



Brighton Council

**MINUTES OF THE ORDINARY COUNCIL MEETING
OF THE BRIGHTON COUNCIL HELD
IN THE COUNCIL CHAMBER, COUNCIL OFFICES
OLD BEACH AT 5.35 P.M. ON TUESDAY,
15TH SEPTEMBER 2015**

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

IN ATTENDANCE: Mr R Sanderson (General Manager); Mr G Davoren (Deputy General Manager); Mrs J Banks (Governance Manager); Mr H Macpherson (Manager Asset Services) and Mr J Dryburgh (Manager Development Services).

1. CONFIRMATION OF MINUTES:

1.1 CONFIRMATION OF MINUTES OF THE ORDINARY COUNCIL MEETING OF 18th AUGUST 2015.

Cr Garlick moved, Cr Owen seconded that the Minutes of the Ordinary Council Meeting of 18th August 2015 be confirmed.

CARRIED

VOTING RECORD

In favour	Against
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:

- Shirley & Damian William addressed Council on the “Breaking the Silence Advocacy Group” and handed each Councillor and staff member a copy of the “Hidden” book produced by the Advocacy Group.

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 2015*, 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 2015*.

There were no declarations of interest.

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:-

- | | | |
|-----|----|---|
| Aug | 25 | Meeting at Council with Senior Management team.
Discussion with Peter Gutwein re Taswater. |
| Aug | 26 | Meeting with Brad Williams at former Army Camp. |
| Aug | 28 | Tour of works with Scott Percy. |
| Sep | 04 | Brighton Civic Centre – 2 hrs with Philip Ruddock MP.
Re the Citizenship Enquiry the Federal Government is conducting. |
| Sep | 04 | Government House – Investiture of Queens Birthday
Honour recipients. |

- Sep 08 Parliament House – Chaired a meeting of stakeholders
Re Middle East and Syrian displaced persons.
- Sep 08 Ron Sanderson, James Dryburgh and I met with Minister
Rene Hidding re Emergency Services, Metro and Bridgewater
Bridge.
- Sep 11 Met with Eric Hutchinson.
- Sep 11 Luncheon meeting with Mayors and General Managers from Derwent
Valley, Central Highlands and Southern Midlands Councils
- Sep 14 Toured Pontville Detention Centre with General Manager, Deputy
General Manager, Manager Development Services and Tony Harrison.
- Sep 15 Council Meeting.

RECOMMENDATION:

That the Mayor’s communications be received.

DECISION:

Cr Geard moved, Cr Taylor 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 Gray representative.

Cr Gray attended STCA meeting on Statewide Planning Scheme.

DECISION:

Cr Jeffries moved, Cr Owen 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	

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

Correspondence and reports from the STCA, LGAT, TasWater 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 Governance Manager or General Manager.

6. NOTIFICATION OF COUNCIL WORKSHOPS:

In accordance with the requirements of the Local Government (Meeting Procedures) Regulations 2015, it was reported that there were no workshops held since the last Ordinary Council Meeting.

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 2015, 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 2015.

DECISION:

The General Manager advised that there were no supplementary agenda items.

9. REPORTS FROM COMMITTEES:

There were no Committee meetings held this month.

10. COUNCIL ACTING AS PLANNING AUTHORITY:

In accordance with the provisions of Part 2 Regulation 25 of the Local Government (Meeting Procedures) Regulations 2015, the intention of the Council to act as a Planning Authority pursuant to the *Land Use - 11/8/15e 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 10 on this agenda, inclusive of any supplementary items.

DECISION:

There were no planning items listed on this agenda.

11. REPORTS FROM OFFICERS:

11.1 FEES & CHARGES 2015-16 – VARIATION TO PLUMBING PERMIT:

FILE REFERENCE:

AUTHOR:

Background:

The fees and charges are adopted by Council in June each year.

The fee for 'amendments to plumbing permits' has been adopted and is currently '0.5 of original plumbing fee'. Recent amendments to permits have been quite old and do not reflect the amount of research (in archives) and time taken to find the original permit, make amendments and issue a new permit, and then to charge 50% of the then plumbing fee, this may equate in some instances for Council to charge less than

\$20 for an amendment to a plumbing permit which may take officers some time prior to issuing a variation to a permit.

An amendment to a Building or Planning permit has a set fee, and it will be recommended that an amendment or variation to a plumbing permit have a set fee for consistency; then in future years that fee will increase with CPI in line with Council's other fees and charges.

Consultation:

Environment & Development Service Offices, Plumbing Inspector, Governance Manager, Senior Environmental Health Officer and Building Standards and Occupational Licensing (R Harris, Dept of Justice)

Risk Implications:

None

Financial Implications:

Provides consistency to variations i.e. set fee rather than a % of original plumbing fee.

Other Issues:

Planning and Building amendments or variations to permits have a set fee.

Assessment:

N/A

Options:

1. As per the recommendation.
2. That the fee for an amendment to plumbing permits remain unchanged.

RECOMMENDATION:

That the fee for a variation to a permit, as per Section 18 of the Plumbing Regulations 2014, for the 2015-16 financial year be set at \$47 i.e. 50% of 2015-16 Special Plumbing Permit.

DECISION:

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

CARRIED

VOTING RECORD

In favour	Against
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 FURTHER FUNDING:

FILE REFERENCE: Teatree/596

AUTHOR: Governance Manager
(Mrs J Banks)

Background:

Council has received a request from the Tea Tree Community Association (TTCA) seeking further funding outside Council's grants and donations process.

The TTCA applied for a \$49,500 grant from the Tasmanian Community Fund Grants and were successful; based on Council contributing to this project.

The TTCA are seeking a further \$19,725 + GST.

Consultation:

Ron Sanderson (General Manager), Michael Gordon (Secretary-Treasurer Tea Tree Community Association)

Risk Implications:

None identified.

Financial Implications:

This is an unbudgeted item and there is currently less than \$8,000 remaining in the 2015/16 Grants & Donations budget.

Other Issues:

The Tea Tree Community Association did seek Council assistance under the 2015/16 Community Grants program; of which they have received \$5,000.

Assessment:

Council has provided the following funding to the Tea Tree Hall:-

2008/09	\$8,000
2009/10	\$6,000
2012/13	\$48,400 + land donation \$55,000
2013/14	\$30,000
2014/15	\$1,465 (Building & Plumbing fees)
2015/16	\$5,000

Options:

1. As per the recommendation.

2. Do nothing.

RECOMMENDATION:

Submitted for discussion and recommendation.

DECISION:

Cr Owen moved, Cr Curran seconded that Council provides funds to the maximum of \$19,725 and that no further funding will be considered for this project.

CARRIED

VOTING RECORD

In favour

Against

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

11.3 BY-LAW NO.1 OF 2015 – ENVIRONMENTAL HEALTH:

FILE REFERENCE: BY-LAWS

AUTHOR: Governance Manager
(Mrs J Banks)

Background:

Last August the Environmental Health By-Law and Regulatory Impact Statement were submitted to Council for approval. The By-law was subsequently sealed and certified and then published in the Tasmanian Government Gazette, and then sent to both houses of Parliament for tabling.

Now that the Brighton Interim Planning Scheme 2015 has come into effect the By-Law is required to be amended to reflect the new zonings.

Legal advice received has deemed the By-Law invalid to the extent of specific provisions which rely on a definition of Residential Zone in the Old Scheme.

This is deemed to be a minor or technical amendment to an existing by-law.

The purpose of this By-law has been to regulate, control and protect activities such as caravans, sanitation, incinerators and animal control which have impacted on environmental health within the municipality.

Consultation:

Senior Environmental Health Officer, Governance Manager, Abetz Curtis Lawyers and Department of Premier & Cabinet

Risk Implications:

If the By-law isn't amended then the By-law cannot be enforced as it is deemed to be invalid

The primary function of this by-law is regulatory and it is considered that this By-law will not impose any restrictions on commercial activities or competition nor have a negative impact on business.

Financial Implications:

Nil.

Other Issues:

N/A

Assessment:

Advice received from the Local Government Division has indicated that Council can make the minor amendments i.e. zonings under Section 145A(1A) of the Act which removes the requirement for Council to prepare a Regulatory Impact Statement.

However, Council is still required to following the required steps in the making of a By-law.

Options:

1. As per the recommendation.
2. That Council not intend to make By-Law No. 1 of 2015 – Environmental Health.

RECOMMENDATION:

1. That in accordance with the provisions of Section 156 of the *Local Government Act 1993*, Council gives notice that it intends to make a By-law for the purpose of regulating, controlling and protecting activities as caravans, sanitation, incinerators and animal control which may impact on environmental health within the municipality.
2. That the By-law (By-Law No. 1 of 2015 – Environmental Health) receive certification by a legal practitioner and the General Manager and the By-law is sealed by Council.
3. The By-law is to be published in the *Tasmanian Government Gazette*.
4. The By-law is submitted to the Joint Standing Committee on Subordinate Legislation.
5. The By-law is tabled in Parliament.
6. A copy of the By-law as published in the Gazette is sent to the Director of Local Government.

DECISION:

Cr Geard moved, Cr Garlick seconded that the recommendation be adopted.

CARRIED

VOTING RECORD

In favour	Against
Cr Curran	
Cr Foster	
Cr Garlick	
Cr Geard	
Cr Gray	
Cr Jeffries	
Cr Owen	
Cr Taylor	
Cr Williams	

11.4 TEMPORARY CLOSURE OF PONTVILLE WALKING TRACK – BRIGHTON AGRICULTURAL SHOW:

FILE REFERENCE:

AUTHOR: Manager Asset Services
(Mr H Macpherson)

Background:

Council have received a letter from the Brighton Agricultural Society requesting a temporary closure of the public walkway for the Brighton Show.

Consultation:

Municipal Engineer, General Manager, Chairman of the Parks and Recreation Committee, Council Services Officer

Risk Implications:

There is minimal risk if the track is closed. Some users may be inconvenienced but by providing prior notice this will reduce the inconvenience

Financial Implications:

The only cost to Council would be fencing of the track and advisory signs on the track to notify people of the closure. It is proposed that works are carried out by the Brighton Agricultural Society, hence no cost to Council.

By not allowing closure of the track will result in reduced revenue for the Brighton Agricultural Society.

Other Issues:

Some residents may intend on using the track to access the show so adequate notice needs to be provided at the entrances to the track prior to the show. They need to ensure that the signage is still there the day of the show and removed at the end of the show. This would include notices off Hartley Court, Blackburn Avenue and at either end of the site.

Assessment:

Provided that the residents have been give adequate notice there should be minimal impact on users of the track. The track is mainly used by recreational walkers who will still have the ability to use the Jordan River track starting at the Ford on Ford Road.

Options:

1. As per the recommendation.
2. Do not allow closure of the track
3. Request that the Brighton Agricultural Society man the entrances to collect a gate fee for people entering via the entrances.

RECOMMENDATION:

That Council staff write to the Brighton Agricultural Society letting them know that they can close the track under the following conditions:

1. They display signs at the entrance to the track 7 days prior to the show, notifying residents that the track will be closed, at their own cost;
2. Ensure that the signs are still up on the day of the show;
3. Remove the signs after the show; and
4. Install the fencing to close the track at their own cost

DECISION:

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

CARRIED

VOTING RECORD

In favour	Against
Cr Curran	
Cr Foster	
Cr Garlick	
Cr Geard	
Cr Gray	
Cr Jeffries	
Cr Owen	
Cr Taylor	
Cr Williams	

11.5 REQUEST TO TRANSFER BUDGET ITEM:

FILE REFERENCE:

AUTHOR: Manager Asset Services
 (Mr H Macpherson)

Background:

In the 2015-16 budget money was approved for:

- McShane Road, Bridgewater - \$324,800
- Back Tea Tree Road, Tea Tree - \$335,000

Since the budget was approved Council has been working with Metro who requested that one of the bus route be modified to improve efficiencies in the service. This resulted in buses using Thompson Crescent instead of McShane Road, Bridgewater.

With the buses now not using McShane Road the requirement to reconstruct the pavement has reduced so it is proposed to reallocate the money to Back Tea Road so that a longer section can be reconstructed.

Consultation:

Municipal Engineer, Deputy General Manager, General Manager

Risk Implications:

Nil

Financial Implications:

It is proposed to divert the full amount from McShane Road to Back Tea Tree Road and only reconstruct as much of Back Tea Tree Road as the money allows so there will be no increased costs to the budget. There are a couple of dig-outs to be done in McShane Road but these can be done with the existing dig-out budget.

Other Issues:

By diverting the money to Back Tea Tree would help reconstruct a further part of the worst section of the road. This means that maintenance cost will reduce as the current pavement is in poor condition and requires constant potholing to keep the road in a safe condition.

Assessment:

From the previous section of Back Tea Tree Road to the Municipal Boundary there is 1860m to be reconstructed that will cost approximately \$1.2 Million.

Due to available funding we are proposing to start at the Municipal boundary and come back approximately 1060m which will cost approximately \$640,000 which is just under the budgeted money for McShane Road and Back Tea Tree Road.

Options:

1. As per the recommendation.
2. Do not allow the money to be reallocated.

RECOMMENDATION:

Reallocate \$324,800 from McShane Road, Bridgewater to Back Tea Tree Road, Tea Tree in the 2015-16 budget.

DECISION:

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

CARRIED

VOTING RECORD

In favour	Against
Cr Curran	
Cr Foster	

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

11.6 MONTHLY PLANNING UPDATE:

FILE REFERENCE:

AUTHORS: Manager Development Services
(Mr J Dryburgh)

Background:

This report was intended to provide a monthly summary of planning matters for Council.

Discussion:

Brighton Industrial and Housing Corporation (BIHC):

- Several houses complete in Paice Street.

Purchase and Receipt of land:

Nothing to report.

Projects:

- **5+5+5 project:** The second stage of works under the 5+5+5 project is complete and has been very successful. We are investigating when and how we can get stages 3 and 4 underway and what works can be done in the interim, including by utilizing Community Blitz and/or Correction Services.
- **Brighton Tomorrow:** The Brighton Tomorrow report is to be put on public exhibition (subject to Council endorsement).
- **Old hospital building:** Investigations regarding facilitating the users of the Pontville Chambers and the Brighton Playgroup within the old hospital building are progressing with a meeting with users scheduled on the 29th of September.
- **Bridgewater South Master Plan:** A separate report is tabled at this meeting presenting the draft Bridgewater South Master Plan report and recommending it be placed on public exhibition for 3 weeks.

Development Applications and leases on Council-owned land:

Nothing new to report.

Council Land Subdivisions and Sales:

Nothing new to report.

Other Strategic Matters:

- **Brighton Draft Interim Planning Scheme:** The draft interim planning scheme is up and running. The submission period has now closed. The report summarizing the issues raised in the submissions and associated recommendations endorsed by Council at its last meeting has been submitted to the TPC. The TPC has not yet advised the date of a hearing for these matters, but it is likely to be late October.
An Urgent Amendment request has been submitted to reinstate the split zonings along Boyer Road, as discussed previously.
Another Urgent Amendment request has been submitted to remove the clause within the Rural Living Zone that requires an absolute minimum setback from the Rural Resource Zone of 40m in addition to the standard zone setback requirements.
- **Potential HT Land Master plan:** A consultant team has been engaged by Centacare, who under their agreement with Housing Tasmania need to complete a master plan within the next 12 months or so. The consultant team met with council planning, engineering, community and management staff in late August. From this extensive meeting they have gathered a large deal of information regarding existing conditions and councils plans and hopes for the future.

Planning Professional Services:

This past month has continued as extremely busy with significant additional work for other councils undertaken in relation to interim planning schemes for all five councils. Brighton is discussing stronger resource sharing opportunities with Southern Midlands and Sorell Councils at the moment.

Other matters: None

Statutory update (August 2015):

For the past month (See Attachment). Note, assessment times are beginning to improve.

Enforcements:

Nothing to report.

Consultation:

All council departments.

Risk Implications:

N/A.

Financial Implications:

N/A.

Options:

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

RECOMMENDATION:

That Council receive the report.

DECISION:

Cr Jeffries moved, Cr Geard 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

11.7 ENDORSEMENT OF INFORMAL PUBLIC EXHIBITION OF THE DRAFT BRIGHTON TOMORROW REPORT:

FILE REFERENCE:

AUTHOR: Manager Development Services
(Mr J Dryburgh)

Background:

The purpose of this report is to seek council endorsement for the informal public exhibition of the Draft Brighton Tomorrow report.

Councillors should be clear that this report is not seeking an endorsement of the report itself, but merely that council allow the public the opportunity to view it and to make comment on it, which is an important step after the extensive consultation to date.

What the report is:

Councillors should be clear that this is a conceptual report, full of ideas and opportunities that serve to broaden council and community thinking about the future of the Brighton area.

What the report is not:

The report does not require Council to commit to any project or to any expenditure. The report is not a 'strategy' or 'plan' the Council need follow or abide by – it is effectively an informative and imaginative document that Council can use and build upon to inform its decision-making and future plans and strategies.

Process:

Councillors and relevant staff have all had a chance to view the draft report and several have provided feedback and correction of errors, which have now been incorporated into the report.

After public submissions have been considered, the report will come back to Council with a recommendation that Council endorse the report as a reference document.

Consultation:

This report has involved extensive consultation to get to this point. The project team has held three separate public presentations, has presented to Council and has ongoing communications with various community members and groups.

Any comments or public feedback will be directed to Planning and also forwarded to the project team, who will collaborate to recommend any changes to the document for Council's consideration.

It is proposed that the report be available at Council offices and online for 3 weeks, and that it be publicised in the BCN.

Risk Implications:

There are no risk implications.

Financial Implications:

There will be no financial implications.

Options:

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

RECOMMENDATION:

That Council resolve to endorse the informal exhibition of the draft Brighton Tomorrow Report.

DECISION:

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

CARRIED

VOTING RECORD

In favour	Against
Cr Curran	
Cr Foster	
Cr Garlick	
Cr Geard	
Cr Gray	
Cr Jeffries	
Cr Owen	
Cr Taylor	
Cr Williams	

11.8 ENDORSEMENT OF INFORMAL PUBLIC EXHIBITION OF THE DRAFT BRIDGEWATER SOUTH MASTER PLAN REPORT:

FILE REFERENCE:

AUTHOR: Manager Development Services
(Mr J Dryburgh)

Background:

The purpose of this report is to seek council endorsement of the informal public exhibition of the Draft Bridgewater South Master Plan report.

Councillors should be clear that this report is not seeking an endorsement of the report itself, but merely that council allow stakeholders and the public the opportunity at this stage to view it and to make comment on it.

What is the Bridgewater South Master Plan?:

Brighton Council commissioned Aurecon to prepare a Master Plan for excess land adjacent to the existing Boral Bridgewater Quarry. The project has been on hold for some time pending direction from the State Government regarding potential Metro and emergency services developments. Recently, it was decided to push the project ahead without waiting for State Government decisions.

The purpose of the Master Plan is to define a vision, development framework and implementation strategy to guide and direct investment in the redevelopment of this area. The Master Plan aims to build on the strengths of this area of Brighton, and also address the key challenges to enable the orderly development of the land into a thriving commercial, civic and industrial area.

The proposed Master Plan area encompasses approximately 26.5ha along with an additional 2.8ha of land currently being acquired for the expansion of the Midland Highway. The site is bounded by the Midland Highway to the west, with Cove Hill Road delineating the southern boundary and high voltage transmission lines defining the majority of the northern boundary.

The executive summary of the draft report is as follows:

The Bridgewater Quarry South Master Plan is a planning study undertaken to identify options and recommendations for the future development of excess land no longer required for long term expansion of the Bridgewater Quarry. The area of land offers an opportunity for Boral to rationalise their land holdings, whilst ensuring that ongoing quarrying activities can occur at the existing Bridgewater quarry. The release of land offers the Brighton Council an exciting opportunity to attract new development to the municipality within a range of business and employment opportunities fields including:

- *Light industry/manufacturing, research & high-tech industry, warehousing and distribution, office, civic precinct, emergency services hub or bulky good retail.*

The Bridgewater Quarry is currently owned and operated by Boral Construction Material Group who have a large landholding of over 300 hectares covering the quarry and surrounding areas. Boral periodically assesses each of its extraction areas to determine the long term supply of raw materials. Given the availability of supply at the Bridgewater site, Boral have recently been decided to investigate other potential uses for the area to the south of the existing quarry, which was previously marked for future quarry expansion.

This identified parcel of excess land is the subject of this masterplan. The land is irregular in shape with the boundaries are determined by the existing constraints, being the transmission lines to the north, Cove Hill road to the south, Midland Highway to the west and an existing gas pipeline.

The intent of the Master Plan is to identify the opportunities and constraints on the land including access, servicing, amenity issues and land use conflicts, and to prepare an informed land use masterplan. The Master Plan will then be used to identify the appropriate planning tools to undertake the development through a potential rezoning and subdivision process.

The findings of this plan demonstrate the unique and long term potential of the site as a commercial / industrial hub with excellent transport links and an attractive location. The plan recommends a two part rezoning to Light Industrial Zone on the eastern portion, responding to the existing uses with a continuation of existing light industrial uses, and a Particular Purpose Zone over the western portion, allowing a more tailored approach to the uses and functionality of that part of the site.

The interface areas with the Midland Hwy frontage, Cove Hill Shopping Precinct and nearby residential areas of Bridgewater are significant considerations and it is a requirement that future development will appropriately respond to these areas.

The transmission line corridor and easements are also notable constraints to the land, reducing development potential across a large area. The future design of the precincts should maximise the potential to use of these areas for car parking and storage.

A preliminary assessment of the existing native flora and fauna and a cultural heritage survey were conducted as part of this plan. The assessment identified a significant patch of native vegetation near the southern boundary of the site along with 7 potential aboriginal artefact scatter sites. It is anticipated that these areas can be protected through the use of local parks / reserves, through management procedures or relocated subject to further investigation.

Process:

After the public exhibition of the report, changes may be recommended before the report comes back to Council for formal endorsement. After formal endorsement of the Master Plan, the intention is that Council work collaboratively with the land owners Boral to pursue the planning scheme amendments as recommended by the report.

Some further documentation will be required and an actual planning scheme amendment will need to be drafted. The current intention is that Boral will commission relevant consultants for the required documentation (such as a geotechnical report, completion of ecological and Aboriginal heritage work and a detailed traffic impact assessment) whilst will provide further in-kind support by preparing a detailed planning scheme amendment and corresponding reporting.

What this Master Plan is:

- A strategic guiding document
- A guide to decision making
- A framework for more specific planning
- A tool for education and communication
- A way to provide a long term plan for the area
- A way to improve the quality of life of residents and users of the area

What it isn't:

- A Planning Scheme Amendment
- A Capital Improvements Plan or Town budget
- A subdivision proposal
- A specific development plan for a project

Consultation:

Though there is no legal requirement to do so, it is considered a valuable exercise to put the draft master plan report on public exhibition and forward it to relevant stakeholders.

It is recommended that the report be on exhibition for three weeks on Council's website and available in hard copy at Council offices.

Any comments or public feedback will be directed to Planning and also forwarded to the consultant team, who will collaborate to recommend any changes to the document for Council's consideration.

Assuming this project progresses to the stage of a formal planning scheme amendment application, there will be the usual formal public consultation, including exhibition and hearings.

Risk Implications:

There are no risk implications.

Financial Implications:

There will be no significant financial implications. However, Council has already invested in this project over the past three years and will expend resources in future in pursuing the planning scheme amendment.

Options:

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

RECOMMENDATION:

That Council resolve to endorse the informal exhibition of the Draft Bridgewater South Master Plan once Boral endorse the report.

DECISION:

Cr Geard moved, Cr Jeffries seconded that the recommendation be adopted.

CARRIED

VOTING RECORD

In favour	Against
Cr Curran	
Cr Foster	
Cr Garlick	
Cr Geard	
Cr Gray	
Cr Jeffries	
Cr Owen	
Cr Taylor	
Cr Williams	

11.9 COMMON SERVICES JOINT VENTURE MONTHLY REPORTS:

FILE REFERENCE:

AUTHOR: Manager Professional Services
(Mr G Boyd)

Background:

When the Common Services Joint Venture was formalised there was an undertaking that monthly reports would be provided to member councils. There are seven councils that have joined to date.

One report is for the overall performance of the joint venture which is provided to all member councils. The other report is council specific for each member council that is provided only to that council. The second attachment is for Brighton Council's performance for the month of August.

Consultation:

General Manager

Risk Implications:

Nil

Financial Implications:

See attached reports for financial information about the Common Services Joint Venture and Brighton Council.

Other Issues:

These reports provide detailed information to assist in dealing with the amalgamation program and the financial sustainability of the joint venture and individual councils.

Assessment:

The reports provide updates of proposed actions and collaborations which will build the overall capability and outputs of the group.

Options:

1. Adopt the recommendation.
2. Do nothing.

RECOMMENDATION:

That the reports be received.

DECISION:

Cr Owen moved, Cr Curran 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	

11.10 MICROWISE - UPDATE REPORT:

FILE REFERENCE: 0838-3

AUTHOR: General Manager
(Mr R Sanderson)

The General Manager and Deputy General Manager provided an update on the progress of Microwise at the Council meeting.

Options:

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

RECOMMENDATION:

That the report be received.

DECISION:

Cr Gray moved, Cr Jeffries 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	

12. QUESTIONS ON NOTICE:

There were no questions on notice.

Meeting closed at 7.05 pm.

Confirmed: _____
(Mayor)

Date: _____
20th October 2015