



**Macedon
Ranges**
Shire Council

ATTACHMENTS

**Submitters Committee Meeting
Under Separate Cover**

Wednesday, 3 September 2025

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8.1 Hearing of Submitters in relation to Council's Intention to Lease: Kyneton Airfield
 Hangar Sites
 Attachment 1 Submissions Received.....4

From: noreply
Sent: Thursday, 24 July 2025 12:45 PM
To: Communications Unit
Subject: Survey: Notice of Intention to Lease – Kyneton Airfield hanger sites Form Submission



Survey: Notice of Intention to Lease – Kyneton Airfield hanger sites Form Submission

There has been a submission of the form Survey: Notice of Intention to Lease – Kyneton Airfield hanger sites through your Your Say Macedon Ranges website.

I acknowledge that I have read and understand the Privacy Collection Notice.

Yes

Do you agree with the key terms outlined in the Notice of Intention to Lease?

Yes

Do you have any other general feedback or comments on the intention to lease the airport hangar sites?

Lease cost should be based on similar airfield hanger lease agreements on airfields in uncontrolled airspace; no surface movement control; limited services such as power, water & sewage, unsealed access road and non existant surface water drainage.

Would you like to speak at the Submitters Delegated Committee meeting in relation to your submission?

No

Would you like to upload any supporting documents or materials?

No

Do you live in the Macedon Ranges?

Yes

Are you a regular user of the Kyneton Airfield or its facilities?

Occasional user

How would you best describe your interest in this lease?

I am a resident with a general interest in Council land use

Please provide your full name.

[REDACTED]

Please provide your email address.

[REDACTED]

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This is not SPAM. You are receiving this message because you have submitted feedback or signed up to Your Say Macedon Ranges.

From: noreply
Sent: Friday, 25 July 2025 4:59 PM
To: Communications Unit
Subject: Submissions: Notice of Intention to Lease – Kyneton Airfield hanger sites Form Submission



Submissions: Notice of Intention to Lease – Kyneton Airfield hanger sites Form Submission

There has been a submission of the form Submissions: Notice of Intention to Lease – Kyneton Airfield hanger sites through your Your Say Macedon Ranges website.

I acknowledge that I have read and understand the Privacy Collection Notice.

Yes

Do you agree with the key terms outlined in the Notice of Intention to Lease?

Yes

Would you like to speak at the Submitters Delegated Committee meeting in relation to your submission?

No

Would you like to upload any supporting documents or materials?

6216

No

Do you live in the Macedon Ranges?

Yes

Are you a regular user of the Kyneton Airfield or its facilities?

Occasional user

How would you best describe your interest in this lease?

I am a resident with a general interest in Council land use

To view all of this form's submissions, visit

https://yoursay.mrsc.vic.gov.au/index.php/dashboard/reports/forms_new/data/145

This is not SPAM. You are receiving this message because you have submitted feedback or signed up to Your Say Macedon Ranges.

From: noreply
Sent: Saturday, 26 July 2025 2:27 AM
To: Communications Unit
Subject: Submissions: Notice of Intention to Lease – Kyneton Airfield hanger sites Form Submission



Submissions: Notice of Intention to Lease – Kyneton Airfield hanger sites Form Submission

There has been a submission of the form Submissions: Notice of Intention to Lease – Kyneton Airfield hanger sites through your Your Say Macedon Ranges website.

I acknowledge that I have read and understand the Privacy Collection Notice.

Yes

Do you agree with the key terms outlined in the Notice of Intention to Lease?

No

What part of the lease terms do you have concerns about?

Market rental proposed

What are your concerns?

Increasing the cost for the hangar owners

6218

Would you like to speak at the Submitters Delegated Committee meeting in relation to your submission?

No

Would you like to upload any supporting documents or materials?

No

Do you live in the Macedon Ranges?

Yes

Are you a regular user of the Kyneton Airfield or its facilities?

No

How would you best describe your interest in this lease?

I am a resident with a general interest in Council land use

To view all of this form's submissions, visit

https://yoursay.mrsc.vic.gov.au/index.php/dashboard/reports/forms_new/data/145

This is not SPAM. You are receiving this message because you have submitted feedback or signed up to Your Say Macedon Ranges.

From: noreply
Sent: Tuesday, 29 July 2025 3:50 PM
To: Communications Unit
Subject: Submissions: Notice of Intention to Lease – Kyneton Airfield hanger sites Form Submission



Submissions: Notice of Intention to Lease – Kyneton Airfield hanger sites Form Submission

There has been a submission of the form Submissions: Notice of Intention to Lease – Kyneton Airfield hanger sites through your Your Say Macedon Ranges website.

I acknowledge that I have read and understand the Privacy Collection Notice.

Yes

Do you agree with the key terms outlined in the Notice of Intention to Lease?

No

What part of the lease terms do you have concerns about?

Use of the land (Private aircraft hangars)

What are your concerns?

Council-owned land should be used for the benefit of the community and I don't

consider leasing our land for private and exclusive use for aircraft to be of a benefit to the community. There is no social, economic, or indeed environmental benefit for such from such a lease.

Do you have any other general feedback or comments on the intention to lease the airport hangar sites?

Any rent received from this lease should have 10% go directly to council's environmental programs due to the increased emissions council is generating from its land.

Would you like to speak at the Submitters Delegated Committee meeting in relation to your submission?

No

Would you like to upload any supporting documents or materials?

No

Do you live in the Macedon Ranges?

Yes

Are you a regular user of the Kyneton Airfield or its facilities?

No

How would you best describe your interest in this lease?

I am a resident with a general interest in Council land use

Please provide your full name.

[REDACTED]

Please provide your email address.

[REDACTED]

From: Your Say Macedon Ranges <noreply@mrsc.vic.gov.au>
Sent: Wednesday, 30 July 2025 1:18 PM
To: Property and Valuations
Subject: Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission

Follow Up Flag: Follow up
Flag Status: Flagged



Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission

There has been a submission of the form Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites through your Your Say Macedon Ranges website.

I acknowledge that I have read and understand the Privacy Collection Notice.

Yes

Do you agree with the key terms outlined in the Notice of Intention to Lease?

Not sure

What part of the lease terms do you have concerns about?

Use of the land (Private aircraft hangars)

What are your concerns?

How much does it cost

Do you have any other general feedback or comments on the intention to lease the airport hangar sites?

No

Would you like to speak at the Submitters Delegated Committee meeting in relation to your submission?

No

Would you like to upload any supporting documents or materials?

No

Do you live in the Macedon Ranges?

Yes

Are you a regular user of the Kyneton Airfield or its facilities?

No

How would you best describe your interest in this lease?

I am a resident with a general interest in Council land use

Please provide your full name.

[REDACTED]

Please provide your email address.

[REDACTED]

To view all of this form's submissions, visit

https://yoursay.mrsc.vic.gov.au/index.php/dashboard/reports/forms_new/data/145

From: Your Say Macedon Ranges <noreply@mrsc.vic.gov.au>
Sent: Friday, 1 August 2025 9:41 AM
To: Property and Valuations
Subject: Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission



Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission

There has been a submission of the form Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites through your Your Say Macedon Ranges website.

I acknowledge that I have read and understand the Privacy Collection Notice.

Yes

Do you agree with the key terms outlined in the Notice of Intention to Lease?

Not sure

What part of the lease terms do you have concerns about?

Market rental proposed

What are your concerns?

The summary on your opening page states that the lease charge has been

6267

determined by an independent valuer. This is not true. The valuer has determined the capital value of the entire airfield. Council officers have then apportioned this capital value on a square metre basis to each hangar and then called this an annual lease charge. There is probably no real estate lease in history that tried to recover the full capital value of a plot of land in a single year, and every year thereafter.

Secondly the same staff have decided that Kyneton Airfield is comparable or the equivalent to major regional airports in terms of services and facilities. To compare the nominated licensed airports of Bendigo, Benalla and Latrobe with Kyneton airfield in any way is unreasonable. By way of comparison, the 2021 Latrobe Airport Strategic Development Report, which sets out amongst other things to accommodate large aircraft regular public transport (RPT) services lists competitor Regional Airports as Ballarat, Bendigo, Mangalore and West Sale. They did not include Kyneton Airfield in their list.

The lease charge must take into account that the airfield is totally maintained by the physical and financial efforts of the hangar site lease holders, aircraft operators and the Kyneton Aero Club. I would emphasise that each aircraft owner pays \$660 per year to the club as a contribution to airfield maintenance or provides labour and materials in lieu of part of that amount.

The amount of the lease fee, large or small, will not affect council unless there is an intention to unilaterally end the existing airfield agreement under which lease fees are returned to the Aero Club for airfield maintenance. High lease charges may drive away future lessees, reduce the capital value of hangars, and discourage volunteerism.

Do you have any other general feedback or comments on the intention to lease the airport hangar sites?

It is essential that leases are granted to ensure the future of the airfield as a district amenity and emergency services resource.

Would you like to speak at the Submitters Delegated Committee meeting in relation to your submission?

No

Would you like to upload any supporting documents or materials?

No

Do you live in the Macedon Ranges?

No

Are you a regular user of the Kyneton Airfield or its facilities?

Yes

How would you best describe your interest in this lease?

I am a current tenant

Please provide your full name.

[REDACTED]

Please provide your email address.

[REDACTED]

To view all of this form's submissions, visit

https://yoursay.mrsc.vic.gov.au/index.php/dashboard/reports/forms_new/data/145

This is not SPAM. You are receiving this message because you have submitted feedback or signed up to Your Say Macedon Ranges.

From: Your Say Macedon Ranges <noreply@mrsc.vic.gov.au>
Sent: Sunday, 3 August 2025 11:30 AM
To: Property and Valuations
Subject: Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission



Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission

There has been a submission of the form Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites through your Your Say Macedon Ranges website.

I acknowledge that I have read and understand the Privacy Collection Notice.

Yes

Do you agree with the key terms outlined in the Notice of Intention to Lease?

Yes

Do you have any other general feedback or comments on the intention to lease the airport hangar sites?

Hangar sites should be leased out to the current hangar owners on a long term basis, not less than 9 years, without any caveats, such as the proposed 2 year MRSC foreclosure clause within the proposed lease agreements.

Substantial investment has been made building these hangars in good faith and understanding with the MRSC. MRSC need to recognise the Hangar owners working group who represent 28 of 33 the current hangar owners. This working group have been entirely reasonable when communicating and discussing the proposed leases, whereas the MRSC have consistently disregarded the sensible suggestions forwarded by the hangar owners working group. The current MRSC suggested lease agreement totally ignores the working group suggestions. Approximately 60 private aircraft are hangared at Kyneton Airfield and each aircraft owner contributes regularly to the local economy in a variety of ways. Most aircraft owners reside in the shire, with families well integrated within the local community, arranging and attending fundraising activities etc. All hangar owners are members of the Kyneton Aero Club which has many fundraising activities. Almost all hangar owners are regular volunteers at airfield working bees, maintaining the airfield.



Would you like to speak at the Submitters Delegated Committee meeting in relation to your submission?

Yes

Would you like to upload any supporting documents or materials?

No

Do you live in the Macedon Ranges?

Yes

Are you a regular user of the Kyneton Airfield or its facilities?

Yes

How would you best describe your interest in this lease?

I am a current tenant

Please provide your full name.

[REDACTED]

Please provide your email address.

[REDACTED]

To view all of this form's submissions, visit

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This is not SPAM. You are receiving this message because you have submitted feedback or signed up to Your Say Macedon Ranges.

From: Your Say Macedon Ranges <noreply@mrsc.vic.gov.au>
Sent: Tuesday, 5 August 2025 6:53 AM
To: Property and Valuations
Subject: Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission



Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission

There has been a submission of the form Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites through your Your Say Macedon Ranges website.

I acknowledge that I have read and understand the Privacy Collection Notice.

Yes

Do you agree with the key terms outlined in the Notice of Intention to Lease?

Yes

Do you have any other general feedback or comments on the intention to lease the airport hangar sites?

Lease fees should recognise the difference in facilities and services at Kyneton Airfield compared to the much larger and certified Airports it is being notionally compared to.

Would you like to speak at the Submitters Delegated Committee meeting in relation to your submission?

Yes

Would you like to upload any supporting documents or materials?

No

Do you live in the Macedon Ranges?

Yes

Are you a regular user of the Kyneton Airfield or its facilities?

Yes

How would you best describe your interest in this lease?

I am a current tenant

Please provide your full name.

[REDACTED]

Please provide your email address.

[REDACTED]

To view all of this form's submissions, visit

https://yoursay.mrsc.vic.gov.au/index.php/dashboard/reports/forms_new/data/145

This is not SPAM. You are receiving this message because you have submitted feedback or signed up to Your Say Macedon Ranges.

From: Your Say Macedon Ranges <noreply@mrsc.vic.gov.au>
Sent: Thursday, 7 August 2025 8:36 PM
To: Property and Valuations
Subject: Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission

Follow Up Flag: Follow up
Flag Status: Flagged



Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission

There has been a submission of the form Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites through your Your Say Macedon Ranges website.

I acknowledge that I have read and understand the Privacy Collection Notice.

Yes

Do you agree with the key terms outlined in the Notice of Intention to Lease?

Yes

Would you like to speak at the Submitters Delegated Committee meeting in relation to your submission?

No

Would you like to upload any supporting documents or materials?

No

Do you live in the Macedon Ranges?

Yes

Are you a regular user of the Kyneton Airfield or its facilities?

Occasional user

How would you best describe your interest in this lease?

I am a pilot or aircraft owner

Please provide your full name.

[REDACTED]

Please provide your email address.

[REDACTED]

To view all of this form's submissions, visit

https://yoursay.mrsc.vic.gov.au/index.php/dashboard/reports/forms_new/data/145

This is not SPAM. You are receiving this message because you have submitted feedback or signed up to Your Say Macedon Ranges.

From: Your Say Macedon Ranges <noreply@mrsc.vic.gov.au>
Sent: Friday, 8 August 2025 3:14 PM
To: Property and Valuations
Subject: Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission

Follow Up Flag: Follow up
Flag Status: Flagged



Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission

There has been a submission of the form Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites through your Your Say Macedon Ranges website.

I acknowledge that I have read and understand the Privacy Collection Notice.

Yes

Do you agree with the key terms outlined in the Notice of Intention to Lease?

No

What part of the lease terms do you have concerns about?

Type of lease (Ground lease – land only)

What are your concerns?

The proposed lease on off is not a ground only leases it is a shop front lease which is not acceptable.

I am renting a piece of dirt only.

Do you have any other general feedback or comments on the intention to lease the airport hangar sites?

The council has a privacy policy this has not been adhered to as the hangar owners names are on the public notice. I am leasing from the council not the public my privacy has been violated.

The rental cost of \$6 per square metre can't be compared with Bendigo or Latrobe Valley. Kyneton has no RPT capability or the infrastructure. The hangars at Kyneton are privately funded and recreational pilots not commercial operations.

Would you like to speak at the Submitters Delegated Committee meeting in relation to your submission?

No

Would you like to upload any supporting documents or materials?

No

Do you live in the Macedon Ranges?

No

Are you a regular user of the Kyneton Airfield or its facilities?

Yes

How would you best describe your interest in this lease?

I am a tenant and pilot

Please provide your full name.

[REDACTED]

Please provide your email address.

[REDACTED]

To view all of this form's submissions, visit

https://yoursay.mrsc.vic.gov.au/index.php/dashboard/reports/forms_new/data/145

This is not SPAM. You are receiving this message because you have submitted feedback or signed up to Your Say Macedon Ranges.

From: Your Say Macedon Ranges <noreply@mrsc.vic.gov.au>
Sent: Friday, 8 August 2025 4:03 PM
To: Property and Valuations
Subject: Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission

Follow Up Flag: Follow up
Flag Status: Flagged



Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission

There has been a submission of the form Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites through your Your Say Macedon Ranges website.

I acknowledge that I have read and understand the Privacy Collection Notice.

Yes

Do you agree with the key terms outlined in the Notice of Intention to Lease?

No

What part of the lease terms do you have concerns about?

Market rental proposed

What are your concerns?

Inappropriate to compare Kyneton Airfield to other airfields with greater infrastructure.

Do you have any other general feedback or comments on the intention to lease the airport hangar sites?

As a hangar owner the proposed Draft Lease remains inappropriate as it is still not fit for purpose, ie a GROUND LEASE.

Would you like to speak at the Submitters Delegated Committee meeting in relation to your submission?

No

Would you like to upload any supporting documents or materials?

No

Do you live in the Macedon Ranges?

Yes

Are you a regular user of the Kyneton Airfield or its facilities?

Yes

How would you best describe your interest in this lease?

I am a current tenant, pilot and aircraft owner, have lived in Kyneton all of my life and I am a rate payer of a residential property. I am disturbed that negotiations between the Hangar Owners Committee and the Council Staff were disbanded without explanation with an unsatisfactory Draft Lease not fit for purpose was then presented.

Please provide your full name.

[REDACTED]

Please provide your email address.

[REDACTED]

To view all of this form's submissions, visit

https://yoursay.mrsc.vic.gov.au/index.php/dashboard/reports/forms_new/data/145

This is not SPAM. You are receiving this message because you have submitted feedback or signed up to Your Say Macedon Ranges.

[REDACTED]

From: [REDACTED]
Sent: Tuesday, 12 August 2025 3:16 PM
To: Macedon Ranges Shire Council
Subject: Submission: Notice of Intention to Lease for Kyneton Airfield Hangar Sites
Categories: Hold for Later Action

CAUTION: This email originated from outside of Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

To Whom It May Concern:

Please find below my submission for the Notice of Intention to Lease for Kyneton Airfield Hangar Sites.

It is an email which I sent to the Mayor and all Councillors prior to the MRSC July Meeting and which I wish to resubmit for this Notice of Intention to Lease for Kyneton Airfield Hangar Sites.

If you have any queries in relation to this submission please do not hesitate to contact me.

Yours Sincerely,

[REDACTED]

Begin forwarded message:

From: [REDACTED]
Subject: Fwd: Kyneton Hangar Site Negotiations
Date: 21 July 2025 at 11:54:56 am AEST
To: [REDACTED]

Begin forwarded message:

From: [REDACTED]
Subject: Kyneton Hangar Site Negotiations
Date: 21 July 2025 at 11:44:02 am AEST
To: [REDACTED]
Cc: [REDACTED]

Dear Councillors,

6455

I am a local pilot and own my own plane and hangar at Kyneton Airfield. I am one of the 28 hangar owners who voted to have the Hangar Owners Working Party represent me in negotiations with Council over new hangar site leases.

I would like to draw your attention to the following and ask that you read and consider it prior to the next Council Meeting at which it is to be addressed.

I am disturbed that after a period of at least 18 months the Draft Lease being presented does not reflect the requests made by the Hangar Owners Working Party.

I am also disturbed that negotiations between the Working Party and the Council staff involved ceased in late 2024 without any explanation given, instead communicating individually with each hangar owner.

Most site holders/hangar owners at Kyneton Airfield have been in 'overholding' (no active lease) since April 2021 and beyond. A Working Group of leaseholders was elected to represent Hangar Site Lease Holder views and present a single point of view to the Council and expedite the progress of lease renewals.

All lease holders were consulted by the Working Party as to what features a new lease should have. A major concern was that previous lease documents were a standard 'shop lease' covering premises, which hangar **sites** clearly are not. Subsequently it was deemed appropriate to remove clauses applicable to shop/premises and to recognise that the lease was for a site only, which gives no right of ownership for hangars on the Airfield to Council now or in the future. This distinction was accepted by Council staff in face to face meetings.

The Working Group then undertook to offer a revised lease document that was fit for purpose, encouraged by Council staff to offer any changes that the Working Group felt necessary and appropriate. This revised draft document was presented to a legal firm for independent review and amendment to confirm its soundness before being presented to Council staff. The cost of this review was paid for by the hangar owners.

The Working Party met with Council staff where an initial offer of a lease length of greater than 10 years was proposed by the medium of inserting this in the annual budget, avoiding the need for public consultations. **History has shown that anything involving 'public consultation' and the Airfield attracts an array of misinformed commentators. No other group, club or sporting association in pursuing their recreational activity on Council land appears to attract such determined attacks. This is our motivation for avoiding such exposure.**

Undertakings were also made by Council staff to accurately survey all sites and to engage a valuation of the Airfield land, both activities having been completed.

The offer of a 10 year lease was then withdrawn and replaced with an offer of a 9 year lease, which is within the administrative power of Council.

28 Of the 33 hangar owners represented by the Working Party were agreeable to accept a 9 year lease, free of any need to consult publicly, based on the revised and fit for purpose lease. This course offering the most rapid path to a secure and well documented lease.

The remaining 5 hangar owners who were not satisfied with the secure 9 year offer then withdrew from a unified approach, to individually seek a lease term greater than 9 years. Following on from these individual representations, Council staff revised the offer to a 10 x 10 year lease, but subject to public consultation. It should be noted that 28 Of the 33 hangar site leaseholders remained content to accept a 9 year lease. This majority was ignored by Council staff despite it being communicated to them both verbally and in verifiable written form. It should also be noted that negotiations between the Working Party and Council staff ceased at this point. Council staff then began communicating directly with each hangar owner instead of the Working Party. This was done without explanation to the Working Party or hangar owners.

In addition to the length of the proposed Draft Lease, controversy also exists between hangar owners and Council staff re the proposed renewed site lease rental costs. I ask that Councillors investigate how this was arrived at and draw particular attention to the comparisons made between Kyneton Airfield and those at Bendigo, Benalla and the Latrobe Valley.

In conclusion: despite discussions between the Working Party and Council staff re a new lease being fit for purpose, the current Draft Lease to be presented to Council has ignored the requests made by the Working Party and remains an unsuitable lease for a small plot of land.

I ask that Councillors investigate this matter. All that hangar owners are seeking is a transparent and fair outcome agreeable to all parties and that addresses the appropriate lease of a small parcel of land.

I am happy to discuss this further if you see fit.

Thank you for your time,

Yours Sincerely,

A large black rectangular box redacting the signature of the sender.

From: Your Say Macedon Ranges <noreply@mrsc.vic.gov.au>
Sent: Tuesday, 12 August 2025 10:59 AM
To: Property and Valuations
Subject: Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission

Follow Up Flag: Follow up
Flag Status: Flagged



Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission

There has been a submission of the form Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites through your Your Say Macedon Ranges website.

I acknowledge that I have read and understand the Privacy Collection Notice.

Yes

Do you agree with the key terms outlined in the Notice of Intention to Lease?

No

What part of the lease terms do you have concerns about?

Market rental proposed

What are your concerns?

6496

For many years the airfield has been maintained by the aero club without costing ratepayers any money

Almost doubling the lease amount per square metre seems excessive and unnecessary especially when the aero club have maintained a high standard of presentation

Also calculating the lease amount per square metre to be the same as the capital value has never been a normal method of return on capital in any situation .

Commercially a 10% return on investment is a normal expectation. Especially taking into consideration that all labour is donated by members including hangar owners

Do you have any other general feedback or comments on the intention to lease the airport hangar sites?

For many years the airfield has provided the facilities for visiting aircraft, emergency services access and brought visitors to the area to contribute to the economy.

Agriculture aircraft have also used this facility for their operations

Training provided here starts young pilots on their career journey.

Our families previous generation, as councillors, were extremely supportive and involved in the progression of the airfield from a agricultural facility to the asset it is today.

Would you like to speak at the Submitters Delegated Committee meeting in relation to your submission?

No

Would you like to upload any supporting documents or materials?

No

Do you live in the Macedon Ranges?

Yes

Are you a regular user of the Kyneton Airfield or its facilities?

Yes

How would you best describe your interest in this lease?

I am a resident within close proximity to the Airfield

Please provide your full name.

[REDACTED]

Please provide your email address.

[REDACTED]

To view all of this form's submissions, visit

https://yoursay.mrsc.vic.gov.au/index.php/dashboard/reports/forms_new/data/145

This is not SPAM. You are receiving this message because you have submitted feedback or signed up to Your Say Macedon Ranges.

From: Your Say Macedon Ranges <noreply@mrsc.vic.gov.au>
Sent: Thursday, 14 August 2025 5:27 PM
To: Property and Valuations
Subject: Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission



Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission

There has been a submission of the form Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites through your Your Say Macedon Ranges website.

I acknowledge that I have read and understand the Privacy Collection Notice.

Yes

Do you agree with the key terms outlined in the Notice of Intention to Lease?

Yes

Do you have any other general feedback or comments on the intention to lease the airport hangar sites?

Yes but will submit them separately.

Would you like to speak at the Submitters Delegated Committee meeting in relation to your submission?

Yes

Would you like to upload any supporting documents or materials?

Yes

Please upload any supporting documents or materials.

- TBS_Kyneton_Airfield_1010_Lease_Submission.pdf

Do you live in the Macedon Ranges?

Yes

Are you a regular user of the Kyneton Airfield or its facilities?

Yes

How would you best describe your interest in this lease?

I am a current tenant

Please provide your full name.

[REDACTED]

Please provide your email address.

[REDACTED]

To view all of this form's submissions, visit

https://yoursay.mrsc.vic.gov.au/index.php/dashboard/reports/forms_new/data/145

This is not SPAM. You are receiving this message because you have submitted feedback or signed up to Your Say Macedon Ranges.

Submission – Support for 10+10-Year Lease for Hangar Owners – Kyneton Airfield

We write in support of Council's proposal to offer 10-year leases with an optional 10-year extension for Kyneton Airfield hangar sites. This structure provides certainty for those who have invested significantly in their hangars, encourages ongoing improvements, and supports the long-term viability of the airfield as a community and regional asset.

Our support is contingent, however, on ensuring that rental assessments, lease terms, and policy application are fair, transparent, and consistent with the nature of hangar ownership at Kyneton Airfield.

Why 10+10 Years Is the Right Term

Hangar owners have financed the construction and ongoing maintenance of their hangars entirely at their own expense. Short-term leases discourage future investment and create uncertainty. A 10+10 arrangement recognises this commitment and reduces the administrative burden on both Council and tenants.

Valuation Basis – Freehold vs Leasehold

Council's valuer, PRP Bendigo, assessed the freehold market value of the airfield land, excluding improvements. This is not the same as valuing the leasehold interest appropriate for a ground lease.

- Freehold value assumes full ownership, control, and potential for highest-and-best-use, which inflates the base rent.
- Ground lease value reflects the limited rights granted to tenants — the use of land for a specific purpose without ownership or resale rights.

Council's Lease & Licence Policy (Section 5.3) states that for ground leases, rent should be based on the value of the land only. For Kyneton Airfield, that means unimproved leasehold value for restricted aviation use — not freehold value based on Farming Zone sales.

Comparable Sales – Market Relevance

The PRP valuation relies on Farming Zone and Rural Living Zone land sales as comparables. These properties can be bought, sold, and used for multiple purposes, which is not possible for airfield sites. Hangar ground leases:

- Cannot be sold on the open market;
- Cannot be repurposed;
- Are only usable for aviation hangar purposes.

This restriction significantly narrows their market value compared to freehold rural properties. Rent based on unrelated rural land sales risks setting inflated rates that do not reflect the actual utility or market for airfield land.

Category 3 Classification – Adjusted Terms Needed

Under Council's Lease & Licence Policy, airfield hangars are placed in Category 3 – Commercial/General Use, which applies market-based rents and commercial terms. While this may be administratively consistent, the nature of use at Kyneton is predominantly private, recreational, and non-commercial.

Most hangar owners:

- Receive no income from their use;
- Fund all construction, maintenance and insurance of the site and hangar.
- Contribute substantial volunteer time to the Aero Club and wider community.

It is reasonable to apply adjusted terms within Category 3 to reflect this reality — particularly for rent-setting and risk allocation.

Risk and Indemnity Clauses – Proportionality

Standard full indemnity clauses may be appropriate for commercial tenants but places an excessive burden on recreational, non-commercial users. A fairer approach is proportional liability:

- Tenants are responsible for risks arising from their structures and activities;
- Council retains responsibility for land and common area risks as landlord.

This balances protection for ratepayers with recognition of the nature of use.

Community Value

Kyneton Airfield is a low-cost, high-value community asset that:

- Serves as an alternative landing site in bad weather;
- Offers on-site refuelling, attracting visitors and supporting tourism;
- Hosts open days, youth scholarships, and charity events;
- Provides a pathway for young people into aviation careers.

These benefits are made possible by the private investment and volunteer commitment of hangar owners, without cost to ratepayers.

Requests

- When finalising the lease, rent for ground leases should be assessed on *leasehold* land value in line with Section 5.3 of the *Lease and Licence Policy 2024*, which specifies that rent is calculated on the land value only, reflecting the limited rights of hangar owners. Using unrestricted freehold market values — which assume full ownership, control, and highest/best use — inflates the base rental rate and imposes costs inconsistent with the policy's intent.
- Comparable evidence should be “like-for-like”, reflecting the recreational restricted-use nature of airfield land.
- Within Category 3, terms should be adjusted to acknowledge the non-commercial nature of most hangar owners.
- Risk and liability provisions should allocate responsibility proportionately,

Page 2 of 3. [REDACTED] Support for 10+10-Year Lease for Hangar Owners “Have your say”

- The rent-setting process should remain transparent and collaborative, with opportunities for owner input before lease terms are finalised.

Conclusion

We support the proposed 10+10-year lease term, provided the valuation method, lease terms, and policy application are fair, accurate, and aligned with the unique circumstances of Kyneton Airfield. This will safeguard the airfield's future as a shared community asset while ensuring equitable treatment of hangar owners.

[REDACTED]
14th August 2025
[REDACTED]

Page 3 of 3. [REDACTED] Support for 10+10-Year Lease for Hangar Owners "Have your say"

[REDACTED]

From: [REDACTED]
Sent: Friday, 15 August 2025 12:25 PM
To: Property and Valuations
Subject: FW: Kyneton airport

-----Original Message-----

From: [REDACTED]
Sent: Friday, 15 August 2025 11:00 AM
To: Macedon Ranges Shire Council <mrscmail@mrsc.vic.gov.au>
Cc: [REDACTED]
Subject: Kyneton airport

CAUTION: This email originated from outside of Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

I wish to submit my thoughts on the proposed leasing arrangements at the Kyneton airport. [REDACTED]

[REDACTED] At the time the annual lease was something in the order of \$300. Under the new arrangements that ammount will rise to something over \$1300 per annum. I would like to respectfully point out that the airfield is not a commercial operation but a family orientated recreational pursuit and charges should be arranged accordingly.

I would also like to congratulate the council on the proposed 10+10 year lease. We spent a significant amount of funds building the hanger and the 10+10 years will give us some added security.

I submit these comments for your consideration and thank all those officers who have spent so much time on getting things right.

Best wishes,

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Saturday, 16 August 2025 12:01 PM
To: Property and Valuations
Subject: FW: Lease sites Kyneton airfield public consultation

-----Original Message-----

From: [REDACTED]
Sent: Saturday, 16 August 2025 11:56 AM
To: Macedon Ranges Shire Council <mrscmail@mrsc.vic.gov.au>
Cc: [REDACTED]
Subject: Lease sites Kyneton airfield public consultation

CAUTION: This email originated from outside of Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

I appreciate and fully support the council proposal for a 10 year lease term, with a further 10 year extension for ground lease sites on Kyneton airfield.

This would give hangar owners security and peace of mind with regard to their commitment and financial outlay.

Hangar owners contribute to the general community in many ways and the council seem to be quite happy to accept they have such an asset, not only for recreational and flying instruction, fund raising events, a flying scholarship programme, but the very obvious advantage of an emergency operations base should the need arise, particularly during bushfire events.

The premise for determining the \$ per square metre for lease sites, appears to be based on the value of freehold land, not leased land. This does not seem at all equitable for hangar owners.

The airfield is zoned special use, but has been assessed as farming, this has inflated the lease site value unreasonably and is excessive under the circumstances.

Can you please reconsider and rectify this valuation anomaly to reflect the true nature of the lease sites as special use, and not based on freehold farm land.

Yours faithfully,

[REDACTED]
Sent from my iPhone

From: Your Say Macedon Ranges <noreply@mrsc.vic.gov.au>
Sent: Sunday, 17 August 2025 4:11 PM
To: Property and Valuations
Subject: Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission



Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission

There has been a submission of the form Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites through your Your Say Macedon Ranges website.

I acknowledge that I have read and understand the Privacy Collection Notice.

Yes

Do you agree with the key terms outlined in the Notice of Intention to Lease?

No

What part of the lease terms do you have concerns about?

Type of lease (Ground lease – land only)

Market rental proposed

Use of the land (Private aircraft hangars)

What are your concerns?

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Cost of ground lease excessive. \$3.00/sq mt is a more acceptable figure.

Kyneton airfield is not a licenced airfield. If it were the cost to the public purse would be eye watering.

Maintenance of airfield carried out by members and hangar owners. Everyone in the area has access, fire fighting aircraft operate out of the airfield when required, The Aero club holds multiple charity fund raising events throughout the year. Well maintained public asset at hangar owners expense should be recognised. We are not rich (myth) there are a lot more expensive cars in the shire than my small Piper.

Do you have any other general feedback or comments on the intention to lease the airport hangar sites?

Hangars were built at owners expense for housing recreational aeroplanes not commercial aeroplanes.

Would you like to speak at the Submitters Delegated Committee meeting in relation to your submission?

No

Would you like to upload any supporting documents or materials?

Yes

Please upload any supporting documents or materials.

- [have_your_say.pdf](#)

Do you live in the Macedon Ranges?

Yes

Are you a regular user of the Kyneton Airfield or its facilities?

Yes

How would you best describe your interest in this lease?

I am a current tenant

Please provide your full name.

[REDACTED]

Please provide your email address.

[REDACTED]

To view all of this form's submissions, visit

https://yoursay.mrsc.vic.gov.au/index.php/dashboard/reports/forms_new/data/145

This is not SPAM. You are receiving this message because you have submitted feedback or signed up to Your Say Macedon Ranges.

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RE: KYNETON HANGAR SITE LEASE NEGOTIATIONS:

Most site holders/hangar owners at Kyneton Airfield have been in "overholding" (no active lease) since April 2021 and beyond, due mainly to council inaction and delays. In response, a Working Group of lease holders was elected to represent Hangar Site Lease Holder views and present a single point of view to the council and energise the progress of lease renewal.

All lease holders were consulted by the Working Party as to what features a new lease should have. A major concern was that previous lease documents were a standard "shop" lease covering premises, which hangar sites were clearly not. A strong desire existed to remove onerous clauses applicable to a shop/premises and to recognise that the lease was for a site only, which gives no right of ownership for hangars on the airfield to council either now or in the future. This distinction was accepted by council staff in face to face meetings.

The Working Group then undertook to offer a revised lease document that was fit for purpose, encouraged by council staff to offer any changes that we felt necessary. This revised draft document, the subject of considerable work by the Working Group, was also presented to a legal firm for independent review and amendment to confirm its soundness. The cost of this review being supported by the hangar owners.

The Working Party met with council staff where an initial offer of a lease of greater than 10 years was proposed by the medium of inserting this in the annual budget, avoiding the need for public consultations. History has proven that anything involving "public consultation" and the airfield attracts an array of misinformed commentators. No other group, club or sporting association in pursuing their recreational activity on council land appears to attract such determined attack. This is our motivation for avoiding such exposure.

Undertakings were also made by council staff to accurately survey all sites and to engage a valuation of the airfield, both activities having been completed.

The offer of a 10 year lease was then withdrawn and replaced with an offer of a 9 year lease, which is within the administrative power of council.

The vast majority of Hangar owners were content to accept a 9 year lease, free of any need to consult publicly, based on the revised and fit for purpose lease. This course offering the most rapid path to a secure a well documented lease.

A small number of hangar owners (5) who were not satisfied with the secure 9 year offer then withdrew from a unified approach to individually seek a lease term greater than 9 years. Following on from these individual representations, council staff revised the offer to a 10 x 10 year lease, but subject to public consultation. It should be noted that 28 of the 33 hangar site leaseholders remained content to accept a 9 year lease, a fact ignored by council staff despite it being communicated to them both verbally and in verifiable written form.

Throughout negotiations conducted in good faith on our part with council staff, the Hangar Site Leaseholders (via the working group ultimately representing 28 of the 33 hangar site leaseholders) have been given multiple undertakings by council officers as to the incorporation of our requested amendments to drafts, timelines for responses, and that we would be presented with a lease fit for purpose for a land site as opposed to a premises. On every occasion council has failed to meet these undertakings, and what we have been presented with, rather than a lease drafted fit for the actual purpose, is a mismatch of an off the shelf lease for a premises, with some, but by no means enough, variations. The meta data of the draft lease clearly shows to be the: *"Hobson's Bay Standard Lease (M0253502.DOC;1)"* It is clearly not a lease suitable to a small plot of land.

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The majority of objections to clauses are due to the draft presented being, *yet again*, a modified shop/hall lease, not a dedicated fit for purpose ground lease as presented to council by the Hangar Owners Working Group. The cost and effort in preparing such a lease being totally negated and ignored by council staff, despite earlier agreement to efficiently and cooperatively arrive at an acceptable lease.

SITE LEASE RENTAL:

To arbitrarily impose a 100% + increase in site lease rental is an outrage. The basis for charging a "very reasonable" \$6.00 per square metre, PLUS GST, for lease sites is motivated by ignorance on the part of the responsible council staff.

Firstly, the site valuation carried out in November 2024 established a UNIMPROVED CAPITAL valuation for the total site. The staff member then has applied that capital value as a rental value. Will this precedent mean in future that the council will be charging rates set to match the capital value of properties within the shire so that a residence with a site value of \$560,000 will be charged an annual rate of \$560,000? The basis of the increased rental rate is obviously illogical.

Secondly the same staff have decided that Kyneton Airfield is comparable or the equivalent to major regional airports such as Bendigo, in terms of services and facilities to justify the already discredited site valuation method.

To compare the nominated LICENSED AIRPORTS of Bendigo, Benalla and Latrobe with Kyneton airfield in any way is a gross distortion of fact, the untruth of which has been presented to council in tabular form but ignored, as with all factual data presented to council so far.

By way of comparison, the 2021 Latrobe Airport Strategic Development Report, which sets out amongst other things to accommodate large aircraft regular public transport (RPT) services lists competitor Regional Airports as Ballarat, Bendigo, Mangalore and West Sale.

Oddly they never thought it necessary to include Kyneton Airfield in their list!

To further magnify the lack of transparency and honesty in these unbalanced negotiations no value at all has been placed on the fact that the airfield is totally maintained by the physical and financial efforts of the hangar site lease holders, aircraft operators and the Kyneton Aero Club.

Unfortunately, the existing service and operational arrangements, which are centred on the site holders/aircraft operators having reasonable cost access to the airfield, which then motivates them to maintain the site at low cost to council will be destroyed by this current proposal.

All the hangar site leaseholders are seeking is a transparent, honest, and fair outcome from this process, based on defensible facts, not site lease rates based on unreasonable comparisons with major Airports, or recouping the Capital Site Value per sqm rate in a single year, which would only be relevant if the MRSC was offering site leaseholders the opportunity to purchase the freehold of their site.

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Here are some concerns about how this process is being handled:

- Naming individuals: The public notice listed each hangar owner by name. This feels like an unnecessary invasion of privacy. Most councils do not name individual tenants in these types of notices. Section 115 of the Local Government Act requires community consultation — but it does not and is not standard practice with other Councils to require individuals to be named. It's meant to inform the public about the lease proposal, ie term and number of leases not to disclose personal information.
- Unclear rent calculations: The advertised rate is based on comparisons with larger commercial, certified airports. That doesn't reflect the reality at a small recreational airfield like KTN, where most hangars are privately funded and used by recreational pilots. This approach also appears inconsistent with MRSC's own Lease and Licence Policy — and gives the impression that lease rates have already been determined without proper consultation with hangar owners. If the rate hasn't been finalised, how can it be advertised? And if it changes, wouldn't that trigger another consultation under Section 115?
- Process confusion: All of this suggests that Council Officers may not be following proper processes and policies. A straightforward ground lease has turned into a complicated and frustrating process, which is unnecessary and unfair.

For me the issues are are: privacy, fairness, and the proper application of Council policy.

From: Your Say Macedon Ranges <noreply@mrsc.vic.gov.au>
Sent: Monday, 18 August 2025 12:11 PM
To: Property and Valuations
Subject: Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission



Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission

There has been a submission of the form Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites through your Your Say Macedon Ranges website.

I acknowledge that I have read and understand the Privacy Collection Notice.

Yes

Do you agree with the key terms outlined in the Notice of Intention to Lease?

No

What part of the lease terms do you have concerns about?

see comments next

Market rental proposed

Type of lease (Ground lease – land only)

What are your concerns?

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In the opening statement on the MRSC notice of intention to lease airfield hangar sites: 1. "Macedon Ranges Shire Council is committed to protecting your privacy." What an absolute joke. MRSC happily named me and the other hangar site lease holders in a recent public notice printed in the local newspaper. Who the site is leased to is irrelevant for the public consultation exercise. I have been an honest and good lessee and rate payer for the last 24 years. Publicly anonymous too - until now.

2. "Lease type – ground lease (land only)". Despite this, MRSC has chosen to adopt the Hobson's Bay Standard Lease document. There is no public airfield within Hobson's Bay (Altona etc) area.

3. "Rental Assessment - Market rental determined by registered valuer". The registered valuer engaged by MRS to value the entire airfield (land only) was not tasked to determine a market rental figure. Their report, which we have, shows no suggested rental figure - they were not engaged to provide one. Indeed, page 1 that the valuation states that it was provided "for the purpose of Council using these as a base value in order to determine an appropriate ground rental for the leasing of hangar sites."

Would you like to speak at the Submitters Delegated Committee meeting in relation to your submission?

No

Would you like to upload any supporting documents or materials?

Yes

Please upload any supporting documents or materials.

- [2025 info to shire 15 JULY 2025.pdf](#)
- [2025 info to shire.pdf](#)

Do you live in the Macedon Ranges?

Yes

Are you a regular user of the Kyneton Airfield or its facilities?

Yes

How would you best describe your interest in this lease?

I am a current tenant

Please provide your full name.

[REDACTED]

Please provide your email address.

[REDACTED]

To view all of this form's submissions, visit

https://yoursay.mrsc.vic.gov.au/index.php/dashboard/reports/forms_new/data/145

This is not SPAM. You are receiving this message because you have submitted feedback or signed up to Your Say Macedon Ranges.

Kyneton Airfield Lease Negotiations

Subject: Kyneton Airfield Lease Negotiations

From [REDACTED]

Date: 9/06/2025, 9:27 am

To: propertyandvaluations@mrsc.vic.gov.au

Response to MRSC "Have your say" feedback on Kyneton Airfield Site Lease negotiations

Opening comments:

On the MRSC Kyneton Airfield Lease Negotiations web page it states: *"The hangars generally range in age from 2003 to 2020 with most under lease agreements since they were constructed."* Several of the hangars on the north side date back to the establishment of the airfield in the early 1960's. Only the Western row of hangars were constructed from 2003 to around 2008. I feel that this must be corrected before the public consultation begins. The public must be reminded that the airfield and several hangars have been there since the early 1960's.

Most site holders/hangar owners have been in "overholding" (no active lease) since April 2021 and beyond, due to endless council inaction and delays.

It is noted the proposed public consultation will provide **28 days** for public comment, yet hangar site leaseholders have been given just **9 days** to respond. No "rules of engagement" or "terms of reference" with the public consultation have yet been stated by the council.

History has shown that public consultation will provide all sorts of misleading statements which will be presented as facts. Council officers have been warned to expect this.

Throughout negotiations conducted in good faith on our part with Council officers, the Hangar Site Leaseholders (via our working party representing 28 of the 33 hangar site leaseholders) have been given multiple undertakings by the council as to the incorporation of our requested amendments to drafts, timelines for responses and that we would be presented with a lease ***fit for purpose for a site*** as opposed to a premises. On every occasion Council has failed to meet these undertakings, and what we have been presented with, rather than a lease drafted fit for the actual purpose, is a mismatch of an off the shelf lease for a premises, with some, but by no means enough, variations. The meta data of the draft lease clearly shows to be the: ***"Hobson's Bay Standard Lease (M0253502.DOC;1)"*** It is clearly not a lease suitable to a small plot of land.

The majority of objections to clauses are due to the draft presented being, *yet again*, a modified shop/hall etc lease, not a dedicated fit for purpose ground lease as presented by the Hangar Owners Working Group.

Thus far, no actual \$ rate per square metre occupied has been stated by council. It should be noted that past rates have been discounted from the normal commercial rate, to reflect the fact that the airfield is not maintained by council, rather the Kyneton Aero Club members, aircraft owners and hangar owners via the Service Agreement with the Aero Club.

Kyneton Airfield Lease Negotiations

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The community benefit of the airfield is for recreational aviation and flight training, tourism and other visitors, plus emergency service operations such as aerial ambulance and aerial firefighting operations. Users of the airfield - aero club members - raise significant funds for various charities such as the Australian Cancer Council via its Biggest Morning Tea campaign, and the Neuroscience Foundation of RMH.

Draft lease comments:

Clause #	Title/Purpose	Objection / comment
1. Definitions	Common Areas <i>(b) the meeting room and kitchenette in the administration buildings identified on the plan attached as Annexure B.</i>	The Kyneton Aero Club Clubrooms, kitchen etc are not owned by Council and <u>are not</u> part of the Common Areas of the Airfield. There is no obligation on a Hangar Site Leaseholder to be a member of the Kyneton Aero Club and so there is no automatic right of entry to, or use of, Kyneton Aero Club facilities.
3.2	INSERT NEW CLAUSE 3.2.4	Upon conclusion of the second ten year lease term, the existing Tenant is to be given first rights to enter into a new lease with the Council.
3.3 Overholding	3.3.3	Any rent increase during a period of overholding must be limited to the percentage increase stated at Schedule Item 12
7.1 Rates & Taxes -	7.1.1 Garbage, Recycling & Garbage Charges 7.1.2 Water rates & Charges 7.1.3 Sewerage and drainages rates and charges	Not applicable to a small land site. Council does not provide these utilities/services to Hangar Site Leaseholders now or into the foreseeable future. We have no need for these utilities and services.
7.1.4	Land Tax	According to the State Revenue Office, no Land Tax is payable on Council owned ground leases.
8.2 Costs and Duties	8.2.1 Council's Costs in Settling Lease	Noting opening remarks about Council delays and failure to fulfill multiple undertakings throughout this process, any costs incurred have been due to Council's poor handling of the process and should not be borne by the Hangar Site Leaseholders.
	8.2.2 Stamp duty	According to the State Revenue Office, no Stamp Duty is payable on Council owned ground leases.

Kyneton Airfield Lease Negotiations

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	8.2.3 Essential Safety Measures	Council must provide details of what it considers "Essential Safety Measures" to be. I am not willing to agree to an open-ended obligation without any understanding of what is required.
11.2 Alterations to site	11.2.1 Alterations to the Site	Not applicable to a small land site. The "Site" is underneath an aircraft hangar.
	11.2.2 use of "approved" trades	Not applicable to a small land site. Also, council does not have jurisdiction over tradespersons working freely in the shire. (A possible restraint of trade?)
	11.2.3 requirements of council	Not applicable to a small land site.
	11.2.4 rules etc	Not applicable to a small land site.
11.3	Not interfere with services	Not applicable to a small land site, which has no services
11.4	Defacing site	Not applicable to a small land site.
11.5	Failure to repair	Not applicable to a small land site.
11.6	Essential Safety Measures	See comment above at 8.2.3
12.2	Test & Tag	Not applicable to a small land site.
15.3	Health & Safety Measures	Not applicable to a small land site underneath an existing aircraft hangar. The lease is for the private use of a Site, not the operation of the Airfield.
15.7	Pests and disease measures	Not applicable to a small land site underneath an existing aircraft hangar.
15.9 15.9.1	Heavy Objects and Inflammable substances	Heavy objects is mentioned but with nothing further said, makes it totally superfluous. Nothing is stated in the draft after the word " or. "
17	Tenant's Obligations at the End of the Lease	If the Council is to continue to use the land as an operational Airfield, then the existing Hangar Site Leaseholders, and by association, owners of the Hangars on the site, must be given a first right of refusal to negotiate a new Site Lease on

Kyneton Airfield Lease Negotiations

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		reasonable terms and conditions.
18.5	Entry by Council	Not applicable to a small land site. Council has no automatic right of entry to a private aircraft hangar.
19.5	Councils right to terminate lease with 2 years notice	This clause is inappropriate and fails to recognize the substantial investment in infrastructure and Airfield operations made by Hangar Site Leaseholders. Further, at its September 2014 Meeting the Macedon Ranges Council passed a Motion that the Airfield is to remain permanently at 1503 Kyneton-Metcalf Road Kyneton; thereby removing any doubt about its ongoing future.

Kyneton Airfield - Update on Ground Rentals letter 26 June.

Subject: Kyneton Airfield - Update on Ground Rentals letter 26 June.

From: [REDACTED]

Date: 15/07/2025, 8:14 am

To: [REDACTED]

CC: [REDACTED]

Dear [REDACTED]

Ref: Your letter of 26 June 2005 **"Kyneton Airfield – Update on Ground Rentals"**

In response to your letter at reference, I too can see no relevance of a Capital Site Value (CSV) to the determination of an annual site lease amount; a CSV would only be relevant to determining the amount payable should the MRSC be offering current Hangar Site Leaseholders the opportunity to purchase their sites freehold. If you were to follow the logic used to determine site lease rates in your letter at reference, the owner of a premises in Mollison St Kyneton valued at \$1,000,000, would be charging tenants a \$1,000,000 per year rental, obviously this is a totally ridiculous proposition.

Regarding benchmarking of "comparable regional airfields at Bendigo, Benalla and Latrobe Valley" this is seriously flawed. None of these Airfields are by any stretch of the imagination 'comparable' to Kyneton Airfield. The attached matrix which I prepared and have shared with other site lessees details the comparison of the facilities and services available at these Airfields compared to Kyneton. Of particular note, but by no means the only important difference, is the fact that Kyneton Airfield is maintained by the Kyneton Aero Club Members, Hangar Site Leaseholders, and Aircraft Owners, unlike all 3 of those regional Airfields that you have claimed are "comparable", which all have their far more extensive facilities and infrastructure maintained by their respective Councils.

While it is true that lease fees paid do come back to Kyneton Aero Club in the form of Airfield Maintenance grant under the service agreement to manage the airfield - it can be a double whammy - for example, some grant money goes to airfield facilities such as fiberglass runway gable markers and cones. So that is good, but when they get damaged by mowers, and they do, I donate my time and experience and equipment to repair them (fiberglass work), I don't get paid to do it. Back in January 2025 I had 13 marker cones and one large gable marker in my shed for repair - photo attached. I put about 30 hours work into those. Why repair and not just replace? They are quite expense, and perfectly repairable by someone who knows how - and that someone is me. I am an aero club member, aircraft owner and hangar owner. I am just one of many who donate their own individual talents and expertise to the maintenance of the airfield. The grant money pays for physical things, not the labour involved that goes along with that. That is the difference between Kyneton Airfield and the other three named supposedly comparable airports that are fully council funded for labour and materials.

Given the above, I do not believe there is any rational basis to support your statement "the proposed rate of **\$6.00 per m²** is deemed reasonable and consistent with current market conditions" and I too seek a review by Council of this proposed rate.

Thanks and regards

Kyneton Airfield - Update on Ground Rentals letter 26 June.



— IMG_4211.JPG —



— Attachments: —

AIRPORT COMPARISONS CHART.pdf	145 KB
IMG_4211.JPG	4.2 MB

From: Your Say Macedon Ranges <noreply@mrsc.vic.gov.au>
Sent: Monday, 18 August 2025 1:02 PM
To: Property and Valuations
Subject: Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission



Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission

There has been a submission of the form Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites through your Your Say Macedon Ranges website.

I acknowledge that I have read and understand the Privacy Collection Notice.

Yes

Do you agree with the key terms outlined in the Notice of Intention to Lease?

No

What part of the lease terms do you have concerns about?

Market rental proposed

What are your concerns?

The valuer has determined the capital value of the entire airfield. Council officers have then apportioned this capital value on a square metre basis to each hangar

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and then called this an annual lease charge. I is not justifiable for Council to propose to recover the full capital value of a plot of land in a single year, and every year thereafter!

Council officers have also unilaterally decided that Kyneton Airfield is comparable or the equivalent to major regional airports in terms of services and facilities. To compare the nominated licensed airports of Bendigo, Benalla and Latrobe with Kyneton airfield in any way is unreasonable. By way of comparison, the 2021 Latrobe Airport Strategic Development Report , which sets out amongst other things to accommodate large aircraft regular public transport (RPT) services lists competitor Regional Airports as Ballarat, Bendigo, Mangalore and West Sale. They did not include Kyneton Airfield in their list.

The lease charge must take into account that the airfield is totally maintained by the physical and financial efforts of the hangar site lease holders, aircraft operators and the Kyneton Aero Club. I would emphasise that each aircraft owner pays \$660 per year to the club as a contribution towards airfield maintenance or provides labour and materials in lieu of part of that amount.

The amount of the lease fee, large or small, should not affect Council, unless there is an intention to unilaterally end the existing airfield agreement under which lease fees are returned to the Aero Club for airfield maintenance. High lease charges may drive away future lessees, reduce the capital value of hangars, and discourage volunteerism.

May I suggest the status quo would be a good starting point for hangar site lease rates. i.e. \$2.90 per sq m.

Do you have any other general feedback or comments on the intention to lease the airport hangar sites?

I consider the current draft lease document offered by MRSC to be not fit for purpose.

Throughout negotiations, conducted in good faith on our part with council officers,

6579

the Hangar Site Leaseholders (via our elected working group representing 28 of the 33 hangar site leaseholders) have been given multiple undertakings by council officers as to the incorporation of our requested amendments to drafts, timelines for responses, and that we would be presented with a lease fit for purpose for a land site as opposed to a premises.

Unfortunately, on every occasion council officers have failed to meet these undertakings, and what we have been presented with, rather than a lease drafted fit for the actual purpose, is a mismatch of an off the shelf lease for a premises, with some, but by no means enough, variations. The meta data of the draft lease clearly shows it to be the: "Hobson's Bay Standard Lease (M0253502.DOC;1)" It is clearly not a lease suitable to a small plot of land.

The majority of objections to clauses are due to the draft presented being, yet again, a modified shop/hall lease, not a dedicated fit for purpose ground lease, as was presented to council by the Hangar Owners Working Group. The cost and effort in preparing such a lease has being totally negated and ignored by council officers, despite earlier agreement to efficiently and cooperatively arrive at an acceptable lease.

Would you like to speak at the Submitters Delegated Committee meeting in relation to your submission?

Yes

Would you like to upload any supporting documents or materials?

No

Do you live in the Macedon Ranges?

Yes

Are you a regular user of the Kyneton Airfield or its facilities?

Yes

How would you best describe your interest in this lease?

I am a current tenant

Please provide your full name.

[REDACTED]

Please provide your email address.

[REDACTED]

To view all of this form's submissions, visit

https://yoursay.mrsc.vic.gov.au/index.php/dashboard/reports/forms_new/data/145

This is not SPAM. You are receiving this message because you have submitted feedback or signed up to Your Say Macedon Ranges.

From: Your Say Macedon Ranges <noreply@mrsc.vic.gov.au>
Sent: Monday, 18 August 2025 1:27 PM
To: Property and Valuations
Subject: Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission



Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission

There has been a submission of the form Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites through your Your Say Macedon Ranges website.

I acknowledge that I have read and understand the Privacy Collection Notice.

Yes

Do you agree with the key terms outlined in the Notice of Intention to Lease?

Yes

Would you like to speak at the Submitters Delegated Committee meeting in relation to your submission?

No

Would you like to upload any supporting documents or materials?

No

Do you live in the Macedon Ranges?

No

Are you a regular user of the Kyneton Airfield or its facilities?

Yes

How would you best describe your interest in this lease?

I am a pilot or aircraft owner

Please provide your full name.

[REDACTED]

Please provide your email address.

[REDACTED]

To view all of this form's submissions, visit

https://yoursay.mrsc.vic.gov.au/index.php/dashboard/reports/forms_new/data/145

This is not SPAM. You are receiving this message because you have submitted feedback or signed up to Your Say Macedon Ranges.

From: Your Say Macedon Ranges <noreply@mrsc.vic.gov.au>
Sent: Monday, 18 August 2025 1:27 PM
To: Property and Valuations
Subject: Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission



Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission

There has been a submission of the form Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites through your Your Say Macedon Ranges website.

I acknowledge that I have read and understand the Privacy Collection Notice.

Yes

Do you agree with the key terms outlined in the Notice of Intention to Lease?

Yes

Do you have any other general feedback or comments on the intention to lease the airport hangar sites?

The airport and its hangers provide an important service to the community in the field of Aviation and bushfire mitigation through the use of aerial assets. The people of Kyneton should be proud of the work that this airport and its users provide the greater community.

Would you like to speak at the Submitters Delegated Committee meeting in relation to your submission?

No

Would you like to upload any supporting documents or materials?

No

Do you live in the Macedon Ranges?

No

Are you a regular user of the Kyneton Airfield or its facilities?

Occasional user

How would you best describe your interest in this lease?

I am a pilot or aircraft owner

Please provide your full name.

[REDACTED]

Please provide your email address.

[REDACTED]

To view all of this form's submissions, visit

https://yoursay.mrsc.vic.gov.au/index.php/dashboard/reports/forms_new/data/145

This is not SPAM. You are receiving this message because you have submitted feedback or signed up to Your Say Macedon Ranges.

From: Your Say Macedon Ranges <noreply@mrsc.vic.gov.au>
Sent: Monday, 18 August 2025 1:36 PM
To: Property and Valuations
Subject: Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission



Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission

There has been a submission of the form Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites through your Your Say Macedon Ranges website.

I acknowledge that I have read and understand the Privacy Collection Notice.

Yes

Do you agree with the key terms outlined in the Notice of Intention to Lease?

Yes

Do you have any other general feedback or comments on the intention to lease the airport hangar sites?

Kyneton Airfield is a vital local asset. As a base for medical, fire and policing activities along with its role in supporting of local businesses. Council must ensure that all efforts are made to support and grow this facility.

Would you like to speak at the Submitters Delegated Committee meeting in relation to your submission?

No

Would you like to upload any supporting documents or materials?

No

Do you live in the Macedon Ranges?

Yes

Are you a regular user of the Kyneton Airfield or its facilities?

Occasional user

How would you best describe your interest in this lease?

I am a resident within close proximity to the Airfield

Please provide your full name.

[REDACTED]

Please provide your email address.

[REDACTED]

To view all of this form's submissions, visit

https://yoursay.mrsc.vic.gov.au/index.php/dashboard/reports/forms_new/data/145

This is not SPAM. You are receiving this message because you have submitted feedback or signed up to Your Say Macedon Ranges.

From: Your Say Macedon Ranges <noreply@mrsc.vic.gov.au>
Sent: Monday, 18 August 2025 1:41 PM
To: Property and Valuations
Subject: Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission



Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission

There has been a submission of the form Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites through your Your Say Macedon Ranges website.

I acknowledge that I have read and understand the Privacy Collection Notice.

Yes

Do you agree with the key terms outlined in the Notice of Intention to Lease?

Yes

Would you like to speak at the Submitters Delegated Committee meeting in relation to your submission?

No

Would you like to upload any supporting documents or materials?

No

Do you live in the Macedon Ranges?

Yes

Are you a regular user of the Kyneton Airfield or its facilities?

Yes

How would you best describe your interest in this lease?

I am a pilot or aircraft owner

Please provide your full name.

[REDACTED]

Please provide your email address.

[REDACTED]

To view all of this form's submissions, visit

https://yoursay.mrsc.vic.gov.au/index.php/dashboard/reports/forms_new/data/145

This is not SPAM. You are receiving this message because you have submitted feedback or signed up to Your Say Macedon Ranges.

From: Your Say Macedon Ranges <noreply@mrsc.vic.gov.au>
Sent: Monday, 18 August 2025 2:03 PM
To: Property and Valuations
Subject: Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission



Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission

There has been a submission of the form Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites through your Your Say Macedon Ranges website.

I acknowledge that I have read and understand the Privacy Collection Notice.

Yes

Do you agree with the key terms outlined in the Notice of Intention to Lease?

Yes

Do you have any other general feedback or comments on the intention to lease the airport hangar sites?

Kyneton Airport plays an important role in the community - and the ability to hold a hangar site is fundamental to the future of this great community facility.

Would you like to speak at the Submitters Delegated Committee meeting in

relation to your submission?

No

Would you like to upload any supporting documents or materials?

No

Do you live in the Macedon Ranges?

Yes

Are you a regular user of the Kyneton Airfield or its facilities?

Occasional user

How would you best describe your interest in this lease?

I am a resident with a general interest in Council land use

Please provide your full name.

[REDACTED]

Please provide your email address.

[REDACTED]

To view all of this form's submissions, visit

https://yoursay.mrsc.vic.gov.au/index.php/dashboard/reports/forms_new/data/145

This is not SPAM. You are receiving this message because you have submitted feedback or signed up to Your Say Macedon Ranges.

From: Your Say Macedon Ranges <noreply@mrsc.vic.gov.au>
Sent: Monday, 18 August 2025 2:15 PM
To: Property and Valuations
Subject: Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission



Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission

There has been a submission of the form Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites through your Your Say Macedon Ranges website.

I acknowledge that I have read and understand the Privacy Collection Notice.

Yes

Do you agree with the key terms outlined in the Notice of Intention to Lease?

Yes

Do you have any other general feedback or comments on the intention to lease the airport hangar sites?

First of all, I would like to state that since joining the Kyneton Aero Club I found the facilities and layout of the airfield to be one of the best if not the best in Australia noting that I've been a member of various other Aero clubs around Australia

6586

I see that the arrangements for hangers at the airfield may have been convoluted in the past however I see that by scaling it accordingly to square metre size and rental fees paid applicable to that land on a 10 year lease with an option of a another 10 years for all hangers to be quite viable in such the activities at the Aero club will be maintained.

I know that since joining I have been made welcome by all members and as such a wealth of information when it comes to aircraft ownership to which the safe keeping of my aircraft is a major factor espically the cost and reliability of hangars access

This for the members that have hangars is very important as not only for secuity and protection of a very valuable assest and with the slow demise of smaller airfield and there associated clubs will be a detriment to GA aviation in Australia by maintaining a positive club profile and its associated infrastructure only cements this as a enduring presence and something that the Macedon Ranges Shire Council should be proud off and promote to the rest of Australia as the model for Small Airfield facitities in Australia

I hope that a happy medium is resloved for the ongoing lease arrangements at the airport and it continues to well in to the future.

Would you like to speak at the Submitters Delegated Committee meeting in relation to your submission?

No

Would you like to upload any supporting documents or materials?

No

Do you live in the Macedon Ranges?

No

Are you a regular user of the Kyneton Airfield or its facilities?

Yes

How would you best describe your interest in this lease?

I am a pilot or aircraft owner

Please provide your full name.

[REDACTED]

Please provide your email address.

[REDACTED]

To view all of this form's submissions, visit

https://yoursay.mrsc.vic.gov.au/index.php/dashboard/reports/forms_new/data/145

This is not SPAM. You are receiving this message because you have submitted feedback or signed up to Your Say Macedon Ranges.

From: Your Say Macedon Ranges <noreply@mrsc.vic.gov.au>
Sent: Monday, 18 August 2025 2:36 PM
To: Property and Valuations
Subject: Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission

Follow Up Flag: Follow up
Flag Status: Flagged



Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission

There has been a submission of the form Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites through your Your Say Macedon Ranges website.

I acknowledge that I have read and understand the Privacy Collection Notice.

Yes

Do you agree with the key terms outlined in the Notice of Intention to Lease?

Yes

Would you like to speak at the Submitters Delegated Committee meeting in relation to your submission?

No

Would you like to upload any supporting documents or materials?

No

Do you live in the Macedon Ranges?

Yes

Are you a regular user of the Kyneton Airfield or its facilities?

No

How would you best describe your interest in this lease?

I am a resident with a general interest in Council land use

Please provide your full name.

[REDACTED]

Please provide your email address.

[REDACTED]

To view all of this form's submissions, visit

https://yoursay.mrsc.vic.gov.au/index.php/dashboard/reports/forms_new/data/145

This is not SPAM. You are receiving this message because you have submitted feedback or signed up to Your Say Macedon Ranges.

From: Your Say Macedon Ranges <noreply@mrsc.vic.gov.au>
Sent: Monday, 18 August 2025 2:59 PM
To: Property and Valuations
Subject: Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission



Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission

There has been a submission of the form Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites through your Your Say Macedon Ranges website.

I acknowledge that I have read and understand the Privacy Collection Notice.

Yes

Do you agree with the key terms outlined in the Notice of Intention to Lease?

Yes

Do you have any other general feedback or comments on the intention to lease the airport hangar sites?

Kyneton is an important resource for the Kyneton community providing for the use of emergency service aircraft such as the air ambulance and airborne firefighting aircraft.

The viability of the Kyneton airport as a community resource is reliant on the

airfield maintenance work contributed by hangar owners as well as the income received from hangar leases.

Would you like to speak at the Submitters Delegated Committee meeting in relation to your submission?

No

Would you like to upload any supporting documents or materials?

No

Do you live in the Macedon Ranges?

No

Are you a regular user of the Kyneton Airfield or its facilities?

Yes

How would you best describe your interest in this lease?

I am a pilot or aircraft owner

Please provide your full name.

[REDACTED]

Please provide your email address.

[REDACTED]

To view all of this form's submissions, visit

https://yoursay.mrsc.vic.gov.au/index.php/dashboard/reports/forms_new/data/145

This is not SPAM. You are receiving this message because you have submitted feedback or signed up to Your Say Macedon Ranges.

From: Your Say Macedon Ranges <noreply@mrsc.vic.gov.au>
Sent: Monday, 18 August 2025 3:04 PM
To: Property and Valuations
Subject: Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission



Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission

There has been a submission of the form Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites through your Your Say Macedon Ranges website.

I acknowledge that I have read and understand the Privacy Collection Notice.

Yes

Do you agree with the key terms outlined in the Notice of Intention to Lease?

Yes

Do you have any other general feedback or comments on the intention to lease the airport hangar sites?

Kyneton Airfield is an excellent local facility - with a established history, strong community and excellent local airspace for training and flying. They also offer opportunities for young students to learn to fly with local instructors and scholarships.

Would you like to speak at the Submitters Delegated Committee meeting in relation to your submission?

No

Would you like to upload any supporting documents or materials?

No

Do you live in the Macedon Ranges?

Yes

Are you a regular user of the Kyneton Airfield or its facilities?

Yes

How would you best describe your interest in this lease?

I am a resident with a general interest in Council land use

Please provide your full name.

[REDACTED]

Please provide your email address.

[REDACTED]

To view all of this form's submissions, visit

https://yoursay.mrsc.vic.gov.au/index.php/dashboard/reports/forms_new/data/145

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From: Your Say Macedon Ranges <noreply@mrsc.vic.gov.au>
Sent: Monday, 18 August 2025 3:16 PM
To: Property and Valuations
Subject: Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission



Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission

There has been a submission of the form Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites through your Your Say Macedon Ranges website.

I acknowledge that I have read and understand the Privacy Collection Notice.

Yes

Do you agree with the key terms outlined in the Notice of Intention to Lease?

Yes

Do you have any other general feedback or comments on the intention to lease the airport hangar sites?

For the last 15 years I have been a Kyneton Aero Club member and I say that it is important that the leases continue. I attend often and local traders benefit from my expenditure.

Would you like to speak at the Submitters Delegated Committee meeting in relation to your submission?

No

Would you like to upload any supporting documents or materials?

No

Do you live in the Macedon Ranges?

No

Are you a regular user of the Kyneton Airfield or its facilities?

Yes

How would you best describe your interest in this lease?

I am a pilot or aircraft owner

Please provide your full name.

[REDACTED]

Please provide your email address.

[REDACTED]

To view all of this form's submissions, visit

https://yoursay.mrsc.vic.gov.au/index.php/dashboard/reports/forms_new/data/145

This is not SPAM. You are receiving this message because you have submitted feedback or signed up to Your Say Macedon Ranges.

From: Your Say Macedon Ranges <noreply@mrsc.vic.gov.au>
Sent: Monday, 18 August 2025 3:22 PM
To: Property and Valuations
Subject: Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission



Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission

There has been a submission of the form Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites through your Your Say Macedon Ranges website.

I acknowledge that I have read and understand the Privacy Collection Notice.

Yes

Do you agree with the key terms outlined in the Notice of Intention to Lease?

Yes

Do you have any other general feedback or comments on the intention to lease the airport hangar sites?

I believe the standardised lease agreement is a positive move.

Would you like to speak at the Submitters Delegated Committee meeting in relation to your submission?

No

Would you like to upload any supporting documents or materials?

No

Do you live in the Macedon Ranges?

Yes

Are you a regular user of the Kyneton Airfield or its facilities?

Yes

How would you best describe your interest in this lease?

I am a pilot or aircraft owner

Please provide your full name.

[REDACTED]

Please provide your email address.

[REDACTED]

To view all of this form's submissions, visit

https://yoursay.mrsc.vic.gov.au/index.php/dashboard/reports/forms_new/data/145

This is not SPAM. You are receiving this message because you have submitted feedback or signed up to Your Say Macedon Ranges.

From: Your Say Macedon Ranges <noreply@mrsc.vic.gov.au>
Sent: Monday, 18 August 2025 4:30 PM
To: Property and Valuations
Subject: Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission



Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission

There has been a submission of the form Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites through your Your Say Macedon Ranges website.

I acknowledge that I have read and understand the Privacy Collection Notice.

Yes

Do you agree with the key terms outlined in the Notice of Intention to Lease?

Yes

Do you have any other general feedback or comments on the intention to lease the airport hangar sites?

The more activity the better for the community

Would you like to speak at the Submitters Delegated Committee meeting in relation to your submission?

No

Would you like to upload any supporting documents or materials?

No

Do you live in the Macedon Ranges?

No

Are you a regular user of the Kyneton Airfield or its facilities?

Yes

How would you best describe your interest in this lease?

I am a pilot or aircraft owner

Please provide your full name.

[REDACTED]

Please provide your email address.

[REDACTED]

To view all of this form's submissions, visit

https://yoursay.mrsc.vic.gov.au/index.php/dashboard/reports/forms_new/data/145

This is not SPAM. You are receiving this message because you have submitted feedback or signed up to Your Say Macedon Ranges.

From: Your Say Macedon Ranges <noreply@mrsc.vic.gov.au>
Sent: Monday, 18 August 2025 4:45 PM
To: Property and Valuations
Subject: Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission



Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission

There has been a submission of the form Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites through your Your Say Macedon Ranges website.

I acknowledge that I have read and understand the Privacy Collection Notice.

Yes

Do you agree with the key terms outlined in the Notice of Intention to Lease?

No

What part of the lease terms do you have concerns about?

Market rental proposed

Duration of lease (10 years + 10 years option)

What are your concerns?

1. The 10 x10 years lease proposed is in not 100% correct if the 19.5 clause

6601

included in the contract, allows the landlord to terminate a lease with 2 years notice.

2. Determination of Market Rates for rental calculations - there are three issues
(a) using the certified airfields noted in MRSC correspondence to hangar owners, is incorrect because Kyneton airfield has NO commercial activity and has NO commercial value as such.

(b) the proposed lease site \$ value, as a proportion of the total airfield's \$ value, represents "PRICE TO PURCHASE" not lease.

(C) there are NO services provided by MRSC or any other authority as is usual with property rental.

Do you have any other general feedback or comments on the intention to lease the airport hangar sites?

I am disappointed by the long drawn out process leading up to this stage where, almost two years ago hangar owners had negotiated in good faith with Council officers to implement a new nine year lease. An acceptable lease agreement was on the table, then, after delays and silences we were hit with the 10 x 10 lease & public consultation. WHY?

This has resulted in unnecessary costs to all parties. Nobody From MRSC has offered a logical explanation as to why they would not continue with the stars quo when the land is now recognised as an airfield, a community asset and is a cost neutral one at that.

Would you like to speak at the Submitters Delegated Committee meeting in relation to your submission?

No

Would you like to upload any supporting documents or materials?

No

Do you live in the Macedon Ranges?

No

Are you a regular user of the Kyneton Airfield or its facilities?

Yes

How would you best describe your interest in this lease?

I am a current tenant

Please provide your full name.

[REDACTED]

Please provide your email address.

[REDACTED]

To view all of this form's submissions, visit

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This is not SPAM. You are receiving this message because you have submitted feedback or signed up to Your
Say Macedon Ranges.

From: Your Say Macedon Ranges <noreply@mrsc.vic.gov.au>
Sent: Monday, 18 August 2025 4:52 PM
To: Property and Valuations
Subject: Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission



Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission

There has been a submission of the form Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites through your Your Say Macedon Ranges website.

I acknowledge that I have read and understand the Privacy Collection Notice.

Yes

Do you agree with the key terms outlined in the Notice of Intention to Lease?

Yes

Do you have any other general feedback or comments on the intention to lease the airport hangar sites?

Any option that supports aviation development and recreational flying activities should be strongly perused

Would you like to speak at the Submitters Delegated Committee meeting in

relation to your submission?

No

Would you like to upload any supporting documents or materials?

No

Do you live in the Macedon Ranges?

No

Are you a regular user of the Kyneton Airfield or its facilities?

Yes

How would you best describe your interest in this lease?

I am a pilot or aircraft owner

Please provide your full name.

[REDACTED]

Please provide your email address.

[REDACTED]

To view all of this form's submissions, visit

https://yoursay.mrsc.vic.gov.au/index.php/dashboard/reports/forms_new/data/145

This is not SPAM. You are receiving this message because you have submitted feedback or signed up to Your Say Macedon Ranges.

From: Your Say Macedon Ranges <noreply@mrsc.vic.gov.au>
Sent: Monday, 18 August 2025 4:55 PM
To: Property and Valuations
Subject: Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission



Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission

There has been a submission of the form Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites through your Your Say Macedon Ranges website.

I acknowledge that I have read and understand the Privacy Collection Notice.

Yes

Do you agree with the key terms outlined in the Notice of Intention to Lease?

Yes

Do you have any other general feedback or comments on the intention to lease the airport hangar sites?

This is an important facility for the community.

Would you like to speak at the Submitters Delegated Committee meeting in relation to your submission?

No

Would you like to upload any supporting documents or materials?

No

Do you live in the Macedon Ranges?

No

Are you a regular user of the Kyneton Airfield or its facilities?

Occasional user

How would you best describe your interest in this lease?

I am a pilot or aircraft owner

Please provide your full name.

[REDACTED]

Please provide your email address.

[REDACTED]

To view all of this form's submissions, visit

https://yoursay.mrsc.vic.gov.au/index.php/dashboard/reports/forms_new/data/145

This is not SPAM. You are receiving this message because you have submitted feedback or signed up to Your Say Macedon Ranges.

From: Your Say Macedon Ranges <noreply@mrsc.vic.gov.au>
Sent: Monday, 18 August 2025 5:05 PM
To: Property and Valuations
Subject: Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission



Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission

There has been a submission of the form Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites through your Your Say Macedon Ranges website.

I acknowledge that I have read and understand the Privacy Collection Notice.

Yes

Do you agree with the key terms outlined in the Notice of Intention to Lease?

Yes

Do you have any other general feedback or comments on the intention to lease the airport hangar sites?

The Kyneton Airfield is a valuable community asset, serving not only aviation enthusiasts and local pilots but also contributing to emergency services, regional connectivity, tourism, and education. The hangar owners—many of whom have invested significantly in the upkeep and development of the airfield—are

6606

essential to its ongoing operation and sustainability.

Key reasons to support the issuing of new leases include:

1. Certainty for Investment

Long-term leases provide much-needed security for hangar owners to maintain and improve infrastructure. Without certainty, investment stalls, and the airfield risks falling into disrepair.

2. Economic and Community Contribution

Hangar owners support local jobs, businesses, and services—ranging from aircraft maintenance to fuel supply. Their presence enhances the vibrancy of the region's aviation sector and contributes to the broader local economy.

3. Support for Emergency and Community Services

The airfield is strategically positioned to support emergency medical services, aerial firefighting, and other critical functions. Stable hangar occupancy ensures the facility is maintained and available when needed.

4. Encouragement of Regional Aviation

Kyneton is a rare and valued general aviation hub in regional Victoria. Supporting hangar owners through fair and transparent leasing arrangements encourages responsible stewardship of this key asset.

5. Alignment with Council Goals

Issuing leases aligns with the Macedon Ranges Shire Council's strategic objectives to support local infrastructure, promote community participation, and ensure the sustainability of regionally significant assets.

In conclusion, I urge Council to proceed with granting fair, long-term leases to existing and prospective hangar owners. Doing so ensures the continued viability and responsible use of Kyneton Airfield for the benefit of both the aviation community and the wider region.

Would you like to speak at the Submitters Delegated Committee meeting in relation to your submission?

No

Would you like to upload any supporting documents or materials?

No

Do you live in the Macedon Ranges?

No

Are you a regular user of the Kyneton Airfield or its facilities?

Yes

How would you best describe your interest in this lease?

I am a pilot or aircraft owner

Please provide your full name.

[REDACTED]

Please provide your email address.

[REDACTED]

To view all of this form's submissions, visit

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This is not SPAM. You are receiving this message because you have submitted feedback or signed up to Your Say Macedon Ranges.

[REDACTED]

From: [REDACTED]
Sent: Monday, 18 August 2025 5:53 PM
To: Macedon Ranges Shire Council
Subject: Kyneton Airfield

CAUTION: This email originated from outside of Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hello there

I would like to make a submission regarding the Kyneton Airfield hangar lease proposal. I own a hangar [REDACTED]

I agree with the new 10x10 year lease length. This provides much needed security for not only myself as the lessee, but also the council as the lessor. This allows for continued use and improvement of our facilities and a guaranteed income stream for the council. My thanks to those who have worked hard on offering this to us.

I would like to raise my concerns over the proposed pricing rates for the leased land. The council valuers, PRP bendigo have assessed the the freehold market value of the airfield land, excluding improvements. This is not the same as valuing the leasehold interests appropriate for a ground lease. Freehold value assumes full ownership, control and potential for highest and best use, which inflates the base rent. Ground lease value reflects the limited rights granted to tenants the use of land for a specific purpose without ownership or resale rights. Council's lease & licence policy states that for ground leases, rents should be based on the value of the land only. For Kyneton airfield, that means unimproved leasehold value for restricted aviation use, not commercial freehold value. This greatly restricts the "value" of the land and therefore the leasable amount.

As a comparison, in 2007, the lease was approximately \$300 per year for the site. Under the new proposal, this would increase to approximately \$1300.

Please accept this submission for due consideration, and once again, thank you for your work on this matter.

[REDACTED]

From: Your Say Macedon Ranges <noreply@mrsc.vic.gov.au>
Sent: Monday, 18 August 2025 6:41 PM
To: Property and Valuations
Subject: Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission



Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission

There has been a submission of the form Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites through your Your Say Macedon Ranges website.

I acknowledge that I have read and understand the Privacy Collection Notice.

Yes

Do you agree with the key terms outlined in the Notice of Intention to Lease?

Yes

Do you have any other general feedback or comments on the intention to lease the airport hangar sites?

Kyneton Aero Club is doing a very good job and should keep the job organising the entire air port

Would you like to speak at the Submitters Delegated Committee meeting in

relation to your submission?

No

Would you like to upload any supporting documents or materials?

No

Do you live in the Macedon Ranges?

Yes

Are you a regular user of the Kyneton Airfield or its facilities?

Occasional user

How would you best describe your interest in this lease?

I am a resident within close proximity to the Airfield

Please provide your full name.

[REDACTED]

Please provide your email address.

[REDACTED]

To view all of this form's submissions, visit

https://yoursay.mrsc.vic.gov.au/index.php/dashboard/reports/forms_new/data/145

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From: Your Say Macedon Ranges <noreply@mrsc.vic.gov.au>
Sent: Monday, 18 August 2025 7:55 PM
To: Property and Valuations
Subject: Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission



Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission

There has been a submission of the form Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites through your Your Say Macedon Ranges website.

I acknowledge that I have read and understand the Privacy Collection Notice.

Yes

Do you agree with the key terms outlined in the Notice of Intention to Lease?

Yes

Do you have any other general feedback or comments on the intention to lease the airport hangar sites?

Kyneton airfield is a valuable asset to the region. Many local people enjoy using this airfield whether for private use or flying training or social occasions and fundraising events. Emergency services also use the airfield when needed. Hangar owners are typically long term local members of the community that have

invested in, and continue to maintain, their buildings and contribute to the airfield being a sought-after location to base aircraft and flying activities.

Would you like to speak at the Submitters Delegated Committee meeting in relation to your submission?

No

Would you like to upload any supporting documents or materials?

No

Do you live in the Macedon Ranges?

Yes

Are you a regular user of the Kyneton Airfield or its facilities?

Yes

How would you best describe your interest in this lease?

I am a pilot or aircraft owner

Please provide your full name.

[REDACTED]

Please provide your email address.

[REDACTED]

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From: Your Say Macedon Ranges <noreply@mrsc.vic.gov.au>
Sent: Monday, 18 August 2025 8:04 PM
To: Property and Valuations
Subject: Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission



Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission

There has been a submission of the form Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites through your Your Say Macedon Ranges website.

I acknowledge that I have read and understand the Privacy Collection Notice.

Yes

Do you agree with the key terms outlined in the Notice of Intention to Lease?

Yes

Do you have any other general feedback or comments on the intention to lease the airport hangar sites?

This is a safe and well maintained airfield that has numerous general aviation uses and prevents congestion at major airports. Hangarage is very important in maintaining safe aircraft by protecting them from the elements.

Would you like to speak at the Submitters Delegated Committee meeting in relation to your submission?

No

Would you like to upload any supporting documents or materials?

No

Do you live in the Macedon Ranges?

Yes

Are you a regular user of the Kyneton Airfield or its facilities?

Occasional user

How would you best describe your interest in this lease?

I am a pilot or aircraft owner

Please provide your full name.

[REDACTED]

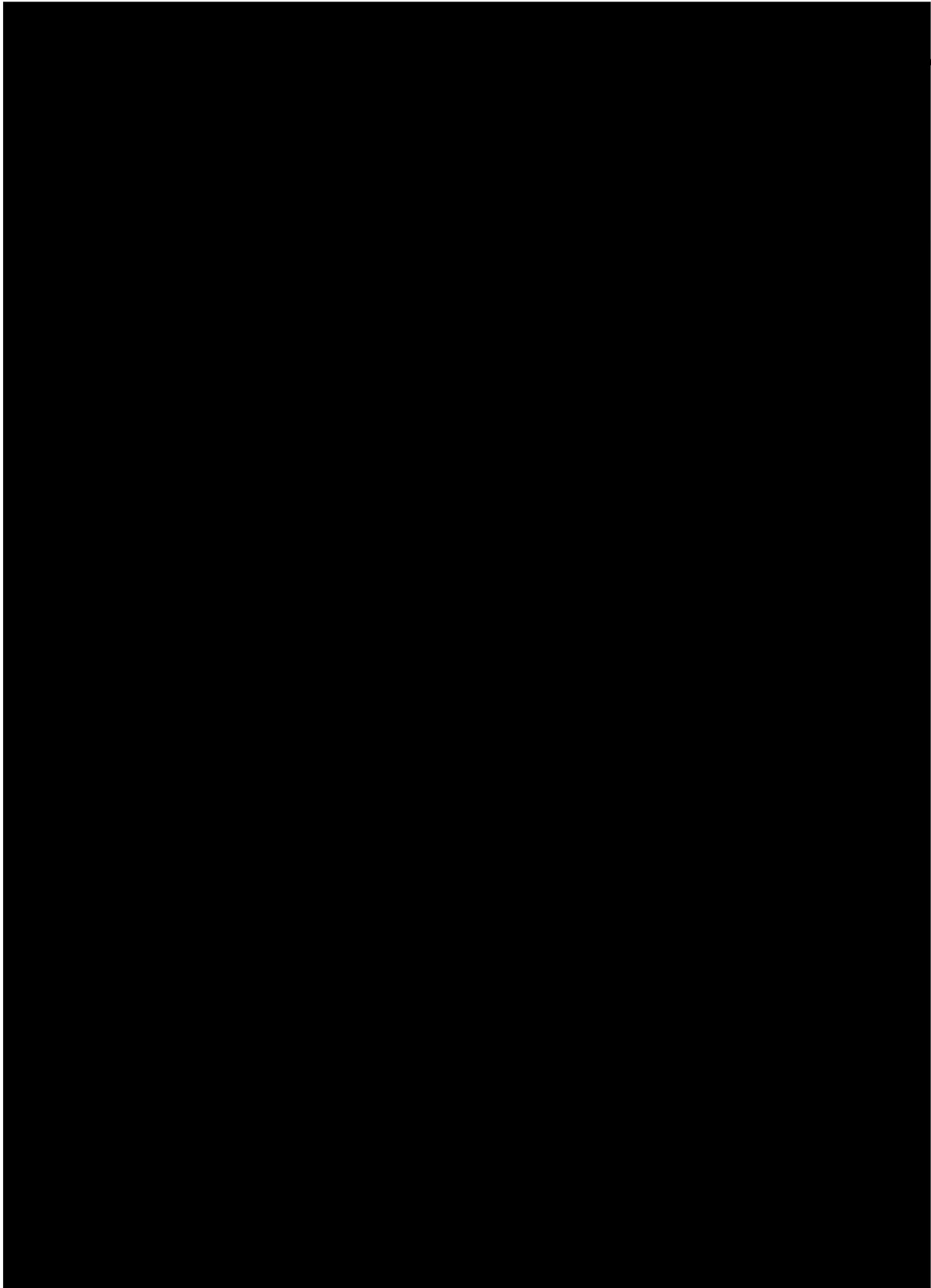
Please provide your email address.

[REDACTED]

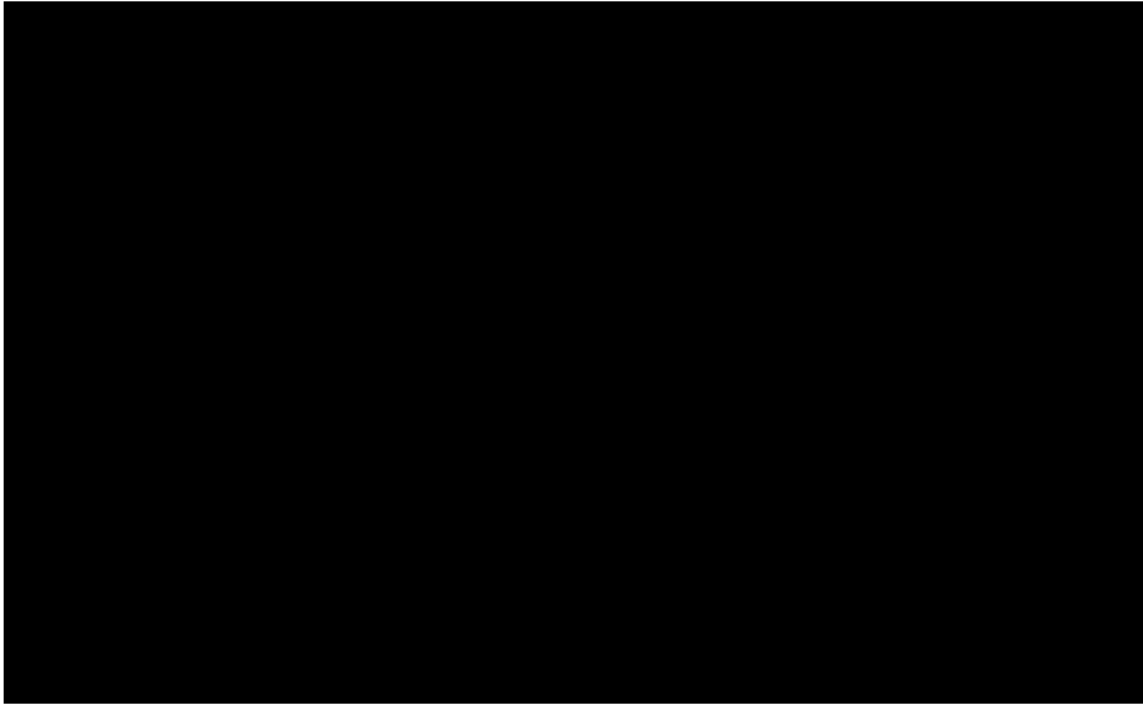
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From: Your Say Macedon Ranges <noreply@mrsc.vic.gov.au>
Sent: Tuesday, 19 August 2025 8:17 AM
To: Property and Valuations
Subject: Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission



Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission

There has been a submission of the form Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites through your Your Say Macedon Ranges website.

I acknowledge that I have read and understand the Privacy Collection Notice.

Yes

Do you agree with the key terms outlined in the Notice of Intention to Lease?

Yes

Would you like to speak at the Submitters Delegated Committee meeting in relation to your submission?

No

Would you like to upload any supporting documents or materials?

No

Do you live in the Macedon Ranges?

No

Are you a regular user of the Kyneton Airfield or its facilities?

Yes

How would you best describe your interest in this lease?

I am a current tenant

Please provide your full name.

[REDACTED]

Please provide your email address.

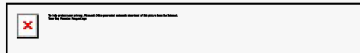
[REDACTED]

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From: Your Say Macedon Ranges <noreply@mrsc.vic.gov.au>
Sent: Tuesday, 19 August 2025 8:33 AM
To: Property and Valuations
Subject: Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission



Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission

There has been a submission of the form Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites through your Your Say Macedon Ranges website.

I acknowledge that I have read and understand the Privacy Collection Notice.

Yes

Do you agree with the key terms outlined in the Notice of Intention to Lease?

Yes

Would you like to speak at the Submitters Delegated Committee meeting in relation to your submission?

No

Would you like to upload any supporting documents or materials?

No

Do you live in the Macedon Ranges?

Yes

Are you a regular user of the Kyneton Airfield or its facilities?

Yes

How would you best describe your interest in this lease?

I am a pilot or aircraft owner

Please provide your full name.

[REDACTED]

Please provide your email address.

[REDACTED]

To view all of this form's submissions, visit

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From: Your Say Macedon Ranges <noreply@mrsc.vic.gov.au>
Sent: Tuesday, 19 August 2025 10:12 AM
To: Property and Valuations
Subject: Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission



Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission

There has been a submission of the form Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites through your Your Say Macedon Ranges website.

I acknowledge that I have read and understand the Privacy Collection Notice.

Yes

Do you agree with the key terms outlined in the Notice of Intention to Lease?

Yes

Do you have any other general feedback or comments on the intention to lease the airport hangar sites?

It would seem logical to formalise the lease arrangements and bring them all under the same footing. And that will provide certainty for aircraft owners. And as the airfield is council property I expect that this will be required at some point and probably overdue. The airfield is a valuable resource which provides for access

by emergency vehicles - Helicopters, fire trucks, and visitors to the town

Would you like to speak at the Submitters Delegated Committee meeting in relation to your submission?

No

Would you like to upload any supporting documents or materials?

No

Do you live in the Macedon Ranges?

No

Are you a regular user of the Kyneton Airfield or its facilities?

Yes

How would you best describe your interest in this lease?

I am a private pilot and long-term Kyneton Aeroclub member, and regularly hire the Kynetonb Aeroclub aircraft.

Please provide your full name.

[REDACTED]

Please provide your email address.

[REDACTED]

To view all of this form's submissions, visit

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From: Your Say Macedon Ranges <noreply@mrsc.vic.gov.au>
Sent: Tuesday, 19 August 2025 10:45 AM
To: Property and Valuations
Subject: Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission



Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission

There has been a submission of the form Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites through your Your Say Macedon Ranges website.

I acknowledge that I have read and understand the Privacy Collection Notice.

Yes

Do you agree with the key terms outlined in the Notice of Intention to Lease?

Yes

Would you like to speak at the Submitters Delegated Committee meeting in relation to your submission?

No

Would you like to upload any supporting documents or materials?

No

Do you live in the Macedon Ranges?

No

Are you a regular user of the Kyneton Airfield or its facilities?

Yes

How would you best describe your interest in this lease?

I am a pilot or aircraft owner

Please provide your full name.

[REDACTED]

Please provide your email address.

[REDACTED]

To view all of this form's submissions, visit

https://yoursay.mrsc.vic.gov.au/index.php/dashboard/reports/forms_new/data/145

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From: Your Say Macedon Ranges <noreply@mrsc.vic.gov.au>
Sent: Tuesday, 19 August 2025 10:48 AM
To: Property and Valuations
Subject: Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission



Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission

There has been a submission of the form Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites through your Your Say Macedon Ranges website.

I acknowledge that I have read and understand the Privacy Collection Notice.

Yes

Do you agree with the key terms outlined in the Notice of Intention to Lease?

No

What part of the lease terms do you have concerns about?

Market rental proposed

My attached submission details my complete dissatisfaction with this process

What are your concerns?

See attachement

Would you like to speak at the Submitters Delegated Committee meeting in relation to your submission?

Yes

Would you like to upload any supporting documents or materials?

Yes

Please upload any supporting documents or materials.

- PUBLIC COMMENT.docx

Do you live in the Macedon Ranges?

Yes

Are you a regular user of the Kyneton Airfield or its facilities?

Yes

How would you best describe your interest in this lease?

I am a current tenant

Please provide your full name.

[REDACTED]

Please provide your email address.

[REDACTED]

To view all of this form's submissions, visit

https://yoursay.mrsc.vic.gov.au/index.php/dashboard/reports/forms_new/data/145

6633

BACKGROUND TO NEW LEASE :

Most site holders/hangar owners have been in "overholding" (no active lease) since April 2021 and beyond, due to council inaction and delays. In response A Working Party of lease holders was formed to represent Hangar Lease Holder views and present a single point of view to the council and energise the moribund progress of lease renewal.

Lease holders were consulted as to what features a new lease should have. A major concern was that previous lease documents were a standard "shop" lease covering premises, which hangar sites were clearly not. A strong desire existed to remove onerous clauses and to recognise that the lease was for a site only, which gives no right of ownership for hangars on the airfield to council either now or in the future. This distinction was accepted by council staff in face to face meetings.

The Working Party then undertook to offer a revised lease document that was fit for purpose, encouraged by council staff to offer any changes that we felt necessary. This revised draft document, the subject of considerable work by the Working Group, was also presented to a legal firm for independent review and correction to confirm its soundness. The cost of this review being supported by all but one hangar owner.

This group met with council staff where an initial offer of a lease of greater than 10 years was proposed by the medium of inserting this in the annual budget, avoiding the need for public consultations. History has proven that anything involving "public consultation" and the airfield attracts an array of misinformed commentators. No other group, club or sporting association in perusing their recreational activity on council land appears to attract such vicious attack, this is our motivation for avoiding such exposure.

Undertakings were also made by council staff to accurately survey all sites and to engage a valuation of the airfield, both activities having been completed. I acknowledge that the site survey is a positive step towards resolving many of the irregularities in airfield site management.

This offer of 10 years was then withdrawn and replaced with an offer of a 9 year lease, which is within the administrative power of council.

The majority of Hangar owners were content to accept a 9 year lease, free for any need to consult publically, based on the revised and fit for purpose lease. This course offering the most rapid path to a secure and well documented lease.

A small number of hangar owners who were not satisfied with the secure 9 year offer then withdrew from a unified approach to individually seek a lease term greater than 9 years. Following on from these individual representations council staff revised the offer to a 10 x 10 year lease subject to public consultation. It should be noted that 28 of the 33 hangar site leaseholders remained content to accept a 9 year lease, a fact communicated to council staff both verbally and in verifiable written form.

I personally wrote a letter addressed to both the Council and CEO expressing my view that a simple 9 year lease was acceptable on 7/11/2024, which was obviously ignored.

DRAFT LEASE IS NOT FIT FOR PURPOSE:

Throughout negotiations, if that is an accurate description, conducted in good faith on our part with council staff, the Hangar Site Leaseholders (via the working party ultimately representing 28 of the 33 hangar site leaseholders) have been given multiple undertakings by the council as to the incorporation of our requested amendments to drafts, timelines for responses and that we would be presented with a lease fit for purpose for a land site as opposed to a premises.

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On every occasion Council has failed to meet these undertakings, and what we have been presented with, rather than a lease drafted fit for the actual purpose, is a mismatch of an off the shelf lease for a premises, with some, but by no means enough, variations. The meta data of the draft lease clearly shows to be the: *"Hobson's Bay Standard Lease (M0253502.DOC;1)"* It is clearly not a lease suitable to a small plot of land.

The majority of objections to clauses are due to the draft presented being, *yet again*, a modified shop/hall etc lease, not a dedicated fit for purpose ground lease as presented by the Hangar Owners Working Group. The cost and effort in preparing such a lease being totally negated and ignored by council staff, despite earlier agreement to efficiently and cooperatively arrive at an acceptable lease.

WHY THE DRAFT LEASE IS UNACCEPTABLE:

Clause #	Title/Purpose	Objection / comment
1. Definitions	Common Areas <i>(b) the meeting room and kitchenette in the administration buildings identified on the plan attached as Annexure B.</i>	What this has to do with a land lease is beyond me, or is it an example of lazy document preparation ?
3.2	INSERT NEW CLAUSE 3.2.4	Upon conclusion of the second ten year lease term, the existing Tenant is to be given first rights to enter into a new lease with the Council.
3.3 Overholding	3.3.3	Any rent increase during a period of overholding must be limited to the percentage increase stated at Schedule Item 12. As most all hangars have been under overholding for years due to Council inaction a very serious situation may arise from this clause.
7.1 Rates & Taxes -	7.1.1 Garbage, Recycling & Garbage Charges 7.1.2 Water rates & Charges 7.1.3 Sewerage and drainages rates and charges	Not applicable to a land only lease. Council, or any other authority does not provide these utilities/services to Hangar Sites at present. Nor is there any requirement for these utilities and services, unless council is intending a cash grab for services not provided for which it has previous form.
7.1.4	Land Tax	According to the State Revenue Office, no Land Tax is payable on Council owned ground leases.
8.2 Costs and Duties	8.2.1 Council's Costs in Settling Lease	Noting opening remarks about Council delays and failure to fulfil multiple undertakings throughout this process, any costs incurred have been due to Council's poor handling of the process and should not be borne by the Hangar Site Leaseholders.
	8.2.2 Stamp duty	According to the State Revenue Office, no Stamp Duty is payable on Council owned ground leases.
	8.2.3 Essential Safety Measures	How do so called "Essential Safety Measures" apply to a land only lease ?
11.2	11.2.1 Alterations to	Not applicable to a land only lease. The "Site" is

6633

Alterations to site	the Site	underneath an aircraft hangar and beyond alteration excluding an earthquake !
11.1 Repairs & Maintenance	11.2.2 use of "approved" trades	Not applicable to a land lease. Council does not have jurisdiction over tradespersons. If council staff are intending to dictate who is an approved "tradesperson" I will be making this a matter for IBAC.
	11.2.3 requirements of council	Not applicable to a land lease.
	11.2.4 rules etc	Not applicable to a land lease.
11.3	Not interfere with services	Not applicable to a land lease., And there are no services in the first place
11.4	Defacing site	Not applicable to a land lease.
11.5	Failure to repair	Not applicable to a land lease in any instance who decides what repairs or maintenance is required ?
11.6	Essential Safety Measures	Not applicable to a land lease.
12.2	Test & Tag	Not applicable to a land lease.
12.5	Reimburse building insurance	Not applicable to a land lease.
15.3	Health & Safety Measures	Not applicable to a land lease which is underneath an existing aircraft hangar. The lease is for the private use of a Site, not the operation of the Airfield.
15.7	Pests and disease measures	Not applicable to a land lease covered by an existing aircraft hangar. Unless council is going to engage an Airfield Spider Inspector this is a meaningless example of poor document preparation.
15.9 15.9.1	Heavy Objects and Inflammable substances	Heavy objects is mentioned but with nothing further said, which is another example of poor document preparation. Not applicable to a land lease.
17 Entire Section	Tenant's Obligations at the End of the Lease	If the Council is to continue to use the land as an operational Airfield, then the existing Hangar Site Leaseholders, and by association, owners of the Hangars on the site, must be given a first right of refusal to negotiate a new Site Lease on reasonable terms and conditions. At worst this example of the council attempting to confiscate or steal private property by legally sanctioned deception.
18.5	Entry by Council	Not applicable to a land lease. Council has no automatic right of entry to a private aircraft hangar. Under common law a property owner (a hangar) has every right to defend his/her property against entry. Moreover, how will council actually " <i>inspect the condition of the site</i> " 18.5.1 given that a hangar is on top of it or more ingeniously " <i>rectify any default by the tenant under the lease</i> " just what is this clause trying to say ?

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19.5	Councils right to terminate lease with 2 years notice	This clause is inappropriate and fails to recognize the substantial investment in infrastructure and Airfield operations made by Hangar Site Leaseholders. Further, at its September 2014 Meeting the Macedon Ranges Council passed a Motion that the Airfield is to remain permanently at 1503 Kyneton-Metcalf Road Kyneton; thereby removing any doubt about its ongoing future.
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The draft lease Annexure A Special Conditions states “*insert any or Not Applicable*” but neither condition is stated. Are there any special conditions or not ? Or is this another example of poor document preparation.

WHY DID COUNCIL DECIDE TO IGNORE THE HANGAR LEASE WORKING GROUP:

As described a dedicated Working Group was formed to represent and coordinate the views of all hangar owners to council. The fact that a small number of people decided that they could represent themselves independently did not alter the undeniable fact that the majority wished to be represented collectively.

It has been independently reported that council believed the Working Group were not telling the truth, or more bluntly telling lies, and that is why they were not to be acknowledged. At no time did anyone from council communicate dissatisfaction with a collective negotiation, or advise that they would not deal with the Working Group.

Despite the individuals who decided that they could get a better deal acting independently the overwhelming majority of lease holders, 28 in all confirmed that they wanted a single point of representation.

The twisted logic of this is that at the next council elections, a candidate getting 5 votes will be elected while one receiving 28 would not!

In addition it is reported that the accountable staff member, in addition to slandering the working group, has also saw fit to graciously offer one hanger owner a lease in advance of this whole process. Is this in fact the case?

Never has the corporate banner of **Working Together | Honesty | Accountability | Innovation | Respect** been so tarnished.

6633

SITE VALUATION IS FLAWED:

The site valuation method of setting an annualised lease charge is seriously flawed. The valuation identifies three pieces of land that comprise the airfield site. Of these two parts, which effectively form the active part of the airfield have been valued on a farm land basis. The third part, which is not operational and all but a grass paddock is valued at a much higher valuation conveniently distorting the overall site value per M2 upwards.

SITE LEASE RENTAL:

To arbitrarily impose a 100% + increase in site lease rental is an outrage. The basis for charging a “very reasonable” \$6.00 per square metre, PLUS GST, for lease sites is motivated by ignorance on the part of the responsible council staff.

Firstly, the site valuation carried out in November 2024 established an UNIMPROVED CAPITAL valuation for the total site. The staff member then has applied that capital value as a rental value. Will this precedent mean in future that the council will be charging rates set to match the capital value of properties within the shire so that a residence with a site value of \$560,000 will be charged an annual rate of \$560,000? The basis of the increased rental rate is obviously illogical and has no relationship to a return against the site value.

Also a significant public deception is evident on the council have your say web site:

Rental Assessment Market rental determined by registered valuer

This is just another dishonest statement; the valuation provided a **capital value** for the site with no mention of what was a reasonable rental.

Secondly the same staff have decided that Kyneton Airfield is comparable or the equivalent to major regional airports such as Bendigo, in terms of services and facilities to justify the already discredited site valuation method.

To compare the nominated LICENSED AIRPORTS of Bendigo, Benalla and Latrobe with Kyneton airfield in any way is a gross nonsense, the untruth of which has been presented to the same council staff in tabular form but ignored, as with all factual data presented to so far. By way of comparison, the 2021 Latrobe Airport Strategic Development Report, which sets out amongst other things to accommodate large aircraft regular public transport (RPT) services lists competitor Regional Airports as Ballarat, Bendigo, Mangalore and West Sale. Oddly they never thought it necessary to include Kyneton Airfield in their list!

This comparative method assumes that one is moving to a new site on an existing airport – by assumption one that is fully equipped and running licensed airport.

Kyneton is none of those things. It is an odd shaped piece of land bounded on two sides by water works land, the majority frontage having views of a sewage works and the smells to match. The fact that it has runways and facilities as an airfield has little to do with inputs and investments by any council dating back to the Shire of Kyneton.

Ownership by council is not what makes the site an airfield, let alone an “airport”.

This will not be the end of the matter as the new lease document requires a “Market Valuation” at 5 years in each lease term. Whatever justifications lies behind this can only be imagined but are we to go through this incompetent charade repeatedly?

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COMPARING AIRPORTS WITH AIRFIELDS

	BENDIGO AIRPORT	BENALLA AIRPORT	LATROBE VALLEY AIRPORT	KYNETON AIRFIELD
Airport size	Approx. 130 ha	Approx. 200 ha ?	Approx. 200 ha	23 ha
Main runway length	1600	1043	1430	700
Secondary runway length	767	718	919	600
Dedicated Glider runway(s)	NO	YES	YES	NO
Above 5700kg aircraft weight capable (runway etc pavement strength)	YES to 19,000+kg	YES to 8000kg	YES	NO
Leased sites for hangars	YES	YES	YES	YES
Airport Terminal Building	YES	unknown	YES	NO
RPT (airline) aircraft parking	YES	NO	NO	NO
PAPI – Precision Approach Path Indicator lights	YES	NO	YES	NO
NDB – Non Directional Beacon (navigation aid)	NO	NO	YES	NO
AWIS- Aeronautical Weather Information Service	YES	unknown	YES	NO
AFRU – Aerodrome Frequency Response Unit	unknown	unknown	YES	NO
Aerodrome Access (eg electronic, to secure gates)	YES	YES	unknown	NO
Runway Lighting to certified aerodrome standards	YES	YES	YES	NO
Standby power for airport and/or runway lights	YES	unknown	YES	NO
Security fencing all around	YES	PART	unknown	NO
Council maintained Website info	YES	YES	YES	NO
Roads and car parking (council provided)	YES	YES	YES	NO
Airport maintenance, runways, taxiways, roads, mowing, markers, windsocks, lighting	YES	YES	YES	NO

AIRPORT COMPLIANCE MATTERS and EMPLOYEES

	BENDIGO	BENALLA	LATROBE VALLEY	KYNETON
Council Managed	YES	YES	YES	NO
CASA Certified Aerodrome (CASR Part 139)	YES	YES	YES	NO
CASR Part 139 Aerodrome Manual	YES	YES	YES	NO
Annual review of Aerodrome Manual	YES	YES	YES	NO
Aerodrome Manager (employee)	YES	YES	YES	NO
Aerodrome Reporting Officers (employees)	YES (four)	YES (three)	YES	NO
Airline Passenger Security Screening	YES	NO	NO	NO
Certified GPS Instrument approach flightpaths	YES	YES	YES	NO

AIRPORT SERVICES AVAILABLE

	BENDIGO	BENALLA	LATROBE VALLEY	KYNETON
AVGAS (piston engine) fuel	YES	YES	YES	YES
AVTUR (jet) fuel	YES	unknown	YES	NO
RPT - Regular Public Transport (airline) flights	YES	NO	NO	NO
Airline Aircraft marshalling (parking)	YES	NO	NO	NO
Airline Baggage Handling	YES	NO	NO	NO
HEMS - Helicopter Emergency Medical Service permanent base	YES	NO	YES	NO
DELWP Aerial Fire base	YES	NO	YES	NO
Airport Business Park land (serviced)	YES	NO	YES	NO

6633

Color code = **fully council funded**

6633

WHAT IS A FAIR SITE RENT ?

The fact that after unending delay and confusion the council has put a ramshackle new lease together is no justification for a huge increase in charges.

To further magnify the lack of integrity in these unbalanced *negotiations* no value at all has been placed on the fact that the airfield is totally maintained by the physical and financial efforts of the hangar site lease holders, aircraft operators and the Kyneton Aero Club.

Hangar site holders pay both lease fees and rates to council. Rates are absorbed into council and lease fees returned for airfield maintenance via the service agreement with the KAC.

Aircraft owners pay an access fee to the KAC which is also returned to airfield maintenance. This can be partly offset by physical contributions on airfield work days.

Additionally both hangar site holders and aircraft owners are being asked to contribute additional funds and physical contributions to the RAP4 programme for airfield development.

I personally contribute my time and expertise to the collective maintenance of the airfield, provide machinery at no cost, pay lease fees and rates, pay aircraft access fees and now have an invoice for an additional \$1800 for RAP4 contributions.

The long term existing service and operational arrangements, which are centred on the site holders/aircraft operators having reasonable cost access to the airfield, which then motivates them to maintain the site at low cost to council will be destroyed by this current proposal.

An acceptable starting point would be an average of the existing charge returning in order of \$3 M2, increasing by CPI each year.

CONCLUSION: A FAIR OUTCOME

- A lease document that is fit for purpose. This already exists and can be used with no additional cost.
- Reasonable lease fees that recognise the reality of how the airfield is operated and maintained.

From: Your Say Macedon Ranges <noreply@mrsc.vic.gov.au>
Sent: Tuesday, 19 August 2025 1:17 PM
To: Property and Valuations
Subject: Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission



Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission

There has been a submission of the form Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites through your Your Say Macedon Ranges website.

I acknowledge that I have read and understand the Privacy Collection Notice.

Yes

Do you agree with the key terms outlined in the Notice of Intention to Lease?

Yes

Do you have any other general feedback or comments on the intention to lease the airport hangar sites?

The Kyneton Airfield provides a valuable and professional aviation centre for the local community. The firefighting, medical evacuation, and transportation services facilitated by the airfield are critical for the local community. The airfield is well run by a dedicated group of volunteers and there would be no logical reason why the

existing arrangements are not continued.

Would you like to speak at the Submitters Delegated Committee meeting in relation to your submission?

No

Would you like to upload any supporting documents or materials?

No

Do you live in the Macedon Ranges?

No

Are you a regular user of the Kyneton Airfield or its facilities?

Occasional user

How would you best describe your interest in this lease?

I am a pilot or aircraft owner

Please provide your full name.

[REDACTED]

Please provide your email address.

[REDACTED]

To view all of this form's submissions, visit

https://yoursay.mrsc.vic.gov.au/index.php/dashboard/reports/forms_new/data/145

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From: Your Say Macedon Ranges <noreply@mrsc.vic.gov.au>
Sent: Tuesday, 19 August 2025 5:49 PM
To: Property and Valuations
Subject: Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission



Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission

There has been a submission of the form Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites through your Your Say Macedon Ranges website.

I acknowledge that I have read and understand the Privacy Collection Notice.

Yes

Do you agree with the key terms outlined in the Notice of Intention to Lease?

No

What part of the lease terms do you have concerns about?

Type of lease (Ground lease – land only)

Market rental proposed

What are your concerns?

Having read through the lease document it would appear that it is a generic shop

6643

lease with minor changes, and is not remotely fit for purpose as a lease of a site-only piece of council land. Not even remotely. It contains clause after clause which are completely inconsistent with the purpose of the lease, and it should be withdrawn and a fit-for-purpose lease presented in its place. (I understand that a fit-for-purpose lease has already been drafted by legal representatives of the hangar owners seeking a lease, and should be considered as an appropriate replacement).

With regard to proposed rental, I understand that the basis of the calculations for the proposed rental amount is using comparable airfields, but no comparable airfields have been included in the comparison. Kyneton airfield is not even a licensed airfield, so to compare it to a set of licensed airports is simply ludicrous. Licensed airports must conform to numerous standards which involves a significant ongoing financial impost to comply with, none of which is relevant to the Kyneton Airfield.

Do you have any other general feedback or comments on the intention to lease the airport hangar sites?

It would appear that the council officer responsible for the lease preparation has been grossly misled. The vast majority of hangar owners (or their representatives) had a working agreement with council officers which was moving towards a simple solution to the lease requirements. It was even agreeable to council's own legal representatives. Then suddenly it was white-anted by misinformation being presented to a former councillor, and subsequently to the responsible council officer, by a small disingenuous minority who had quite simply been voted against.

Would you like to speak at the Submitters Delegated Committee meeting in relation to your submission?

No

Would you like to upload any supporting documents or materials?

No

Do you live in the Macedon Ranges?

Yes

Are you a regular user of the Kyneton Airfield or its facilities?

Yes

How would you best describe your interest in this lease?

I am a current tenant

Please provide your full name.

[REDACTED]

Please provide your email address.

[REDACTED]

To view all of this form's submissions, visit

https://yoursay.mrsc.vic.gov.au/index.php/dashboard/reports/forms_new/data/145

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From: Your Say Macedon Ranges <noreply@mrsc.vic.gov.au>
Sent: Tuesday, 19 August 2025 7:35 PM
To: Property and Valuations
Subject: Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission



Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission

There has been a submission of the form Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites through your Your Say Macedon Ranges website.

I acknowledge that I have read and understand the Privacy Collection Notice.

Yes

Do you agree with the key terms outlined in the Notice of Intention to Lease?

No

What part of the lease terms do you have concerns about?

Market rental proposed

The lease proposed is not suitable for use.

What are your concerns?

I support the arguments put forward by the hangar owners group representatives.

Do you have any other general feedback or comments on the intention to lease the airport hangar sites?

As a hangar owner and user of the Kyneton airfield I would like to see this ongoing saga sorted out. As stated I fully support the hangar owners group representations.

Would you like to speak at the Submitters Delegated Committee meeting in relation to your submission?

No

Would you like to upload any supporting documents or materials?

No

Do you live in the Macedon Ranges?

Yes

Are you a regular user of the Kyneton Airfield or its facilities?

Yes

How would you best describe your interest in this lease?

I am a current tenant

Please provide your full name.

[REDACTED]

Please provide your email address.

[REDACTED]

To view all of this form's submissions, visit

https://yoursay.mrsc.vic.gov.au/index.php/dashboard/reports/forms_new/data/145

From: Your Say Macedon Ranges <noreply@mrsc.vic.gov.au>
Sent: Tuesday, 19 August 2025 9:32 PM
To: Property and Valuations
Subject: Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission



Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission

There has been a submission of the form Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites through your Your Say Macedon Ranges website.

I acknowledge that I have read and understand the Privacy Collection Notice.

Yes

Do you agree with the key terms outlined in the Notice of Intention to Lease?

Yes

Do you have any other general feedback or comments on the intention to lease the airport hangar sites?

I am concerned at the lease market rates being determined by an outside valuer. How can this be realistically determined by a commercial valuer, as this is a recreational lease.

Would you like to speak at the Submitters Delegated Committee meeting in relation to your submission?

No

Would you like to upload any supporting documents or materials?

No

Do you live in the Macedon Ranges?

Yes

Are you a regular user of the Kyneton Airfield or its facilities?

Occasional user

How would you best describe your interest in this lease?

I am a resident with a general interest in Council land use

Please provide your full name.

[REDACTED]

Please provide your email address.

[REDACTED]

To view all of this form's submissions, visit

https://yoursay.mrsc.vic.gov.au/index.php/dashboard/reports/forms_new/data/145

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From: Your Say Macedon Ranges <noreply@mrsc.vic.gov.au>
Sent: Tuesday, 19 August 2025 9:39 PM
To: Property and Valuations
Subject: Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission



Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission

There has been a submission of the form Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites through your Your Say Macedon Ranges website.

I acknowledge that I have read and understand the Privacy Collection Notice.

Yes

Do you agree with the key terms outlined in the Notice of Intention to Lease?

Yes

Do you have any other general feedback or comments on the intention to lease the airport hangar sites?

I think offering ground leases is a great step forward. The Aeroclub members maintain the airport which serves the whole community, particularly during fire season. I would like to express my concern over the proposed \$6/m pricing. This seems excessive for a very limited use lease, and only for the land, not the

hangars.

Would you like to speak at the Submitters Delegated Committee meeting in relation to your submission?

No

Would you like to upload any supporting documents or materials?

No

Do you live in the Macedon Ranges?

Yes

Are you a regular user of the Kyneton Airfield or its facilities?

Occasional user

How would you best describe your interest in this lease?

I am a resident with a general interest in Council land use

Please provide your full name.

[REDACTED]

Please provide your email address.

[REDACTED]

To view all of this form's submissions, visit

https://yoursay.mrsc.vic.gov.au/index.php/dashboard/reports/forms_new/data/145

This is not SPAM. You are receiving this message because you have submitted feedback or signed up to Your Say Macedon Ranges.

From: Your Say Macedon Ranges <noreply@mrsc.vic.gov.au>
Sent: Tuesday, 19 August 2025 9:44 PM
To: Property and Valuations
Subject: Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission



Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission

There has been a submission of the form Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites through your Your Say Macedon Ranges website.

I acknowledge that I have read and understand the Privacy Collection Notice.

Yes

Do you agree with the key terms outlined in the Notice of Intention to Lease?

Yes

Do you have any other general feedback or comments on the intention to lease the airport hangar sites?

Lower the rate of rent to the previous rate

Would you like to speak at the Submitters Delegated Committee meeting in relation to your submission?

No

Would you like to upload any supporting documents or materials?

No

Do you live in the Macedon Ranges?

No

Are you a regular user of the Kyneton Airfield or its facilities?

Yes

How would you best describe your interest in this lease?

I am a pilot or aircraft owner

Please provide your full name.

[REDACTED]

Please provide your email address.

[REDACTED]

To view all of this form's submissions, visit

https://yoursay.mrsc.vic.gov.au/index.php/dashboard/reports/forms_new/data/145

This is not SPAM. You are receiving this message because you have submitted feedback or signed up to Your Say Macedon Ranges.

From: Your Say Macedon Ranges <noreply@mrsc.vic.gov.au>
Sent: Wednesday, 20 August 2025 9:18 AM
To: Property and Valuations
Subject: Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission



Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission

There has been a submission of the form Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites through your Your Say Macedon Ranges website.

I acknowledge that I have read and understand the Privacy Collection Notice.

Yes

Do you agree with the key terms outlined in the Notice of Intention to Lease?

No

What part of the lease terms do you have concerns about?

Type of lease (Ground lease – land only)

Market rental proposed

Mostly 19.5

What are your concerns?

6658

Submission to public consultation

Background.

Airfield Land area total sq mtrs 229,620

Land value \$1,520,000 \$6.63 per sq mtr , 5% - 10% return \$ 76,000 - \$ 152,000

Total Hangars area 6305 sq mtrs 2.75% of total land

Treasurer's AGM report, airfield maintenance grants, 2022 - \$18,779. 2023 - \$10,386, 2024 - \$21,064,

2024 lease \$3.34 per sq mtr = \$21,064 - Proposed lease \$6 sq mtr x 6305 = \$37,830

Allowing 2025 3% increase \$21,696 = \$3.44 per sq mtr

My proposal \$4 per sq mtr \$25,220 increase of \$3,524 or 16% 2026

(History lease increases for most hangar owners, 2022 - 3%, 2023 - 12%, 2024 - 3%, 2025 - 3%)

It should be just a 3% increase which would make it \$22,347 or \$3.54 per sq mtr, but to start with a rounded figure and try to get near the councils figure I propose \$4 although as it increases 3% per year it isn't a rounded figure for long.

If this were treated as a normal 5 yr review it could be established that the Aero Club, which receives 100% of lease moneys via the service agreement, had sufficient funds to maintain the airfield, in 2024 they ran at a small surplus, the airfield was in very good order, so there is no need for a higher than normal 3% increase. It was only recently in 2023 that there was a 12% increase.

Historic lease increases for most hangar owners, 2022 - 3%, 2023 - 12%, 2024 - 3%, 2025 - 3%

so a 16% increase to start a new 10yr lease with annual increase of 3% and a 5yr review option in the document, I think is excessive but acceptable. Although this is far greater return than normal 2% - 8% return on capital value, it gives the aeroclub a maintenance grant that should allow them to maintain the high standard they have shown in the past. To reduce the money to the aeroclub is not fair, but at the same time a huge increase is not warranted or fair on the hangar owners, when they have other costs for having a hangar at Kyneton. The Service Agreement with the Aeroclub is also in overhold, To increase our lease to \$6 makes me very suspicious the council has the intention when

negotiating a new service agreement of not giving the 100% lease money to the aeroclub, I think they see this as an opportunity to line their pockets with Hangar Owners money, this is unfair and has never been done in the past. There has been no recognition of the Labour portion of Maintenance that the Hangar Owners provide/Donate.

Paragraph from letter from [REDACTED] 20/11/2023 – 1st letter in this process. Additionally, an independent valuer will be engaged to assess the current land value of the airfield. This information will then be used to calculate an annual rental rate for each site, which will then be incorporated into the new site leases - representatives of the Kyneton Aero Club will be consulted throughout the process.

This has not happened, Council has used the Value and not calculated a lease value – also the \$6 is more related to figures from other , non similar airfields, instead of a realistic lease value of 10% of land value as in most other circumstances.

Costs to have a Hangar and aircraft at Kyneton.

My annual out of pocket costs to have my plane at Kyneton

Hangar

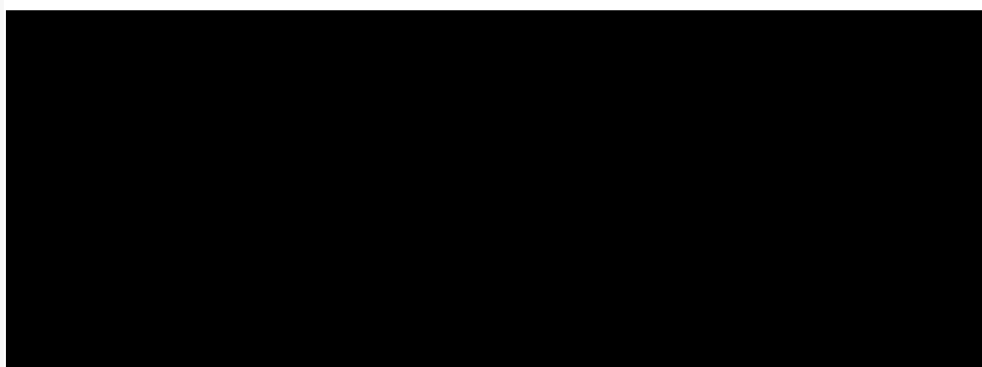
- Shire Rates \$829.60
- Shire Lease \$550.08 your proposed lease increase to \$ 1907.40
- Public Liability \$363.93
- Building Insurance \$1091
- Request one off \$1300 donation to upcoming taxiways grant. Annual repairs or periodic (10 -15yr reseal) has not been mentioned at this stage.
- Repairs, Maintenance on building
- Mowing grass – yes hangar owners are responsible for 2 metres around hangar but all hangar owners mow from the driveway behind to the taxiway in front and the sides to next hangar.

Aircraft

- Access Fee \$102.80 discounted from \$600 due to 2 days spent at working bees

- Insurance \$ 3138.34
- Annual maintenance inspection/release
- Actual flying expenses
- Request one off \$500 donation to upcoming taxiways grant. Annual repairs or periodic (10 -15yr reseal) has not been mentioned at this stage.

Personal Information



Instead of just saying no or disagreeing I try to offer an alternative as what I think is a better way to handle the issue. I see this as better than just saying no. I do this for the benefit of the aero club and everyone not just what is to my advantage. I will be selling my hangar but want no special treatment that is not available to everyone. The treatment of the shire in this process has been disappointing, smells of arrogance, ignorance, favouritism, corrupt and questionable decisions and just plain incompetence. Maybe its just the way the govt (even local) system works

Process - Ignorance, arrogance, dictatorship, half truths,

Letter from [REDACTED] 20/11/2023,

1st letter hangar owners received from Council regarding new leases.

20 November 2023

Dear Kyneton Airfield Hangar Tenants

Re: Airfield hangar site leases at Kyneton Airfield As a current leaseholder of a hangar site at Kyneton Airfield, I am writing to inform you about the ongoing

proceedings related to the revision of the current leases that are in over holding status.


Many of the site leases at the Airfield are at the end of their lease term and have been in 'over holding' status for an extended period of time. Council officers have met internally and with representatives of the Kyneton Aero Club and unanimously agreed that action needs to be taken to offer new site leases for each of the hangars.

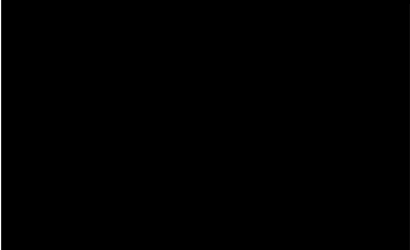
This is a great opportunity to review all hangar sites at the Airfield and consequently, Council intends to engage an independent surveyor to confirm the size of each hangar site and prepare a plan that will be attached to each lease clearly identifying the lease area.

Additionally, an independent valuer will be engaged to assess the current land value of the airfield. This information will then be used to calculate an annual rental rate for each site, which will then be incorporated into the new site leases - representatives of the Kyneton Aero Club will be consulted throughout the process.

We anticipate that this process will take approximately six months to complete. Once the surveyor and valuer are engaged, their contact details will be shared with the Airfield Committee of Management to ensure that all relevant parties are informed of the purpose of their site visits.

Council is committed to working collaboratively with you to work through this matter and ultimately issue new site leases for each of the hangars. Your cooperation during this process is greatly appreciated, and we look forward to a successful result.

If you have any questions in relation to the above matter please do not hesitate to contact 



How did this happen? 18 months later we are at public consultation, the council officers are understandably ignorant of different airfields types, how they are categorised, and the rules they operate by. But many hangar owners have been forthcoming with information and explanations to help them understand these things, but now they are being arrogant in their insistence of comparisons, lease rates that are obviously incorrect by any method of calculation.

The shire was getting a valuer to value the land to use in the calculation of annual rental rate, - they have just adopted the land value and not calculate a lease value. They have grabbed a price from an airfield not even remotely similar to Kyneton.

Working Collaboratively – being ignored, dictated too, talked down to, treated with arrogance is definitely not working collaboratively.

I get the impression anything we say is just being ignored and the council officers will bulldoze through whatever they want and we will have no input at all. This is definitely not what I was led to believe in personal contact with staff. Who is driving this [REDACTED] or is it faceless council staff above her, pushing her forward as the “contact”, with no ability/allowance to make a decision

Having spoken to [REDACTED] a few times on the phone I get the impression she answers to 2 different departments in regard to the leases – she gets information from us and has to run it past those on a higher pay grade before a decision is made.

I [REDACTED]
have no doubt along with others realise the shire officers are not familiar with airfields and the differences and nuances , but why when we explain “Certified” and “Non-certified” do they refuse to accept that and blindly keep comparing Kyneton with Bendigo, Benalla, Latrobe.

- Yes oranges and tomatoes are both fruits, but no one puts tomatoes in a fruit salad.

- Yes Qantas Link land at Bendigo, but they never have and never will land at Kyneton airfield.

My research shows airfields with more in common - bitumen runway, council owned, aeroclub or committee of management maintained, hangars (not all as many as Kyneton) and NON CERTIFIED by CASA are

- Cobden
- Colac Why are we at Public consultation (required for leases longer than 9 years) when the shire is effectively only offering security of a 2 year lease?
- Mt Beauty
- Maybe Bachus Marsh
- Maybe Maryborough
- Leongatha was but now purchased privately but still runs in same basis
- Cohuna is Coliban Water owned, leased and maintained by Lions Club

Unsuitable Lease terms

Early discussions [REDACTED] and council officers agreed unsuitability of the previously used "Premises Lease" document to a site lease, the hangar owners contributed \$250 each to legal assistance to draft a fit for purpose document, which was initially accepted by council – why was this then abandoned in favour of another "Premises Lease" from Hobson Bay?

Lease Document section - 19.5 - from Hobson Bay city council

Council's Right to Terminate Lease 19.5.1 19.5.2 19.5.3 If in the future the Land is no longer to be utilised for the purposes of an airfield, Council may by notice in writing served on the Tenant terminate this Lease (Early Termination Notice) prior to the expiry date of the Term. The Early Termination Notice will take effect on the date being 2 years following the date of service of the Early Termination Notice. Termination of this Lease in accordance with the Early Termination Notice is without prejudice to any rights of the parties which have accrued as at the date of termination of the Lease in accordance with the Early Termination Notice.

In the proposed lease document 19.5 must be removed from the agreement. The council has put out to public consultation a proposed lease to hangar owners with a term of 10 years, with a 10 year option - 19.5 actually means the tenant is signing a 10 year lease security but the council is only signing 2 years security, they may be signing a document lasting 10 years but only offering 2 year security to the hangar owner. This is not in the spirit of leasing – How can you offer a lease and say "if I change my mind", that's not a suitable inclusion under any circumstances. It offers no "compensation" if this were to occur. TOTALLY UNACCEPTABLE

6658

There are no active airfields within the Hobsons Bay City Council municipality so this document is not even an active Airfield lease document. It is no better than what we started with, which the shire staff originally agreed was not suitable for a site lease yet now decide we must use.

Each lease is proposed and advertised for a term of 10 years, with an option for a further 10 years included. This provides certainty for hangar owners who have invested in capital infrastructure of their hangars. To have a 2yr cancellation hanging over them, decreases the value and certainty with which we invested in when purchasing the asset.

A 2year lease would not even require public consultation under the shire's own regulations.

This 2yr clause/option means it would be possible for council officers to change use from airfield to "drones", pony club, kite flying, little athletics or any other group, using danger, noise as an excuse, maybe not even need an excuse, or even if the shire decide to meet "Zero 2050" they could for instance make all council vehicles electric, and policy to only allow electric vehicles on council land. Similar to the smoking ban now.

Following Council Elections, a influx of "different opinions" might vote at the first council meeting to close the airfield and we have no comeback to that. We agreed to a 10yr term and council should also agree to the same term as security of tenure. Council is now going to the Public telling them it's a 10yr term, so tell the truth and make it a 10 yr term not 2 yrs at councils will.

Valuation

The value of the land, in your valuers report, to buy is \$6.20 per sq mtr, it is highly unusual, in fact unheard of that the land value is the lease value, at this price we should be purchasing the site not leasing it. The fact that the hangar sites only relate to 2.75% of the total land area is irrelevant to the rental rate – if you want more return on the property, change the long term future plan and allow more hangars -on Rawson Place – you could get 2 or 3 rows of hangars there if return is all you are trying to do.

In the Service Agreement with the Aero club to maintain the Airfield, the total amount collected by council as "Lease Payments" is returned to the aero club –

from the Aero Club treasurers report to the 2024 AGM held in Nov it showed
Airfield maintenance grants - 2022 \$18,779 - 2023 \$10,386 - 2024 \$21,064
\$21,064 / 6305 (total hangar area) = \$3.34 per sq mtr

Conversation with [REDACTED] before rate was announced [REDACTED] actually
said to me "why would you need to increase the amount to the aeroclub by huge
amounts."

By this huge increase are we to assume the Shire has the intention of the next
"Service Agreement", also in overholding, with the aeroclub not receiving 100%
of lease money returned to the aeroclub for maintenance??

Labour to maintain the airfield is all donated by aeroclub members and this
includes the Hangar Owners – I calculate this to be at least 500 hours per year
- with Superannuation, Workcover, Holiday pay, sick pay, long service leave,
training, inductions, single touch payroll and all the other reporting requirements
involved with employing someone, it is understood to be twice the hourly rate you
pay an employee.

So if you pay \$30 an hour, true cost of that employment is \$60 x 500 hrs donated
labour calculates at value of \$30,000 per yr or \$4.76 per sq mtr hangar area if the
hangar owners were doing all the work. They don't but they do a significant
portion of it.

If you take the \$3.44, per sq mtr, we paid in 2025, for site lease add \$3 labour
portion (allowing hangar owners contributed 62% of labour) then you arrive at a
figure of \$6.44 which is higher than your price.

Labour donated must be included in the calculations of what is provided by the
Hangar Owners. This is why in 2004 when the first leases for the East West
hangars was negotiated, they started with a price of \$1 per sq mtr.

Untruths

Letter dated 17th July - 2nd paragraph 2nd page

.....

"It is also worth noting that Council currently provides funds to the Aero Club to
assist with the cost of maintaining the Airfield."

.....

I have checked and by my best determination this is untrue - the only money

6658

received from council to the aeroclub is by way of the "Service Agreement"
– yes the shire replaced the toilet block (at a huge cost believed to be in excess of \$230,000 when I am sure i could buy the materials for under \$30,000)
- And yes shire have recently agreed to \$120,000 contribution for the grant to seal the taxiways, each hangar owner with a plane has been asked to contribute \$1800 each as well

But these 2 projects are both on your land and are capital improvement to that land which increases the value of that land. So the hangar owners are being asked to make a contribution to your asset which will increase the value of that asset and may therefore as the asset value increases so does the lease value. But no, council has not "provided funds" to the aeroclub.

Conclusion

This submission has mainly focused on 2 points, \$6 per sq mtr and 2 yr kick out clause, but there are many others that should be changed, the Fab 4 although not perfect, were doing a good job at representing the majority of hangar owners, and gave council staff a single point to communicate with instead of getting 33 opinions to try and satisfy all of them. The Councillors should intervene and instruct the council staff to listen to us and follow what they have been saying all along. Not chop and change as it suits them.

There appears to be no willingness to "negotiate" in these leases, or even work "collaboratively", the hangar owners are being treated with your attitude of authority and dictatorship with any effort to assist with the process being ignored, with even an impression of deep disregard for any input whatsoever. This is evident by your total insistence that similar airfields are Bendigo, Benalla, Latrobe, this is blatantly not true and just shows arrogance. Any history and previous methods being ignored. I get the impression whatever we are doing or saying is an absolute waste of time and just adding to my own stress. Looking back, that has been evident from the beginning. Treated with indifference, being told what they think we want to hear, not the truth.

The first letter we received was 20 Nov 2023, almost 2 years ago, we have no lease yet despite being led to believe it would be 6 months.

The time taken is disgusting, the 2 yr get out clause is totally unworkable, how

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can we be expected to invest \$150,000 in an asset that is a shed on someone else's land and only 2 years security. If we were to get told to leave in 2 years, how do you find somewhere to go, organise permits etc to firstly remove the hangar then rebuild it at the new location, the permits required would not be approved in that time, let alone arrange tradesmen to move 33 hangars. Potential buyers, except internal people, are not going to be keen to put that sort of money up with a 2 yr kick out clause.

To be told this clause was in the last lease is also untrue – its not in mine. But maybe is some of the latest ones, which was a era when a document was put in front of the owner and just signed with little regard for the contents – times have changed.

Previous Submissions now to be included as part of Public Submission.

RE: KYNETON HANGAR SITE LEASE NEGOTIATIONS:

Most site holders/hangar owners at Kyneton Airfield have been in "overholding" (no active lease) since April 2021 and beyond, due mainly to council inaction and delays. In response, a Working Group of lease holders was elected to represent Hangar Site Lease Holder views and present a single point of view to the council and energise the progress of lease renewal.

All lease holders were consulted by the Working Party as to what features a new lease should have. A major concern was that previous lease documents were a standard "shop" lease covering premises, which hangar sites were clearly not. A strong desire existed to remove onerous clauses applicable to a shop/premises and to recognise that the lease was for a site only, which gives no right of ownership for hangars on the airfield to council either now or in the future. This distinction was accepted by council staff in face to face meetings.

The Working Group then undertook to offer a revised lease document that was fit for purpose, encouraged by council staff to offer any changes that we felt necessary. This revised draft document, the subject of considerable work by the Working Group, was also presented to a legal firm for independent review and amendment to confirm its soundness. The cost of this review being supported by the hangar owners.

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The Working Party met with council staff where an initial offer of a lease of greater than 10 years was proposed by the medium of inserting this in the annual budget, avoiding the need for public consultations. History has proven that anything involving "public consultation" and the airfield attracts an array of misinformed commentators. No other group, club or sporting association in pursuing their recreational activity on council land appears to attract such determined attack. This is our motivation for avoiding such exposure.

Undertakings were also made by council staff to accurately survey all sites and to engage a valuation of the airfield, both activities having been completed.

The offer of a 10 year lease was then withdrawn and replaced with an offer of a 9 year lease, which is within the administrative power of council.

The vast majority of Hangar owners were content to accept a 9 year lease, free of any need to consult publicly, based on the revised and fit for purpose lease. This course offering the most rapid path to a secure a well documented lease.

A small number of hangar owners (5) who were not satisfied with the secure 9 year offer then withdrew from a unified approach to individually seek a lease term greater than 9 years. Following on from these individual representations, council staff revised the offer to a 10 x 10 year lease, but subject to public consultation. It should be noted that 28 of the 33 hangar site leaseholders remained content to accept a 9 year lease, a fact ignored by council staff despite it being communicated to them both verbally and in verifiable written form.

Throughout negotiations conducted in good faith on our part with council staff, the Hangar Site Leaseholders (via the working group ultimately representing 28 of the 33 hangar site leaseholders) have been given multiple undertakings by council officers as to the incorporation of our requested amendments to drafts, timelines for responses, and that we would be presented with a lease fit for purpose for a land site as opposed to a premises. On every occasion council has failed to meet these undertakings, and what we have been presented with, rather than a lease drafted fit for the actual purpose, is a mismatch of an off the shelf lease for a premises, with some, but by no means enough, variations. The meta data of the draft lease clearly shows to be the: "Hobson's Bay Standard Lease (M0253502.DOC;1)" It is clearly not a lease suitable to a small plot of land. The majority of objections to clauses are due to the draft presented being, yet

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again, a modified shop/hall lease, not a dedicated fit for purpose ground lease as presented to council by the Hangar Owners Working Group. The cost and effort in preparing such a lease being totally negated and ignored by council staff, despite earlier agreement to efficiently and cooperatively arrive at an acceptable lease.

SITE LEASE RENTAL:

To arbitrarily impose a 100% + increase in site lease rental is an outrage.

The basis for charging a “very reasonable” \$6.00 per square metre, PLUS GST, for lease sites is motivated by ignorance on the part of the responsible council staff.

Firstly, the site valuation carried out in November 2024 established a UNIMPROVED CAPITAL valuation for the total site. The staff member then has applied that capital value as a rental value. Will this precedent mean in future that the council will be charging rates set to match the capital value of properties within the shire so that a residence with a site value of \$560,000 will be charged an annual rate of \$560,000? The basis of the increased rental rate is obviously illogical.

Secondly the same staff have decided that Kyneton Airfield is comparable or the equivalent to major regional airports such as Bendigo, in terms of services and facilities to justify the already discredited site valuation method.

To compare the nominated LICENSED AIRPORTS of Bendigo, Benalla and Latrobe with Kyneton airfield in any way is a gross distortion of fact, the untruth of which has been presented to council in tabular form but ignored, as with all factual data presented to council so far.

By way of comparison, the 2021 Latrobe Airport Strategic Development Report , which sets out amongst other things to accommodate large aircraft regular public transport (RPT) services lists competitor Regional Airports as Ballarat, Bendigo, Mangalore and West Sale.

Oddly they never thought it necessary to include Kyneton Airfield in their list!

To further magnify the lack of transparency and honesty in these unbalanced negotiations no value at all has been placed on the fact that the airfield is totally maintained by the physical and financial efforts of the hangar site lease holders, aircraft operators and the Kyneton Aero Club.

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Unfortunately, the existing service and operational arrangements, which are centred on the site holders/aircraft operators having reasonable cost access to the airfield, which then motivates them to maintain the site at low cost to council will be destroyed by this current proposal.

All the hangar site leaseholders are seeking is a transparent, honest, and fair outcome from this process, based on defensible facts, not site lease rates based on unreasonable comparisons with major Airports, or recouping the Capital Site Value per sqm rate in a single year, which would only be relevant if the MRSC was offering site leaseholders the opportunity to purchase the freehold of their site.

Opening comments:

- On the MRSC Kyneton Airfield Lease Negotiations web page it states: "The hangars generally range in age from 2003 to 2020 with most under lease agreements since they were constructed." Several of the hangars on the north side date back to the establishment of the airfield in the early 1960's. Only the Western row of hangars were constructed from 2003 to around 2008
- Most site holders/hangar owners have been in "overholding" (no active lease) since April 2021 and beyond, due to council inaction and delays.
- It is noted the proposed public consultation will provide 28 days for public comment, yet hangar site leaseholders have been given just 9 days to respond. No "rules of engagement" or "terms of reference" with the public consultation have yet been stated by the council.
- History has shown that public consultation will provide all sorts of misleading statements which will be presented as facts. Council officers have been warned to expect this.
- Throughout negotiations conducted in good faith on our part with Council officers, the Hangar Site Leaseholders (via our working party representing 28 of the 33 hangar site leaseholders) have been given multiple undertakings by the council as to the incorporation of our requested amendments to drafts, timelines for responses and that we would be presented with a lease fit for purpose for a site as opposed to a premises. On every occasion Council has failed to meet

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- The majority of objections to clauses are due to the draft presented being, yet again, a modified shop/hall etc lease, not a dedicated fit for purpose ground lease as presented by the Hangar Owners Working Group.
- Thus far, no actual \$ rate per square metre occupied has been stated by council. It should be noted that past rates have been discounted from the normal commercial rate, to reflect the fact that the airfield is not maintained by council, rather the Kyneton Aero Club members, aircraft owners and hangar owners via the Service Agreement with the Aero Club.
- The community benefit of the airfield is for recreational aviation and flight training, tourism and other visitors, plus emergency service operations such as aerial ambulance and firefighting operations.

Draft lease comments:

Clause # Title/Purpose Objection / comment

1. Definitions Common Areas

(b) the meeting room and kitchenette in the administration buildings identified on the plan attached as Annexure B. The Kyneton Aero Club Clubrooms, kitchen etc are not owned by Council and are not part of the Common Areas of the Airfield. There is no obligation on a Hangar Site Leaseholder to be a member of the Kyneton Aero Club and so there is no automatic right of entry to, or use of, Kyneton Aero Club facilities.

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3.2 INSERT NEW CLAUSE 3.2.4 Upon conclusion of the second ten year lease term, the existing Tenant is to be given first rights to enter into a new lease with the Council.

3.3

Overholding 3.3.3 Any rent increase during a period of overholding must be limited to the percentage increase stated at Schedule Item 12

7.1

Rates & Taxes -

7.1.1 Garbage, Recycling & Garbage Charges

7.1.2 Water rates & Charges

7.1.3 Sewerage and drainages rates and charges Not applicable to a small land site.

Council does not provide these utilities/services to Hangar Site Leaseholders now or into the foreseeable future. We have no need for these utilities and services.

7.1.4 Land Tax According to the State Revenue Office, no Land Tax is payable on Council owned ground leases.

8.2

Costs and Duties 8.2.1 Council's Costs in Settling Lease Noting opening remarks about Council delays and failure to fulfill multiple undertakings throughout this process, any costs incurred have been due to Council's poor handling of the process and should not be borne by the Hangar Site Leaseholders.

8.2.2 Stamp duty According to the State Revenue Office, no Stamp Duty is payable on Council owned ground leases.

8.2.3 Essential Safety Measures Council must provide details of what it considers "Essential Safety Measures" to be. We are not willing to agree to an open-ended obligation without any understanding of what is required.

11.2

Alterations to site 11.2.1 Alterations to the Site Not applicable to a small land site. The "Site" is underneath an aircraft hangar.

11.2.2 use of "approved" trades Not applicable to a small land site. Council does not have jurisdiction over tradespersons working freely in the shire. (A possible

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restraint of trade?)

11.2.3 requirements of council Not applicable to a small land site.

11.2.4 rules etc Not applicable to a small land site.

11.3

Not interfere with services Not applicable to a small land site, which has no services

11.4 Defacing site Not applicable to a small land site.

11.5 Failure to repair Not applicable to a small land site.

11.6 Essential Safety Measures See comment above at 8.2.3

12.2 Test & Tag Not applicable to a small land site.

15.3

Health & Safety Measures Not applicable to a small land site underneath an existing aircraft hangar.

The lease is for the private use of a Site, not the operation of the Airfield.

15.7

Pests and disease measures Not applicable to a small land site underneath an existing aircraft hangar.

15.9

15.9.1 Heavy Objects and Inflammable substances Heavy objects is mentioned but with nothing further said, makes it totally superfluous.

Nothing is stated in the draft after the word "or."

17 Tenant's Obligations at the End of the Lease If the Council is to continue to use the land as an operational Airfield, then the existing Hangar Site Leaseholders, and by association, owners of the Hangars on the site, must be given a first right of refusal to negotiate a new Site Lease on reasonable terms and conditions.

18.5

Entry by Council Not applicable to a small land site.

Council has no automatic right of entry to a private aircraft hangar.

19.5

Councils right to terminate lease with 2 years notice This clause is inappropriate and fails to recognize the substantial investment in infrastructure and Airfield operations made by Hangar Site Leaseholders. Further, at its September 2014

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Meeting the Macedon Ranges Council passed a Motion that the Airfield is to remain permanently at 1503 Kyneton-Metcalf Road Kyneton; thereby removing any doubt about its ongoing future.

Do you have any other general feedback or comments on the intention to lease the airport hangar sites?

Submission to public consultation

Background.

Airfield Land area total sq mtrs 229,620

Land value \$1,520,000 \$6.63 per sq mtr , 5% - 10% return \$ 76,000 - \$ 152,000

Total Hangars area 6305 sq mtrs 2.75% of total land

Treasurer's AGM report, airfield maintenance grants, 2022 - \$18,779. 2023 - \$10,386, 2024 - \$21,064,

2024 lease \$3.34 per sq mtr = \$21,064 - Proposed lease \$6 sq mtr x 6305 = \$37,830

Allowing 2025 3% increase \$21,696 = \$3.44 per sq mtr

My proposal \$4 per sq mtr \$25,220 increase of \$3,524 or 16% 2026

(History lease increases for most hangar owners, 2022 - 3%, 2023 - 12%, 2024 - 3%, 2025 - 3%)

It should be just a 3% increase which would make it \$22,347 or \$3.54 per sq mtr, but to start with a rounded figure and try to get near the councils figure I propose \$4 although as it increases 3% per year it isn't a rounded figure for long.

If this were treated as a normal 5 yr review it could be established that the Aero Club, which receives 100% of lease moneys via the service agreement, had sufficient funds to maintain the airfield, in 2024 they ran at a small surplus, the airfield was in very good order, so there is no need for a higher than normal 3% increase. It was only recently in 2023 that there was a 12% increase.

Historic lease increases for most hangar owners, 2022 - 3%, 2023 - 12%, 2024 - 3%, 2025 - 3%

so a 16% increase to start a new 10yr lease with annual increase of 3% and a 5yr review option in the document, I think is excessive but acceptable. Although this is far greater return than normal 2% - 8% return on capital value, it gives the

aeroclub a maintenance grant that should allow them to maintain the high standard they have shown in the past. To reduce the money to the aeroclub is not fair, but at the same time a huge increase is not warranted or fair on the hangar owners, when they have other costs for having a hangar at Kyneton. The Service Agreement with the Aeroclub is also in overhold, To increase our lease to \$6 makes me very suspicious the council has the intention when negotiating a new service agreement of not giving the 100% lease money to the aeroclub, I think they see this as an opportunity to line their pockets with Hangar Owners money, this is unfair and has never been done in the past. There has been no recognition of the Labour portion of Maintenance that the Hangar Owners provide/Donate.

Paragraph from letter from [REDACTED] 20/11/2023 – 1st letter in this process. Additionally, an independent valuer will be engaged to assess the current land value of the airfield. This information will then be used to calculate an annual rental rate for each site, which will then be incorporated into the new site leases - representatives of the Kyneton Aero Club will be consulted throughout the process.

This has not happened, Council has used the Value and not calculated a lease value – also the \$6 is more related to figures from other , non similar airfields, instead of a realistic lease value of 10% of land value as in most other circumstances.

Costs to have a Hangar and aircraft at Kyneton.

My annual out of pocket costs to have my plane at Kyneton

Hangar

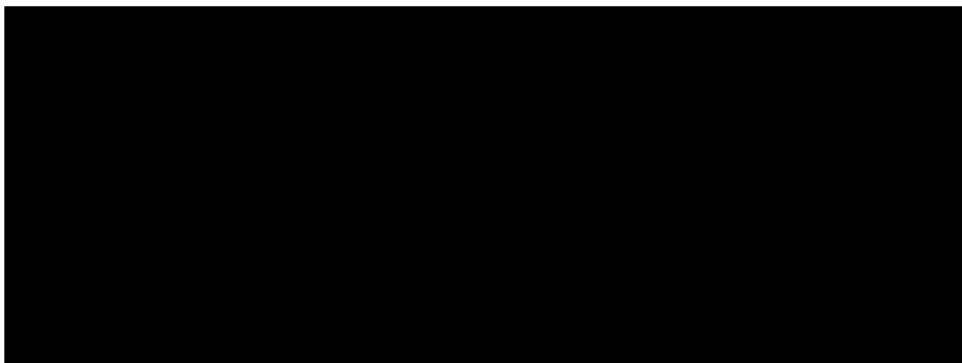
- Shire Rates \$829.60
- Shire Lease \$550.08 your proposed lease increase to \$ 1907.40
- Public Liability \$363.93
- Building Insurance \$1091
- Request one off \$1300 donation to upcoming taxiways grant. Annual repairs or periodic (10 -15yr reseal) has not been mentioned at this stage.
- Repairs, Maintenance on building

- Mowing grass – yes hangar owners are responsible for 2 metres around hangar but all hangar owners mow from the driveway behind to the taxiway in front and the sides to next hangar.

Aircraft

- Access Fee \$102.80 discounted from \$600 due to 2 days spent at working bees
- Insurance \$ 3138.34
- Annual maintenance inspection/release
- Actual flying expenses
- Request one off \$500 donation to upcoming taxiways grant. Annual repairs or periodic (10 -15yr reseal) has not been mentioned at this stage.

Personal Information



Instead of just saying no or disagreeing I try to offer an alternative as what I think is a better way to handle the issue. I see this as better than just saying no. I do this for the benefit of the aero club and everyone not just what is to my advantage. I will be selling my hangar but want no special treatment that is not available to everyone. The treatment of the shire in this process has been disappointing, smells of arrogance, ignorance, favouritism, corrupt and questionable decisions and just plain incompetence. Maybe its just the way the govt (even local) system works

Process - Ignorance, arrogance, dictatorship, half truths,

Letter from [REDACTED] 20/11/2023,

1st letter hangar owners received from Council regarding new leases.

20 November 2023

Dear Kyneton Airfield Hangar Tenants

Re: Airfield hangar site leases at Kyneton Airfield As a current leaseholder of a hangar site at Kyneton Airfield, I am writing to inform you about the ongoing proceedings related to the revision of the current leases that are in over holding status.

Many of the site leases at the Airfield are at the end of their lease term and have been in 'over holding' status for an extended period of time. Council officers have met internally and with representatives of the Kyneton Aero Club and unanimously agreed that action needs to be taken to offer new site leases for each of the hangars.

This is a great opportunity to review all hangar sites at the Airfield and consequently, Council intends to engage an independent surveyor to confirm the size of each hangar site and prepare a plan that will be attached to each lease clearly identifying the lease area.

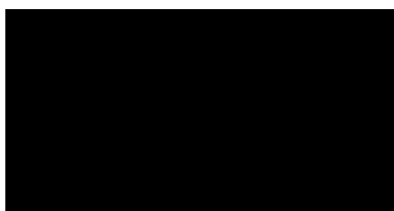
Additionally, an independent valuer will be engaged to assess the current land value of the airfield. This information will then be used to calculate an annual rental rate for each site, which will then be incorporated into the new site leases - representatives of the Kyneton Aero Club will be consulted throughout the process.

We anticipate that this process will take approximately six months to complete. Once the surveyor and valuer are engaged, their contact details will be shared with the Airfield Committee of Management to ensure that all relevant parties are informed of the purpose of their site visits.

Council is committed to working collaboratively with you to work through this matter and ultimately issue new site leases for each of the hangars. Your cooperation during this process is greatly appreciated, and we look forward to a successful result.

If you have any questions in relation to the above matter please do not hesitate to

[REDACTED]



How did this happen? 18 months later we are at public consultation, the council officers are understandably ignorant of different airfields types, how they are categorised, and the rules they operate by. But many hangar owners have been forthcoming with information and explanations to help them understand these things, but now they are being arrogant in their insistence of comparisons, lease rates that are obviously incorrect by any method of calculation.

The shire was getting a valuer to value the land to use in the calculation of annual rental rate, - they have just adopted the land value and not calculate a lease value. They have grabbed a price from an airfield not even remotely similar to Kyneton.

Working Collaboratively – being ignored, dictated too, talked down to, treated with arrogance is definitely not working collaboratively.

I get the impression anything we say is just being ignored and the council officers will bulldoze through whatever they want and we will have no input at all. This is definitely not what I was led to believe in personal contact with staff. Who is driving this, [REDACTED] or is it faceless council staff above her, pushing her forward as the “contact”, with no ability/allowance to make a decision

Having spoken to [REDACTED] a few times on the phone I get the impression she answers to 2 different departments in regard to the leases – she gets information from us and has to run it past those on a higher pay grade before a decision is made.

I and the [REDACTED] have no doubt along with others realise the shire officers are not familiar with airfields and the differences and nuances , but why when we explain “Certified” and “Non-certified” do they refuse to accept that and blindly keep comparing Kyneton with Bendigo, Benalla, Latrobe.

- Yes oranges and tomatoes are both fruits, but no one puts tomatoes in a fruit

salad.

- Yes Qantas Link land at Bendigo, but they never have and never will land at Kyneton airfield.

My research shows airfields with more in common - bitumen runway, council owned, aeroclub or committee of management maintained, hangars (not all as many as Kyneton) and NON CERTIFIED by CASA are

-Cobden

- Colac Why are we at Public consultation (required for leases longer than 9 years) when the shire is effectively only offering security of a 2 year lease?

- Mt Beauty

- Maybe Bachus Marsh

- Maybe Maryborough

- Leongatha was but now purchased privately but still runs in same basis

- Cohuna is Coliban Water owned, leased and maintained by Lions Club

Unsuitable Lease terms

Early discussions with [REDACTED] and council officers agreed unsuitability of the previously used "Premises Lease" document to a site lease, the hangar owners contributed \$250 each to legal assistance to draft a fit for purpose document, which was initially accepted by council – why was this then abandoned in favour of another "Premises Lease" from Hobson Bay?

Lease Document section - 19.5 - from Hobson Bay city council

Council's Right to Terminate Lease 19.5.1 19.5.2 19.5.3 If in the future the Land is no longer to be utilised for the purposes of an airfield, Council may by notice in writing served on the Tenant terminate this Lease (Early Termination Notice) prior to the expiry date of the Term. The Early Termination Notice will take effect on the date being 2 years following the date of service of the Early Termination Notice. Termination of this Lease in accordance with the Early Termination Notice is without prejudice to any rights of the parties which have accrued as at the date of termination of the Lease in accordance with the Early Termination Notice.

In the proposed lease document 19.5 must be removed from the agreement. The council has put out to public consultation a proposed lease to hangar owners with a term of 10 years, with a 10 year option - 19.5 actually means the tenant is

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signing a 10 year lease security but the council is only signing 2 years security, they may be signing a document lasting 10 years but only offering 2 year security to the hangar owner. This is not in the spirit of leasing – How can you offer a lease and say “if I change my mind”, that’s not a suitable inclusion under any circumstances. It offers no “compensation” if this were to occur. TOTALLY UNACCEPTABLE

There are no active airfields within the Hobsons Bay City Council municipality so this document is not even an active Airfield lease document. It is no better than what we started with, which the shire staff originally agreed was not suitable for a site lease yet now decide we must use.

Each lease is proposed and advertised for a term of 10 years, with an option for a further 10 years included. This provides certainty for hangar owners who have invested in capital infrastructure of their hangars. To have a 2yr cancellation hanging over them, decreases the value and certainty with which we invested in when purchasing the asset.

A 2year lease would not even require public consultation under the shire’s own regulations.

This 2yr clause/option means it would be possible for council officers to change use from airfield to “drones”, pony club, kite flying, little athletics or any other group, using danger, noise as an excuse, maybe not even need an excuse, or even if the shire decide to meet “Zero 2050” they could for instance make all council vehicles electric, and policy to only allow electric vehicles on council land. Similar to the smoking ban now.

Following Council Elections, a influx of “different opinions” might vote at the first council meeting to close the airfield and we have no comeback to that. We agreed to a 10yr term and council should also agree to the same term as security of tenure. Council is now going to the Public telling them it’s a 10yr term, so tell the truth and make it a 10 yr term not 2 yrs at councils will.

Valuation

The value of the land, in your valuers report, to buy is \$6.20 per sq mtr, it is highly unusual, in fact unheard of that the land value is the lease value, at this price we should be purchasing the site not leasing it. The fact that the hangar sites only

relate to 2.75% of the total land area is irrelevant to the rental rate – if you want more return on the property, change the long term future plan and allow more hangars -on Rawson Place – you could get 2 or 3 rows of hangars there if return is all you are trying to do.

In the Service Agreement with the Aero club to maintain the Airfield, the total amount collected by council as “Lease Payments” is returned to the aero club – from the Aero Club treasurers report to the 2024 AGM held in Nov it showed Airfield maintenance grants - 2022 \$18,779 - 2023 \$10,386 - 2024 \$21,064
 $\$21,064 / 6305$ (total hangar area) = \$3.34 per sq mtr

Conversation with [REDACTED] before rate was announced [REDACTED] actually said to me “why would you need to increase the amount to the aeroclub by huge amounts.”

By this huge increase are we to assume the Shire has the intention of the next “Service Agreement”, also in overholding, with the aeroclub not receiving 100% of lease money returned to the aeroclub for maintenance??

Labour to maintain the airfield is all donated by aeroclub members and this includes the Hangar Owners – I calculate this to be at least 500 hours per year - with Superannuation, Workcover, Holiday pay, sick pay, long service leave, training, inductions, single touch payroll and all the other reporting requirements involved with employing someone, it is understood to be twice the hourly rate you pay an employee.

So if you pay \$30 an hour, true cost of that employment is \$60 x 500 hrs donated labour calculates at value of \$30,000 per yr or \$4.76 per sq mtr hangar area if the hangar owners were doing all the work. They don’t but they do a significant portion of it.

If you take the \$3.44, per sq mtr, we paid in 2025, for site lease add \$3 labour portion (allowing hangar owners contributed 62% of labour) then you arrive at a figure of \$6.44 which is higher than your price.

Labour donated must be included in the calculations of what is provided by the Hangar Owners. This is why in 2004 when the first leases for the East West hangars was negotiated, they started with a price of \$1 per sq mtr.

Untruths

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Letter dated 17th July - 2nd paragraph 2nd page

.....

"It is also worth noting that Council currently provides funds to the Aero Club to assist with the cost of maintaining the Airfield."

.....

I have checked and by my best determination this is untrue - the only money received from council to the aeroclub is by way of the "Service Agreement" – yes the shire replaced the toilet block (at a huge cost believed to be in excess of \$230,000 when I am sure i could buy the materials for under \$30,000) - And yes shire have recently agreed to \$120,000 contribution for the grant to seal the taxiways, each hangar owner with a plane has been asked to contribute \$1800 each as well

But these 2 projects are both on your land and are capital improvement to that land which increases the value of that land. So the hangar owners are being asked to make a contribution to your asset which will increase the value of that asset and may therefore as the asset value increases so does the lease value. But no, council has not "provided funds" to the aeroclub.

Conclusion

This submission has mainly focused on 2 points, \$6 per sq mtr and 2 yr kick out clause, but there are many others that should be changed, the Fab 4 although not perfect, were doing a good job at representing the majority of hangar owners, and gave council staff a single point to communicate with instead of getting 33 opinions to try and satisfy all of them. The Councillors should intervene and instruct the council staff to listen to us and follow what they have been saying all along. Not chop and change as it suits them.

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Previous Submissions now to be included as part of Public Submission.

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Most site holders/hangar owners at Kyneton Airfield have been in "overholding" (no active lease) since April 2021 and beyond, due mainly to council inaction and delays. In response, a Working Group of lease holders was elected to represent Hangar Site Lease Holder views and present a single point of view to the council and energise the progress of lease renewal.

All lease holders were consulted by the Working Party as to what features a new lease should have. A major concern was that previous lease documents were a standard "shop" lease covering premises, which hangar sites were clearly not. A strong desire existed to remove onerous clauses applicable to a shop/premises and to recognise that the lease was for a site only, which gives no right of ownership for hangars on the airfield to council either now or in the future. This distinction was accepted by council staff in face to face meetings.

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The Working Group then undertook to offer a revised lease document that was fit for purpose, encouraged by council staff to offer any changes that we felt necessary. This revised draft document, the subject of considerable work by the Working Group, was also presented to a legal firm for independent review and amendment to confirm its soundness. The cost of this review being supported by the hangar owners.

The Working Party met with council staff where an initial offer of a lease of greater than 10 years was proposed by the medium of inserting this in the annual budget, avoiding the need for public consultations. History has proven that anything involving "public consultation" and the airfield attracts an array of misinformed commentators. No other group, club or sporting association in pursuing their recreational activity on council land appears to attract such determined attack. This is our motivation for avoiding such exposure.

Undertakings were also made by council staff to accurately survey all sites and to engage a valuation of the airfield, both activities having been completed.

The offer of a 10 year lease was then withdrawn and replaced with an offer of a 9 year lease, which is within the administrative power of council.

The vast majority of Hangar owners were content to accept a 9 year lease, free of any need to consult publicly, based on the revised and fit for purpose lease. This course offering the most rapid path to a secure a well documented lease.

A small number of hangar owners (5) who were not satisfied with the secure 9 year offer then withdrew from a unified approach to individually seek a lease term greater than 9 years. Following on from these individual representations, council staff revised the offer to a 10 x 10 year lease, but subject to public consultation. It should be noted that 28 of the 33 hangar site leaseholders remained content to accept a 9 year lease, a fact ignored by council staff despite it being communicated to them both verbally and in verifiable written form.

Throughout negotiations conducted in good faith on our part with council staff, the Hangar Site Leaseholders (via the working group ultimately representing 28 of the 33 hangar site leaseholders) have been given multiple undertakings by council officers as to the incorporation of our requested amendments to drafts, timelines for responses, and that we would be presented with a lease fit for purpose for a land site as opposed to a premises. On every occasion council has

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failed to meet these undertakings, and what we have been presented with, rather than a lease drafted fit for the actual purpose, is a mismatch of an off the shelf lease for a premises, with some, but by no means enough, variations. The meta data of the draft lease clearly shows to be the: "Hobson's Bay Standard Lease (M0253502.DOC;1)" It is clearly not a lease suitable to a small plot of land. The majority of objections to clauses are due to the draft presented being, yet again, a modified shop/hall lease, not a dedicated fit for purpose ground lease as presented to council by the Hangar Owners Working Group. The cost and effort in preparing such a lease being totally negated and ignored by council staff, despite earlier agreement to efficiently and cooperatively arrive at an acceptable lease.

SITE LEASE RENTAL:

To arbitrarily impose a 100% + increase in site lease rental is an outrage.

The basis for charging a "very reasonable" \$6.00 per square metre, PLUS GST, for lease sites is motivated by ignorance on the part of the responsible council staff.

Firstly, the site valuation carried out in November 2024 established a UNIMPROVED CAPITAL valuation for the total site. The staff member then has applied that capital value as a rental value. Will this precedent mean in future that the council will be charging rates set to match the capital value of properties within the shire so that a residence with a site value of \$560,000 will be charged an annual rate of \$560,000? The basis of the increased rental rate is obviously illogical.

Secondly the same staff have decided that Kyneton Airfield is comparable or the equivalent to major regional airports such as Bendigo, in terms of services and facilities to justify the already discredited site valuation method.

To compare the nominated LICENSED AIRPORTS of Bendigo, Benalla and Latrobe with Kyneton airfield in any way is a gross distortion of fact, the untruth of which has been presented to council in tabular form but ignored, as with all factual data presented to council so far.

By way of comparison, the 2021 Latrobe Airport Strategic Development Report , which sets out amongst other things to accommodate large aircraft regular public transport (RPT) services lists competitor Regional Airports as Ballarat, Bendigo,

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Mangalore and West Sale.

Oddly they never thought it necessary to include Kyneton Airfield in their list!

To further magnify the lack of transparency and honesty in these unbalanced negotiations no value at all has been placed on the fact that the airfield is totally maintained by the physical and financial efforts of the hangar site lease holders, aircraft operators and the Kyneton Aero Club.

Unfortunately, the existing service and operational arrangements, which are centred on the site holders/aircraft operators having reasonable cost access to the airfield, which then motivates them to maintain the site at low cost to council will be destroyed by this current proposal.

All the hangar site leaseholders are seeking is a transparent, honest, and fair outcome from this process, based on defensible facts, not site lease rates based on unreasonable comparisons with major Airports, or recouping the Capital Site Value per sqm rate in a single year, which would only be relevant if the MRSC was offering site leaseholders the opportunity to purchase the freehold of their site.

Opening comments:

- On the MRSC Kyneton Airfield Lease Negotiations web page it states: "The hangars generally range in age from 2003 to 2020 with most under lease agreements since they were constructed." Several of the hangars on the north side date back to the establishment of the airfield in the early 1960's. Only the Western row of hangars were constructed from 2003 to around 2008
- Most site holders/hangar owners have been in "overholding" (no active lease) since April 2021 and beyond, due to council inaction and delays.
- It is noted the proposed public consultation will provide 28 days for public comment, yet hangar site leaseholders have been given just 9 days to respond. No "rules of engagement" or "terms of reference" with the public consultation have yet been stated by the council.
- History has shown that public consultation will provide all sorts of misleading statements which will be presented as facts. Council officers have been warned to expect this.

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- Throughout negotiations conducted in good faith on our part with Council officers, the Hangar Site Leaseholders (via our working party representing 28 of the 33 hangar site leaseholders) have been given multiple undertakings by the council as to the incorporation of our requested amendments to drafts, timelines for responses and that we would be presented with a lease fit for purpose for a site as opposed to a premises. On every occasion Council has failed to meet these undertakings, and what we have been presented with, rather than a lease drafted fit for the actual purpose, is a mismatch of an off the shelf lease for a premises, with some, but by no means enough, variations. The meta data of the draft lease clearly shows to be the: "Hobson's Bay Standard Lease (M0253502.DOC;1)" It is clearly not a lease suitable to a small plot of land.
- The majority of objections to clauses are due to the draft presented being, yet again, a modified shop/hall etc lease, not a dedicated fit for purpose ground lease as presented by the Hangar Owners Working Group.
- Thus far, no actual \$ rate per square metre occupied has been stated by council. It should be noted that past rates have been discounted from the normal commercial rate, to reflect the fact that the airfield is not maintained by council, rather the Kyneton Aero Club members, aircraft owners and hangar owners via the Service Agreement with the Aero Club.
- The community benefit of the airfield is for recreational aviation and flight training, tourism and other visitors, plus emergency service operations such as aerial ambulance and firefighting operations.

Draft lease comments:

Clause # Title/Purpose Objection / comment

1. Definitions Common Areas

(b) the meeting room and kitchenette in the administration buildings identified on

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the plan attached as Annexure B. The Kyneton Aero Club Clubrooms, kitchen etc are not owned by Council and are not part of the Common Areas of the Airfield. There is no obligation on a Hangar Site Leaseholder to be a member of the Kyneton Aero Club and so there is no automatic right of entry to, or use of, Kyneton Aero Club facilities.

3.2 INSERT NEW CLAUSE 3.2.4 Upon conclusion of the second ten year lease term, the existing Tenant is to be given first rights to enter into a new lease with the Council.

3.3

Overholding 3.3.3 Any rent increase during a period of overholding must be limited to the percentage increase stated at Schedule Item 12

7.1

Rates & Taxes -

7.1.1 Garbage, Recycling & Garbage Charges

7.1.2 Water rates & Charges

7.1.3 Sewerage and drainages rates and charges Not applicable to a small land site.

Council does not provide these utilities/services to Hangar Site Leaseholders now or into the foreseeable future. We have no need for these utilities and services.

7.1.4 Land Tax According to the State Revenue Office, no Land Tax is payable on Council owned ground leases.

8.2

Costs and Duties 8.2.1 Council's Costs in Settling Lease Noting opening remarks about Council delays and failure to fulfill multiple undertakings throughout this process, any costs incurred have been due to Council's poor handling of the process and should not be borne by the Hangar Site Leaseholders.

8.2.2 Stamp duty According to the State Revenue Office, no Stamp Duty is payable on Council owned ground leases.

8.2.3 Essential Safety Measures Council must provide details of what it considers "Essential Safety Measures" to be. We are not willing to agree to an open-ended

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obligation without any understanding of what is required.

11.2

Alterations to site 11.2.1 Alterations to the Site Not applicable to a small land site.

The "Site" is underneath an aircraft hangar.

11.2.2 use of "approved" trades Not applicable to a small land site. Council does not have jurisdiction over tradespersons working freely in the shire. (A possible restraint of trade?)

11.2.3 requirements of council Not applicable to a small land site.

11.2.4 rules etc Not applicable to a small land site.

11.3

Not interfere with services Not applicable to a small land site, which has no services

11.4 Defacing site Not applicable to a small land site.

11.5 Failure to repair Not applicable to a small land site.

11.6 Essential Safety Measures See comment above at 8.2.3

12.2 Test & Tag Not applicable to a small land site.

15.3

Health & Safety Measures Not applicable to a small land site underneath an existing aircraft hangar.

The lease is for the private use of a Site, not the operation of the Airfield.

15.7

Pests and disease measures Not applicable to a small land site underneath an existing aircraft hangar.

15.9

15.9.1 Heavy Objects and Inflammable substances Heavy objects is mentioned but with nothing further said, makes it totally superfluous.

Nothing is stated in the draft after the word "or."

17 Tenant's Obligations at the End of the Lease If the Council is to continue to use the land as an operational Airfield, then the existing Hangar Site Leaseholders, and by association, owners of the Hangars on the site, must be given a first right of refusal to negotiate a new Site Lease on reasonable terms and conditions.

18.5

Entry by Council Not applicable to a small land site.

Council has no automatic right of entry to a private aircraft hangar.

19.5

Councils right to terminate lease with 2 years notice This clause is inappropriate and fails to recognize the substantial investment in infrastructure and Airfield operations made by Hangar Site Leaseholders. Further, at its September 2014 Meeting the Macedon Ranges Council passed a Motion that the Airfield is to remain permanently at 1503 Kyneton-Metcalf Road Kyneton; thereby removing any doubt about its ongoing future.

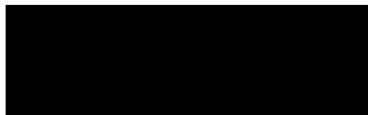
Would you like to speak at the Submitters Delegated Committee meeting in relation to your submission?

Yes

Would you like to upload any supporting documents or materials?

Yes

Please upload any supporting documents or materials.



Do you live in the Macedon Ranges?

Yes

Are you a regular user of the Kyneton Airfield or its facilities?

Yes

How would you best describe your interest in this lease?

I am a current tenant

Please provide your full name.



Please provide your email address.



To view all of this form's submissions, visit

https://yoursay.mrsc.vic.gov.au/index.php/dashboard/reports/forms_new/data/145

This is not SPAM. You are receiving this message because you have submitted feedback or signed up to Your
Say Macedon Ranges.

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Submission to public consultation**Background.**

Airfield Land area total sq mtrs 229,620

Land value \$1,520,000 \$6.63 per sq mtr, 5% - 10% return \$76,000 - \$152,000

Total Hangars area 6305 sq mtrs 2.75% of total land

Treasurer's AGM report, airfield maintenance grants, 2022 - \$18,779. 2023 - \$10,386, 2024 - \$21,064,

2024 lease \$3.34 per sq mtr = \$21,064 - Proposed lease \$6 sq mtr x 6305 = \$37,830

Allowing 2025 3% increase \$21,696 = \$3.44 per sq mtr

My proposal \$4 per sq mtr \$25,220 increase of \$3,524 or 16% 2026

(History lease increases for most hangar owners, 2022 - 3%, 2023 - 12%, 2024 - 3%, 2025 - 3%)

It should be just a 3% increase which would make it \$22,347 or \$3.54 per sq mtr, but to start with a rounded figure and try to get near the councils figure I propose \$4 although as it increases 3% per year it isn't a rounded figure for long.

If this were treated as a normal 5 yr review it could be established that the Aero Club, which receives 100% of lease moneys via the service agreement, had sufficient funds to maintain the airfield, in 2024 they ran at a small surplus, the airfield was in very good order, so there is no need for a higher than normal 3% increase. It was only recently in 2023 that there was a 12% increase.

Historic lease increases for most hangar owners, 2022 - 3%, 2023 - 12%, 2024 - 3%, 2025 - 3%

so a 16% increase to start a new 10yr lease with annual increase of 3% and a 5yr review option in the document, I think is excessive but acceptable. Although this is far greater return than normal 2% - 8% return on capital value, it gives the aeroclub a maintenance grant that should allow them to maintain the high standard they have shown in the past. To reduce the money to the aeroclub is not fair, but at the same time a huge increase is not warranted or fair on the hangar owners, when they have other costs for having a hangar at Kyneton.

The Service Agreement with the Aeroclub is also in overhold, To increase our lease to \$6 makes me very suspicious the council has the intention when negotiating a new service agreement of not giving the 100% lease money to the aeroclub, I think they see this as an opportunity to line their pockets with Hangar Owners money, this is unfair and has never been done in the past. There has been no recognition of the Labour portion of Maintenance that the Hangar Owners provide/Donate.

Paragraph from letter from [REDACTED] 20/11/2023 – 1st letter in this process.

Additionally, an independent valuer will be engaged to assess the current land value of the airfield. This information will then be used to calculate an annual rental rate for each site,

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which will then be incorporated into the new site leases - representatives of the Kyneton Aero Club will be consulted throughout the process.

This has not happened, Council has used the Value and not calculated a lease value – also the \$6 is more related to figures from other , non similar airfields, instead of a realistic lease value of 10% of land value as in most other circumstances.

Costs to have a Hangar and aircraft at Kyneton.

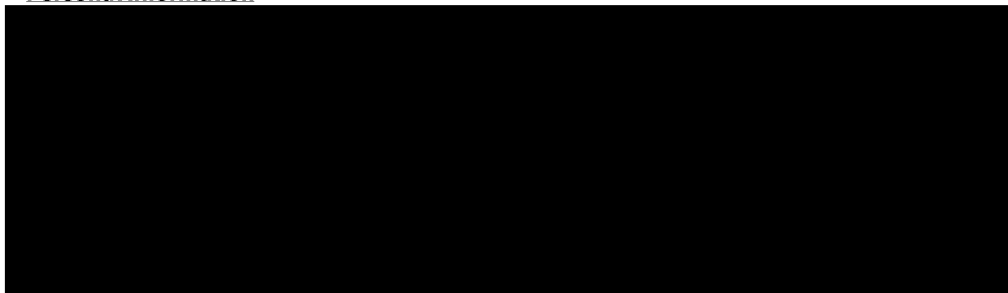
My annual out of pocket costs to have my plane at Kyneton

Hangar

- Shire Rates \$829.60
- Shire Lease \$550.08 your proposed lease increase to \$ 1907.40
- Public Liability \$363.93
- Building Insurance \$1091
- Request one off \$1300 donation to upcoming taxiways grant. Annual repairs or periodic (10 -15yr reseal) has not been mentioned at this stage.
- Repairs, Maintenance on building
- Mowing grass – yes hangar owners are responsible for 2 metres around hangar but all hangar owners mow from the driveway behind to the taxiway in front and the sides to next hangar.

Aircraft

- Access Fee \$102.80 discounted from \$600 due to 2 days spent at working bees
- Insurance \$ 3138.34
- Annual maintenance inspection/release
- Actual flying expenses
- Request one off \$500 donation to upcoming taxiways grant. Annual repairs or periodic (10 -15yr reseal) has not been mentioned at this stage.

Personal Information

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Instead of just saying no or disagreeing I try to offer an alternative as what I think is a better way to handle the issue. I see this as better than just saying no. I do this for the benefit of the aero club and everyone not just what is to my advantage. I will be selling my hangar but want no special treatment that is not available to everyone. The treatment of the shire in this process has been disappointing, smells of arrogance, ignorance, favouritism, corrupt and questionable decisions and just plain incompetence. Maybe its just the way the govt (even local) system works

Process - Ignorance, arrogance, dictatorship, half truths,

Letter from [REDACTED] 20/11/2023,

1st letter hangar owners received from Council regarding new leases.

20 November 2023

Dear Kyneton Airfield Hangar Tenants

Re: Airfield hangar site leases at Kyneton Airfield As a current leaseholder of a hangar site at Kyneton Airfield, I am writing to inform you about the ongoing proceedings related to the revision of the current leases that are in over holding status.

Many of the site leases at the Airfield are at the end of their lease term and have been in 'over holding' status for an extended period of time. Council officers have met internally and with representatives of the Kyneton Aero Club and unanimously agreed that action needs to be taken to offer new site leases for each of the hangars.

This is a great opportunity to review all hangar sites at the Airfield and consequently, Council intends to engage an independent surveyor to confirm the size of each hangar site and prepare a plan that will be attached to each lease clearly identifying the lease area.

Additionally, an independent valuer will be engaged to assess the current land value of the airfield. This information will then be used to calculate an annual rental rate for each site, which will then be incorporated into the new site leases - representatives of the Kyneton Aero Club will be consulted throughout the process.

We anticipate that this process will take approximately six months to complete. Once the surveyor and valuer are engaged, their contact details will be shared with the Airfield Committee of Management to ensure that all relevant parties are informed of the purpose of their site visits.

Council is committed to working collaboratively with you to work through this matter and ultimately issue new site leases for each of the hangars. Your cooperation during this process is greatly appreciated, and we look forward to a successful result.

If you have any questions in relation to the above matter please do not hesitate to contact

[REDACTED] or
[REDACTED]

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How did this happen? 18 months later we are at public consultation, the council officers are understandably ignorant of different airfields types, how they are categorised, and the rules they operate by. But many hangar owners have been forthcoming with information and explanations to help them understand these things, but now they are being arrogant in their insistence of comparisons, lease rates that are obviously incorrect by any method of calculation.

The shire was getting a valuer to value the land to use in the calculation of annual rental rate, - they have just adopted the land value and not calculate a lease value. They have grabbed a price from an airfield not even remotely similar to Kyneton.

Working Collaboratively – being ignored, dictated too, talked down to, treated with arrogance is definitely not working collaboratively.

I get the impression anything we say is just being ignored and the council officers will bulldoze through whatever they want and we will have no input at all. This is definitely not what I was led to believe in personal contact with staff. Who is driving this, [REDACTED] or is it faceless council staff above her, pushing her forward as the “contact”, with no ability/allowance to make a decision

Having spoken to [REDACTED] a few times on the phone I get the impression she answers to 2 different departments in regard to the leases – she gets information from us and has to run it past those on a higher pay grade before a decision is made.

I [REDACTED] have no doubt along with others realise the shire officers are not familiar with airfields and the differences and nuances, but why when we explain “Certified” and “Non-certified” do they refuse to accept that and blindly keep comparing Kyneton with Bendigo, Benalla, Latrobe.

- Yes oranges and tomatoes are both fruits, but no one puts tomatoes in a fruit salad.
- Yes Qantas Link land at Bendigo, but they **never have and never will** land at Kyneton airfield.

My research shows airfields with more in common - bitumen runway, council owned, aeroclub or committee of management maintained, hangars (not all as many as Kyneton) and NON CERTIFIED by CASA are

-Cobden

- Colac Why are we at Public consultation (required for leases longer than 9 years) when the shire is effectively only offering security of a 2 year lease?

- Mt Beauty

- Maybe Bachus Marsh

- Maybe Maryborough

- Leongatha was but now purchased privately but still runs in same basis

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- Cohuna is Coliban Water owned, leased and maintained by Lions Club

Unsuitable Lease terms

Early discussions with [REDACTED] council officers agreed unsuitability of the previously used "Premises Lease" document to a site lease, the hangar owners contributed \$250 each to legal assistance to draft a fit for purpose document, which was initially accepted by council – why was this then abandoned in favour of another "Premises Lease" from Hobson Bay?

Lease Document section - 19.5 - from Hobson Bay city council

Council's Right to Terminate Lease 19.5.1 19.5.2 19.5.3 If in the future the Land is no longer to be utilised for the purposes of an airfield, Council may by notice in writing served on the Tenant terminate this Lease (Early Termination Notice) prior to the expiry date of the Term. The Early Termination Notice will take effect on the date being 2 years following the date of service of the Early Termination Notice. Termination of this Lease in accordance with the Early Termination Notice is without prejudice to any rights of the parties which have accrued as at the date of termination of the Lease in accordance with the Early Termination Notice.

In the proposed lease document 19.5 must be removed from the agreement. The council has put out to public consultation a proposed lease to hangar owners with a term of 10 years, with a 10 year option - 19.5 actually means the tenant is signing a 10 year lease security but the council is only signing 2 years security, they may be signing a document lasting 10 years but only offering 2 year security to the hangar owner. This is not in the spirit of leasing – How can you offer a lease and say "if I change my mind", that's not a suitable inclusion under any circumstances. It offers no "compensation" if this were to occur. **TOTALLY UNACCEPTABLE**

There are no active airfields within the [Hobsons Bay City Council](#) municipality so this document is not even an active Airfield lease document. It is no better than what we started with, which the shire staff originally agreed was not suitable for a site lease yet now decide we must use.

Each lease is proposed and advertised for a term of 10 years, with an option for a further 10 years included. This provides certainty for hangar owners who have invested in capital infrastructure of their hangars. To have a 2yr cancellation hanging over them, decreases the value and certainty with which we invested in when purchasing the asset.

A 2year lease would not even require public consultation under the shire's own regulations.

This 2yr clause/option means it would be possible for council officers to change use from airfield to "drones", pony club, kite flying, little athletics or any other group, using danger, noise as an excuse, maybe not even need an excuse, or even if the shire decide to meet "Zero 2050" they could for instance make all council vehicles electric, and policy to only allow electric vehicles on council land. Similar to the smoking ban now.

Following Council Elections, a influx of "different opinions" might vote at the first council meeting to close the airfield and we have no comeback to that. We agreed to a 10yr term and council should also agree to the same term as security of tenure. Council is now going to the

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Public telling them it's a 10yr term, so tell the truth and make it a 10 yr term not 2 yrs at councils will.

Valuation

The value of the land, in your valuers report, to buy is \$6.20 per sq mtr, it is highly unusual, in fact unheard of that the land value is the lease value, at this price we should be purchasing the site not leasing it. The fact that the hangar sites only relate to 2.75% of the total land area is irrelevant to the rental rate – if you want more return on the property, change the long term future plan and allow more hangars -on Rawson Place – you could get 2 or 3 rows of hangars there if return is all you are trying to do.

In the Service Agreement with the Aero club to maintain the Airfield, the total amount collected by council as “Lease Payments” is returned to the aero club – from the Aero Club treasurers report to the 2024 AGM held in Nov it showed

Airfield maintenance grants - 2022 \$18,779 - 2023 \$10,386 - 2024 \$21,064

\$21,064 / 6305 (total hangar area) = \$3.34 per sq mtr

Conversation with [REDACTED] before rate was announced [REDACTED] actually said to me “why would you need to increase the amount to the aeroclub by huge amounts.”

By this huge increase are we to assume the Shire has the intention of the next “Service Agreement”, also in overholding, with the aeroclub not receiving 100% of lease money returned to the aeroclub for maintenance??

Labour to maintain the airfield is all donated by aeroclub members and this includes the Hangar Owners – I calculate this to be at least 500 hours per year

- with Superannuation, Workcover, Holiday pay, sick pay, long service leave, training, inductions, single touch payroll and all the other reporting requirements involved with employing someone, it is understood to be twice the hourly rate you pay an employee.

So if you pay \$30 an hour, true cost of that employment is \$60 x 500 hrs donated labour calculates at value of \$30,000 per yr or \$4.76 per sq mtr hangar area if the hangar owners were doing all the work. They don't but they do a significant portion of it.

If you take the \$3.44, per sq mtr, we paid in 2025, for site lease add \$3 labour portion (allowing hangar owners contributed 62% of labour) then you arrive at a figure of \$6.44 which is higher than your price.

Labour donated must be included in the calculations of what is provided by the Hangar Owners. This is why in 2004 when the first leases for the East West hangars was negotiated, they started with a price of \$1 per sq mtr.

Untruths

Letter dated 17th July - 2nd paragraph 2nd page

.....

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“It is also worth noting that Council currently provides funds to the Aero Club to assist with the cost of maintaining the Airfield.”

.....

I have checked and by my best determination this is untrue - the only money received from council to the aeroclub is by way of the “Service Agreement”

– yes the shire replaced the toilet block (at a huge cost believed to be in excess of \$230,000 when I am sure i could buy the materials for under \$30,000)

- And yes shire have recently agreed to \$120,000 contribution for the grant to seal the taxiways, each hangar owner with a plane has been asked to contribute \$1800 each as well

But these 2 projects are both on your land and are capital improvement to that land which increases the value of that land. So the hangar owners are being asked to make a contribution to your asset which will increase the value of that asset and may therefore as the asset value increases so does the lease value.

But no, council has not “provided funds” to the aeroclub.

Conclusion

This submission has mainly focused on 2 points, **\$6 per sq mtr and 2 yr kick out clause**, but there are many others that should be changed, the Fab 4 although not perfect, were doing a good job at representing the majority of hangar owners, and gave council staff a single point to communicate with instead of getting 33 opinions to try and satisfy all of them. The Councillors should intervene and instruct the council staff to listen to us and follow what they have been saying all along. Not chop and change as it suits them.

There appears to be no willingness to “negotiate” in these leases, or even work “collaboratively”, the hangar owners are being treated with your attitude of authority and dictatorship with any effort to assist with the process being ignored, with even an impression of deep disregard for any input whatsoever. This is evident by your total insistence that similar airfields are Bendigo, Benalla, Latrobe, this is blatantly not true and just shows arrogance. Any history and previous methods being ignored. I get the impression whatever we are doing or saying is an absolute waste of time and just adding to my own stress. Looking back, that has been evident from the beginning. Treated with indifference, being told what they think we want to hear, not the truth.

The first letter we received was 20 Nov 2023, almost 2 years ago, we have no lease yet despite being led to believe it would be 6 months.

The time taken is disgusting, the 2 yr get out clause is totally unworkable, how can we be expected to invest \$150,000 in an asset that is a shed on someone else’s land and only 2 years security. If we were to get told to leave in 2 years, how do you find somewhere to go, organise permits etc to firstly remove the hangar then rebuild it at the new location, the permits required would not be approved in that time, let alone arrange tradesmen to move 33 hangars.

Potential buyers, except internal people, are not going to be keen to put that sort of money up with a 2 yr kick out clause.

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To be told this clause was in the last lease is also untrue – its not in mine. But maybe is some of the latest ones, which was a era when a document was put in front of the owner and just signed with little regard for the contents – times have changed.

Previous Submissions now to be included as part of Public Submission.

RE: KYNETON HANGAR SITE LEASE NEGOTIATIONS:

Most site holders/hangar owners at Kyneton Airfield have been in "overholding" (no active lease) since April 2021 and beyond, due mainly to council inaction and delays. In response, a Working Group of lease holders was elected to represent Hangar Site Lease Holder views and present a single point of view to the council and energise the progress of lease renewal.

All lease holders were consulted by the Working Party as to what features a new lease should have. A major concern was that previous lease documents were a standard "shop" lease covering premises, which hangar sites were clearly not. A strong desire existed to remove onerous clauses applicable to a shop/premises and to recognise that the lease was for a site only, which gives no right of ownership for hangars on the airfield to council either now or in the future. This distinction was accepted by council staff in face to face meetings.

The Working Group then undertook to offer a revised lease document that was fit for purpose, encouraged by council staff to offer any changes that we felt necessary. This revised draft document, the subject of considerable work by the Working Group, was also presented to a legal firm for independent review and amendment to confirm its soundness. The cost of this review being supported by the hangar owners.

The Working Party met with council staff where an initial offer of a lease of greater than 10 years was proposed by the medium of inserting this in the annual budget, avoiding the need for public consultations. History has proven that anything involving "public consultation" and the airfield attracts an array of misinformed commentators. No other group, club or sporting association in pursuing their recreational activity on council land appears to attract such determined attack. This is our motivation for avoiding such exposure.

Undertakings were also made by council staff to accurately survey all sites and to engage a valuation of the airfield, both activities having been completed.

The offer of a 10 year lease was then withdrawn and replaced with an offer of a 9 year lease, which is within the administrative power of council.

The vast majority of Hangar owners were content to accept a 9 year lease, free of any need to consult publicly, based on the revised and fit for purpose lease. This course offering the most rapid path to a secure a well documented lease.

A small number of hangar owners (5) who were not satisfied with the secure 9 year offer then withdrew from a unified approach to individually seek a lease term greater than 9 years. Following on from these individual representations, council staff revised the offer to a 10 x 10 year lease, but subject to public consultation. It should be noted that 28 of the 33 hangar site leaseholders remained content to accept a 9 year lease, a fact ignored by

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council staff despite it being communicated to them both verbally and in verifiable written form.

Throughout negotiations conducted in good faith on our part with council staff, the Hangar Site Leaseholders (via the working group ultimately representing 28 of the 33 hangar site leaseholders) have been given multiple undertakings by council officers as to the incorporation of our requested amendments to drafts, timelines for responses, and that we would be presented with a lease fit for purpose for a land site as opposed to a premises. On every occasion council has failed to meet these undertakings, and what we have been presented with, rather than a lease drafted fit for the actual purpose, is a mismatch of an off the shelf lease for a premises, with some, but by no means enough, variations. The meta data of the draft lease clearly shows to be the: *"Hobson's Bay Standard Lease (M0253502.DOC;1)"* It is clearly not a lease suitable to a small plot of land.

The majority of objections to clauses are due to the draft presented being, *yet again*, a modified shop/hall lease, not a dedicated fit for purpose ground lease as presented to council by the Hangar Owners Working Group. The cost and effort in preparing such a lease being totally negated and ignored by council staff, despite earlier agreement to efficiently and cooperatively arrive at an acceptable lease.

SITE LEASE RENTAL:

To arbitrarily impose a 100% + increase in site lease rental is an outrage. The basis for charging a "very reasonable" \$6.00 per square metre, PLUS GST, for lease sites is motivated by ignorance on the part of the responsible council staff.

Firstly, the site valuation carried out in November 2024 established a UNIMPROVED CAPITAL valuation for the total site. The staff member then has applied that capital value as a rental value. Will this precedent mean in future that the council will be charging rates set to match the capital value of properties within the shire so that a residence with a site value of \$560,000 will be charged an annual rate of \$560,000? The basis of the increased rental rate is obviously illogical.

Secondly the same staff have decided that Kyneton Airfield is comparable or the equivalent to major regional airports such as Bendigo, in terms of services and facilities to justify the already discredited site valuation method.

To compare the nominated LICENSED AIRPORTS of Bendigo, Benalla and Latrobe with Kyneton airfield in any way is a gross distortion of fact, the untruth of which has been presented to council in tabular form but ignored, as with all factual data presented to council so far.

By way of comparison, the 2021 Latrobe Airport Strategic Development Report , which sets out amongst other things to accommodate large aircraft regular public transport (RPT) services lists competitor Regional Airports as Ballarat, Bendigo, Mangalore and West Sale.

Oddly they never thought it necessary to include Kyneton Airfield in their list!

To further magnify the lack of transparency and honesty in these unbalanced negotiations no value at all has been placed on the fact that the airfield is totally maintained by the physical and financial efforts of the hangar site lease holders, aircraft operators and the Kyneton Aero Club.

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Unfortunately, the existing service and operational arrangements, which are centred on the site holders/aircraft operators having reasonable cost access to the airfield, which then motivates them to maintain the site at low cost to council will be destroyed by this current proposal.

All the hangar site leaseholders are seeking is a transparent, honest, and fair outcome from this process, based on defensible facts, not site lease rates based on unreasonable comparisons with major Airports, or recouping the Capital Site Value per sqm rate in a single year, which would only be relevant if the MRSC was offering site leaseholders the opportunity to purchase the freehold of their site.

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Opening comments:

- On the MRSC Kyneton Airfield Lease Negotiations web page it states: “*The hangars generally range in age from 2003 to 2020 with most under lease agreements since they were constructed.*” Several of the hangars on the north side date back to the establishment of the airfield in the early 1960’s. Only the Western row of hangars were constructed from 2003 to around 2008
- Most site holders/hangar owners have been in "overholding" (no active lease) since April 2021 and beyond, due to council inaction and delays.
- It is noted the proposed public consultation will provide **28 days** for public comment, yet hangar site leaseholders have been given just **9 days** to respond. No “rules of engagement” or “terms of reference” with the public consultation have yet been stated by the council.
- History has shown that public consultation will provide all sorts of misleading statements which will be presented as facts. Council officers have been warned to expect this.
- Throughout negotiations conducted in good faith on our part with Council officers, the Hangar Site Leaseholders (via our working party representing 28 of the 33 hangar site leaseholders) have been given multiple undertakings by the council as to the incorporation of our requested amendments to drafts, timelines for responses and that we would be presented with a lease ***fit for purpose for a site*** as opposed to a premises. On every occasion Council has failed to meet these undertakings, and what we have been presented with, rather than a lease drafted fit for the actual purpose, is a mismatch of an off the shelf lease for a premises, with some, but by no means enough, variations. The meta data of the draft lease clearly shows to be the: “***Hobson's Bay Standard Lease (M0253502.DOC;1)***” It is clearly not a lease suitable to a small plot of land.
- The majority of objections to clauses are due to the draft presented being, *yet again*, a modified shop/hall etc lease, not a dedicated fit for purpose ground lease as presented by the Hangar Owners Working Group.
- Thus far, no actual \$ rate per square metre occupied has been stated by council. It should be noted that past rates have been discounted from the normal commercial rate, to reflect the fact that the airfield is not maintained by council, rather the Kyneton Aero Club members, aircraft owners and hangar owners via the Service Agreement with the Aero Club.
- The community benefit of the airfield is for recreational aviation and flight training, tourism and other visitors, plus emergency service operations such as aerial ambulance and firefighting operations.

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Draft lease comments:

Clause #	Title/Purpose	Objection / comment
1. Definitions	Common Areas <i>(b) the meeting room and kitchenette in the administration buildings identified on the plan attached as Annexure B.</i>	The Kyneton Aero Club Clubrooms, kitchen etc are not owned by Council and <u>are not</u> part of the Common Areas of the Airfield. There is no obligation on a Hangar Site Leaseholder to be a member of the Kyneton Aero Club and so there is no automatic right of entry to, or use of, Kyneton Aero Club facilities.
3.2	INSERT NEW CLAUSE 3.2.4	Upon conclusion of the second ten year lease term, the existing Tenant is to be given first rights to enter into a new lease with the Council.
3.3 Overholding	3.3.3	Any rent increase during a period of overholding must be limited to the percentage increase stated at Schedule Item 12
7.1 Rates & Taxes -	7.1.1 Garbage, Recycling & Garbage Charges 7.1.2 Water rates & Charges 7.1.3 Sewerage and drainages rates and charges	Not applicable to a small land site. Council does not provide these utilities/services to Hangar Site Leaseholders now or into the foreseeable future. We have no need for these utilities and services.
7.1.4	Land Tax	According to the State Revenue Office, no Land Tax is payable on Council owned ground leases.
8.2 Costs and Duties	8.2.1 Council's Costs in Settling Lease	Noting opening remarks about Council delays and failure to fulfill multiple undertakings throughout this process, any costs incurred have been due to Council's poor handling of the process and should not be borne by the Hangar Site Leaseholders.
	8.2.2 Stamp duty	According to the State Revenue Office, no Stamp Duty is payable on Council owned ground leases.
	8.2.3 Essential Safety Measures	Council must provide details of what it considers "Essential Safety Measures" to be. We are not willing

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		to agree to an open-ended obligation without any understanding of what is required.
11.2 Alterations to site	11.2.1 Alterations to the Site	Not applicable to a small land site. The "Site" is underneath an aircraft hangar.
	11.2.2 use of "approved" trades	Not applicable to a small land site. Council does not have jurisdiction over tradespersons working freely in the shire. (A possible restraint of trade?)
	11.2.3 requirements of council	Not applicable to a small land site.
	11.2.4 rules etc	Not applicable to a small land site.
11.3	Not interfere with services	Not applicable to a small land site, which has no services
11.4	Defacing site	Not applicable to a small land site.
11.5	Failure to repair	Not applicable to a small land site.
11.6	Essential Safety Measures	See comment above at 8.2.3
12.2	Test & Tag	Not applicable to a small land site.
15.3	Health & Safety Measures	Not applicable to a small land site underneath an existing aircraft hangar. The lease is for the private use of a Site, not the operation of the Airfield.
15.7	Pests and disease measures	Not applicable to a small land site underneath an existing aircraft hangar.
15.9 15.9.1	Heavy Objects and Inflammable substances	Heavy objects is mentioned but with nothing further said, makes it totally superfluous. Nothing is stated in the draft after the word " or. "
17	Tenant's Obligations at the End of the Lease	If the Council is to continue to use the land as an operational Airfield, then the existing Hangar Site Leaseholders, and by association, owners of the Hangars on the site, must be given a first right of refusal to negotiate a new Site Lease on reasonable terms and conditions.
18.5	Entry by Council	Not applicable to a small land site. Council has no automatic right of entry to a private aircraft hangar.

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19.5	Councils right to terminate lease with 2 years notice	This clause is inappropriate and fails to recognize the substantial investment in infrastructure and Airfield operations made by Hangar Site Leaseholders. Further, at its September 2014 Meeting the Macedon Ranges Council passed a Motion that the Airfield is to remain permanently at 1503 Kyneton-Metcalf Road Kyneton; thereby removing any doubt about its ongoing future.
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From: Your Say Macedon Ranges <noreply@mrsc.vic.gov.au>
Sent: Wednesday, 20 August 2025 11:39 AM
To: Property and Valuations
Subject: Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission



Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission

There has been a submission of the form Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites through your Your Say Macedon Ranges website.

I acknowledge that I have read and understand the Privacy Collection Notice.

Yes

Do you agree with the key terms outlined in the Notice of Intention to Lease?

No

What part of the lease terms do you have concerns about?

Market rental proposed

Duration of lease (10 years + 10 years option)

What are your concerns?

The lease per sq metre value should be the same as last year, with a 3%

increase.

The item 19.5 in the lease document is not a 10year lease as you have advertised but only security of 2 years. This should be eliminated from the lease, you cannot offer a lease and say "If I change my mind....." this is wrong and not fair on the investment the hangar owners have made.

Would you like to speak at the Submitters Delegated Committee meeting in relation to your submission?

No

Would you like to upload any supporting documents or materials?

No

Do you live in the Macedon Ranges?

Yes

Are you a regular user of the Kyneton Airfield or its facilities?

Occasional user

How would you best describe your interest in this lease?

I am a resident with a general interest in Council land use

Please provide your full name.

[REDACTED]

Please provide your email address.

[REDACTED]

To view all of this form's submissions, visit

https://yoursay.mrsc.vic.gov.au/index.php/dashboard/reports/forms_new/data/145

From: Your Say Macedon Ranges <noreply@mrsc.vic.gov.au>
Sent: Wednesday, 20 August 2025 4:35 PM
To: Property and Valuations
Subject: Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission



Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission

There has been a submission of the form Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites through your Your Say Macedon Ranges website.

I acknowledge that I have read and understand the Privacy Collection Notice.

Yes

Do you agree with the key terms outlined in the Notice of Intention to Lease?

Yes

Do you have any other general feedback or comments on the intention to lease the airport hangar sites?

The airfield supports local jobs, tourism, and businesses such as the cafés in Kyneton, contributing to a vibrant local economy. If hangar leasing becomes excessive or is lost altogether, it could reduce flight activity, leading to fewer visitors and a decline in income for the area—negatively impacting the

community and local small businesses.

Would you like to speak at the Submitters Delegated Committee meeting in relation to your submission?

No

Would you like to upload any supporting documents or materials?

No

Do you live in the Macedon Ranges?

No

Are you a regular user of the Kyneton Airfield or its facilities?

Yes

How would you best describe your interest in this lease?

I am a pilot or aircraft owner

Please provide your full name.

[REDACTED]

Please provide your email address.

[REDACTED]

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From: Your Say Macedon Ranges <noreply@mrsc.vic.gov.au>
Sent: Wednesday, 20 August 2025 5:12 PM
To: Property and Valuations
Subject: Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission



Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission

There has been a submission of the form Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites through your Your Say Macedon Ranges website.

I acknowledge that I have read and understand the Privacy Collection Notice.

Yes

Do you agree with the key terms outlined in the Notice of Intention to Lease?

No

What part of the lease terms do you have concerns about?

Duration of lease (10 years + 10 years option)

What are your concerns?

The lease per sq metre value should be the same as last year, with a 3% increase.

The item 19.5 in the lease document is not a 10year lease as you have advertised but only security of 2 years. This should be eliminated from the lease, you cannot offer a lease and say "If I change my mind....." this is wrong and not fair on the investment the hangar owners have made.

Would you like to speak at the Submitters Delegated Committee meeting in relation to your submission?

No

Would you like to upload any supporting documents or materials?

No

Do you live in the Macedon Ranges?

Yes

Are you a regular user of the Kyneton Airfield or its facilities?

Occasional user

How would you best describe your interest in this lease?

I am a resident with a general interest in Council land use

Please provide your full name.

[REDACTED]

Please provide your email address.

[REDACTED]

To view all of this form's submissions, visit

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From: Your Say Macedon Ranges <noreply@mrsc.vic.gov.au>
Sent: Wednesday, 20 August 2025 7:46 PM
To: Property and Valuations
Subject: Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission



Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission

There has been a submission of the form Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites through your Your Say Macedon Ranges website.

I acknowledge that I have read and understand the Privacy Collection Notice.

Yes

Do you agree with the key terms outlined in the Notice of Intention to Lease?

Yes

Do you have any other general feedback or comments on the intention to lease the airport hangar sites?

The Kyneton Airfield Master Plan secures the future of investment over time as budget allows in the airfield which has operated for many decades. A continued lease agreement to enable investors to utilise their capital infrastructure is a fair request and the draft terms of the lease agreement are reasonable. This active

group maintain and operate the airfield to a high standard of safety in great partnership with the Macedon Ranges Shire Council, and this should continue to enable the operation and maintenance of a valuable public asset.

Would you like to speak at the Submitters Delegated Committee meeting in relation to your submission?

No

Would you like to upload any supporting documents or materials?

No

Do you live in the Macedon Ranges?

Yes

Are you a regular user of the Kyneton Airfield or its facilities?

Occasional user

How would you best describe your interest in this lease?

I am a resident with a general interest in Council land use

Please provide your full name.

[REDACTED]

Please provide your email address.

[REDACTED]

To view all of this form's submissions, visit

https://yoursay.mrsc.vic.gov.au/index.php/dashboard/reports/forms_new/data/145

From: Your Say Macedon Ranges <noreply@mrsc.vic.gov.au>
Sent: Wednesday, 20 August 2025 10:03 PM
To: Property and Valuations
Subject: Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission



Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission

There has been a submission of the form Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites through your Your Say Macedon Ranges website.

I acknowledge that I have read and understand the Privacy Collection Notice.

Yes

Do you agree with the key terms outlined in the Notice of Intention to Lease?

Not sure

What part of the lease terms do you have concerns about?

Market rental proposed

What are your concerns?

I am concerned that rents will be too high and that this will be passed on to pilots who share a hangar. Expense has been incurred in recent years with the cost of

sealing the runway.

Do you have any other general feedback or comments on the intention to lease the airport hangar sites?

I think the hangar sites are a good idea. The hangars bring people to the area, who then support the businesses in town and surrounds.

The club holds a fund-raiser for medical research in the warmer months which brings pilots to Kyneton.

I am not a pilot but enjoy attending the airfield and watching planes come and go. I eat and stay locally when in the area.

Would you like to speak at the Submitters Delegated Committee meeting in relation to your submission?

No

Would you like to upload any supporting documents or materials?

No

Do you live in the Macedon Ranges?

No

Are you a regular user of the Kyneton Airfield or its facilities?

Occasional user

How would you best describe your interest in this lease?

I enjoy looking at planes in different areas. I personally do not fly or own an aircraft, but enjoy supporting the club.

Please provide your full name.

[REDACTED]

Please provide your email address.

[REDACTED]

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From: Your Say Macedon Ranges <noreply@mrsc.vic.gov.au>
Sent: Thursday, 21 August 2025 7:42 AM
To: Property and Valuations
Subject: Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission



Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission

There has been a submission of the form Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites through your Your Say Macedon Ranges website.

I acknowledge that I have read and understand the Privacy Collection Notice.

Yes

Do you agree with the key terms outlined in the Notice of Intention to Lease?

Yes

Do you have any other general feedback or comments on the intention to lease the airport hangar sites?

The Airport is a valuable community asset providing flight training, fire fighting, and Emergency services access.

The Aero Club and Hangar owners provide maintenance and oversight of this

asset for and on behalf of not only Council, but the Macedon Ranges Community for no cost to Council or ratepayers.

A long term, secure tenure for hangar owners is a win-win for ratepayers, council and all involved.

It should be noted that unlike other regional airports (Bendigo, Ballarat, LaTrobe Valley, Shepparton etc), the Hangar owners receive no services from council at this airport and provide all labour necessary for airport management and maintenance. As such, lease fees should take this into account and not be compared to these "FullService" airports where council is solely responsible for these considerable costs.

Would you like to speak at the Submitters Delegated Committee meeting in relation to your submission?

No

Would you like to upload any supporting documents or materials?

No

Do you live in the Macedon Ranges?

Yes

Are you a regular user of the Kyneton Airfield or its facilities?

Yes

How would you best describe your interest in this lease?

I am a current tenant

Please provide your full name.

[REDACTED]

Please provide your email address.

[REDACTED]

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From: Your Say Macedon Ranges <noreply@mrsc.vic.gov.au>
Sent: Thursday, 21 August 2025 11:17 AM
To: Property and Valuations
Subject: Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission



Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission

There has been a submission of the form Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites through your Your Say Macedon Ranges website.

I acknowledge that I have read and understand the Privacy Collection Notice.

Yes

Do you agree with the key terms outlined in the Notice of Intention to Lease?

Yes

Do you have any other general feedback or comments on the intention to lease the airport hangar sites?

It's a huge benefit to Kyneton to have and to retain this airfield and to keep improving this important asset to serve emergency services and the community into the future. It basically operates at zero cost by the way the leasing arrangement is done.

Would you like to speak at the Submitters Delegated Committee meeting in relation to your submission?

No

Would you like to upload any supporting documents or materials?

No

Do you live in the Macedon Ranges?

No

Are you a regular user of the Kyneton Airfield or its facilities?

past user

How would you best describe your interest in this lease?

I am a pilot licence holder but have worked in emergency services and developed emergency management plans before and the airfield is significant

Please provide your full name.

[REDACTED]

Please provide your email address.

[REDACTED]

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https://yoursay.mrsc.vic.gov.au/index.php/dashboard/reports/forms_new/data/145

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From: Your Say Macedon Ranges <noreply@mrsc.vic.gov.au>
Sent: Thursday, 21 August 2025 1:49 PM
To: Property and Valuations
Subject: Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission



Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites Form Submission

There has been a submission of the form Submissions: Notice of Intention to Lease – Kyneton Airfield hangar sites through your Your Say Macedon Ranges website.

I acknowledge that I have read and understand the Privacy Collection Notice.

Yes

Do you agree with the key terms outlined in the Notice of Intention to Lease?

Not sure

What part of the lease terms do you have concerns about?

Market rental proposed

Tenant category – Commercial/General Use

Council right to early termination

What are your concerns?

The proposed price per square metre is well over realistic market rate. The airfields used as a comparison are not even similar in amenity. The use is private use, not commercial or industrial. The council wanting an early termination clause is unfair considering the extensive capital outlay into the ground lease area. The lease should run their full terms.

Do you have any other general feedback or comments on the intention to lease the airport hangar sites?

The intention to lease the hangar sites, is entirely in line with the reason and intent of the airfield.

Would you like to speak at the Submitters Delegated Committee meeting in relation to your submission?

Yes

Would you like to upload any supporting documents or materials?

No

Do you live in the Macedon Ranges?

No

Are you a regular user of the Kyneton Airfield or its facilities?

Yes

How would you best describe your interest in this lease?

I am a current tenant

Please provide your full name.

[REDACTED]

Please provide your email address.

[REDACTED]