



# Brighton Council

**MINUTES OF THE ORDINARY COUNCIL MEETING  
OF THE BRIGHTON COUNCIL HELD  
IN THE COUNCIL CHAMBER, COUNCIL OFFICES  
OLD BEACH AT 5.40 P.M. ON TUESDAY,  
15<sup>th</sup> DECEMBER 2015**

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

**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 17<sup>th</sup> NOVEMBER 2015.

*Cr Geard moved, Cr Gray seconded that the Minutes of the Ordinary Council Meeting of  
17<sup>th</sup> November 2015 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	

1.2 CONFIRMATION OF MINUTES OF THE FINANCE COMMITTEE MEETING OF 8<sup>TH</sup> DECEMBER 2015.

*Cr Owen moved, Cr Garlick seconded that the Minutes of the Finance Committee Meeting of 8<sup>th</sup> December 2015 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	

1.3 CONFIRMATION OF MINUTES OF THE PLANNING AUTHORITY MEETING OF 8<sup>TH</sup> DECEMBER 2015.

Cr Gray moved, Cr Garlick seconded

*Cr Gray moved, Cr Garlick seconded that the Minutes of the Ordinary Council Meeting of 8<sup>th</sup> December 2015 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	

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

*Cr Jeffries moved, Cr Curran seconded that Cr Williams be granted leave of absence.*

**CARRIED**

**VOTING RECORD**

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

Cr Gray  
Cr Jeffries  
Cr Owen

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

- Andrew Bullock & James Wood addressed Council in relation to their recycling facility.
- Cr Phil Owen addressed Council in relation to a rumoured commercial enterprise in Sun Valley Drive, Old Beach.

Cr Taylor joined the meeting at 5.45pm

### **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:-

- |        |   |
|--------|---|
| Nov 19 | Briefing by the LGAT CEO and President at Council                           |
| Nov 23 | Clarence City Council all day conducting interviews for Taswater Board.     |
| Nov 30 | GM and I met with Jane Haley newly appointed CEO For 10 Days on the Island. |

Meeting with Andrew Bullock and Joe Seamon.

- Dec 03 GM, Manager Development Services and I met with Dr Brigita Ozolins from UTAS to discuss 10 Days on the Island venue in Brighton.
- Dec 03 Attended the opening of Human Rights Week at Parliament House.
- Dec 08 Finance Committee meeting and Planning Authority Meeting at Council
- Dec 15 Ordinary Council Meeting.  
Brighton Council Annual General Meeting.

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**RECOMMENDATION:**

That the Mayor's communications be received.

**DECISION:**

*Cr Owen moved, Cr Jeffries seconded that the report 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	

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

FILE REFERENCE: 0205-6

Southern Waste Strategy Board Joint Authority - Cr Gray representative.

Cr Curran recently attended the STCA meeting with the General Manager.

Cr Geard attended a Southern Region Recovery Committee meeting. Cr Geard wished to acknowledged the work undertaken by Anna Wilson on the recovery plan.

Cr Geard attended a meeting with TFS to discuss an opportunity to address Dromedary residents early in the New Year regarding fire safety.

**DECISION:**

*Cr Jeffries moved, Cr Garlick 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	

**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:**

**9.1 FINANCE COMMITTEE – 8/12/15:**

The recommendations of the Finance Committee Meeting of 8<sup>th</sup> December 2015, were submitted to Council for adoption.

**DECISION:**

*Cr Curran moved, Cr Garlick seconded that the recommendations 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 Owen moved, Cr Jeffries seconded that the Council meeting be adjourned.*

**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	

**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 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.

**10.1 APPLICATION UNDER BRIGHTON INTERIM PLANNING SCHEME 2015 – SUBDIVISION – 9 LOTS – 1 DYLAN STREET, BRIGHTON:**

Type of Report	Full Council - For Decision	
Application No:	SA 2015 / 011	
Address:	1 Dylan Street, Brighton	
Applicant:	E Dellas	
Proposal:	Subdivision (9 lots)	
Zone:	General Residential	
Representations:	Twenty-one (21); all in opposition	
Discretions:	9.7	Subdivision
	10.6.1 A2(e)	The long axis of the building area for Lot 1 does not face north or within 20 degrees west or 30 degrees east of north
	10.6.1. A3	Minimum frontage for Lot 1 does not comply with minimum frontage specified (15m).

10.6.1 A4	Lot 7 is an internal lot
10.6.1 A5	Application is for subdivision greater than 3 lots

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## **1. Executive Summary**

- 1.1. Planning approval is sought for a 9 lot subdivision in the General Residential Zone at 1 Dylan Street, Brighton.
- 1.2. The application is discretionary initially due to the proposed subdivision (clause 9.7 of the Brighton Interim Planning Scheme 2015 (the Scheme) and also due to reliance on performance criteria, as set out above.
- 1.3. Twenty (identical) representations were received (in the form of a petition). The objections raised by the representors were in relation to the rezoning of the land from rural residential pursuant to the Brighton Planning Scheme 2000 to General Residential under the Brighton Interim Planning Scheme 2015. Whilst the main issue is not considered to be of planning merit, the other issues raised relate to amenity, density and traffic implications. Those issues are addressed later in this report. One of the people who signed the petition also lodged a separate representation.
- 1.4. The key planning issues relate to lot design for the subdivision.
- 1.5. The proposal is recommended for approval.
- 1.6. The final decision must be made by the Planning Authority or by full Council acting as a planning authority due to the receipt of representations via the public exhibition period.

## **2. Legislative & Policy Content**

- 2.1. The purpose of this report is to enable the full Council to determine application SA 2015 / 11.
- 2.2. This determination must be made no later than 3rd January 2016.
- 2.3. The relevant legislation is the Land Use Planning and Approvals Act 1993 (LUPAA). The provisions of LUPAA require a planning authority to take all reasonable steps to ensure compliance with the planning scheme.



- 2.4. This report details the reasons for the officer recommendation. The Council must consider this report but is not bound to adopt the recommendation. Broadly, the Council can either: (1) adopt the recommendation, or (2) vary the recommendation by adding, modifying or removing recommended reasons and conditions or replacing an approval with a refusal (or vice versa). Any alternative decision requires a full statement of reasons to comply with the Judicial Review Act 2000 and the Local Government (Meeting Procedures) Regulations 2005.
- 2.5. This report has been prepared with appropriate regard to the State Policies that apply under the State Policies and Projects Act 1993.
- 2.6. This report has been prepared with appropriate regard to Council's Strategic Plan and other Council policies, and the application is not found to be inconsistent with these. Nevertheless, it must be recognised that the planning scheme is a regulatory document that provides the overriding consideration for this application. Matters of policy and strategy are primarily a matter for preparing or amending the planning scheme.

### **3. Risk & Implications**

- 3.1. Approval or refusal of this application will have no direct financial implications for the Planning Authority.
- 3.2. Implications for Council include general matters related to rate income, asset maintenance and renewal and responding to future building applications. No specific implications for Council have been identified.

### **4. Relevant Background and Past Applications**

- 4.1. The lot was recently rezoned from Rural Residential (Brighton Planning Scheme 2000) to General Residential (Brighton Interim Planning Scheme 2015) during the interim planning scheme process. This area has been identified for urban densification within the Brighton Structure Plan 2009 (& 2012 Revision), the Brighton Town Centre Local Area Plan 2012 and in the Southern Tasmania Regional Land Use Strategy 2013 (STRLUS). All of these documents involved public consultation and exhibition. The Brighton Interim Planning Scheme 2015 was also put on public exhibition for several weeks earlier this year.

### **5. Site Detail**

- 5.1. The subject land has a total area of 1.019ha and is generally rectangular in shape.

The site is located on the south eastern corner of Dylan Street and William Street, approximately 100m east of Brighton Road.

The land gently slopes towards the north eastern corner of the site with a gradient less than 1: 10 and no significant flora or fauna is identified on the site.



Figure 1: A recent aerial image of the subject site.

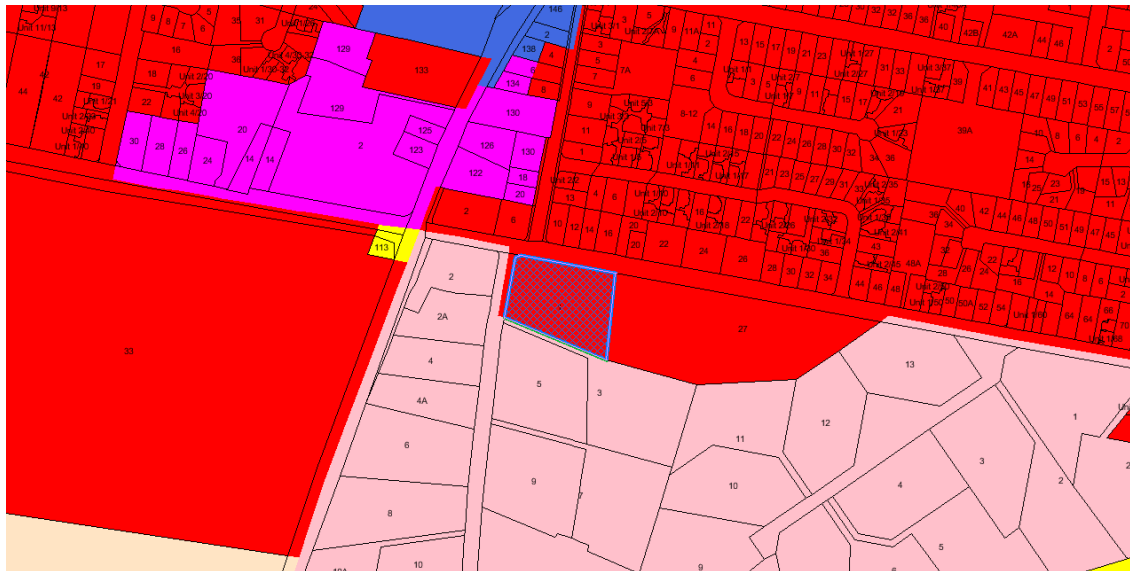


Figure 2: The zoning of the subject locality.

**6. Proposal**

6.1. The application is for the subdivision of 1 Dylan Street, Brighton into 9 lots. Lots 1 - 7 are to have frontage to William Street, whilst Lot 8 and 9 will be accessible from Dylan Street.

Lot sizes proposed are:

<u>Lot</u>	<u>Area (m<sup>2</sup>)</u>
Lot 1	657.12
Lots 2 - 5	656
Lot 6	701.50
Lot 7	2960
Lot 8	3211.50
Lot 9	10.72 (subsequent to consultation TasWater no longer require this lot, it will form part of Lot 8)

Lots 1-8 are to be residential lots and Lot 9 was to be utilised for a sewage pump station to be constructed by the developer. TasWater no longer require this Lot 9, it will now form part of Lot 8. This is an insignificant change.

**7. Assessment against planning scheme provisions**

7.1. The following provisions are relevant to the proposed use and development;

- General Residential Zone, in particular Development Standards for Subdivision
- Code E6.0 Parking and Access
- Code E7.0 - Stormwater Management

7.2. The following discretions are invoked:

		<b>Requirement</b>	<b>Proposed</b>
1	Development	All subdivision, excluding boundary adjustment	9 lot subdivision
3	Building Area D10.6.1 A2(e)	Long axis north facing, or within 20 degrees west of north or 30 degrees east of north	Long axis faces east/west
4	Minimum frontage Lot 1	15m	11.674m

	D10.6.1 A3		
5.	Internal Lot D10.6.1. A4	No lot is an internal lot	Lot 7 to be an internal lot
6	No. of Lots D10.6.1.A5	Subdivision not greater than 3 lots	Subdivision is for 9 lots.

7.2.1. Discretion 1 - Subdivision

- (a) All applications for subdivision are deemed discretionary pursuant to clause 9.7 of the Brighton Interim Planning Scheme 2015.

7.2.2. Discretion 2 - Building Area

- (a) Clause D10.6.1 A2 requires that a minimum building area be identified on each lot to be subdivided, taking into account setbacks; codes of the planning scheme; easements and restrictive covenants; gradient; orientation of the building envelope, and minimum dimensions.
- (b) The proposal for lots 2 – 8 accord with all acceptable solutions. Lot 1 however, is not able to satisfy the acceptable solution in relation to orientation of the building envelope. Lot 9 is a balance lot, which is being subdivided to allow for Taswater requirements in relation to sewage pump station to be constructed.
- (c) The performance criteria requires that the proposal is able to satisfy all of the following:
- (a) *be reasonably capable of accommodating residential use and development;*
  - (b) *meets any applicable standards in codes in this planning scheme;*
  - (c) *enables future development to achieve maximum solar access, given the slope and aspect of the land;*
  - (d) *minimises the need for earth works, retaining walls, and fill and excavation associated with future development;*
  - (e) *provides for sufficient useable area on the lot for both of the following;*

- i. on-site parking and manoeuvring;
- ii. adequate private open space.

The proposed corner lot is relatively level, with a north facing street frontage, and has a width across the majority of the site of 18.674m, and total area of 657.12m<sup>2</sup>. This is slightly greater than lots 2 – 6, and which makes allowance for the secondary frontage setback standards. The site is subject to Car Parking and Access Code, and the Stormwater Management Code, both of which are considered later in this report. In summary, the application is able to comply with those codes..

It is considered that the area and topography of the lot will enable residential use to be accommodated on the site in a manner which provides for solar access, private open space and on-site parking and manoeuvring in accordance with the standards prescribed by the Brighton Interim Planning Scheme, Part D Zones - Clause 10(General Residential), with a minimal amount of earth works required.



**Figure 3: Approximate location of Lot 1 on the site. As shown, the lot fits within the (2m) contours of the land and is generally level (Exponare)**

7.2.3. Discretion 3 - Lot Frontage

- (a) Clause 10.6.1. A3 requires that the frontage for a corner lot must comply with the minimum frontage specified, except if for public open space, a riparian or littoral reserve, utilities or an internal lot. The minimum frontage required pursuant to Table 10.2 is 15m. Further, the primary frontage is to be located on the higher order road, and the secondary frontage on the lower order. Where roads are of the same order, frontage is to optimise solar access.
- (b) Lot 1 is a corner lot with a frontage to William Street of 11.674m. The application seeks a variation of 3.326m, and seeks to rely on the performance criteria in relation to minimum frontage for Lot 1. It should be noted that the corner of the lot is tapered and the lot width is more than the frontage. The performance criteria requires that the frontage must provide opportunity for practical and safe vehicular and pedestrian access; provide opportunity for passive surveillance between residential development on the lot and the public road; and be no less than 6m in width.
- (c) Any future development will be subject to the minimum frontage setbacks required by the scheme (4.5m) and satisfies the minimum frontage required by the performance criteria.
- (d) Lot 1, however, is opposite the intersection of Augustus Street with William Street and also forms the corner site of the development, where Dylan and William Streets intersect.

7.2.4. Discretion 4 - Internal Lot - Lot 7

7.2.5.1 The acceptable solutions does not allow for internal lots, however the applicant seeks to rely on the performance criteria in relation to Lot 7, which is an internal lot with an area of 2960m<sup>2</sup>. Accordingly, the application must be able to satisfy all of the following:

- (a) the lot gains access from a road existing prior to the planning scheme coming into effect, unless site constraints make an

internal lot configuration the only reasonable option to efficiently utilise land;

The lot is able to be accessed from William Street

- (b) it is not reasonably possible to provide a new road to create a standard frontage lot;

The applicant has stated (E Dellas (1/7/2015) that the property owner of 27 William Street has been approached in relation to construction of a road to provide access to Lot 7. The property owners have advised that they are not presently in a position to join the development, and accordingly, the applicant is not presently able to construct a road to Lot 7.

The applicant has also contacted the property owners of 3 Dylan Street, which adjoins the southern boundary. They have advised that they are not willing to participate in the proposed development as their property is currently for sale.

- (c) the lot constitutes the only reasonable way to subdivide the rear of an existing lot;

The applicant has provided an indicative multiple unit layout for lots 7 and 8 for future development, subsequent to subdivision approval. The layout shows that Lot 7 is able to support 8 units, with 9 units able to fit on Lot 8.

- (d) the lot will contribute to the more efficient utilisation of residential land and infrastructure;

The lot will increase the suburban density of the site to be in alignment with the recommendations of the Southern Tasmania Regional Land Use Strategy (2011), which recommends densities of 15 dwellings per ha.

- (e) amenity of neighbouring land is unlikely to be unreasonably affected by subsequent development and use;

The land on the northern side of William Street is characterised by general residential development, including significant multiple unit development along Madison Avenue. The site was identified in the Brighton Structure Plan as being suitable for rezoning to General Residential land, and subsequent intensification of residential density.

- (f) the lot has access to a road via an access strip, which is part of the lot, or a right-of-way, with a width of no less than 3.6m;

Proposed access strip is 6.518m wide.

- (g) passing bays are provided at appropriate distances to service the likely future use of the lot;

The plans do not show provision for a passing bay, in accordance with E6.7.3 A1 of the Scheme. However, Council's Technical Officer has recommended a condition with regard to minimum vehicular access for Lots 7 and 8, being a minimum of 5.5m wide for a distance of 6m, which is sufficient to will accommodate a passing bay for any future development.

- (h) the access strip is adjacent to or combined with no more than three other internal lot access strips and it is not appropriate to provide access via a public road;

The access strip is single access strip designed to provide access to Lot 7 only, which accords with the performance criteria.

- (i) a sealed driveway is provided on the access strip prior to the sealing of the final plan.

Council's Technical Officer has recommended conditions with regard to construction standards, and sealing.



- (j) the lot addresses and provides for passive surveillance of public open space and public rights of way if it fronts such public spaces.

The lot adjoins privately owned land. Land at 27 William Street (adjoining Lot 7's eastern boundary) is zoned general residential and is likely to be further developed for residential purposes in the future. The southern boundary of lot 7 adjoins the access strip of a privately owned lot zoned Rural Living. Accordingly, the lot does not front a public right of way or public open space.

#### 7.2.6 Discretion 5 - Subdivision greater than 3 Lots

- 7.2.6.1 The acceptable solution prescribed by Clause 10.6.1 A5 of the Scheme requires that subdivision is for no more than 3 lots. As the application is for a 9 lot subdivision, the applicant must satisfy all of the following in the performance criteria:

*Arrangement and provision of lots must satisfy all of the following;*

- (a) *have regard to providing a higher net density of dwellings along;*
  - (i) *public transport corridors;*
  - (ii) *adjoining or opposite public open space, except where the public open space presents a hazard risk such as bushfire;*
  - (iii) *within 200 m of business zones and local shops;*

The site has recently been rezoned from Rural Residential (Brighton Planning Scheme 2000) to General Residential (Brighton Interim Planning Scheme 2015). The land has been identified for a significant period through the Brighton Council Structure Plan 2009, Brighton Town Centre Local Area Plan 2012 and the STRLUS as land suitable for intensification of residential use.

Public transport is operated by Metro Tasmania, with routes passing the property along William Street.

The subject site is not within proximity to public open space, and whilst not within 200m of business zones and local shops, the Brighton General Business Area is located to north, approximately 350m by road. This distance is considerable acceptable pursuant to the Tasmanian Walking and Cycling for Active Transport Strategy (Dept. of State Growth, January 2010).

- (b) *will not compromise the future subdivision of the entirety of the parent lot to the densities envisaged for the zone;*

The entirety of the parent lot is subject to this application for subdivision. However, two lots with area of 2960m<sup>2</sup> (Lot 7) and 3222m<sup>2</sup> (Lot 8) have been identified as lots able to support multiple unit development, which will allow densities to be increased in alignment with the recommendations of the Southern Tasmanian Regional Land Use Strategy 2010-2035 (STCA, 2011).

- (c) *staging, if any, provides for the efficient and ordered provision of new infrastructure;*

There has been no application for staging. The application shows provisions for new infrastructure as required by TasWater. Council's Technical Officer has recommended conditions with regard to provision of new infrastructure.

- (d) *opportunity is optimised for passive surveillance between future residential development on the lots and public spaces;*

The plans submitted by the Applicant shows that Lots 1 – 6 inclusive have frontage to William Street, with Lot 8 having a frontage to Dylan Street. Any future development proposal for Lots 7 and

8 will need to demonstrate that passive surveillance can be achieved during the application process for each of the sites.

- (e) *is consistent with any applicable Local Area Objectives or Desired Future Character Statements.*

There are no Local Area Objectives or Desired Future Character Statement identified in the Scheme for the General Residential Zone.

## 2. Discussion

### 2.1. Referrals

#### 2.1.1. TasWater

The application has been referred to Taswater. There have been significant discussions between the Applicant and Taswater. Taswater are now content with the application and have imposed the conditions contained in their Submission to Planning Authority Notice dated 23<sup>rd</sup> November 2015, (Ref: TWDA 2015/00842-BTN). Those conditions are attached and form part of the permit.

#### 2.1.2. Senior Technical Officer

The application is for an 8 lot subdivision at 1 Dylan Street, Brighton.

The subdivision proposes 6 smaller lots and a large internal lot off William Street and a large lot (3222 sqm) off Dylan Street.

Dylan Street is constructed as a sealed rural road with a 6.0m seal width and gravel shoulders. William Street fronting the development has a sealed width of 8.2 metres with kerb and channel on the northern side. The eastern end of William Street, near Roslyn Court, has a sealed width of approximately 7.5m with kerb and channel both sides. There is a footpath on the northern side of William Street.

As an urban residential development it is standard practice to require kerb and channel and footpaths. The developer will need to construct kerb and channel across the full frontage of the development in both William St and Dylan St. Based on Council standards both roads should be 8.9m from face of kerb to face of

kerb. This will require some widening of the sealed pavement in Dylan Street.

**Footpath**

Council standards require a minimum of 1 footpath on a local through road. An existing footpath is located on the northern side of William St. east of Augustus Street. There is currently no footpath in Dylan St and a new footpath will need to be constructed across the entire Dylan St frontage. Given the likely intensification of urban development on the southern side of William St it is desirable that a footpath also be provided on the southern side of William St for safe pedestrian interconnectivity.

**Stormwater**

Stormwater is to discharge into the existing ephemeral watercourse to the south of the development. This watercourse contains an existing dam/pond and will provide opportunity for natural treatment prior to reaching the Jordan River. Further design detail will be required to ensure the development doesn't have an adverse impact on the watercourse or downstream properties. A condition requiring a stormwater management report in conjunction with engineering plans is recommended.

**Sewer & Water**

Water is available to the subdivision and sewerage will need to gravity feed to a new pump station which is proposed in the south western corner of lot 8. The application was referred to TasWater who have imposed conditions.

**Power**

Power in William St and Dylan St is currently overhead. Property connections to the new lots will need to be underground.

**3. Concerns raised by representors**

3.1. The following table outlines the issues raised by representors.

Concerns Raised	Planning Response
<b>Representors 1 - 20</b>	
<p>The representors object to the rezoning of the land for the following reasons:</p> <ul style="list-style-type: none"> <li>• Aesthetic and view</li> <li>• Sufficient high density</li> </ul>	<p>The application is subdivision of land in the General Residential zone. There is no application for re-zoning.</p> <p>The issues raised and responses</p>

<p>housing in the immediate area</p> <ul style="list-style-type: none"> <li>• Increased traffic flows, noise and problems in and around William Street</li> <li>• Perceived closed process for re-zoning</li> </ul>	<p>to the representors are considered further within the main body of this report. Further, consultation has also been held with Council’s Senior Technical Officer.</p> <p>Council met all its obligations for public consultation of the Interim Scheme and the densification of this area via rezoning has been consulted on a number of occasion via various processes over at least the past 6 years.</p>
<p><b>Representor 20</b></p>	
<p>This representor raised issues such as:</p> <ul style="list-style-type: none"> <li>• The semi-rural atmosphere with open spaces and unobtrusive housing, with dwellings at southern end of William St strategically situated.</li> <li>• Views from south facing houses in Wellington Street</li> <li>• Detrimental effect on the character of the area</li> <li>• High density housing, especially on the skyline, will detract from the area.</li> </ul>	<p>The land is zoned General Residential and has accordingly been identified for increased densification. The proposed subdivision satisfies the objectives of the Zone, and the performance criteria (where relevant) in accordance with the Planning Scheme. See report for detailed assessment.</p>

**CONCLUSION:**

The proposed subdivision satisfies the relevant provisions of the Brighton Interim Planning Scheme 2015 and is recommended for approval.

**OPTIONS:**

1. As per the recommendation
2. Not approve the subdivision.

## **RECOMMENDATION:**

That the application submitted in accordance with Part 3 of the *Local Government (Building and Miscellaneous Provisions) Act 1993* and Part 4 of the *Land Use Planning and Approvals Act 1993* for land 1 Dylan Street, Brighton described in Folio of the Register Volume 1433610 Folios 1 to be developed by 8 lots, and associated works approved subject to the following conditions:

### **General**

1. The subdivision layout or development must be carried out substantially in accordance with the application for planning approval, the endorsed drawings and with the conditions of this permit and must not be altered or extended without the further written approval of Council.

### **Transfer of reserves**

2. All roads or footways must be shown as "Road" or "Footway" on the Final Plan of Survey and transferred to the Council by Memorandum of Transfer submitted with the Final Plan of Survey.

### **Easements**

3. Easements must be created over all drains, pipelines, wayleaves and services in accordance with the requirements of the Council's Municipal Engineer. The cost of locating and creating the easements shall be at the subdivider's full cost.

### **Final plan**

4. A final approved plan of survey and schedule of easements as necessary, together with two (2) copies, must be submitted to Council for sealing for each stage. The final approved plan of survey must be substantially the same as the endorsed plan of subdivision and must be prepared in accordance with the requirements of the Recorder of Titles.
5. A fee of \$185.00 plus \$25 per lot, or as otherwise determined in accordance with Council's adopted fee schedule, must be paid to Council for the sealing of the final approved plan of survey for each stage.
6. Prior to Council sealing the final plan of survey for each stage, security for an amount clearly in excess of the value of all outstanding works and maintenance required by this permit must be lodged with the Brighton Council. The security must be in accordance with section 86(3) of the *Local Government (Building & Miscellaneous Provisions) Act 1993*. The amount of the security shall be determined by the Council's Municipal Engineer in accordance with Council Policy 6.3 following approval of any engineering design drawings and shall not to be less than \$5,000.

7. All conditions of this permit, including either the completion of all works and maintenance or payment of security in accordance with this permit, must be satisfied before the Council seals the final plan of survey for each stage. It is the subdivider's responsibility to notify Council in writing that the conditions of the permit have been satisfied.
8. The subdivider must pay any Titles Office lodgment fees direct to the Recorder of Titles.

### **Landscaping**

9. The road reserves must be landscaped by trees or plants in accordance with a landscape plan prepared by a landscape architect or other person approved by Council, and submitted to Council for endorsement with the engineering drawings. The landscape plan must show the areas to be landscaped, the form of landscaping, and the species of plants and estimates of the cost of the works. Plant species shall be in accordance with the Brighton Council Strategic Landscape Master Plan, January 2009.

### **Engineering**

10. The subdivision must be carried out in accordance with the Tasmanian Subdivision Guidelines October 2013 (**attached**).
11. Engineering design drawings, to the satisfaction of the Council's Municipal Engineer, must be submitted to and approved by Council before any works associated with development of the land commence.
12. Engineering design drawings are to be prepared by a qualified and experienced civil engineer, or other person approved by Council's Municipal Engineer, in accordance with the Tasmanian Subdivision Guidelines October 2013.
13. Approved engineering design drawings will remain valid for a period of 2 years from the date of approval of the engineering drawings.
14. The developer shall appoint a qualified and experienced Supervising Engineer (or company registered to provide civil engineering consultancy services) who will be required to certify completion of subdivision construction works. The appointed Supervising Engineer shall be the primary contact person on matters concerning the subdivision.

### **Water quality**

15. A soil and water management plan (here referred to as a 'SWMP') prepared in accordance with the guidelines Soil and Water Management on Building and Construction Sites, by the Derwent Estuary Programme and NRM South, must be approved by Council's General Manager before development of the land commences.
16. Temporary run-off, erosion and sediment controls must be installed in accordance with the approved SWMP and must be maintained at full operational capacity to the satisfaction of Council's General Manager until the land is effectively rehabilitated and stabilised after completion of the development.

17. The topsoil on any areas required to be disturbed must be stripped and stockpiled in an approved location shown on the detailed soil and water management plan for reuse in the rehabilitation of the site. Topsoil must not be removed from the site until the completion of all works unless approved otherwise by the Council's General Manager.
18. All disturbed surfaces on the land, except those set aside for roadways, footways and driveways, must be covered with top soil and, where appropriate, re-vegetated and stabilised to the satisfaction of the Council's General Manager.

#### **Existing services**

19. The Subdivider must pay the cost of any alterations and/or reinstatement to existing services, Council infrastructure or private property incurred as a result of the proposed subdivision works. Any work required is to be specified or undertaken by the authority concerned.

#### **Telecommunications and electrical reticulation**

20. Electrical and telecommunications services must be provided underground to each lot in accordance with the requirements of the responsible authority and to the satisfaction of Council's General Manager.
21. Prior to the work being carried out a drawing of the electrical reticulation and street lighting, and telecommunications reticulation in accordance with the appropriate authority's requirements and relevant Australian Standards must be submitted to and endorsed by the Council's General Manager.

#### **Drainage**

22. The Developer is to provide a stormwater management report, including detailed stormwater calculations, to be submitted with the engineering plans for approval by Council's Municipal Engineer. Any upgrading of downstream infrastructure identified in the report is to be undertaken at the Developer's cost.
23. Stormwater management must be designed in accordance with the principles and service levels provided in sections 5.1 to 5.6 of the Brighton Council Stormwater Strategy. It must follow the overall objectives of the strategy set out in chapter 2 of the same document.
24. Water sensitive urban design elements must be designed and constructed in accordance with Water Sensitive Urban Design Engineering Procedures for Stormwater Management in Southern Tasmania and best practice environmental management to the satisfaction of Council's Municipal Engineer.

#### **Roadworks**

25. Roadworks and drainage must be constructed in accordance with the standard drawings prepared by the IPWE Aust. (Tasmania Division) and to the requirements of Council's Municipal Engineer. Roadworks must include -



- (a) William Street (across the entire frontage of the subdivision)
  - i. Sealed pavement widening (as required) to achieve a minimum seal width of 8.0m,
  - ii. concrete kerb and channel on the southern side;
  - iii. Concrete footpath 1.50 metres wide on the southern side generally located adjacent to the property boundary;
  - iv. Underground drains.
  
- (b) Dylan Street (across the entire frontage of the subdivision)
  - i. Sealed pavement widening on the eastern side to achieve a minimum seal width of 4.0m from the centreline of the existing road,
  - ii. concrete kerb and channel on the eastern side;
  - iii. Concrete footpaths 1.50 metres wide on the eastern side generally located adjacent to the property boundary;
  - iv. Underground drains.
  
- 26. The carriageway surface course must be hotmix asphalt in accordance with standard drawings and specifications prepared by the IPWE Aust. (Tasmania Division) and the requirements of Council's Municipal Engineer, unless approved otherwise by the Council's Municipal Engineer.
  
- 27. Kerb ramps must be provided to accommodate the needs of people with disabilities in accordance with standard drawings prepared by the IPWE Aust. (Tasmania Division) and to the requirements of Council's Municipal Engineer.
  
- 28. A reinforced concrete vehicle access must be provided from the road carriageway to each Lot.
  
- 29. Vehicle accesses must located and constructed in accordance with the standards shown on standard drawings TSD-R09-v1 Urban Roads Driveways and TSD-RF01-v1 Guide to Intersection and Domestic Access Sight Distance Requirements prepared by the IPWE Aust. (Tasmania Division) and the satisfaction of Council's Municipal Engineer.
  
- 30. The vehicular accesses to lots 7 & 8 must be a minimum of 5.5 metres wide for a distance of 6 metres from the edge of the road.
  
- 31. The vehicular access for lot 7 must be constructed to the lot proper and include:
  - (a) Passing bays provided at appropriate distances to service the likely future use of the lot. Vehicular passing areas must be a minimum of 6m long by 5.5m wide and taper to the width of the driveway. Passing areas must be provided at intervals of no more than 30m along the access, with the first passing area constructed at the road kerb.
  
- (b) Constructed with a durable all weather pavement

- (c) Surfaced with a material to resist abrasion from traffic and to minimise the entry of water. The surfacing material may be asphalt, concrete, pavers or other approved material.
- (d) Stormwater drainage.

**Tas Water**

- 32. The development must meet all required Conditions of approval specified by Tas Water Submission to Planning Authority Notice, date 23/11/2015 (TWDA2015/842BTN)

**Construction Amenity**

- 33. The development must only be carried out between the following hours unless otherwise approved by the Council's General Manager
  - Monday to Friday 7:00 AM to 6:00 PM
  - Saturday 8:00 AM to 6:00 PM
  - Sunday and State-wide public holidays 10:00 AM to 6:00 PM
- 34. All subdivision works associated with the development of the land must be carried out in such a manner so as not to unreasonably cause injury to, or unreasonably prejudice or affect the amenity, function and safety of any adjoining or adjacent land, and of any person therein or in the vicinity thereof, by reason of -
  - (a) emission from activities or equipment related to the use or development, including noise and vibration, which can be detected by a person at the boundary with another property; and/or
  - (b) transport of materials, goods or commodities to or from the land; and/or
  - (c) appearance of any building, works or materials.
- 35. Any accumulation of vegetation, building debris or other unwanted material must be disposed of by removal from the land in an approved manner. No burning of such materials on-site will be permitted unless approved in writing by the Council's General Manager.
- 36. Public roadways or footpaths must not be used for the storage of any construction materials or wastes, for the loading/unloading of any vehicle or equipment; or for the carrying out of any work, process or tasks associated with the subdivision during the construction period.

**Survey pegs**

- 37. Survey pegs must be stamped with lot numbers and marked for ease of identification.
- 38. Prior to works being taken over by Council, evidence must be provided from a registered surveyor that the subdivision has been re-pegged following completion of substantial subdivision construction work. The cost of the re-peg survey must be included in the value of any security.

**Maintenance and Defects Liability Period**

39. The subdivision must be placed onto a 12 month maintenance and defects liability period following the completion of the works in accordance with the approved engineering plans, permit conditions and Council Policy.

**'As constructed' drawings**

40. Prior to the works being placed on the maintenance and defects liability period "as constructed" drawings and data for all engineering works provided as part of this approval must be provided to Council to the satisfaction of the Council's Municipal Engineer. These drawings and data sheets must be prepared by a qualified and experienced civil engineer or other person approved by the Municipal Engineer in accordance with Council's Guidelines for As Constructed Data.

**THE FOLLOWING ADVICE APPLIES TO THIS PERMIT: -**

- A. This permit does not imply that any other approval required under any other legislation or by-law has been granted.
- B. This permit does not take effect until all other approvals required for the use or development to which the permit relates have been granted.
- C. The owner is advised that an engineering plan assessment and inspection fee of 1% of the value of the approved engineering works, or a minimum of \$270.00, must be paid to Council in accordance with Council's fee schedule.
- D. Approved engineering design drawings will remain valid for a period of two (2) years from the date of approval of the relevant drawing.**
- E. All approved engineering design drawings will form part of this permit on and from the date of approval.**

**DECISION:**

*Cr Taylor 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 Owen moved, Cr Curran seconded that the Ordinary Council meeting resume.* **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	

**11. REPORTS FROM OFFICERS:**

**11.1 APPOINTMENT OF COUNCIL’S REPRESENTATIVES ON COMMITTEES:**

**AUTHOR:** Governance Manager  
(Mrs J Banks)

**BACKGROUND:**

Cr Jeffries had expressed to the Mayor that she would like to be a member on the following Council Committee meetings:-

**FINANCE COMMITTEE:**

The Finance Committee meet on a monthly basis at 5.15 pm on the Tuesday prior to the Council Meeting. Members of the Finance Committee are Cr. Foster (Chairperson), Cr Curran (Deputy Chairperson), Cr Garlick; Cr Gray; Cr Owen and Cr Taylor.

**HERITAGE AND ENVIRONMENT COMMITTEE:**

Council’s representatives on the Heritage and Environment Committee are Cr. Curran (Chairperson), Cr Geard (Deputy Chairperson), Cr Garlick, Cr Foster, Cr Owen and Cr Williams. Caroline Verth and Janet Browning are also invited to the meeting but have no voting rights. This Committee meets as and when required.

**DECISION:**

*Cr Curran moved, Cr Geard seconded that Cr Jeffries, replace Cr Taylor on the Finance Committee and that Cr Jeffries be added to the Heritage and Environment Committee* **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	

**11.2 COMMON SERVICES JOINT VENTURE MONTHLY REPORTS:**

**AUTHOR:** Manager Professional Services  
(Mr G Boyd)

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**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:**

Financial information about the Common Services Joint Venture and Brighton Council is below.

**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:**

November 2015

Summary of Recent Common Services Activity

1136 hours of Common Services were exchanged between Councils in November 2015, which is a slight decrease from hours exchanged in October. The number of hours exchanged in November however were still above the average monthly exchanged hours of 1076.

The continued high level of service exchange was due to increased activity from Brighton Council and Sorell Council in the areas of Planning, Financial Services, and IT Administration.

Fig 1 - Common Service Exchange in Recent Months

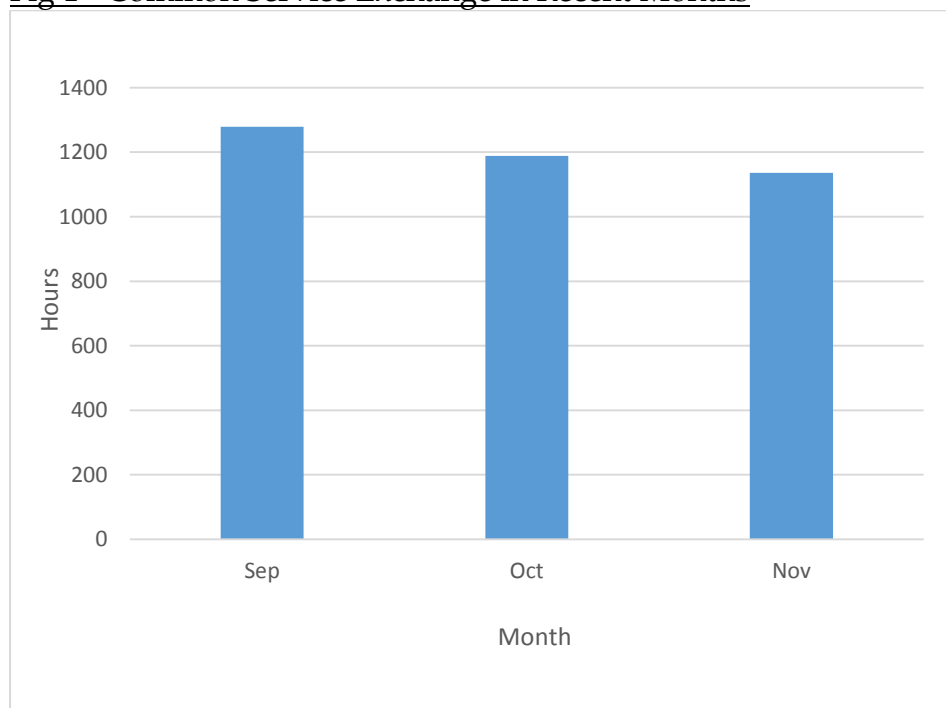
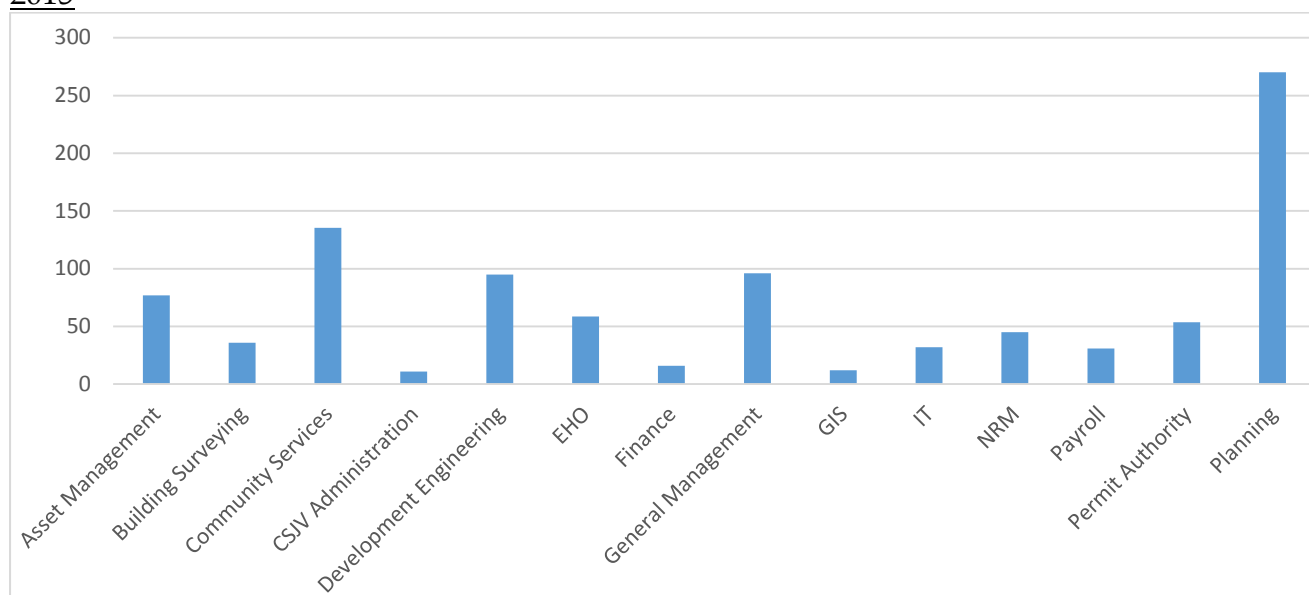


Fig 2 - Details of Current Exchange of Services by Council in November 2015

Provider Council	Client Organisation									
	Brighton	Central Highlands	Derwent Valley	Glenorchy	GSB	Huon Valley	LGAT	Sorell	Southern Midlands	Tasman
Brighton		2	183		198	59	5	170	6	79
Central Highlands										
Glenorchy										
Sorell	60									37
Southern Midlands	12		38		16			16		16
Tasman								240		

\* Council not currently a member of the Common Services Joint Venture Agreement

**Fig 3 - Details of Current Exchange of Services by Service Category in November 2015**



### Savings to Local Government

A total of 1136 hours of Common Services were exchanged between Councils last month. Analysis of Common Services provision has indicated that both the Provider Council and the Client Council save money through the exchange of Common Services at an approximate ratio of 50%.

Due to this, it is estimated that the provision of Common Services between Councils saved participating Councils and Local Government as a whole \$92,000 for the month of November. This was a result of increasing the utilisation of current Council Staff at Councils providing services, and from Client Councils utilising common services from within Local Government as opposed to external consultants (on average LG Common Services rates can be procured at significant discount to external consultant fees).

### Progress of the Joint Venture

- The City of Palmerston, West Arnhem Council and Litchfield Council have all resolved at a Council level to join the Tasmanian Local Government Joint Venture. Other Northern Territory (NT) Councils are also being encouraged to join so that NT Councils can utilise the CSJV Model to exchange services with one and other, and with Tasmanian Councils.
- Common Services Joint Venture Strategy and Common Service Models update:-
  - **Planning Services**  
Southern Midlands Council is now providing Strategic Planning Services to six councils after the Derwent Valley Council signed the relevant service agreement this the week.

This means that the six councils are now taking a coordinated approach to the implementation of both the Interim and State-wide Planning schemes. With one senior officer managing this function for many, all participating councils have access to a highly skilled officer with the ability to deliver the best results for the group in an efficient manner. This is an excellent example of the benefits of common servicing – for several of the participants it will deliver a higher level of service than could have ordinarily been supplied, at a more affordable comparative rate.

▪ **Works Services**

A Works Services / WHS & Risk Common Services Group Meeting was held on the 25<sup>th</sup> of November. At the meeting it was agreed by the Work Supervisors at Brighton Council and Southern Midlands Council to share resources and undertake agreed maintenance projects across municipal borders. This will be done through formulating agreed labour hire rates so that staff can be exchanged readily. Also discussed was implementing a standardised online induction process and further opportunities for plant and equipment exchange. The next meeting will be held on the 25<sup>th</sup> of February 2016.

▪ **Information Technology (IT)**

The Sorell Council plans to hire a base level IT employee whom will perform base level IT tasks for Sorell and Tasman Councils, allowing the current Senior IT Officer to coordinate and lead IT strategy at multiple councils on a more consistent basis. The Brighton Council have committed to contracting the Sorell Senior IT Officer two days per week, while GSB have agreed to contracting the officer for one day per week.

▪ **Payroll**

The Sorell Council are in the process of hiring a new Payroll Officer to provide payroll services to Sorell and Tasman Councils. The Brighton Council will be conducting payroll services for Sorell until the new Payroll employee commences. Brighton Council are also training a current member of staff to provide payroll services to Brighton and potentially other councils to ensure that periods of relief can be better covered within the CSJV group.

▪ **Development Engineering**

The Brighton Council is currently providing Development Engineering services for Central Highlands, Derwent Valley, Glamorgan Spring Bay, and Southern Midlands. The intention is roll out standard systems and processes at these councils so that consistent level of services can be achieved in an efficient manner. Standard 'as constructed' guidelines will be implemented across participating councils in the coming months. Sorell is currently providing Development Engineering Services to the Tasman Council. The common service model will aim to standardise systems and processes across the eight councils.



# Common Services JV - Council Update

## Council

Brighton

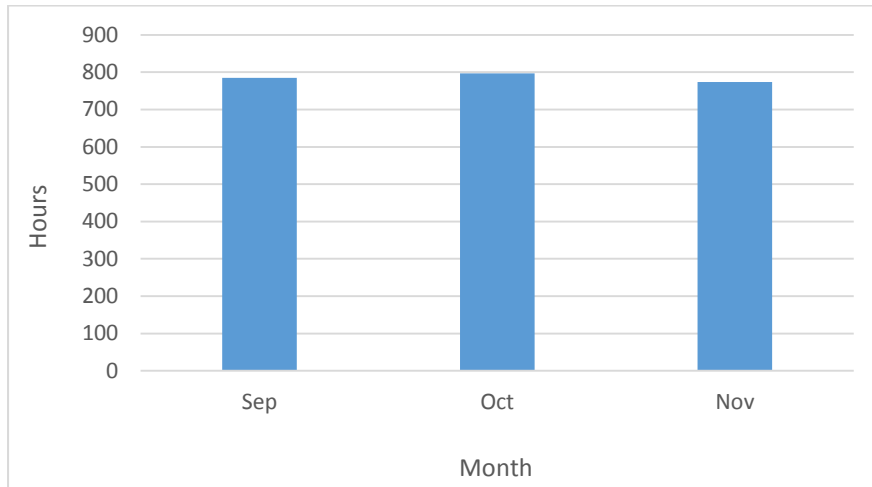
## Common Service Joint Venture Participation in November '15

774 hours

## Summary

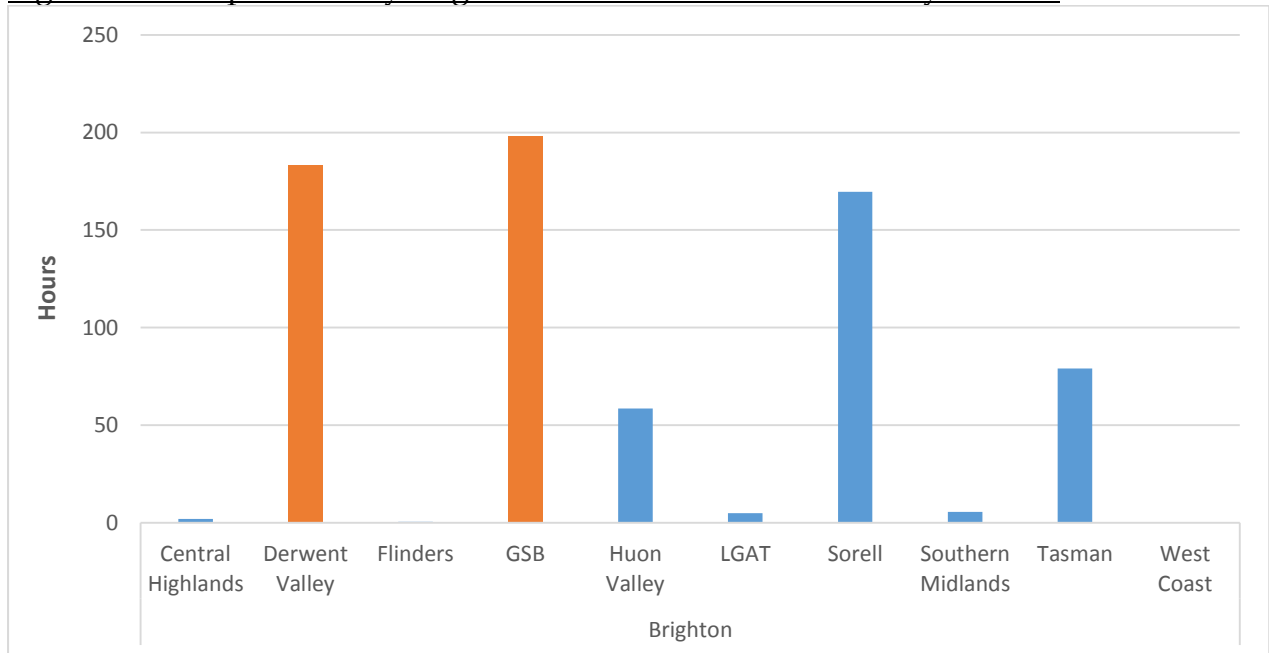
In November 2015, 774 hours of common services were exchanged by the Brighton Council. From this total, Brighton provided 702 hours of services to other Councils, and received 72 hours of services from other Councils.

Fig 1 - Services exchanged by Brighton Council in recent months



## Services Provided by Brighton Council

Fig 2 - Services provided by Brighton Council in November '15 by Council



\* Council not currently a member of the Common Services Joint Venture Agreement

Fig 3 - Services provided by Brighton Council in November '15 by service category

<b>Grand Total</b>	<b>701.75</b>	<b>Summary of services provided</b>
<b>Central Highlands</b>	<b>2</b>	
Planning	2	Regulatory Planning
<b>Derwent Valley</b>	<b>183</b>	
Development Engineering	25	Development Engineering
Planning	120.5	Development Applications
Asset Management	32.5	Regulatory Planning
CSJV Administration	5	Reporting & Management of CSJV
<b>Flinders Island Council</b>	<b>0.5</b>	
CSJV Administration	0.5	Development Applications
<b>Glamorgan Spring Bay</b>	<b>198.25</b>	
Development Engineering	62	Development Engineering
Permit Authority	16	Plumbing Inspector
Planning	104.25	Regulatory Planning
Asset Management	11	Swansea Development
CSJV Administration	5	Reporting & Management of CSJV
<b>Huon Valley</b>	<b>58.5</b>	
EHO	58.5	Environmental Health Services
<b>LGAT</b>	<b>5</b>	
Asset Management	5	Building Assessment and AMP
<b>Sorell Council</b>	<b>169.5</b>	
Planning	3	Relief Cover
Community Services	135.5	Community Services & HR Management
Payroll	31	Pay Officer Relief
<b>Southern Midlands</b>	<b>5.5</b>	
Development Engineering	0.5	Development Engineering
Asset Management	5	Transport AMP
<b>Tasman Council</b>	<b>79</b>	
Development Engineering	7	Stormwater Analysis
Planning	32.5	Regulatory Planning
Asset Management	23.5	Capital Works Planning
Finance	16	LTFP and Financial Reporting
<b>West Coast</b>	<b>0.5</b>	
CSJV Administration	0.5	Reporting & Management of CSJV
<b>Grand Total</b>	<b>701.75</b>	

\* Council not currently a member of the Common Services Joint Venture Agreement

## Services Received by Brighton Council

Fig 4 - Services received by Brighton Council in November '15

Grand Total	72	Summary of services received
<b>Sorell</b>	<b>60</b>	
Building Surveying	36	Building Surveying
IT	24	IT Strategy and Development
<b>Southern Midlands Council</b>	<b>12</b>	
WHS / Risk Management	12	WHS/Drop Box, policies and procedures
<b>Grand Total</b>	<b>72</b>	

\* Council not currently a member of the Common Services Joint Venture Agreement

### Cost benefits achieved by Brighton and other Councils

774 hours of common services were exchanged by Brighton Council last month. Analysis of common services provision has indicated that both the Provider Council and the Client Council save money through the exchange of common services at an approximate ratio of 50%.

In the month of November it is estimated, Council have achieved a net benefit of approximately \$24,500. This was a result of increasing the utilisation of its current staff to earn additional revenue from providing services to other Councils, and from utilising common services from within Local Government as opposed to external consultants (on average LG common services rates can be procured at significant discount to external consultant fees).

It is estimated that Brighton Council's direct involvement in common services saved participating Councils (including Brighton Council) approximately \$55,500 for the month of November.

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 Gray moved, Cr Jeffries seconded that the report 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	

**11.3 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 Garlick moved, Cr Gray seconded that the report 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	

**12. QUESTIONS ON NOTICE:**

*There were no questions on notice.*

Meeting closed at 7.10 pm

Confirmed:

\_\_\_\_\_  
(Acting Mayor)

Date:

\_\_\_\_\_  
19<sup>th</sup> January 2016