



# Brighton Council

**MINUTES OF THE ORDINARY COUNCIL MEETING  
OF THE BRIGHTON COUNCIL HELD  
IN THE COUNCIL CHAMBER, COUNCIL OFFICES  
GAGEBROOK AT 5.30 P.M. ON TUESDAY,  
20<sup>th</sup> NOVEMBER 2012**

**PRESENT:** Cr Foster (Mayor); Cr G Taylor (Deputy Mayor); Cr Curran; Cr Garlick; Cr Geard; Cr Gray; Cr Jeffries; Cr Owen and Cr Williams.

**IN ATTENDANCE:** Mr H Macpherson (Municipal Engineer) and Mr J Dryburgh (Manager Strategic Planning).

## **1. CONFIRMATION OF MINUTES:**

1.1 CONFIRMATION OF MINUTES OF THE ORDINARY COUNCIL MEETING OF 16<sup>TH</sup> OCTOBER 2012.

*Cr Geard moved, Cr Garlick seconded that the Minutes of the Ordinary Council Meeting of the 16<sup>th</sup> October 2012, be confirmed.*

**CARRIED**

### VOTING RECORD

<b>In favour</b>	<b>Against</b>
Cr Curran	
Cr Foster	
Cr Garlick	
Cr Geard	
Cr Gray	
Cr Jeffries	
Cr Owen	
Cr Taylor	
Cr Williams	

1.2 CONFIRMATION OF MINUTES OF THE HERITAGE & ENVIRONMENT COMMITTEE MEETING OF 13<sup>TH</sup> NOVEMBER 2012.

*Cr Curran moved, Cr Geard seconded that the Minutes of the Heritage & Environment Committee Meeting of the 13<sup>th</sup> November 2012, be confirmed.*

**CARRIED**

**VOTING RECORD**

<b>In favour</b>	<b>Against</b>
Cr Curran	
Cr Foster	
Cr Garlick	
Cr Geard	
Cr Gray	
Cr Jeffries	
Cr Owen	
Cr Taylor	
Cr Williams	

**2. APPLICATIONS FOR LEAVE OF ABSENCE:**

*All members were present.*

**3. PUBLIC QUESTION TIME AND DEPUTATIONS:**

*There was no requirement for public question time.*

**4. DECLARATION OF INTEREST:**

In accordance with Part 5, Section 48 of the *Local Government Act 1993*, the Chairman of a meeting is to request Councillors to indicate whether they have, or are likely to have an interest in any item on the agenda; and

Part 2 Regulation 8 (7) of the *Local Government (Meeting Procedures) Regulations 2005*, the Chairman of a meeting is to request Councillors to indicate whether they have, or are likely to have, a pecuniary interest in any item on the agenda.

Accordingly, Councillors are requested to advise of any interest they may have in respect to any matter appearing on the agenda, or any supplementary item to the agenda, which the Council has resolved to deal with, in accordance with Part 2 Regulation 8 (6) of the *Local Government (Meeting Procedures) Regulations 2005*.

**5. REPORTS FROM COUNCILLORS:**

## 5.1 MAYOR'S COMMUNICATIONS:

FILE REFERENCE: 0205-6  
AUTHOR: Mayor  
(Cr T Foster)

The Mayor's communications were as follows:-

- Oct 17 Proposed Tasmanian Water and Sewerage Corporation Selection Committee meeting at Ben Lomond Water in Launceston.
- Oct 17 Water and Sewerage Statewide Owners Representatives meeting at Ben Lomond Water in Launceston.
- Oct 18 STCA meeting in Hobart
- Oct 22 Invited to address the National Seniors at Wrest Point, Hobart
- Oct 23 BIHC meeting at Council.
- Nov 07 Southern Water AGM at Glenorchy.
- Nov 07 Meeting and lunch with Robert Rockefeller.
- Nov 08 Water and Sewerage Implementation Committee meeting in Hobart.
- Nov 08 Noeline and I attended the State Reception for HRH Prince Charles and the Duchess of Cornwall.
- Nov 10 Councillor and Senior Staff Dinner at Wrest Point Casino.
- Nov 12 Official opening of the Brighton Bypass
- Nov 12 Proposed Tasmanian Water and Sewerage Corporation Selection Committee meeting in Moonah.
- Nov 13 General Manager, Manager Planning and I met with Mr Steve Johnson in regard to a disputed planning application.
- Nov 16 BIHC meeting at Council.
- Nov 20 Ordinary Council Meeting.

### RECOMMENDATION:

That the Mayor's communications be received.

### DECISION:

*Cr Jeffries moved, Cr Garlick seconded that the report be received.*

**CARRIED**

### VOTING RECORD

In favour	Against
Cr Curran	
Cr Foster	

- Cr Garlick
- Cr Geard
- Cr Gray
- Cr Jeffries
- Cr Owen
- Cr Taylor
- Cr Williams

**5.2 REPORTS FROM COUNCIL REPRESENTATIVES WITH OTHER ORGANISATIONS:**

FILE REFERENCE: 0205-6

Southern Waste Strategy Board Joint Authority – Cr Geard representative.

Cr Taylor and Cr Geard advised that they recently attended the SES Awards Night.

Cr Geard and Cr Owen advised that they had attended an Emergency Management Workshop.

*Cr Jeffries moved, Cr Williams seconded that the reports be received.*

**CARRIED**

**VOTING RECORD**

<b>In favour</b>	<b>Against</b>
Cr Curran	
Cr Foster	
Cr Garlick	
Cr Geard	
Cr Gray	
Cr Jeffries	
Cr Owen	
Cr Taylor	
Cr Williams	

**5.3 CORRESPONDENCE FROM SOUTHERN TASMANIAN COUNCILS ASSOCIATION (STCA), LGAT AND JOINT AUTHORITIES:**

Correspondence and reports from the STCA, LGAT and Joint Authorities e.g. Southern Waste Authority are received periodically by Council.

If any Councillor wishes to view documents received contact should either be made with the Manager Governance and Human Services or General Manager.

## **6. NOTIFICATION OF COUNCIL WORKSHOPS:**

In accordance with the requirements of the Local Government (Meeting Procedures) Regulations 2005, it was reported that there were no workshops since the last Council meeting.

(This includes workshop, seminar or meeting, other than a meeting that is conducted by or on behalf of the council for the councillors.)

## **7. NOTICE OF MOTION:**

*There were no notices of motion.*

## **8. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA:**

In accordance with the requirements of Part 2 Regulation 8(6) of the Local Government (Meeting Procedures) Regulations 2005, the Council, by absolute majority may approve the consideration of a matter not appearing on the agenda, where the General Manager has reported:

- (a) the reason it was not possible to include the matter on the agenda, and
- (b) that the matter is urgent, and
- (c) that advice has been provided under Section 65 of the *Local Government Act 1993*.

## **RECOMMENDATION:**

That the Council resolve by absolute majority to deal with any supplementary items not appearing on the agenda, as reported by the General Manager in accordance with the provisions of the Local Government (Meeting Procedures) Regulations 2005.

## **DECISION:**

*The Municipal Engineer advised that there were no supplementary agenda items.*

## **9. REPORTS FROM COMMITTEES:**

### **9.1 HERITAGE & ENVIRONMENT COMMITTEE MEETING – 13/11/12:**

The recommendations of the Heritage & Environment Committee Meeting of 13<sup>th</sup> November 2012 were submitted to Council for adoption.

*Cr Curran moved, Cr Geard seconded that the recommendations of the Heritage & Environment Committee be adopted.*

**CARRIED**

**VOTING RECORD**

<b>In favour</b>	<b>Against</b>
Cr Curran	
Cr Foster	
Cr Garlick	
Cr Geard	
Cr Gray	
Cr Jeffries	
Cr Owen	
Cr Taylor	
Cr Williams	

**10. REPORT FROM OFFICERS – PLANNING:-**

**COUNCIL ACTING AS PLANNING AUTHORITY:**

In accordance with the provisions of Part 2 Regulation 25 of the Local Government (Meeting Procedures) Regulations 2005, the intention of the Council to act as a planning authority pursuant to the *Land Use Planning and Approvals Act 1993* is to be noted. In accordance with Regulation 25, the Council will act as a planning authority in respect to those matters appearing under Item 9.2 and 10. on this agenda, inclusive of any supplementary items.

**10.1 BRIGHTON TOWN CENTRE LOCAL AREA PLAN 2012:**

**FILE REFERENCE:** 1062

**AUTHOR:** Manager Strategic Planning  
(Mr J Dryburgh)

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**Background:**

In June 2012, Brighton Council with support from the Department of Economic Development engaged a consultant team to prepare a Local Area Plan for the Brighton town centre with the objectives of the project being to:

- Develop a clear framework for the future use and development of the town centre;
- Consolidate the town centre and identify a suitable mix and location of land uses;

- Facilitate sustainable commercial growth and consolidate and manage industrial land uses within the township;
- Improve access and movement within the study area for vehicles, pedestrians and cyclists;
- Facilitate urban design and townscape improvements including gateway treatments, wayfinding, landscaping, pedestrian accessibility and streetscape improvements; and
- Ensure the design and location of future built form improves township character.

The Local Area Plan was prepared by Aurecon, in association with Inspiring Place and Matters More Economics Consultancy.

The Local Area Plan is a strategic planning document that presents a vision and future planning framework for the integrated development of the study area. It guides the major changes to land use, built form and public spaces that together can achieve identified economic, social and environmental objectives. The Local Area Plan provides the foundation for changes within an area by defining the preferred direction of future growth and articulating how that change can be managed.

Council formally adopted and endorsed the Brighton Structure Plan in June 2009 and the Brighton Structure Plan Revision in early 2012. The Brighton Town Centre Local Area Plan is consistent with the Structure Plan and should really be viewed as an extension of it that drills down to a more specific level.

The Local Area Plan is a vital document for achieving Council's land use planning objectives. It will be crucial in justifying not only planning scheme amendments, Council-driven projects and appropriate private development, but in justifying relevant sections of the new planning scheme as well.

The Local Area Plan has been developed with reference to and consistent with other strategic directions of Council, including the Brighton Streetscape Plan, Brighton Planning Scheme 2000, Brighton Municipal Open Space Strategy 2012 and Council's Strategic Plan. It has also been prepared in accordance with state and regional planning policy, with particular reference to the Southern Tasmania Regional Land Use Strategy and the Draft Hobart Capital City Plan 2011-2040.

By adopting and endorsing the Local Area Plan Council endorses the key findings and recommendations of the Plan, which include "Option 2 - Preferred Directions". It is worth noting however, that the next stage of enacting the Local Area Plan is the preparation of planning scheme amendments or incorporation of the proposed zonings within the new planning scheme. Any such, changes would come back to Council for approval and would also have a process of public consultation. Put simply no significant changes arise from the Plan without further public input and Council approval.

Please see the attached Brighton Town Centre Local Area Plan for more detail.

The purpose of this report is to seek formal Council adoption and endorsement of the Brighton Town Centre Local Area Plan.

## **Consultation:**

Throughout the development of the Local Area Plan the consultants targeted specific stakeholders including government agencies, private sector representatives and community organisations who provided valuable input. Community meetings were organised early in the process, which utilised SWOT analysis and were attended by close to 100 people.

The draft Local Area Plan with four options for the study area represented visually (including the preferred option) was then released for public consultation for a period of four weeks beginning in early September. 23 submissions were received and considered, resulting in modifications to the Plan.

The project was advertised in the Mercury Newspaper and the Brighton Community News. The project was also the theme of a one hour radio discussion on ABC radio which broadcast from Brighton and featured in an episode of the 7:30 Report.

It is worth noting that the high level public involvement in this project has been very positive, stimulating residents to consider how they would like the town to develop, helping to provoke the formation of a local business group and giving Brighton and the Council "positive press".

## **Risk Implications:**

A principle function of the Local Area Plan is to inform and underpin the development of a new planning scheme and planning scheme amendments. It is important that Council endorse the recommendations contained within the Local Area Plan and support them in a new planning scheme. The implications if this does not occur are that the value, status and momentum of the process to date will be diminished and weakened which will adversely affect the development of a new planning scheme particularly when it is formally considered by the TPC.

## **Financial Implications:**

The Structure Plan assists in the development of the new planning scheme, Council-driven projects and private development, and as such, should make statutory and strategic planning processes less arduous and resource-hungry.

## **Options:**

1. As per the recommendation.
  2. Council does not adopt and endorse the Local Area Plan.
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**RECOMMENDATION:**

That Council resolve to formally adopt and endorse the Brighton Town Centre Local Area Plan 2012 and utilise it in the preparation of a new planning scheme and planning scheme amendments.

**DECISION:**

*Cr Gray moved, Cr Geard seconded that the recommendation be adopted.*

**CARRIED**

**VOTING RECORD**

<b>In favour</b>	<b>Against</b>
Cr Curran	
Cr Foster	
Cr Garlick	
Cr Geard	
Cr Gray	
Cr Jeffries	
Cr Owen	
Cr Taylor	
Cr Williams	

**11. REPORTS FROM OFFICERS:**

**11.1 LIONS CLUB OF BRIGHTON WAIVER OF HIRE FEES – CIVIC CENTRE:**

**FILE REFERENCE:** 0653

**AUTHOR:** Council Services Officer  
(Mrs C Harper)

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**Background:**

Tony Hudson (President of the Lions Club of Brighton) has written to request permission for the Lions Club of Brighton to continue to use one of Council's buildings for their meetings.

In November last year Council approved a fee waiver for the use of the Meeting Room at the Brighton Civic Centre for twelve months.

The Lions Club are requesting the use of either the Brighton Civic Centre meeting room or the Old Council Chambers at Pontville with that fee being waived as per the current agreement. The Lions Club have been active in the community in the past twelve months and have assisted some community members in a variety of ways, including the donation of a modified bicycle for a young girl in Honeywood to the value of \$800.00.

**Consultation:**

Tony Hudson (Lions Club of Brighton), Janine Banks (Manager Governance & Human Services), Cathy Harper (Council Services Officer).

**Risk Implications:**

Nil

**Financial Implications:**

The full charge for the hire of the meeting rooms is \$46 per hour for the meeting room and \$23 per hour for the Old Council Chambers. Under Council's policy there would be a discount of 50% that would be applied to the Lions Club for hire of the facility. Meetings on average last approximately one and a half hours, which would incur a monthly charge of \$69.00 for the Civic Centre meeting room and \$34.50 for the Old Council Chambers for the two meetings per month.

**Other Issues:**

Nil

**Assessment:**

N/A

**Options:**

1. As per the recommendation.
2. Council waive all charges for hire of the meeting room at the Civic Centre or Old Council Chambers, Pontville for an undefined period.
3. Council not waive the fees on either building.

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**RECOMMENDATION:**

That Council allow the Lions Club of Brighton to hire the Old Council Chambers, Pontville and waive hire charges indefinitely on the proviso that they continue to demonstrate their beneficial contribution to the local community.

**DECISION:**

*Cr Geard moved, Cr Curran seconded that the recommendation be adopted.*

**CARRIED**

**VOTING RECORD**

<b>In favour</b>	<b>Against</b>
Cr Curran	
Cr Foster	
Cr Garlick	
Cr Geard	
Cr Gray	

Cr Jeffries  
Cr Owen  
Cr Taylor  
Cr Williams

## **11.2 TEA TREE HALL REQUEST FOR ADDITIONAL FINANCIAL ASSISTANCE:**

**FILE REFERENCE:** Teatree/596

**AUTHOR:** Council Services Officer  
(Mrs C Harper)

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### **Background:**

The Tea Tree Community Association had been successful in obtaining a Tasmanian Community Fund Grant to build a disability toilet block and meeting room extension on the Tea Tree Hall, with Brighton Council matching the grant funds.

The Tea Tree Community Association has again written to Council asking for further financial assistance because the costs for the planned construction of the new toilet block and meeting room to include capacity for future community recreation and social connection spaces and deck, has altered from the original costing of the project. Their original costing was based on the toilet block extension only as submitted to both the Tasmanian Community Fund and Council.

Following discussions with involved stakeholders it became clear to them that whilst planning for the toilet block extension that if future identified improvements were to be done then it was necessary to include those plans as part of the toilet block development.

Therefore the project is now planned in three stages:-

Stage 1: Toilet block including disability access.

Stage 2: Meeting and recreation room

Stage 3: Outdoor deck and recreation area, and entrance.

Due to the future planning of Stages 2 & 3, the original cost of the toilet block will now require an additional \$30,000.00 for it to be constructed taking the total amount for stage 1 to \$140,000.00.

To complete all three stages will require total funds of approximately \$240,000.00.

### **Consultation:**

Michael Gordon (Tea Tree Community Association Inc), Ron Sanderson (General Manager) Greg Davoren (Deputy General Manager), Cathy Harper (Council Services Officer).

**Risk Implications:**

Nil

**Financial Implications:**

Council is committed to contributing matching funds of the Tasmanian Community Fund Grant to the extension project to the value of \$44,000 and has donated the land to the value of \$55,000.

The Grants and Donations budget is fully expended.

**Other Issues:**

Nil

**Assessment:**

Council has already contributed the land to this project to the value of \$55,000. which has now been transferred to the Tea Tree Hall Association and is committed to providing matching funds to the Tasmanian Community Fund of \$44,000 plus GST.

Tea Tree has experienced growth in the last ten years with several subdivisions going ahead, all of which have contributed to the public open space levy, and some of these funds may be used to improve this community facility for the growing population.

The Tea Tree Hall Association does not seek recurring funding from Council to run the hall which therefore means that Council is not paying for the ongoing maintenance and day to day costs of keeping a facility of its own in the area.

Discussion with Michael Gordon of the Association confirms that receiving the additional funds early in the 2013/14 financial year could be managed with the builder, either through building to lockup stage in this financial year or paying the final payment of \$30,000 in July 2013,

**Options:**

1. As per the recommendation.
2. That Council not donate further funds to the project.
3. That Council donate an amount other than the requested \$30,000.
4. That Council donate the requested amount of \$30,000 this financial year.

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**RECOMMENDATION:**

Council allocate funds subject to further information in the 2013/14 Council budget as a contribution to the Tea Tree Community Association for the works on the toilet block, subject to the Association retaining access to the Tasmanian Community Fund grant.

**DECISION:**

*Cr Curran moved, Cr Owen seconded that the recommendation be adopted.*

**CARRIED**

**VOTING RECORD**

<b>In favour</b>	<b>Against</b>
Cr Curran	
Cr Foster	
Cr Garlick	
Cr Geard	
Cr Gray	
Cr Jeffries	
Cr Owen	
Cr Taylor	
Cr Williams	

**11.3 APPLICATION FOR KENNEL LICENCE – 555 TEA TREE ROAD, TEA TREE:**

**FILE REFERENCE:** TEATREE/555

**AUTHOR:** Manager Governance and Human Services  
(Mrs J Banks)

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**Background:**

An application for a kennel licence for twenty four (24) dogs was lodged with Council on 26<sup>th</sup> October 2012. The breeds consist of:-

Maltese

Yorkie

Pomeranian

Poodle

Chihuahua

Shih-Tzu; and

Pekinese



Location Map

The application was advertised on the 24<sup>th</sup> October 2012; there were no objections received during the 14 day advertising period.

**Consultation:**

Manager Governance & Human Services, Senior Environmental Health Officer and Animal Control Officer.

**Risk Implications:**

N/A

**Financial Implications:**

N/A

**Other Issues:**

Due to the large number of dogs on this property it was suggested to the owners that they provide testimonials to support their kennel licence application. A number of testimonials have been provided to Council together with a letter from the neighbouring property who advises that he does not have any problems with the amount of dogs kept on the property, particularly with respect to noise.

**Assessment:**

Council's Policy 4.3 - *Kennel Licences - Dog Control Act 2000 - Delegation to the Manager Governance & Human Services* states that no new Kennel licences to be issued for more than a maximum of 20 dogs, except where Council makes special dispensation.

The land area guide for up to 20 dogs is:-

1.0 – 2.0 ha            3-4 dogs

2.0 – 5.0 ha            5-7 dogs

5.0 – 10.0 ha          8-10 dogs

Greater than 10 ha for 11-20 dogs

The property at 555 Tea Tree Road, Tea Tree is approximately 2.0 ha. Therefore, according to Council's Policy the maximum amount of dogs allowable on this property would be 7.

Earlier this year Council approved an application for boarding kennels and signage on this property.

Council Officers have had discussions with the applicant to reduce the number of dogs on their property to 20. The owners have agreed to reduce their dogs to 20. There are currently 19 dogs registered at the property.

Council's Policy also states that:-

*Before a licence for more than 10 dogs is used, applicants must be able to demonstrate to Council they have the time, resources and ability to satisfactorily maintain the number of dogs of the breed(s) stated on their application.*

Council's Animal Control Officer and Senior Environmental Health Officer have visited the site and have advised Management that the property is satisfactorily maintained and cleaned to house this amount of dogs. The owners have advised the officers how they maintain and satisfactorily dispose of the dog's excrement.

### **Options:**

1. As per the recommendation.
2. Not approve the application for a Kennel Licence at 555 Tea Tree Road, Tea Tree.

### **RECOMMENDATION:**

That Council approve a Kennel Licence for 20 dogs at 555 Tea Tree Road, Tea Tree, subject to the following conditions:-

- 1) The Council is to be notified of any change in the breed.
- 2) Any change in the breed of dogs may require submission of an application for a new licence.
- 3) Adequate provisions for the health, welfare and control of all dogs.
- 4) Compliance with all laws relating to public health, environmental protection and required plumbing and planning approvals for the kennel structures.
- 5) Compliance with the provisions of the *Dog Control Act 2000* or any other relevant Act, including but not limited to the *Animal Welfare Act 1993*.

6) The condition of the premises shall not create a nuisance at any time.

**DECISION:**

*Cr Taylor moved, Cr Jeffries seconded that the recommendation be adopted.*

**CARRIED**

**VOTING RECORD**

<b>In favour</b>	<b>Against</b>
Cr Curran	
Cr Foster	
Cr Garlick	
Cr Geard	
Cr Gray	
Cr Jeffries	
Cr Owen	
Cr Taylor	
Cr Williams	

**11.4 SEYMOUR STREET PARK – BBQ FACILITIES:**

**FILE REFERENCE:** RACECO/65

**AUTHOR:** Executive Officer – Corporate Services  
(Mrs G Browne)

**Background:**

Seymour Street Park has become highly used since its renovations earlier in the year. The majority of users are on a weekend, with several birthday parties and families making use of the BBQ facilities. As there is only one BBQ shelter, there is a considerable wait for other park patrons to use the cooking facilities, and nowhere else for them to sit down to eat.

There is a need for extra BBQ facilities including shelter.

**Consultation:**

Works Supervisor, Council Services Officer, Deputy General Manager, General Manger, Executive Officer-Corporate Services.

**Risk Implications:**

Nil

**Financial Implications:**

The cost of an additional shelter and BBQ is approximately \$12,000 and \$4,000 respectively.



Council budgeted \$60,000 for a Graffiti removal machine in its Furniture & Equipment Purchases & Sales 2012/13 budget. As a grant was received for this plant item, the extra funding requested could be used from this saving.

**Other Issues:**

Nil

**Assessment:**

It is requested that Council install an additional BBQ and Shelter in time for the warmer summer months.

**Options:**

1. As per the recommendation.
2. To install only an additional BBQ in the existing shelter
3. Do nothing

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**RECOMMENDATION:**

To install a new shelter and BBQ at Seymour Street Park, Brighton. The money to be funded from the Furniture & Equipment Purchases & Sales 2012-13 budget.

**DECISION:**

*Cr Taylor moved, Cr Curran seconded that the recommendation be adopted.*

**CARRIED**

**VOTING RECORD**

<b>In favour</b>	<b>Against</b>
Cr Curran	
Cr Foster	
Cr Garlick	
Cr Geard	
Cr Gray	
Cr Jeffries	
Cr Owen	
Cr Taylor	
Cr Williams	

## 11.5 MONTHLY FINANCE REPORT AS AT 31 OCTOBER 2012:

**FILE REFERENCE:** 0103  
**AUTHOR:** Deputy General Manager  
(Mr G Davoren)

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### **Background:**

The financial reports were submitted for consideration.

They comprised the summarised financial position and revenue and expenses of the Council for the first four months of the 2012/13 financial year.

### **Consultation:**

Nil

### **Risk Implications:**

Nil

### **Financial Implications:**

Not Applicable

### **Other Issues:**

Nil

### **Assessment:**

Nil

### **Options:**

1. As per the recommendation.
  2. Not receive the reports.
- 

### **RECOMMENDATION:**

That the reports be received.

### **DECISION:**

*Cr Owen moved, Cr Gray seconded that the recommendation be adopted.*

**CARRIED**

**VOTING RECORD**

<b>In favour</b>	<b>Against</b>
Cr Curran	
Cr Foster	
Cr Garlick	
Cr Geard	
Cr Gray	
Cr Jeffries	
Cr Owen	
Cr Taylor	
Cr Williams	

**11.6 SAFER ROADS: NON-URBAN ROAD NETWORK STRATEGY:**

**FILE REFERENCE:** ROADS AND BRIDGES (510)

**AUTHOR:** Project Engineer  
(Mrs Anna Wilson)

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**Background:**

The Tasmanian Government has recently launched a *Safer Roads: Non-Urban Road Network Strategy* with the aim of addressing accident rates particularly on the 100 km/h rural road network.

As part of the strategy a 'Tasmanian Criteria for 100km/h Roads 'has been developed which sets a required minimum standard for roads to maintain a 100 km/h standards. Roads that do not meet this standard will either be unsealed and automatically given a limit of 80km/h or, if sealed, a 90km/h limit will be applied.

The assessment criteria being applied to maintain 100km/h limits are:

- Undivided or divided roads in rural environments where the land use is developed farm land with no or low numbers of access points
- Well delineated with centre lines and edge lines provided
- Desirable lane width of 3.5m; with desirable sealed shoulder with of 1.0m
- Alignment generally straight or gently curving in flat or slightly undulated roads; on isolated curves with tighter radius, curve warning and speed advisory signs to be installed.
- Roadside and medians protected by safety barriers:
  - Where roadside hazards (which may include steep batter slopes) are located, roadside barriers are to be installed; and
  - Median barriers to be installed where the median width is less than 15m (based on Austroads 2009a)

- Crash record over the last five years is lower than the average crash rate for rural highways.

This will affect a number of roads managed by Brighton Council including:

- Elderslie Road
- Back Tea Tree Road
- Middle Tea Tree Road
- All of the back roads in the Dromedary area.

Baskerville and Briggs Roads shall not be affected as they are already speed limited.

DIER has asked that Council and the community send in submissions from Council and the community to nominate roads or sections of roads which Council believes will meet the criteria for 100km/h roads. DIER have asked that Council be responsible for any community engagement.

The closing date for any submissions is the 30<sup>th</sup> of November and it is proposed that the new speed limits will be introduced by June 2013.

Information and fact sheets can be found at [www.saferroads.tas.gov.au](http://www.saferroads.tas.gov.au) .

### **Consultation:**

Municipal Engineer, Senior Technical Officer, Project Engineer.

### **Risk Implications:**

There may be some complaints from locals regarding the reduced speed limit.

### **Financial Implications:**

DIER will be responsible for the replacement of the speed signs and the assessment of any roads that are nominated to retain 100km/h status.

### **Other Issues:**

N/A

### **Assessment:**

None of the roads listed above fully comply with the assessment criteria being used by DIER. DIER will consider partially compliant roads if the crash record along the road is less than average.

Due to the lack of compliant roads in the area more widespread community consultation is considered unnecessary and consultation with Councillors, as representatives of the community, is considered sufficient.

It may be possible, if desired to get Elderslie Road assessed for the 100km/h speed limit as it achieves most of the requirements. It is expected that Southern Midlands is likely to also ask for Elderslie Road to be assessed.

As the unposted speed limit areas are being removed Council should also consider requesting that Back Tea Tree Road be signposted at 80km/h instead of defaulting to 90km/h.

**Options:**

1. As per the recommendation.
2. Request that DIER consider Elderslie Road for a 100km/h limit.

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**RECOMMENDATION:**

1. Council request DIER to signpost Back Tea Tree Road at 80 km/h
2. Council accept all other changes in the Municipality.

**DECISION:**

*Cr Owen moved, Cr Jeffries seconded that the recommendation be adopted.*

**CARRIED**

**VOTING RECORD**

**In favour**

Cr Curran  
Cr Foster  
Cr Garlick  
Cr Geard  
Cr Gray  
Cr Jeffries  
Cr Owen  
Cr Williams

**Against**

Cr Taylor

**11.7 WALKING TRACKS/TRAILS – BRIGHTON MUNICIPALITY:**

**FILE REFERENCE:**

**AUTHOR:** Project Engineer  
(Mrs A Wilson)

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**Background:**

Brighton Council has a number of foreshore tracks in the municipality that are currently unsigned. Council has approved \$ 5000 in this year's budget for walkway signage.

## **Consultation:**

Municipal Engineer, Senior Technical Officer, Project Engineer, Clarence Council Recreational Planning Officer, Manager Governance and Human Services, Councillors.

## **Risk Implications:**

Signs may be vandalised.

## **Financial Implications:**

Council will be responsible for the purchase and installation of signs.

## **Other Issues:**

N/A

## **Assessment:**

A number of sign designs were considered and an internal review regarding sign design and colours was undertaken. The design chosen is similar to the design Clarence Council has settled on for their future signage. This will provide some consistency for trail signage on the Eastern Shore whilst being sufficiently different and identifying with Brighton's identity. The chosen design also matches in well with Council oval signage.

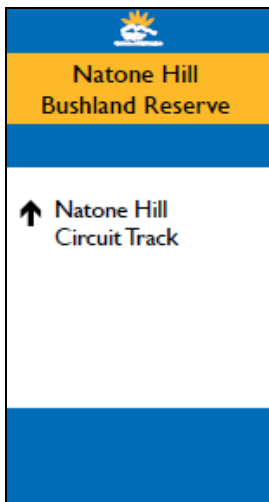
There will be larger track entry sign and smaller junction signs. The larger signs will contain the track name, suburb, length of track and distances to major junctions. They will also contain images appropriate to the track. Predominantly these will be signs for easy walking, cycling and no motorbikes. Smaller signs will show directions to track locations. There are approximately 50 signs that will be installed. They will be installed on square timber posts.

Large signs will be installed at major entrances to tracks and smaller signs will be installed at track junctions and minor entrances. E.g. A large sign will be installed at the Jetty entrance to Old Beach Foreshore Trail, smaller signs will be placed at the junction of the track to the Sun Valley Drive entrance track and at the Sun Valley Drive track entrance.

Below are rough pictures of the proposed signs. These will be finalised with the sign company designer. Note the blue proposed for the name strip will match the blue of the sky in the logo and the no motorbike design will match the other information squares.



Large Sign Example: 300mm x 430mm approximate size.



Small sign example: 200mm x 110mm

Track names were also finalised as part of this process, these are:

- Bridgewater Foreshore Trail
- Green Point Scenic Loop
- Riverside Drive Trail
- Swan Park trail

- Jordan River Trail, Brighton
- Jordan River Trail, Pontville
- Old Beach Foreshore Trail

**Options:**

1. As per the recommendation.
2. Do not accept recommendation.

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**RECOMMENDATION:**

Adopt proposed design for signage, track names and support proposed installation along walking tracks in the municipality.

**DECISION:**

*Cr Geard moved, Cr Curran seconded that the recommendation be adopted.*

**CARRIED**

**VOTING RECORD**

<b>In favour</b>	<b>Against</b>
Cr Curran	
Cr Foster	
Cr Garlick	
Cr Geard	
Cr Gray	
Cr Jeffries	
Cr Owen	
Cr Taylor	
Cr Williams	



## **11.8 PUBLIC OPEN SPACE POLICY:**

**FILE REFERENCE:** 1046

**AUTHOR:** Planning Officer (Miss J Tyson)

**APPROVED:** Manager Strategic Planning (Mr J Dryburgh)

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### **Background:**

A Public Open Space Policy has been prepared to formalise the process used to exercise Council's powers and responsibilities in relation to public open space contributions under the *Local Government (Building and Miscellaneous Provisions) Act 1993*.

The Policy sets out the principles to be used to determine if a public open space contribution is required for a subdivision and whether the contribution should be land or cash in lieu. The Policy also includes the method to be used for calculation of cash in lieu payments and guidance for the utilisation of these funds.

In 2010 Council resolved to require all subdivisions where no provision has been made for public open space to submit a valuation report undertaken by an independent registered valuer for the purposes of determining the cash in lieu of public open space contribution. That resolution has been incorporated into the draft Policy.

The purpose of this report is to seek formal Council adoption and endorsement of the Public Open Space Policy.

### **Consultation:**

Consultation has been held with Council's Manager Governance & Human Services, Manager Strategic Planning, Municipal Engineer and Planning Officers.

### **Risk Implications:**

None

### **Financial Implications:**

The Policy formalises the procedure currently used to calculate and utilise cash in lieu payments.

### **Options:**

1. As per the recommendation.
2. Council does not adopt and endorse the Strategy.

**RECOMMENDATION:**

That Council resolve to formally adopt and endorse the Public Open Space Policy.

**DECISION:**

*Cr Gray moved, Cr Jeffries seconded that the recommendation be adopted.*

**CARRIED**

**VOTING RECORD**

<b>In favour</b>	<b>Against</b>
Cr Curran	
Cr Foster	
Cr Garlick	
Cr Geard	
Cr Gray	
Cr Jeffries	
Cr Owen	
Cr Taylor	
Cr Williams	

**11.9 UNITING CARE TASMANIA (UCT):**

**FILE REFERENCE:** TOTTEN/32

**AUTHOR:** Manager Strategic Planning  
(Mr J Dryburgh)

**Background:**

Uniting Care Tasmania (UCT) has been providing emergency relief services in the Gagebrook area for around 26 years. Over the years the emergency relief service comprised various short term “as needed” family assistance positions. Currently the services provided from the Tottenham Road facility by UCT include family counselling, financial support, child counselling and the Church Op Shop. UCT is the only provider with a significant “on ground” presence in the area and is committed to long term service provision. UCT has identified that the majority of their clients in the South East of the state are located in and around the Gagebrook area.

UCT is proposing the development of a partnership with Brighton Council to establish an early learning centre adjacent to its existing operation in Tottenham Road, Gagebrook, which will include child care facilities and services in the Gagebrook area. It is proposed initially that the early learning centre would offer a long day care facility with a learning focus, but with capacity to provide occasional care, and before and after school care/vacation care as well. The proposed services are not currently available in the area.

It is believed that the proximity of the school and public transport to the UCT centre makes this a viable option. It is anticipated that UCT would extend the initial buildings as demand for the service increased. (For more detail please read the attached report).

The Council-owned land in question is located directly to the south-east of the existing Uniting Care operations at 32 Tottenham Road, is zoned Recreation and is considered part of Council's public open space network (see Figure 1). The subject land is currently un-utilised open space (see Figure 2). The area of land required is not yet determined as detailed planning and design have yet to be done. However, UCT seeks to secure the use of an equivalent 4 block section (approximately 2,500 m<sup>2</sup>) of the Council owned land immediate adjacent to their lot. UCT would wish to negotiate a suitable land transfer/lease arrangement in order to facilitate the expansion of the existing building to increase service provision at UCT expense. UCT will seek to have the land donated or at a peppercorn lease arrangement.

An expansion of Uniting Care's operation into the Recreation Zone would not require a rezoning given that 'Community Services' is a discretionary use within that Zone. Were an expansion to go ahead however, a subdivision of the land in question and an eventual rezoning to provide one zone for the entire site would be the preferred long-term planning outcome.

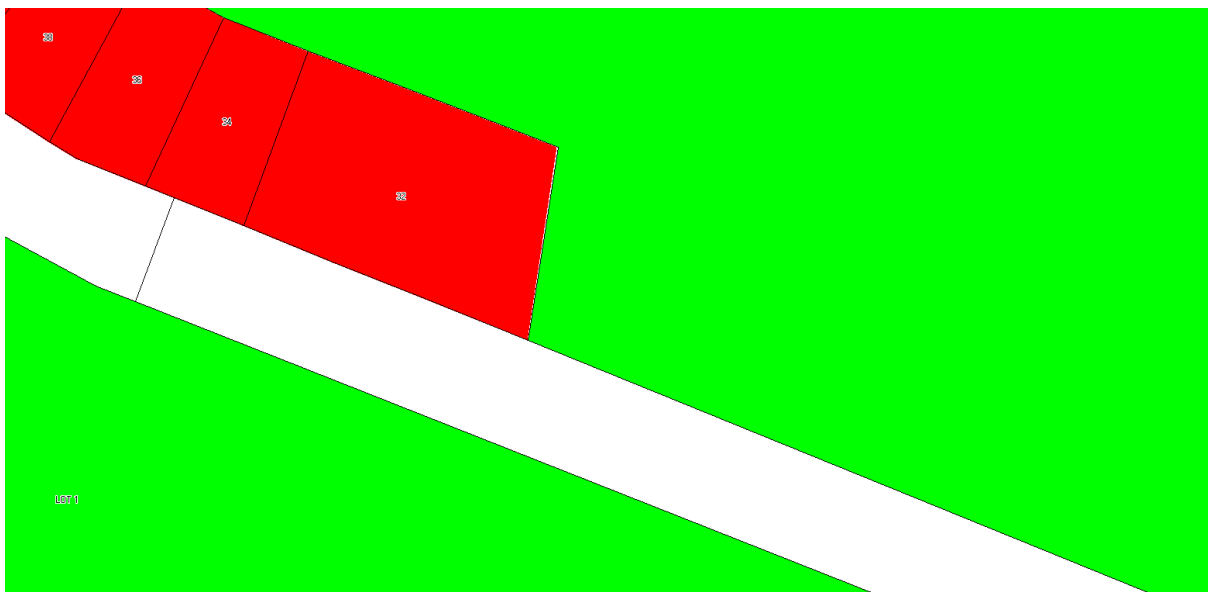


Figure 1: Zoning map of subject site (Red = Residential, Green = Recreation).

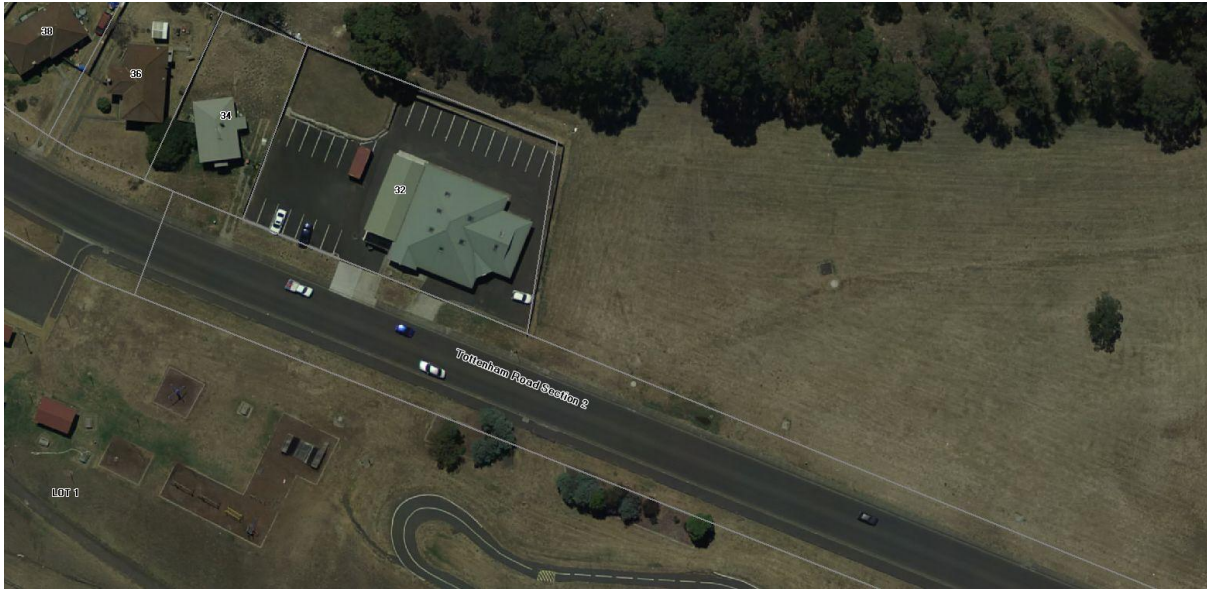


Figure 2: Aerial view of subject site.

The purpose of this report is to seek Council support to develop an agreement in regard to Council-owned land adjacent to Uniting Care Tasmania's existing operations in Tottenham Road, Gagebrook, to enable the expansion of services in the region.

### **Consultation:**

Early consultation occurred between Council's General Manager, Mayor and the CEO of Uniting Care Tasmania (Lindy O'Neill). Consultation has occurred between Consultant Adam Saddler and Uniting Care Tasmania, and between Adam Saddler and Council's General Manager and Manager Strategic Planning.

### **Risk Implications:**

Risk to Council is minimal. The project would potentially involve the loss of a small section of a large parcel of public open space. However the land would be used for community benefit, which is in keeping with the principles of public open space. Also, the project would not limit future opportunities for the public open space network because a large frontage to the balance parcel of land would be maintained.

### **Financial Implications:**

The financial implications to Council are yet to be determined as a partnership agreement is yet to be developed and costs would depend on whether a lease or land transfer became the preferred option. However, they are likely to be minimal given the low value of the subject land.

### **Options:**

1. As per the recommendation.

2. Council does not adopt the recommendation.
- 

### **RECOMMENDATION:**

That Council resolve to:

1. Develop an agreement with Uniting Care Tasmania in regard to Council-owned land adjacent to existing Uniting Care operations at 32 Tottenham Road, Gagebrook, to enable the expansion of services in the region.
2. Support an application from Uniting Care Tasmania to the Regional Development Australia Fund for the above project.

### **DECISION:**

*Cr Curran moved, Cr Jeffries seconded that the recommendation be adopted.*

**CARRIED**

#### VOTING RECORD

<b>In favour</b>	<b>Against</b>
Cr Curran	
Cr Foster	
Cr Garlick	
Cr Geard	
Cr Gray	
Cr Jeffries	
Cr Owen	
Cr Taylor	
Cr Williams	

### **11.10 BRIGHTON COUNCIL OFFICES – RELOCATION:**

**FILE REFERENCE: P4046100 0210**

**AUTHOR:** Manager Strategic Planning  
(Mr J Dryburgh)

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### **Background:**

It has long been suggested that the current location of the Brighton Council offices is inappropriate. At present the offices are disconnected from the main residential centres of the Council Area and effectively require a car to visit. Most other Council offices around the state are located within a town centre, reflecting the importance of Councils within their communities.

Council's Strategic Plan, the *Brighton Structure Plan Revision 2012* and the *Southern Regional Land Use Strategy* all identify Bridgewater as the main commercial and community service activity centre within the Council Area. As such, key commercial and service centres should be promoted in Bridgewater.

Strategically, the Council offices would be best placed within the Bridgewater activity centre. This would locate the offices more centrally within the Council area and significantly increase accessibility to Council making it easier to provide services and play a positive in the community. It would also allow people to combine commercial and other service activities with their Council business.

The consolidation of Bridgewater as the main activity centre within the Council Area is recognised as both a Council and a regional strategic objective. It is likely that the development of Council offices within this area to stimulate and further encourage commercial and service development in the area. At a more direct level, the development of new Council offices would certainly provide economic development and employment in the area.

There may even be opportunities for Council to provide leasable office space (which is lacking at present within the Brighton Area) as part of the development or to partner with a private entity.

Any investigations clearly need to include potential future use of the current Council offices site as both part of both the financial and strategic case for relocation.

There are many possibilities in terms of both models and location that warrant further investigation.

The attached preliminary report *Relocation of Brighton Council Offices* prepared for Council by Consultant Adam Saddler.

The purpose of this report is to seek formal Council resolution to allow further investigations into the relocation of the Brighton Council Offices, which would result in another report back to Council presenting the findings of these investigations.

### **Consultation:**

Initial consultation was held with Council's General Manager, Manager Strategic Planning and consultant Adam Saddler.

### **Risk Implications:**

None

### **Financial Implications:**

The investigation will require some Council expenditure for items such as consultant's advice and plan preparation. The costs can be absorbed into the existing budget.

**Options:**

1. As per the recommendation.
  2. Council does not adopt the recommendation.
- 

**RECOMMENDATION:**

That Council resolve to allow further investigation into developing new Council offices in Bridgewater.

**DECISION:**

*Cr Garlick moved, Cr Curran seconded that the recommendation be adopted.*

**CARRIED**

**VOTING RECORD**

<b>In favour</b>	<b>Against</b>
Cr Curran	
Cr Foster	
Cr Garlick	
Cr Geard	
Cr Gray	
Cr Jeffries	
Cr Owen	
Cr Taylor	
Cr Williams	

**12. QUESTION ON NOTICE:**

*There were no questions on notice.*

The meeting closed at 6.35 p.m.

Confirmed:

\_\_\_\_\_

(Mayor)

Date:

\_\_\_\_\_ 18<sup>th</sup> December 2012