

Strathbogie Shire Council

**Council Meeting
Minutes / Decisions**

Tuesday 19 May 2026

Minutes

Council Meeting

19 May 2026 at 4:00 pm

A meeting was held at the Euroa Community Conference Centre and livestreamed on Council's website

<https://www.strathbogie.vic.gov.au/council/our-council/council-meetings-and-minutes/>

Councillors

Mayor Cr Scott Jeffery
Deputy Mayor Cr Claire Ewart-Kennedy
Cr Laura Binks
Cr Greg Carlson
Cr Vicki Halsall
Cr Clark Holloway
Cr Fiona Stevens

Officers

Rachelle Quattrocchi	Chief Executive Officer
Amanda Tingay	Director People and Governance
Rachael Frampton	Director Community and Planning
Vaughn Notting	Director Sustainable Infrastructure
Sharon Rainsbury	Executive Manager Communications, Advocacy and Customer Service
Kerry Lynch	Governance Officer

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Meeting Procedure

1 Welcome

Councillors Vision

We will be a Councillor group that delivers valuable outcomes for our community through teamwork characterised by:

- respectful debate
- collaboration, and
- the commitment to being inclusive and transparent.

Councillor Values

- Respect
- Integrity
- Accountability
- Transparency
- Responsiveness

2 Acknowledgement of Country

We acknowledge the Traditional Custodians of the places we live, work and play. We recognise and respect the enduring relationship they have with their lands and waters, and we pay respects to the Elders past, present and emerging.

Today we are meeting on the lands of the Taungurung peoples of the Eastern Kulin nation.

3 Privacy Notice

This public meeting is being streamed live via our website ([Council Meetings and Minutes | Strathbogie Shire](#)) and made available for public access on our website along with the official Minutes/Decisions of this meeting. All care is taken to maintain your privacy; however, as a visitor in the public gallery, it is assumed that your consent is given in the event that your image is broadcast to the public. It is also assumed that your consent is given to the use and disclosure of any information that you share at the meeting (including personal or sensitive information) to any person who accesses those recordings or Minutes/Decisions.

4 Governance Principles

Council considers that the recommendations contained in this Agenda give effect to the overarching governance principles stated in Section 9(2) of the *Local Government Act 2020*. These principles are as follows:

1. Council decisions are to be made and actions taken in accordance with the relevant law
2. priority is to be given to achieving the best outcomes for the municipal community, including future generations
3. the economic, social and environmental sustainability of the municipal district, including mitigation and planning for climate change risks, is to be promoted
4. the municipal community is to be engaged in strategic planning and strategic decision making
5. innovation and continuous improvement are to be pursued
6. collaboration with other Councils and Governments and statutory bodies is to be sought

7. the ongoing financial viability of the Council is to be ensured
8. regional, state and national plans and policies are to be taken into account in strategic planning and decision making
9. the transparency of Council decisions, actions and information is to be ensured.

5 Apologies/Leave of Absence

Nil

6 Disclosure of Conflicts of Interest for Councillors and Officers

CEO Rachelle Quattrocchi declared a general conflict of interest relating to Item 11.1.1, P2005-105-1 - 27 Tarcombe Street, Euroa. The conflict relates to an extended family member living in the vicinity of the proposed application.

Cr Fiona Stevens declared a material conflict of interest relating to item 11.1.2, P2025-049, 280-282 High Street, Nagambie. The conflict relates to a family member living in close proximity to the proposed application.

7 Confirmation of Minutes/Decisions of Previous Meetings

The minutes have been circulated to Councillors and posted on Council website [Council Meetings and Minutes | Strathbogie Shire](#) pending confirmation at this meeting.

MOVED: Cr Clark Holloway
SECONDED: Cr Claire Ewart-Kennedy

That the Minutes of the Council Meeting held on 21 April 2026 be confirmed as a true and accurate record of the meeting.

That the Minutes of the Extraordinary Council Meeting held on 5 May 2026 be confirmed as a true and accurate record of the meeting

25/26-79

CARRIED

8 Petitions

Nil

9 Mayor and Councillor Reports

9.1 Mayor's Report

This month's work has focused on strengthening Council's advocacy with government and stakeholders, while continuing practical engagement with local business and community priorities across Shire, and included two Parliamentary Inquiries.

On 24 April, CEO Quattrocchi and I appeared before the Parliamentary Inquiry into Bushfires, being held by the Legislative Council's Environment and Planning Committee. Our attendance reinforced Council's written submission and ensured the lived experience of the Strathbogie Shire was directly heard.

I shared my personal experience and perspective as Mayor, and we outlined the scale and impact of the January 2026 fires, the pressures placed on a small rural council during response and recovery, and the practical reforms required to better protect rural communities.

Our key messages emphasised the need for risk-weighted funding models for local government, sustained recovery investment over three to five years, improved resilience of power and telecommunications infrastructure, and a stronger, better-funded approach to mitigation, including roadside and corridor fuel management.

As a next step, we will continue progressing bushfire recovery and funding advocacy with State and Federal partners and will keep Councillors informed of outcomes, including any further announcements regarding rates relief, recovery hub resourcing and infrastructure reinstatement.

On Wednesday 6 May, CEO Quattrocchi and I attended the House of Representatives Standing Committee inquiry into local government funding in Wodonga. This appearance provided an important opportunity to advocate directly to the Commonwealth on the growing financial pressures facing rural councils and the structural challenges affecting long-term service and infrastructure sustainability.

Our central advocacy message was that rural councils are operating under increasing pressure from rate capping, escalating construction and service delivery costs, disaster recovery impacts, compliance obligations and the growing burden of maintaining extensive community infrastructure with limited untied revenue. These pressures are disproportionately affecting small rural municipalities that are expected to deliver broad community outcomes with a comparatively narrow rate base.

Our advocacy to the State Government continued when the new Local Government Minister, Paul Hamer, visited the Shire on 14 May. Murrindindi, Mitchell and Strathbogie were pleased to host the Minister who toured impacted areas including Ruffy. We stressed the need for Government support for three years of rates relief for our impacted communities, and the need for sufficient ongoing funding to ensure we can support our communities on their recovery journey.

On 8 May CEO Quattrocchi and I also attended an online Water Security and Resilience forum, which was an opportunity to advocate for priorities in the water security and resilience portfolio including:

1. The Greening Euroa Project – Water recycling and revitalising community spaces
2. Bushfire Recovery and Resilience Projects
3. Drought resilience support for primary local industry agriculture, fisheries, and forestry

On the local front, Strathbogie Shire Council hosted the Euroa Business Breakfast during the month as part of our ongoing recovery and economic engagement work, providing local businesses with direct access to Council and key support organisations.

AgBiz, AusNet and Community Business Support agencies attended and provided practical information on available support, resilience planning and professional development opportunities. The event also reinforced Council's advocacy role in connecting local business with decision-makers and service providers during a period of continued economic pressure.

CEO Quattrocchi and I also attended the Local Government Forum Interim Dhumdjerring, where we received a presentation of the Taungurung 2030 Strategic Plan and Treaty update.

The councillor group also had the opportunity to tour the Inland Rail works at the Euroa train station, and it is pleasing to see the works on target to be completed later this year.

9.2 Councillor Reports

Councillor Holloway

Thank you Mr Mayor. Late in the week after our April meeting was Anzac Day and I'd just like to say that I had the privilege for the second year in a row of being Strathbogie Council's representative to the Violet Town RSL Sub-branch commemoration of Anzac Day. They do a great job commemorating it in a dignified manner. And I'd like to say that I am pleasantly surprised that as the older fellas sort of get fewer and further between there are quite a few young people participating which I find very hopeful.

I'd like to extend my thanks to Violet Town and their community for having that commemoration.

Councillor Ewart-Kennedy

Thank you Mayor Jeffery. I just want to report on three things. In my other hat, but very relevant to the Council, I've been working with Regional Development Australia as an advisory board members and we've been working on a workforce strategy for the whole regions and covers the whole Hume region of which Strathbogie sits in the middle of.

It's really interesting sitting there with your hat on as a Councillor, but also a Board Member, as you see it from both sides. They're doing some really good work, around building the strength around the workforce. We talk about economic development at the table and that's very much in line with housing requirements and education requirements what people expect when they move to the regions and what they need for their family in order to make a successful transition. I will report back once that final consultation has happened, but it's really good to be involved.

The other thing, last week I represented the Mayor at the Helen Haines Roundtable regarding power with the Australian Energy Regulator. A very interesting meeting and the Mayor and CEO have already committed to a community forum which I look forward to being part of. It's very much on our agenda as Councillors to have sustainable infrastructure that supports our community and we're doing everything we can.

And last but not least, but most important, Longwood Football and Netball Club have won three out of four games. We are marching to September! That's it.

Councillor Carlson

Thank you Mr Mayor. As we all did, I went around the ARTC construction site which was very illuminating - a huge project and hopefully will be finalised by the end of this year, all things going well.

I went to the Anzac Day service as Councillor Holloway said. It was interesting that the dawn service which I hadn't been to for many years had twice as many people at the dawn service as what there were at 10:00am meeting gathering and I was pleased to see a lot of young people there, so that was great.

I had the pleasure of driving to Strathbogie recently. The Council has requested a full briefing on the signage issue. That'll be an interesting exercise in itself.

Lastly, we have all attended a lot of budget meetings in the last month, and the Council and staff have worked diligently to construct what is a very important budget for 2026-27, which is now on exhibition. Thank you.

10 Public Question Time

Public Question Time

Questions for the Ordinary Council Meeting can be submitted to be read, and responded to, by the Chair, or a member of Council staff nominated by the Chair, during the Public Question Time. Questions must be submitted 30 hours prior to the Council meeting, by emailing info@strathbogie.vic.gov.au.

Public Question Time will be conducted as per Rule 35 of Strathbogie Shire Council's Governance Rules. The required [form](#) for completion and lodgement, and associated [Procedural Guidelines](#), can be found on Council's website at www.strathbogie.vic.gov.au.

As the questions are a permanent public record and to meet the requirements of the *Privacy and Data Protection Act 2014*, only the initials of the person asking the question will be used in the Minutes of the meeting, together with a Council reference number.

There were no public questions.

11 Officer Reports

11.1 Strategic and Statutory Planning

11.1.1 P2005-105-1 - 27 Tarcombe Street, Euroa

AUTHOR Manager Planning and Investment

RESPONSIBLE DIRECTOR Director Community and Planning

EXECUTIVE SUMMARY

A planning permit application was received for 27–31 Tarcombe Street, Euroa. The purpose of the report was to provide a recommendation to Council to determine planning application P2005-105-1.

The application seeks approval to amend the existing planning permit to include additional buildings and works associated with an existing Service Station.

The subject land is dual- zoned, comprising of Commercial Zone 1, and small component located in General Residential zone, it is also affected by the Land Subject to Inundation Overlay. The application was advertised. Ten objections were received to date. The key issues for consideration relate to the impact of the proposal on the surrounding dwellings, impact in relation to flooding, compliance of the proposal with the purpose and decision guidelines of the zone and the general amenity of the area.

The application has been assessed against the Strathbogie Planning Scheme and is considered appropriate. It is Officers' recommendation that a Notice of Decision to Amend a Permit be issued.

The proposal is in keeping with the purposes of the zone and is consistent with the objectives of State and Municipal planning policy. It will continue to result in the economic development as the works are associated with an existing service station which serves the community.

CEO Quattrochi left the meeting at 4:13 pm.

Moved: Cr Vicki Halsall
Seconded: Cr Clark Holloway

That Council issues a Notice of Decision to Refuse to Grant an Amendment to a Permit P2005-105-1 under the provisions of the Strathbogie Planning Scheme in respect of the land known as 27-31 Tarcombe Street, Euroa VIC 3666 (Lot 1 TP1411310, Lot 2 TP578070 and CP168270), for the Boundary realignment and Use and Development of the land for a Service Station on the following grounds:

- 1. The proposal is contrary to Clause 13.07-1S (Land use Compatibility) as it will be unable to protect the amenity of the adjoining residential area.**
- 2. The proposal is contrary to the purpose and decision guidelines of the Commercial 1 Zone as it will not be complementary to the role and scale of the commercial centre.**

3. The proposal is contrary to the existing permit P2005-105 as it will result in development in a “no development area” on the endorsed plans of the original permit.

Councillor Stevens abstained from the vote.

25/26-80

CARRIED

CEO Quattrocchi returned to the meeting at 4:29 pm.

11.1.2 P2025-049, 280-282 High Street, Nagambie**AUTHOR** Manager Planning and Investment**RESPONSIBLE DIRECTOR** Director Community and Planning**EXECUTIVE SUMMARY**

A planning permit application P2025-049 was received for 280-282 High Street, Nagambie. The application seeks approval for the Use and Development of land for Accommodation (Apartments and Dwellings), Development of land for Retail Premises and Reduction of one (1) car parking space. The purpose of this report is to provide a recommendation to Council to determine planning application.

The subject land is in Commercial 1 Zone and is not affected by any overlays. The application was advertised. Four (4) objections were received to date. The key issues for consideration relate to the impact of the proposal on traffic, car parking, streetscape, character and the general amenity of the area.

The application has been assessed against the Strathbogie Planning Scheme and is considered appropriate. It is Officers' recommendation that a Notice of Decision to Grant a Permit be issued.

The proposal is in keeping with the purpose of the Commercial 1 Zone and is consistent with the objectives of State and Municipal planning policy. It will provide further economic opportunities and provide Nagambie with a diversity of housing.

Councillor Stevens left the meeting at 4:29 pm.

MOVED: Cr Laura Binks
SECONDED: No Seconder

That Council:

- Carried out notice pursuant to Section 52 of the *Planning and Environment Act 1987*; and
- Having considered all the matters required under Section 60 of the *Planning and Environment Act 1987*, decides to issue a Notice of Decision to Grant a Permit under the provisions of the Strathbogie Planning Scheme in respect of the land known as 280-282 High Street Nagambie VIC 3608 (Lot 1 TP123345 TABLIK), for the Use and Development of land for Accommodation (Apartments and Dwellings), Development of land for a Retail Premises and Reduction of one (1) car parking space subject to the following conditions:

NOTICE OF DECISION TO GRANT A PERMIT

Permit No.:	P2025-049
Planning Scheme:	Strathbogie
Responsible Authority:	Strathbogie Shire Council

ADDRESS OF THE LAND:	280-282 High Street Nagambie VIC 3608 Lot 1 TP123345 TABLIK
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THE PERMIT ALLOWS:

Planning Scheme Clause No.	Description of what is allowed
34.01-1	Use of land for nineteen (19) dwellings
34.01-4	Construct a building or construct or carry out works for nineteen (19) dwellings and a shop
52.06-3	Reduce the number of parking spaces (1 Space)

Amended Plans

1. Before the commencement of the development, plans must be approved and endorsed by the responsible authority. The plans must:
 - a) be prepared to the satisfaction of the responsible authority
 - b) be drawn to scale with dimensions
 - c) submitted in electronic form
 - d) be generally in accordance with the plans [or insert specific name of plan or document] forming part of the application and identified as [insert plan title, reference number, revision number, author and/or date], but amended to show the following details:
 - i. Amended waste management plan to show the process of transfer of private waste bins from the land to the bin collection vehicle
 - ii. Landscape Plan in accordance with the Condition 2 of this permit.
 - iii. A footpath across the south of the 280-282 High Street
 - iv. The western crossover to operate as left-in / left-out only.
 - v. North facing windows of Townhouse 9 to be treated in accordance with Standard b5-4 (Clause 55.05-4)

All to the satisfaction of the Responsible Authority.

2. Before the development starts, a landscape plan must be approved and endorsed by the responsible authority. The landscape plan must:
 - a) be prepared to the satisfaction of the responsible authority
 - b) be prepared by a suitably qualified person
 - c) have plans drawn to scale with dimensions
 - d) be submitted to the responsible authority in electronic form
 - e) include the following:
 - i. layout of landscaping and planting within all open areas of the subject land
 - ii. a survey (including botanical names) of all existing vegetation to be retained and/or removed
 - iii. buildings and trees (including botanical names) on neighbouring properties within three metres of the boundary
 - iv. details of surface finishes of pathways and driveways
 - v. a planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each

plant

- vi. Canopy trees along Goulburn Street frontage generally in accordance with the submitted plans
- vii. details of how the project responds to water sensitive urban design principles, including how storm water will be mitigated, captured, cleaned and stored for onsite use and the location and type of irrigation systems to be used including the location of any rainwater tanks to be used for irrigation
- viii. Tree Protection Zone for tree/s along High Street frontage
- ix. Planting within the planter boxes for the apartments.

The responsible authority may consent in writing to vary any of these requirements.

- 3. At all times what the permit allows must be carried out in accordance with the requirements of any document approved under this permit to the satisfaction of the responsible authority.

Layout not altered

- 4. The layout of the use and development must not be altered from the layout on the approved and endorsed plans without the written consent of the responsible authority.

Amenity

- 5. The use and development must be managed so that the amenity of the area is not detrimentally affected, through the:
 - a) transport of materials, goods or commodities to or from the land
 - b) appearance of any building, works or materials
 - c) emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, wastewater, waste products, grit or oil
 - d) presence of vermin

to the satisfaction of the responsible authority.

- 6. All security alarms or similar devices installed on the land must be of a silent type in accordance with any current standard published by Standards Australia International Limited and be connected to a security service to the satisfaction of the responsible authority.
- 7. Waste management and collection must be carried out in accordance with the requirements of the approved and endorsed waste management plan to the satisfaction of the responsible authority.
- 8. External lighting must be designed, baffled and located so as to prevent any adverse effect on adjoining land to the satisfaction of the responsible authority.
- 9. Before the development starts, the tree protection fencing must be erected around the tree/s along High Street frontage of the site to the satisfaction of the Responsible Authority. The fencing must be erected to form a visual and physical barrier, be a minimum height of 1.5 metres above ground level, and include signage clearly marked "Tree Protection Zone – No Entry" on all sides. The tree protection fencing and Tree Protection Zone must be established and maintained in accordance with the following requirements to the satisfaction of the responsible authority:
 - a) the tree protection fence must be constructed of star pickets and chain mesh or similar
 - b) the tree protection fence must remain in place until the development is completed

- c) the Tree Protection Zone must be covered by a 100 mm deep layer of mulch and watered regularly.

The responsible authority may consent in writing to vary any of these requirements.

10. Once erected and approved by the Responsible Authority, the tree protection fencing shall be maintained in good condition and may only be removed upon completion of all development works, to the satisfaction of the Responsible Authority. Should temporary access be necessary within the Tree Protection Zone during the period of construction, the Responsible Authority must be informed prior to relocating the fence (as it may be necessary to undertake additional root protection such as bridging over with timber).
11. Unless with the prior written consent of the Responsible Authority, the following actions must not be undertaken in any tree protection zone, to the satisfaction of the Responsible Authority:
 - a) Materials or equipment stored within the zone;
 - b) Nothing is to be attached to any tree (including temporary service wires, nails, screws or any other fixing device);
 - c) Open cut trenching or excavation works (whether or not for laying of services) undertaken within the zone;
 - d) Changes to the soil grade level within the zone.
12. Prior to the occupation of the development or commencement of the use (whichever occurs first), the landscaping shown on the approved plans must be carried out and completed to the satisfaction of the responsible authority.
13. At all times the landscaping shown on the approved plans must be maintained (including the replacement of any dead, diseased or damaged plants) to the satisfaction of the responsible authority.

Engineering

Urban Vehicle Crossing and Traffic Requirements

14. Prior to the commencement of work, the development must have a vehicular crossing constructed according to the council's Infrastructure Design Manual standard drawing SD250 and must:
 - a) Be constructed at a right angle to the road or as otherwise approved, any redundant crossing shall be removed and reinstated to the satisfaction of the Responsible Authority
 - b) Be setback a minimum of 1.5 meters from any side-entry pit, power or telecommunication pole, manhole cover, or marker, or 3 meters from any street tree;
 - c) residential vehicular crossings shall not be less than 3 meters nor more than 6 meters in width and shall be constructed from concrete or other material as approved in writing by the Responsible Authority; and
 - d) Crossing shall be at least 9 meters apart.
 - e) A works within Road Reserves permit must be obtained from the Responsible Authority prior to carrying out any vehicle crossing works.

Footpath Requirements

15. Prior to the commencement of works, the proposed development must construct a footpath across the south of the 280-282 High Street to the full frontage of the development in accordance with the council infrastructure design manual. The plan and specification must be submitted to and approved by the responsible authority.
16. Prior to the commencement of use or the occupation of development (whichever occurs first), the footpath must be constructed, and applicant shall submit to the satisfaction of the responsible authority the following:
 - a) an asset statement.
 - b) as constructed information providing the details listed in the council's infrastructure design manual.

Parking and Traffic Management Requirements

17. Prior to the occupation of the development or commencement of the use (whichever occurs first), a traffic and parking management plan to the satisfaction of the Responsible Authority must be submitted to and approved by the responsible authority. When approved, the plan will be endorsed and will then form part of the permit. Traffic and parking operations on and adjacent to the site must conform to this endorsed plan. Relevant digital and hard copy plans must be submitted to Council. The plan must include (whatever is relevant):
 - a) The location of all areas on- and/or off-site to be used for staff and patron and resident parking
 - b) Owner's permission and any required planning permission for parking on other land
 - c) Specification of staff numbers adequate to enable efficient operation of car parking areas both on- and off-site
 - d) The number and location of all on- and off-site security staff
 - e) The means by which the direction of traffic and pedestrian flows to and from car parking areas will be controlled both on- and off-site
 - f) Measures to discourage patron car parking in (specify location)
 - g) Measures to preclude staff parking in designated patron car parking areas
 - h) Staffing and other measures to ensure the orderly departure and arrival of patrons especially any large groups departing at closing time
 - i) Servicing of the drainage and maintenance of car parking areas.
18. Prior to the occupation of the development or commencement of the use (whichever occurs first), appropriate "No Stopping" restrictions must be provided on Goulburn Street in the vicinity of the western crossover to ensure adequate sight distance for vehicles and pedestrians and to minimise conflict with parked vehicles, to the satisfaction of the Responsible Authority.
19. Prior to the occupation of the development or commencement of the use (whichever occurs first), final crossover design, including line marking, signage, pedestrian priority treatments across the driveway, sight splays, and compliance with IDM and AS2890.1 requirements, is to be submitted for Council engineering approval at the detailed design / engineering plans stage.

Car park Construction Requirements

20. Prior to the occupation of the development or commencement of the use (whichever occurs first), the area(s) set aside for parking of vehicles and access lanes as shown on the endorsed plans must be:
 - a) surfaced with an all-weather seal coat / surfaced with crushed rock or gravel and treated

- to the satisfaction of the Responsible Authority to prevent dust;
- b) constructed and completed to the satisfaction of the Responsible Authority;
- c) drained in accordance with an approved drainage plan;
- d) line-marked to indicate each car space and all access lanes;
- e) properly illuminated with lighting designed, baffled and located to the satisfaction of the Responsible Authority to prevent any adverse effect on adjoining land;
- f) measures taken to prevent damage to fences or landscaped areas of adjoining properties and to prevent direct vehicle access to an adjoining road other than by a vehicle crossing;
- g) Provision of traffic control signage and or structures as required;
- h) Provision of signage directing drivers to the area(s) set aside for car parking. Such signs are to be located and maintained to the satisfaction of the Responsible Authority. This sign must not exceed 0.3 square metres.

To the satisfaction of the responsibility authority:

Drainage Requirements

21. Prior to works commencing, a properly prepared Stormwater Impact Assessment Report [SIAR] and Stormwater Management Assessment Report [SMAR] in accordance with the requirement of clause 11 of Infrastructure Design Manual, with plan(s) and certified computations must be submitted to and approved by the Responsible Authority. The strategy and plan(s) must accord with the provisions of council's Infrastructure Design Manual [IDM] standards. The information must be prepared by a suitably qualified person to the satisfaction of the Responsible Authority. In particular, must demonstrate the following:
- a) how the land will be drained, including provision for overland flows received from neighbouring properties, and how overland flows will be directed away from the proposed development;
 - b) a maximum discharge rate from the site be determined by computations in accordance with the IDM to the satisfaction of the Responsible Authority.
 - c) computations including total energy line and hydraulic grade line for the existing and proposed drainage as directed by Responsible Authority.
 - d) Independent drainage for each dwelling.
 - e) each proposed dwelling has a stormwater property drain inlet point, and is constructed in underground pipes extending from the legal point of discharge to within its property boundary; and
 - f) documentation demonstrating approval from the relevant authority for the legal point of discharge.
 - g) Measures to provide required stormwater treatment from the site as per IDM clause 20 and protect waterways downstream of the development, output from MUSIC, and design calculation summaries of the treatment elements are required.
 - h) discharge from the development must be directed into the council's existing drainage infrastructure.
 - i) The proposed finish surface level of the lot and the finished slope of the lot.
 - j) all roof water from buildings and surface water from hard paved areas must be collected and conveyed to a drainage easement or to the legal point of discharge so as to prevent stormwater nuisance to adjoining land.
 - k) Indication of extent and depth of cut and/or fill to be carried out to the natural profile of the land.
 - l) The potential flood risk to life, health and safety associated with the development. Flood risk factor to consider include but not limited to the frequency, duration, extent, depth and velocity of flooding of the site and accessway.
 - m) The effect of the development on redirecting or obstructing floodwater, stormwater or drainage water and the effect of the development on reducing flood storage and increasing flood levels and flow velocities.

- n) The danger to the occupants of the development, other floodplain residents and emergency personnel if the site or accessway is flooded.

22. Prior to the occupation of the development or commencement of the use (whichever occurs first), all drainage infrastructure as shown on the approved drainage plan must be constructed in accordance with plans and specifications approved by the Responsible Authority.

Construction Management Plan Requirements

23. Prior to the commencement of works, including demolition and excavation, a Construction Management Plan must be submitted to and endorsed by the Responsible Authority. No works are permitted to occur until the Plan has been approved by the Responsible Authority. The plan must provide details of the following:

- a) Hours for construction activity in accordance with any other condition of this Permit;
- b) Measures to control noise, dust, water and sediment-laden runoff;
- c) Measures to inform adjacent residents of work schedules, etc.
- d) Measures relating to the removal of hazardous or dangerous material from the site, where applicable.
- e) A plan showing the location of parking areas for construction and sub- contractors' vehicles on and surrounding the site, to ensure that vehicles associated with construction activity cause minimum disruption to surrounding premises. Any basement car park on the land must be made available for use by sub-constructors / tradespersons upon completion of such areas, without delay;
- f) A Traffic Management Plan showing truck routes to and from the site;
- g) Swept path analysis demonstrating the ability for trucks to enter and exit the site in a safe manner for the largest anticipated truck associated with the construction;
- h) A plan showing the location and design of a vehicle wash-down bay for construction vehicles on the site;
- i) Measures to ensure that sub-contractors / tradespersons operating on the site are aware of the contents of the Construction Management Plan;
- j) Contact details of key construction site staff;
- k) A site plan showing the location of any site sheds on-site amenities, building waste storage, and the like, noting that Council does not support site sheds on Council road reserves; and
- l) Any other relevant matters

24. Prior to the commencement of works, a Site Environment Management Plan [SEMP], must be submitted to and approved by the responsible authority and, where relevant, other authorities.

MISCELLANEOUS

Council's Assets

25. Prior to the occupation of the development or commencement of the use (whichever occurs first), the nature strip and all disturbed areas are to be topsoiled and seeded to establish grass cover.

26. No excavated or construction materials may be placed or stored outside the site area or on the adjoining road reserves, except where the materials are required in connection with any road or footpath construction works in such reserves that are required as part of the permit.

27. Prior to the commencement of works, the owner or developer must submit to the

Responsible Authority a written report and photos of any prior damage to public infrastructure. Listed in the report must be the condition of kerb & channel, footpath, seal, streetlights, signs, and other public infrastructure fronting the property and abutting at least two properties on either side of the development. Unless identified with the written report, any damage to infrastructure post-construction will be attributed to the development. The owner or developer of the subject land must pay for any damage caused to the Council's assets/Public infrastructure caused as a result of the development or use permitted by this permit.

AusNet Conditions

28. The applicant must:

- a) Enter into an agreement with AusNet Electricity Services Pty Ltd for the extension, upgrading or rearrangement of the electricity supply to the development. A payment to cover the cost of such work will be required.
- b) Provide electricity easements internal and external to the subdivision in favour of AusNet Electricity Services Pty Ltd to service the lots on the plan of subdivision and/or abutting lands as required by AusNet Electricity Services Pty Ltd. The provision of reserves for electricity substations may also be required.

Goulburn Broken Catchment Management Authority Conditions

29. The finished floor levels of the proposed apartments must be constructed as per the submitted plan.

Goulburn Valley Water Conditions

30. Payment of new customer contribution charges for water supply to the development, such amount being determined by the Corporation at the time of payment;
31. Provision of separate manifolded water supply meters to each tenement within the development, located at the property boundary and to the satisfaction of Goulburn Valley Region Water Corporation;
32. Payment of new customer contributions charges for sewerage services to the development, such amount being determined by the Corporation at the time of payment;
33. Connection of all sanitary fixtures within the development to reticulated sewerage, at the developer's expense, in accordance with standards of construction adopted by and to the satisfaction of the Goulburn Valley Region Water Corporation. All works required are to be carried out in accordance with AS 3500.2 - 'Sanitary plumbing and drainage', and to the satisfaction of the Corporation's Property Services department.
34. Discharge of Trade Waste from the development will be subject to a Trade Waste Discharge Consent. Application to determine the specific requirements for your development may be required. Please contact the Business Customer Service Team on 5832 4800 or via email mail@gvwater.vic.gov.au to discuss your business' needs;
35. The applicant shall be required to comply with the Corporation's policy for 'Structures Over Corporation Works' and the requirements of Section 148 of the Water Act 1989. All structures must be constructed clear of any easement in favour of the Corporation, and one metre laterally clear of the Corporation's assets (sewer mains and sewerage connection point). In addition, structure foundations must be appropriate to not impose loads onto Corporation assets and comply with Corporation requirements

Expiry and Operation

36. This permit will operate from the issued date of this permit.

37. This permit will expire if one of the following circumstances applies:

- a) The development approved under this permit is not started within 3 years of the issued date of this amended permit.
- b) The development approved under this permit is not completed within 5 years of the issued date of this amended permit.

In accordance with Section 69 of the *Planning and Environment Act 1987*, an application may be submitted to the responsible authority for an extension of the periods referred to in this condition.

The motion lapsed for want of a seconder.

25/26-81

Motion Lapsed

MOVED: Cr Greg Carlson

SECONDED: Cr Claire Ewart-Kennedy

That the debate on this matter (Item 11.1.2 P2025-049, 280-282 High Street, Nagambie) be deferred until 16 June 2026 to allow for further clarification of planning matters relating to the application.

For

Cr Jeffery

Cr Carlson

Cr Holloway

Against

Cr Ewart-Kennedy

Cr Binks

Cr Halsall

The Mayor, Cr Jeffery exercised a casting vote.

25/26-82

CARRIED

Councillor Stevens returned to the meeting at 4:43 pm.

11.2 Community

There were no reports.

11.3 Infrastructure

11.3.1 Inland Rail Land Purchases

AUTHOR Manager Capital Infrastructure and Strategic Projects

RESPONSIBLE DIRECTOR Director Sustainable Infrastructure

EXECUTIVE SUMMARY

The Inland Rail Project (“the project”) is a nationally significant freight infrastructure initiative aimed at improving freight efficiency between Melbourne and Parkes. As part of the Tottenham to Albury alignment, works are required within Euroa to provide sufficient clearance for double-stacked freight trains, including construction of a new rail underpass at Anderson Street, Euroa.

Council is a party to the Master Inland Rail Development Agreement (MIRDA), which establishes a framework for cooperation between Council and Inland Rail Pty Ltd (ARTC). The Agreement recognises that the Project will interface with Council-owned land and requires Council to cooperate and not unreasonably hinder delivery of the Project.

On 21 October 2025, Council resolved:

“That Council:

- 2 *Approve in principle the land tenure changes outlined in the Euroa Land Use Change Register and supporting land tenure plans, noting that parcels to be acquired by Inland Rail will be fully funded by the project, VicTrack boundaries will be adjusted, and Council’s freehold and Crown land responsibilities will be confirmed”*

Council received an above market value offer from Inland Rail regarding the voluntary permanent acquisition of Council owned land plus reimbursement to Council for professional costs including but not limited to valuation and legal costs.

The subject land forms part of the broader Euroa rail precinct and is required to facilitate construction and operation of the Inland Rail Project.

The northern parcel (abutting Elliot and Scott Streets) previously comprised an unmaintained reserve area with scattered vegetation and trees and will become part of a drainage basin associated with the new vehicular underpass infrastructure, to be owned by the Department of Transport and Planning (DTP).

The southern parcel adjacent to Railway Street previously formed part of an existing public car park and will become part of a reconfigured public car parking area and forecourt entrance to the new rail precinct, to be owned by VicTrack and maintained by V/Line.

As illustrated in Figure 1 below, the land proposed for acquisition is shown outlined in red and comprises portions of Council-owned land within the Anderson Street and Railway Street, Euroa precinct. The plan also identifies the broader land tenure context, including:

- Council freehold land
- Crown land under Council management

- VicTrack lease areas

The land identified for acquisition is strategically located adjacent to the existing rail corridor and is required to enable delivery of the proposed rail underpass and associated infrastructure works.



Figure 1: Inland Rail Euroa Precinct – Land Acquisition Plan

Council has obtained independent valuations from Preston Rowe Paterson Valuers for both parcels of land and are summarised in the confidential attachments.

It is recommended that Council publish notice of its intention to sell the land to Inland Rail, consult with the community by way of community engagement process in accordance with the requirements of section 114 of the Act, and enter into a Heads of Agreement in relation to the proposed sale.

MOVED: Cr Scott Jeffery
SECONDED: Cr Clark Holloway

That the debate on this matter (Item 11.3.1 Inland Rail Land Purchases) be deferred until 16 June 2026 to allow further review of amendments which have arisen since the publication of this report.

25/26-83

CARRIED

11.4 Corporate

11.4.1 Procurement Policy

AUTHOR Chief Financial Officer

RESPONSIBLE DIRECTOR Director People and Governance

EXECUTIVE SUMMARY

Council recognises that a procurement policy and its supporting procedures are essential to achieving its strategic procurement objectives.

Council is committed to ensuring its purchasing practices are sustainable, efficient and deliver value for money, promote a competitive environment for suppliers, and supports local enterprise to provide current and long-term benefit to the community.

Strathbogie Shire Council Procurement Policy has been prepared under Section 108 (1) of the *Local Government Act 2020* (the Act), which requires Council to prepare, adopt and comply with a Procurement Policy.

The Procurement Policy has been reviewed, and substantive updates made. The revised policy was presented to Council's Audit and Risk committee in November 2025 who endorsed the policy.

MOVED: Cr Laura Binks
SECONDED: Cr Fiona Stevens

That Council:

- 1. Adopt the Procurement Policy**
- 2. Authorise Council Officers to place the Procurement Policy on Council's website, along with the publication of a notice in Council's weekly newspaper column and social media pages informing the community of the revised policy.**

25/26-84

CARRIED

11.4.2 Privacy and Data Protection Policy

AUTHOR Governance Officer

RESPONSIBLE DIRECTOR Director People and Governance

EXECUTIVE SUMMARY

A review of the Council's Privacy and Data Protection Policy has been completed ensuring that Council complies with the provisions of the *Privacy and Data Protection Act 2014* in relation to the management, handling, and storage of personal information.

The *Privacy and Data Protection Act 2014* prescribe ten Information Privacy Principles (IPPs) that Council is required to comply with to promote and ensure the fair and responsible collection and handling of personal information.

There have been no substantive changes to the Privacy and Data Protection Policy since the previous review.

MOVED: Cr Claire Ewart-Kennedy
SECONDED: Cr Gregory Carlson

That Council:

- 1. Adopt the Privacy and Data Protection Policy**
- 2. Authorise officers to place the updated policy on Council's website, along with the publication of a notice in Council's newspaper column and social media pages informing the community about the adoption of the updated policy.**

25/26-85

CARRIED

11.4.3 Psychosocial Hazard Prevention and Management Policy

AUTHOR Manager People and Culture

RESPONSIBLE DIRECTOR Director People and Governance

EXECUTIVE SUMMARY

Victorian *Occupational Health and Safety (Psychological Health) Regulation 2025*, commencing 1 December 2025, mandates that employers proactively manage mental health risks, including bullying, sexual harassment, and high job demands. These laws require identification, control, and review of hazards to prevent psychological harm, aligning with national work, health, and safety frameworks.

This policy provides Council with a structured framework to identify, assess, and manage psychosocial risks, promoting a safe and supportive work environment.

MOVED: Cr Gregory Carlson

SECONDED: Cr Fiona Stevens

That Council:

- 1. Adopt the Psychosocial Hazard Prevention and Management Policy**
- 2. Authorise officers to place the updated policy on Council's website, along with the publication of a notice in Council's newspaper column and social media pages informing the community about the adoption of the updated policy.**

25/26-86

CARRIED

11.4.4 Council Financial Report March 2026

AUTHOR Chief Financial Officer

RESPONSIBLE DIRECTOR Director People and Governance

EXECUTIVE SUMMARY

The March Financial Report compares the year-to-date midyear budget review forecasts (as reported at the March 2026 Council meeting) for the 2025-26 financial year to the actual financial outcome and position as at 31 March 2026.

The report contained the Income Statement, Balance Sheet, Cash Flow Statement, and capital performance and other financial data in graphical format.

The current year operating surplus for the nine-month period ending 31 March 2026 was \$237,571. This variance is lower than the year-to-date budget by \$1,201,209, predominantly due to timing differences for Longwood Berrys Lane Fire event response and recovery expenditure, compared to the timing of grant funding and recoveries – which has a current timing difference of over \$2 million. Although there had needed to be a significant pivot of Council resources to focus on the bushfire event response and recovery, Council has also worked to maintain continuity across most business-as-usual service delivery.

As at 31 March 2026, the total expenditure on capital works was \$5,088,694 which excludes committed expenditure.

MOVED: Cr Clark Holloway
SECONDED: Cr Vicki Halsall

That Council note the quarterly Financial Report and Financial Statements for the nine months ending 31 March 2026.

25/26-87

CARRIED

11.4.5 Record of Informal Meeting of Councillors April 2026

AUTHOR Governance Officer

RESPONSIBLE DIRECTOR Director People and Governance

EXECUTIVE SUMMARY

In accordance with Section (114) of the Strathbogie Shire Council Governance Rules, if there is a meeting of Councillors that:

- is scheduled or planned for the purpose of discussing the business of Council or briefing Councillors
- is attended by at least one member of Council staff, and
- is not a Council meeting, Delegated Committee meeting or Community Asset Committee meeting; these are known as Informal Meetings of Councillors.

The Chief Executive Officer must ensure that a summary of the matters discussed at the meeting are:

- tabled at the next convenient Council meeting
- recorded in the minutes of that Council meeting.

The details of the Record of Informal Meetings of Councillors for the period 1 April 2026 to 30 April 2026 were attached to this report.

MOVED: Cr Claire Ewart-Kennedy

SECONDED: Cr Clark Holloway

That Council note the Record of Informal Meetings of Councillors from 1 April 2026 to 30 April 2026.

25/26-88

CARRIED

11.5 Communications, Advocacy and Customer Service

There were no reports.

12 Notice of Motion

Nil

13 Notice of Rescission

Nil

14 Urgent Business

Nil

15 Confidential Business

Nil

16 Next Meeting

The next monthly meeting of the Strathbogie Shire Council is the Extraordinary Meeting to be held on 9 June 2026 at Euroa Community Conference Centre commencing at 4:00pm.

17 Closure of Meeting

There being no further business, the meeting closed at 5:11 pm.

Confirmed as being a true and accurate record of the Meeting.

.....
Chair

.....
Date