

OFFICIAL



Mansfield Shire

MINUTES

Council Meeting

Tuesday 21 October 2025

Our aspiration for our Shire and its community

We live, work and play in an inclusive, dynamic and prosperous place where community spirit is strong and people are empowered to engage in issues that affect their lives.

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1. Opening of the meeting

Councillor Steve Rabie opened the meeting at 5:00 pm.

2. Present

- Councillor Rabie
- Councillor Tehan
- Councillor Treasure
- Councillor Clark
- Councillor Berenyi

In Attendance:

Chief Executive Officer:
General Manager Investment & Planning:
Executive Manager Development & Customer Service:
Acting Executive Manager Capital Works & Operations:
Coordinator Governance & Risk:
Financial Controller:
Senior Coordinator Planning:
Project Officer:
Manager Major Projects:
Manager Major Projects:
Manager Operations & Capital Works:
Emergency Management Officer:

Kirsten Alexander
Melissa Crane
Maya Balvonova
Justin Hotton
Chelsea Young
Michael McCormack
Nicole Embling
Joel Ranushan
Ari Croxford-Demasi
Tony Morse
Nick Maple
Tamara Watson

3. Apologies

Nil

4. Statement of commitment

Councillor Steve Rabie read Council's Statement and called on each Councillor to confirm their commitment:

"As Councillors of Mansfield Shire we are committed to ensuring our behaviour meets the standards set by the Model Code of Conduct. We will, at all times, faithfully represent and uphold the trust placed in us by the community."

5. Acknowledgement of Country

Councillor James Tehan recited Council's Acknowledgement of Country:

"Our meeting is being held on the traditional lands of the Taungurung people. We wish to acknowledge them as the traditional custodians and pay our respects to their Elders past and present. We extend that respect to all members of our community."

6. Disclosure of conflicts of interest

- Councillor Bonnie Clark declared a conflict of interest in respect of item 13.4.3 'Licence Agreement: MACE - Mansfield Social Table Tennis & Mansfield Badminton Association' due to her employment with MACE.
- Councillor Tim Berenyi declared a conflict of interest in respect of item 18.2 'Contract Award: Mansfield Heritage Museum' due to a personal friendship.

7. Confirmation of minutes

Councillor Mandy Treasure/Councillor Bonnie Clark:

THAT the Minutes of the Mansfield Shire Council meeting held on 16 September 2025 be confirmed as an accurate record.

CARRIED

8. Representations

13.2.1 'Planning Permit Application: P029-25 O'Halloran Road, Bridge Creek'

- Amanda Swaney
- Andrew Markwick
- Jenny Delaforce
- Tom Forrest

9. Notices of motion

Nil

10. Mayor's report

Councillor Bonnie Clark/Councillor Mandy Treasure:

THAT COUNCIL receive the Mayor's report for the period 16 September 2025 to 15 October 2025.

CARRIED

11. Reports from council appointed representatives

Councillor Bonnie Clark/Councillor Tim Berenyi:

THAT COUNCIL note the verbal reports provided by Councillors in relation to their representation on internal and external Committees.

CARRIED

12. Public question time

Question 1:

From Andrew Markwick: For the last month or more I have been able to hear during the day on most weekdays the noise associated with stone quarrying, in particular rock breaking using a hydraulic excavator mounted rock breaker. It is occurring in the vicinity of the location at O'Halloran Rd where a proposed stone quarry is subject to a planning permit application. This is inappropriate given the current planning application and that noise like this is extending beyond the property boundary. I believe this needs to be investigated as it may not have a permit or maybe being undertaken by the persons who have a current permit application to be heard soon by council. Is the council aware of this and will it take this into account when it decides on the pending planning application?

Response: Council was made aware that activity was being undertaken in the area and has investigated the matter in accordance with its Compliance Approach Procedures.

Question 2:

From Andrew Markwick: The Goulburn Broken Catchment Management Authority (GBCMA) is a key statutory body that has the expertise and remit to provide land management advice to farmers and other land managers regarding best practice sustainable land use and management. Yet the proponent of the stone quarrying permit you will deliberate soon has not documented that they sought any advice from this body. Are you aware of this opportunity not being taken and how it may limit the quality of the outcome of this quarrying project?

Response: A proponent is able to seek advice from any agency they chose prior to submitting an application. As part of the normal planning process, Council officers seek input from any required referral authority, in accordance with the Clause 66 of the Mansfield Planning Scheme. It is noted that the GBCMA works in partnership with local communities to protect waterways, landscapes, native species and the natural environment.

13. Officer reports

13.1. Chief Executive Officer's report

Councillor Mandy Treasure/Councillor Tim Berenyi:

THAT COUNCIL receive and note the Chief Executive Officer's report for the period 1 September 2025 to 30 September 2025.

CARRIED

Question from Councillor Tim Berenyi taken on Notice:

Woolworths offer two free deliveries a year to those experiencing financial hardship. Is there anything more local for the community who are experiencing hardship to use rather than out of town?

13.2. Investment and Planning

13.2.1. Planning Permit Application: P029-25 422 O'Halloran Road, Bridge Creek

Councillor James Tehan/Councillor Mandy Treasure:

THAT COUNCIL issue a **Notice of Decision to Grant a Permit** for Planning Permit Application P029-25 to allow use and development of land for Extractive Industry (Stone Extraction) on Lot 4A on TP823926, commonly addressed as 422 O'Halloran Road Bridge Creek, in accordance with endorsed plans and subject to the following conditions:

Endorsed Plans

1. The development must be in accordance with the endorsed plans forming part of this permit and must not be altered without the prior written consent of the Responsible Authority.

Work Authority

2. The use and development approved by this permit, and the management of the land, must be in accordance with the endorsed Operations Plan which forms a part of this permit, and an approved Work Authority to the satisfaction of the Responsible Authorities.
3. No alteration may be made to the natural condition or topography of the land within 20 metres of the boundary of the land to the satisfaction of the Responsible Authority. This does not apply to driveways, drains, bund walls or landscaping.
4. Parking areas must be provided to employee' cars and all vehicles used on the land.

Hours of Operation

5. The use (stone extraction and all associated works and activities, including truck movements), must only operate between the following times:
 - a. 7:00am to 4:00pm, Monday to Friday
 - b. No works or activities on Weekends (Saturday and Sunday) or Public Holidays
 - c. No machinery operations on declared days of Total Fire Ban.
6. Loading trucks with extracted materials must not occur before 9:00am on any given day, unless in exceptional circumstances to the satisfaction of the Responsible Authority. If loading prior to 9:00am is required to occur for more than one (1) consecutive day neighbouring properties, within a 2 kilometre radius of the extraction area and with an existing dwelling, must be notified of the exceptional circumstances.
7. Rock Breaking must only occur on Tuesdays and Thursdays for no more than 2 hours, between the hours of 10:00am and 2:00pm, unless with the prior written consent of the Responsible Authority.

Sign

8. Prior to the commencement of any works a sign, not exceeding 0.3 square metres must be displayed at the entrance to the land detailing the name and contact details of the Contractor/Operator undertaking the extraction works, to the satisfaction of the Responsible Authority.

Vehicle Movements

9. Heavy vehicle movements associated with the use and development must not exceed eight (8) (or 4 return trips) per day, unless with the prior written consent of the Responsible Authority.
10. Heavy Vehicles associated with the use and development must only enter and exit the site in accordance with the Endorsed Haul Route Plan, except in the event of an emergency.
No Heavy Vehicles associated with the use and development are to use Ohalloran Road or Long Lane to enter or exit the site.

11. A Log Book of all Heavy Vehicle movements associated with the use and development must be maintained by the operator, detailing dates and times of movements. The Log Book must be provided to Council upon request.

Extraction Method

12. Stone must be excavated via cut and fill methods. No chemicals, blasting, explosives or other methods are to be used to extract stone at any time without the prior written consent of the Responsible Authority.
 - a. Stone extraction may only occur to a depth of 2 metres.

Treatment of Stone

13. Treatment of extracted stone, including crushing and processing, must not be undertaken on the land without the prior written consent of the Responsible Authority.

Amenity

14. 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, waste water, waste products, grit or oil.to the satisfaction of the responsible authority.
15. At all times noise emanating from the land must comply with the requirements of the Environment Protection Regulations 2021 (as amended from time to time) as measured in accordance with the Noise Protocol to the satisfaction of the responsible authority. Noise Protocol means the Noise limit and assessment protocol for the control of noise from commercial, industrial and trade premises and entertainment venues, published by the Environment Protection Authority on its website, as in force from time to time.
16. Direct sales of goods or other materials must not be made to the public on the land.

Engineering

17. Access to the property must be via the existing crossover on Midland Highway and internal access tracks, no additional access is to be created without the prior written consent of the Responsible Authority.
18. The internal access track must be of an all-weather standard with dimensions adequate to accommodate emergency vehicles and be sufficient to meet CFA access requirements.
19. Polluted and/or sediment laden run-off must not be discharged directly or indirectly into drain or watercourses.
20. Interrupted overland flow from this development must not impact on adjacent lots.
21. All works must be undertaken in a manner that minimises soil erosion to greatest extent practicable, and any exposed areas of soil must be stabilised to prevent soil erosion, to the satisfaction of the Responsible Authority.
22. All topsoil removed during stone extraction works must be stockpiled, maintained in a weed-free condition, respread on disturbed ground after the completion of each Stage and revegetated to prevent erosion, all to the satisfaction of the Responsible Authority and in accordance with the endorsed Operation Plan.
23. All vehicles, earth-moving equipment and other machinery must be cleaned of soil and plant material before entering and leaving the site to prevent the spread of weeds and pathogens, to the satisfaction of the Responsible Authority.
24. An on-site stormwater treatment facility designed to capture sediment-laden water being discharged from the site must be installed prior to the commencement of the works approved by this permit, to the satisfaction of the responsible authority.

Goulburn Murray Water

25. There must be no excavation, stockpiling or other works within 30m of the top of the bank of any waterways.

26. All works associated with the quarry activities must be undertaken in accordance with DEDJTR, Code of Practice Small Quarries (2010).
27. Sediment control principles outlined in EPA Publication 1834.1 Civil Construction, Building and Demolition Guide (September 2023) must be implemented on the site to ensure that no sediment laden run-off is able to leave the site or be discharged to waterways or drainage lines. Appropriate sediment control measures must be maintained to ensure their effectiveness.
28. Stormwater unaffected by the quarry/work site operations must be diverted around the site of operations as unconcentrated overland flow so as not to cause any erosion, channelling or discharge of sediment off-site.
29. Stockpiles of topsoil, subsoil, overburden or extracted material must be either revegetated or stored in a manner whereby any run-off containing sediment is directed towards the sedimentation basin.
30. At the completion of all quarrying activities, the site must be rehabilitated to prevent erosion and sediment transport off-site.
31. All wastewater from toilets or handwashing facilities must be transported off-site to the satisfaction of council's Environmental Health Department.
32. Should groundwater be intercepted, or if dewatering may be required the applicant must contact GMW to discuss whether a take and use licence is required. GMW will consider the constraints associated with these approvals and may impose licence conditions.

Head, Transport for Victoria

33. There must be only one vehicle access from the subject land to Midland Highway as shown on the plan appended to the application.

Resources Victoria

34. The use and development of the land for the purpose of an extractive industry must be conducted in accordance the Code of Practice for Small Quarries (Ref – Acceptance Letter Dated 23/09/2025).
35. This permit shall expire if the use and development has not commenced within 5 years from the date of issue.

Permit Expiry

36. This permit will expire if the development is not started within five (5) years of the issued date of this permit.
In accordance with Section 69 of the Planning and Environment Act 1987, before the permit expires or within six (6) months afterwards, the owner or occupier of the land to which it applies may submit an application to the Responsible Authority for an extension of the expiry date referred to in this condition.

Permit Notes

1. All works being conducted are subject to the Aboriginal Heritage Act 2006 and in particular Sections 24 and 28.
2. **Goulburn Murray Water**
Applications for a Licence to Take and Use Water can be made to Goulburn Murray Water's Diversion Operations on 1800 013 357.
3. **Resources Victoria**
Where noncompliance with the Code of Practice for Small Quarries is discovered and or proposed, further referral to Resources Victoria will be required.

CARRIED

Councillor Tim Berenyi called for a Division.

For: Councillor Mandy Treasure, Councillor James Tehan and Councillor Steve Rabie
Against: Councillor Bonnie Clark and Councillor Tim Berenyi

CARRIED

13.2.2. Protection of Vegetation including Canopy Trees

Councillor Tim Berenyi/Councillor Bonnie Clark:

THAT COUNCIL:

1. Calls on the Victorian State Government, by writing to the Minister for Planning and the Minister for Environment, to support the protection of large trees in Victoria by amending Clause 52.37, Canopy Trees, of the Victorian Planning Provisions to do the following:
 - a. Apply to all residential zones, commercial zones, industrial zones and the Rural Living Zone.
 - b. Expand the purpose of the clause to include:
 - i. To assist in the protection of neighbourhood character
 - ii. To assist in the reduction of visual bulk in development
 - iii. To assist in the protection of trees for environment, biodiversity and habitat qualities
 - c. Reduce the exemptions to reduce the amount of development that does not have to consider the retention of large trees, including:
 - i. Applications being assessed under Clauses 54 and 55
 - ii. Where dwellings exist on a site.
 - d. Include notice and review rights in the Clause to allow Council to advertise and consider objections, as well as to give neighbours the rights of appeal at VCAT.
 - e. Implement this provision as a trigger for a permit in the zones rather than as a separate provision to reduce complexity for landowners.
2. Submit this position for consideration and adoption to the Hume Region Local Government Network.
3. Submit this position for consideration and adoption to Rural Councils Victoria.
4. Provide this position to the Municipal Association of Victoria.
5. Authorises the CEO and Mayor to advocate for and communicate this position to both the Mansfield Shire community, and with the State Government.

CARRIED

13.2.3. Review of Register of Public Roads & Request for Inclusion of 940 Mt Buller Road

Councillor Bonnie Clark/Councillor Mandy Treasure:

THAT COUNCIL:

1. Adopts the updated Register of Public Roads.
2. Does not approve the declaration of the unnamed road reserve providing access to 940 Mt Buller Road, Mansfield, as a public highway, or its inclusion on the Register of Public Roads.
3. Does not upgrade the access to 940 Mt Buller Road, Mansfield.

CARRIED

13.3. Capital Works and Operations

13.3.1. Emergency Management Policy and Framework

Councillor Mandy Treasure/Councillor Tim Berenyi:

THAT COUNCIL endorses the Emergency Management Policy and Framework 2025.

CARRIED

13.3.2. Mansfield Swimming Pool 2024-25 End of Season Report

Councillor James Tehan/Councillor Mandy Treasure:

THAT COUNCIL note the 2024-25 Mansfield Swimming Pool end of season report.

CARRIED

13.4. Development and Customer Service

13.4.1. Licence Agreement: Mansfield District Basketball Association

Councillor Tim Berenyi/Councillor Bonnie Clark:

THAT COUNCIL:

1. Endorses the proposal to enter into a licence agreement with the Mansfield District Basketball Association for the priority use of the Alex Pullin Stadium and Mansfield Sporting Complex, for a five (5)-year term, with the option of two (2) further five (5)-year extensions, commencing 1 July 2025.
2. Receives annual licence fees of \$27,930.00 (ex GST), subject to annual CPI adjustment.
3. Provides public notification of Council's intention to enter into the proposed licence agreement with the Mansfield District Basketball Association, in accordance with Section 115 of the Local Government Act 2020 and Council's Community Engagement Policy.
4. Authorises the Chief Executive Officer to execute the licence agreement upon completion of the public notification process, subject to no submissions being received that require a further report to Council.

13.4.2. Licence Agreement: Delatite Cricket Club

CARRIED

Councillor Mandy Treasure/Councillor Tim Berenyi:

THAT COUNCIL:

1. Endorses the proposal to enter into a one (1)-year licence agreement with the Delatite Cricket Club for the priority use of Lords Oval, College Park – Field 2, and Bonnie Doon Recreation Reserve, commencing on 6 October 2025 and expiring on 5 October 2026 for priority usage periods as outlined in the licence agreement.
2. Receives an annual licence fee of \$1,890.01 (ex GST), subject to annual adjustment in accordance with the Consumer Price Index (CPI).
3. Provides public notification of Council's intention to enter into the proposed licence agreement with the Delatite Cricket Club, in accordance with Section 115 of the Local Government Act 2020 and Council's Community Engagement Policy.
4. Authorises the Chief Executive Officer to execute the licence agreement upon completion of the public notification process, subject to no submissions being received that would require a further report to Council.

CARRIED

Councillor Bonnie Clark left the meeting at 6:38 pm.

13.4.3. Licence Agreement: MACE - Mansfield Social Table Tennis & Mansfield Badminton Association

Councillor Tim Berenyi/Councillor Mandy Treasure:

THAT COUNCIL:

1. Endorses the proposal to enter into a licence agreement for the priority use of the Sporting Complex — Drama Room facility by MACE Incorporated - Mansfield Social Table Tennis, commencing 1 July 2025; and the use of the Mansfield Sporting Complex by Mansfield Badminton Association, also commencing 1 July 2025, each for an initial term of two (2) years, with an option of two (2) further one-year extensions.
2. Receives annual licence fees of \$180.00 (ex GST) from MACE Incorporated - Mansfield Social Table Tennis, and \$765.00 (ex GST) from Mansfield Badminton Association, with both licence fees subject to annual adjustment in line with the Consumer Price Index (CPI).
3. Provides public notification of Council's intention to enter into the licence agreements with MACE Incorporated - Mansfield Social Table Tennis and Mansfield Badminton Association, in accordance with Section 115 of the Local Government Act 2020 and Council's Community Engagement Policy.
4. Authorises the Chief Executive Officer to execute the licence agreements upon completion of the public notification process, subject to no submissions being received that require a further report to Council.

CARRIED

Councillor Bonnie Clark returned to the meeting at 6:40 pm.

13.5. Executive Services Directorate

13.5.1. Council Christmas Function & Christmas/New Year Office Closure

Councillor Bonnie Clark/Councillor Mandy Treasure:

THAT COUNCIL:

1. Endorse the closure of the Municipal Office, Library, Community Services, Youth and Family Services and Field Services Depot for the 2025-26 Christmas and New Year period commencing at 2.00pm on Wednesday 24 December 2025 and reopening at 8.30am on Monday 5 January 2026.
2. Endorse the closure of its offices, including the Municipal Office, Community Services, Youth and Family Services, Visitor Information Centre, Resource Recovery Centre, Library and Field Services Depot, for the period between 12.30pm and 5.00pm on Friday 28 November 2025.
3. Authorise that the community be notified of the closures through Council's website, social media channels and through local media outlets.

CARRIED

13.5.2. Council Plan 2025-29

Councillor James Tehan/Councillor Bonnie Clark:

THAT COUNCIL:

1. Adopts the Council Plan 2025-2029.
2. Authorises the Chief Executive Officer to make any minor editorial corrections as required to the Council Plan 2025-2029 for publication.

CARRIED

13.5.3. Community Vision 2040

Councillor Tim Berenyi/Councillor Bonnie Clark:

THAT COUNCIL endorses the Mansfield Shire Community Vision 2040.

CARRIED

13.5.4. 10-Year Financial Plan

Councillor James Tehan/Councillor Mandy Treasure:

THAT COUNCIL:

1. Adopts the Financial Plan 2025-2035.
2. Authorises the Chief Executive Officer to make any minor editorial corrections as required to the Financial Plan 2025-2035 for publication.
3. Revokes the Financial Strategy Policy.

CARRIED

13.5.5. Annual Report 2024-25

Councillor James Tehan/Councillor Bonnie Clark:

THAT COUNCIL:

1. In accordance with section 100 of the *Local Government Act 2020*, endorse the Annual Report 2024-25 as presented; and
2. Delegates the Chief Executive Officer authority to correct any errors including typographical in the operations report that do not materially alter the underlying message of the report.

CARRIED

13.5.6. MAV State Council Advocacy Motions Update

Councillor Bonnie Clark/Councillor Mandy Treasure:

THAT COUNCIL note the update on the key resolutions passed at the MAV State Council Meeting on 10 October 2025.

CARRIED

13.5.7. Emergency Services and Volunteers Funding (ESVF) Levy Payment

Councillor Tim Berenyi/Councillor Bonnie Clark:

THAT COUNCIL authorises the Chief Executive Officer to pay the Q1 Emergency Services and Volunteers Funding Levy for a total amount of \$966,373.40.

CARRIED

14. Council Meeting Resolution Actions Status Register

Councillor Bonnie Clark/Councillor Mandy Treasure:

THAT COUNCIL receive and note the Mansfield Shire Council Meeting Resolution Actions Status Register as at 12 October 2025.

CARRIED

15. Advisory and Special Committee reports

15.1. Audit & Risk Committee Meeting Agenda & Minutes

Councillor Mandy Treasure/Councillor Tim Berenyi:

THAT COUNCIL receive the Agenda & Minutes of the Mansfield Shire Audit and Risk Committee meeting held on Monday 15 September 2025.

CARRIED

16. Authorisation of sealing of documents

Nil

17. Closure of meeting to members of the public

Councillor Bonnie Clark/Councillor Mandy Treasure:

THAT COUNCIL close the meeting to members of the public under Section 66(2)(a) of the Local Government Act 2020 to consider Confidential Reports in accordance with section 66(2) of the Local Government Act 2020 for reasons defined in section 18 below.

CARRIED

The Council Meeting Agenda - 21 October 2025 was closed to the public at 7:01 pm.

18. Confidential Reports

18.1. Tender Award: Station Precinct Pump Track

Councillor Tim Berenyi/Councillor Mandy Treasure:

THAT COUNCIL:

1. Awards a lump sum contract for the Design and Construction of Station Precinct Pump Track to World Trail Pty Ltd for \$397,699.40 (ex. GST).
2. Approves a 10% construction contingency of \$39,769.94 (ex. GST).
3. Approves a provisional sum of \$37,031.59 (ex. GST) for concrete edging to the asphalt surface.
4. Authorises the Chief Executive Officer to execute the contract.
5. Makes this resolution public by including it within the public minutes of the Council meeting.

CARRIED

Councillor Tim Berenyi left the meeting at 7:14 pm.

18.2. Contract Award: Mansfield Heritage Museum

Councillor James Tehan/Councillor Mandy Treasure:

THAT COUNCIL:

1. Awards a lump sum contract for the Mansfield Heritage Museum to Hennessy Constructions Pty Ltd in the amount of \$1,728,910.99 (ex GST).
2. Approve an additional provisional sum of \$16,875 (ex. GST) for two 25,000L Water Tanks to be installed subject to the final landscape design.
3. Approve an additional provisional sum of \$11,250 (ex. GST) for the installation of electric blinds for Skylights.
4. Approve an additional provisional sum of \$31,500 (ex. GST) for a Faux Chimney.
5. Approves a 10% construction contingency amount of \$178,853.60 (ex GST).
6. Notes the advice from Melbourne Quantity Surveyors that the tendered price is reasonable and consistent with current market conditions.
7. Endorses the procurement exemption for the final stage of the museum construction, to award a contract to the original supplier, without a further public tender.
8. Makes this resolution public by including it within the public minutes of the Council meeting.

CARRIED

Councillor Tim Berenyi returned to the meeting at 7:17 pm.

18.3. Tender Award: Ogilvies - Rifle Butts Road Intersection

Councillor James Tehan/Councillor Mandy Treasure:

THAT COUNCIL:

1. Awards a lump sum contract for the construction of the Ogilvies Road and Rifle Butts Road Intersection Upgrade and MC38 Culvert Widening to Alpine Civil for \$523,746.00 (ex GST).
2. Approves a 5% construction contingency amount of \$26,187.30 (ex GST).
3. Authorises the Chief Executive Officer to execute the contract.
4. Make this resolution public by including it within the public minutes of the Council meeting.

CARRIED

19. Reopen meeting to members of the public

Councillor Bonnie Clark/Councillor James Tehan:

THAT COUNCIL reopen the meeting to the public and resume transmission and this resolution be made public.

CARRIED

Council re-opened the meeting at 7:18 pm.

20. Close of meeting

The Council Meeting Agenda - 21 October 2025 was closed at 7:22 pm.

CONFIRMED this **twenty fifth** day of **November 2025**



Mayor