



# Brighton Council

**MINUTES OF THE ORDINARY COUNCIL MEETING  
OF THE BRIGHTON COUNCIL HELD  
IN THE COUNCIL CHAMBER, COUNCIL OFFICES  
OLD BEACH AT 5.35 P.M. ON TUESDAY,  
17<sup>th</sup> OCTOBER 2017**

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

**IN ATTENDANCE:** Mr R Sanderson (General Manager); Mr G Davoren (Deputy General Manager); Mr H Macpherson (Municipal Engineer); Mr J Dryburgh (Manager Development Services) and Mrs K Hossack (Corporate Consultant).

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

1.1 CONFIRMATION OF MINUTES OF THE ORDINARY COUNCIL MEETING OF 19<sup>TH</sup> SEPTEMBER 2017.

*Cr Curran moved, Cr Gray seconded that the Minutes of the Ordinary Council Meeting of 19<sup>th</sup> September 2017 be confirmed.*

**CARRIED**

### **VOTING RECORD**

<b>In Favour</b>	<b>Against</b>
Cr Curran	
Cr Foster	
Cr Geard	
Cr Gray	
Cr Higgins	
Cr Jeffries	
Cr Owen	
Cr Williams	

1.2 CONFIRMATION OF MINUTES OF THE WASTE MANAGEMENT COMMITTEE MEETING OF 10<sup>TH</sup> OCTOBER 2017.

*Cr Owen moved, Cr Curran seconded that the Minutes of the Waste Management Committee Meeting of 10<sup>th</sup> October 2017 be confirmed.*

**CARRIED**

**VOTING RECORD**

<b>In Favour</b>	<b>Against</b>
Cr Curran	
Cr Foster	
Cr Geard	
Cr Gray	
Cr Higgins	
Cr Jeffries	
Cr Owen	
Cr Williams	

1.3 CONFIRMATION OF MINUTES OF THE PARKS & RECREATION COMMITTEE MEETING OF 10<sup>TH</sup> OCTOBER 2017.

*Cr Geard moved, Cr Higgins seconded that the Minutes of the Parks & Recreation Committee Meeting of 10<sup>th</sup> October 2017 be confirmed.*

**CARRIED**

**VOTING RECORD**

<b>In Favour</b>	<b>Against</b>
Cr Curran	
Cr Foster	
Cr Geard	
Cr Gray	
Cr Higgins	
Cr Jeffries	
Cr Owen	
Cr Williams	

1.4 CONFIRMATION OF MINUTES OF THE FINANCE COMMITTEE MEETING OF 10<sup>TH</sup> OCTOBER 2017.

*Cr Jeffries moved, Cr Curran seconded that the Minutes of the Finance Committee Meeting of 10<sup>th</sup> October 2017 be confirmed.*

**CARRIED**

**VOTING RECORD**

<b>In Favour</b>	<b>Against</b>
Cr Curran	
Cr Foster	
Cr Geard	
Cr Gray	
Cr Higgins	
Cr Jeffries	
Cr Owen	
Cr Williams	

1.5 CONFIRMATION OF MINUTES OF THE PLANNING AUTHORITY MEETING OF 10<sup>TH</sup> OCTOBER 2017.

*Cr Higgins moved, Cr Gray seconded that the Minutes of the Planning Authority Meeting of 10<sup>th</sup> October 2017 be confirmed.*

**CARRIED**

**VOTING RECORD**

<b>In Favour</b>	<b>Against</b>
Cr Curran	
Cr Foster	
Cr Geard	
Cr Gray	
Cr Higgins	
Cr Jeffries	
Cr Owen	
Cr Williams	

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

Cr Garlick had requested leave of absence as he was interstate.

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

**CARRIED**

**VOTING RECORD**

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

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

- Ms Dianne Davey addressed Council concerning shipping container development at 600 Millvale Road which is adjacent to her property.
- Mr Mark Bartlett addressed Council concerning rubbish near a water hole as well as the Hard/Green Waste Collection dates.

#### **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:**

**AUTHOR:** Mayor  
(Cr T Foster)

The Mayor's communications were as follows: -

- Sep 21 Meeting with General Manager, Deputy General Manager, Tony and Ingrid Harrison.
- Sep 22 General Manager, Janine Banks and I attended an Anti-Discrimination Conciliation with Mr D Matchem at Bridgewater Linc.
- Sep 26 Meeting with General Manager.
- Sep 29 General Manager, Deputy General Manager and I attended the Legislative Council Select Committee hearings on proposed legislation for takeover of TasWater.
- Oct 02 TasWater Board Selection Committee Meeting at Campbell Town.
- Oct 03 General Manager and I met with Mr Steve Johnson to discuss his problems and allegations against the Brighton Council.
- Oct 04 Meeting with General Manager, Deputy General Manager, and Ingrid & Tony Harrison to discuss future direction of Microwise and Council succession planning.
- Oct 10 Waste Management Committee Meeting  
Parks and Recreation Committee Meeting  
Finance Committee Meeting  
Planning Authority Meeting  
Special Closed Meeting of Council
- Oct 17 Ordinary Council Meeting

**RECOMMENDATION:**

That the Mayor’s communications be received.

**DECISION:**

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

**VOTING RECORD**

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

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

Cr Geard – attended a Bush Fire Ready information session held at Dromedary Hall recently and chaired the Pontville Users Group Meeting.

Cr Curran – attended the open day at the Old Community Hospital, an STCA meeting at Huonville with the Development Services Manager & a Meals on Wheels meeting.

**DECISION:**

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

**VOTING RECORD**

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

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 no workshops were 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 there were no supplementary agenda items to be tabled.*

## 9. REPORTS FROM COMMITTEES:

### 9.1 FINANCE COMMITTEE – 10/10/17:

The recommendations of the Finance Committee Meeting of 10<sup>th</sup> October 2017, were submitted to Council for adoption.

#### DECISION:

*Cr Curran moved, Cr Jeffries seconded that the recommendations of the Finance Committee Meeting of 10<sup>th</sup> October 2017 be adopted.*

**CARRIED**

#### VOTING RECORD

In favour	Against
Cr Curran	
Cr Foster	
Cr Geard	
Cr Gray	
Cr Higgins	
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.

*There were no planning items listed on this Agenda.*

## 11. REPORTS FROM OFFICERS:

### 11.1 LOCAL GOVERNMENT SHARED SERVICES MONTHLY REPORTS:

**AUTHOR:** Corporate Consultant  
(Mrs K Hossack)

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**Background:**

When the Local Government Shared Services (LGSS) was formalised, there was an undertaking that monthly reports would be provided to member Councils. There are now fourteen (14) Councils that have joined to date.

One report is for the overall performance of the shared service agreement which is provided to all member Councils. The other report is Council specific for each member Council that is provided only to that individual Council. The second attachment is for Brighton Council's performance for the previous months.

**Consultation:**

General Manager

**Risk Implications:**

Nil

**Financial Implications:**

See attached reports for financial information about the Local Government Shared Services and Brighton Council.

**Other Issues:**

These reports provide detailed information to assist in dealing with the amalgamation program and the financial sustainability of the shared services 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 Gray moved, Cr Jeffries seconded that the recommendation be adopted.*

**CARRIED**

**VOTING RECORD**

In favour	Against
Cr Curran	
Cr Foster	
Cr Geard	
Cr Gray	



Cr Higgins  
Cr Jeffries  
Cr Owen  
Cr Williams

## **11.2 AMENDED POLICY 7.4 – PUBLIC QUESTION TIME AND DEPUTATIONS:**

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

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### **Background:**

This Policy is being amended to allow members of the public to ask a “question without notice” without having to address the Councillors from the public lectern.

### **Consultation:**

General Manager, Governance Manager

### **Risk Implications:**

Nil

### **Financial Implications:**

Nil

### **Other Issues:**

Nil

### **Assessment:**

It has never been a requirement for members of the public to address Councillors from the lectern; some members have addressed Council from the public gallery, however for clarification for those attending the Committee/Council meetings the wording is now to include ‘*There is no requirement for a person to ask a question from the lectern*’ under Section 3 of the Policy.

### **Options:**

1. As per the recommendation.
  2. That the Policy not be amended.
- 

### **RECOMMENDATION:**

That Policy 7.4 – Public Question Time and Deputations be adopted.

### **DECISION:**

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

**CARRIED**

**VOTING RECORD**

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

**11.3 ROAD TRAUMA REMEMBRANCE SEAT AND PLAQUE:**

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

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**Background:**

The Mayor and Governance Manager have received a request from Mrs Whyman, whose son was tragically killed in a road accident in 1999.

Mrs Whyman is asking Councils to provide a seat and plaque (provided courtesy of Road Trauma department) in a pleasant spot in their Municipality for victims who were killed or injured in a car crash so their loved ones can sit and reflect.

Hobart (Sandy Bay Beach), Clarence (Bellerive Waterfront) and Kingborough (Kingston Beach) Councils have provided seats.

**Consultation:**

Mayor, Mrs Whyman and Governance Manager

**Risk Implications:**

Nil

**Financial Implications:**

The cost of installing a seat.

**Other Issues:**

N/A

**Assessment:**

The Road Trauma department will provide Council with the plaque.

**Options:**

1. As per the recommendation.

2. That Council not provide a seat and plaque in the Municipality.
- 

**RECOMMENDATION:**

Subject to available funds, that Council provide an appropriate seat along the Old Beach walking as a remembrance to victims who have been killed or injured in a car crash.

**DECISION:**

*Cr Geard moved, Cr Higgins seconded that the Manager Development Services liaise with the Governance Manager on the suitable location of the seating.*

**CARRIED**

**VOTING RECORD**

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

**11.4 UNITING CHURCH – REQUEST TEMPORARY USE OF MEETING ROOM, COUNCIL OFFICES, OLD BEACH:**

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

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**Background:**

As Councillors would be aware the Uniting Church in Tottenham Road, Gagebrook was the subject of a recent arson attack which saw their building substantially burnt for this second time this year. They were also subject to flooding last year.

The Church are asking for temporary occupancy of the meeting room outside the Council Chambers, free of charge, to continue to provide their emergency relief to our community. This room was provided to them last year when their building was the subject of flooding from Tottenham Road, Gagebrook.

**Consultation:**

Jeremy Pettet (Uniting Church); Building Compliance Officer and Governance Manager.

**Risk Implications:**

None foreseeable.

**Financial Implications:**

Loss of revenue for hire of room i.e. \$13.50/hr.

**Other Issues:**

The Uniting Church are requesting the meeting room on Tuesdays, Thursdays and Fridays from 9.00am to 2.00pm to operate their emergency relief.

The duration is unknown at this point; however they are currently looking for longer-term temporary accommodation until their premises can be rebuilt. They have had discussions with other agencies and services to see if something appropriate can be shared temporarily.

**Assessment:**

N/A

**Options:**

1. As per the recommendation.
2. That Council not provide temporary use of the meeting room.
3. That Council charge the Uniting Church for the hire of the meeting room.

**RECOMMENDATION:**

That Council allow the Uniting Church, free of charge (as a donation), to use the Meeting Room in the Council Offices, Old Beach, Tuesdays, Thursdays and Fridays, for a period of 5 hours per day.

That this agreement be reviewed in three (3) months' time.

That the donation (hire fee) be recorded in Council's Annual Report as per Section 77 of the *Local Government Act 1993*.

**DECISION:**

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

**CARRIED**

**VOTING RECORD**

In favour	Against
Cr Curran	
Cr Foster	
Cr Geard	
Cr Gray	
Cr Higgins	
Cr Jeffries	
Cr Owen	

Cr Williams

## **11.5 OLD HOSPITAL OPTIONS:**

**AUTHOR:** Manager Development Services  
(Mr J Dryburgh)

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### **Background:**

The original report for Defence to support the sale of the Army Camp in the late Nineties recommended that the old hospital building be kept for community purposes. This responsibility primarily falls on Council. Council is now the owner of the site and the large open space adjoining it.

The value placed on the site and its history by both the local and much wider community has been repeatedly demonstrated to Council over the years.

Brighton has relatively high residential growth, particularly surrounding the site. The Army Camp subdivision once complete will add over 1000 residents alone. With such growth comes increased demand for community services and hubs for activity. However, the redevelopment of the Bowls Club is now expected to satisfy much of this community need, and the area is well-connected to the Bowls Club and the town centre via Dollery Park and as the site is developed this link-way can be opened up further.

Council has already committed to significant, yet very cost-effective, restoration works under the 5+5+5 Project. The investment in this project has been approximately \$100,000, which has been matched by the TCF. This has achieved significant improvements in the building condition and has effectively restored the front span of the building and made it a useable space.

To fully restore the building would require a large additional expenditure and it has become increasingly difficult to see where any significant return on such an investment might come from, especially given potential users, such as those currently using the Pontville Chambers are non-paying tenants, as is the nearby Play Group.

Council's Manager Development Services has recently been having discussions with a developer who is interested in purchasing the building and the site for the development of a whisky distillery with cellar door, tours and eventually a restaurant. The developer is specifically looking for something in this area as it is near the Midlands Highway and would bookend a growing whisky route that includes Shene, Redlands, Belgrove and a soon to be established distillery in Oatlands. The developer was also specifically looking for a site with history and stories, because, as is evident from Shene and Redlands, a historic site added to the uniqueness of the product and aids in branding, marketing and attracting visitors to the site.

As such, council has a new option to consider for the site - an outright sale with legal conditions regarding use and development in order to ensure the essence of the building and the heritage of the site is conserved and able to be shared.

Initial discussions between Council's Manager Development Services and the proponent suggest that he is very willing to conserve the building and to celebrate and tell the stories of the site. Indeed, this is the appeal of the site as opposed to simply buying a vacant block and building a modern distillery.

**Approximate Costs if council keep the site:**

Council's Manager DS commissioned an independent detailed assessment of costs to restore the building taking into consideration the work that has already been done. The estimate is \$980,000 and is based on commercial rates (not rates associated with the 5+5+5 Project or similar scheme). This costing does not include landscaping or carpark and access.

Council has already spent over \$100,000 on the 5+5+5 Project plus minor works and security at the site.

Of course, there would also be recurring costs for maintaining and potentially administering the site of over \$50,000/year.

Some costs may be able to be offset by modest rent charges and/or tenants at least paying for site costs, though an independent valuation report from 2013 suggests that the building would not be easily rentable due to its unusual layout.

**Approximate Value:**

A site such as this, with limited use options and restrictions due to heritage is difficult to put a value on – it is in reality only what someone is willing to pay. Nevertheless, Council has the site independently valued in August 2013 at \$365,000. This valuation was based on the Residential zoning at the time and did not consider that use and development restrictions may be placed on the site, which would clearly significantly reduce the value.

**Options:**

***Keep and minimize spending:***

Some spending will need to occur otherwise the building will degrade quickly. It is also not a good look to have a derelict building sitting vacant for too long.

***Keep and restore:***

Significant spending is needed to restore the building with no guaranteed return and only some potential use of the site by relocating users of the Pontville Chambers. The 5+5+5 Project is effectively over and no longer a viable option for restoration.

***Sell:***

Selling would save council a significant amount of money, but given the community and historic value of the site, council would need to be satisfied that such values were going to be respected as part of any sale.

**Discussion:**

The primary reason for Council to own the site is to preserve a small portion of the remaining physical heritage of the Brighton Army Camp and through this to facilitate the preservation and sharing of the many stories this unique site holds. It may be, like

it has been for many other developments, including Shene and Redlands, that a compatible private development that has a public visitation component to it is actually the best possible way to achieve this outcome.

**Consultation:**

Consultation has occurred between Council's SMT, Centre for Heritage and the potential proponent.

**Risk Implications:**

There is financial risk that Council never manage to recoup restoration costs or obtain viable renters.

There is a public perception risk to council in beginning work on the project to redevelop the building then 'dropping the ball' but also in selling what is widely perceived as a public asset.

**Financial Implications:**

Discussed above.

**Options:**

1. As per the recommendation.
  2. Other, as determined by Council.
- 

**RECOMMENDATION:**

That Council: -

1. Endorse senior staff exploring the opportunity for sale and bring a proposal back to council, which would include sale price and draft conditions of sale.
2. Authorise the sale of the former hospital at 200 Brighton Road, Brighton in accordance with the *Local Government Act 1993*.

**DECISION:**

*Cr Gray moved, Cr Curran seconded that Recommendation 1 be adopted with the addition of the wordings 'or lease'.*

**CARRIED**

**VOTING RECORD**

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

## 11.6 MONTHLY PLANNING UPDATE:

**AUTHORS:** Manager Development Services  
(Mr J Dryburgh)

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### **Background:**

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

### **Discussion:**

#### **Purchase and Receipt of land:**

None.

#### **Projects:**

- **5+5+5 project:** This project is now winding up. All the young men are expected to gain employment or entry into the military. (See separate report with regards to the future of the former hospital).
- **Greening Brighton Strategy:** The Herdsmans Cove side of the East Derwent Highway has now been planted and links up the two Lamprill Circle entrances and Gage Road. Staff are currently finalizing the planting schedule and ordering stock for the 2018 planting season.  
Conversations have begun with JRLF to consider the School Farm providing a nursery role for council's trees. This would enable council to buy smaller trees, but plant more mature trees - saving money and getting better streetscape outcomes. It would also link into the horticulture courses of the JRLF.
- **Bridgewater Parkland Master Plan:** A successful Building Better Regions Funding Grant for \$430k towards a \$950k project has been confirmed. Work is underway on final planning and design for the project.
- **Bridgewater - Gagebrook - Herdsmans Cove pathway and shelters:** A successful Community Infrastructure Grant (State) for \$261,000 towards a \$650,000 project has been confirmed. Work to start this year.  
Council has engaged Ross Brewin (of Brighton Tomorrow fame) to design the shelters and work with the BTTC to incorporate some elements of them into the building and construction courses they offer.

#### **Development Applications and leases on Council-owned land:**

Nothing new.

#### **Council Land Subdivisions and Sales:**

- BIHC: the sale of 12 lots in Herdsmans Cove has been rejected by the Crown on the basis that it does not meet the Objectives of the BIHC Agreement. Council's Deputy General Manager can provide a verbal update.
- Councillors endorsed a process and conditions associated with potentially transferring up to four parcels of council-owned land to Centacare Evolve to facilitate strategic residential and community development. Planning work on



progressing this endorse to a formal agreement and implementation is underway.

A combined rezoning and subdivision application will come before the November Planning Authority meeting for the strip of land off Taylor Crescent.

**Other Strategic Matters:**

• **Brighton Interim Planning Scheme & Amendments:**

**Tivoli Green Specific Area Plan** - The TPC has now accepted Council and the applicants joint submission on the substantially altered amendment. Council has re-advertised the amendment.

• **State Planning Scheme:** The Statewide Planning Provisions (SPP) have now been released.

Planning staff have begun to draft the Local Planning Schedules (LPS), particularly the relative simple conversions of existing Particular Purpose Zones and Specific Area Plans.

The TPC has been allocated additional funding to support Councils in preparing the LPS' and mapping. The Southern Councils have identified the following as priority funding areas:

- General GIS mapping
- Priority vegetation mapping
- Agricultural mapping
- Addressing changes to the Southern Tasmanian Regional Land Use Strategies.

The TPC are encouraging Council's to convert zones from their current status under the Interim Planning Schemes as far as practicable. There is very little scope for strategic work to be undertaken as part of the process.

Staff will look at scheduling a workshop with Councilors in the coming months to provide more detail around the preparation of the LPS and to get direction on any controversial issues that may arise.

• **HT/Centacare Land Master plan:** A suite of Development Applications are expected during 2017.

- Sixteen units at 2 Green Point Road are now under construction.
- The application at 20 Gunn St for 29 dwellings has been revised due to the alignment of the "new" Bridgewater Bridge and has now been reduced to 28 dwellings.
- A DA for 52 multiple dwelling units has been received for Gage Road is currently being redesigned.

• **Highway Services Precinct:** DA has been lodged and is currently on hold for further information.

• **Brighton Structure Plan 2018:** Council's Manager DS has sent a request for submissions to undertake a new structure plan for Brighton to a variety of consultants, locally and nationally.

**Development Services Professional Services:**

Council continues to provide planning services to Tasman Council again with Richard Cuskelly being the primary planning officer undertaking one day per week for them, which is going well.

Council provides full planning services for Derwent Valley.

Manager DS charges occasional hours to Council's Sub-region partners for specific projects.

**Statutory update (September 2017):**

For the past month (See Attachment).

DA's received for 2017 (currently 225) are likely to exceed the 234 received in by the end of September. Planning staff are currently managing 68 live applications.

**Appeals:**

- 720 Boyer Road - quarry. The matter is now resolved via a consent memorandum.

**Enforcements:**

- 19 Greenbanks Road - The tenant continues to breach their planning permit. Additional action is likely.

**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 Curran seconded that the recommendation be adopted.*

**CARRIED**

**VOTING RECORD**

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

**11.7 COMPLETE SET OF FINANCIAL STATEMENTS 2016-17:**

**AUTHOR:** Deputy General Manager  
(Mr G Davoren)

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The Complete set of Financial Statements for the year ending 2016-17 were formally submitted for consideration.

The Tasmanian Audit Office has given its opinion that the Financial Report of Brighton Council and its subsidiaries presents fairly, in all material respects, the Group's financial position as at 30 June 2017, and of its financial performance, cash flows for the year then ended. The report is in accordance with the *Local Government Act 1993* and Australian Accounting Standards.

The Financial Statements have again been passed without any qualifications by the Tasmanian Audit Office.

The Tasmanian Audit Office is responsible for the report to be completed in accordance with section 84(3) of the *Local Government Act 1993*.

The report format also complies with the Australian Equivalent to International Reporting Standards (AIFRS). A summary has been provided below.

Highlights of the General Purpose Financial Report include: -

**Consolidated Statement of Comprehensive Income (P/L)**

- Unqualified Audit Opinion by the Tasmanian Audit Office for Brighton Council including Microwise Australia Pty Ltd and Brighton Industrial Housing Corporation.
- Recurrent Income of \$15,151,295 up from \$13,077,437 last financial year. Predominately due to an increase of \$1,424,718 in our Financial Assistance Grant. The Federal Government again changed the timing of the payment across Australia. (See note 8)
- Total Income \$17,671,422. This includes capital income from capital grants specifically for new or upgraded assets of \$1,279,884, contributions from non-monetary assets of \$1,343,243 less a net loss on disposal of assets of \$103,000 Non-monetary assets typically include subdivision infrastructure donations.

- Other Comprehensive Income that contributed to our overall comprehensive result included a net asset revaluation increment of \$2,228,920. This was predominately due to a revaluation of our roads. Also, a fair value adjustment on our “Available for Sale Assets” saw a revaluation of positive \$302,693. In this instance our “Ready for Sale Assets” are actually our 2.93% ownership of TasWater.
- Total Operating Expenditure was \$14,246,386 up from \$13,957,107, last year. Expenditure includes: \$3,148,771 in depreciation. The increase in expenditure predominately reflects a general CPI increase and the growth of our community, offset by a reduction in commercial activity expenditure of \$160,313 and a reduction in other expenses of \$142,889.
- A positive operating result from continuing operations of \$3,425,036. With the removal of non-monetary income and the brought forward Federal Assistance Grant paid in advance (See note 8), Brighton Council would have made a significant profit of \$1,289,235. The Auditor General’s key sustainability indicators further reduce this operating result by dismissing the Capital Income of \$1,279,884 which includes the Roads to Recovery Grant which for the 2106-17 financial year was \$526,064 to provide an underlying surplus of \$9,351. Our trend underlying surplus continues to be positive and this result identifies the Council as close to breakeven with a small surplus for this financial year.
- Microwise Australia paid \$229,914 last financial year to Brighton Council by way of consultancy and fees. This amount was used to reduce Brighton Council wages, admin and IT expenditure. Brighton Council paid Microwise \$26,215 by way of software licence fees. Microwise Australia produced \$565,877 of external revenue with external expenditure of just \$116,664. This represents an external profit of \$449,2132 for the financial year ending 30 June 2017. Brighton Council’s total equity in Microwise Australia has risen to \$1,406,997.
- Brighton Industrial and Housing Corporation produced \$515,455 of external revenue with external expenditure of \$336,357. This represents an external profit of \$179,098 for the financial year ending June 2017. Brighton Council’s total equity in Brighton Industrial and Housing Corporation is \$922,478.
- Our professional Service which supports other Councils provided a revenue stream of \$600,912 with expenditure of \$485,198. This equates to a profit to Brighton Council of \$115,714. The financial benefit of this service does not include the direct labour savings to Brighton Council. Significant savings in Brighton Council wages are achieved when Brighton staff consults to other Councils.

### **Consolidated Statement of Financial Position (Balance Sheet)**

All our key economic indicators are in sound shape. The following balance sheet statistics provide an excellent overall picture of our financial position at year end.

- Our current assets are 471% of our current liabilities. The benchmark recognised by the Auditor General is >100%. This figure is however inflated by grants received in advance. Without any grants received in advance the current ratio would still be significantly above the Auditor General’s bench mark.

- Our total assets have increased from \$179,185,139 to \$184,998,665 mainly from an increase in our infrastructure assets which also includes an asset revaluation of \$2,228,920. Cash reserves are also bloated from the advanced Federal Assistance Grant received in advance previously discussed and capital grants received in advance of expenditure.
- Our total liabilities continue to reduce from \$1,984,643 to \$1,841,522. For this year the reduction was predominately contributed to from a reduction of accrued expenses (See note 27).
- Our total equity has increased from \$177,200,496 to \$183,157,142 during the financial year. This equity increase reflects the comments provided that relate to the movement in total assets and total liabilities.
- Our total cash held at the end of the year increased significantly from \$3,837,742 to \$6,847,578. The positive effects on Cash Flow included the once off timing adjustment of the Federal Assistance Grant of \$792,558, and the timing of the Capital Grants received that have yet to be expended.

In summary, the report outlines a strong position in the key financial management ratios of Brighton Council.

I thank Councillors for their support and long term financial vision to place Brighton Council in such a strong financial position.

**Consultation:**

Tasmanian Audit Office, Corporate Executive.

**Risk Implications:**

Nil

**Financial Implications:**

As stated

**Other Issues:**

Not applicable

**Assessment:**

Not applicable

**Options:**

1. As per the recommendation.
  2. That Council not receive the report.
- 

**RECOMMENDATION:**

That the report be received.

**DECISION:**

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

**CARRIED**

**VOTING RECORD**

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

**11.8 ANNUAL PLAN 2017-18:**

**AUTHOR:** General Manager  
(Mr R Sanderson)

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**Background:**

The Annual Plan for 2017-18 had been prepared in accordance with Section 71 of the *Local Government Act 1993*, and Council's budget.

**Consultation:**

Senior Management Team

**Risk Implications:**

Nil

**Financial Implications:**

In accordance with the adopted budget.

**Other Issues:**

Not Applicable

**Assessment:**

Council is required under the *Local Government Act 1993* to adopt an Annual Plan on an annual basis.

**Options:**

1. As per the recommendation.
2. That Council not adopt the 2017-18 Annual Plan.

**RECOMMENDATION:**

That the Annual Plan 2017-18 be adopted in accordance with Section 71 of the *Local Government Act 1993*, and that a copy be forwarded to the Director of Local Government and Director of Public Health.

**DECISION:**

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

**VOTING RECORD**

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

**12. CLOSED MEETING:**

Regulation 15 of the Local Government (Meeting Procedures) Regulations 2015 provides that Council may consider certain sensitive matters in Closed Meeting.

The following matter is listed in the Closed Meeting section of the Council Agenda in accordance with Regulation 15 of the Local Government (Meeting Procedures) Regulations 2015.

*Cr Curran moved, Cr Williams seconded that Council resolve into Closed Meeting.*  
**CARRIED**

**VOTING RECORD**

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

*This matter was considered in a Closed Meeting of Council by authority of the Local Government (Meeting Procedures) Regulations 2015, Section 15(2)(i)*

**12.1 CONFIRMATION OF MINUTES OF THE CLOSED PORTION OF THE ORDINARY COUNCIL MEETING OF 19<sup>th</sup> SEPTEMBER 2017.**

*Cr Geard moved, Cr Jeffries seconded that the Minutes of the closed portion of the Ordinary Council Meeting of 19<sup>th</sup> September 2017 be confirmed.*

**CARRIED**

**VOTING RECORD**

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

*This matter was considered in a Closed Meeting of Council by authority of the Local Government (Meeting Procedures) Regulations 2015, Section 15(2)(i)*

**12.2 CONFIRMATION OF MINUTES OF THE SPECIAL COUNCIL MEETING OF 10<sup>TH</sup> OCTOBER 2017:**

*Cr Jeffries moved, Cr Curran seconded that the Minutes of the closed portion of the Special Council Meeting of 10<sup>th</sup> October 2017 be confirmed.*

**CARRIED**

**VOTING RECORD**

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

*This matter was considered in a closed meeting of Council by authority of the Local Government (Meeting Procedures) Regulations 2015, Section 15(2)(g).*



**12.3 CONCILIATION CONFERENCE IN RELATION TO COMPLAINT BY DAMIEN MATCHAM:**

*Cr Gray moved, Cr Curran seconded that Council resolve out of Closed Meeting and the decisions made whilst in the Closed Meeting be adopted.*

**CARRIED**

**VOTING RECORD**

<b>In Favour</b>	<b>Against</b>
Cr Curran	
Cr Foster	
Cr Geard	
Cr Gray	
Cr Higgins	
Cr Jeffries	
Cr Owen	
Cr Williams	

**13. QUESTIONS ON NOTICE:**

*There were no questions on notice.*

Meeting closed at 7.10pm.

Confirmed: \_\_\_\_\_  
(Mayor)

Date: \_\_\_\_\_  
21<sup>st</sup> November 2017