

OFFICIAL



Mansfield Shire

Council Meeting

Tuesday 20 October 2026 5:00 pm
Mansfield Council Chamber

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

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 Engineering & Capital Works
Maya Balvonova, Executive Manager Development & Customer Service
Ari Croxford-Demasi, Executive Manager Operations & Infrastructure

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

13.2-13.4 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. 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.

17. Presentation of confidential reports

18. Reopen meeting to members of the public

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

19. Close of meeting

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

Agenda Contents

1. Opening of the meeting	5
2. Present	5
3. Apologies.....	5
4. Statement of commitment	5
5. Acknowledgement of Country	5
6. Disclosure of conflicts of interest.....	5
7. Confirmation of minutes	5
8. Representations	6
9. Notices of motion.....	6
10. Mayor's report	6
11. Reports from council appointed representatives	8
12. Public question time	8
13. Officer reports.....	9
13.1. Chief Executive Officer's report	9
13.2. Investment and Planning	10
13.2.1. Planning Scheme Review	10
13.2.2. C56mans Part 2 - Township Approaches.....	19
13.2.3. P095-24 Development of land for a habitable outbuilding - 13 Loyola Drive, Mansfield	25
13.3. Development & Customer Service.....	40
13.3.1. Mansfield Historical Society Station Precinct Assets Lease.....	40
13.3.2. Mens Shed Lease Expansion.....	46
13.4. Executive Services	53
13.4.1. Naming of an Unnamed Lane in Merrijig.....	53
13.4.2. Annual Report 2025-26	56
13.4.3. Schedule of Council Meetings: Dec 2026 - Nov 2027	59
13.4.4. Council Christmas Function Early Office Closure	62
14. Council Meeting Resolution Actions Status Register	64
15. Advisory and Special Committee reports	64
15.1. Audit & Risk Committee Meeting Agenda & Minutes.....	64
16. Closure of meeting to members of the public.....	64
17. Confidential Reports.....	65
17.1. Historic Goods Shed Lease	65
17.2. Tender Award: 2026-27 Road Reconstruction & Reseal Preparation Program	65
17.3. Tender Award: Changing Places Facility & Fertiliser Shed Skillion Roof Construction	65
18. Reopen meeting to members of the public.....	65
19. Close of meeting	65

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 15 September 2026 and 23 September 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:

It has been an exceptionally busy month since my last report, with a wide range of community events, important milestones and continued advocacy on matters of significance to Mansfield Shire. There is much to report, reflecting both the strength of our community and the considerable work being undertaken across our Shire.

Cr Treasure and I were pleased to welcome Senator Michelle Ananda-Rajah to Mansfield to mark the completion of the IMPACT Route and inspect progress on the Lords Pavilion. Both projects demonstrate the value of cooperation between local and Federal Governments and the lasting benefits of investment in regional communities.

As Councillors, we are united in our determination to secure funding for the proposed Mansfield Emergency Services Precinct. The January bushfires reinforced the importance of modern, coordinated emergency services facilities, including a properly equipped Emergency Relief and Resilience Centre.

With our growing population and more than 600,000 visitors annually, this shovel-ready project remains a priority.

Following our earlier approach to the State Government, which has yet to result in a funding commitment, Council has continued to pursue support for this important project from candidates across the political spectrum including those seeking to represent the electorate of Eildon after the upcoming election. This is not a party-political issue. Council will continue to seek commitments from all sides of politics to ensure our community has the emergency services facilities it deserves.

A pleasing outcome has been the resolution of concerns surrounding the Macs Cove bus stop on Mansfield-Woods Point Road. Following the proposed closure, residents acted quickly, and Council worked alongside them to secure a suitable alternative, now operating since the beginning of the new school term.

We congratulate the Macs Cove community. This is local government working as it should - listening to residents and achieving practical outcomes together.

It was my pleasure to welcome three new Australian citizens on Australian Citizenship Day. I congratulate each of them on this important milestone.

On 29 September, I had the privilege of laying a wreath and speaking at National Police Remembrance Day at Mansfield Police Station. Given the tragic deaths of three police officers at Stringybark Creek in 1878, this occasion holds particular significance for our district. We honour their sacrifice and acknowledge those who continue to serve and protect our communities.

The Mansfield Library's annual Bookmark Competition continues to grow, with entries increasing from last year's record of 212 to an extraordinary 419 this year.

On 14 October, I will have the pleasure of announcing the winners. I particularly acknowledge the Friends of the Mansfield Library, whose volunteers raise funds through their second-hand bookshop to provide \$1,000 in prizes. This is a wonderful example of community generosity encouraging creativity and a love of reading among our young people.

Another highlight is the Three Faces Portrait Prize, presented by Arts Mansfield in partnership with Council.

This year's subject is Ella Crathern, Mansfield's 2025 Young Citizen of the Year. I have again had the privilege of serving on the judging panel, with the winning portrait receiving Council's \$2,000 acquisitive prize and becoming part of our permanent collection.

At the time of writing, the winner has yet to be announced, and I look forward to revealing the successful artist on Thursday evening, 15 October. I congratulate Arts Mansfield and its volunteers for this wonderful initiative.

October has seen a wonderful start to the Victorian Seniors Festival. I was delighted to attend the opening morning tea with more than 25 local seniors. The Blues, Bites & A Big Night event at Mansfield Golf Club attracted 142 people for an evening of food, music and friendship, demonstrating the importance of keeping our seniors connected and involved.

The weekend of 10 and 11 October also showcased the diversity of our Shire, with the Battle of the Bands Northeast Final, the Jamieson High Country Rod Muster and the Ghadaba-run Bush Tukka event.

With the High-Country Festival approaching, I encourage everyone to support the volunteers, businesses and community organisations who make these events possible.

The past month has once again demonstrated the strength of our community partnerships and the importance of determined advocacy. Whether securing essential infrastructure, supporting our smaller communities or celebrating the people who make Mansfield special, Council remains committed to representing the interests of those we serve.

While we may be one of Victoria's smaller municipalities, our aspirations are no less significant, and our determination to achieve them is no less strong. Together, we will continue working to ensure Mansfield remains the best little shire in Victoria.

*Cr Steve Rabie
Mayor*

Recommendation

THAT COUNCIL receive the Mayor's report for the period 10 September 2026 to 12 October 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	- Mayor Cr Steve Rabie - Cr James Tehan - Cr Mandy Treasure
Goulburn Murray Climate Alliance (GMCA)	Cr Tim Berenyi
Hume Regional Local Government Network (HRLGN)	Mayor Cr Steve Rabie
Mansfield Shire Council Audit and Risk Committee	- Mayor Cr Steve Rabie - Cr Mandy Treasure
Mansfield Shire CEO Employment Matters Committee	- Mayor Cr Steve Rabie - Cr James Tehan - Cr Bonnie Clark
Municipal Association of Victoria (MAV)	- Mayor Cr Steve Rabie - Substitute - Deputy Mayor Cr James Tehan
North East Local Government Waste and Recovery Forum	Cr Tim Berenyi
Rural Councils Victoria (RCV)	Cr James Tehan
Station Precinct Museum Community Asset Committee	Mayor Cr Steve Rabie
Taungurung-Local Government Forum	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 September 2026 to 30 September 2026.

Support Attachments

1. CEO Monthly Report - September 2026 [13.1.1.1 - 50 pages]

13.2. Investment and Planning

13.2.1. Planning Scheme Review

File Number	E4863	Responsible Officer	Senior Coordinator Planning, Nicole Embling
Purpose			

To provide Council with the final Planning Scheme Review report for adoption following engagement with the community, key stakeholders and referral agencies, and to seek a resolution of Council to proceed with a planning scheme amendment to implement the Planning Scheme Review in the Mansfield Planning Scheme.

Executive Summary

A planning scheme review is a regular, strategic review undertaken by Councils to assess how effectively their planning scheme is working and whether it aligns with local and State planning objectives. Section 12B(a) of the *Planning & Environment Act 1987* requires Council to complete a review of its Planning Scheme within one year of a Council Plan being adopted under the *Local Government Act 2020*.

An analysis of the Mansfield Planning Scheme has been completed, incorporating feedback from the Council staff who use the Scheme, Planning Practitioners, Referral Agencies, and the local community. Overall, it was found that the Mansfield Planning Scheme operates effectively, and while there are some small areas for improvement, the active strategic planning program that has been undertaken over the past 5 years has ensure that the Scheme is performing well against the community's expectations.

The following are the key recommended changes to the Mansfield Planning Scheme that have been identified in the attached *Planning Scheme Review 2026*. These changes will be implemented through a future planning scheme amendment:

- Update economic and population data.
- Replace the Vision with the current *Community Vision 2040*.
- Remove reference to the *Rural Living Strategic Study 2003* and replace with reference to the *Mansfield Planning Strategy 2022*.
- Remove reference to the *Mansfield Urban Design Framework 2005* and replace with additional references to the *Township Approaches Planning Controls and Guidelines Study, Mansfield Design Guidelines 2018*.
- Spelling corrections in the Design and Development Overlay.
- Update Clause 74.02 *Further Strategic Work* to reflect the current priorities of Council and the work plan for the Strategic Planning Team for the next four-years.

Key Issues

Planning Permit Applications

The findings in relation to Planning Permit Activity Reporting have identified a decline in the number of planning permit applications received since 2021-22. However, the complexity of applications has been increasing, and the number of VCAT appeals has also increased.

The data has shown the following in relation to permits assessed in the period subject to the review:

Permits (including refusals)	2021-22	2022-23	2023-24	2024-25	2025-26
Received	283	253	188	165	170
Approved with conditions	212	197	212	148	192
Refused	1	Nil	3	4	3
Average Statutory days for decision making	89	73.5	34.6	62.7	49.2

In terms of how many applications are being presented to Council, the following was found:

Permits (including refusals)	2021-22	2022-23	2023-24	2024-25	2025-26
Delegated decision	204	191	204	144	176
Council decision	8	6	11	8	9
VCAT decision	1	Nil	3	5	6

The analysis has also found the following information:

- 45% of applications are in Mansfield, with 13% in Bonnie Doon.
- The most common application type is for one or more new building (sheds, etc) with 23 applications for these.
- 158 applications were received for single dwellings.
- 81 applications were received for subdivision.

There is evidence of successful mediation of VCAT matters where most appeals are resolved by consent of the parties, rather than requiring determination by the Tribunal. Overall, it has been found that Council's statutory timeframes have improved since the implementation of the Greenlight system for processing planning permit applications.

Engagement Results

In addition to the results of the internal engagement with the Planners and other staff, responses were received from Referral Authorities, including Goulburn Murray Water (GMW), Department of Transport (DTP), Goulburn Broken Catchment Management Authority (GBCMA), and Resources Victoria (Earth Resources). The table below details the responses from the Referral Authorities, Planning Practitioners and Community, and the Council officer response to each submission.

Request	Council Response
Resources Victoria	
Code of Practice for Small Quarries should be incorporated as a background (incorporated) document into the Planning Scheme.	Noted. Will be considered in a future amendment. As this is a State Government document, however, it should be incorporated into all schemes through a VC amendment.
A Local Resources Policy could be developed and included in the Planning Scheme to better guide extractive industry at a local level, including location and resource availability.	Agreed. A recommendation has been included to examine extractive industries and review local policies to better reflect local values.
Permit triggers should be clearly included in referral requests	Agreed. This is an administrative matter and will be implemented by the Statutory Planning Unit.
Head, Transport for Victoria (DTP)	
Review of zoning maps where the Transport Zone 2 (TRZ2) is not accurately aligned with roads and road reserves	Noted. This would need DTP to identify where mapping needs to be changed and could be included into an anomaly amendment.
Replace 'VicRoads' with 'the Head, Transport for Victoria' as relevant through the Planning Scheme.	Agreed. This is an administrative change only.
Goulburn Broken Catchment Management Authority	
Retain the action for Review of Flood Mapping in the Further Strategic Work (Clause 74.02)	Agreed.
Goulburn Murray Water	
Supportive of ongoing work to review the Environmental Significance Overlay Schedules for the Special Water Supply Catchment Area	Noted. This review will need the support of Goulburn Murray Water to reduce referrals and improve timeframes for decisions.
Current references to a 30 metre setback from waterways should be updated to be 50 metres, to align with the Statewide policy at Clause 14.02-1S	Not agreed. This would increase referrals and impact timeframes for applications to be determined.
Supportive of a review of the Special Use Zone and Specific Controls Overlay applicable to Mountain Bay	Noted.
Re-referrals of a planning permit application need to be clearer about the desired process	Agreed. This is an administrative change only.
Planning Practitioners	
Undertake further strategic work including: ▶ Housing and settlement strategy ▶ Development, Infrastructure and Public Open Space Contributions Study ▶ Development Plan Overlay between the Malcolm Street, Highett Street,	Strategic work recommended for the next 4 years include the following: ▶ Implement the findings of the Mansfield Open Space Strategy and Contributions Plan ▶ Undertake a review of the Environmental Significance Overlays for the appropriate protection of the Special Water Supply Catchments.

Request	Council Response
Stoneleigh Road, and Kidston Parade area ▶ Review of the current Design and Development Overlay to consider signs ▶ Review the current Environmental Significance Overlays to remove drainage lines as 'waterways', necessity for Tier 2 Land Capability Assessments, and to delineate high-quality and productive agricultural land ▶ Strengthen the Significant Landscape Overlay to protect ridgelines	▶ Strengthening Landscape Protection is included in the future strategic planning program. The following strategic work is not being recommended for the next four years as follows: ▶ Housing and settlement strategy – undertaken as part of the Mansfield Planning Strategy 2022. ▶ Development Plan Overlay between the Malcolm Street, Highett Street, Stoneleigh Road, and Kidston Parade area – This has been included in the future strategic work considerations as part of the review but was not a high enough priority for the next four years. ▶ Review of the current Design and Development Overlay to consider signs – Not recommended as the DDO's have been recently implemented, and changes are not recommended at this point that may increase the number of signs allowed.
Update the Planning Scheme Review report to delineate approved dwellings from Small Second Dwellings.	Noted. This will be considered for the next Planning Scheme Review.
Reduce referrals to external authorities, to reduce delays with planning permit applications.	Agreed. Referrals are undertaken in accordance with the Mansfield Planning Scheme as required, and Council officers will continue to work with Authorities to further reduce referrals.
Improve customer service through live updates on the online Customer Portal (Greenlight website)	Agreed. Applicants are able to lodge, update, and view the progress of applications through Greenlight. In addition, Council officers are working with Greenlight to provide expanded customer access to information online.
Prioritise retention of strong local policy and advocate against State Planning Reforms which remove local content	Agreed. Amendment C60mans is implementing stronger local policy for Mansfield Shire and Council continues to actively advocate against reforms that remove local content or community input.
Community Submissions	
Rural Land Use Strategy is needed	Noted. The current Clause 74.02 has this as a piece of strategic work to be done. Council will actively work with people looking to rezone land to undertake a rural land use strategy as a proponent driven piece of work.
Protect trees and green open spaces	This objective is important to Council, however, opportunities are constrained by existing state policies. Additional work not included as additional protections are already in place through the Community Local Law and Canopy Tree protections, which have improved protections since

Request	Council Response
	the last planning scheme. In addition, Council's planning team has a procedure for working directly with developers to further protect vegetation on a case-by-case basis.
Restrict the size of garden sheds in residential areas	Not able to be accommodated – Garden sheds generally only need building permits and are exempt from planning requirements.
Re-zone an area of land north of Monkey Gully Road to Rural Living Zone	Noted. The current Clause 74.02 has this as a piece of strategic work to be done. Council will actively work with people looking to rezone land to undertake a rural land use strategy as a proponent driven piece of work.
Re-zone the west side of Crosbys Lane to Low Density Residential Zone	Noted. Council officers are assessing the request for rezoning in accordance with the Mansfield Planning Scheme.

Future Strategic Planning Program

The Planning Scheme Review is used to identify where further strategic work is needed and to set Council's priorities for the next four years. This is done by updating Clause 74.02 of the Mansfield Planning Scheme, where further strategic work is nominated. The updated policy with tracked changes is attached (Appendix 2 of the Planning Scheme Review report).

The projects can be grouped into three categories:

- Strategies and Township Structure Plans, completed in-house
- Specialist Strategies and reviews requiring external consultants and technical experts
- Planning Scheme Amendments to implement strategic work

The proposed 4-year strategic work plan includes only two projects requiring consultants, being the Significant Landscape Study (for the Delatite Valley) and the Heritage Gaps Study. The Heritage Gaps Study would only be undertaken subject to external funding becoming available.

In relation to the Rural Land Use Strategy which is currently included but is proposed to be removed from the Further Strategic Work, Council officers are advocating for proponents who are looking at Rural Land rezonings to undertake this work and will facilitate the various proponents to coordinate this in a manner to share those costs between the various parties.

The guidelines for undertaking a planning scheme review specify that only projects and amendments prioritised as being *High* or *Very High* be included in the Future Strategic Work at Clause 74.02. The Planning Scheme Review identifies the following projects:

Very High:

- Implement Planning Scheme Review
- Amendment C60mans – Implement Mansfield Planning Scheme
- Mansfield Flood Study
- Amendment C56mans Part 2 – Township Approaches Design and Development Overlay (DDO)
- Significant Landscape Overlay (SLO) Review and Implementation – Delatite Valley Significant Landscape Study
- Delatite Valley Implementation - DDO for Merrijig

High:

- Implement Mansfield Flood Study
- Amendment C62 – Goulburn Murray Water Memorandum of Understanding (MOU) and Environmental Significance Overlay (ESO) Review

Additionally, the Strategic Planning team will consider and process proponent-led planning scheme amendments and proposals. These are not able to be included in the further Strategic Planning Program as proposals are often unexpected. Some allocation and assumption of resources is needed to ensure proponent-led amendments can be dealt with in a timely manner and with a suitable level of officer engagement.

Currently Council officers are aware of three proposals, one of which has been formalised through an application and is progressing, being the rezoning of land along Dead Horse Lane from Farming Zone to Industrial Zone 3 through planning scheme amendment C63mans.

The following are current actions listed in Clause 74.02 *Further Strategic Work* that are proposed to be removed.

Project / Action being removed	Comment
Implement the Mansfield Planning Strategy	Currently being implemented through planning scheme amendment C60mans
Housing Strategy/Neighbourhood Character Study and review Township Structure Plans	Remove Housing Strategy and Neighbourhood Character Study as it is being implemented through planning scheme amendment C60mans The Township Structure Plans will continue to be reviewed through future strategic work (e.g. Jamieson and Maindample Plans)
Review policy for former Sawmill site	Is being deleted through C60mans – maintains consistency
Industrial subdivision on Lakins Road	Is being deleted through C60mans – maintains consistency
Master Plans for key open space areas	Is being deleted through C60mans – maintains consistency
Investigate the need for a Parking Overlay	Current Parking Study does not recommend implementing a Parking Overlay
Stormwater and Drainage Management Plan	Captured by the draft Infrastructure Plan and mitigation options through the Mansfield Township Flood Study
Explore alternative uses for the Racecourse	Not a priority from a Strategic Planning perspective
Rezone former Sawmill site	Is being deleted through C60mans – maintains consistency
Planning controls for the Lakins Road industrial area	Completed through the application of the Design and Development Overlay for the Township Approaches
Rezone a pocket of Residential land in Jamieson	Will be captured through the Jamieson Plan (structure plan)
Rezone General Residential land in Goughs Bay and Mountain Bay to Township Zone	Is being deleted through C60mans – maintains consistency
Deliver the Mansfield Station Precinct Activation Project	Complete, projects are completed, underway or planned

Project / Action being removed	Comment
Implement the Lake Eildon Masterplan	Was used as a background document for Goughs Bay Plan To be used as a background document for Mountain Bay Plan, Jamieson Plan, Macs Cove and Howqua Plan, and Lake Eildon surround Significant Landscape Overlay
Review SLO1 and SLO2	Remove this reference, as this is captured through updated projects relating to the implementation of the Delatite Valley Plan.
Identify key biodiversity areas and vegetation for additional protection	Statewide Canopy Tree policy and new Local Law have addressed this
Flood impacts to Broken, Goulburn, Delatite, Howqua and Big Rivers, and Ford Creek	Completed through Mansfield Township Flood Study and Upper Catchment Tributaries Flood Study
Guidelines to manage interfaces with sensitive uses in Mansfield	Completed through implementation of the Mansfield Township Approaches Guidelines, C56mans and the application of the Design and Development Overlay
Plan for growth and climate change impacts	All amendments are now required to consider this as part of planning legislation
Rural Strategy to consider the Onsite Wastewater Management Plan and environmental constraints	Being addressed through C62mans and the review of the Goulburn Murray Water MOU and ESO update
Signs policy for Mansfield Shopping Village Centre	This is a site specific project and has not been identified as a priority for the next 4-years.
Correct zoning errors and other anomalies	Being completed through this Planning Scheme Review, some matters are already addressed through C60mans

Overall, the planning scheme review process has identified that the Mansfield Planning Scheme is successful in its operation and only requires minor adjustments to align with the current Council Plan and priorities of Council. The findings from the engagement have been incorporated where appropriate and it is noted that the key feedback from the Planning Practitioners relates to process improvements for the statutory planning team and the online Greenlight portal, which are being implemented.

The Planning Scheme Review requires implementation through a Planning Scheme Amendment, which is proposed to be completed as C65mans Planning Scheme Review and will include correcting some mapping anomalies which have been identified over the past four years.

Recommendation
THAT COUNCIL: 1. Adopt the <i>Planning Scheme Review 2026</i> to inform the preparation of a planning scheme amendment. 2. Request under Section 8A(2) and (3) of the <i>Planning & Environment Act 1987</i> ('the Act') that the Minister for Planning authorise Mansfield Shire Council to prepare Amendment C65mans Planning Scheme Review to the Mansfield Planning Scheme. 3. Notify the Minister for Planning that when it exhibits Amendment C65mans, MAnsfield Shire Council intends to give full notification of the amendment under Section 19 of the Act for a minimum statutory exhibition period of one month. 4. When authorised by the Minister for Planning, exhibit Amendment C65mans to the Mansfield Planning Scheme under Section 19 of the Act.
Support Attachments
1. Mansfield Planning Scheme Review 2026 - report [13.2.1.1 - 70 pages]

Considerations and Implications of Recommendation

Sustainability Implications

Not Applicable

Community Engagement

Community Engagement has been undertaken in accordance with the Council Community Engagement Policy through online engagement, where a draft of the *Planning Scheme Review* was provided for comment and a survey encouraged engagement. Feedback has been incorporated into the Review.

Collaboration

Collaboration with relevant government bodies, Traditional Owners and the community was sought during the development of the *Planning Scheme Review*.

Financial Impact

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

Legal and Risk Implications

Not Applicable.

Regional, State and National Plans and Policies

The Planning Scheme Review has been undertaken in accordance with the Planning Provisions of the Mansfield Planning Scheme and requirements of the *Planning & Environment Act 1987*.

Innovation and Continuous Improvement

The *Planning Scheme Review 2026* promotes continuous improvement as it proposes updates to the Mansfield Planning Scheme to align with the Council Plan and current priorities.

Alignment to Council Plan

Theme 1: A Healthy and Connected Community

Strategic Objective 1.1 Strengthen community connection, inclusion and participation

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

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. C56mans Part 2 - Township Approaches

File Number	E14938	Responsible Officer	Strategic Planner, Esther Perkins
Purpose			

To seek a Council resolution to abandon amendment C56 Part 2 to the Mansfield Planning Scheme, and to request authorisation from the Minister for planning to prepare and exhibit amendment C64mans to the Mansfield Planning Scheme, to apply the Design and Development Overlay, Schedule 3, to the properties at 1/16 and 10 Crosbys Lane, Mansfield.

Executive Summary

This report provides Council with an update on Planning Scheme Amendment C56mans Part 2, and the submissions received to the amendment, which sought to make changes to the existing Design and Development Overlay – Schedule 1 (DDO1) and apply it to the remaining parcels on the Mt Buller Road approach. Following consideration of the submissions, it is now proposed to abandon amendment C56 Part 2, and to request authorisation from the Minister for planning to prepare and exhibit amendment C64mans to the Mansfield Planning Scheme, to apply the Design and Development Overlay, Schedule 3, to the properties at 1/16 and 10 Crosbys Lane, Mansfield.

Key Issues

In 2018, Council adopted the *Township Approaches Planning Controls and Guidelines Study*, which proposed a range of planning controls to be implemented to ensure appropriate design outcomes could be achieved along the Mansfield Township Approaches. Protection of the Mansfield Township Approaches is being done with the use of the Design and Development Overlay, using three versions of the schedule to apply different parameters across the approaches. These parameters are specific to the zones in the areas. The three different schedules are as follows:

1. DDO1 – Alpine Approaches and Township Gateways

This is an existing overlay, with the sites already afforded a level of protection for the township approaches. The application of the current DDO1 is relatively small, including an isolated area opposite the Station Precinct on High Street and some land along Mt Buller Road.

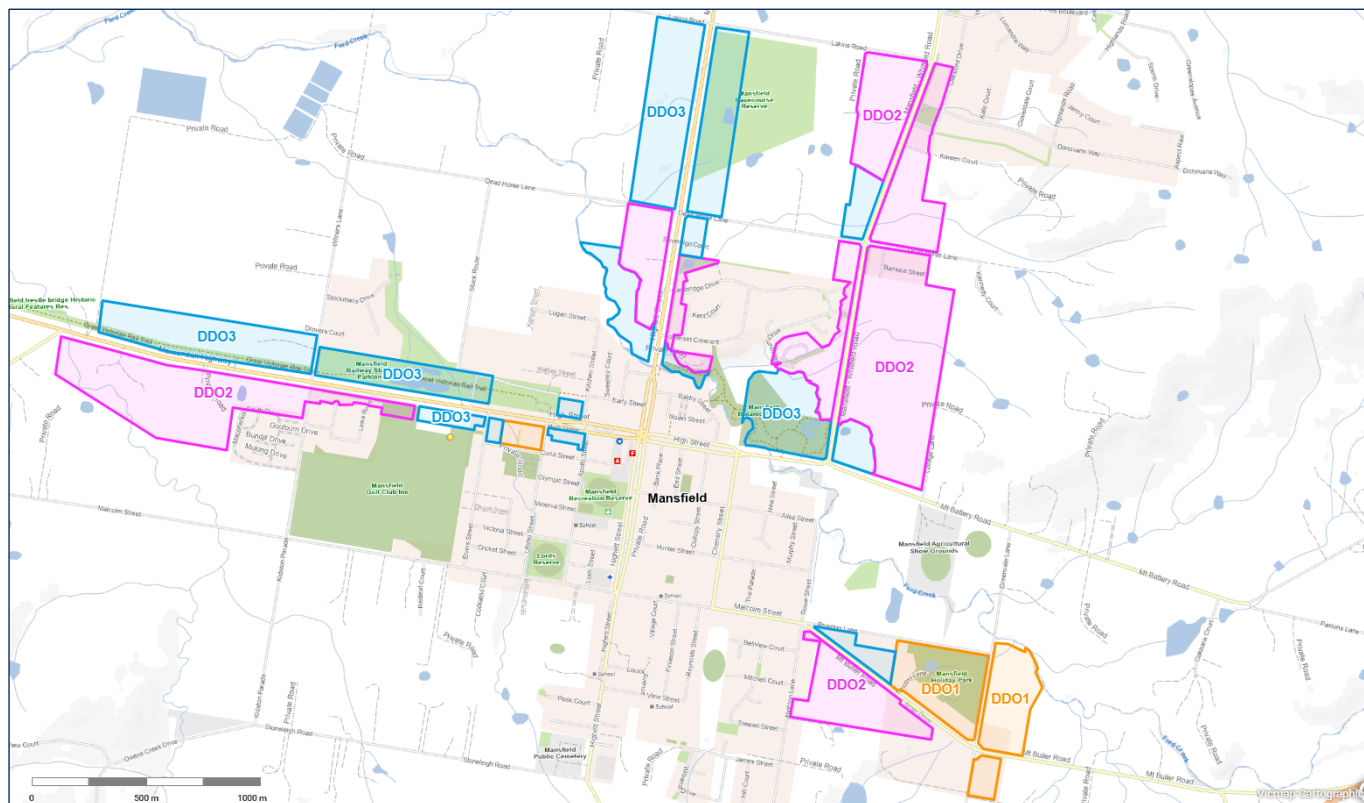
2. DDO2 – Alpine Approaches and Township Gateways – Residential Zones

This overlay was applied through Amendment C48mans and was formally incorporated into the Mansfield Planning Scheme on 20 January 2023. This overlay applies to all residential zones on all four township approaches.

3. DDO3 – Alpine Approaches and Township Gateways – Non-Residential Zones

This overlay was applied through Amendment C56mans Part 1 and was formally incorporated into the Mansfield Planning Scheme on 8 January 2026. This overlay applies to the non-residential zones on all four approaches.

The various schedules are shown in their already applied locations on the map below.

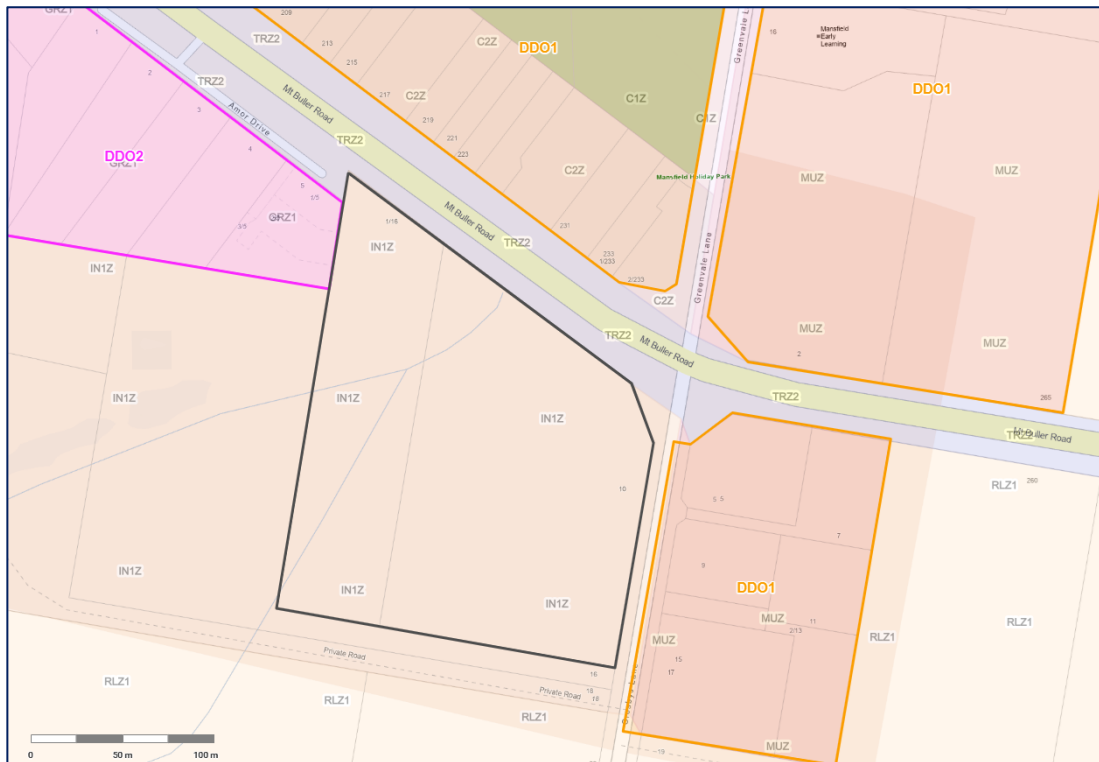


Existing Design and Development Overlay coverage in Mansfield

Planning Scheme Amendment C56mans Part 2, was originally seeking to implement the remaining aspects of Amendment C56mans, being the strengthening of the DDO1 policy, providing clearer guidance for future development on the existing DDO1 areas, as well as apply the DDO1 to 1/16 and 10 Crosbys Lane, Mansfield, where there is currently a gap in DDO coverage on the Mt Buller Road approach. This gap is outlined in the figure below in black.

A copy of the draft amendment documents C56mans Part 2 are attached to this report. These documents include:

- C64mans Explanatory Report
- C64mans Instruction Sheet
- Design and Development Overlay, Schedule 3
- C64mans Map12DDO – Proposed DDO3 mapping sheet.



Area proposed to be included within the DDO3 outlined in black above.

Following exhibition of C56mans, the amendment was split into two Parts, with Part 2 relating to Schedule 1 of the Design and Development Overlay only. Part 1 included the application of Schedule 3 of the Design and Development Overlay to most of the non-residential zones in the township approaches that had no existing controls. The DDO Schedule 3 was gazetted into the Mansfield Planning Scheme on 8 January 2026. Schedule 2, which protects the residential zoned areas, was gazetted on 20 January 2023.

C56mans Part 2 proposed to update the Schedule but maintain the mandatory controls and was subject to unresolved submissions. Specifically, there were five submissions supporting the retention of mandatory controls, and one submission objecting to the mandatory controls. Mandatory provisions provide greater certainty and ensure a preferred outcome and more efficient process however; the current planning practice discourages the use of them.

The existing DDO1 has applied mandatory controls for a long time, and the level of control this provides is highly valued by the community. The originally proposed changes to the DDO1 retained these mandatory controls and further strengthened them to protect these important areas. The updated mandatory controls proposed as part of C56mans Part 2 by Council and the supporting submissions include:

- Buildings setbacks must be as follows:
 - More than 6 metres from the front of the site
 - Be consistent with the predominant building setback along the approach.
 - Allow pedestrian access and parking at the front of the site.
 - More than 3 metres from both side boundaries where the building is more than 30 metres.
 - Building heights must not exceed single storey in height, with a maximum height from ground level of 6 metres to the upper point of the building roofline.

- Materials used must be of natural or muted materials (Zincalume and other reflective materials are prohibited).
- Roof forms must differentiate between the various elements of the building, be varied to provide visual interest and screen building infrastructure located on the roof.

The newer schedules in the Mansfield Planning Scheme, being Schedules 2 and 3, consist of performance-based provisions, not mandatory provisions.

Council officers assessed all submissions to C56mans Part 2 and found that the only way to address the objection would be to substantially change Schedule 1 to make the controls performance based. However, the other submissions made it clear that if the existing controls were lessened, this would not be supported. This resulted in no manner with which Council officers could amend the proposed Schedule and keep all parties satisfied with the outcome. In addition, a reduction in the level of control in the existing DDO1 was not something that Council officers wanted to have considered for these important approaches.

In order to progress the amendment in a way which satisfies all submitters and provides coverage to the remaining parcels of land on the Township Approaches, a recommendation is made that Council abandon amendment C56mans Part 2 and commence preparation of a new planning scheme amendment (C64mans) to apply the Design and Development Overlay Schedule 3 to 1/16 and 10 Crosbys Lane, Mansfield. This will retain the existing level of control in the areas already covered by the DDO1 and allow the small gap in the overlay to be filled appropriately. The DDO3 does not contain mandatory controls, but is considered appropriate for that area, and will provide the level of protection desired by the community for the remaining sites on the alpine approach.

The Design and Development Overlay Schedule 3 is existing policy in the Mansfield Planning Scheme and applies to other non-residential areas on the township approaches. The application of this DDO at the Crosbys Lane sites would be in keeping with this pattern of built form controls, as the land is zoned as Industrial 1.

Recommendation

THAT COUNCIL:

1. Having been authorised by the Minister for Planning to prepare Amendment C56mans Part 2 to the Mansfield Planning Scheme under Section 8A(4) of the *Planning and Environment Act 1987* ('the Act');
2. Having prepared and exhibited Amendment C56mans Part 2 to the Mansfield Planning Scheme under Section 19 of the Act;
3. Having considered all submissions to Amendment C56mans Part 2 to the Mansfield Planning Scheme under Section 22 of the Act; and
4. Resolves to:
 - a. Abandon Amendment C56mans Part 2 to the Mansfield Planning Scheme in accordance with Section 23(1)(c) of the Act.
 - b. Advise the Minister for Planning in accordance with Section 28(1) of the Act of Council's decision to abandon Amendment C56mans Part 2 to the Mansfield Planning Scheme.
 - c. Request the Minister for Planning under Section 30(1)(c) of the Act to publish a notice of lapsing of Amendment C56mans Part 2 to the Mansfield Planning Scheme in the Government Gazette in accordance with Section 30(2) of the Act.
5. Resolves to:
 - a. Request under Section 8A (2) and (3) of the Planning and Environment Act 1987 ('the Act') that the Minister for Planning authorise Mansfield Shire Council to prepare Amendment C64mans to the Mansfield Planning Scheme.
 - b. Notify the Minister for Planning that when it exhibits Amendment C64mans, Mansfield Shire Council intends to give full notification of the amendment under Section 19 of the Act for a minimum statutory exhibition period of one month.
 - c. When authorised by the Minister for Planning, exhibit Amendment C64mans to the Mansfield Planning Scheme under Section 19 of the Act.

Support Attachments

1. Proposed DDO3 mapping [13.2.2.1 - 1 page]
2. Ordinance - Design and Development Overlay - Schedule 3 non-residential zones [13.2.2.2 - 7 pages]
3. Mansfield C 56 manspt 2 001 ddo Maps 11 12 [13.2.2.3 - 1 page]
4. C56mans Part 2 Ordinance track changes [13.2.2.4 - 10 pages]
5. C64mans Instruction Sheet [13.2.2.5 - 1 page]
6. C64mans - Explanatory Report Draft [13.2.2.6 - 11 pages]
7. CONFIDENTIAL - C 56 mans Combined Submissions [13.2.2.7 - 37 pages]

Considerations and Implications of Recommendation

Sustainability Implications

None at this time.

Community Engagement

Community Engagement has been undertaken in accordance with Council's Community Engagement Policy with community submissions helping to form the direction and recommendations outlined in the *Township Approaches Study & Mansfield Design Guidelines 2018*.

Community engagement pertaining to these guidelines was again undertaken through the exhibition process for planning scheme amendment C48mans.

C56mans also underwent community engagement through the exhibition process where both key stakeholders and affected parties were directly notified as well as advertising to the wider community. Engagement with submitters to C56mans Part 2 has been ongoing.

Collaboration

Not Applicable

Financial Impact

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

By abandoning Amendment C56mans Part 2 and preparing a new amendment, the amendment will not need to be referred to Planning Panels Victoria, and the costs associated with a panel hearing will not be incurred. There are no other financial implications for Council given that the remainder of the new amendment will be completed within existing resources.

Legal and Risk Implications

Strategic Risk: By abandoning Amendment C56mans Part 2, Council retains the existing mandatory controls in the DDO1, which the majority of community submissions support due to the longstanding community desire to protect Mansfield's alpine approaches. There is some risk that by preparing a new amendment through C64mans, there may be new objections to the Crosby's Lane sites, however any objections will be managed in a facilitatory manner.

Regional, State and National Plans and Policies

The proposed planning scheme amendment is in accordance with the Victorian Planning Provisions.

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.

13.2.3. P095-24 Development of land for a habitable outbuilding - 13 Loyola Drive, Mansfield

File Number	P095-24	Responsible Officer	Senior Statutory Planner, Claire Wilkinson
Purpose			

This report seeks Council's determination of planning permit application P095-24, lodged for the development of land for a habitable outbuilding. This application is being referred to Council for determination as the number of outstanding objections exceeds officer delegation.

Executive Summary	
Application Details	
APPLICANT	Leanne Maxwell - Regional Planning Services (for Jurgen and Wendy Lochtenberg)
PROPOSAL	Development of land for a habitable outbuilding
APPLICATION LODGED	10 October 2024 Amended floor plans and Tier 2 Land Capability Assessment submitted 12 September 2026
PUBLIC NOTICE	Notices sent to 29 Owners/Occupiers of surrounding properties (24 October 2024– 14 November 2024) Notice on site
SUBMISSIONS	Seven (7) objections received
Property Details	
PROPERTY ADDRESS	13 Loyola Drive, Mansfield
LAND DESCRIPTION	Lot 7 on Plan of Subdivision 312772E
RESTRICTIVE COVENANTS	Section 173 Agreement registered in instrument R738544E dated 17 January 1992
LAND AREA	2.632 hectares
EXISTING USE	Existing dwelling and Dependent Persons Unit
Planning Provisions	
ZONE	Clause 35.03 Rural Living Zone – Schedule 1
OVERLAYS	Clause 42.01 Environmental Significance Overlay – Schedule 2- Catchments at Medium Risk of Water Quality Impacts
PLANNING POLICY FRAMEWORK	Clause 02-03-4 Natural resource management Clause 12.05-1S Environmentally sensitive areas Clause 14.02-1S Catchment Planning and Management Clause 14.02-1L Catchment Planning and Management Clause 15.01-2S Building Design Clause 15.01-6S Design for Rural Areas
PARTICULAR PROVISIONS	None

Permit Triggers	
Rural Living Zone (RLZ1)	Clause 35.03-4 - A permit is required for buildings and works associated with a Section 2 use (dwelling on a Lot less than 4ha)
Environmental Significance Overlay (ESO2)	Clause 42.01 - A permit is required to construct or building or construct or carry out works on a lot less than 40 hectares
Other	
CULTURAL SENSITIVITY	The subject land is not within an area identified as having Cultural Heritage Sensitivity.
SITE INSPECTION	12 February 2025 and 8 October 2026

The permit applicant, Regional Planning Services, seeks approval for the development of land for a habitable outbuilding on the land at 13 Loyola Drive, Mansfield (Lot 7 on Plan of Subdivision 312772E). As the application is for retrospective approval of a building on the land Officers have been communicating directly with the landowners and their planning consultant, as the permit applicant, to determine how the development is defined under the Planning Scheme. Officers have inspected the property, accompanied by the landowner.

The Planning Permit application was put on hold while the applicant prepared amended plans and sought a more detailed Land Capability Assessment to determine wastewater treatment and disposal system onsite. The amended plans and new supporting information submitted in September 2026 has reduced the size of the habitable outbuilding to a single bedroom and the application is now supported by a Tier 2 risk-based Land Capability Assessment.

Key Issues

Subject Land

The subject land is shown in the aerial photograph in Figure 1 and Figure 2 and is an irregular shaped parcel of land situated on the west side of Loyola Drive. The property is north of the intersection with O'Hanlon Road and has Lake-side frontage along the western boundary. The property is in a Rural Living Zone area approximately 9 kilometres southwest of Mansfield, along the Ford Inlet of Lake Eildon. The subject site has a total area of 2.632 hectares.

There is an existing four-bedroom dwelling and previously approved single bedroom Dependant Persons Unit (Second Dwelling) constructed in the northeastern corner of the allotment and existing outbuildings located along the northern property line. There is an existing unpaved crossover and driveway access extending 130 metres into the allotment. There are existing dwellings on the adjoining properties to the north at 11 The Point, 180 O'Hanlon Road to the south, 20 Loyola Drive and 8 Loyola Drive to the east.

The topography of the site is moderately undulating and slopes down from the road towards the dam on the western side of the allotment. There are no easements on the site. The property does not have access to reticulated services (sewerage, water) and has an existing wastewater treatment system on the land. The property is part of the rolling hill landscape that adjoins the foreshore of Lake Eildon. The majority of the site is grassland with some native paddock trees scattered throughout the site and planted vegetation along the perimeter fence line and driveway.

The property is affected by an Environmental Significance Overlay that relates to water catchments at medium risk of water quality impacts. The property is not identified as containing areas of Aboriginal Cultural Heritage Sensitivity.

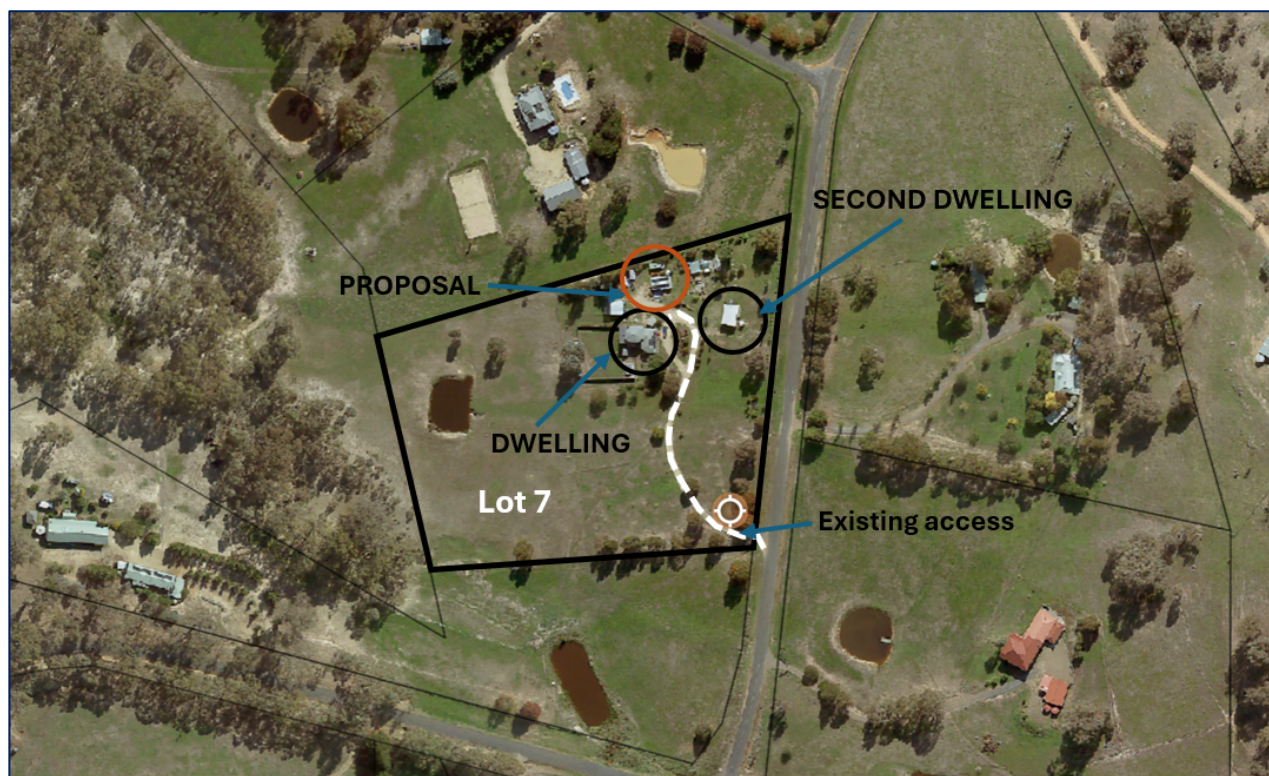


Figure 1: Context Map of the subject land and surrounds (Council POZI Rural Image 2026)

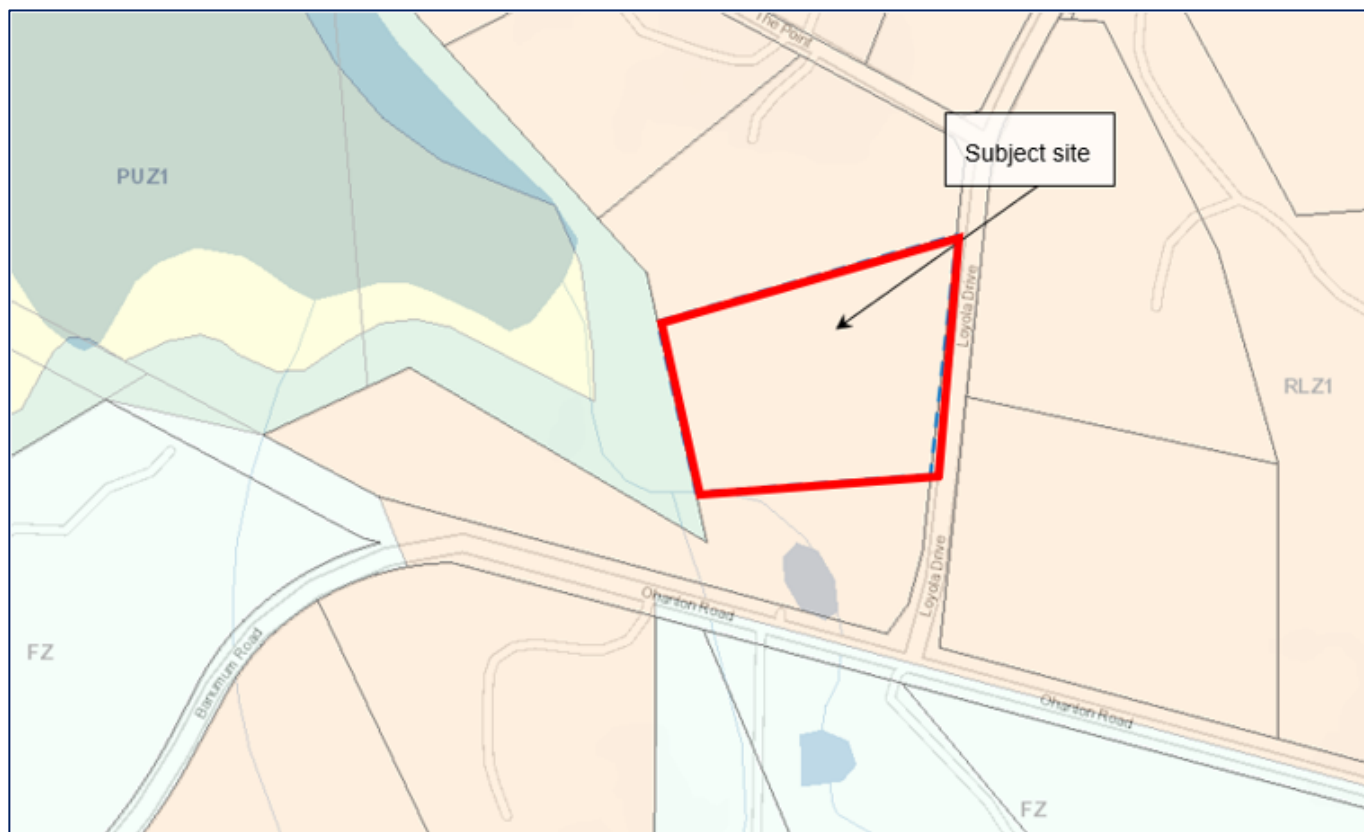


Figure 2: Subject site zoning provisions

Site History

Permits approved for the subject land include the following:

- Planning Permit PH/98/00340 for Construction of a Dwelling, issued 20 January 1999.
- Planning Permit P98/0002 for Shed, issued 14 January 1998.
- Planning Permit PH/02/00376 for Extension to existing dwelling, issued 1 November 2002.
- Building Permit BS-U 44018/8815224051793/0 for Dependent Persons Unit. Certificate of Final Inspection issued 11 September 2024.

Proposal

The current application is for the development of land for a habitable outbuilding with one bedroom associated with the existing dwelling.

The outbuilding is a prefabricated portable/modular structure measuring 51 square metres in area. The detached habitable outbuilding is located on the north side of the existing dwelling on the subject site and is existing on the subject site. The internal layout includes a bathroom and an open plan living area. A site inspection confirms that the internal layout does not include a kitchen and is within the existing domestic footprint of development on site. The location of the habitable outbuilding is shown in the site plan in Figure 3.

The landowner has indicated that the motivation to keep the structure as an additional bedroom to provide for inter-generational accommodation on the property for their extended family (children and dependents). The occupant of the habitable outbuilding utilises the kitchen in the main dwelling for meals and food preparation. The detached habitable outbuilding is close to the existing dwelling (on the northern side of the dwelling) and has orientation to the west.

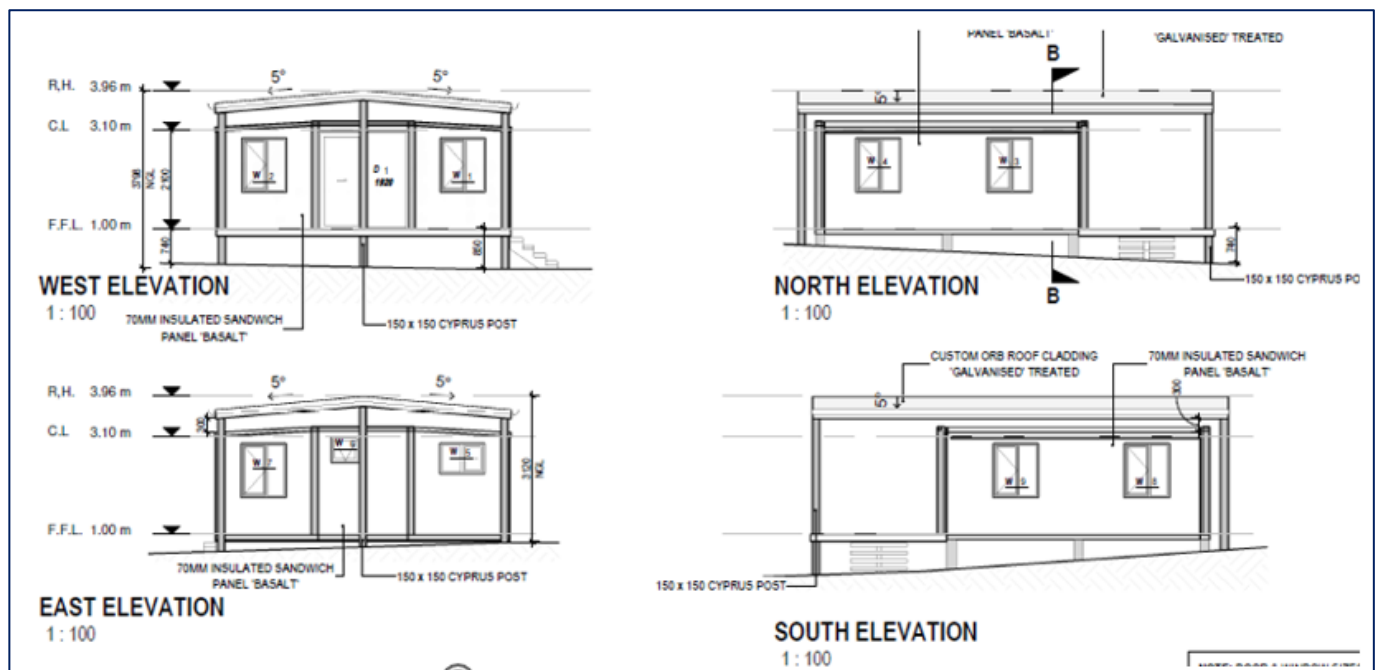


Figure 3: Exterior elevations of proposed outbuilding / detached habitable outbuilding

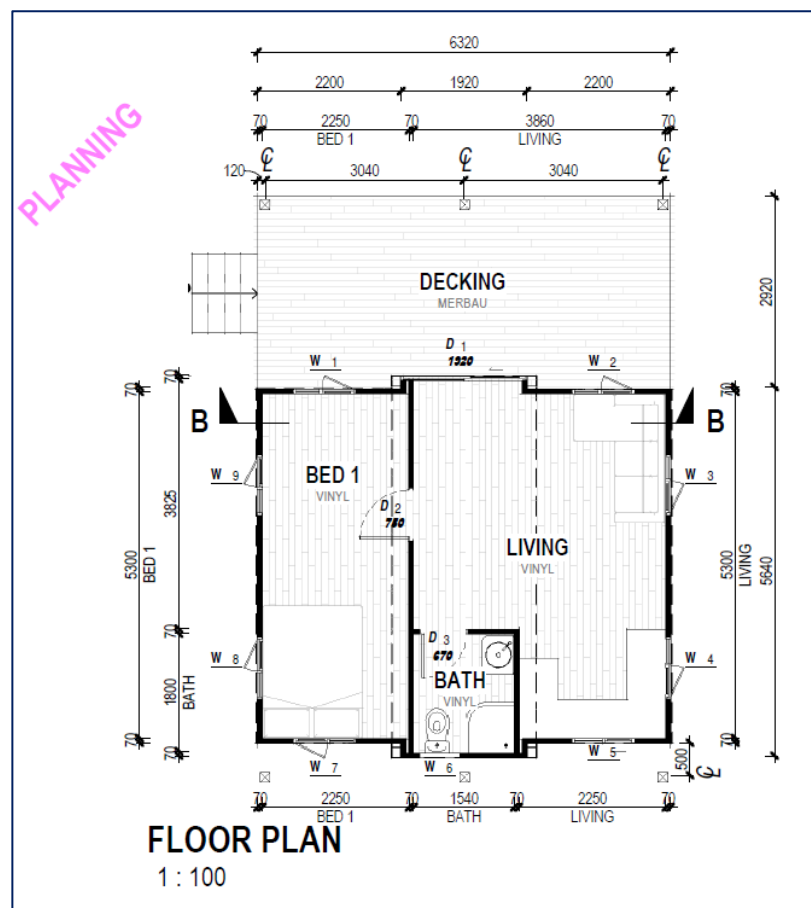


Figure 4: Floor Plan

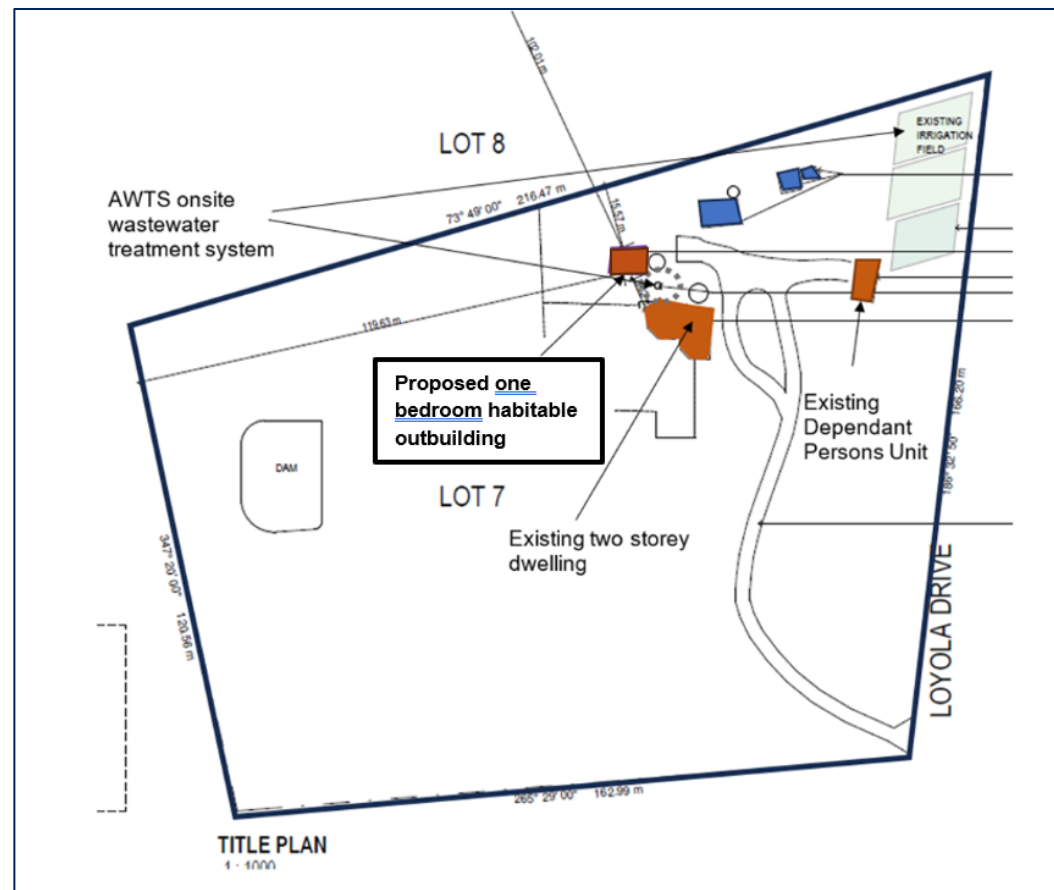


Figure 5: Site Plan showing existing and proposed development



Figure 6: View looking towards the west elevation / front entrance of the habitable outbuilding, February 2025



Figure 7: View looking towards the west elevation / front entrance of the habitable outbuilding, October 2026

Title Encumbrances

There is a Section 173 Agreement on the land, R738544E, entered into 33 years ago, registered on the title. A full copy of this agreement is attached to this paper.

The details of this agreement have been raised by the objectors as reasons to refuse the application. Council officers have undertaken a detailed assessment of the various provisions in the agreement and have formed the position that the agreement does not preclude approval of the development as proposed.

The following sections have been raised by the objectors as follows:

Section	Restriction	Officer Assessment
4	Materials Materials to be used in the construction of buildings shall be appropriate to a high-quality development and reflect the colour and texture of the rural lakeside setting. Selection of materials shall take account of colour, texture, durability and weathering characteristics. Carports, garages and outbuildings within the site of a house or residential buildings preferably shall be built in the style and materials of the house but in any event they shall be built of non-reflective materials which blend with the landscape. The preferred materials and colours of the walls of dwellings are: • Bricks – greys, tans, soft reds. • Timber – Treated or untreated cedar, timber suitably painted. • Stone – Preferably local • Fibre Cement – “Hardiplank” type of materials with a textured surface which MUST be painted at the time of construction in order to highlight the texture.	Terminology such as “preferred materials” does not constitute a mandatory provision. A mandatory provision would read “The materials used <u>must</u> be...”. In the absence of the word “must” the agreement lacks weight for enforcement from a planning perspective, leaving the assessment of these parameters based on the Mansfield Planning Scheme decision guidelines only. The proposed habitable outbuilding has not been constructed with the preferred materials (brick/timber/ stone or fibre cement), however, the design of the habitable outbuilding uses colours and materials that are reasonably similar to the existing buildings on the land. The subjective nature of this element makes it difficult to enforce a specific material.
5	Previously Occupied Dwellings No dwelling house which is already wholly or partially completed, and which has been previously occupied and used as a dwelling house may be moved onto any land in the said subdivision.	The proposed habitable outbuilding is modular and had been partially completed before being transported to the subject site. It is undetermined if the structure has been previously occupied or used as a dwelling. Dwelling in the Land Use Terms is defined in Clause 73.02 of the Mansfield Planning Scheme as: <i>A building used as a self-contained residence which must include a) a kitchen sink b) food preparation facilities c) a bath or shower; and d) a toilet and wash basin. It includes outbuildings and works normal to a dwelling.</i> As there are no kitchen or food preparation facilities the proposed building does not meet the definition of a dwelling. The difficulty with this provision is that it refers to a “dwelling house”. This structure doesn’t meet the definition of a dwelling, and as such, this

Section	Restriction	Officer Assessment
		restriction cannot be applied to the building being considered as part of this application. If it had been worded "No dwelling house or other structure/building", Council officers would be able to use this provision.
6	<u>Size of Dwelling</u> No dwelling shall be constructed on any land in the said subdivision which has an area excluding verandahs patios and carports of less than 100 square metres within the outer walls thereof with the exception of modular style of dwellings wherein a lesser size may be constructed provided additions are completed within two years to meet the above requirements.	The proposed habitable outbuilding has a floor area less than 100 square metres. The applicant contends that the proposed outbuilding is not a new dwelling but a detached habitable outbuilding that is associated with the primary two storey dwelling located next to it and therefore is not required to comply with section 6 of the Section 173 Agreement. As with the previous restriction, the narrow focus of this to apply to a "dwelling" means Council officers are not able to make the applicant increase the size of the structure.

Referral Authorities

Referral Agency	Response
GOULBURN MURRAY WATER (GVW) - SECTION 55	Conditional consent
COUNCILS ENVIRONMENTAL HEALTH TEAM	Conditional consent

Public Notice

The application was advertised in accordance with the requirements of section 52 of the *Planning and Environment Act 1987* by way of sending notices to twenty-nine (29) owners and occupiers of adjoining and nearby land and by displaying a sign on site for a period of at least fourteen consecutive days (24 October to 14 November 2024). All beneficiaries of the Section 173 Agreement registered on title for all of the allotments in the original Subdivision were notified.

Seven objections have been received to the application to date. The applicant has responded to the objections, and Council Officers have contacted the objector parties individually. At the time of writing this report, no objections had been withdrawn. The applicant amended the floor plan to a single bedroom in September 2026 as a response to the requirements of the Tier 2 Land Capability Assessment and onsite wastewater treatment requirements. From the location of the habitable outbuilding, no neighbouring dwellings are visible, suggesting that the nearby residences are not able to see the proposed building from their properties.

Following the public notice period, a total of seven (7) objections were received, in summary the objections relate to:

- Single dwelling covenant/ Section 173 restrictions
- Outbuilding and site are unsightly
- Negative impact on value of properties in 'Preston Point Estate'
- Septic system may not be suitable for wastewater load

- Neighbourhood character detrimentally impacted
- Dwelling - not a habitable outbuilding
- Previously occupied dwelling restriction
- Size
- Materials

A detailed assessment of the objections is included below (Consideration of Objections).

Planning officers undertook one on one consultation with the applicant (Planning Consultant) and all seven (7) of the objectors on 26 February 2025. Officers have conducted secondary one on one consultations on 7 October 2026 with the objectors. The purpose of these consultations has been to outline the application and planning process and to give the objectors an opportunity to discuss their concerns and ask questions. During these individual consultations both the objectors and the applicant discussed options and what the next steps will be.

Consideration of Objections

Objection Theme	Officer Comment
Single dwelling covenant • The developer set up the project as a prestige location and amongst other things placed a 173 Agreement over the entire estate. This agreement made it very clear there was to be only one habitable dwelling. Obviously, to make sure the property values were protected. • When we bought in Loyola drive 12 years ago, I understood that there was one residence allowed on the allotment. If that is changed does that leave it open for everyone to have multiple houses per allotment?	Although the developer of the original subdivision may have intended to set up the area as a prestige location, the wording in the Agreement limits what can be enforced on any particular property. The Section 173 Agreement has stipulations in relation to: • Materials • Previously occupied dwellings • Size of Dwelling The Agreement does not contain explicit wording in the noted restrictions that require that no more than one dwelling be developed on site. It is unclear from the wording of the restriction that the restriction to a single dwelling is an implied requirement. The requirements of the Rural Living Zone allow for consideration of more than one dwelling, so should other properties apply to have more than one dwelling, the Section 173 does not prohibit this, and any application would be considered under the provisions of the Mansfield Planning Scheme.
Outbuildings are unsightly. Potentially detract from the value of all properties within the subdivision. • Suggest that an extension to the existing home would be more appropriate.	While the objection proposes an alternative solution, if the permit applicant does not wish to amend the proposal, Council officers must assess the proposal as submitted and on its merits. Planning consideration is based on the merits of the current application and subject site context. The proposal is a design response that has been submitted in response to the topography of the site and the existing dwelling on site.

Objection Theme	Officer Comment
	It is noted that many of the dwellings in the estate have a combination of large single dwellings with multiple outbuildings. In addition, impacts on the value of land are not a planning consideration that can be made in an assessment.
Cumulative impact on the Lake from septic systems not properly installed.	The current application has been referred to Goulburn Murray Water and Council's Environmental Health Team who have both provided conditional consent, supporting the proposal. The development will need to comply with the Onsite Wastewater Management Plan, and all landowners have an ongoing requirement to ensure that their septic systems are operating properly.
Neighbourhood character: • What has happened at this site is completely out of character with all the other well-maintained properties in both Loyola Drive and The Point. • I purchased in this area after being informed by my solicitor that I would be protected from this type of development. • The gateway to our estate looks more like a caravan park now. • It is at odds with the remainder of the estate and will have a detrimental effect on all out property values • My husband and I have invested a lot of money renovating our existing Dwelling within the respected Covenant / Laws since purchasing in 2016. Since then, we have witnessed many other Quality Homes being erected in the same street, maintaining a very high standard, improving our residential area.	The Rural Living Zone has a range of decision guidelines that need to be considered with any application, including design and siting and the impact on the character of the area. Character is a subjective consideration that will need careful consideration by planning officers. Council officers cannot consider the impact on the value of properties, nor can they consider what another landowner has been told at the time of purchase by a solicitor or real estate agent.
Amenity • The proposed design and location of the habitable outbuilding will cause material detriment to views and land value of the Preston Point Estate.	The Rural Living Zone has a range of decision guidelines that need to be considered with any application, including design and siting and the impact on the character of the area. Character is a subjective consideration that will need careful consideration by planning officers.
Habitable Outbuilding • The structure comprising of 2 bedrooms, bathroom, kitchen and living area, has all the characteristics of a dwelling, and is intended to be lived in. • Typical examples of 'habitable outbuilding's' are buildings such as a	<i>Dwelling in the Land Use Terms is defined in Clause 73.02 of the Mansfield Planning Scheme as: A building used as a self-contained residence which must include a) a kitchen sink b) food preparation facilities c) a bath or shower; and d) a toilet and wash basin It includes outbuildings and works normal to a dwelling.</i>

Objection Theme	Officer Comment
detached entertainment room, a hobby studio or a swimming pool cabana/pool-house.	The detached habitable sleeping area could be conditionally restricted to require that the space not include a kitchen sink or food preparation facilities.
Previously Occupied Dwellings • The objector believes that the dwelling has been previously occupied and used as a dwelling. • The objector also contends that if the dwelling was new, plan and specifications from the manufacturer together with compliance certificates would have been submitted with the planning application.	A site inspection and the submission material provided does not confirm whether the proposed development has been previously occupied. The planning permit submission requirements do not require compliance certificates for electrical, plumbing, glazing and insulation. Those items would be part of the Building Permit submission process. The plans prepared by Taylors Engineering do not indicate if the outbuilding has previously been occupied. As there are no kitchen or food preparation facilities the proposed building does not meet the definition of a Dwelling. The difficulty with this provision is that it refers to a “dwelling house”. This structure doesn’t meet the definition of a dwelling, and as such, this restriction cannot be applied to the building being considered as part of this application.
Size of Dwelling • No dwelling shall be constructed on any land on the said subdivision which has an area excluding verandah's patios and carports of less than 100 square metres within the outer walls.	A site inspection and the submission material provided does confirm that the size of the development proposed is under 100 square metres. The applicant is seeking consent for a habitable outbuilding that is associated with the existing dwelling on site. The proposed outbuilding has some proximity to the existing dwelling. The site layout uses the existing crossover and a singular driveway into the allotment whereby it is situated to the side of the existing dwelling. As with the previous restriction, the narrow focus of this to apply to a “dwelling” means Council officers are not able to make the applicant increase the size of the structure. It is noted that the objectors don’t want the structure on site at all, regardless of size.
Materials • Materials to be used on the construction of buildings shall be appropriate to a high-quality development. The preferred materials are bricks, timber, stone, hardiplank.	The Section 173 Agreement stipulates specific requirements for outbuildings. The proposed habitable outbuilding is built in the style and materials of the house in keeping with the Agreement. The subjective nature of this restriction makes it difficult to enforce a specific material.

Officer Assessment

A complete assessment of the application against the Mansfield Planning Scheme is attached.

Compatibility with surrounding land uses

The proposal comprises incremental residential development on an existing allotment situated on the west side of Loyola Drive. It is considered that the scope of work to construct a habitable outbuilding ancillary to an existing residential on a property in a Rural Residential Estate is in accordance with the policy guidelines for the Mansfield. The subject site is within an area that has been identified as a good location for residential development. The scope of works is in accordance with the prevailing development patterns of the area, being in close proximity to Lake Eildon and offering high amenity appeal. The proposed development would be situated next to an existing dwelling and the primary use of the land would continue to be domestic. The addition of a single bedroom and living area in a separate building close to the existing house is considered relatively in keeping with the adjoining and nearby land uses which are also rural lifestyle properties. The surrounding properties are established with existing dwellings and associated domestic and hobby-farming activities, the area has remnant and planted vegetation and natural undulation.

Overall, it is considered that an additional outbuilding on the land does not detrimentally detract from the surrounding area and is generally in keeping with the development pattern of Loyola Drive and surrounds.

Design of the Outbuilding

The proposed outbuilding is to be located in an area that is generally undulating and has scattered vegetation throughout developed parcels of land. There is a variety of building forms and colours with a trend towards darker colours and pitched roofs. Generally, the design of the shed with a dark grey/blue black finish and treated wooden feature doors reflects the rural character of the area and would reasonably blend in with the surrounding landscape.

Special water supply catchment

The subject site is located within a declared catchment area. The dwelling and dependant persons unit have been built approximately 175 metres from the full supply line of Lake Eildon, further east of the site on neighbouring properties. It is considered that the applicant has obtained an approval to use septic tank system Permit issued 22/060, 13 September 2023. Additionally, the conditional consent from Goulburn Murray Water requires the landowner to enter into a Section 173 Agreement for the continual maintenance of the onsite wastewater treatment and disposal system, to their satisfaction.

Conclusion

Having assessed the application against the relevant clauses of the Mansfield Planning Scheme (see attached Assessment), it is considered that the proposed development is generally compatible with the surrounding area and the building is designed in a way that can match with the existing dwelling and domestic use of the site. The proposal would provide for a modest expansion of the existing residential use within an established rural living area. The proposal is supported by planning policy and the relevant planning controls, subject to appropriate conditions. The Officer Recommendation is to support the application and issue a Notice of Decision to Grant a Permit.

Recommendation

THAT COUNCIL issue a **Notice of Decision to Grant a Permit** for Planning Application P095-24 to allow **Development of land for a habitable outbuilding** on Lot 7 PS312772E, commonly addressed as 13 Loyola Drive, Mansfield in accordance with the endorsed plans and subject to the following conditions:

Endorsed Plans

1. The development of the habitable outbuilding, as shown on the endorsed plans, must be carried out and completed to the satisfaction of the Responsible Authority within the permitted expiry date.
2. At all times the development must be carried out in accordance with the requirements of any document approved under this permit to the satisfaction of the Responsible Authority.

Habitable Outbuilding

3. The outbuilding must not contain kitchens or other food preparation facilities.
4. Downpipe water from the building must be suitably directed into water tank(s), soakwell(s), or otherwise discharged, so as not to cause erosion to the subject or surrounding land, to the satisfaction of the Responsible Authority. The external finishes and materials of water tank(s) (if required) must be colour treated in muted low-reflective tones.

External Cladding

5. 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.
6. Within three (3) months of the date of this permit all galvanised iron is to be suitably treated to reduce reflectivity to the satisfaction of the Responsible Authority.
7. Photographic evidence is to be provided.

Environmental Health

8. Within 30 days of the date of this Permit, the owner must apply for approval to amend the existing Onsite Wastewater Management System with Council's Environmental Health department.
9. An amended Land Capability Assessment (LCA) must be submitted and approved by the Responsible Authority. When approved, the LCA will be endorsed and will form part of this permit. The LCA must be generally in accordance with the one submitted with the application but modified in accordance with Goulburn Murray Water and Council requirements.

Engineering

10. Access to the property must only be via the existing crossover and internal driveway, no additional access is permitted unless with the prior written consent of the Responsible Authority.
11. Interrupted overland flow from this development must not impact on the adjacent lots.
12. Any damage to Council managed assets (such as roads and stormwater infrastructure) as a result of the development must be repaired at the cost of the developer to the satisfaction of the Responsible Authority.

Goulburn Murray Water

13. All construction and ongoing activities must be in accordance with EPA Publication 1834.2 Civil Construction, Building and Demolition Guide (September 2025).
14. Prior to the commencement of any works, an amended Land Capability Assessment Report must be submitted. The amended Land Capability Assessment must be reflective of the wastewater disposal field design which includes sub-surface irrigation land application area based on the DIR of 3mm/day for Category 5 soils (969 sqm).

This amended Land Capability Assessment must be approved by Goulburn-Murray Water and Council's Environmental Health Department and endorsed as part of the issued planning permit.

15. 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.
16. Within 6 months of the date of issuance of this Planning Permit, the owner must enter into an agreement with the Responsible Authority and Goulburn Murray Water under Section 173 of the Planning and Environment Act 1987 to provide for the following:
 - a) If a community effluent disposal system or reticulated sewerage system becomes available, all wastewater from the dwelling must be disposed of via this system and the on-site wastewater treatment and disposal system must be decommissioned.
 - b) Unless a community effluent disposal system or reticulated sewerage system becomes available, the total number of bedrooms on the land must not contain more than 7 bedrooms.
 - c) 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.
 - d) The wastewater disposal area must be sized, installed and located in accordance with the Land Capability Assessment Report endorsed under this permit.
 - e) The owner shall meet the costs of the registration of the Agreement on the title of the land and provide evidence to Goulburn-Murray Water of this occurring within 3 months.
 - f) This agreement is cancelled if (a) above is satisfied.

Permit Expiry

17. This permit will expire if the development is not completed within two (2) 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

- a) Any failure to comply with the conditions of this permit may result in action being taken to have an Enforcement Order made against some or all persons having an interest in the land and may result in legal action or the cancellation of this permit by the Victorian Civil and Administrative Tribunal.
- b) This permit does not authorise the commencement of any building construction works. Before any such development may commence, the permit holder must apply for and obtain appropriate building approval.
- c) A site assessment for determining the bushfire attack level (BAL) in relation to the construction of a building has not been considered as part of this planning permit.

Support Attachments

1. P095-24 - 13 Loyola Drive Mansfield - Assessment Against Planning Scheme [13.2.3.1 - 6 pages]
2. P095-24 - 13 Loyola Drive Mansfield - Submitted Plans [13.2.3.2 - 4 pages]
3. P095-24 - 13 Loyola Drive Mansfield - Land Capability Assessment [13.2.3.3 - 52 pages]
4. CONFIDENTIAL - P095-24 Copy of Objections [13.2.3.4 - 8 pages]
5. CONFIDENTIAL- P095-24 Owner Submission for Council [13.2.3.5 - 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 sustainable residential development, with the requirement to make the use and development as sustainable as possible within the current legislation.

Community Engagement

The application was advertised to nearby and adjoining landowners and had a notice of application placed on the site, in accordance with the provisions of the *Planning and Environment Act 1987* and Council's community engagement policy.

Collaboration

Not Applicable

Financial Impact

The application has been assessed within existing Council resources in the Statutory Planning Department. An application fee of \$694 was received for the application.

Legal and Risk Implications

The application has been assessed under the provisions of the Planning and Environment Act 1987 and the Mansfield Planning Scheme. Should a Notice of Decision to Grant a Permit be issued, the Submitters (Objectors) may seek a review of Councils Decision at the VCAT, or the permit applicant may seek a review at the VCAT of any conditions placed on the permit. If Council determines to issue a Notice of Decision to Refuse to a Grant a Permit be issued, the permit applicant may seek a review of this decision at the Victorian Civil and Administrative Tribunal (VCAT).

Regional, State and National Plans and Policies

The application has been assessed under the provisions of 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

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. Mansfield Historical Society Station Precinct Assets Lease

File Number	AG1677	Responsible Officer	Strategic Property Program Manager, Renee Archibald
Purpose			

To seek Council endorsement to enter into a ten-year lease with the Mansfield Historical Society for selected assets within the Station Precinct, comprising the Railway Station building, adjacent platform area and Railway Carriages including the undercover area (A12208336, 177 High Street) commencing 1 November 2026 with an option for a further ten-year term.

Executive Summary

Council received a request from the Mansfield Historical Society (MHS) to formalise its management of key assets within the Station Precinct, including the Railway Station building, platform area and Railway Carriages. These assets are currently overseen by the Station Precinct Museum Complex Community Asset Committee (the Committee). The Committee endorsed the proposal for the lease of these assets at its meeting on 25 May 2026.

The proposed arrangement provides MHS with a ten-year lease, including an option for a further ten-year term, at a peppercorn rental. This will provide long-term tenure security and support the continued preservation, activation and community use of these historically significant assets.

The lease establishes clear governance arrangements, defines roles and responsibilities and provides an accountable framework for the ongoing maintenance, operation and management of the assets included in the agreement.

The proposal reflects the Committee's recommendation and represents a practical, low-risk approach to securing the long-term management of these assets while maintaining their cultural, historical and community value.

Key Issues



Figure 1 – Lease Included Area Highlighted in Red.

The Mansfield Historical Society has requested a formal lease arrangement for the Station Precinct to complement the existing governance role of the Museum Complex Community Asset Committee. While the Community Asset Committee provides valuable oversight and strategic guidance, a formal lease will provide greater clarity around tenure, asset management responsibilities, operational arrangements, and accountability for the day-to-day occupation and use of the site. The Society is seeking a secure tenure arrangement to support long-term planning, investment, preservation activities, and ongoing stewardship of these historically significant assets.

The proposed arrangement does not replace the Community Asset Committee structure, rather it works alongside the Committee framework by establishing a clear contractual relationship between Council and the Mansfield Historical Society, while continuing to support collaborative governance and community involvement in the management of the Station Precinct.

The proposed peppercorn lease aligns with Council's Property Leasing and Licensing Policy 2024, which supports community use of Council assets where clear public benefit is demonstrated. Establishing a lease will formalise roles, responsibilities, and accountability, ensuring stronger governance and transparency in asset management.

MHS contributes significant volunteer labour, financial resources and in-kind support towards the upkeep and enhancement of the Station Precinct. Formalising the arrangement recognises this contribution and supports the continued sustainability of the site.

Under the proposed lease:

- The Society will assume responsibility for day-to-day maintenance, cleaning, operations, and compliance.
- Council will retain responsibility for structural asset ownership, insurance for buildings, and agreed utility costs (water).
- The Society will be responsible for electricity costs, subject to future cost-reduction initiatives (e.g. solar).

These responsibilities will be clearly documented within the lease to ensure mutual understanding and accountability.

The lease will include:

- Railway station building and platform
- Railway carriages
- Associated undercover areas, including a proposed new walkway (subject to approvals)

Lease boundaries and requirements for future developments, including heritage approvals where applicable, will be clearly defined.

Financial Sustainability and Ongoing Support

While the lease will be provided on a peppercorn basis, Council will continue to support the site through:

- Consideration of maintenance and capital works requirements within annual budget processes.
- Assistance in identifying and pursuing grant funding opportunities.
- Strategic asset planning and oversight.

Appropriate financial controls and asset management processes will assist in ensuring the long-term sustainability of the precinct.

Proposed Subletting Provision - Tea Rooms/Café

MHS has requested that the lease include a provision allowing, with Council's prior written consent in its capacity as Committee of Management, the engagement of a third party to operate food and beverage services within the tea rooms/café area.

The provision is strictly limited to café operations that are ancillary to the primary historical and community use of the site. It does not permit subletting of museum, exhibition or cultural spaces.



Figure 2 – Proposed Cafe Sub Lease Area

Although MHS intends to operate the tea rooms itself, the provision would provide operational flexibility should it become necessary to engage a third party to ensure a consistent service for visitors.

Any such arrangement would require Council consent, must not alter the permitted use or public purpose of the Crown land, and would not relieve MHS of its obligations under the lease. Any net profit derived from a café arrangement would be reinvested into the operation of the Mansfield Historical Museum and the activities of MHS.



Figure 3 – Back and Platform of Station Building

Recommendation**THAT COUNCIL:**

1. Approves the commencement of public notification, in accordance with Council's Community Engagement Policy, of its intention to enter into a lease with the Mansfield Historical Society for the Railway Station building, railway carriages and associated undercover platform areas within the Mansfield Station Precinct.
2. Subject to consideration of any submissions received, approves a lease to the Mansfield Historical Society for a term of ten (10) years with a further term of ten (10) years, at a rental of \$1.00 per annum if demanded, in accordance with Council's Property Leasing and Licensing Policy 2024.
3. Approves, in its capacity as Committee of Management of the Crown land, a lease provision permitting the Mansfield Historical Society, with Council's prior written consent, to engage a third party to operate food and beverage services within the tea rooms/café area.
4. Authorises the Chief Executive Officer to undertake the public notification process, obtain any required approvals and consents, and execute all documents necessary to give effect to this resolution.
5. Notes that a further report will be presented to Council should any significant submissions be received through the public notification process.

Support Attachments

1. T La WC LUAA Approval Advisory Activity for Historical Society Lease [13.3.1.1 - 2 pages]
2. DRAFT Historical Society 17 D Lease Station Precinct (2) [13.3.1.2 - 78 pages]

Considerations and Implications of Recommendation**Sustainability Implications**

Not Applicable

Community Engagement

Community engagement will be undertaken in accordance with Council's Community Engagement Policy, including public notification of Council's intention to enter into the lease through publication in the Mansfield Courier and on Council's website. This will provide the community with an opportunity to make submissions prior to a final decision.

Collaboration

Not Applicable

Financial Impact

Formalising this arrangement is not expected to result in any additional financial burden to Council. Establishing a formal lease will provide greater clarity, accountability and governance while maintaining existing operational arrangements.

The lease is expected to reduce Council's direct involvement in day-to-day operational and maintenance activities, with MHS assuming responsibility for routine management and site activation activities.

The lease has been developed and negotiated using existing Council resources, primarily through the Property Management team, with no additional resourcing required.

Council will retain ownership of the assets and continue to provide strategic asset management oversight, including periodic inspections to monitor asset condition, maintenance requirements and compliance.

Overall, the proposal is expected to be cost-neutral or deliver a positive operational outcome while supporting improved governance and sustainable community asset management.

Legal and Risk Implications

The proposed lease relates to Crown land for which Council is the appointed Committee of Management. As Committee of Management, Council is authorised to enter into lease arrangements that align with the reserve's public purpose and provide a demonstrable community benefit. While Council may administer and manage the lease, ownership of the land remains with the State.

Under the Land Use Activity Agreement (LUAA), the proposal is classified as an Advisory Activity. The Taungurung Land and Waters Council has reviewed the proposed lease and advised that it is supported as an Advisory Activity under the Traditional Owner Settlement Act 2010. Accordingly, the requirements of the LUAA have been satisfied.

The lease will reduce governance risk by clearly defining roles, responsibilities and maintenance obligations. Risks associated with asset condition, maintenance and compliance will be managed through lease provisions, regular inspections and ongoing liaison between Council officers and MHS.

Insurance and liability risks will be managed through Council maintaining building insurance while MHS maintains appropriate public liability and contents insurance.

Overall, the risks associated with the proposal are considered low and manageable, with the lease providing a clear framework for compliant and sustainable asset management.

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

13.3.2. Mens Shed Lease Expansion

File Number	AG1371	Responsible Officer	Strategic Property Program Manager, Renee Archibald
Purpose			

To inform Council of the completion and outcomes of the community engagement process undertaken in relation to the allocation of a portion of land at 19 Erril Street, Mansfield, to the Mansfield Men's Shed Inc. for the expansion of its facilities, and the execution of the addendum to the existing lease agreement.

Executive Summary

At its meeting on 19 May 2026, Council resolved to provide in-principle support for the future allocation of a portion of land at 19 Erril Street, Mansfield, to Mansfield Men's Shed Inc. to facilitate the expansion of its existing facilities, subject to completion of the subdivision, transfer of the land into Council ownership and completion of an appropriate community engagement process.

The original resolution states:

THAT COUNCIL:

1. *Acknowledges the community benefits provided by the Mansfield Men's Shed Inc., their identified future growth requirements, and need for external funding for a new shed to support their future growth.*
2. *Provides in-principle support for the allocation of a portion of the subject land at 35-37 Ailsa Street, Mansfield, to Mansfield Men's Shed Inc., to enable the group to seek external funding for a new shed and associated facilities.*
3. *Notes that Council's in principle support for the project relies on the final certification of the subdivision plan and transfer of the land to Council ownership.*
4. *Endorses in principle the proposal to enter into a lease with Mansfield Men's Shed Inc. for the new shed footprint, under the same terms and conditions as the existing lease, subject to:*
 - a. *completion of subdivision certification;*
 - b. *mutual agreement between the parties;*
 - c. *continued compliance with the lease conditions; and*
 - d. *completion of community engagement over the proposal.*
5. *Approves the Mayor signing a Letter of Intent and Letter(s) of Support to enable Mansfield Men's Shed Inc. to progress planning and to seek external funding for the new shed and associated facilities.*
6. *Resolves to give public notice of Council's intention to support the expansion of the Mansfield Men's Shed on a portion of the Ailsa Street site, once the site has transferred to Council ownership, and seeks community feedback on the future use(s) of the site in accordance with statutory requirements under the Local Government Act 2020.*
7. *Notes that a further report will be provided to Council on conclusion of the land transfer and community engagement process.*

These requirements have now been satisfied. Ownership of the land transferred to Council on 29 July 2026 following completion of the subdivision process, and community engagement undertaken between 3 and 17 June 2026 demonstrated strong support for the proposal. Of the seven formal submissions received, six were supportive of the proposed expansion, recognising the significant social, wellbeing and community benefits delivered by Mansfield Men's Shed Inc. and the need for additional space to accommodate growing membership and activities.

To facilitate the expansion, an addendum to the existing Lease Agreement dated 1 April 2022 has been prepared and executed, incorporating approximately 391 square metres of additional land adjacent to the current leased area. The additional land will enable the future construction of an expanded Men's Shed facility, improving the organisation's operational capacity and supporting its long-term sustainability.

To ensure the land is utilised for its intended purpose and continues to deliver community benefit, provisions have been included in the lease addendum requiring Mansfield Men's Shed Inc. to secure funding and commence construction of the approved expansion works within three years of the commencement of the addendum. Should these milestones not be achieved, Council may revoke access to the additional area and reallocate the land for alternative community, strategic or redevelopment purposes, while the existing lease remains unaffected.



Image 1: Proposed increased footprint on Bowls Club site

Key Issues

Community Need and Organisational Growth

Mansfield Men's Shed Inc. is a well-established not-for-profit community organisation with approximately 80 members. The organisation provides important social, health and wellbeing outcomes through community participation, skills development, volunteering opportunities and practical support services.

The Men's Shed has advised that its existing facilities are operating at capacity and are no longer sufficient to accommodate current and projected membership growth, equipment

requirements and program delivery. The allocation of approximately 391 square metres of adjacent Council-owned land will enable the construction of an additional shed facility and support the organisation's ongoing growth and sustainability.

Community Engagement Outcomes

Community engagement was undertaken from 3 to 17 June 2026 via Council's Engage Mansfield platform and other communication channels.

Feedback demonstrated strong community support for the proposal, with six of the seven submissions received supporting the expansion. Supportive submissions highlighted the valuable contribution of the Men's Shed to the Mansfield community and recognised the need for additional space to support future activities.

A small number of concerns were raised regarding future parking availability and the long-term strategic use of the former Bowls Club site. These matters can be considered as part of future precinct planning and do not prevent the proposed expansion from proceeding.

Lease Addendum and Additional Land Area

To facilitate the expansion, Council prepared an addendum to the existing Lease Agreement dated 1 April 2022, expiring in alignment with the current date of 31 March 2032. The addendum incorporates the additional land into the leased area while maintaining all other existing lease terms and conditions and has now been executed.

Funding and Project Delivery Requirements

To ensure the additional land is utilised for its intended community purpose, the lease addendum includes a project delivery clause requiring Mansfield Men's Shed Inc. to obtain sufficient funding and commence construction of the approved expansion within three years of the commencement of the addendum.

Should funding not be secured and construction not commence within this period, Council may revoke the Men's Shed's right to occupy the additional area, terminate the addendum in relation to that area and resume possession of the land for another community, strategic or redevelopment purpose.

The proposed provision protects Council's interests by ensuring the land remains available for future community needs and strategic opportunities where the expansion project does not proceed, while preserving the Men's Shed's rights under its existing lease agreement.

Parking Considerations

Council's recent 2025-26 Parking Study identified sufficient parking capacity within the Mansfield township, including available capacity within the nearby Erril Street and High Street car parks.

In addition, the proposed expansion area represents only approximately 15.4% of the former Bowls Club land. The balance of the site would continue to provide flexibility for future uses, including potential additional parking should demand arise over time.

While parking concerns were noted, they did not represent a dominant theme throughout the consultation process. Council officers will respond directly to submitters who raised these

concerns and provide information regarding existing parking capacity and future opportunities within the precinct.

Strategic and Precinct Planning Considerations

The subject land forms part of the broader Erril Street community precinct, which includes the Mansfield Community Centre, Library and Youth Centre. While the proposed expansion will utilise a relatively small portion of the former Bowls Club site, the balance of the land will remain available to support future community needs and strategic opportunities.

The proposed expansion supports the continued growth and service delivery of Mansfield Men's Shed Inc. while maintaining flexibility for future planning and development of the broader precinct.

Given the strategic importance of the site, it is proposed that consideration be given through the 2027-28 Budget process to undertaking strategic planning and community engagement activities for the balance of the former Bowls Club site and the wider Erril Street community precinct. This work would help inform future land use and development opportunities and consider matters including:

- ▶ Parking and traffic management;
- ▶ Accessibility, connectivity and movement throughout the precinct;
- ▶ Public open space and community recreation opportunities;
- ▶ Integration and coordination of community facilities; and
- ▶ Long-term strategic land use and development outcomes.

The proposed expansion is not expected to constrain future precinct planning and will continue to support valuable community outcomes while preserving opportunities for the long-term development of the precinct.

The positive community engagement outcomes, combined with the completion of the subdivision and transfer of the land into Council ownership, provided a sound basis for Council to proceed with the allocation of the land to Mansfield Men's Shed Inc.

Recommendation

THAT COUNCIL:

1. Notes the outcomes of the community engagement process undertaken in relation to the proposed expansion of Mansfield Men's Shed Inc. onto adjoining Council-owned land at 19 Erril Street, Mansfield.
2. Notes that all subdivision, land transfer and statutory requirements have been completed and the land has transferred into Council ownership.
3. Notes and endorses the lease addendum executed with Mansfield Men's Shed Inc. to facilitate the expansion of its facilities onto the adjoining Council-owned land.
4. Notes that the lease addendum includes provisions requiring Mansfield Men's Shed Inc. to secure funding and commence construction of the proposed expansion within three years.

Support Attachments

1. Final Addendum to the Lease Agreement - Men's Shed (3) [13.3.2.1 - 6 pages]
2. Final Engagement Report Mens Shed [13.3.2.2 - 15 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 as detailed in this report.

Collaboration

Not Applicable

Financial Impact

The lease addendum has been prepared by Council's existing Property team resources and there are no financial implications associated with this report.

The future precinct master planning and associated community engagement will be considered as part of the 2027-28 Budget process to ensure the long-term use of the site is strategically considered and informed by community needs.

Legal and Risk Implications

The principal risks associated with the proposal relate to future community expectations regarding the broader use of the former Bowls Club site. These risks will be mitigated through future precinct master planning and associated community engagement to ensure the long-term use of the site is strategically considered and informed by community needs. The lease addendum addresses governance risk by clearly defining the additional land to be occupied by Mansfield Men's Shed Inc. and establishing the rights, responsibilities and obligations of both parties in relation to the expanded leased area.

Insurance and liability risks will continue to be managed in accordance with the existing lease arrangements, with Council maintaining building insurance where applicable and Mansfield Men's Shed Inc. maintaining appropriate public liability and contents insurance.

Overall, the risks are considered low and manageable, with the lease addendum providing a clear framework for the occupation, use and future development of the additional land.

Regional, State and National Plans and Policies

The lease addendum has been prepared in accordance with the requirements of the Local Government Act 2020 and Council's policies and procedures.

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. Executive Services

13.4.1. Naming of an Unnamed Lane in Merrijig

File Number	E15698	Responsible Officer	Acting Coordinator Revenue, Amy Hall
Purpose			

To seek Council endorsement for the proposed naming of the unnamed Lane, Merrijig, to 'Walers Lane', in recognition of the Waler horse breed and its important contribution to Australia's rural, military and cultural heritage.

Executive Summary

The Merrijig Public Hall Committee has formally proposed that the unnamed lane located opposite Buttercup Road in Merrijig, adjacent to the Merrijig War Memorial on Mount Buller Road, be named Walers Lane in recognition of the Waler horse breed. The proposal was supported by historical information highlighting the significant contribution of Walers to the Australian Light Horse regiments during World War I in the Middle East and the vital role they played in Australia's military history.

Key Issues

Following receipt of the community request regarding the proposed naming of the lane, officers undertook investigation into the historical significance of the Waler horse breed to the Mansfield region. Mansfield Historical Society has confirmed a strong historical association between Walers and the local area, supporting information previously provided by Merrijig residents and the Public Hall Committee.

The research confirmed that the proposed name is both relevant and fitting for the location, recognising a strong connection with both the horses' military service and the nearby Merrijig War Memorial. This connection is further reflected in the Merrijig ANZAC Memorial Service, which places significant emphasis on horses and acknowledges their contribution alongside the soldiers they served with.

Based on the historical research undertaken and confirmation provided by the Mansfield Historical Society, officers are satisfied that there is sufficient evidence to demonstrate a strong local connection between the Waler horse breed and the Mansfield region. The proposed name Walers Lane therefore provides an appropriate recognition of both the region's equestrian heritage and its connection to Australia's military history.

Recommendation
THAT COUNCIL: 1. Proceed with the proposal to name the currently unnamed lane, Walers Lane, in recognition of its historical connection to the Waler horse breed and the local area. 2. The proposed name be released for community consultation in accordance with Council's naming process; and 3. The proposal be assessed to ensure compliance with the <i>Naming Rules for Places in Victoria (2022)</i> prior to any final determination being made.
Support Attachments
1. Merrijig Public Hall - Letter to MSC [13.4.1.1 - 2 pages]

Considerations and Implications of Recommendation

Sustainability Implications

Environmental: No impact identified.

Social: Positive benefit through improved location identification and recognition of local history.

Community Engagement

Community engagement has not yet commenced and will be undertaken during the next stage of the project.

Collaboration

This has been a collaboration with the Merrijig Public Hall Committee and the Mansfield Historical Society.

Financial Impact

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

Legal and Risk Implications

There are no significant legal issues associated with the proposal.

Regional, State and National Plans and Policies

Assessment of the proposed name will be completed in accordance with the State Policy Naming Rules for Places in Victoria 2022.

Innovation and Continuous Improvement

Officers considered and assessed the naming recommendation put forward by the committee, recognising the importance of named roads for accurate property identification, emergency service response, public safety, and effective navigation. Naming of this unnamed road will contribute to improved Council records and mapping information while supporting a positive outcome for the community.

Alignment to Council Plan

Theme 1: A Healthy and Connected Community

Strategic Objective 1.1 Strengthen community connection, inclusion and participation

Theme 3: An Effective and Efficient Council

Strategic Objective 3.1 Deepen community engagement and foster civic responsibility

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.

13.4.2. Annual Report 2025-26

File Number	E11332	Responsible Officer	Mayor, Councillor Steve Rabie
Purpose			

To present Council's Annual Report 2025-26 for endorsement.

Executive Summary

The *Local Government Act 2020* (the Act) requires Council to prepare an annual report for each financial year, as soon as practicable after the end of the financial year, that contains:

- a) a report of operations of the Council;
- b) an audited performance statement;
- c) audited financial statements;
- d) a copy of the auditor's report on the performance statement;
- e) a copy of the auditor's report on the financial statements under Part 3 of the *Audit Act 1994*;
- f) any other matters prescribed by the regulations.

The Annual Report 2025-26 provides the community with a comprehensive overview of Council's performance, achievements and financial position for the financial year ended 30 June 2026. It incorporates Council's Report of Operations, audited Financial Statements and audited Performance Statement. Together, these documents demonstrate Council's performance against the objectives and strategic directions outlined in the Council Plan 2025-2029 and provide transparency regarding the use of public resources.

The Act requires the Mayor to report on the implementation of the Council Plan by presenting the annual report at a Council meeting open to the public within 4 months of the end of the financial year.

Key Issues

Council approved, in principle, the Financial Statements 2025-26 and Performance Statement 2025-26 at its meeting on 23 September 2026. The Financial Statements and Performance Statement have since been audited by the Victorian Auditor-General's Office, endorsed by Council's Audit and Risk Committee, certified by the Mayor, Deputy Mayor, Principal Accounting Officer and Chief Executive Officer, and include the Auditor-General's audit opinions.

The Annual Report reports on Council's progress in delivering the strategies contained in the Council Plan 2025-26. The Annual Report addresses each of the initiatives and activities undertaken by Council to meet its strategic objectives for the year in the 'Our Performance' section of the Annual Report.

This year saw significant achievements on delivery of major projects to the community, while delivering our core services and operating within a financially responsible budget.

In 2025-26 Council delivered \$16.1 million of capital works projects, with 58 out of 61 projects completed. Significant projects achieved include:

- Completion of the IMPACT Route (Integrated Mansfield's Productivity, Agricultural Communities and Tourism) project, including the new roundabout on Highton Lane.
- Refurbishment of the Lords Reserve amenities block and commencement of construction on the new Lord's Reserve Pavillion.
- Replacement of the Mansfield Sporting Complex roof and wall cladding.
- Construction of the new Botanic Park Stage.

Recommendation

THAT COUNCIL endorses the Annual Report 2025-26 and delegates the Chief Executive Officer with authority to correct any typographical errors that do not materially alter the report.

Support Attachments

1. Annual Report 2025-26 [13.4.2.1 - 154 pages]

Considerations and Implications of Recommendation

Sustainability Implications

Not Applicable

Community Engagement

The Annual Report presents comprehensive information to the community on Council's operations and performance during the 2025-26 financial year. The report will be made available on Council's website.

Collaboration

Not Applicable

Financial Impact

The Annual Report contains Council's audited Financial Statements and Performance Statement for the year ended 30 June 2026 which show that Council is financially sustainable and that services are being delivered within expected parameters.

Legal and Risk Implications

The *Local Government Act 2020* requires Council to prepare an annual report for each financial year and present the report at a Council meeting open to the public within four months of the end of the financial year. The Annual Report 2025-26 has been prepared in accordance with the requirements of the Act and the *Local Government (Planning and Reporting) Regulations 2020*. Endorsement of the Annual Report enables Council to meet its statutory reporting obligations and demonstrates accountability and transparency to the community.

Regional, State and National Plans and Policies

The Annual Report supports the principles of transparency, accountability and good governance established under the *Local Government Act 2020*.

Innovation and Continuous Improvement

Council used internal resources to prepare and compile the report again this year, rather than employing an external designer, to maximise cost-efficiencies in preparation of the Annual Report. Council will not print hard copies of the report except on an as-needs basis.

Alignment to Council Plan

Theme 3: An Effective and Efficient Council

Strategic Objective 3.1 Deepen community engagement and foster civic responsibility

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*.

13.4.3. Schedule of Council Meetings: Dec 2026 - Nov 2027

File Number	E343	Responsible Officer	Coordinator Governance & Risk, Chelsea Daly
Purpose			

This report seeks Council endorsement of the meeting schedule of Mansfield Shire Council meetings for the next 12 months (December 2026 – November 2027).

Executive Summary

In accordance with Council's Governance Rules (the 'Rules'), Council is required to establish the time and date of its Council meetings and provide reasonable notice to the public. The fundamental purpose of Council meetings is to facilitate the good governance of the municipal district through the transaction of business relating to legislation, legal, procedural and policy requirements.

In accordance with the notice requirements in the Rules, Council is also able to conduct additional Council meetings to deal with extraordinary items as required.

Key Issues

Meetings are usually held on the third Tuesday of the month, except for the following adjustments to the monthly meeting schedule:

- ▶ January there is no meeting,
- ▶ June meeting to be held on the fourth Tuesday to accommodate the Australian Local Government Association's National General Assembly, and
- ▶ November meeting to be held on the fourth Tuesday due to the Melbourne Cup public holiday.

The following meeting schedule for Mansfield Shire Council is proposed from December 2026 until November 2027:

Meeting Date	Meeting Time	Meeting Location
15 December 2026	5.00 pm	Hybrid – Council Chamber, Online (ZOOM) / Livestream (YouTube)
January 2027 – no meeting		
16 February 2027	5.00 pm	Hybrid – Council Chamber, Online (ZOOM) / Livestream (YouTube)
16 March 2027	5.00 pm	Hybrid – Council Chamber, Online (ZOOM) / Livestream (YouTube)
20 April 2027	5.00 pm	Hybrid – Council Chamber, Online (ZOOM) / Livestream (YouTube)
18 May 2027	5.00 pm	Hybrid – Council Chamber, Online (ZOOM) / Livestream (YouTube)

Meeting Date	Meeting Time	Meeting Location
29 June 2027	5.00 pm	Hybrid – Council Chamber, Online (ZOOM) / Livestream (YouTube)
20 July 2027	5.00 pm	Hybrid – Council Chamber, Online (ZOOM) / Livestream (YouTube)
17 August 2027	5.00 pm	Hybrid – Council Chamber, Online (ZOOM) / Livestream (YouTube)
21 September 2027	5.00 pm	Hybrid – Council Chamber, Online (ZOOM) / Livestream (YouTube)
19 October 2027	5.00 pm	Hybrid – Council Chamber, Online (ZOOM) / Livestream (YouTube)
23 November 2027	5.00 pm	Hybrid – Council Chamber, Online (ZOOM) / Livestream (YouTube)

Recommendation

THAT COUNCIL adopt the Council meeting schedule from December 2026 – November 2027 as follows:

- 15 December 2026
- 16 February 2027
- 16 March 2027
- 20 April 2027
- 18 May 2027
- 29 June 2027
- 20 July 2027
- 17 August 2027
- 21 September 2027
- 19 October 2027
- 23 November 2027

Support Attachments

Nil

Considerations and Implications of Recommendation

Sustainability Implications

Not Applicable

Community Engagement

Council meeting dates are advertised to the community in accordance with the Governance Rules.

Collaboration

Not Applicable

Financial Impact

Not Applicable

Legal and Risk Implications

As elected representatives in local government, Councillors are required to attend Council meetings. It is in these meetings that elected members participate in discussion and debate on a wide variety of issues to make decisions representing the overall public interest of the municipality.

In accordance with the *Local Government Act 2020* (the Act), Council's Governance Rules set the conduct required for Councillors during Council meetings, including attendance.

Under the Act, Council meetings must remain open to the public unless the Council considers it necessary to close the meeting to the public because of a specified circumstance such as:

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

Further, in accordance with the notice requirements in the Rules, Council is able to conduct additional Council meetings to deal with extraordinary items as required.

Regional, State and National Plans and Policies

Local Government Act 2020

Innovation and Continuous Improvement

Not Applicable

Alignment to Council Plan

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*.

13.4.4. Council Christmas Function Early Office Closure

File Number	E9506	Responsible Officer	Manager People, Communications & Governance, Tanya Tabone
Purpose			

To seek Council's endorsement for the early closure of Council's offices and identified services on Friday 20 November 2026 at 12.30 pm to allow staff to attend the annual staff Christmas function.

Executive Summary

The early closure of the Municipal Office, Works Depot, Resource Recovery Centre, Library and services including Community Services, Youth and Family Services at 12.30pm on Friday 20 November 2026 will allow staff to attend Council's annual Christmas function.

Essential and emergency services will remain available throughout both closure periods.

Key Issues

The Christmas function is to be held in Mansfield this year, following three-years of hosting the function in outlying areas of the shire. The proposed time is to ensure that the maximum number of Council staff can attend the function. Council's essential and emergency services will continue to be available during this period including school crossing supervisors.

Recommendation

THAT COUNCIL:

1. Endorse the closure of its offices and services, including the Municipal Office, Community Services, Youth and Family Services, Visitor Information Centre, Resource Recovery Centre, Library and Field Services Depot, for the period between 12.30pm and 5.00pm on Friday 20 November 2026.
2. Authorise that the community be notified of the closures through Council's website, social media channels and through local media outlets.

Support Attachments

Nil

Considerations and Implications of Recommendation

Sustainability Implications

Not Applicable

Community Engagement

The early closure will be advertised in Mansfield Matters (Mansfield Courier), on Council's website and via social media. Early advice will be provided to minimise any inconvenience to community members. Council's telephone voice message will be edited to advise of closure details and provide alternative emergency contacts if required.

Collaboration

Not Applicable

Financial Impact

There are minimal financial impacts associated with the closure.

Legal and Risk Implications

Essential and emergency services will continue to operate during the closure period, with on-call officers rostered to ensure coverage for required maintenance and response to any emergency situations.

Regional, State and National Plans and Policies

Not Applicable

Innovation and Continuous Improvement

Not Applicable

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 9 October 2026.	
Support Attachments	
1.	Mansfield Shire Council Action Register as at 9 October 2026 [14.1.1 - 11 pages]
2.	CONFIDENTIAL Mansfield Shire Council Action Register as at 9 October 2026 [14.1.2 - 2 pages]

15. Advisory and Special Committee reports

15.1. Audit & Risk Committee Meeting Agenda & Minutes

The Agenda & Minutes of the Mansfield Shire Audit and Risk Committee, held 15 September 2026 and 12 October 2026, are attached for the Councils information.

Recommendation	
THAT COUNCIL receive the Agenda & Minutes of the Mansfield Shire Audit and Risk Committee meeting held 15 September 2026 and 12 October 2026.	
Support Attachments	
1.	Audit and Risk Committee Meeting Minutes - 15 September 2026 [15.1.1 - 4 pages]
2.	CONFIDENTIAL Audit and Risk Committee Meeting Agenda - 15 September 2026 [15.1.2 - 9 pages]
3.	Audit and Risk Committee Meeting Minutes - 12 October 2026 [15.1.3 - 4 pages]
4.	CONFIDENTIAL Audit and Risk Committee Meeting Agenda - 12 October 2026 [15.1.4 - 139 pages]

16. 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 17 below.

17. Confidential Reports

17.1. Historic Goods Shed Lease

Confidential

This report contains confidential information pursuant to the provisions of Section 66(2) of the Local Government Act 2020 under Section 3(g) - private commercial information, being information provided by a business, commercial or financial undertaking that:(i) relates to trade secrets; or (ii) if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage

17.2. Tender Award: 2026-27 Road Reconstruction & Reseal Preparation Program

Confidential

This report contains confidential information pursuant to the provisions of Section 66(2) of the Local Government Act 2020 under Section 3(g) - private commercial information, being information provided by a business, commercial or financial undertaking that:(i) relates to trade secrets; or (ii) if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage

17.3. Tender Award: Changing Places Facility and Fertiliser Shed Skillion Roof Construction

Confidential

This report contains confidential information pursuant to the provisions of Section 66(2) of the Local Government Act 2020 under Section 3(g) - private commercial information, being information provided by a business, commercial or financial undertaking that:(i) relates to trade secrets; or (ii) if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage

18. Reopen meeting to members of the public

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

19. Close of meeting