

Minutes

**Council Meeting
Wednesday 27 May 2026 at 7:00 PM
Gisborne Administration Centre
40 Robertson Street, Gisborne**

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1 ACKNOWLEDGEMENT OF COUNTRY

Macedon Ranges Shire Council acknowledges the Dja Dja Wurrung, Taungurung and Wurundjeri Woi Wurrung Peoples as the Traditional Owners and Custodians of this land and waterways. Council recognises their living cultures and ongoing connection to Country and pays respect to their Elders past, and present.

Council also acknowledges local Aboriginal and/or Torres Strait Islander residents of Macedon Ranges for their ongoing contribution to the diverse culture of our community.

2 RECORDING OF LIVE STREAMING OF THIS COUNCIL MEETING

This meeting was recorded and streamed live on the internet in accordance with Council's 'Live Streaming and Publishing Recordings of Meetings Policy, which can be viewed on Council's website.

3 PRESENT

Cr Kate Kendall (Mayor), Cr Cassy Borthwick (Deputy Mayor), Cr Jennifer Anderson, Cr Dominic Bonanno, Cr Rob Guthrie, Cr Alison Joseph, Cr Janet Pearce, Cr Andrew Scanlon, Cr Daniel Young

IN ATTENDANCE

Bernie O'Sullivan (Chief Executive Officer), Rebecca Stockfeld (Director Planning and Environment), Dominic Testoni (Director Assets and Operations), Martin Collins (Director Community), Kylie Tatt (Acting Director Corporate), Cherry Stojanovic (Manager Governance and Performance), Lucy Olson (Senior Governance Officer - Council Business)

4 APOLOGIES

Adele Drago-Stevens (Director Corporate)

5 CONFLICTS OF INTEREST

Nil

6 PETITIONS**6.1 PETITION IN RELATION TO THE INSTALLATION OF A SAFE PEDESTRIAN CROSSING ON ROMSEY ROAD, WOODEND****Summary**

A petition has been received from Kathryn Tollerud in Woodend on behalf of 174 residents regarding the installation of a safe pedestrian crossing on Romsey Road stating:

“Mayor and Councillors of the Macedon Ranges Shire Council, we the undersigned, petition Macedon Ranges Shire Council from 5th February 2026.

We are calling for the installation of a formal pedestrian crossing on Romsey Road, at the intersection where High Street meets the Avenue of Honour (Map Reference: 37°20'53.9"S 144°32'08.6"E).

This section of Romsey Road is a well-used crossing point and is the only practical crossing option for children travelling from Woodend North to both Woodend Primary School and St Ambrose Primary School. For many pedestrians, crossing Romsey Road is unavoidable, yet there is currently no formal or consistently safe crossing at this location.

School children and adults regularly experience uncertainty at this crossing point, with drivers stopping informally to allow pedestrians through while other vehicles continue moving. Without a designated crossing, this unpredictability creates unsafe conditions for both pedestrians and motorists, particularly during peak travel times.”

Resolution 2026/56

Moved: Cr Jennifer Anderson

Seconded: Cr Janet Pearce

That Council:

- 1. Notes the petition from Kathryn Tollerud on the matter of the installation of a safe pedestrian crossing on Romsey Road, Woodend with 174 signatories;**
- 2. Notes that the petition has been circulated to all Councillors confidentially as it contains personal information; and**
- 3. Requests the Chief Executive Officer prepare a report in response to this petition to be presented at the July 2026 meeting of Council.**

CARRIED

7 DEPUTATIONS AND PRESENTATIONS TO COUNCIL

Nil

8 ADOPTION OF MINUTES**Resolution 2026/57**

Moved: Cr Rob Guthrie

Seconded: Cr Jennifer Anderson

That the minutes of Ordinary Meeting of the Macedon Ranges Shire Council held on Wednesday 22 April 2026 as circulated be confirmed.

CARRIED

9 MAYOR'S REPORT

9.1 MAYOR'S REPORT

Resolution 2026/58

Moved: Cr Andrew Scanlon

Seconded: Cr Rob Guthrie

That Council receives and notes the Mayor's report.

CARRIED

10 RECORD OF MEETINGS OF COUNCILLORS AND COUNCIL STAFF

10.1	RECORD OF MEETINGS OF COUNCILLORS AND COUNCIL STAFF
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Summary

Rule 66 of Council's Governance Rules requires a written record of matters discussed at specified meetings of Councillors and Council staff to be reported to the next practicable scheduled Council Meeting and recorded in the minutes of that meeting. This report provides a summary of meetings of Councillors and Council staff held since the last Council Meeting.

Resolution 2026/59

Moved: Cr Andrew Scanlon

Seconded: Cr Rob Guthrie

That Council receives and notes the record of meetings of Councillors and Council staff, as outlined in this report.

CARRIED

11 PLANNING AND ENVIRONMENT REPORTS**PE.1 DRAFT BIODIVERSITY STRATEGY 2026****Summary**

This report presents the final draft Biodiversity Strategy 2026 for adoption by Council replacing the current Biodiversity Strategy (2018) and providing the framework and strategic direction for Council in the conservation of biodiversity across the shire.

The draft Biodiversity Strategy 2026 (attachment 1) has been amended following community consultation and engagement with internal work areas.

Resolution 2026/60

Moved: Cr Jennifer Anderson

Seconded: Cr Alison Joseph

That Council:

- 1. Adopts the draft Biodiversity Strategy 2026.**
- 2. Notes that the draft Biodiversity Strategy 2026 replaces the Biodiversity Strategy 2018.**
- 3. Notes that Priority Project 1: “Protecting Wildlife, Protecting Us” is included in the Macedon Ranges Shire Council Advocacy Projects Prospectus 2026.**
- 4. Writes and thank all submitters of Council’s decision.**

CARRIED

PE.2 AGR/2026/1 - 4 OASIS AVENUE KYNETON**Summary**

Council is in receipt of an application to amend the wording of Clause 2.1.4 of Section 173 Agreement AX337016J as it applies to 4 Oasis Avenue, Kyneton (Lot 61 on PS903976) to allow for a single storey roof to exceed a height of 6 metres within the required first floor setbacks.

Section 178B of the *Planning and Environment Act 1987* outlines the matters to be considered in considering a proposal to amend an agreement.

The application has been considered against these matters as outlined in this report and is recommended to be supported on this basis.

Councillors have requested that the application proceed to a Council Meeting for decision.

Resolution 2026/61

Moved: Cr Janet Pearce

Seconded: Cr Rob Guthrie

That Council support the application to Amend a Section 173 Agreement AGR/2026/1 and a Notice of Decision to amend the Section 173 Agreement

AX337016J for the land at 4 Oasis Avenue, Kyneton (Lot 61 on PS903976) be issued in accordance with Section 178(F) of the *Planning and Environment Act 1987*.

CARRIED

PE.3 PLN/2025/144 - 1433 BOLINDA DARRAWEIT ROAD DARRAWEIT GUIM VIC 3756

Summary

The application seeks approval to change the use of the building located in the northwestern corner of the lot from a domestic outbuilding to a warehouse.

Following the receipt of 6 objections, a formal consultation meeting was held to further discuss the concerns raised. The concerns were not resolved as a result of the meeting.

The proposal to use the land for a warehouse is an acceptable planning outcome, subject to the recommended permit conditions. The proposal aligns with the purpose and decision guidelines of the zone, local and state planning policies, and is unlikely to result in any unacceptable amenity impacts to adjoining properties and to the surrounding area with suitable permit conditions.

Recommendation

That Council support the Planning Permit Application PLN/2025/144 and a Notice of Decision to Grant a Permit be issued for the Use of the land for a warehouse at 1433 Bolinda Darraweit Guim Road, Darraweit Guim subject to the conditions outlined in Attachment 1.

Cr Cassy Borthwick moved an alternative motion.

Resolution 2026/62

Moved: Cr Cassy Borthwick

Seconded: Cr Alison Joseph

That Council resolves to issue a Notice of Refusal to Grant a Permit for Use of the land for a warehouse at 1433 Bolinda Darraweit Guim Road, Darraweit Guim on the following grounds:

- 1. The proposal is contrary to the purpose of the Township Zone at Clause 32.05 as it would result in a non-residential use (industrial use) which does not serve local community needs.**
 - 2. The proposal is not in accordance with Clauses 13.05-1S (Noise management), 13.07-1S (Land use compatibility), and 13.07-1L (Land use compatibility – Macedon Ranges) of the Macedon Ranges Planning Scheme.**
 - 3. The use represents an industrial-type activity introduced within an established residential township context and at a sensitive interface with surrounding dwellings. While individual amenity impacts may be limited in scale, the proposal fails to demonstrate an appropriate level of land-use compatibility having regard to the existing residential setting.**
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4. The proposal does not adequately respond to the reasonable amenity expectations of nearby residents, particularly in relation to commercial vehicle movements, on-site activity, and the introduction of a non-residential use within a predominantly residential environment. As such, the proposal does not achieve acceptable land-use compatibility or appropriately manage off-site amenity impacts.
 5. The proposal would not result in an orderly planning outcome due to unreasonable impacts on amenity to the surrounding sensitive residential uses in the immediate surrounding area and as such is contrary to Clause 65.01. The nature and intensity of the proposed warehouse use would give rise to unreasonable amenity impacts on nearby sensitive residential uses, including through noise, commercial traffic generation, and increased activity levels. As such, the proposal does not respond to the established land use pattern of the surrounding area and fails to achieve an orderly planning outcome.

In Favour: Crs Cassy Borthwick, Jennifer Anderson, Rob Guthrie, Alison Joseph, Andrew Scanlon and Daniel Young

Against: Crs Kate Kendall and Janet Pearce

CARRIED 6/2

PE.4 PLN/2020/225/C & AGR/2025/18 - 1, 3, 4, 6, 8, 10, 14, 16, 15, 17, 18, 19, 11, 12, 13, 21, 25, 23, 27 TRENCHARD STREET WOODEND

Summary

Council is in receipt of two applications which are interrelated. The first is AGR/2025/18 which seeks to amend a Section 173 Agreement. The second is PLN/2020/225/C which seeks to amend an existing planning permit.

The applications seek to amend the building envelope and setbacks which apply to most Lots along Trenchard Street which is enforced through both the Section 173 Agreement registered on title and the plans endorsed under the planning permit, referenced via the agreement.

Both applications have been advertised and objections have been received, including from lot owners party to the agreement who have already constructed on their lots.

Councillors requested that these applications proceed to a Council Meeting for decision.

Recommendation

That Council:

1. **Issue a Notice of Decision to Refuse to amend Section 173 Agreement AW964559C registered on title for the following addresses:**
1, 3, 4, 6, 8, 10, 14, 16, 15, 17, 18, 19, 11, 12, 13, 21, 25, 23, 27 Trenchard Street, Woodend.
on the following grounds:
 - a) **The agreement continues to serve a legitimate and ongoing planning purpose by ensuring development outcomes are consistent with the**

planning controls at the time the subdivision was approved. The permit holder derived the benefit of the subdivision approval subject to the obligation to enter into and give effect to the agreement on all lots. Removing the agreement would therefore undermine the basis on which the permit was granted and negate the intent of the condition requiring the agreement to be enacted.

- b) Ending the agreement would result in unacceptable disadvantage to parties currently party to it because it would facilitate an altered neighbourhood character than what was expected to be required through the agreement restrictions. Ending the agreement would undermine the reasonable expectations created by those controls and unfairly impact landowners who have relied upon and developed in accordance with the agreed limitations.

2. Issue a Notice of Decision to Refuse to Grant an amended Permit for Planning Permit Application PLN/2020/225/C on the following grounds:

- a) The proposed changes in endorsed plans would disadvantage those party to the agreement and as such does not satisfy the matters which Council must consider as per the Planning and Environment Act, 1987.
- b) The current Section 173 Agreement provides an appropriate mechanism at recital 2 (g) to allow land owners to have individual, discreet variations to be assessed on their own merits.

Cr Jennifer Anderson moved an amended officer recommendation.

Resolution 2026/63

Moved: Cr Jennifer Anderson

Seconded: Cr Janet Pearce

That Council:

1. Issue a Notice of Decision to Refuse to amend Section 173 Agreement AW964559C registered on title for the following addresses:

1, 3, 4, 6, 8, 10, 14, 16, 15, 17, 18, 19, 11, 12, 13, 21, 25, 23, 27 Trenchard Street, Woodend.

on the following grounds:

- a) The agreement continues to serve a legitimate and ongoing planning purpose by ensuring development outcomes are consistent with the planning controls at the time the subdivision was approved. The permit holder derived the benefit of the subdivision approval subject to the obligation to enter into and give effect to the agreement on all lots. Amending the agreement would therefore undermine the basis on which the permit was granted and negate the intent of the condition requiring the agreement to be enacted.
 - b) Amending the agreement would result in unacceptable disadvantage to parties currently party to it because it would facilitate an altered neighbourhood character than what was expected to be required through the agreement restrictions. Amending the agreement would undermine the reasonable expectations created by those controls and unfairly impact
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landowners who have relied upon and developed in accordance with the agreed limitations.

2. Issue a Notice of Decision to Refuse to Grant an amended Permit for Planning Permit Application PLN/2020/225/C on the following grounds:
 - a) The proposed changes in endorsed plans would disadvantage those party to the agreement and as such does not satisfy the matters which Council must consider as per the Planning and Environment Act, 1987.
 - b) The current Section 173 Agreement provides an appropriate mechanism at recital 2 (g) to allow land owners to have individual, discreet variations to be assessed on their own merits.

CARRIED

12 CORPORATE REPORTS

COR.1 QUARTERLY FINANCIAL REPORT - JANUARY TO MARCH 2026

Summary

The purpose of this report is to provide Council and the community with a report on the financial position of the Macedon Ranges Shire Council to 31 March 2026 for the 2025/2026 financial year (Quarter 3), in accordance with the requirements of the *Local Government Act 2020*.

Resolution 2026/64

Moved: Cr Alison Joseph
Seconded: Cr Janet Pearce

That Council receives the Quarterly Financial report as at 31 March 2026, in accordance with the requirements of the *Local Government Act 2020*.

CARRIED

COR.2 HYBRID COUNCIL MEETINGS 2026

Summary

This report proposes to update the format of Council Meetings until 31 December 2026.

Resolution 2026/65

Moved: Cr Rob Guthrie
Seconded: Cr Alison Joseph

That Council resolves that the following Council Meetings be updated to a hybrid format with the in-person component held at the Gisborne Administration Centre:

- 17 June 2026 at 7pm
 - 22 July 2026 at 7pm
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- 26 August 2026 at 7pm
- 23 September 2026 at 7pm
- 28 October 2026 at 7pm
- 25 November 2026 at 7pm
- 16 December 2026 at 7pm

CARRIED

COR.3 ADDITIONAL COUNCIL MEETING DATE OCTOBER 2026

Summary

It is proposed that Council schedule an additional Council Meeting to be held online on 7 October 2026 at 5:00pm.

Resolution 2026/66

Moved: Cr Alison Joseph
Seconded: Cr Cassy Borthwick

That Council schedules a Council Meeting to be held online on 7 October 2026 at 5pm.

CARRIED

13 COMMUNITY REPORTS

COM.1 DRAFT AFFORDABLE HOUSING POLICY

Summary

This report presents a draft updated Affordable Housing Policy (**Attachment 1**) for Council's consideration and seeks approval to release it for public consultation. The draft policy has been developed in response to increasing housing affordability pressures in the Macedon Ranges Shire and is informed by local data, research and community engagement. It provides a clearer framework to guide Council's role in influencing affordable housing outcomes. This report seeks Council's approval to progress the draft policy to public consultation to gather community and stakeholder feedback, prior to finalising the draft policy for future adoption.

Recommendation

That Council:

- 1. Notes the Affordable Housing Background Paper as the evidence base informing the draft Affordable Housing Policy.**
 - 2. Endorses the release of the draft Affordable Housing Policy for public consultation.**
-

Cr Rob Guthrie moved an alternative motion.

Resolution 2026/67

Moved: Cr Rob Guthrie

Seconded: Cr Cassy Borthwick

That Council:

1. **Notes the Affordable Housing Background Paper as the evidence base informing the draft Affordable Housing Policy.**
2. **Endorses the release of the draft Affordable Housing Policy for public consultation for a period of four (4) weeks.**

CARRIED

COM.2 COMMUNITY ENGAGEMENT POLICY 2026**Summary**

This report presents a reviewed and updated draft Community Engagement Policy 2026. The Policy includes some amendments from the previous iteration in order to make clearer and strengthen Council's approach to genuine, consistent and transparent community engagement, while meeting legislative requirements.

The report seeks Council adoption of this updated Policy and outlines a staged approach to developing the remaining elements of the Community Engagement Framework. The Policy establishes Council's shared principles, roles and expectations, while future Framework elements that fall under this Policy – such as a tailored strategy, process, and guidelines/tools – will be developed and tested through practical trial projects, to support continuous improvement and scalable application.

Resolution 2026/68

Moved: Cr Janet Pearce

Seconded: Cr Andrew Scanlon

That Council

1. **Adopts the Community Engagement Policy 2026 as attached which replaces all previous versions.**
2. **Notes the proposed staged approach to developing and trialling the remaining elements of the Community Engagement Framework, with learnings to inform broader application across Council's community engagement activities.**

CARRIED

14 ASSETS AND OPERATIONS REPORTS**AO.1 NATURE STRIP LANDSCAPING POLICY REVIEW****Summary**

To present Council with the outcomes of the review of the Nature Strip Landscaping Policy, outline the proposed revisions and seek approval to release the updated Policy for community consultation.

Resolution 2026/69

Moved: Cr Jennifer Anderson

Seconded: Cr Rob Guthrie

That Council endorses the release of the updated Macedon Ranges Nature Strip Landscaping Policy for community consultation for a period of four (4) weeks.

CARRIED

15 NOTICES OF MOTION AND RESCISSION

Procedural Note: Mayor Kendall vacated the chair at 8:08pm and the chair passed to Deputy Mayor Borthwick.

Procedural Note: Cr Bonanno arrived at 8:10pm.

**NO. 18/2025-26: NOTICE OF MOTION - NEW PUBLIC SECONDARY PROVISION
FOR MACEDON RANGES SHIRE**

I, Councillor Kate Kendall, give notice that at the next Meeting of Council to be held on 27 May 2026, I intend to move the following motion:

Resolution 2026/70

Moved: Cr Kate Kendall

Seconded: Cr Daniel Young

That Council

- 1. Writes to the Department of Education Victoria requesting an update on the status and future planning for public secondary education provision within the Macedon Ranges Shire, including:**
 - (a) How Macedon Ranges Planning Scheme Amendment C161macr (Amess Road, Riddells Creek) and Draft Macedon Ranges Planning Scheme Amendment C164macr (Clarkefield), facilitated through the State Government, are being considered within current and future population and enrolment forecasting**
 - (b) What population, enrolment and broader planning considerations, including population thresholds and enrolment criteria, are used by the**
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Department when determining the need for new public secondary education provision within the Macedon Ranges Shire

- (c) Whether the Department intends to revisit, refresh or recommence consultation associated with the 2018 Romsey School Project given its proximity to Clarkefield and Riddells Creek
 - (d) Whether any land within the Macedon Ranges Shire has been identified, reserved or acquired for future public secondary education provision
 - (e) If a need for additional public secondary provision is identified, what indicative planning and delivery timeframes would apply
2. Provides a copy of the correspondence to the Minister for Education, the Hon. Ben Carroll MP, and the Member for Macedon, the Hon. Mary-Anne Thomas MP.

CARRIED

Procedural Note: Mayor Kendall resumed the chair at 8:20pm.

16 URGENT BUSINESS

MOTION

Resolution 2026/71

Moved: Cr Jennifer Anderson
Seconded: Cr Rob Guthrie

I seek leave that Council agrees to admit a matter as item 16.1 – Clarkefield Development proposal C164macr on the agenda as a matter of urgent community concern.

CARRIED

16.1 CLARKEFIELD DEVELOPMENT PROPOSAL C164MACR

Resolution 2026/72

Moved: Cr Jennifer Anderson
Seconded: Cr Daniel Young

That Council:

1. Notes that its request for an extension of time to lodge a submission (past the 1 June 2026 consultation closing date) regarding draft Macedon Ranges Planning Scheme Amendment – C164macr, which proposes changes to the Macedon Ranges Planning Scheme to facilitate a new district town at Clarkefield and subdivision of Phase 1, has informally been refused by the Department of Transport and Planning, and Council awaits a formal written response.
2. Notes that at the 22 July 2026 Council meeting, officers will present a formal position on draft Macedon Ranges Planning Scheme Amendment – C164macr for Council endorsement and submission to the Minister for Planning.

3. Notes that, in the absence of a time extension, Council Officers will submit an officer-level response to the draft Macedon Ranges Planning Scheme Amendment – C164macr by the nominated consultation closing date of 1 June 2026.
4. Writes to the Minister of Planning, with a copy to the local Member for Macedon, advising of this resolution and that Council will make a formal submission following the Council meeting on 22 July 2026.
5. Notes that the Macedon Ranges Settlement Strategy 2011 and the Minister-approved Statement of Planning Policy identifies Clarkefield as a 'hamlet' intended to accommodate approximately 300–400 dwellings, and not as a District Town of the scale of 2500 dwellings.

CARRIED

17 CONFIDENTIAL REPORTS

Nil

The meeting closed at 8:38pm.

The minutes of this meeting will be confirmed at the Council Meeting held on 17 June 2026.