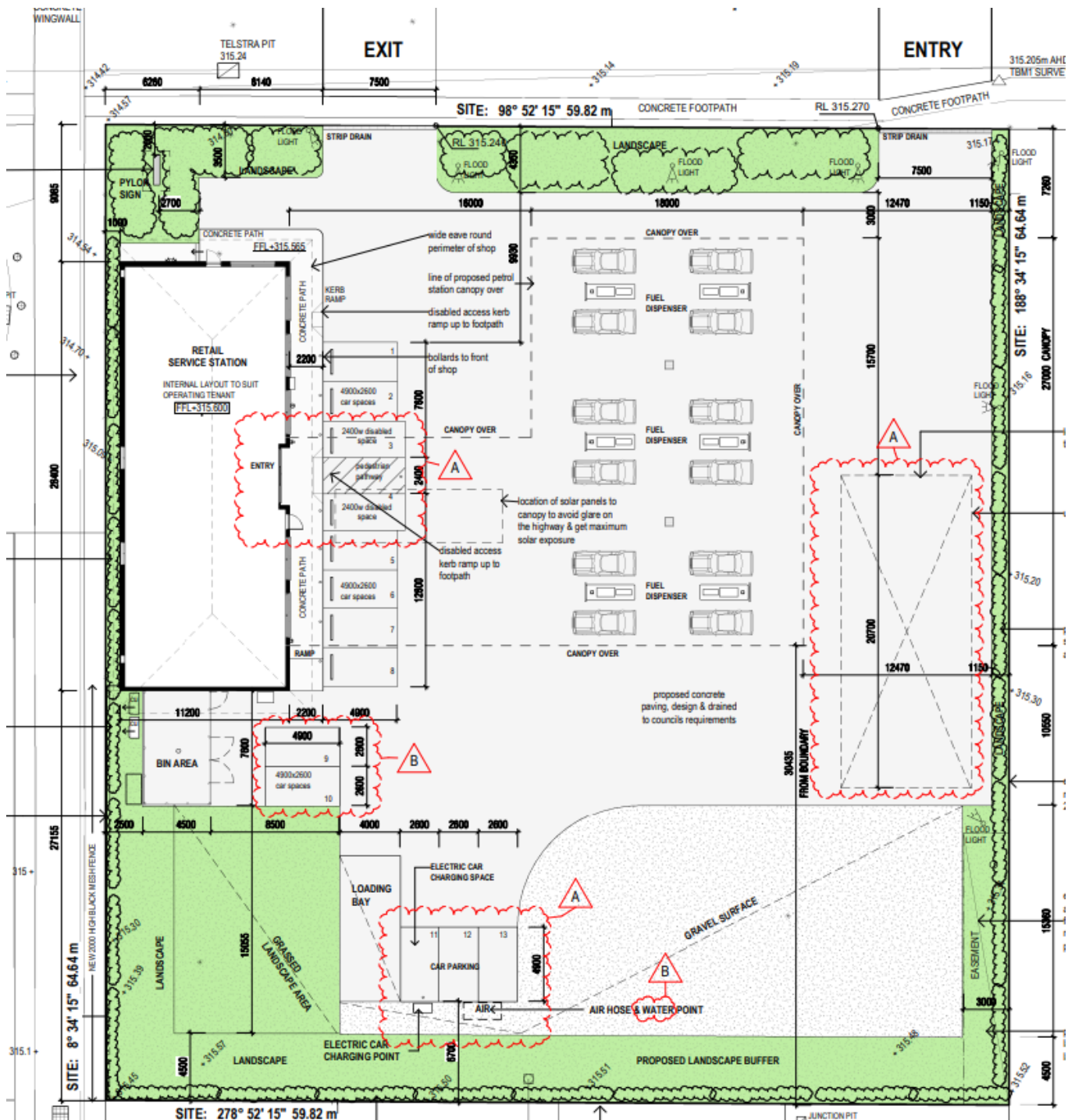


Figure 4: Current Endorsed Plan, dated

The first attempt to amend this permit was lodged 23 December 2019 (P164A/17). The main changes proposed were to reduce the number of car fuel bowsers from six (6) to four (4), and to include one (1) truck bowser to allow for a maximum of two (2) trucks to refuel in the southern section of the site, with consequential changes to the crossover designs to allow for trucks to traverse and exit the site.

The proposed amendment P164A/17 was refused by Council and the decision was affirmed by VCAT for the following reasons:

- ▶ Increase in canopy height (of the building) and associated advertising signs are contrary to the outcomes sought by Design and Development Overlay – Schedule 1 and the *Township Approaches Planning Controls and Guidelines Study – June 2018*.

- ▶ Amendments did not demonstrate how the amenity impacts on the adjoining residential properties, including noise and light, could be appropriately managed.
- ▶ Traffic and impact assessment report failed to consider the proposed access arrangements.
- ▶ Changes to pedestrian and vehicle access to and from the site, and within the site, were unacceptable.
- ▶ Internal truck and vehicle movements were unacceptable and would have led to conflict.
- ▶ Crossover design was unacceptable.
- ▶ Amendments failed to explain how the proposal would operate in conjunction with the proposed convenience restaurant.
- ▶ Amendment application failed to demonstrate compliance with Clause 53.18 of the Mansfield Planning Scheme (*Stormwater Management in Urban Development*).

As amendment application P164A/17 was not approved the previous approval (P164/17) remained current.

Proposal

The proposal seeks to add an additional Shop and a single car Laser Car Wash to the undeveloped area on the southern portion of the site. No proposed tenant for the shop has been disclosed, therefore the specific type of business is not known. Under the Mansfield Planning Scheme a Shop is a Section 1 Use in the Commercial Zone, not requiring a permit and could include, but is not limited to:

- ▶ Beauty Salon
- ▶ Bottle Shop
- ▶ Convenience Shop
- ▶ Dry Cleaning Agent
- ▶ Department Store
- ▶ Hairdresser
- ▶ Laundromat
- ▶ Restricted Retail Premises, Equestrian or Party Supplies
- ▶ Supermarket

The submitted Planning Report describes the intention of the proposed Shop – *the shop will to a large degree service customers already attending the site, and complement the offering to the community by stocking local, produce, food and beverage and thus celebrating and supporting the local community and economy with particular focus on the ‘cottage industry’.*

The layout of the proposed amendment would utilise the existing entrance and exit, with cars entering the laser car wash in the south-east corner of the lot and exiting towards the west, behind the proposed Shop, as shown in the submitted plans as below.

The application also includes six (6) additional car parking spaces for the Shop, including one disabled space.

Additionally, the applicant seeks to extend the hours of operation of the Service Station to 24 hours a day, 7 days a week and proposes for the Shop and Car Wash to also operate 24 hours.

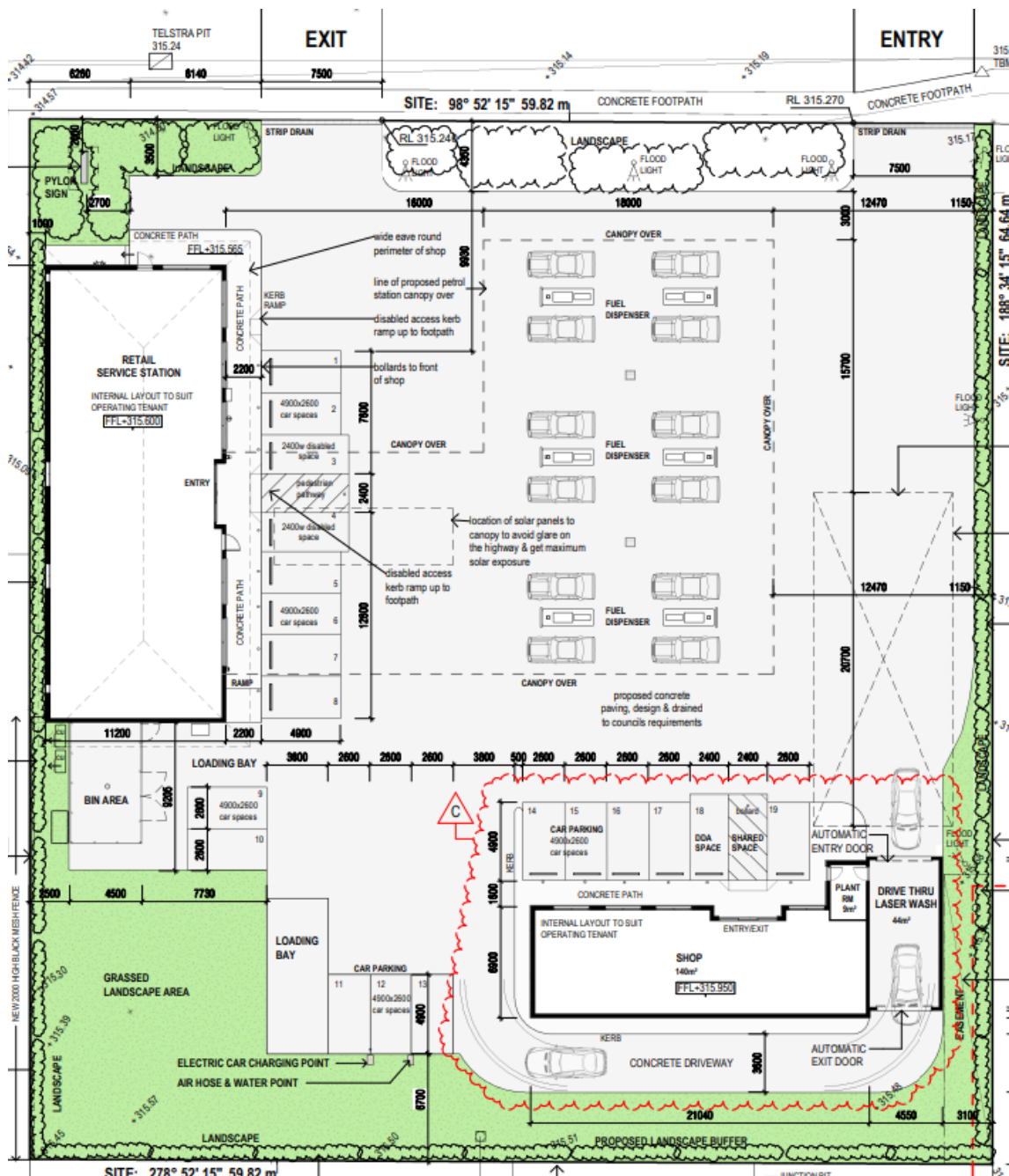


Figure 5: proposed plans

Key Issues

Referral Authorities

Referral Agency	Response
Goulburn Murray Water (GMW)	No objection, replacing three (3) of the existing conditions and adding one (1) new condition.
Environmental Protection Authority (EPA)	No objection, advising the existing conditions are to be deleted and one (1) Permit Note added.
Environmental Health (Internal)	No objection, requesting two (2) new conditions and suggested amenity considerations.

Referral Agency	Response
Engineering (Internal)	No objection and no required changes to the existing permit conditions
Goulburn valley water (GVW)	No Objections – 6 Conditions
Head, Transport for Victoria	Amended conditional consent, replacing the existing condition with three (3) new conditions.

Public Notice

The application was advertised in accordance with the *Planning and Environment Act 1987*. The public notice period ran from 27 November to 18 December 2025. In addition to making the documents available online, 100 letters were sent to the owners and occupiers of the properties most likely to be affected by the proposal. The application was also advertised in the Mansfield Courier newspaper.

Thirteen (13) submissions were received including twelve (12) objections and one (1) neutral comment.

The below table provides an officer assessment of the submissions made.

Submission	Officer Assessment
<p>Concerns were raised over the proposed use of the Shop, with the main concern that it would be used as a “convenience restaurant” or <i>Fast Food</i>.</p> <ul style="list-style-type: none"> ▶ Additional related concerns were that the proposed Car Wash would be converted into a “drive-thru”. ▶ Health impacts of a convenience restaurant. 	<p>To convert either the Shop and/or the Car Wash into a Convenience Restaurant, where physical works are required the applicant would need to go through another amendment or separate permit process with potential for additional Public Notice.</p> <p>Should a permit be granted for the Shop a Convenience Restaurant is a use allowed under the Commercial Zone without requiring any further approvals.</p> <p>The applicant has emphasised throughout the process that there is no intention to use the site for the purposes of a convenience restaurant. It is noted that once the building has been constructed, no permit would be required to change the use of the building to a convenience restaurant and the landowner would not be able to be held to this statement.</p>
<p>Concerns were raised over the proposed 24-hour operation of the site.</p>	<p>Condition 21 of the currently approved permit limits the hours of operation to the hours from <i>6am to 12 midnight</i>.</p> <p>The site directly adjoins sensitive uses (dwellings on Curia Street); the submitted and attached Acoustic Report recommends that the car wash not operate at ‘night’ which is considered to be from 10pm to 7am, in line with the EPA Guidelines.</p> <p>The concerns raised through the objections align with the recommendations of the Acoustic Report and therefore have</p>

Submission	Officer Assessment
	<p>been considered through the officer's assessment. As such, it is considered inappropriate for the uses on the land to operate 24 hours and is therefore included as part of the grounds of refusal.</p> <p>The Draft Conditions, as required for part of the VCAT proceedings, include restricting the hours of the Car Wash to be only between 7am and 8pm, in line with the already approved delivery hours. In addition, it is recommended to restrict the Service Station and Shop to 5am and 12 midnight in the draft conditions, in line with discussions during the Consultative Meeting.</p>
<p>Concerns were raised over traffic issues and conflict with the future Station Precinct development across the road.</p>	<p>The application was referred to the Department of Transport (DTP) as High Street is subject to the Transport Zone 2. DTP has given their conditional consent to the proposal and have confirmed that their response accounts for the Station Precinct Development.</p> <p>An internal assessment of the proposal has determined that likely queueing of traffic along High Street entering the subject land could have significant impacts on traffic flows, similar to the experiences related to Buller Sports during busy weekends in Winter.</p> <p>This queueing would have the effect of blocking the arterial road for long periods of time.</p>
<p>Concerns were raised that the current access to the site via 2-4 Station Street was going to be permanent.</p>	<p>The applicant has advised in their responses that there are no plans to formalise access via Station Street.</p> <p>Additionally, there is an existing Condition in the Permit (Condition 3) which specifies:</p> <p><i>Access to the property must be via locations approved by the Responsible Authority.</i></p> <p>Should any access be formalised through the adjoining land to the east and to Station Street, further approvals from Council would be required, including amending any Endorsed Plans.</p> <p>The submitted plans show no access towards Station Street with the eastern boundary to be landscaped and fenced as part of the current approval and proposed amendment.</p>

Submission	Officer Assessment
<p>Concerns were raised about the amenity impact on the houses to the south of the site.</p>	<p>An assessment of the amenity impacts and land use conflict regarding this application can be found in the responses to Clause 13.05-1S: Noise Management, Clause 13.07-1S: Land use compatibility and the decision guidelines of the Commercial 1 Zone, in the attached Assessment against the Planning Scheme.</p> <p>It is considered that the proposal in its current form will pose unacceptable amenity impacts to the adjoining residential properties to the south including noise, light spill, visual and general amenity impacts.</p> <p>Many of the concerns raised about noise and visual impact from lighting could be addressed through permit conditions, requiring alterations to the current proposal and additional mitigation measures to reduce the amenity impacts. The Draft Conditions includes a requirement for a 3m high screening fence along the south boundary of the site and external lighting to be designed and baffled not to have any direct impact on adjoining properties.</p>
<p>Concerns were raised about the amendment's alignment with the Design and Development Overlay – Schedule 1</p>	<p>The proposed Shop and Car Wash are considered to have a minimal impact on the Township Approach due to the setback distance from the street.</p> <p>However, it is acknowledged that traffic issues and queueing could impact the overall functionality of the Township Approach, negatively affecting the approach into Mansfield from the most popular route.</p> <p>A full assessment against the Overlay is included in the attached Assessment against the Planning Scheme.</p>
<p>No bike parking has been provided.</p>	<p>The submitted documents do not provide any bicycle parking facilities on site however; it is considered that there is ample space available for bikes to be stored and that compliance with the requirements of the Mansfield Planning Scheme could be achieved through permit conditions.</p>
<p>Concerns were raised over:</p> <ul style="list-style-type: none"> ▶ Pollution ▶ Stormwater ▶ Chemicals 	<p>The operator of the development will have obligations under the <i>Environment Protection Act 2017</i> to manage activities that may give rise to a risk to human health or the environment from pollution or waste and stormwater management. There are relevant conditions in the existing permit relating to the Service Station, that would also be</p>

Submission	Officer Assessment
	<p>applicable to the Shop and Car Wash if an amended permit is issued.</p> <p>Additionally, Goulburn Valley Water and the EPA provided conditional consent to the amendment application.</p>

The applicant provided a *without prejudice* response to the objections, which was discussed during the Consultative Meeting held on 23 February where Council Officers hosted a meeting with the permit applicant and submitter to discuss the proposal.

As the VCAT application was lodged prior to a response being received, the application is being considered as it was originally submitted and does not account for the *without prejudice* offers made.

Conclusion

A detailed assessment against the Mansfield Planning Scheme is attached, which provides details of how the proposal does not align with the Mansfield Planning Scheme.

The Officer assessment of the submitted amendment has considered the concerns raised by objectors which are reflected in the Grounds of Refusal below and will also be addressed through draft permit conditions as required to be provided to VCAT for the scheduled Compulsory Conference and Hearing.

The proposed amendment to the current permit fails to align with the provisions of the Mansfield Planning Scheme and it is considered that the proposed change in operating hours to 24-hours a day and additional Shop and Carwash would have an unacceptable amenity impact on the surrounding neighbourhood and will severely impact the functionality of the immediate road network in relation to traffic congestion. It is for these reasons that the Officer Recommendation is to refuse to grant an amendment to a permit. However, as there is a current VCAT application a decision cannot be issued. The decision made by Council will form the position of Council represented at the upcoming VCAT proceedings. Any party to the application (objectors) have an opportunity to be involved in the VCAT proceedings.

Recommendation
<p>THAT COUNCIL:</p> <ol style="list-style-type: none"> 1. Approve a variation to <i>Schedule 6 – Instrument of Delegation from Council to Council Staff; and the Statutory Planning Applications – Referral to Council Policy</i> to enable the Chief Executive Officer to amend the position of Council for planning permit application P164B-17, 140 High Street Mansfield; and 2. Forms a position to Refuse to Amend Permit P164-17 to include <i>use and development of land for a Car Wash, development of land for a Shop, alteration of access to a road in a Transport Zone 2 and to amend the hours of operation</i>, at Lot 13 on Plan of Subdivision 618349L, commonly known as 140 High Street Mansfield for the following reasons: <ol style="list-style-type: none"> 1. The proposal is inconsistent with Strategic Directions 02.03-5 Built Environment and Heritage – Township and Neighbourhood Character, and 02.03-8 Transport:

- a. *Development of land along the Maroondah Highway... in the Shire need to be sensitive to their role as gateways to the Alpine Areas.*
- b. *Improve road safety and active transport connectivity by supporting the provision of an efficient movement network for vehicles, pedestrians and cyclists.*

As the proposal will have an unacceptable impact to the traffic flow along the Maroondah Highway and High Street and the addition of a Shop will encourage pedestrian crossing of the Maroondah Highway from the Visitor Information Centre adjacent at a location with no dedicated pedestrian crossing or connection.

The proposal is inconsistent with the diversification strategies of Clause 17.04-1L Facilitating Tourism in Mansfield Shire;

- c. *Facilitate development that improves tourism links and facilitates and capitalises on the through traffic along the Alpine approaches during peak holiday periods.*
2. The proposal does not align with the Strategies of Clause 13.05-1S Noise Management;
 - a. *Ensure that development is not prejudiced and community amenity and human health is not adversely impacted by noise emissions.*
 - b. *Minimise the impact on human health from noise exposure to occupants of sensitive land uses near the transport system and other noise emission sources through suitable building siting and design, urban design and land use separation techniques as appropriate to the land use functions and character of the area.*

The proposed operations of the Service Station and Carwash in relation to hours of operation (24-hours) are inconsistent with the submitted Acoustic Assessment, by Marshall Day Acoustics dated 21 November 2025, provides that the Carwash should not operate during 'night periods' and the Service Station would require restricted operations.

3. The proposal is inconsistent with the Objective and Strategies of Clause 13.07-1S Land Use Compatibility;
 - a. *Objective – to protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts.*
 - b. *Ensure that use or development of land is compatible with adjoining and nearby land uses.*
 - c. *Avoid locating incompatible uses in areas that may be impacted by adverse off-site impacts from commercial, industrial and other uses.*

The Carwash would be in close proximity to sensitive land uses resulting in unacceptable amenity impacts. The layout would direct traffic along the southern boundary resulting in potential fumes, noise and light amenity impacts on the adjoining dwellings.

4. The proposal will not provide for a net community benefit and is inconsistent with the Strategies of Clause 17.02-1S Business as the impact from traffic congestion and potential traffic safety issues will negatively impact the community;
 - a. *Ensure commercial facilities are aggregated and provide net community benefit in relation to their viability, accessibility and efficient use of infrastructure.*

5. The proposal fails to address how the additional traffic flow entering and exiting the land will impact High Street and Maroondah Highway as the major entrance and tourist route through Mansfield township.
 - a. The application is inconsistent with the Strategies of Clause 18.01-1S Land Use and Transport Integration;

Plan movement networks and adjoining land uses to minimise disruption to residential communities and their amenity.
 - b. The application is inconsistent with the Objective of Clause 18.02-4S Roads;

To facilitate an efficient and safe road network that integrates all movement networks and makes best use of existing infrastructure.
 - c. The proposal will generate an unreasonable level of traffic, with a significant risk of traffic queuing, on an existing busy road network during peak periods, which has not been suitably addressed and is inconsistent with the Purpose and Decision Guidelines of the Commercial 1 Zone.
 - d. The application does not suitably address the effect of the proposal on the operation of the road and on public safety, in accordance with Clause 52.29 Land Adjacent to the Principal Road Network.
 - i. The submitted Traffic Impact Assessment (prepared by O'Brien Traffic, dated 20 November 2025) refers to an incorrect number of fuel bowsers approved by the original permit and includes a reference to reducing the number of bowsers for the proposal.
 - ii. The traffic volume in the Traffic Impact Assessment provides for 7-day average of vehicles per day at 4,400, which is significantly understated.
 - iii. The Traffic Impact Assessment assumptions do not consider the existing conditions and peak periods accurately and use irrelevant data by Transport for NSW.
 - iv. The Traffic Impact Assessment Report does not include any analysis for traffic generation of the Shop.
 - e. Traffic queueing caused by the proposed Shop and Carwash on High Street would limit emergency service vehicle access to the existing SES facility at 166-176 High Street.

Support Attachments

1. P164B-17 - Assessment against Planning Scheme [13.2.1.1 - 9 pages]
2. P164B-17 - Submitted Plans [13.2.1.2 - 3 pages]
3. P164B-17 - Planning Report [13.2.1.3 - 12 pages]
4. P164B-17 - Acoustic Report [13.2.1.4 - 36 pages]
5. P164B-17 - Traffic Impact Assessment Report [13.2.1.5 - 20 pages]
6. P164B-17 - Current Permit P164-17 [13.2.1.6 - 10 pages]
7. P164B-17 - Current Endorsed Plans P164-17 [13.2.1.7 - 3 pages]

Considerations and Implications of Recommendation

Sustainability Implications

The application has been assessed against the provisions of the Mansfield Planning Scheme, which includes consideration of building resource management, with the requirement to make the development as sustainable as possible within current legislation.

Community Engagement

The application was advertised in accordance with Council's Community Engagement Policy and the *Planning and Environment Act 1987*. The application was advertised to owners and occupiers of nearby properties, a sign was placed onsite and notice given in the Mansfield Courier. During the public notice period 13 submissions were received, including 12 objections. A consultative meeting was held between the objectors, permit applicants and Council officers. No changes were made to the proposal following the meeting.

Collaboration

Not Applicable

Financial Impact

This application is being assessed by Council's existing Statutory Planning resources. Application fees of \$3,874.70 have been received to date, with additional fees of \$663.30 paid for cost recovery in relation to Public Notice (advertising).

Legal and Risk Implications

The permit applicant has lodged an Application to review a failure to grant a permit within the prescribed time under Section 79 of the *Planning & Environment Act 1987* with the Victorian Civil and Administrative Tribunal (VCAT) on 5 March 2026. It is noted that Council officers were working in good faith to try and resolve the matter, with a meeting scheduled after the 60 day time period at the request of the applicant. Any decision made by Council will not be able to be issued and will instead form the position that is represented during any VCAT proceedings.

Regional, State and National Plans and Policies

Not Applicable.

Innovation and Continuous Improvement

Not Applicable

Alignment to Council Plan

Theme 2: Vibrant Liveability

Strategic Objective 2.2 Plan and deliver sustainable, future-ready infrastructure and land use
Strategic Objective 2.4 Strengthen and diversify the local economy and visitor appeal

Theme 3: An Effective and Efficient Council

Strategic Objective 3.3 Maintain strong governance, transparency and accountability

Governance - Disclosure of Conflicts of Interest

The author of this report and officers providing advice in relation to this report do not have a conflict of interest to declare in this matter, in accordance with the Local Government Act 2020.

13.2.2. VCAT Matter P052-25 - 57 Stock Route Mansfield

File Number	P052-25	Responsible Officer	Senior Coordinator Planning, Nicole Embling
Purpose			

To seek a Council resolution to provide the Chief Executive Officer with an additional delegation under Section 61(1) of the *Planning & Environment Act 1987* to amend the conditions issued as part of the Notice of Decision to Grant a Permit for planning permit application P052-25, at 57 Stock Route Mansfield.

Executive Summary

At the Council meeting held on 25 November 2025, Council resolved to issue a notice of decision to grant a permit for *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, subject to conditions. Two of the Objectors have lodged appeals with the Victorian Civil and Administrative Tribunal (VCAT) under Section 82(1) as applications P1123/2025 by VKM Holdings Pty Ltd and P1155/2025 by Mr David Luelf, who both submitted Statement of Grounds similar to their original objections. Additionally, the permit applicant has lodged an appeal under Section 80(1) to review Conditions 79 and 80 of the Notice of Decision, as application P68/2026.

The matters are currently listed for a combined Compulsory Conference on 4 May 2026 and a Hearing from 7-10 July 2026.

Key Issues

Planning permit application P052-25 was required to be determined at a meeting of Council, as the outstanding number of objections (7) and the estimated cost of development (\$80 million) exceeded delegation, in accordance with the Statutory Planning Applications Referral to Council Policy.

At the Meeting held on 25 November 2025 Council resolved to issue a Notice of Decision to Grant a Permit, subject to conditions, in accordance with the attached Meeting Minutes.

The purpose of the scheduled Compulsory Conference is for a “without prejudice” meeting between the parties (Referral Authorities, Permit Applicant, Objectors and Council as the Responsible Authority) to explore options to reach an agreement on all or some of the matters in dispute. The conditions in discussion predominantly relate to the intersection works on the corner of Dead Horse Lane and Midland Highway, in consultation with the Department of Transport and Planning.

There is potential for some agreement to occur based on amended conditions, which would require Officer delegation on the day.

Recommendation

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 conditions as part of the Notice of Decision to Grant a Permit for planning permit application P052-25 during the VCAT proceedings for P1123/2025, P1155/2025, and P68/2026.

Support Attachments

1. Council Meeting Minutes - 25 November 2025 [13.2.2.1 - 29 pages]

Considerations and Implications of Recommendation

Sustainability Implications

The application was assessed against the provisions of the Mansfield Planning Scheme with the requirement to make development as sustainable as possible within the current legislation.

Community Engagement

The application was advertised to nearby and adjoining landowners, notices on the land and surrounding, and a notice of application in the *Mansfield Courier*, in accordance with the provisions of the *Planning and Environment Act 1987* and Council's community engagement policy. Two of the objectors are parties to the VCAT process.

Collaboration

Not Applicable

Financial Impact

Council representation at VCAT is being undertaken within existing Council officer resources.

Legal and Risk Implications

The application was assessed under the provisions of the *Planning and Environment Act 1987* and the Mansfield Planning Scheme.

Regional, State and National Plans and Policies

The application has been assessed in accordance with the *Planning and Environment Act 1987* and the Mansfield Planning Scheme.

Innovation and Continuous Improvement

Not Applicable

Alignment to Council Plan

Theme 2: Vibrant Liveability

Strategic Objective 2.1 Look after the land, the environment and our country character

Strategic Objective 2.2 Plan and deliver sustainable, future-ready infrastructure and land use

Theme 3: An Effective and Efficient Council

Strategic Objective 3.3 Maintain strong governance, transparency and accountability

Governance - Disclosure of Conflicts of Interest

The author of this report and officers providing advice in relation to this report do not have a conflict of interest to declare in this matter, in accordance with the Local Government Act 2020.

13.3. Development & Customer Service

13.3.1. Proposed Sale of Land: Homepoint Drive Bonnie Doon

File Number	E11807	Responsible Officer	Strategic Property Program Manager, Renee Archibald
Purpose			

To seek Council approval to commence the process to dispose of the Council-owned reserve at Homepoint Drive, Bonnie Doon (Lot RES1 LP132481, Property No. A19272), including obtaining an independent market valuation, commencing community engagement, and approaching adjoining landowners to assess interest in purchasing the land.

Executive Summary

The Council-owned reserve at Homepoint Drive, Bonnie Doon, has been assessed as having limited ongoing public or community use. Disposal of this land presents an opportunity to reinvest value into the community-led Peppin Point Community Hub project, supporting improved local facilities and infrastructure for emergency response and preparedness, and to provide a focal point for community connection, engagement and support services.

Strategic Land Disposal Proposal

In response to identified infrastructure and community needs at Peppin Point, Council officers have undertaken a strategic review of Council-owned land and reserves in the Bonnie Doon and Peppin Point area. The review aims to maximise the community value of Council’s property portfolio, assess whether any Council assets are underutilised and consider whether a sale, under Council’s Disposal or Sale of Council Assets Policy, would derive proceeds that could be better utilised by reinvesting them into community-led initiatives or identified infrastructure.

The potential sale of the Homepoint Drive reserve:

- ▶ Aligns with Council’s strategic direction to optimise land use for community benefit.
- ▶ May support the funding and delivery of improved community facilities through the Peppin Hub initiative.
- ▶ Reflects community engagement priorities by redirecting resources into infrastructure aligned with identified local needs.
- ▶ Upholds principles of transparency, accountability and responsible asset management.

This approach aims to ensure that underutilised land assets are evaluated and, where appropriate, leveraged to deliver measurable community outcomes, reinforcing Council’s commitment to sustainable development and inclusive planning.

Property Overview

The reserve comprises approximately 2.58 hectares of Rural Living Zoned land (Schedule 1) with lake frontage near Lake Eildon.

Key constraints include:

- ▶ A carriageway easement and drainage easement, collectively affecting approximately 1.21 hectares.
- ▶ Environmental Significance Overlay (ESO) and watercourse impacting development options.

While these factors require consideration, they are not expected to prevent viable future use, including a residential dwelling, subject to approvals.

The reserve adjoins 16 allotments used for rural living, with lawful access via the carriageway easement.

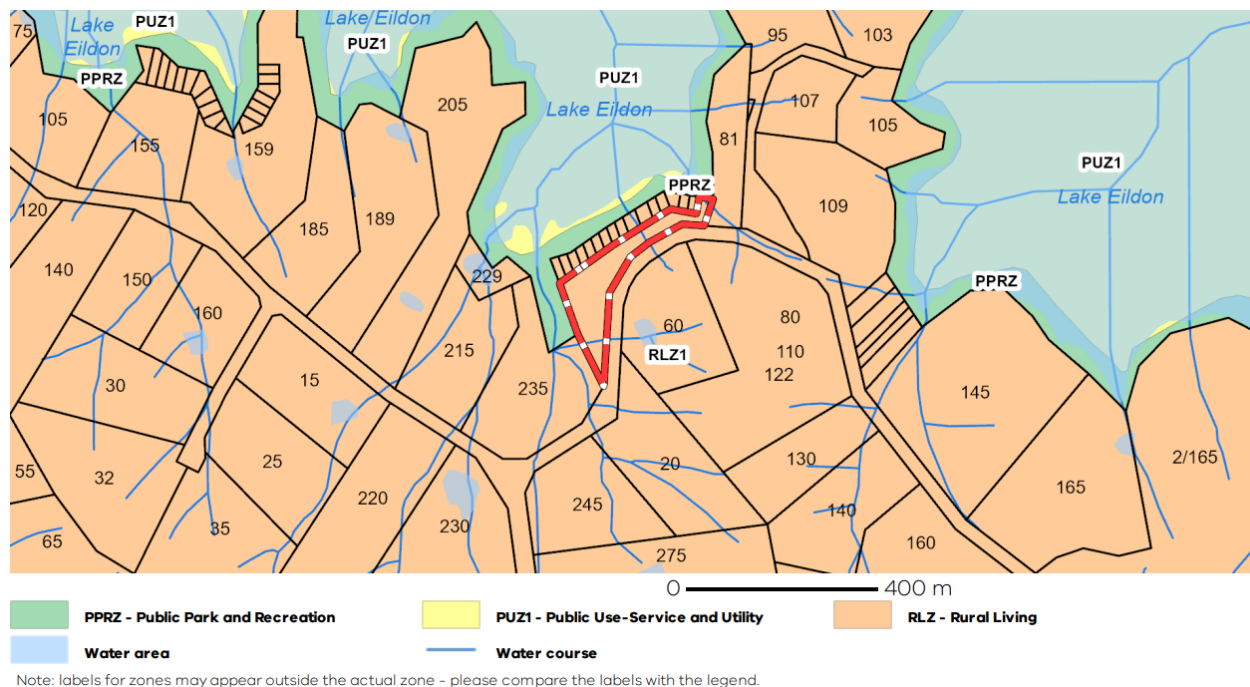


Image 1 – Overlays and parcel connection to Homepoint Drive Reserve



Image 2 – Aerial of Reserve - Adjoining Allotments and Easements on Homepoint Drive Reserve – Illustrative Purposes

Land Valuation

An independent market valuation will be obtained, and community engagement will be completed prior to the sale, in accordance with the Local Government Act 2020.

Key Issues

Council's planning and environmental teams consider the land suitable for disposal, subject to standard planning, regulatory and environmental approvals.

Access and Easements

Two easements affect the title:

- ▶ Carriageway easement (E-4) for neighbouring properties; and
- ▶ Drainage easement (E-5).

A potential reconfiguration of the carriageway easement may unlock approximately 2,350 m² of additional usable land, improving sale value.

Planning and Environmental Requirements

Future development would require:

- ▶ Tier 2 Land Capability Assessment;
- ▶ Goulburn-Murray Water approvals for wastewater; and
- ▶ Planning permits for any vegetation removal within the Environmental Significance Overlay.

Environmental Health advice indicates the southwest clearing is the most suitable area for development, though slope and shallow bedrock may increase construction costs.

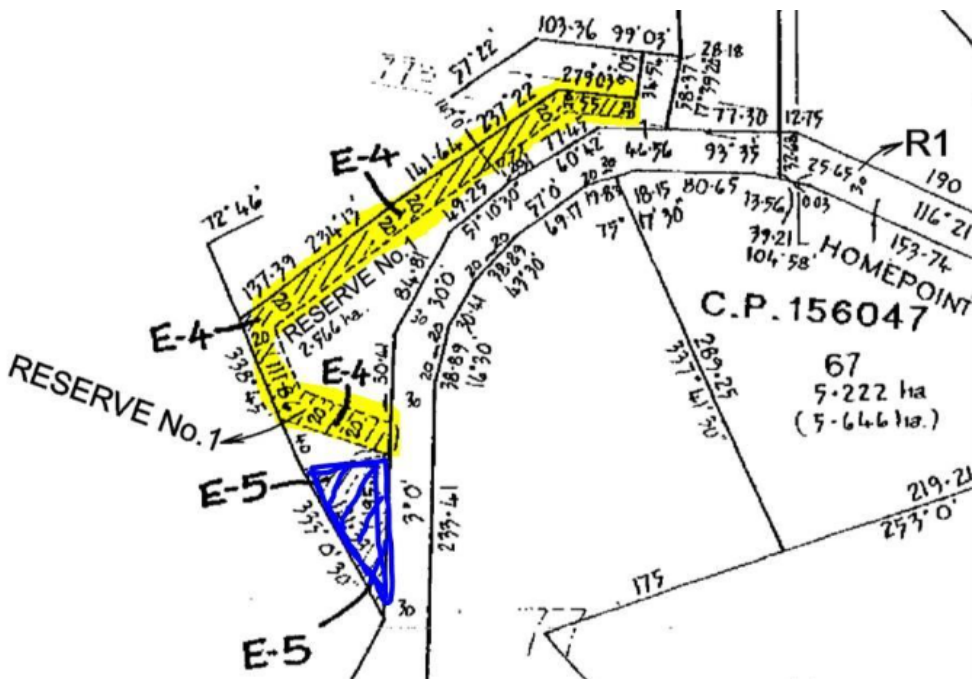


Image 3: Plan of Subdivision – 1979 – Easements and Encumbrances



Image 4: Applied Easements and Encumbrances and Proposed Easement Adjustment over Aerial Imagery

Physical Site Constraints

Environmental Health advice indicates the southwest clearing is the area potentially suitable for rural living and wastewater installation. This area has a slope of about 17% and possible shallow bedrock, which may increase development costs.



Image 5: 17% Slope Visual on Likely Building Area

Statutory Framework

The land is classified as public open space under the Subdivision Act 1988. Removal of this reservation is required prior to disposal and would be achieved through:

- ▶ A planning permit under Clause 52.02 of the Mansfield Planning Scheme; and
- ▶ Certification under Section 24A of the Subdivision Act 1988.

This process removes the requirement for replacement open space and provides greater certainty for disposal.

Policy Considerations

Any sale of Council assets must be considered in accordance with the requirements of the *Local Government Act 2020*, and Council's Disposal or Sale of Council Assets Policy and Community Engagement Policy.

In accordance with the *Disposal or Sale of Council Assets Procedure – Land Disposal Checklist*, the following checks have been completed:

- ▶ The land has been confirmed as surplus to Council requirements.
- ▶ Zoning, overlays, and planning scheme provisions have been reviewed as outlined in this report.
- ▶ No Public Acquisition Overlay (PAO) or native vegetation restrictions apply to the land, as advised by Council's Environment and Sustainability Officer and Strategic Planning team. The only restriction relates to tree removal, for which a permit would be required.
- ▶ A title search has been completed, with the title and plan of subdivision included as Attachment 18.3.2. The search confirms the presence of a carriageway easement (E-4) and a drainage easement (E-5), with no other encumbrances or covenants affecting the land. The full title and plan of subdivision are provided in the attachments to this report.
- ▶ An independent market valuation (dated within six months of the proposed sale) will be obtained subject to Council's resolution to commence the process for the reserve's disposal.

To ensure land use changes align with community needs, Council policies also require:

- ▶ Establishment of a transparent framework for the disposal of assets, including identification of land parcels suitable for sale, with opportunities for community engagement.
- ▶ Engagement to be undertaken in accordance with the Community Engagement Policy.

Recommendation

THAT COUNCIL:

1. Determines that the reserve at Homepoint Drive, Bonnie Doon (Lot RES1 LP132481, Property No. A19272) is considered surplus to Council and community needs;
2. Approves the commencement of the process to dispose of the land, including undertaking community engagement in accordance with the Local Government Act 2020 and Council's policy;
3. Resolves to remove the public open space reservation under the Subdivision Act 1988 prior to any potential disposal and approves the preparation and lodgement of applications for a planning permit under Clause 52.02 of the Mansfield Planning Scheme;
4. Approves in principle the disposal of the land, subject to completion of all necessary planning, statutory and community engagement processes required to remove the public open space reservation;
5. Resolves to support the funding and delivery of improved community facilities through the Peppin Hub initiative, with a financial contribution to be determined subject to the outcomes of the land disposal process.
6. Authorises Council officers to engage with adjoining landowners to seek expressions of interest, procure an independent market valuation to inform potential sale options and reserve value; and undertake all required administrative, survey, planning and legal actions to facilitate the disposal process, including consideration of easement adjustments to maximise usable land and potential sale value;
7. Authorises the Chief Executive Officer to execute all contracts, transfer documents and any other documentation necessary to facilitate the disposal process.
8. Request a further report to Council following receipt of the independent valuation and completion of public notice and community engagement, including initial engagement with adjoining landowners, outlining sale options, purchaser interest, and any updated risks or statutory considerations.

Support Attachments

1. Planning Property Report - Homepoint Drive Res 1 [13.3.1.1 - 4 pages]
2. A 19272 Title and Plan of Subdivision - 1979 [13.3.1.2 - 4 pages]

Considerations and Implications of Recommendation

Sustainability Implications

Environmental

The proposed disposal of the Council-owned reserve at Homepoint Drive has limited direct environmental impact, as no development is currently proposed as part of the disposal itself. Any future use of the land would be subject to the requirements of the Rural Living Zone, the Environmental Significance Overlay, and relevant Goulburn-Murray Water approvals, ensuring that wastewater management, vegetation removal and lakeside protection measures are appropriately managed. The site's existing easements, lake frontage, and drainage constraints will continue to regulate the type and scale of future development, providing a level of inherent environmental safeguard.

Community Engagement

Community Engagement will be undertaken in accordance with Council's Community Engagement Policy by placing a notice of intention to dispose of the land in the Mansfield Courier and on Council's website, and by seeking community feedback through Council's Engage page and directly notifying adjoining landholders,

Collaboration

The design plans for the Peppin Point Community Hub are currently being prepared in collaboration with the Peppin Hub Inc community group, who received funding for the project from the Mansfield and District Community Bank (Bendigo Bank) through their community grants program. Council has also supported the project design phase through a financial contribution from the Outlying Community Infrastructure Fund and the allocation of Project Officer to work with the group.

Goulburn-Murray Water has granted the community group a lease over the proposed Peppin Point Community Hub site, and Council officers have also been collaborating with GMW over wastewater solutions as part of the design process.

Financial Impact

The proposed sale of the Homepoint Drive Reserve is not included in the current 2025–26 financial year budget and is anticipated to provide a positive contribution to Council's operational budget in future years. As outlined in this report, it is proposed that a financial contribution from the net proceeds of the sale is made to the Peppin Point Community Hub project. This will be subject to the outcomes of community engagement and a further report to Council.

Officer time and associated project costs have been allocated within the 2025–26 financial year budget. The cost of obtaining an independent valuation and the survey costs will be confirmed through a formal quotation and, if required, may be negotiated with the prospective purchaser.

Legal and Risk Implications

Regulatory Risk

Legal advice has confirmed the appropriate application of Section 24A of the Subdivision Act 1988 and the disposal requirements under Section 114 of the Local Government Act 2020, including independent valuation, public notice and community engagement obligations.

The confirmed statutory pathway provides a clear framework for progressing the removal of the public open space reservation and subsequent disposal of the land, subject to community engagement. Regulatory compliance will continue to be supported through the requirements of Council's Disposal or Sale of Council Assets Policy.

Regional, State and National Plans and Policies

Not Applicable

Innovation and Continuous Improvement

Not Applicable

Alignment to Council Plan

Theme 1 – A Healthy and Connected Community

Strategic Objective 1.2 Enable active lifestyles through inclusive, accessible, and utilised public spaces

Theme 2 – Vibrant Liveability

Strategic Objective 2.2 Plan and deliver sustainable, future-ready infrastructure and land use

Theme 3: An Effective and Efficient Council

Strategic Objective 3.2 Ensure responsible and innovative resource management

Governance - Disclosure of Conflicts of Interest

The author of this report and officers providing advice in relation to this report do not have a conflict of interest to declare in this matter, in accordance with the Local Government Act 2020.

13.4. Community Health and Wellbeing

13.4.1. Social Inclusion Action Group (SIAG) New Initiatives

File Number	E12320	Responsible Officer	Project Officer Community Strengthening, Simon Donohoe
Purpose			

To provide information to Council on the new initiatives proposed for funding by the Social Inclusion Action Group (SIAG).

Executive Summary

The 2025-26 SIAG budget includes unused funds carried forward from previous financial years. These funds were previously approved to be carried forward and were included in Council's 2025-26 updated budget.

As a result, the SIAG team have been engaging community groups to seek opportunities to utilise the funds in accordance with the funding guidelines.

Key Issues

The Royal Commission into Victoria's Mental Health System, released in 2021, included *Recommendation 15* focused on supporting good mental health and wellbeing in local communities. It recommended that the Victorian Government:

15.1 - establish and recurrently resource 'community collectives' for mental health and wellbeing in each local government area.

15.2 - support each community collective to bring together a diversity of local leaders and community members to guide and lead efforts to promote social connection and inclusion in Victorian communities.

15.3 - test and develop a range of initiatives that support community participation, inclusion, and connection.

Social Inclusion Action Groups (SIAGs) were established to support grassroots work and build on the strengths of the community to support mental health and wellbeing, with a focus on social inclusion and connection.

The Mansfield Social Inclusion Action Group started meeting in February 2024.

SIAGs are a prevention initiative funded by the Victorian Government and developed based on the following principles:

- ▶ Community led and owned, empowering communities to identify their own needs, make decisions and develop solutions at a local level.
- ▶ Considering equity and inclusion for SIAG (Social Inclusion Action Group) membership and when making decisions about flexible funding. The SIAG needs to reflect the diversity of the community it serves.
- ▶ Applying a place-based approach.

- ▶ Informed by evidence and local knowledge.
- ▶ Operating from community development and collective impact approaches and principles, including the five conditions of collective impact.

The tables below outline proposed new initiatives identified through engagement with community groups across the Shire and supported by SIAG for funding this financial year. All of the initiatives included below have been reviewed and are in line with the grant guidelines.

General Community Stream Proposed Initiatives:

Community Group	Proposed Initiative Summary	Estimated Funding
Goughs Bay Progress Association	The recent fires have had a significant impact on the Goughs Bay Boat Club and subsequently the community hub. Having to stay closed during what would normally be their busiest period to raise funds for the ensuing year has had a massive impact on the community. The community is hoping to run a fundraising event to help overcome this situation. They are seeking to run an event to bring >200 people together after this very tough period. A local farmer has offered the use of their property to run a day event with music, food, activities for kids, and more to bring people together, highlight the importance of the community groups working together for the benefit of the whole community, and hopefully raise some funds through a number of activities to contribute back to the community hub.	\$5,000
Rotary / VFF	Screening of the 'Just a Farmer' movie at MAC. "Just A Farmer" transcends traditional cinema, authentically portraying the challenges and triumphs of a resilient farmer in rural Australia. This cinematic journey amplifies the often-overlooked voices of rural communities and sheds light on mental health struggles. It's more than a movie; it's a dedicated movement creating awareness, dismantling stigmas, and impacting the well-being of rural Australia. "Just A Farmer" breaks new ground, fostering understanding and assuring individuals they don't face darkness alone. This initiative aims to bring farmers together to view the movie and create an opportunity for social connection, whilst also broaching the subject of mental health and wellbeing.	\$2,500
North East Triathlon Club	The club is looking for assistance to purchase a Marquee and flags to help launch the club and run promotional activities to attract people of all age groups to come along and 'give triathlon a go'. This is an initiative to help launch the club, engage with the community and surrounds and to then lead onto more self-sufficiency as they progress.	\$1,200
Ancona Community Group	The Ancona Community Group has been working tirelessly to update and renovate what was a dilapidated community hall. They are still in need of a new split system aircon unit, curtains for the hall to help temperature/comfort regulation and a new stove so the kitchen can be functional for community events which they are looking at running monthly. A lot of local effort and energy has already gone into	\$5,000

Community Group	Proposed Initiative Summary	Estimated Funding
	refurbishing this community space which has been very positive for the community. A few of these finishing touches will help make the space a safe and comfortable space to encourage people to gather and get the monthly events off the ground.	
Delatite Pickle Ball Club	Launching a newly incorporated club. Currently playing at St Mary's, and in discussion to play at the indoor centre. Currently running four sessions per week with ages ranging from 16 - 81 years of age. The club is focused on being all inclusive for any person wanting to join in. They are seeking a few nets (approx \$255 each plus shipping) and a number of balls and new paddles for newcomers to have access to.	\$1,500
Woods Point Progress Association	The community have requested a number of initiatives for their community including: New flags for the community made mini golf course, a cooking class for younger people to drive engagement, a coffee machine for the community hub and to replace the existing chairs and table in the picnic area.	\$4,500
Tolmie Sports / Community Group	The community group would like to print hard copies and distribute the community newsletter, revamp their community brochure and hold a tennis club/Pickle ball 'come and try' day.	\$1,500
Jamieson and Howqua / Macs Cove Community Group	The community would like to hold a bush dance to bring the community together, as well as recognising the efforts of all of the local volunteers within the community, particularly relating to the recent fire events.	\$5,000
Bonnie Doon Community Group	The community group would like to purchase a decent coffee machine and run a barista course and food handling course for the people in the community to help support potential employment opportunities as well as the social engagement opportunity.	\$4,750
Maidample Community Group	Seeking a small concrete square and basketball ring by the local park/bbq/gathering space. This will provide an opportunity to encourage social engagement and inclusion for younger people and families.	\$5,000
Merton Community Group	Looking at a Pickle Ball setup or maybe Table Tennis tables.	\$1,500
Rotary Club	Rotary would like support to run a promotional activity for Family and Domestic Violence in May. They would like to run a free BBQ, purchase more T-Shirts promoting the message, and print and distribute flyers.	\$1,000
Mansfield Tennis Club Pickle Ball	Associated with the Tennis Club, the Pickle Ball club which has 50 members would like four new nets and some paddles to accommodate capacity for new members to join. The age range of current players is from 16 to 70's with approx 70% being female and a high demand for new members wanting to join. The club is wanting to run more sessions and particularly supporting the older demographic to engage.	\$1,300

Community Group	Proposed Initiative Summary	Estimated Funding
Barjarg Community Group	Looking at providing mobile table and chairs for the community gathering space being established.	\$2,000
Mansfield Badminton Association	Equipment and operational costs for weekly sessions and to aid growth.	\$4,500
Mansfield Let's Talk	Free community Mental Health First Aid.	\$2,800
Merton Community Group	Sewing equipment and accessories for The Merton Community Craft Group.	\$3,499
Mansfield Cycling Without Age	Operational costs to allow ongoing program (eg: Trishaw maintenance, insurance coverage).	\$5,000
Jamieson Community Group	Funding to support the Jamieson Autumn Festival.	\$5,000
Mansfield District Hospital Respond Project	Funding to support facility hire for the Mother Goose Program.	\$380
Mansfield Armchair Cinema	'View, chat and chew sessions'. Discounted movie tickets for people to attend movies and connect over nibbles and discussions afterwards.	\$4,800
Total:		\$67,729

First Nations Stream Proposed Initiatives:

Community Group	Proposed Initiative Summary	Estimated Funding
Gadhaba	Catering for 11 monthly meetings at \$120/meeting (equates to approximately \$10-15 per head).	\$1,200
	Purchase Wandana Artefacts Cultural Kits to present sessions and displays at schools.	\$1,381
	To screen a film during Reconciliation week and allow for pizza and nibbles.	\$1,727
	Purchase a Pyrographic Pen for burning inscriptions/decorative art into pelts in workshops.	\$441
	Funding to cover the purchase of pelts and for running a workshop supported by Gadhaba. The resulting cloak will be hung in the Museum.	\$1,536
	To fund a Mural to be painted along the Youth Centre fence (15m). The proposed artist is Sammy Trist.	\$6,370
	Funding to support the editing of footage from a previous cloak workshop for the film to be part of the Museum project.	\$1,370
Total:		\$14,025

Recommendation
THAT COUNCIL notes the new initiatives approved by the Social Inclusion Action Group (SIAG) for funding in accordance with the SIAG grant guidelines, with a total funding allocation of \$81,754 (ex GST).
Support Attachments
Nil

Considerations and Implications of Recommendation

Sustainability Implications

Social Inclusion Action Groups (SIAGs) were established to support grassroots work and build on the strengths of the community to support mental health and wellbeing, with a focus on social inclusion and connection. The initiatives supported for funding were selected with the objective of creating sustainable and demonstrated improvement in social inclusion and connection in the Mansfield Shire community.

Community Engagement

Community engagement was undertaken by Council’s Community Strengthening team in collaboration with SIAG members and organisational partners. Engagement with community organisations and groups occurred through the SIAG project development processes over several months to identify potential new initiatives following the previous funding rounds.

Collaboration

SIAG operates as a collaborative advisory group comprising community members and partner organisations.

Financial Impact

All initiatives are accounted for in the 2025-26 SIAG Budget. All activities undertaken related to SIAG are to be completed within the approved grant funding. SIAG has committed \$67,729 (ex GST) from its 2025–26 updated budget allocation to support the community group new initiative projects and \$14,025 (ex GST) for the First Nations stream initiatives, consistent with its purpose of partnering with community groups to advance social connection and inclusion.

Legal and Risk Implications

The Mansfield Shire SIAG was empowered by Council to make decisions on the allocation of the initiative grant funding, with funding awarded through a collaborative process based on objective criteria determined by the group. Group members assessing the applications have been provided with training and information to ensure that potential conflicts of interest are managed and declared.

Regional, State and National Plans and Policies

Not Applicable

Innovation and Continuous Improvement

Not Applicable

Alignment to Council Plan

Theme 1: A Healthy and Connected Community

Strategic Objective 1.1 Strengthen community connection, inclusion and participation

Strategic Objective 1.2 Enable active lifestyles through inclusive, accessible and utilised public spaces

Strategic Objective 1.3 Promote health and wellbeing across all life stages

Theme 2: Vibrant Liveability

Strategic Objective 2.3 Enhance recreation, sport and community facilities

Governance - Disclosure of Conflicts of Interest

The author of this report and officers providing advice in relation to this report do not have a conflict of interest to declare in this matter, in accordance with the Local Government Act 2020.

13.4.2. Outlying Communities Infrastructure Fund - Delatite Valley Association Project Update

File Number	E11953	Responsible Officer	Community Networks and Wellbeing Officer, Alex Ninnnes
Purpose			

To seek Council endorsement of the proposed cancellation of the 2024-25 Outlying Communities Infrastructure Fund (OCIF) grant awarded to the Delatite Valley Association (DVA) for the Merrijig riverside public park project; and to inform Council of a change of location for the mural project awarded funding through the 2025-26 funding round.

Executive Summary

On 18 March 2025, Council endorsed the Delatite Valley Association’s 2024-25 OCIF application for a maximum amount of \$10,000 to complete a site survey and concept plan for a proposed riverside public park in Merrijig. However, due to community feedback received during subsequent engagement over the Delatite Valley Plan, the association was asked by Council to postpone the project and was unable to complete the funded project.

The DVA applied again for funding through the 2025-26 round for an alternative project, and at the 17 December 2025 Council Meeting, four projects were endorsed by Council, including the application from the DVA for \$15,000 to paint a mural on the water tank at Carter’s Rd. Following award of the funding by Council, Goulburn Valley Water provided advice to the DVA that due to works being undertaken on the water tank for the next two years, they could no longer provide consent for the mural project.

To find an alternative location for the mural project, the DVA reached out to the Merrijig Country Fire Authority (CFA) to discuss the possibility of installing the mural on the CFA shed site instead.

At the CFA meeting held on 10 March 2026, CFA members were asked to vote on the mural project, with a large majority of members voting in favour of the project. Suggestions were also made to include a celebration of the CFA’s 100 years of operation in the design and for the mural placement to extend from the front door of the building wrapping around to the western wall. The proposed design will be circulated between Council, the DVA and the Merrijig CFA for approval.

Council has since received a letter from the Merrijig CFA (refer Attachment 1) confirming CFA consent for the mural project and it is recommended that the change in mural location, and the cancellation of the 2024-25 DVA project grant are endorsed by Council.

Key Issues

Over the past six years, projects funded by the grant have seen direct benefit to outlying communities across Mansfield Shire, including the 2024-25 delivery of a hall safety restoration at Ancona, community centre room upgrade at Bonnie Doon, arena resurface at Merton, shade sail and noticeboard installation at Macs Cove and new post and rail fencing at Jamieson.

Due to the further engagement required over the Delatite Valley Plan, and the inability of the DVA to complete their originally funded project, it is proposed that Council cancel their 2024-25 project. The \$10,000 awarded in 2024 and paid to the DVA would be transferred to their 2025-26 mural project and upon endorsement of the new mural location and execution of a new funding agreement, Council would only pay the remaining \$5,000.

The OCIF funding guidelines state eligible projects must:

- ▶ Demonstrate ongoing community benefit.
- ▶ Take place in an outlying community within the Mansfield Shire (not within Mansfield township as per the Planning Scheme).
- ▶ Deliver capital improvement to:
 - ▶ Buildings
 - ▶ Facilities, or
 - ▶ Publicly accessible land managed/maintained for community benefit
- ▶ Be completed 12 months from the agreement signing date.

The change in mural location proposed by the DVA has been assessed by Council officers and is considered to comply with the guidelines.

The cancellation of the 2024-25 Outlying Communities Infrastructure Fund grant awarded to the DVA for the Merrijig riverside public park project is recommended by Council officers, and endorsement is sought from Council for re-allocation of these funds to the CFA mural project.

Recommendation
<p>THAT COUNCIL:</p> <ol style="list-style-type: none"> 1. Endorses the cancellation of the Delatite Valley Association’s 2024-25 OCIF grant of \$10,000 for the Merrijig riverside public park project. 2. Notes and endorses the change of scope for the DVA’s 2025-26 mural project to be located on the Merrijig CFA shed. 3. Endorses the DVA’s 2024-25 OCIF grant of \$10,000 to be transferred to the 2025-26 mural project with Council paying the remaining \$5,000 upon endorsement and execution of a new funding agreement.
Support Attachments
<ol style="list-style-type: none"> 1. CFA Landowner Consent - Delatite Valley Association - 11 March 2026 [13.4.2.1 - 1 page]

Considerations and Implications of Recommendation

Sustainability Implications

Not Applicable

Community Engagement

Community Engagement has been previously undertaken in accordance with Council's Community Engagement Policy to inform the community of the Outlying Communities Infrastructure Fund and seek applications. Consultation with CFA members has been undertaken by the DVA before seeking Council endorsement of the change in project scope for their 2025-26 funded project.

Collaboration

Not Applicable

Financial Impact

The \$10,000 awarded and paid to the DVA in 2024-25 is proposed to be transferred to their 2025-26 mural project with Council paying the remaining \$5,000 upon endorsement of the new mural location and execution of a new funding agreement. This will have a positive effect on Council's 2025-26 Budget, creating a saving of \$10,000 this financial year.

Legal and Risk Implications

Not Applicable

Regional, State and National Plans and Policies

Not Applicable

Innovation and Continuous Improvement

The guidelines for this fund are reviewed against community feedback each year to ensure continuous improvement.

Alignment to Council Plan

Theme 1: A Healthy and Connected Community

Strategic Objective 1.1 Strengthen community connection, inclusion and participation

Strategic Objective 1.2 Enable active lifestyles through inclusive, accessible and utilised public spaces

Theme 2: Vibrant Liveability

Strategic Objective 2.3 Enhance recreation, sport and community facilities

Governance - Disclosure of Conflicts of Interest

The author of this report and officers providing advice in relation to this report do not have a conflict of interest to declare in this matter, in accordance with the Local Government Act 2020.

13.5. Executive Services Directorate

13.5.1. Rates and Charges Financial Hardship Policy

File Number	E1533	Responsible Officer	Financial Controller, Michael McCormack
Purpose			

To seek Council endorsement of the revised Rates and Charges Financial Hardship Policy.

Executive Summary

The Rates and Charges Financial Hardship Policy, first implemented in 2003, provides for a consistent process for the consideration of applications for financial support through deferment and/or a waiver of rates and charges for ratepayers experiencing financial hardship.

A review of the Policy has been undertaken to ensure it remains effective and aligned with legislative requirements, including the new Ministerial Guidelines relating to the payment of rates and charges under section 181AA of the *Local Government Act 1989*. Community engagement was undertaken to inform the final draft revised policy presented for Council endorsement.

Key Issues

The revised policy incorporates proposed increased delegations regarding waiving of interest on rates and charges and waiving of legal fees as follows:

Delegation	Current Policy Amount	Draft Policy Proposed Amount
Applications for Waiver of Interest		
Revenue Coordinator	\$100	\$100 (no change proposed)
Financial Controller*	\$1,000	\$2,000
CEO	\$1,000 - \$2,000	\$2,000 - \$5,000
Council	Amounts greater than \$2,000	Amounts greater than \$5,000
Applications for Waiver of Legal Fees		
Revenue Coordinator	\$100	Delegation removed
Financial Controller*	\$100 - \$1,000	Delegation removed
CEO	\$1,000 - \$2,000	Amounts up to \$5,000
Council	Amounts greater than \$2,000	Amounts greater than \$5,000

**Note that the Financial Controller position title has replaced the titles 'Manager Corporate Services and General Manager Business & Economic Development' throughout the revised Policy.*

During the review process it was determined that it is not necessary for the Revenue Coordinator or Financial Controller positions to retain delegated authority to approve the waiver of legal fees. Such circumstances arise infrequently and, where they do occur, would be subject to consultation with the Chief Executive Officer (CEO) in any event. It is however proposed to increase the threshold for the Financial Controller to approve applications for waiver of interest up to \$2,000, and the threshold for the CEO to approve waiver of amounts up to \$5,000.

These changes are intended to avoid the need for additional administrative effort in referral to Council, improve responsiveness to applicants, and ensure decisions can be made in a timely and consistent manner.

Ministerial Guidelines

On 24 December 2025, the Minister for Local Government published ministerial guidelines (Attachment 3) under s 181AA of the *Local Government Act 1989*. These are the first guidelines to be published under this provision and impose entirely new obligations on councils.

The Guidelines put focus on proactively supporting ratepayers experiencing hardship or financial hardship, with the aim of reducing additional organisational costs associated with the collection of these rates.

The Guidelines direct councils to review and update their policies for ratepayers experiencing hardship or financial hardship against the principles set out in the Guidelines. The review undertaken of Council's Rates and Charges Financial Hardship Policy confirmed that the policy is consistent with the mandatory principles.

Engagement

Community engagement on the revised policy was open from 6 - 20 February 2026 via Council's Engage Mansfield platform. One submission was received during the consultation period. The submission was generally supportive and identified a number of positive elements which are listed on page 3 of Attachment 4. The submitter raised the following matters for consideration:

Matter for consideration	Officer Comments
How the payment of the rates and charges causing hardship to the person are assessed.	The ratepayer's income and expenditure is assessed by the Rates Coordinator and the Financial Counsellor to determine the ability to make repayments on a weekly/fortnightly/monthly basis.
Financial hardship should relate to what may be considered reasonable and consistent financial management relating to an average individual or family household operation?	With the completion of the financial assessment, an agreed amount is accepted between both parties that takes in account the ratepayer's ability to make the regular payments.
No mention of episodic versus ongoing financial hardship.	Each application is assessed on individual circumstances with consideration given to the duration and severity of hardship.

Recommendation
THAT COUNCIL endorses the Rates and Charges Financial Hardship Policy 2026.
Support Attachments
<ol style="list-style-type: none"> 1. DRAFT Rates and Charges Financial Hardship Policy 2026 [13.5.1.1 - 5 pages] 2. Tracked Changes - Rates and Charges Financial Hardship Policy 2026 [13.5.1.2 - 5 pages] 3. Government Gazette - Ministerial guidelines under s 181 AA of the Local Government Act 1989 [13.5.1.3 - 20 pages] 4. Engagement Report - Rates and Charges Financial Hardship Policy [13.5.1.4 - 4 pages]

Considerations and Implications of Recommendation

Sustainability Implications

Not Applicable

Community Engagement

Community Engagement has been undertaken in accordance with Council’s Community Engagement Policy. Feedback on the draft revised policy was sought through the Engage Mansfield webpage from 6 - 20 February 2026. One comment was received, which has been considered in the final review of the policy.

Collaboration

Not Applicable

Financial Impact

All work to create the policy has been undertaken internally by Council Officers within existing staff resources.

The implementation of the Ministerial Guidelines may result in an increase in hardship applications and requests for payment arrangements, leading to additional administrative workload. This will require enhanced monitoring and reporting to ensure ongoing compliance with the Guidelines; the resourcing of the Revenue team has been reviewed as part of the 2026-27 Budget process to consider the impact of these changes.

Legal and Risk Implications

Reputation Risk: Consistency and clarity in Council’s approach to supporting community members in financial hardship ensures equity and fairness, and a community wide appreciation of Council’s financial hardship resources and access to assistance.

Regional, State and National Plans and Policies

The Policy ensures compliance with the *Local Government Act 1989*, *Local Government Amendment (Rating and Other Matters) Act 2022* and Ministerial guidelines relating to payment of rates and charges under s 181AA of the *Local Government Act 1989*.

Innovation and Continuous Improvement

To support implementation, updated procedures have been developed and staff training undertaken to promote consistent and compliant application of the policy across the Revenue Department.

Alignment to Council Plan

Theme 3: An Effective and Efficient Council

Strategic Objective 3.2 Ensure responsible and innovative resource management

Strategic Objective 3.3 Maintain strong governance, transparency and accountability

Governance - Disclosure of Conflicts of Interest

The author of this report and officers providing advice in relation to this report do not have a conflict of interest to declare in this matter, in accordance with the Local Government Act 2020.

14. Council Meeting Resolution Actions Status Register

This report presents to Council the Mansfield Shire Council Meeting Resolution Actions Status Register

Recommendation
THAT COUNCIL receive and note the Mansfield Shire Council Meeting Resolution Actions Status Register as at 14 April 2026.
Support Attachments
<ol style="list-style-type: none"> 1. Mansfield Shire Council Action Register as at 14 April 2026 [14.1.1 - 5 pages] 2. CONFIDENTIAL Mansfield Shire Council Action Register as at 14 April 2026 [14.1.2 - 2 pages]

15. Advisory and Special Committee reports

Nil

16. Authorisation of sealing of documents

Nil

17. Closure of meeting to members of the public

Council has the power to close its meeting to the public in certain circumstances pursuant to the provisions of Section 66(2) of the Local Government Act 2020. The circumstances where a meeting can be closed to the public are:

- a) the meeting is to consider confidential information; or
- b) security reasons; or
- c) it is necessary to do so to enable the meeting to proceed in an orderly manner.

The definition of confidential information is provided in Section 3(1) of the *Local Government Act 2020*.

Recommendation
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 set out in section 18 below.

18. Confidential Reports

18.1. Tender Award: MRRC Access Road Upgrade

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: Learner Pool Enclosure

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.

18.3. Contract Award: Microsoft Licences

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.

18.4. Potential Land Acquisition

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.

19. Reopen meeting to members of the public

Recommendation
THAT COUNCIL reopen the meeting to members of the public.

20. Close of meeting