



Brighton Council

**MINUTES OF THE ORDINARY COUNCIL MEETING
OF THE BRIGHTON COUNCIL HELD
IN THE COUNCIL CHAMBER, COUNCIL OFFICES
OLD BEACH AT 5.30 P.M. ON TUESDAY,
18th OCTOBER 2016**

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

IN ATTENDANCE: Mr R Sanderson (General Manager); Mr G Davoren
(Deputy General Manager) and Mrs J Banks (Governance
Manager)

The Mayor acknowledged the passing of Cr Geoff Taylor on 14th October 2016, and a minutes silence was observed by Councillors and staff to pay respect to Cr Taylor and his family.

1. CONFIRMATION OF MINUTES:

1.1 CONFIRMATION OF MINUTES OF THE ORDINARY COUNCIL MEETING
OF 20th SEPTEMBER 2016.

Cr Curran moved, Cr Gray seconded that the Minutes of the Ordinary Council Meeting of 20th September 2016 be confirmed.

CARRIED

VOTING RECORD

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

1.2 CONFIRMATION OF MINUTES OF THE FINANCE COMMITTEE MEETING
OF 11TH OCTOBER 2016.

Cr Jeffries moved, Cr Garlick seconded that the Minutes of the Ordinary Council Meeting of 11th October 2016 be confirmed.

CARRIED

VOTING RECORD

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

1.3 CONFIRMATION OF MINUTES OF THE PLANNING AUTHORITY MEETING OF 11TH OCTOBER 2016.

Cr Gray moved, Cr Curran seconded that the Minutes of the Planning Authority Meeting of 11th October 2016 be confirmed.

CARRIED

VOTING RECORD

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

2. APPLICATIONS FOR LEAVE OF ABSENCE:

All members were present.

3. PUBLIC QUESTION TIME AND DEPUTATIONS:

There was no requirement for public question time.

4. DECLARATION OF INTEREST:

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

Part 2 Regulation 8 (7) of the Local Government (Meeting Procedures) Regulations 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.

Cr Jeffries declared an interest in Item 10.1

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:-.

SEP	22	Meeting with new Senior Police Inspector George Cretu.
SEP	26	Sub Region of council's meeting at Derwent Valley Council.
SEP	26	Meeting with Taswater CEO Mike Brewster.
OCT	03	Meeting with GM and Darren Clark from Brian Mitchell's office.
OCT	04	Meeting with Education Minister Jeremy Rockliffe.
OCT	06	Taswater Owners meeting in Launceston
OCT	10	CMCA Rally Canberra
OCT	11	CMCA Rally Canberra
OCT	12	CMCA Rally Canberra
OCT	17	STCA Meeting
OCT	18	Citizenship Ceremony
OCT	18	Ordinary Council Meeting.

RECOMMENDATION:

That the Mayor's communications be received.

DECISION:

Cr Jeffries 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 Williams

5.2 REPORTS FROM COUNCIL REPRESENTATIVES WITH OTHER ORGANISATIONS:

FILE REFERENCE: 0205-6

STCA Waste Management Committee – Cr Gray representative.

Cr Owen attended the LGAT Regional breakfast and HGA meeting.

Cr Geard and Mayor attended a meeting with the Brighton Bowls Club.

DECISION:

Cr Garlick moved, Cr Williams seconded that the reports be received.

CARRIED

VOTING RECORD

In favour	Against
Cr Curran	
Cr Foster	
Cr Garlick	
Cr Geard	
Cr Gray	
Cr Jeffries	
Cr Owen	
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 noted that there were no workshops held since the last 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 there were no supplementary agenda items.

9. REPORTS FROM COMMITTEES:

9.1 FINANCE COMMITTEE – 11/10/16:

The recommendations of the Finance Committee Meeting of 11th October 2016, were submitted to Council for adoption.

DECISION:

Cr Gray moved, Cr Jeffries seconded that the recommendations of the Finance Committee be adopted.

CARRIED

VOTING RECORD

In favour	Against
Cr Curran	
Cr Foster	
Cr Garlick	
Cr Geard	
Cr Gray	
Cr Jeffries	

Cr Owen
Cr Williams

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.

Cr Jeffries declared an interest and left the meeting.

10.1 APPLICATION UNDER BRIGHTON INTERIM PLANNING SCHEME 2015 – 29 BRIGHTON ROAD, BRIGHTON:

Type of Report: Planning Authority
Application No: RZ 2016 / 6
Address: 29 Brighton Road, Brighton
Requested by: Emma Riley & Associates (oba B & D Midson)
Proposal: Section 43A Request for Planning Scheme Amendment and Planning Permit to amend the Brighton Interim Planning Scheme 2015 by omitting the existing qualification for the Storage Use Class Clause 26.2 of the Interim Scheme, being the Use Table for the Rural Resource Zone and insert the following:

“Only if contractors yard, freezing and cool storage, liquid fuel depot, solid fuel depot, woodyard or self storage”

and development of a mixed use self storage facility.
Zone: Rural Resource Zone
Statutory Date: Not applicable
Author: J Farmer
(Planning Officer)

1. Executive Summary

- 1.1. The report considers an amendment to the *Brighton Interim Planning Scheme 2015* and submission of development application for a change of use and development of a storage facility, pursuant to s.43A of the *Land Use Planning and Approvals Act 1993*.
- 1.2. The subject site is zoned Rural Resource and the proposed amendment is

for a textual change of the existing use qualifications for Storage Use class within Clause 26.2 Use Table of the Rural Resource Zone to allow for self-storage as a discretionary use at 29 Brighton Road, Brighton (CT63448/5).

- 1.3. To proceed, the request must be initiated by the Planning Authority. If initiated, public exhibition would follow and a final decision made by the Tasmanian Planning Commission.
- 1.4. The proposal is recommended for initiation.

2. Legislative & Policy Content

- 2.1. The purpose of this report is to enable the Planning Authority to determine whether or not to initiate the planning scheme amendment and to consider the development application.
- 2.2. The relevant legislation is the *Land Use Planning and Approvals Act 1993* (LUPAA). The provisions of LUPAA establish the test of whether a planning scheme amendment is reasonable or not.
- 2.3. This report details the reasons for the officer recommendation. The Planning Authority must consider this report but is not bound to adopt the recommendation. Broadly, the Planning Authority 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*.
- 2.4. This report has been prepared with appropriate regard to the State Policies that apply under the *State Policies and Projects Act 1993*.

3. Risk & Implications

- 3.1. Approval or refusal of this application will have no direct financial implications for the Planning Authority.

4. Relevant Background and Past Applications

- 4.1. The most recent approval granted on the subject land was DA2007/37 – Depot & Freight yard, approved on the 7/3/2007, which ceased operation in September 2015. This planning approval is still valid.
- 4.2. The subject site has an extensive history of non-rural activity. Previously approved developments include a depot & freight yard, temporary permit for the sale of agricultural machinery, temporary permit for the storage of engineering materials, and saleyards with a garden centre.

- 4.3. Recently, a self-storage facility has been established on-site without obtaining the necessary permits. The use is prohibited. This application for a planning scheme amendment and development seeks to formalise this arrangement. The owner has been provided with some leniency regarding the continuation of the illegal use while this application process runs its course, but on the proviso that strict timeframes and temporary management conditions for the use of the site are adhered to.

5. Site Detail

- 5.1. Under the *Brighton Interim Planning Scheme 2015*, the subject site is zoned Rural Resource (see Figure 1).



Figure 1: Current Rural Resource Zoning – Brighton Interim Planning Scheme 2015.

- 5.2. The amendment-shaped subject site has a total area of 9,141m² and has a frontage to Brighton Road of approximately 63m. The site is located at the

base of Lodge Hill and has a gentle gradient in a westerly direction from Brighton Road, becoming steeper nearer to the western boundary. To the east of the site are the Brighton Bypass and the Jordan River.

The site contains an existing dwelling in the south-east corner. The site has two existing accesses to Brighton Road. One services the existing dwelling, and the other services the self-storage facility which is subject to this application (discussed in section 4.3 above).



Figure 2. Aerial imagery.

- 5.3. The surrounding lots are of a similar size and all accommodate single dwellings except the lot to the north which contains a shed. The site to the west is approximately 24 ha and contains a dwelling and agricultural sheds.
- 5.4. Adjoining lots on all borders of the subject area are zoned Rural

Resource as shown in **Figure 3** below. The Brighton Road corridor is zoned Utilities.

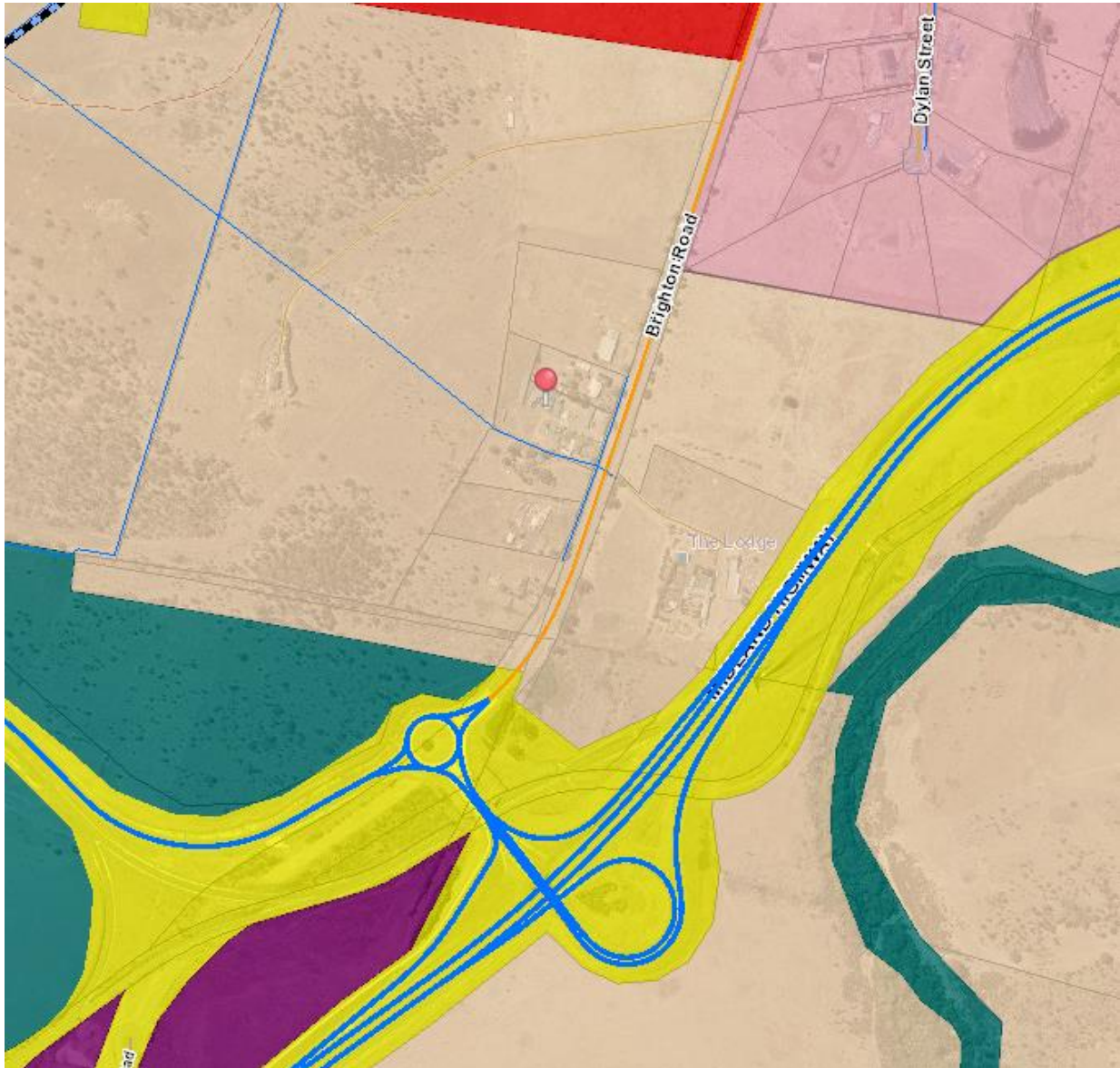


Figure 3. Current zoning in broader context. Rural Resource is peach. Green is Environmental Living. Yellow is Utilities. Pink is Rural Living.

- 5.5. The land is within serviced areas for reticulated water as well as telecommunication and electrical.
- 5.6. The subject site is within the Bridgewater Quarry attenuation buffer, which prohibits residential use. However, the existing dwellings have existing use rights.

Proposal

- 5.7. The report considers an amendment to the *Brighton Interim Planning Scheme 2015* and submission of development application for a change of use and development of a storage facility, pursuant to s.43A of the *Land Use Planning and Approvals Act 1993*. The report is broken into two sections. The first addresses the Planning Scheme Amendment and the second addresses the Development Application.
- 5.8. The request seeks to amend the *Brighton Interim Planning Scheme 2015* by adding to the existing qualification for the Storage Use Class under Clause 26.2 of the *Brighton Interim Planning Scheme 2015* specific to 29 Brighton Road only, to insert the following:

“Only if contractors yard, freezing and cool storage, liquid fuel depot, solid fuel depot, woodyard or self-storage”

However, self-storage across the Rural Resource zone is not something that is recommended Council support as it would be altering a regionally consistent generic provision, but is considered suitable for this site as outlined in the report below. As such, the proposed amendment should be site specific as suggested below:

“Only if contractors yard, freezing and cool storage, liquid fuel depot, solid fuel depot, woodyard, or at 29 Brighton Road, Brighton (CT63448/5) only, self-storage”

- 5.9. The Development Application is to formalise the existing self-storage facility at 29 Brighton Road and address design, infrastructure and amenity issues.

6. Assessment of Planning Scheme Amendment

- 6.1. To be granted, the request must satisfy the provisions of LUPAA. To do so it is appropriate to have regard to the following;

- Local and regional land use strategies
- State policies and the objectives of the RMPS
- Environmental and heritage values of the land
- Infrastructure and transport services

- 6.2. Regional land use strategy

- 6.2.1. Any scheme amendment must be, as far as practicable, consistent with regional land use strategies.

- 6.2.2. The *Southern Tasmanian Regional Land Use Strategy* (the RLUS – available at <http://stca.tas.gov.au/rpp/wp-content/uploads/>

[2011/05/land_use_strategy_2013_Amended_8thnov_web.pdf](#))

provides very little guidance in relation to allowing self-storage on land zoned Rural Resource. The proposed amendment is considered to have local level strategic planning implications only.

- 6.2.3. The proposal, as far as practicable, is considered to be consistent with the Regional Land Use Strategy.

6.3. Local land use strategy & planning scheme implications

- 6.3.1. Local strategy is provided through the *Brighton Structure Plan 2012* (BSP) and the *Brighton Town Centre Local Area Plan 2012* which are available at www.brighton.tas.gov.au.

The BSP discusses a green buffer between the industrial area and the Light Industrial/General Business precinct of the Brighton township. The BSP identifies that continued Rural uses within this buffer will protect Brighton from industrial noise, dust and light emissions.

The subject site is located within this 'green buffer' which provides separation between the General Industrial zone and the Greenfield Development Precinct, which represents the future residential gateway to Brighton.

The *Brighton Town Centre Local Area Plan 2012* considers the site as outside of the study area, recognising that it does not fall within the residential gateway to the town of Brighton.

- 6.3.2. The BIPS establishes the appropriate uses for each zone in a generic sense. The provision of Section 43a applications recognises that this generic approach does not capture all appropriate use and development for every site.

The proposed use is considered appropriate for the land within the buffer area as it creates minimal traffic movements and therefore noise, dust and light emissions whilst not being a sensitive use itself. The proposal will not fetter uses of surrounding General Industrial zoned land or the operations of the Boral Quarry.

The proposed amendment will allow for continued use of the land that has an extensive history of non-agricultural use and non-residential uses. The proposed use is considered no more likely to cause amenity impacts upon the neighbouring residences than other uses that could currently be approved or indeed commenced under the current permit for a depot and freight yard.

Indeed, the site could be laid out in a similar fashion to that proposed but if, rather than for the purposes of self-storage the containers were for freezing or cool storage, fuel storage or even utilised as a

contractors’ yard, they could be approved. It is considered that self-storage is likely to create less amenity impacts and is more compatible with nearby residences than these other uses.

It can also be argued that the proposed activity partially fits the existing use qualification in that it will be used in part for storage of rural equipment and contractors’ equipment.

- 6.3.3. The planning scheme establishes a series of objectives for achieving sustainable use and development of land, which are relevant for the consideration of any planning scheme amendment. It is appropriate to outline relevant objectives provided by the planning scheme relating to the Rural Resource Zone.

Table 1 - Rural Resource Zone Objectives (D26.0)	
OBJECTIVE	COMMENT
To provide for the sustainable use or development of resources for agriculture, aquaculture, forestry, mining and other primary industries, including opportunities for resource processing.	The subject land has a history of development on the site with rural-based and non-residential activities. The proposed amendment will allow for uses on the site which, whilst not solely agricultural, do provide for rural-related storage. The storage assists with contractor equipment storage and will not fetter the nearby industrial estate.
To provide for other use or development that does not constrain or conflict with resource development uses.	The proposal will allow the addition of self-storage to the storage use class on one site only. This will not conflict with surrounding resource development land uses and may provide a small service for such uses.
To provide for non-agricultural use or development, such as recreation, conservation, tourism and retailing, where it supports existing agriculture, aquaculture, forestry, mining and other primary industries.	There are no existing agriculture, aquaculture, forestry, mining and other primary industries to support which surround the subject site. The existing lot sizes would constrain any development of this scale. The land is unique in some ways: it is neither part of the industrial estate in one direction or part of the township of Brighton in the other, nor is it land with agricultural potential.
To allow for residential and other uses not necessary to support agriculture, aquaculture and other primary industries provided that such uses do not:	Residential uses are already established in the subject area, subject to existing use rights due to their pre-dating of the Bridgewater Quarry Buffer overlay, which prohibits residential use. The land is consistent with this objective, however the existing lot sizes and uses suggest

<p>(a) fetter existing or potential rural resource use and development on other land;</p> <p>(b) add to the need to provide services or infrastructure or to upgrade existing infrastructure;</p> <p>(c) contribute to the incremental loss of productive rural resources.</p>	<p>that the Rural Resource Zone is not suitable.</p>
<p>To provide for protection of rural land so future resource development opportunities are not lost.</p>	<p>The existing lot sizes and proximity to both the industrial estate and the township of Brighton significantly constrain any future resource development opportunities.</p>

6.4. State Policies

- 6.4.1. The *State Coastal Policy 1996* applies to the site as it is within 1 km of the high water mark. The subject land is more than 1km from the high water mark and this policy does not apply.
- 6.4.2. The State Policy on the Protection of Agricultural Land 2009 protects Prime Agricultural Land (Land Capability Classes 1, 2, and 3) and conversion to non-agricultural uses is subject to the principles of the Policy. The subject land is Class 5 land but has no significant agricultural potential due to the lot's size and long term constraint due to surrounding uses.

On this basis, the amendment is considered to be consistent with the policy.

- 6.4.3. The *State Policy on Water Quality Management 1997*

The proposed site does not contain any watercourses or waterbodies. The proposal will have no effect on surface or groundwater resources and is consistent with the *State Policy on Water Quality Management 1997*.

6.5. RMPS Objectives

- 6.5.1. The objectives of the Resource Management and Planning System must be furthered by the amendment request.

(a) *to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity; and*

The subject area is generally cleared land with a long history of development and does not contain any recognisable or valuable natural resources.

(b) *to provide for the fair, orderly and sustainable use and development of air, land and water; and*

Given the land's location, road access, infrastructure and the nearby existing land uses identified in this report, it is considered that the

proposed amendment will provide for the fair, orderly and sustainable use and development of air, land and water by allowing a useful activity in an appropriate area.

- (c) *to encourage public involvement in resource management and planning; and*

The public will be involved in the draft planning scheme amendment through opportunity to make representation and attend public hearings. The public have also had the opportunity to provide input in to the BSP.

- (d) *to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c); and*

This proposed use allows for a business that provides a service to other businesses and the public generally for which there appears to be a reasonable demand.

- (e) *to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.*

The proposed amendment will require the approval of the Tasmanian Planning Commission following community consultation.

6.5.2. The proposed Planning Scheme Amendment as it relates to the Objectives of Part 2 of Schedule 1 of LUPAA is discussed below:

- (a) *to require sound strategic planning and co-ordinated action by State and local government;*

The proposed amendment is consistent with States Policies and LUPAA at the state level, the *Southern Tasmanian Regional Land Use Strategy* at the regional level and the *Brighton Structure Plan 2012* at the local level.

The planning Scheme amendment process allows for coordinated action by State and local government.

- (b) *to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land.*

The proposal has been submitted in accordance with Section 34 of the Act and is consistent with all relevant legislation. The proposed amendment will form part of the Planning Scheme, which controls the use, development and protection of land.

- (c) *to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land; and*

The land contains no natural values of significance. Risks from future development can be appropriately managed under the *Brighton Interim Planning Scheme 2015* and any subsequent planning schemes.

- (d) *to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels; and*

The proposed amendment is consistent with State, regional and local planning policies and strategies as demonstrated throughout this report.

- (e) *to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals; and*

As a combined amendment and development application two approvals are being co-ordinated consistent with the intent of this objective.

- (f) *to secure a pleasant, efficient and safe working, living and recreational environment for all Tasmanians and visitors to Tasmania; and*

The proposed amendment will provide for a use considered appropriate to the site. Issues of amenity and safety can be adequately dealt with by the design and associated permit conditions (see development application report later in this document).

- (g) *to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value; and*

The site and adjoining land is not known to contain any items or places of scientific, aesthetic, architectural or historic interest.

If any Aboriginal heritage sites are discovered during potential future works then the *Aboriginal Relics Act 1975* will apply for reporting and management purposes.

- (h) *to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community; and*

All necessary public infrastructure is currently provided to the site.

- (i) *to provide a planning framework which fully considers land capability.*

The subject area has no significant agricultural potential due to lot sizes and long term constraint due to surrounding uses.

Assessment of the Planning Permit

7. Proposal

- 7.1. The proposal is for a mixed storage facility that will include the following:

- storage of general household items;
 - storage of horse and rural equipment; and
 - storage of contractors equipment.
- 7.2. The storage facility will comprise of 80 shipping containers each with a length of approximately 6.1m, width of 2.5m and height of 2.6m. The total footprint will be 1,220m². Thirteen car spaces have been provided between the frontage and the shipping container within a 20m setback. A security fence is proposed along the front boundary and then a small landscaping buffer between a second 2.1m colorbond fence. The 2.1m colorbond fence will continue along the eastern boundary.
- 7.3. The storage can be accessed 7am-6pm Monday to Friday and 9am-6pm Sunday. The proposal includes a gate that will be locked out of these hours to ensure strict adherence to the hours of operation.
- 7.4. The expected traffic generated by the proposed storage facility 6-10 traffic movements per day. The average time a person visits the facility is 10 minutes.
- 7.5. Proposed access is via an existing crossover from Brighton Rd.
- 7.6. A stormwater management plan has been undertaken by suitably qualified person and submitted as part of the application.

8. Assessment against planning scheme provisions

- 8.1. The following provisions are relevant to the proposed use and development;
- Rural Resource Zone
 - Code E6.0 Parking and Access Code
 - Code E7.0 Stormwater Management Code
 - Code E9.0 Attenuation Code
- 8.2. The following discretions are invoked:

Discretion		BIPS 2015 Acceptable Solution	Proposed
1	Storage Use (Table 26.2)	No acceptable solution	Self storage facility subject to planning scheme amendment and must satisfy Zone Purposes.

2.	Discretionary Use (26.3.3 A1)	No Acceptable Solution	Self-storage facility
3	Side and rear setback (26.4.2 A2)	50m	2.2m from north Approx. 27m from south Approx. 33m from rear
4	Stormwater drainage and disposal (E7.7.1 A1)	Stormwater to drain to public stormwater infrastructure via gravity	On-site detention and pump to roadside drain
5	Water Sensitive Urban Design (E7.7.1 A2)	A stormwater system must incorporate water sensitive urban design principles	The stormwater will pass through a treatment train that limits outflow to pre-development levels.
6	Surface Treatment of Parking Areas	Must be paved	Gravel

8.3. Discretion 1 - Storage Use (Use Table 26.2)

The proposed self-storage use relies on the above planning scheme amendment being supported. The discretionary use must support the Rural Resource Zone objectives. This is discussed in Table 1 above.

8.4. Discretion 2 - Discretionary Use (26.3.3 - A1)

8.4.1. There is no Acceptable Solution for Discretionary Uses within the Zone.

8.4.2. The corresponding Performance Criteria requires the following:

P1

A discretionary non-agricultural use must not conflict with or fetter agricultural use on the site or adjoining land having regard to all of the following:

- (a) the characteristics of the proposed non-agricultural use;*
- (b) the characteristics of the existing or likely agricultural use;*
- (c) setback to site boundaries and separation distance between the proposed non-agricultural use and existing or likely agricultural use;*
- (d) any characteristics of the site and adjoining land that would buffer the proposed non-agricultural use from the adverse impacts on amenity from existing or likely agricultural use.*

8.4.3. The surrounding properties to the north and south are approximately 1 ha in size and are significantly constrained for agricultural use. The site to the west is approximately 24ha in size and is currently used for hay making.

The storage facility is non-sensitive in nature and will not conflict with or fetter existing or potential agricultural use.

8.4.4. The proposal satisfies the Performance Criteria.

8.5. Discretion 3 - Setbacks (26.4.2 A2)

8.5.1. The acceptable solution for building setback from side and rear boundaries is no less than 50m. The proposed storage containers will be setback 2.2m from the northern boundary. The setback dimensions are not provided on the Site Plan, but has been measured at approximately 27m to the south and 33m to the rear.

8.5.2. The corresponding Performance Criteria requires the following:

P2

Building setback from side and rear boundaries must maintain the character of the surrounding rural landscape, having regard to all of the following:

- (a) the topography of the site;*
- (b) the size and shape of the site;*
- (c) the location of existing buildings on the site;*
- (d) the proposed colours and external materials of the building;*
- (e) visual impact on skylines and prominent ridgelines;*
- (f) impact on native vegetation.*

8.5.3. Achieving the 50m setback for the site is not possible given the majority of the site has a width of 63m. This setback discretion is considered acceptable as there will be no impact on native vegetation, the buildings will not be located on a skyline or prominent ridgeline, the metal clad storage containers is a typical material for sheds found in the rural zone and the landscaping identified for the front boundary will partially screen the storage facility from the public road.

However, the proposed 2.1m solid colorbond fence is not considered to be a suitable along a front boundary or as attractive screening material. A condition requiring the solid fence not be approved and the landscaping to provide mature vegetation screening with a minimum height of 1.8m is recommended.

8.5.4. The proposal satisfies the Performance Criteria with conditions.

8.6. Discretion 4 & 5 - Stormwater drainage and disposal (E7.7.1 A1 & A2)

8.6.1. The proposal fails to meet the acceptable solutions for stormwater drainage and disposal (A1 & A2) which are as follows:

A1

Stormwater from new impervious surfaces must be disposed of by gravity to public stormwater infrastructure.

A2

A stormwater system for a new development must incorporate water sensitive urban design principles for the treatment and disposal of stormwater if any of the following apply:

- (a) the size of new impervious area is more than 600 m²;*
- (b) new car parking is provided for more than 6 cars;*

8.6.2. The corresponding Performance Criteria requires the following:

P1

Stormwater from new impervious surfaces must be managed by any of the following:

- (a) disposed of on-site with soakage devices having regard to the suitability of the site, the system design and water sensitive urban design principles*
- (b) collected for re-use on the site;*
- (c) disposed of to public stormwater infrastructure via a pump system which is designed, maintained and managed to minimise the risk of failure to the satisfaction of the Council.*

P2

A stormwater system for a new development must incorporate a stormwater drainage system of a size and design sufficient to achieve the stormwater quality and quantity targets in accordance with the State Stormwater Strategy 2010, as detailed in Table E7.1 unless it is not feasible to do so.

- 8.6.3. Currently runoff concentrates and flows down the middle of the access in a shallow V drain and then in an uncontrolled manner to Brighton Road road side drainage.

It is proposed to maintain the existing grading and drainage within the container storage area and divert the existing V drain into a grassed swale on the southern side of the access 20m back from Brighton Road. The swale will discharge to a new detention and biofilter bed.

The detention will be designed to ensure there is no increase in runoff as a result of the development based on a design for 20 year ARI storm event.

- 8.6.4. The proposal satisfies the Performance Criteria.

8.7. Discretion 6 - Surface Treatment of Parking Areas (E6.7.6 A1)

- 8.7.1. The Acceptable Solution requires parking spaces and vehicle circulation roadways to be paved or treated with a durable all-weather pavement with 75m of the property boundary. No sealing is proposed.

- 8.7.2. The corresponding Performance Criteria requires parking spaces and vehicle circulation roadways to not unreasonably detract from the amenity of the users, adjoining occupiers or the quality of environment. The proposal is a commercial development and there is an expectation that parking areas and vehicle circulation areas will be sealed within the 20m setback and neatly landscaped to ensure the amenity of the area is not only retained, but improved.

Furthermore, it is considered that the thirteen parking spaces provided for the development is excessive given the majority of users will drive to their storage container. A better outcome is to only require the 6 most western spaces be provided and the landscaping area be extended through the front seven spaces. This will provide a larger landscaping buffer and less sealing of the parking area.

A condition to this effect is recommended.

- 8.7.3. The proposal satisfies the Performance Criteria with conditions.

9. Discussion

9.1. Referrals

9.1.1. Council's Technical Officer

The application was referred to Council's Technical Officer, who noted that the parking is excessive and any parking areas should be sealed. It was also noted that plumbing permits would be required for the development. That officer's assessment concluded that the proposal is acceptable, and has recommended conditions to be included with any permit.

10. Conclusion

- 10.1. The request seeks to amend the *Brighton Interim Planning Scheme 2015* by adding to the existing qualification for the Storage Use Class under Clause 26.2 of the *Brighton Interim Planning Scheme 2015* specific to 29 Brighton Road only, to insert the following:

“Only if contractors yard, freezing and cool storage, liquid fuel depot, solid fuel depot, woodyard, or at 29 Brighton Road, Brighton (CT63448/5) only, self-storage”

is consistent with regional and local land use strategy and the requirements of the *Land Use Planning and Approvals Act 1993*.

Key reasons for supporting the amendment include:

- Residential use is prohibited in the area due to the Bridgewater Quarry Overlay, but dwellings on the adjoining sites have existing use rights (i.e. Residential is not the primary intended use)
 - Harsher uses (in terms of residential amenity) can be approved on the site.
 - Amenity provisions in the Rural Resource zone are limited and mostly relate to agricultural fettering not residential amenity.
 - The same layout of shipping containers could be approved now if they were filled with frozen goods or fuel.
 - Amenity issues will be managed via permit conditions, such as layout and treatments such as fencing, landscaping, operating hours etc.
- 10.2. On this basis it is recommended that Council initiate and certify draft amendment RZ 2016 / 06, as detailed in the attachments to this report.
- 10.3. The proposed use and development of Storage (Dwelling) in the Rural Resource Zone at 29 Brighton Road, Brighton, satisfies the relevant provisions of the *Brighton Interim Planning Scheme 2015*, and as such is recommended for approval subject to the below conditions.

RECOMMENDATION:

- A. That in accordance with Section 34(1)(b) of the *Land Use Planning & Approvals Act 1993*, subject to the provisions of section 3 of schedule 6, Council initiates the draft amendment, to be known as draft amendment RZ 2016/6 to amend the *Brighton Interim Planning Scheme 2015* by omitting the existing qualification for the Storage Use Class Clause 26.2 of the Interim Scheme, being the Use Table for the Rural Resource Zone and insert the following:

“Only if contractors yard, freezing and cool storage, liquid fuel depot, solid fuel depot, woodyard, or at 29 Brighton Road, Brighton (CT63448/5) only, self-storage”

- B. That in accordance with Section 35(1) of the *Land Use Planning and Approvals Act 1993*, Council considers that draft amendment RZ 2016/6 satisfies the provisions of Section 32 of the *Land Use Planning and Approvals Act 1993*.
- C. That in accordance with Section 35(2) of the *Land Use Planning and Approvals Act 1993*, Council directs that draft amendment RZ 2016/6 be certified by instrument in writing affixed with the common seal of the Council; and
- D. That in accordance with Section 35(4) of the *Land Use Planning and Approvals Act 1993*, Council directs that a certified copy of draft amendment RZ 2016/6 be given to the Tasmanian Planning Commission within 7 days;
- E. That in accordance with Section 38 of the *Land Use Planning and Approvals Act 1993*, Council directs that draft amendment RZ 2016/6 be placed on public exhibition for no less than 28 days.
- F. That under Section 43C(1) of the *Land Use Planning and Approvals Act 1993*, as provided for the provisions of section 3 of schedule 6, a draft permit is issued for a self-storage facility at 29 Brighton Road, Brighton (DA2016/00177) subject to the following conditions:

General

- (1) The use 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.

Amended Plans

- (2) Within 14 days of the date of this permit, an amended Site Plan must be submitted to and approved by Council's Manager Development Services. The amended plan must show:
 - a. The 2.1m high colorbond fence along the Brighton Road frontage deleted;
 - b. The "20 future" containers notation and dashed outline deleted;
 - c. The seven eastern car spaces removed and the landscaping area enlarged to incorporate part of this parking area.
 - d. A notation that all parking and vehicle circulation areas within the 20 metre setback will be sealed.

Amenity

- (3) All external metal building surfaces must be clad in non-reflective pre-coated metal sheeting or painted to the satisfaction of the Manager Development Services.
- (4) All existing advertising material located on the shipping containers must be removed prior to being located on the site.

- (5) The shipping containers must be painted in order that it compliments the surrounding character and matches the existing structures on the site.
- (6) The proposed 2.1m colorbond fence along the northern boundary must be coloured using colours with a light reflectance value not greater than 40 percent.

Landscaping

- (7) Within 14 days of the date of this permit submit a landscape plan prepared by a landscape architect or other person approved by Council's Manager Development Services must be submitted to and approved by Council's Manager Development Services. The landscape plan must show the area along the frontage to be landscaped with a mix of suitable screening vegetation and shrubs. Screening vegetation must have a minimum height of 1.8m at time of planting. The landscaping plan shall form part of the permit when approved.
- (8) The landscaping works must be completed to the satisfaction of Council's Manager Development Services within one month of the date of this permit. All landscaping must continue to be maintained to the satisfaction of Council.

Hours of Operation

- (9) The use or development must only operate between the following hours unless otherwise approved by Council's Manager Development Services:
 - Monday to Friday 7:00 a.m. to 6:00 p.m.
 - Saturday and Sunday 9:00 a.m. to 6:00 p.m.

Services

- (10) The developer must pay the cost of any alterations and/or reinstatement to existing services, Council infrastructure or private property incurred as a result of the development. Any work required is to be specified or undertaken by the authority concerned.

Parking and Access

- (11) At least six (6) parking spaces must be provided on the land at all times for the use of the occupiers in accordance with Standards Australia (2004): *Australian Standard AS 2890.1 - 2004 - Parking Facilities Part 1: Off Street Car Parking*; Standards Australia, Sydney.
- (12) The existing vehicle access to the proposed storage facility must be upgraded and extended to meet the road seal in accordance with Council standards, Standards Australia (2002): *Australia Standard AS 2890.2 - 2002, Parking facilities - Part 2: Off-Street, Commercial vehicle facilities, Sydney* and to the satisfaction of Council's Municipal Engineer.
- (13) The areas set-aside for parking and associated access and turning must be provided in accordance with Standards Australia (2004): *Australian Standard AS 2890.1 - 2004 - Parking Facilities Part 1: Off Street Car Parking*; Standards Australia, Sydney and Standards Australia (2002): *Australia Standard AS*

2890.2 – 2002, *Parking facilities - Part 2: Off-Street, Commercial vehicle facilities, Sydney* and to the satisfaction of Council's Municipal Engineer, and must include all of the following;

- a) Constructed with a durable all weather pavement
 - b) Drained to an approved stormwater system
 - c) Within the 20m front setback, must be surfaced with a material to resist abrasion from traffic and to minimise the entry of water. The surfacing material may be a spray seal, asphalt, concrete, pavers or other approved material.
- (14) The internal driveway and areas set-aside for parking and associated access and turning must be designed, constructed and maintained to mitigate mud or dust generation or sediment transport to the standard required by Council's Municipal Engineer
- (15) A parking plan prepared and certified by a qualified civil engineer or other person approved by Council's Municipal Engineer must be submitted to Council prior to or in conjunction with lodgement of Building Application. The parking plan is to include:
- pavement details,
 - design surface levels and drainage,
 - turning paths,
 - dimensions
- and shall form part of the permit when approved.
- (16) The completed parking and associated turning areas and access must be certified by a practicing civil engineer to the effect that they have been constructed in accordance with the endorsed drawings and specifications approved by Council before the use commences.
- (17) All areas set-aside for parking and associated turning, and access must be completed before the use commences or the building is occupied and must continue to be maintained to the satisfaction of the Council's Municipal Engineer.
- (18) Parking and vehicle circulation roadways and pedestrian paths serving 5 or more car parking spaces, used outside daylight hours, must be provided with lighting in accordance with clause 3.1 "Basis of Design" and clause 3.6 "Car Parks" in AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting, unless approved otherwise by the General Manager.

Access to Public Road

- (19) No works on or affecting any Council road reservation is to be commenced until the Brighton Council has issued a *WORKS IN ROAD RESERVATION PERMIT*. Application for the issue of the necessary works permit is to be made to the Brighton Council's Asset Services department prior to the proposed date of commencement of any works.

Stormwater

- (20) All stormwater drainage works, including the provision of treatment devices/elements must be to the satisfaction of Council's Municipal Engineer and in accordance with a Plumbing permit issued by the Permit Authority in accordance with the Building Act 2000.
- (21) The development must incorporate Water Sensitive Urban Design Principles. These Principles will be in accordance with the *Water Sensitive Urban Design Procedures for Stormwater Management in Southern Tasmania* or *The Model for Urban Stormwater Improvement Conceptualisation (MUSIC)* and to the satisfaction of the Council's Municipal Engineer.
- (22) Any upgrades to downstream infrastructure, including the upsizing of any culverts or open drains, required as a result of the development are to be undertaken at the developers cost in accordance with Council standards and to the satisfaction of Council's Municipal Engineer.

Tas Water

- (23) The development must meet all required Conditions of approval specified by Tas Water Submission to Planning Authority Notice.

Protection of water quality

- (24) Before any work commences a soil and water management plan (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 Manager Development Services before development of the land commences. The SWMP shall form part of this permit when approved.
- (25) Before any work commences install temporary run-off, erosion and sediment controls in accordance with the recommendations of the approved SWMP and maintain these controls at full operational capacity until the land is effectively rehabilitated and stabilised after completion of the development in accordance with the guidelines *Soil and Water Management on Building and Construction Sites*, by the Derwent Estuary Programme and NRM South and to the satisfaction of Council's Manager Development Services.

Construction amenity

- (26) The development must only be carried out between the following hours unless otherwise approved by the Council’s Manager Strategic Planning:
 - Monday to Friday 7:00 a.m. to 6:00 p.m.
 - Saturday 8:00 a.m. to 6:00 p.m.
 - Sunday and State-wide public holidays 10:00 a.m. to 6:00 p.m.
- (27) All works associated with the development of the land shall be carried out in such a manner so as not to unreasonably cause injury to, or 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 of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, ash, dust, waste water, waste products, grit or otherwise.
 - (b) The transportation of materials, goods and commodities to and from the land.
 - (c) Obstruction of any public footway or highway.
 - (d) Appearance of any building, works or materials.
- (28) Any accumulation of vegetation, building debris or other unwanted material must be disposed of by removal from the site in an approved manner. No burning of such materials on site will be permitted unless approved in writing by the Council’s Manager Strategic Planning.
- (29) 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 project during the construction period.
- (30) The developer must make good and/or clean any footpath, road surface or other element damaged or soiled by the development to the satisfaction of the Council’s Municipal Engineer.

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 Owen	
Cr Williams	

Cr Jeffries joined the meeting.

11. REPORTS FROM OFFICERS:

11.1 COMMON SERVICES JOINT VENTURE MONTHLY REPORTS:

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.

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 Garlick 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 Williams	

11.2 PETITION TO STOP CHANGES TO DOLLERY PARK:

AUTHOR: Governance Manager
(Mrs J Banks)

Background:

The General Manager has received a Petition from Paul Manning of 1 Dollery Court, Brighton with 86 signatures on it which was tabled at the Ordinary Council meeting of 20th September 2016..

The Petition was tabled in accordance with Section 58 of the *Local Government Act 1993 (LGA)*.

Consultation:

Governance Manger, General Manager and Manager Development Services.

Risk Implications:

Nil

Financial Implications:

Nil

Assessment

The matter was discussed at the Ordinary Council meeting held on 20th September 2016, whereby a number of residents attended the meeting and were given the opportunity to discuss the matter before Council.

The Manager Development Services had taken into consideration the feedback from the Public meetings held on 24th August 2016 and the residents who attended the Council meeting of the 20th September 2016.

The Manager Development Services has written to the residents advising of Councils decision and the proposal as per the feedback and recommendation from the Ordinary Council Meeting of 20th September 2016.

Other Issues:

Section 60 of the LGA states:-

Within 42 days after the tabling of the petition –

| *(b) the council, at that meeting, is to determine any action to be taken in respect of the petition.*

Options:

1. As per the recommendation.
2. That the recommendation not be adopted.

RECOMMENDATION:

That no further action be taken in respect to the petition received as it was acted upon in accordance with Section 58 and 60 of the *Local Government Act 1993*, and that the petitioner be advised of Council’s decision.

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 Owen
Cr Williams

11.3 SOUTH CENTRAL SUB-REGION UPDATE:

AUTHORS: Manager Development Services
(Mr J Dryburgh)

Background:

This report is intended to provide a regular update of the activities of the South Central Sub-region (Brighton, Central Highlands, Derwent Valley and Southern Midlands).

As councilors are aware, in early 2016 these four councils began efforts to work more collaboratively. Brighton's Manager Development Services chairs meetings of the group roughly every two months and is responsible for driving and coordinating the activities of the group. The meetings consist of the chair and the mayors and general managers of each of the four councils, with other staff or external people in attendance when required.

Discussion:

It is proposed that the best way to update councilors on the activities of the South Central Sub-region is to attach meeting minutes to this report for each council agenda after an SCS meeting is held. Additional reporting to council will occur when required.

Consultation:

N/A.

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 Curran moved, Cr Jeffries seconded that the report be received.

VOTING RECORD

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

11.4 MONTHLY PLANNING UPDATE:

AUTHORS: Manager Development Services
(Mr J Dryburgh)

Background:

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

Discussion:

Brighton Industrial and Housing Corporation (BIHC):

- There are currently discussions underway with Wilson Homes, Centacare and Holmes Dyer consultants regarding potential opportunities for some of the key sites identified via the BIHC process. It is likely some concepts for further rezonings and development plans will be presented to council in the next few months, some of which may require discussion with the parties to the BIHC Agreement regarding possible amendments.

Sites are currently being sold in Herdsmans Cove under the BIHC Agreement.

Purchase and Receipt of land:

Nothing to report.

Projects:

- **5+5+5 project:** This project has stalled due to lack of participants. An amended proposal is to be submitted to Tas Community Fund to broaden the criteria for potential participants.

Discussions are also underway about whether or not Community Blitz may be able to undertake work at the Hospital site.

- **Brighton Tomorrow:** Brighton Tomorrow co-ordinator is taking part in discussions between Council's manager DS, the Principal of the BTTC and Monash-UTas regarding a partnership.

- **Bridgewater South Master Plan:** A meeting expected by the end of October to provide an update from Boral of the study area.
- **Urban Tree Strategy:** Trees have gone in at Herdsmans Cove under the new Greening Brighton Strategy and several people have received very positive feedback.
- **Bridgewater Parkland Master Plan:** has been reviewed by relevant staff and taken to the July Parks and Recreation Committee meeting. The Committee endorsed the Plan.

Crown Land have now responded. Manager DS has begun discussions with Crown Land regarding the land identified as “potential development site”.

Further work is soon to be undertaken by council staff and Play Street to ensure Stage 1 of the Plan is grant-ready by end of this financial year.

- Early discussions have been had regarding a three-way master plan project for the land off Cheswick ear-marked as having development potential and land closer to the river between Council, Centacare Evolve and MONA. Initial work regarding potential odour from the TasWater facility is required.
- **Promoting and improving the industrial estate:** DS staff along with engineering and works are preparing a plan to improve the appearance of the industrial estate, improve legibility for businesses and a promotion plan.

Initial ideas include: upping the maintenance intensity; facilitating improved signage for the Estate as a whole and for businesses; some landscaping of key gateways, intersections and highly visible pieces of land; engaging Palmerston Council to create a TV commercial; writing to all businesses and offering to provide certain plants and even help plant them within property frontages to improve the general appearance without creating an issues for service corridors and putting the onus of ongoing maintenance on to the businesses within the area.

Initial filming has been undertaken by a film maker from Palmerston Council and we are awaiting final products.

- **Dollery Park Meeting:**

Development Applications and leases on Council-owned land:

The Uniting Care lease at 84 Jetty Road has been renewed for another 12 months.

Brian Mitchell is likely to vacate the Brighton Road office.

Council Land Subdivisions and Sales:

Corporate Services are preparing an informal expression of interest for 84 Jetty Road, Old Beach to attempt to gauge if there is market interest in a commercial development on the site. Uniting Care have been advised of this process.

Other Strategic Matters:

• **Brighton Draft Interim Planning Scheme:**

Five scheme amendments are now active: Tivoli Green Specific Area Plan; Nelson's Building Road Rural Living area; Cove Hill new Rural Living zoning; 29 Brighton Road; and the General Business Zone alteration in Hurst Street.

• **State Planning Scheme:** Council's planning officers are currently attending a large number of hearings regarding the new scheme.

• **HT/Centacare Land Master plan:** A suite of Development Applications are expected soon.

Planning Professional Services:

Professional services for planning now generally consists of Derwent Valley (full statutory and strategic service) only. Council's Manager DS has been charging some of his time to the Sub-region councils for specific project work.

Statutory update (September 2016):

For the past month (See Attachment).

Enforcements:

Some investigations and negotiations are in process:

- 29 Brighton Road, self storage

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 Garlick seconded that the report be received.

CARRIED

VOTING RECORD

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

11. QUESTIONS ON NOTICE:

There were no questions on notice.

Meeting closed at 6.10 pm

Confirmed: _____
(Mayor)

Date: _____
15th November 2016