

Council Meeting

Minutes

Tuesday, 22 July 2025
Council Chamber - Civic Centre
and via Videoconference

Information for Councillors and the community

ACKNOWLEDGEMENT OF COUNTRY



Yarra Ranges Council acknowledges the Wurundjeri and other Kulin Nation peoples as the Traditional Owners and Custodians of these lands and waterways.

We pay our respects to all Elders, past, present, and emerging, who have been, and always will be, integral to the story of our region.

We proudly share custodianship to care for Country together.

COUNCIL VISION

Whether you live here or visit, you will see how much we care for country, how inclusive and connected our communities are, and how sustainable balanced growth makes this the best place in the world.

VALUE OF HISTORY

We acknowledge that history shapes our identities, engages us as citizens, creates inclusive communities, is part of our economic well-being, teaches us to think critically and creatively, inspires leaders and is the foundation of our future generations.

COUNCILLOR COMMITMENT

We'll be truthful, represent the community's needs, be positive and responsive and always strive to do better.

OUR COUNCILLORS

Billanook Ward: Tim Heenan
Chandler Ward: Gareth Ward
Chirnside Ward: Richard Higgins
Lyster Ward: Peter McIlwain
Melba Ward: Mitch Mazzarella

O'Shannassy Ward: Jim Child
Ryrie Ward: Fiona McAllister
Streeton Ward: Jeff Marriott
Walling Ward: Len Cox

CHIEF EXECUTIVE OFFICER & DIRECTORS

Chief Executive Officer, Tammi Rose
Director Built Environment & Infrastructure, Hjalmar Philipp
Director Communities, Leanne Hurst

Director Corporate Services, Vincenzo Lombardi
Director Planning and Sustainable Futures, Kath McClusky

GOVERNANCE RULES

All Council and Delegated Committee meetings are to be conducted in accordance with Council's Governance Rules, which can be viewed at: <https://www.yarraranges.vic.gov.au/Council/Corporate-documents/Policies-strategies/Governance-rules>

PUBLIC PARTICIPATION IN MEETINGS

Members of the community can participate in Council meetings in any of the following ways:

- making a verbal submission for up to 5 minutes on matters not listed on the agenda.
- submitting a question.
- speaking for up to 5 minutes to a specific item on the agenda. For planning applications and policy issues, the Chair will invite one person to speak on behalf of any objectors and one person to speak on behalf of the applicant. For other matters on the agenda, only one person will be invited to address Council, unless there are opposing views. At the discretion of the Chair, additional speakers may be invited for items of large interest.
- speaking for up to 5 minutes to a petition to be presented at a meeting.

For further information about how to participate in a Council meeting, please visit:
<https://www.yarraranges.vic.gov.au/Council/Council-meetings/Submissions-questions-petitions-to-Council>
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In the case of an emergency during a meeting held at the Civic Centre, 15 Anderson Street, Lilydale, you should follow the directions given by staff and evacuate the building using the nearest available exit. You should congregate at the assembly point at Hardy Street car park.

CONTACT US

Post	PO Box 105, Anderson Street
Telephone	1300 368 333
Facsimile	(03) 9735 4249
Email	mail@yarraranges.vic.gov.au

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YARRA RANGES COUNCIL

MINUTES FOR THE 628TH COUNCIL MEETING HELD ON TUESDAY, 22 JULY 2025 COMMENCING AT 7.00 PM COUNCIL CHAMBER - CIVIC CENTRE

1 COUNCIL MEETING OPENED

Cr Richard Higgins (Deputy Mayor) declared the meeting open.

2 ACKNOWLEDGEMENT OF COUNTRY

Cr Cox then read the Acknowledgement of Country.

3 INTRODUCTION OF MEMBERS PRESENT

Councillors

Councillor Richard Higgins (Deputy Mayor)

Councillor Jeff Marriott
Councillor Peter McIlwain
Councillor Gareth Ward
Councillor Mitch Mazzearella
Councillor Fiona McAllister
Councillor Tim Heenan
Councillor Len Cox OAM

Officers

Tammi Rose, Chief Executive Officer
Hjalmar Philipp, Director Built Environment & Infrastructure
Amanda Kern, Acting Director Planning and Sustainable Futures
Leanne Hurst, Director Communities
Vincenzo Lombardi, Director Corporate Services

4 APOLOGIES AND LEAVE OF ABSENCE

An apology for this meeting was received by Councillor Jim Child (Mayor).

5 DISCLOSURE OF CONFLICTS OF INTEREST

In accordance with Chapter 7, Rule 4, of the Governance Rules developed by Council in accordance with section 60 of the Local Government Act 2020.

There were no disclosures of conflicts of interest made for this meeting.

Warburton Bike Park: Trail Opening

The Deputy Mayor attended the Warburton Bike Park opening of the first 30kms of trail on 19 July 2025. The Deputy Mayor commented on the fantastic turnout and the excitement in the community regarding the opening. The Deputy Mayor thanked all the Officers who had been involved in the planning and development of the Warburton Bike Park.

Moved: Cr Higgins

Seconded: Cr Mazzarella

That the Minutes of the Council Meeting held Tuesday 8 July 2025 as circulated, be confirmed.

The motion was Carried unanimously.

*In Favour: Cr Higgins, Cr Cox, Cr Heenan, Cr Marriott, Cr Mazzarella,
Cr McAllister, Cr McIlwain and Cr Ward*

Against: Nil

In accordance with Chapter 3, Rules 57 and 59, of the Governance Rules developed by Council in accordance with section 60 of the Local Government Act 2020.

QUESTIONS TO COUNCIL

QUESTION 1

Ivor Wolstencroft of Warburton asked;

Residents are concerned about carparking provision and maintenance at Woolworths Yarra Junction. Is the council concerned? This is our "mini Chirnside Park". If the developer was to put forward a proposal for such a development today would council insist that underground parking be provided as allocated car parking appears inadequate for current use?

Supporting information and context

On a busy Saturday morning the car park is full and dangerous to negotiate. Overflow parking is provided outside the title of the owner e.g. behind McMaths, in council provided car parking at the library and along Yarra St.

Acting Director Planning and Sustainable Futures, Amanda Kern

Thank you for your question, Ivor.

During the development of the Council adopted Yarra Junction Place Plan, opportunities were identified to further develop a public parking strategy specifically for Yarra Junction.

Any potential Yarra Junction parking strategy would be subject to future budget consideration of Council and doesn't currently have a set start date. If prioritised by Council the Yarra Junction parking strategy would provide an opportunity for community input and feedback. The strategy would also aim to provide parking solutions to address accessible and short-term parking solutions in the area, including the Woolworths parking area.

For completeness, I would like to note that at the privately owned Woolworths Yarra Junction site, there is a current planning application, YR-2025/110 which proposes alterations and additions to an existing commercial building, including a reduction in the car parking provision.

As this is not a new development, rather it is the renovation of an existing building, Council can't retrospectively apply the current planning scheme to established buildings or developments like this, and such comparisons are fraught.

Community members with specific concerns or feedback about the proposal development are currently able to lodge an objection, which will then be considered as officers assess the proposal against the Yarra Ranges Planning Scheme.

QUESTION 2

Anonymous asked;

One of the key recommendations in the 2009 Victorian Bushfires Royal Commission was to underground powerlines in high-risk areas. I am subsequently enquiring as to whether there are still plans to underground the powerlines in Warburton.

Given council's emphasis on luring tourists to Warburton, undergrounding would also aesthetically enhance the area, cleaning up what are currently obstructed views from almost every roadside vantage point.

Director Built Environment and Infrastructure, Hjalmar Philipp

Thank you for your question.

Powerlines are the responsibility of Ausnet Services.

While significant work was undertaken by Ausnet in response to the Royal Commission recommendations, Council is not aware of any current plans by Ausnet to underground powerlines in Warburton.

Council have previously advocated to Ausnet about the importance of underground powerline for our many communities and where appropriate will continue to do so. Your query has also been forwarded to Ausnet and we will share any response received.

QUESTION 3

In accordance with Governance Rule 59.10, Evrim Sen read their Question to Council

Evrim Sen of Belgrave South asked;

How close are the councillors to deciding on creating a temporary permit for temporary dwellings in the Yarra Ranges? As a follow up to my petition on tiny houses on wheels policy development. What issues have arisen as part of creating a temporary permit process similar to those of Cardinia Shire?

Not moving on this decision and working out the kinks as we go will result in homelessness and young families leaving the shire who cannot afford to buy here.

Director Communities, Leanne Hurst

Thank you for your question Evrim.

Since your petition, officers have been exploring how best to address the matters that you have raised, including reviewing what other Councils have been doing and how or if this could be applied in Yarra Ranges. While one option is to consider the adoption of a specific policy, another alternative to be explored is the provide for this in the Local Law.

Yarra Ranges Local Law currently does not prohibit or control the use of caravans on Council land, however legislative Planning and Building requirements still must be met.

We are aware that some Councils have used Local Laws as an enabler to support residents occupying temporary accommodation on private property, either with or without a permit.

While the Neighbourhood Amenity Local Law still has five years to run, Council is proposing to review the Local Law within the next 12 months and will be engaging with the community to determine what, if any, changes are needed to the Local Law, including with respect to temporary accommodation.

We would encourage everyone to stay engaged with Council's engagement platform found via Council's website for this project.

SUBMISSIONS TO COUNCIL

Access to Mountain Bike Tracks

Ivor Wolstencroft presented a proposal to allow Walker and Wheelchair Access to Mountain Bike tracks for 12 days of the year.

White Dog Hotel Heritage Facade

Robert Hall presented regarding the history and current condition of the heritage facade of the White Dog Hotel, Lilydale.

9 PETITIONS

In accordance with Chapter 3, Rule 60, of the Governance Rules developed by Council in accordance with section 60 of the Local Government Act 2020.

There were no Petitions received for this meeting.

10 BUSINESS PAPER

10.1 YR-2024/269 - 7 Ryrie Street, Healesville

SUMMARY

The proposal is for buildings and works to construct a two storey dwelling at the rear of existing dwelling on the land, construct a new carport for the existing dwelling, a two-lot subdivision and removal of vegetation. The proposed dwelling is a three (3) bedroom with two carparking spaces to be provided.

The application has undertaken multiple design amendments with subsequent multiple public notification processing. The application received twenty-eight (28) objections submissions. The key concerns raised relate to overdevelopment, loss of amenity, tree removal, height and scale, overlooking, possible AirB&B/short term accommodation use, parking and traffic and inaccuracies on the development plans.

Overall, the proposed development achieves an acceptable response to the relevant planning policies including the Planning Policy Framework, Zone, Overlays and provisions of the Yarra Ranges Planning Scheme.

In accordance with Governance Rule 29.1, Cr McAllister and Cr Ward spoke to the Motion.

Moved: Cr McAllister

Seconded: Cr Ward

That Council resolve to approve Planning Application YR-2024/269 for buildings and works to construct a second dwelling, construct a carport for the existing dwelling, two lot subdivision and removal of vegetation at 7 Ryrie Street, Healesville and issue a Notice of Decision to Grant a Permit subject to the conditions in Attachment 1 to the report.

The motion was Carried unanimously.

In Favour: Cr Higgins, Cr Cox, Cr Heenan, Cr Marriott, Cr Mazzearella, Cr McAllister, Cr McIlwain and Cr Ward

Against: Nil

10.2 Amendment C212 Monbulk Township Submissions and Adoption Request for Panel

SUMMARY

Amendment C212 proposes to implement Action 16 from the Monbulk Structure Plan (adopted by Council in 2017) and Action A29 from the Monbulk Urban Design Framework (adopted in 2023) by applying a Design and Development Overlay to the Monbulk Town Centre and introducing a planning policy for the Monbulk Township into the Yarra Ranges Planning Scheme to guide new development in Monbulk.

The amendment was placed on public exhibition from 27 March until 28 April 2025 and three submissions were received. Of those, one submission was generally in support of the amendment, one submission made no comment, and the third submission opposed the amendment citing concerns regarding the development of two-three storey additions above shops in the Main Street and concerns that surrounding streets will be transformed into main roads.

Following a discussion with the opposing submitter it was found that their main concern related to height controls already in the planning scheme. Following discussion with the submitter they withdrew their submission.

This report discusses the submissions received to the amendment and recommends that Council adopt Amendment C212 with changes and following adoption, submit the amendment to the Minister for Planning for approval.

In accordance with Governance Rule 29.1, Cr Ward spoke to the Motion.

Moved: Cr Ward

Seconded: Cr Mazzarella

That Council

1. *Consider the submissions received to Amendment C212 to the Yarra Ranges Planning Scheme.*
2. *Adopt Amendment C212 to the Yarra Ranges Planning Scheme with changes, generally in accordance with Attachments 2 to 7.*
3. *Submit the adopted Amendment C212 to the Minister for Planning for approval.*
4. *Write to all submitters to advise them of Council's decision.*

The motion was Carried unanimously.

In Favour: Cr Higgins, Cr Cox, Cr Heenan, Cr Marriott, Cr Mazzarella, Cr McAllister, Cr McIlwain and Cr Ward

Against: Nil

11 COUNCILLOR MOTIONS

In accordance with Chapter 3, Division 4, of the Governance Rules developed by Council in accordance with section 60 of the Local Government Act 2020.

11.1 Commemoration of the 80th Anniversary of the Hiroshima and Nagasaki Bombings - Cr Mcilwain

SUMMARY

The 80th anniversary of the nuclear bombings of Hiroshima and Nagasaki will be marked in August 2025. These tragic events, which occurred on August 6th and 9th, 1945, respectively, resulted in the deaths of hundreds of thousands of people and had a profound and lasting impact on the survivors and their descendants.

In accordance with Governance Rule 29.1, Cr Mcilwain, Cr Marriott and Cr Heenan spoke to the Motion.

Moved: Cr Mcilwain

Seconded: Cr Marriott

On the occasion of the 80th anniversary of the nuclear bombings of Hiroshima and Nagasaki, Council

- 1. Acknowledges the historical and moral significance of these events.*
- 2. Supports the tradition of commemorating this anniversary as a moment to reflect on and assert the fundamental importance of peace between all people, everywhere.*

The motion was Carried unanimously.

In Favour: Cr Higgins, Cr Cox, Cr Heenan, Cr Marriott, Cr Mazzearella, Cr McAllister, Cr Mcilwain and Cr Ward

Against: Nil

12 ITEMS THROUGH THE CHAIR

There were no Items Through the Chair received for this meeting.

13 REPORTS FROM DELEGATES

There were no Reports from Delegates received for this meeting.

14 DOCUMENTS FOR SIGNING AND SEALING

SUMMARY

It is requested that the following document be signed and sealed:

1. Retirement Letter under Council Seal - Harry Harrison.

A letter under seal has been prepared in recognition of Harry Harrison who is retiring after 26 years of service with Yarra Ranges Council, working most recently in the role of Print Room Coordinator.

In accordance with Governance Rule 29.1, Cr Higgins, Cr Cox and Cr Heenan spoke to the Motion.

Moved: Cr Higgins

Seconded: Cr Cox

That the following listed document be signed and sealed:

1. Retirement Letter under Council Seal - Harry Harrison.

The motion was Carried unanimously.

In Favour: Cr Higgins, Cr Cox. Cr Heenan, Cr Marriott, Cr Mazzearella, Cr McAllister, Cr McIlwain and Cr Ward

Against: Nil

Moved: Cr Higgins

Seconded: Cr Cox

That the records of the Informal Meetings of Councillors, copies of which are attached to the report, be received and noted.

The motion was Carried unanimously.

In Favour: Cr Higgins, Cr Cox. Cr Heenan, Cr Marriott, Cr Mazzarella, Cr McAllister, Cr McIlwain and Cr Ward

Against: Nil

There were no Urgent Business listed on the agenda for this meeting.

In accordance with section 66(2)(a) of the Local Government Act 2020.

There were no Confidential Items listed on the agenda for this meeting.

There being no further business the meeting was declared closed at: 8.06 pm.

Confirmed this day, Tuesday, 12 August 2025.

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Councillor Richard Higgins (Deputy Mayor)