



## **DRAFT COUNCIL MEETING MINUTES**

Tuesday, 26 March 2024

6:00pm

Meeting held in person

Community Room 1, Community Hub,  
Maryborough and livestreamed on the internet.

### **MEMBERSHIP**

Councillors:

Liesbeth Long (Mayor)

Grace La Vella

Geoff Lovett

Chris Meddows-Taylor

Gerard Murphy

Wayne Sproull

Anna de Villiers

To be confirmed at the Council  
Meeting scheduled for 23 April 2024

**1. COMMENCEMENT OF MEETING AND WELCOME**

The Mayor commenced the meeting at 6pm, welcoming all present, with an acknowledgement of country and the Council Prayer.

**PRESENT:**

**Councillors**

Liesbeth Long (Mayor)  
Grace La Vella  
Anna De Villiers  
Geoff Lovett  
Chris Meddows-Taylor  
Gerard Murphy  
Wayne Sproull

**Officers**

Chief Executive Officer Lucy Roffey  
General Manager Assets Infrastructure and Planning Matthew Irving  
General Manager Community Wellbeing Emma Little  
General Manager Corporate Performance Mick Smith

**2. APOLOGIES**

Nil

**3. LEAVE OF ABSENCE**

Nil

**4. DISCLOSURES OF CONFLICTS OF INTEREST**

Cr Meddows-Taylor - Item 8.3 as the Chair of the Victorian Goldfields Tourism Executive Inc. (VGTE) VGTE are the applicant for the grant.  
Cr Murphy - Item 8.4 and Urgent Business as the contractor to Council for the operation of council's pools.

**5. CONFIRMATION OF THE MINUTES OF PREVIOUS COUNCIL MEETINGS**

That Council confirm the following minutes as a true and accurate record of the meeting:

- Minutes of the Council Meeting dated 27/02/2024

**Moved:** Cr Murphy

**Seconded:** Cr La

Vella

**Carried**

**6. REPORTS FROM COMMITTEES Nil.**

**7. PETITIONS**

Nil.

## 8. OFFICER REPORTS

### 8.1 EVERY CHILD, EVERY CHANCE STRATEGIC OUTCOMES

This report summarises the development of the Every Child, Every Chance (ECEC) Strategic Outcomes and seeks Council's endorsement.

**MOTION** That

Council;

1. Endorse the Every Child, Every Chance Strategic Outcomes to guide future planning, investment, advocacy, activities and measuring progress with regard to children and families in Central Goldfields.
2. Write to the relevant state and federal Ministers to advise of Council's endorsement of the Every Child, Every Chance Strategic Outcomes and seek further funding support for the initiative.

**Moved:** Cr Sproull

**Seconded:** Cr

Lovett

**Carried**

Crs who spoke to the motion: Crs Sproull, Lovett.

### 8.2 TALBOT FUTURES - ADOPTION OF STRUCTURE PLAN AND SEWERAGE BUSINESS CASE

The purpose of this report is to consider the work carried out on the Talbot Futures project including:

- Talbot Futures Structure Pan Engagement Report (Hello City, October 2023)
- Talbot Future Structure Plan (Hansen Partnership, November 2023)
- Talbot Futures Sewerage Scheme Business Case (Central Highlands Water with Jacobs Consulting, March 2024)

**MOTION** That

Council;

1. Note the Talbot Futures Structure Pan Engagement Report October 2023.

2. Adopt the Final Talbot Structure Plan, November 2023
3. Endorse the Talbot Futures Sewerage Scheme Business Case March 2023
4. Continue to advocate for funding from both state and federal government to obtain the funding required for delivery of affordable sewerage provision for the residents of Talbot as detailed within the Talbot Futures Sewerage Scheme Business Case March 2023.
5. Commence work on a planning scheme amendment to implement the adopted Talbot Structure Plan into the Central Goldfields Planning Scheme.

**Moved:** Cr Meddows-Taylor **Seconded:** Cr Sproull

**Carried**

Crs who spoke to the matter: Crs Meddows-Taylor, Sproull

Cr Meddows-Taylor left the chamber at 6:13pm due to a conflict of interest. **8.3 ENABLING TOURISM FUND**

The Enabling Tourism Fund (ETF) 2024 is supporting regional and rural Victorian tourism projects to reach investment-ready status by funding planning activities such as feasibility studies and design for future investment.

**MOTION**

That

Council commits \$4,000 from its 2024/2025 budget to support the Victorian Goldfields World Heritage Bid Enabling Tourism application, with a further \$4,000 in 2025/2026 for continued implementation and to enable the development of key tourism infrastructure.

2. Notes the inclusion of the Castlemaine Maryborough Rail Trail in the World Heritage Bid Masterplan which will identify and provide a better business case for further investment including the substantial amount required for the implementation of the CMRT.
3. Commits \$20,000 from its 2024/2025 budget and \$20,000 from its 2025/2026 budget to the Castlemaine Maryborough Rail Trail Enabling Tourism Fund application and if successful, auspices the grant and leads the project management.

**Moved:** Cr La Vella

**Seconded:** Cr de Villiers

Cr Murphy called for a division.

**For:** Crs Sproull, La Vella, Long, Lovett, de Villiers

**Against:** Cr Murphy

**Carried**

Crs who spoke to the matter: Crs La Vella, de Villiers, Lovett, Murphy,

Sproull Cr Meddows-Taylor re-entered the chamber at 6.32pm

Cr Murphy left the chamber at 6:32pm due to a conflict of interest.

#### **8.4 REGIONAL COMMUNITY SPORTS INFRASTRUCTURE FUND**

The purpose of this report is to recommend that Council supports applications to the Sport and Recreation Victoria's (SRV) Regional Community Sports Infrastructure Fund (RCSIF) for Deledio Recreation Reserve Pavilion and the Maryborough Olympic Pool Complex.

**MOTION** That Council;

1. Supports applications to the State Governments' Regional Community Sports and Infrastructure Fund for \$3M for the Maryborough Olympic Pool Complex Project and \$1M for Stage One of the Deledio Recreation Reserve Pavilion project.
2. Approves co-contributions up to \$2.5M through future borrowings for successful applications as part of the 2024/2025 Annual Budget.

**Moved:** Cr Sproull

**Seconded:** Cr La Vella

**Carried**

Crs who spoke to the matter: Crs Sproull, La

Vella Cr Murphy re-entered the chamber at

6:36pm

## 8.5 DRAFT ADVOCACY STRATEGY

The purpose of this report is for Council to consider the adoption of the attached Draft Advocacy Strategy.

This draft Advocacy Strategy focusses on advocacy for improved services and infrastructure delivered by other levels of Government, noting that the recently adopted Priority Projects Plan advocates for funding for projects delivered by Council.

**MOTION** That Council;

1. Adopt the Advocacy Strategy.
2. Provide a copy of the Advocacy Strategy to our local State and Federal MPs and relevant Ministers.
3. Continue to advocate for the improved services and infrastructure identified in the Strategy through regular meetings with State and Federal Government representatives, at relevant regional and industry forums and through other engagement opportunities with key decision makers.

**Moved:** Cr Meddows-Taylor **Seconded:** Cr de Villiers

**Carried**

Crs who spoke to the matter: Crs Meddows-Taylor, de Villiers

## 8.6 REVIEW OF ROAD MANAGEMENT PLAN

Council is required to review its Road Management Plan in accordance with the Road Management (General) Regulations 2016.

**MOTION**

That Council approve the Draft Road Management Plan 2024 (RMP) for the purposes of public consultation.

**Moved:** Cr Sproull

**Seconded:** Cr La Vella

**Carried**

Crs who spoke to the matter: Crs Sproull, La Vella, Meddows-Taylor, Murphy

## 8.7 DAISY HILL COMMUNITY PLAN

The purpose of this report is to present the final Daisy Hill Community Plan for adoption.

The Daisy Hill Community Plan reflects key learnings from the Community Planning Review project undertaken in 2023, and high levels of community ownership underpins this plan including the Daisy Hill Community Centre Committee and the Paddy Ranges Ward Councillor.

Council officers are currently exploring possible seed projects to catalyse the plan including the construction of a barbeque at the Daisy Hill Community Centre.

### **MOTION**

That Council adopts the Daisy Hill Community Plan.

**Moved:** Cr Meddows-Taylor

**Seconded:** Cr Murphy

**Carried**

Crs who spoke to the matter: Crs Meddows-Taylor, Murphy, Lovett

## 9. COUNCILLOR REPORTS AND GENERAL BUSINESS

Nil

## 10. NOTICES OF MOTION

Nil

## 11. URGENT BUSINESS

Cr Murphy left the meeting at 6:53pm due to a conflict of interest.



**MOTION**

That Council accept the item of urgent business - Variation to Contract G1872-23 Maryborough Sports and Leisure Centre Pool Retiling.

**Moved:** Cr Meddows-Taylor

**Seconded:** Cr Sproull

**Carried**

**11.1 URGENT BUSINESS - VARIATION TO CONTRACT G1872-23 MARYBOROUGH SPORTS AND LEISURE CENTRE POOL RETILING**

**Author:** Manager Project Services and Asset Management

**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 seek approval from Council on variations for Contract G1872-23 as these variations sit outside the current financial delegation of the Chief Executive Officer (CEO).

Works have commenced onsite at Maryborough Sports and Leisure Centre and the required works under the contract are necessary to ensure the project proceeds with a high level of quality and prolongs the lifecycle of the asset.

Consideration of this item at a later meeting would lead to a delay in project timelines/ prolonged closure of the facility and potentially greater costs to Council.

**RECOMMENDATION**

That Council authorise the Chief Executive Officer under delegation to approve final variations to contract G1872-23 Maryborough Sports and Leisure Centre Pool Retiling up to an additional 15% of the total contract value (\$89,941.50 including GST).

## LEGISLATION AND POLICY CONTEXT

Central Goldfields Shire Council's Council Plan 2021-2025 - Our Spaces and Places and Leading Change

The  
Community's  
vision

4. Transparent decision making; and good  
planning, governance and service delivery.

Initiative:

Priority Projects Plan

Local Government Act, s108 and s109

Central Goldfields Shire Council Procurement Policy 2021

## BACKGROUND INFORMATION

The re-tiling of the 25-metre pool at the Maryborough Sports and Leisure Centre is one of Council's Priority Projects.

Funding has been made available to complete these works by the Federal Government's Local Roads and Community Infrastructure (LRCI) Program.

A tender for re-tiling the pool and associated works was advertised in line with Council's Procurement Policy in July 2023 and subsequently awarded at a Council meeting in September 2023.

## REPORT

Contract G1872-23 Maryborough Sports and Leisure Centre Pool Retiling was awarded at the September 2023 Council meeting for \$599,610.00 including GST and included authorisation for the CEO to approve variations or contingency spend up to an additional 20% of the total contract sum (\$119,922.00 including GST) as required. The scope of works included waterproofing and the supply and installation of tiles.

At the time of preparing the original tender specification, there was no way to accurately assess the integrity of the pool shell.

To mitigate project risk, officers included tender options which allowed for rectifications to the pool shell for prospective contractors to price.

By doing this at the time of tendering, the price is held and not subject to cost escalations. A hold point was included in the project program once tiles were removed so that a structural engineer could inspect the integrity of the pool shell.

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Works under G1872-23 commenced in early March 2024, and once the tiles were removed, it was discovered that the base of the pool shell was in poor condition and structurally unsafe.

This would not provide a quality base for new tiles to be laid.

Two rectification options were available: apply a screed directly to the existing concrete floor or remove and rebuild the concrete base.

On advice of the structural engineer, a variation to rebuild the concrete base was approved to achieve the best quality outcome for the asset.

The approval of this variation resulted in reaching the upper limit of the additional variations and contingency spend approved by Council in September 2023.

Subsequently, additional items for variation have been brought to the attention of the project team which are detailed below:

Treatment/issue	What the treatment achieves	Outcome
Replace screed on concrete walls	Screed is required to help bond the new tiles to the pool shell	The existing screed on the walls is in poor condition and needs to be replaced to ensure the best performance of the new tiles, and increased longevity of the asset.
Application of new wet deck grating on 25 metres, learn to swim and toddler (beach entry) pool	Wet deck grating which appears around the edge of the pool acts as a safety mechanism so that users are not exposed to the lip where overflow water drains when entering the pool.	The current wet deck grating has been in situ for approximately 25 years and is nearing the end of its life, increasing safety risks to users and increasing maintenance costs. Failure to replace this asset at this time could increase costs to Council in the future and lead to unnecessary closures in future years.

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<p>Repair and modify existing stainless-steel handrails</p>	<p>Handrails are in place to assist pool users to enter and exit the pool safely.</p>	<p>Improve safety for pool users by bringing the existing handrails up to contemporary safety standards.</p> <p>Undertaking the works under this contract prior to new tiles being applied will be more economical and result in a better-quality finish.</p>
<p>Installation of a new ladder into the pool</p>	<p>Ladders are in place to assist pool users to enter and exit the pool safely.</p>	<p>Improve safety for pool users by installing a ladder which is up to contemporary safety standards.</p> <p>This treatment has been raised by the engineer, users of the pool and the pool operator.</p> <p>Undertaking the works under this contract prior to new tiles being applied will be more economical and result in a better-quality finish.</p>

These variations have been carefully considered in line with Councils risk management commitment regarding its assets and balanced with the operational needs and service levels of the swimming pool.

To proceed, officers require the approval of Council to increase the variations and contingency spend up to an additional 15% of the total contract sum (\$89,941.50 including GST).

This will bring the total variations and contingency spend up to 35% in addition to the contract sum (\$209,863.50 including GST).

The total contract cost will increase from \$599,610 (including GST) to \$809,473.50 (including GST).

The additional 15% (\$89,941.50 including GST) will be funded through savings made under the Maryborough Sports and Leisure Centre Roof Renewal Design budget.

### **CONSULTATION/COMMUNICATION**

Officers have worked with specialist aquatic and structural engineers, the tiling contractor, and the pool operator in the preparation of this report.

### **FINANCIAL & RESOURCE IMPLICATIONS**

The additional 15% (\$89,941.50 including GST) will be funded through savings made under the Maryborough Sports and Leisure Centre Roof Renewal Design budget and will not affect Councils overall budgeted capital position.

### **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 funding to assist in delivering asset renewal to critical community facilities.

The variations in this report have been considered by aquatic experts, the project team, executive management team and the operator of the pool.

The works have been deemed necessary to achieve a positive outcome for the community, including prolonging the useful life of the asset and improving safety for all users of the pool.

This report also addresses Council's strategic risk Governance - Failure to transparently govern and embrace good governance practices by bringing contract variations to Council for consideration where they exceed the CEO delegation prescribed in the Procurement Policy 2021.

### **CONCLUSION**

This report is presented to Council to consider contract variations which will result in a better outcome for the Maryborough Sports and Leisure Centre retiling project by extending the longevity of the asset and addressing safety risks to users of the pool.

This report is recommending that Council authorise the CEO to approve up to an additional 15% in contract variations and contingency spend (\$89,941.50 including GST) for the for the Maryborough Sports and Leisure Centre Pool Retiling contract.

### **ATTACHMENTS**

NIL

**MOTION**

That Council authorise the Chief Executive Officer under delegation to approve final variations to contract G1872-23 Maryborough Sports and Leisure Centre Pool Retiling up to an additional 15% of the total contract value (\$89,941.50 including GST).

**Moved:** Cr Lovett

**Seconded:** Cr La Vella

**Carried**

Crs who spoke to the matter: Crs Lovett, La

Vella 12. **CONFIDENTIAL BUSINESS**

Nil

**13. MEETING CLOSURE**

The meeting closed at 6:57pm.