



## **Special Council Meeting Agenda**

Wednesday 12 March 2025

6:00 pm

Community Hub, Burns Street  
Maryborough and livestreamed on the  
internet.

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## 1 Commencement of Meeting

Councils must, in the performance of its role, give effect to the overarching governance principles in the Local Government Act 2020.

These are included below to guide Councillor consideration of issues and Council decision making.

- a. Council decisions are to be made, and actions taken in accordance with the relevant law;
- b. priority is to be given to achieving the best outcomes for the municipal community, including future generations;
- c. the economic, social, and environmental sustainability of the municipal district, including mitigation and planning for climate change risks, is to be promoted;
- d. the municipal community is to be engaged in strategic planning and strategic decision making;
- e. innovation and continuous improvement is to be pursued;
- f. collaboration with other Councils and Governments and statutory bodies is to be sought;
- g. the ongoing financial viability of the Council is to be ensured;
- h. regional, state, and national plans and policies are to be taken into account in strategic planning and decision making;
- i. the transparency of Council decisions, actions and information is to be ensured.

## 2 Apologies

Council's Governance Rules require that the minutes of Council meetings record the names of Councillors present and the names of any Councillors who apologised in advance for their non-attendance.

The annual report will list councillor attendance at Council meetings. Councillor attendance at Councillor briefings is also recorded.

## 3 Leave of Absence

One reason that a Councillor ceases to hold the office of Councillor (and that office becomes vacant) is if a Councillor is absent from Council meetings for a period of four consecutive months without leave obtained from the Council. (There are some exceptions to this – see section 35 for more information.)

A Councillor can request a leave of absence. Any reasonable request for leave must be granted. Leave of absence is approved by Council.

Any request will be dealt with in this item which is a standing item on the agenda. The approvals of leave of absence will be noted in the minutes of Council in which it is granted. It will also be noted in the minutes of any Council meeting held during the period of the leave of absence.

## 4 Conflict of Interest

Conflicts of Interest must be disclosed at the commencement of a Council meeting or Councillor briefing, or as soon as a Councillor recognises that they have a conflict of interest.

The relevant provisions in the Local Government Act 2020 include those in Part 6, Division 2 (from section 126). Failing to disclose a conflict of interest and excluding themselves from the decision-making process is an offence.

### Disclosures at Council meetings

Under the Governance Rules:

A Councillor who has a conflict of interest in a matter being considered at a Council meeting at which he or she:

1. is present must disclose that conflict of interest by explaining the nature of the conflict of interest to those present at the Council meeting immediately before the matter is considered; or
2. intends to be present must disclose that conflict of interest by providing to the Chief Executive Officer before the Council meeting commences a written notice:
  - 2.1. advising of the conflict of interest;
  - 2.2. explaining the nature of the conflict of interest; and
  - 2.3. detailing, if the nature of the conflict of interest involves a Councillor's relationship with or a gift from another person, the:
    - a. name of the other person;
    - b. nature of the relationship with that other person or the date of receipt, value and type of gift received from the other person; and
    - c. nature of that other person's interest in the matter, and then immediately before the matter is considered at the meeting announcing to those present that he or she has a conflict of interest and that a written notice has been given to the Chief Executive Officer under this sub- Rule.

The Councillor must, in either event, leave the Council meeting immediately after giving the explanation or making the announcement (as the case may be) and not return to the meeting until after the matter has been disposed of.

### Disclosures at councillor briefings (and other meetings)

Also under the Governance Rules, a Councillor who has a conflict of interest in a matter being considered by a meeting held under the auspices of Council at which he or she is present must:

1. disclose that conflict of interest by explaining the nature of the conflict of interest to those present at the meeting immediately before the matter is considered;
2. absent himself or herself from any discussion of the matter; and
3. as soon as practicable after the meeting concludes provide to the Chief Executive Officer a written notice recording that the disclosure was made and accurately summarising the explanation given to those present at the meeting.

**Councillor form to disclose conflicts of interest**

Name: \_\_\_\_\_

Date: \_\_\_\_\_

Meeting type:

- ☐ Briefing
- ☐ Meeting
- ☐ Other \_\_\_\_\_

Nature of the conflict of interest (describe):

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If the nature of the conflict of interest involves a Councillor's relationship with or a gift from another person:

- ☐ name of the other person (gift giver): \_\_\_\_\_
- ☐ nature of the relationship with that other person or the date of receipt, value and type of gift received from the other person: \_\_\_\_\_
- ☐ nature of that other person's interest in the matter:

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## 5 Officer Reports

### 5.1 Infrastructure Assets and Planning

#### 5.1.1 Maryborough Olympic Pool Complex State Government Grant Application

**Author:** General Manager Infrastructure Assets and Planning

**Responsible Officer:** General Manager Infrastructure Assets and Planning

*The Officer presenting this report, having made enquiries with relevant members of staff, reports that no disclosable interests have been raised in relation to this report.*

#### SUMMARY/PURPOSE

The purpose of this report is to make a recommendation to Council to support a funding application to the Victorian Governments' Regional Community Sports Infrastructure Fund (RCSIF), for Stage One of the Maryborough Olympic Outdoor Pool Complex project.

#### RECOMMENDATION

That Council:

1. Supports an application to the Victorian Governments' Regional Community Sports and Infrastructure Fund for \$3M for the Maryborough Olympic Pool Complex Project Stage One; and
2. Approves a co-contribution of \$1.5M, including \$150K in the 2025-26 Annual Budget and \$1.35M in future borrowings in the 2026-27 Annual Budget.

#### LEGISLATION AND POLICY CONTEXT

Central Goldfields Shire Council's Council Plan 2021-2025:

The Community's vision: Our Spaces and Places  
3. Engaging places and spaces for people to live, work, play and connect.

Initiative: Priority Projects Plan  
Central Goldfields Shire Council Plan 2021-2025  
Community Vision 2031  
Maryborough Major Reserves Masterplan 2021  
Active Central Goldfields: Central Goldfields Recreation and Open Space Strategy 2020-2029  
Maryborough Municipal Olympic Swimming Complex Conservation Management Plan

#### BACKGROUND INFORMATION

The Maryborough Olympic Pool Complex holds large recreational, nostalgic and historic significance to the Central Goldfields community, as well as at a State and national level.

It is the only heritage listed outdoor Olympic sized pool in regional Victoria, with the only other heritage listed Olympic outdoor swimming pool operating in the State being the Harold Holt Swimming Pool in metropolitan Melbourne.

The Victorian Government, through a \$2M grant from the Living Heritage program has been supporting the upgrade to the Octagonal Pool and minor conservation works at the Pavillion, which was originally to include upgrades to the Olympic sized pool.

However, in early 2022, further technical assessment of the pool yielded the determination that the asset had reached the end of its life and would require a full rebuild which was beyond the financial capacity of the Victorian Government grant and Councils budget.

In July of the same year, Council resolved to close the pool indefinitely until appropriate funding could be secured to demolish and re-build the pool and address other declining elements within the broader facility.

In the same resolution, Council committed to prioritise advocacy to the Victorian and Federal governments to assist in funding this project.

Since mid-2022, officers have been working with external specialised consultants (aquatic engineers, heritage architects and conservation technicians) and Heritage Victoria to understand the extent of the work required to enable the pool to be opened to the public again.

On that basis, a project scope and supporting documentation was developed in readiness for an appropriate fund to become available which offers significant external investment.

By resolution of Council in 2023, officers applied to the Federal Governments' Growing Regions fund and the Victorian Governments' Regional Community Sports and Infrastructure Fund to undertake the \$8M project.

The resolution of Council for the Federal Governments' Growing Regions fund was to apply for \$4M in funding, with Council committing a co-contribution of \$4M in future borrowings.

The intent was to then continue to apply for further funding through other sources to reduce Councils' borrowing liability (where possible).

In the same year, the Victorian Governments' Regional Community Sports and Infrastructure Fund opened, and Council resolved to apply to this fund to reduce the overall borrowings for the project. Subsequently, an application was submitted, and officers received positive feedback from the assessors on the application.

Unfortunately, in late 2023, Council was notified that it was unsuccessful in its' application to the Growing Regions Fund and therefore would need to increase its' co-contribution from \$4M in future borrowings to \$5M in future borrowings for the Victorian Governments' application to proceed.

At a resolution of Council in May 2024, Council decided to withdraw its' application to the Victorian Governments' Regional Community Sports and Infrastructure Fund due to Councils' financial sustainability and Councillors requiring more information on the proposed project as well as other priority projects requiring significant external investment to make an informed decision.

Following the Council resolution in May 2024 (not to proceed with the State Government grant), Council officers have continued to collaborate with Victorian Government representatives and proposed an alternate solution that may have an increased chance of being successful in securing funding.

## REPORT

Round Two of the Regional Community Sports Infrastructure Fund (RCSIF) opened in October 2024, accepting applications until 17 March 2025.

The RCSIF is a competitive Victorian Government investment program, open to Victorian rural and regional Local Government Authorities and Alpine Resorts in Victoria, and aims to deliver new and upgraded community sports infrastructure across 5 streams:

- Indoor Stadiums and Aquatic Facilities
- Community Facilities
- Women and Girls Facilities
- Planning
- All Abilities Infrastructure.

The Indoor Stadium and Aquatic Facilities Stream allows applications of up to \$3M for aquatic facilities with a \$3:\$1 funding ratio.

This means for every dollar Council contributes to the project, the Government will contribute \$3. However, the last costs estimate for the project were \$8M (in 2023) and would need to be re-tested to account for cost escalations.

In early 2025, officers presented an updated project scope and funding strategy to Councillors. Given that the total cost for the successful delivery of this project will now likely exceed \$8M (by several million dollars) and considering the Council's current financial position, officers are recommending that the project be divided into two stages.

It is expected that Stage One will cost \$4.5M and will involve the detailed design of the entire complex, repair of existing 25-meter learns to swim pool, including the installation of new filtration, and addition of contemporary change room facilities.

If successful, this will present an opportunity to negotiate the partial re-opening of the facility with Councils operational contractor, while Council continues to advocate for funding for the 50-metre pool (Stage Two).

The projects' second stage will involve the redevelopment of the Heritage Olympic Pool, which will remain closed until future funding is secured.

A high-level cost estimate for Stage 2 is projected to be \$5.5M, with the final cost to be determined through the design process.

The design for the outdoor pool will be prepared as part of Stage One, ensuring that it is a shovel-ready project for future Victorian Government and Federal Government grant opportunities.

### Funding Strategy

The project budget for Stage One is \$4.5M. The funding strategy for the proposed application is detailed in the below table:

Source	Amount
Victorian Government RSCIF	\$3M

Council Co-Contribution 2025/26	\$150K (annual budget allocation)
Council Co-Contribution 2026/27	\$1.35M (borrowings)

A phased approach allows for a planned, incremental commitment that allows for flexibility in the program's financial management. It may also reflect the anticipated scaling of activities, potential adjustments based on the project's progress, or alignment with broader budgetary constraints or fiscal planning considerations.

The total contribution of \$1.5M million demonstrates a long-term commitment by the Council to achieve the intended outcomes within its' available budget.

### **CONSULTATION/COMMUNICATION**

In the preparation of this report, officers have consulted with internal subject-matter experts, including the Executive Management, Project Services and Asset Management, Statutory Services and Finance teams.

Over the course of the past several years, officers have consulted with funding bodies, statutory agencies, specialised technical experts and the contracted operator of the pool.

Council continues to keep the community updated in relation to the re-build of the pool, with a dedicated page on the website that is updated as new information comes to hand and/or applications for funding is sought.

### **FINANCIAL& RESOURCE IMPLICATIONS**

Rebuilding and/or remediating the Maryborough Olympic Pool and upgrading the ancillary facilities at the broader complex to contemporary standards and in line with heritage requirements will require significant investment.

The \$8M project scope was developed in 2022/2023 and will need to be revisited to account for industry escalations, with the total funds required for the full complex likely to have increased by several million dollars. Officers now propose that the project is split into stages allowing a phased approach to Councils' investment over multiple financial years while exploring further funding for stage two.

Officers have consulted with the Executive Management and Finance teams to determine the feasibility of Council making a co-contribution of this size in the current financial environment.

This proposal calls for staged Council investment of \$150K in 2025-26 Annual Budget and then \$1.35M in 2026-27 Annual Budget through borrowings.

Borrowings of \$1.5M for this project have already been accounted for in Councils four-year capital works plan, and Council can accommodate the loan within its prudential borrowing limits.

### **RISK MANAGEMENT**

This report addresses Council's strategic risk:

Property and Assets - Failure to maintain, renew and expand our assets in a timely and robust way, that considers service and delivery needs by seeking external investment for the Maryborough Outdoor Pool Complex.

### **CONCLUSION**

This report provides background on the closure of the Maryborough Olympic Pool, as well as the efforts officers have undertaken over the past several years to develop the project and pursue external investment for the redevelopment of the complex.

The report outlines how the complex redevelopment can be divided into two stages, with the opportunity to apply for up to \$3M in funding through the Victorian Government's Regional Community Sport and Infrastructure Fund, in addition to a \$1.5M co-contribution from the Council over two financial years.

The funding strategy includes a co-contribution of \$1.5M, with \$150K to be allocated in the 2025-26 Annual Budget and \$1.35M in the 2026-27 Annual Budget through future borrowings.

Stage 1 will provide the Council with an opportunity to negotiate the potential partial re-opening of the complex with the operational contractor, allowing the community to access to Octagonal Wading Pool and 25M Pool while Council continues to pursue further funding for stage two.

Officers recommend that Council supports an application to the RSCIF, and a co-contribution of \$1.5M over two financial years.

## **ATTACHMENTS**

Nil

## **6 Confidential Business**

Nil

## **7 Meeting Closure**