Mansfield Shire

MINUTES

Council Meeting

Tuesday 20 October 2026

Our aspiration for our Shire and its community

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

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1. Opening of the meeting

Councillor Steve Rabie opened the meeting at 5.00pm.

2. Present

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

In Attendance:

Chief Executive Officer:	Kirsten Alexander
General Manager Investment & Planning:	Melissa Crane
Acting Manager People, Communications & Governance:	Chelsea Daly
Executive Manager Capital Works & Operations:	Justin Hotton
Acting Coordinator Governance & Risk:	Kate Berg
Executive Manager Development & Customer Service:	Maya Balvonova
Financial Controller	Michael McCormack
Senior Coordinator Planning	Nicole Embling
Senior Statutory Planner	Claire Wilkinson
Strategic Property Program Manager	Renee Archibald
Property Delivery Manager	Melanie Davey
Executive Manager Operations & Infrastructure	Ari Croxford-Demasi
Coordinator Capital Works Roads, Drainage & Bridges	Fabian Rukshan
Project Technical Officer	Pasang Sherpa

3. Apologies

Nil

4. Statement of commitment

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

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

5. Acknowledgement of Country

Councillor James Tehan recited Council's Acknowledgement of Country:

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

6. Disclosure of conflicts of interest

Councillor Tim Berenyi declared a conflict of interest in respect of item 17.3 'Tender Award: Changing Places Facility & Fertiliser Shed Skillion Roof Construction'.

7. Confirmation of minutes

Councillor Tim Berenyi/Councillor Mandy Treasure:
THAT the Minutes of the Mansfield Shire Council meeting held on 15 September 2026 and 23 September 2026 be confirmed as an accurate record.

CARRIED

8. Representations

13.2.2 C56mans Part 2 - Township approaches

- Robbie McKenzie
- Will Twycross

13.2.3 P095-24 Development of land for a habitable outbuilding - 13 Loyala Dr, Mansfield

- Josh Hutchins
- Paul Hutcheon

9. Notices of motion

Nil

10. Mayor's report

Councillor Mandy Treasure/Councillor Tim Berenyi:
THAT COUNCIL receive the Mayor's report for the period 10 September 2026 to 12 October 2026.

CARRIED

11. Reports from council appointed representatives

Councillor Tim Berenyi/Councillor Bonnie Clark:
THAT COUNCIL note the verbal reports provided by Councillors in relation to their representation on internal and external Committees.

CARRIED

Mayor Cr Steve Rabie addressed the meeting:

"It was incredibly saddening to hear the news that came out of Wangaratta yesterday.

Councillors, Council officers and other stakeholders spent the afternoon with Dr Helen Haines at the Station Precinct yesterday for its official sod-turning.

Helen was in excellent form at the event, she spoke highly of our region and our community as she always does.

During the speeches, she was described as a vocal and compelling advocate for Mansfield Shire and the broader electorate of Indi. I'd like to take the opportunity to echo those sentiments now. Helen is a valued partner for Council and she's played a key role in a lot significant wins for our little shire over recent years.

I'd like to put my thanks on record for her passion, her tireless work and her advocacy.

There's no place in the world for what occurred yesterday in Wangaratta. It's an unthinkable outcome and it simply shouldn't have happened.

On behalf of Mansfield Shire Council, I'd like to extend our best wishes to Helen as she fights to recover and our sympathy to her family, her staff and those personally impacted by the incident.

Our thoughts are with you, Helen

12. Public question time

Question 1

From Kelvin Kaye: "What is the purpose, target or intention of changing the zoning of Curia Street" *in the planning scheme amendment C60mans?**

Answer: The amendment proposes to rezone properties 19-59 Curia Street inclusive and 8-10 Station Street from Commercial 1 Zone to General Residential Zone. This reflects the existing residential use of these properties and aligns with the Mansfield Planning Strategy which identifies adequate commercial land availability within the town centre and that commercial development should be consolidated in the core of the town.

Question 2

From Kelvin Kaye: "Why is the caravan park zoning GRZ1 instead of Commercial?" *in the planning scheme amendment C60mans?*

Answer: The High Country Holiday Park at 1 Ultimo Street is already zoned General Residential Zone Schedule 1 (GRZ1). Amendment C60mans does not propose any change to the zoning of this land.

**Added by Council officers to clarify the question*

13. Officer reports

13.1. Chief Executive Officer's report

Councillor Mandy Treasure/Councillor Bonnie Clark:
THAT COUNCIL receive and note the Chief Executive Officer's report for the period 1 September 2026 to 30 September 2026.

CARRIED

13.2. Investment and Planning

13.2.1. Planning Scheme Review

Councillor Tim Berenyi/Councillor Mandy Treasure:
THAT COUNCIL:

1. Adopt the *Planning Scheme Review 2026* to inform the preparation of a planning scheme amendment.
2. Request under Section 8A(2) and (3) of the *Planning & Environment Act 1987* ('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.

CARRIED

13.2.2. C56mans Part 2 - Township Approaches

Councillor Bonnie Clark/Councillor Tim Berenyi:
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;
4. Mansfield Shire Council 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. And 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.

CARRIED

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

Councillor Bonnie Clark/Councillor Tim Berenyi:
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

CARRIED

13.3. Development & Customer Service

13.3.1. Mansfield Historical Society Station Precinct Assets Lease

Councillor Tim Berenyi/Councillor James Tehan:

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. Any net profit derived from engagement of a third party provider is to be reinvested into the operation of the Mansfield Museum complex through the Mansfield Historical Society.
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.

CARRIED

13.3.2. Mens Shed Lease Expansion

Councillor James Tehan/Councillor Mandy Treasure:

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.

CARRIED

13.4. Executive Services

13.4.1. Naming of an Unnamed Lane in Merrijig

Councillor Tim Berenyi/Councillor Bonnie Clark:

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 *Naming Rules for Places in Victoria (2022)* prior to any final determination being made.

CARRIED

13.4.2. Annual Report 2025-26

Councillor James Tehan/Councillor Mandy Treasure:

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.

CARRIED

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

Councillor Bonnie Clark/Councillor Mandy Treasure:
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

CARRIED

13.4.4. Council Christmas Function Early Office Closure

Councillor Mandy Treasure/Councillor James Tehan:
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.

CARRIED

14. Council Meeting Resolution Actions Status Register

Councillor James Tehan/Councillor Tim Berenyi:
THAT COUNCIL receive and note the Mansfield Shire Council Meeting Resolution Actions Status Register as at 9 October 2026.

CARRIED

15. Advisory and Special Committee reports

15.1. Audit & Risk Committee Meeting Agenda & Minutes

Councillor Mandy Treasure/Councillor Tim Berenyi:
THAT COUNCIL receive the Agenda & Minutes of the Mansfield Shire Audit and Risk Committee meeting held 15 September 2026 and 12 October 2026.

CARRIED

16. Closure of meeting to members of the public

Councillor Bonnie Clark/Councillor Mandy Treasure:
THAT COUNCIL close the meeting to members of the public under Section 66(2)(a) of the Local Government Act 2020 to consider Confidential Reports in accordance with section 66(2) of the Local Government Act 2020 for reasons defined in section 17 below.

CARRIED

The Council Meeting Agenda - 20 October 2026 was closed to the public at 6.14pm.

17. Confidential Reports

17.1. Historic Goods Shed Lease

Councillor Tim Berenyi/Councillor James Tehan:
THAT COUNCIL:

1. Approves the commencement of public notice under section 115 of the *Local Government Act 2020* for the proposed lease of the Historic Goods Shed to Binderri Pty Ltd trading as The Goods Shed Wine Bar & Gallery.
2. Subject to consideration of any submissions received, approves entering into a lease with Binderri Pty Ltd on the terms outlined in this report.
3. Authorises the Chief Executive Officer to execute all documents necessary to give effect to this resolution.
4. Makes this resolution public by including it within the public minutes of the Council meeting.

CARRIED

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

Councillor Bonnie Clark/Councillor Tim Berenyi:
THAT COUNCIL:

1. Awards a lump sum contract for the Road Reconstruction and Reseal Preparation Program (Scope Items 1 –4) to Central Vic Stabilising in the amount of $241,607.80 (Excl. GST).
2. Approves a 10% construction contingency amount of $24,160.78 (Excl. GST).
3. Awards a lump sum contract for the drainage improvement works on Crosby Lane and Barwite Road (Scope Item 5) to LP Road Services in the amount of $64,961.58 (Excl. GST).
4. Approves a 10% construction contingency amount of $6,496.16 (Excl. GST).
5. Authorises the Chief Executive Officer to execute the contracts
6. Makes this resolution public by including it within the public minutes of the Council meeting.

CARRIED

Councillor Tim Berenyi left the meeting at 6.23pm.

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

Councillor Bonnie Clark/Councillor James Tehan:
THAT COUNCIL:

1. Awards a lump sum contract for the Changing Places Facility and Fertiliser Shed Skillion Roof Construction to The Building Club Pty Ltd in the amount of $491,518.59 (Excl. GST).
2. Approves a 10% construction contingency amount of $49,151.86 (Excl. GST).
3. Authorises the Chief Executive Officer to execute the contract.
4. Makes this resolution public by including it within the public minutes of the Council meeting.

CARRIED

Councillor Tim Beryeni returned to the meeting at 6.29pm

18. Reopen meeting to members of the public

Councillor James Tehan/Councillor Mandy Treasure:
THAT COUNCIL reopen the meeting to the public and resume transmission and this resolution be made public.

CARRIED

Council re-opened the meeting at 6.30pm

19. Close of meeting

The Council Meeting Agenda - 20 October 2026 was closed at 6.32pm.

CONFIRMED this **twenty fourth** day of **November 2026**

_____

Mayor