



# 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, 16<sup>th</sup> JANUARY 2018

**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); Mr H Macpherson (Municipal  
Engineer); Mr J Dryburgh (Manager Development  
Services) and Mrs J Banks (Governance Manager).

### 1. CONFIRMATION OF MINUTES:

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

*Cr Geard moved, Cr Jeffries seconded that the Minutes of the Ordinary Council  
meeting of 19<sup>th</sup> December 2017 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:

*There were no apologies.*

### 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*.

*There were no declarations of interest.*

### 5. REPORTS FROM COUNCILLORS:

#### 5.1 MAYOR'S COMMUNICATIONS:

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

The Mayor reported directly to the meeting.

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#### RECOMMENDATION:

That the Mayor's communications be received.

#### DECISION:

*Cr Jeffries moved, Cr William 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:**

### **DECISION:**

Cr Geard advised that the Emergency Management meeting was held today (16/1/18) – the Emergency Management plan is to be reviewed.

*Cr Owen moved, Cr Williams seconded that the report be received.*

**CARRIED**

### **VOTING RECORD**

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

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

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

*There were no Committee meetings held in January.*

The Council meeting was adjourned to allow the members to act as the Planning Authority.

## **10. COUNCIL ACTING AS PLANNING AUTHORITY:**

In accordance with the provisions of Part 2 Regulation 25 of the Local Government (Meeting Procedures) Regulations 2015, the intention of the Council to act as a Planning Authority pursuant to the *Land Use Planning and Approvals Act 1993* is to be noted. In accordance with Regulation 25, the Council will act as a planning authority in respect to those matters appearing under Item 10 on this agenda, inclusive of any supplementary items.

## **10.1 DRAFT PLANNING SCHEME AMENDMENT, COMBINED AMENDMENT AND BOUNDARY ADJUSTMENT UNDER SECTION 43A OF THE ACT – PARTS OF LOT 1694+ WALKER CRESCENT & 115 COVE HILL ROAD, BRIDGEWATER, OPEN SPACE AND LIGHT INDUSTRIAL TO GENERAL RESIDENTIAL & BOUNDARY ADJUSTMENT - SECTION 35 REPORT:**

<b>Author:</b>	Manager Development Services (J Dryburgh)
<b>Applicant:</b>	Helen Dyer obo Centacare Evolve Housing.
<b>Owner:</b>	Brighton Council and Housing Tasmania
<b>Location:</b>	Lot 1694+ Walker Crescent and 115 Cove Hill Road, Bridgewater
<b>Application no.:</b>	RZ 2017/01 & SA2017/24
<b>Current Zoning:</b>	Open Space Zone and Light Industrial Zone
<b>Planning Instrument:</b>	<i>Brighton Interim Planning Scheme 2015</i>

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### **Proposal:**

Council seeks to amend the *Brighton Interim Planning Scheme 2015* (the Scheme) by means of rezoning a portion of Lot 1694+ Walker Crescent and part of 115 Cove Hill Road, Bridgewater, from Open Space and Light Industrial to General Residential and a minor boundary adjustment between the two zones to enable the land to be appropriately sized for residential allotments.

The boundary adjustment involves relocating the northern boundary of 1694+ Walker Crescent towards the north to incorporate some Light Industrial zoned land. The new zone boundary will be amended to follow the lot boundary.

Council has agreed to transfer ownership of the land currently zoned Open Space to Centacare Evolve to enable them to develop it for a range of affordable housing. By virtue of Centacare's agreement with Housing Tasmania, Centacare have effective control and ownership of 115 Cove Hill Road, which is technically owned by Housing Tasmania.

This proposal has been actively considered by Council for many years. It was hoped that Housing Tasmania would be interested in developing the land or transferring some of 115 Cove Hill Road to Council in order that Council might develop the residential strip, however it was never pursued. Council had gained the support of Boral who agreed in writing to move the Bridgewater Quarry Buffer further back from the property boundary, which was completed during the Interim Scheme process.

The new model for affordable housing, led in the Brighton area by Centacare Evolve has meant that this proposal is now viable and a strategic priority.

The application is a combined rezoning and development application under Section 43A of the Act. The first section of this report addresses the proposed draft amendment and the second section addresses the boundary adjustment proposal.

#### PART 1: REZONE

##### **Site Description:**

The subject site is located in the north east corner of the suburb of Bridgewater. The long narrow site runs parallel along the northern side of Taylor Crescent until it meets the “T” intersection with Bisdée Road and Walker Crescent. The site continues to snake behind the rear of residential properties that front Walker Crescent.

The site is surrounded by a mix of uses. Residential development is well established to the south and land to the north is largely vacant light industrial land owned by Housing Tasmania and the Council owned Waste Transfer Station. Directly to the east, is the Jordan River foreshore recreational area. To the west, on the opposite side of Cowle Street, are a number of commercial and light industrial businesses and a vacant lot.

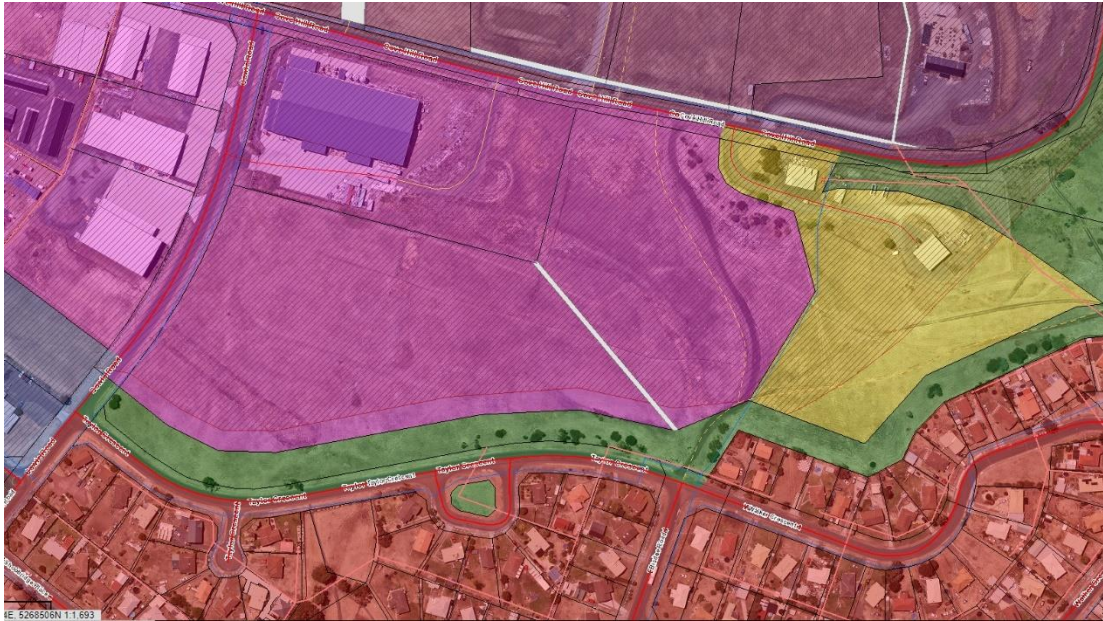
The site is currently well served by public transport with Metro buses stopping on a regular and frequent route along the Taylor Crescent frontage of the subject site. From a car use perspective the site has reasonable access to the East Derwent Highway via Hurst and Paice Streets.

The site also has excellent pedestrian linkages and is only a ten minute walk to the Bridgewater Activity Centre which incorporates the Cove Hill/Green Point shopping centres, Civic Centre and various service providers in Bridgewater. The site is also only five minutes’ walk from the St. Paul’s Primary School. The site is also in walkable distance to a number of recreational parks, including the Bridgewater Parkland to be built in early 2018. To the east of the site, is the recreation track that follows the Jordan River estuary and joins with other walking tracks that run parallel to the East Derwent Highway. There is also likely to be a neighbourhood park built in the coming years via another land transfer project between Council and Centacare Evolve.

The site is currently grassed with a scattering of native trees of varying maturity and is entirely void of development. The site slopes gently from west to east before becoming quite steep at the Jordan River end of the site. The aspect means that the lots receive a high amount of solar access, and as such would allow the design of future dwellings to achieve a high degree of energy efficiency and residential amenity.

In regards to development controls there are a number of different zones in the area, with adjoining lots to the north and west zoned Commercial and the Waste Transfer lot to the north zoned Infrastructure. Lots to the south are zoned Residential. The Bridgewater Quarry attenuation buffer begins just to the north of the northern boundary of the strip proposed to be zoned General Residential (See **Figure 1**).





**Figure 1:** Zoning map of the subject area.



**Figure 2:** An aerial photograph of the subject area.

### **Consultation:**

A copy of the draft planning scheme amendment must be forwarded to the Tasmanian Planning Commission within 7 days of the draft amendment being certified, and to TasWater. The certified draft amendment must then be placed on public exhibition for a period of 4 weeks with public notice of the exhibition being given in The Mercury newspaper.

Consultation has been held with the Council's Senior Technical Officer, Municipal Engineer, Senior Environmental Health Officer and Senior Management Team.

The proposal will also be forwarded to Boral.

It is proposed that the draft amendment be placed on public exhibition for 4 weeks.

**Financial Implications:**

A fee of \$310.00 is required to be paid to the Commission on submission of the certified draft amendment.

**Legislation:**

Pursuant to Section 32(1) of the Act, a draft amendment of a planning scheme, and an amendment of a planning scheme, in the opinion of the relevant decision-maker within the meaning of section 20(2A)–

(a).....

(b).....

(c).....

(d).....

*(e) must, as far as practicable, avoid the potential for land use conflicts with use and development permissible under the planning scheme applying to the adjacent area; and*

*(ea) must not conflict with the requirements of section 30O; and*

*(f) must have regard to the impact that the use and development permissible under the amendment will have on the use and development of the region as an entity in environmental, economic and social terms.*

*(2) The provisions of section 20(2), (3), (4), (5), (6), (7), (8) and (9) apply to the amendment of a planning scheme in the same manner as they apply to planning schemes.*

Section 30O of the Act requires that an amendment to an interim planning scheme is as far as practicable, consistent with the regional land use strategy. Section 30O also sets a number of requirements relating to the insertion of a local provision and its relationship to a common provision. This proposal does not attempt to insert a local provision and therefore complies with the requirement.

In addition to these requirements, Section 20(1) is also relevant as a planning scheme amendment is also the making of a planning scheme:

*(1) A relevant decision-maker, in preparing, accepting, declaring or making a relevant scheme, or giving approval in relation to the making or approving of a relevant scheme, must, in the opinion of the relevant decision-maker–*

*(a) seek to further the objectives set out in Schedule 1 within the area covered by the scheme; and*

*(b) prepare the scheme in accordance with State Policies made under section 11 of the State Policies and Projects Act 1993; and*

*(c).....*

*(d) have regard to the strategic plan of a council referred to in Division 2 of Part 7 of the Local Government Act 1993 as adopted by the council at the time the planning scheme is prepared; and*



*(e) have regard to the safety requirements set out in the standards prescribed under the Gas Pipelines Act 2000.*

This report details the basis and reasons for the recommendation. An alternative decision by Council will require a statement of the reasons for the decision in order to maintain the integrity of the planning approval process and to comply with the intent of the *Judicial Review Act 2000*. In addition, section 25 of the *Local Government (Meeting Procedures) Regulations 2005* provides that the General Manager is to ensure that the reasons for a decision by a Council acting as a planning authority are recorded in the minutes of the meeting.

### **Brighton Interim Planning Scheme 2015**

The Scheme establishes a series of objectives for achieving sustainable use and development of resources in the Scheme area. The proposal seeks to amend the Scheme by rezoning part of the subject site from Open Space Zone to General Residential Zone and part of the Housing Tasmania land from Light Industrial to General Residential, and to realign the northern property boundary to ensure suitable lot depth for residential development.

#### ***Open Space***

The relevant provisions of the Open Space Zone that currently apply to the land are considered below.

Clause 19.1.1 of BIPS sets out the Open Space Zone Purpose Statements as follows:

##### **19.1.1.1**

*To provide land for open space purposes including for passive recreation and natural or landscape amenity.*

##### **19.1.1.2**

*To encourage open space networks that are linked through the provision of walking and cycle trails.*

The site is currently a large narrow tract of undeveloped public open space, which provides little recreation benefits for the local community.

The *Brighton Municipal Area Open Space Strategy 2012* (OSS) prepared by Inspiring Place identifies that there is “limited access to **developed** open space in the residential area closest to the south of the waste transfer station – this could be facilitated through the upgrading of park facilities....”

A major new park is to be built in 2018 in Bridgewater and the pedestrian network is to be significantly upgraded. Plans for the internal land accessed adjacent to the subject site also include a neighbourhood park (see Page 46 in the Holmes Dyer Report 2017).

Unlike existing open space parcels in the area that are internal, secluded and unsafe, the new park will have excellent passive surveillance, being adjacent to an intersection, and will be far more accessible. As such, in the near future the area will be far better serviced for open space, recreation and play opportunities.

The Strategy also states that design of future residential infill should incorporate quality footpaths and landscaping, which has been facilitated by both the rezoning plan and the boundary adjustment.

The proposed rezoning will not negatively impact on any passive recreation opportunities or natural or landscape amenity. When viewed as part of an overall master plan and strategic direction, this proposal actually facilitates a major upgrade in open space facilities and walking and cycle trails.

As such, it is of benefit both to the character of the area and its future residential amenity and to the passive recreation network to concentrate activity and infrastructure in a smaller area. This area will then provide a high quality developed public open space that can be better utilised by the community.

### ***Light Industrial***

Clause 24.1.1 of BIPS sets out the Zone Purpose Statements of the Light Industrial Zone as follows:

#### ***24.1.1.1***

*To provide for manufacturing, processing, repair, storage and distribution of goods and materials where off-site impacts are minimal or can be managed to minimise conflict or impact on the amenity of any other uses.*

#### ***24.1.1.2***

*To promote efficient use of existing industrial land stock.*

#### ***24.1.1.3***

*To minimise land use conflict in order to protect industrial viability and the safety and amenity of sensitive land uses in adjacent zones.*

#### ***24.1.1.4***

*To provide industrial activity with good access to strategic transport networks.*

The proposal has little impact on the Light Industrial Zone. Effectively the zone boundary is just being slightly modified to provide for suitable depth for the future residential lots.

The proposal does include a formalisation of a landscaping buffer inside the light industrial lot adjoining the land to be zoned General Residential. Centacare Evolve are effective owners of the land via their agreement with Housing Tasmania and have an obvious interest in ensuring there is no land use conflict between two areas of land they will ultimately own – one being residential, the other being available for light industrial development. As such, they have suggested detailed buffer treatment and are happy for this to be imposed on the title via a Part V Agreement.

There are plenty of examples throughout the Brighton municipality where this interface between the two zones occurs and is not an issue. However, the additional measures proposed are seen as a great approach. Suitable canopy trees and landscaping adjacent to the boundary will improve the privacy and amenity of the additional lots.

Furthermore, Clause 24.4.2 of the Light Industrial Zone does include special controls relating managing the interface between light industrial land and general residential land. However, given the opportunity to implement even more effective and permanent buffer management via this proposal, it is considered worthwhile. Arguably, having implemented such positive buffer management will make the light industrial land more appealing in future, as the chances of conflict will have been greatly reduced.

The reduction in the size of the light industrial lot (115 Cove Hill Road) will have no broader impact on light industrial land supply and as mentioned previously, is likely to have a positive impact on the land itself.

In summary, the proposal is highly consistent with all four purpose statements.

### ***General Residential***

Clause 10.1.1 of BIPS sets out the Zone Purpose Statements for the General Residential Zone as follows:

#### ***10.1.1.1***

*To provide for residential use or development that accommodates a range of dwelling types at suburban densities, where full infrastructure services are available or can be provided.*

#### ***10.1.1.2***

*To provide for compatible non-residential uses that primarily serve the local community.*

#### ***10.1.1.3***

*To provide for the efficient utilisation of services.*

The proposal provides for the residential use of a strip of land that is ideally located and ideal in shape to provide for a highly efficient residential development. The site will be developed for single dwellings, but with all lots being able to have a proper frontage and be created as full Torrens title parcels of land.

All necessary infrastructure is nearby and able to be upgraded and/or connected to the lots. The site is close to essential services (such as education, medical, civic and government), the commercial activity centre, bus routes and a growing network of open space and recreation opportunities.

The boundary adjustment aspect of this proposal is discussed and assessed later in this report, but there is nothing foreseeable about the subject land that makes residential use problematic. The boundary adjustment will also complement and improve the existing neighbourhood character.

The draft amendment is consistent with all General Residential Purpose Statements.

### ***Attenuation Code***

The E9.0 Attenuation Code of BIPS includes the Bridgewater Quarry Attenuation Area (BQAA). The BQAA runs adjacent to the strip to be zoned General Residential at its southern extreme. Council gained the support of Boral in writing to move the Bridgewater Quarry Buffer further back from the property boundary, which was done in 2013 and implemented during the Interim Scheme process.

As such, the BQAA is now well clear of the land to be zoned Residential and now has no bearing on this land.

The BQAA is still relevant to the bulk of the Light Industrial land, however it already applies to most of the Light Industrial estate and generally causes no issue. The BQAA sets up a referral power in Boral's benefit, but is primarily aims at ensuring no sensitive uses encroach too closely to their operations.

As such, the proposal is consistent with, and does not create any new issues in relation to, the Attenuation Code.

### **Strategic Assessment**

It is necessary to demonstrate that there is a strategic basis for the proposed rezoning, and in particular that the demand for housing in the Municipality is strong enough to justify the creation of further residential land at this time.

In June 2009, Council adopted the *Brighton Structure Plan 2009*, which was prepared by Aurecon. In February 2012, Council adopted the *Brighton Structure Plan Revision 2012* (BSP) which updated the 2009 structure plan particularly in response to much higher actual growth and growth predictions than were originally used as a basis for the 2009 Structure Plan. The BSP builds on the work done in the Joint Land Use Planning Initiative (JLUI). The BSP contains a detailed analysis of the land and services required within the Council Area to meet current and future needs.

The *Brighton Structure Plan Revision 2012* (and the original 2009 version) seeks to provide for the consolidation of existing residential area by pursuing infill opportunities such as this. Brighton has had some of the highest residential growth in Tasmania for some time. The BSP states in Section 6.3.2 that Brighton will need an additional 3,669 dwellings by 2032 and only approximately 1,027 of these could potentially be achieved within existing appropriately zoned areas (including Rural Residential areas). Of the 2,642 dwellings required from land not currently zoned for residential purposes it is considered that this equates to an additional 1,982 residential allotments and 264 rural residential allotments.

The BSP also showed that when the Army Camp subdivision in Brighton was excluded there were only 162 potential residential allotments within the Municipal area, with very few of these being located within the Bridgewater/Gagebrook area. The successful take up of the first small area of BIHC land in Herdsman's Cove shows clearly there is demand for residential land in the area.

Whilst the proposed rezoning is in physical terms effectively infill residential development, it does require a rezoning and as such falls into the above calculations. The BSP clearly shows the demand for additional residential land in appropriate areas.

This demand is likely only to increase with the employment opportunities that will follow the pending operation of the Brighton Transport Hub and associated take up of surrounding industrial land.

Also, in very practical terms, this 43A application has been prompted by the fact that Centacare Evolve want to acquire the land to build a range of affordable housing on

it in the short term – demonstrating a real and immediate demand. Centacare Evolve have a program to invest \$50-60 million in Bridgewater, Herdsmans Cove and Gagebrook over a 10 year period, which includes the development of close to 400 new dwellings. The subject site is an important component of meeting this target. It is also intended that revenue generated by selling some of the lots and debt leverage created by the long term ownership and tenancy of other lots on the site will assist in funding the development of the large vacant residential internal parcel of land nearby, which will include the building of new roads to get rid of problematic cul-de-sacs and a neighbourhood park.

The *Southern Tasmania Regional Land Use Strategy* (STRLUS) stipulates a priority of providing for increased residential density, particularly utilising infill opportunities. Policy SRD 2.1 of STRLUS states that residential growth in greater Hobart should occur through 50% infill development and 50% greenfield development. Despite the historical zoning of the subject land it is certainly considered as infill. However, even if it were considered as greenfield due to being on the edge of an existing residential area, both the BSP and STRLUS recognise the need for greenfield residential development within the Brighton area.

STRLUS identifies Brighton as a “Major Satellite of Greater Hobart” and states that it should provide approximately 15 per cent of the residential infill growth for greater Hobart over the 25 year planning period.

Policy SRD 2.10 stipulates that the Southern Regional must “increase the supply of affordable housing.” Clearly, the primary purpose of this rezoning is to provide additional residential land for the development of quality affordable housing.

The *Brighton Municipal Area Open Space Strategy 2012* (OSS) (prepared by Inspiring Place) was undertaken to audit the entire open space network of Brighton and to establish what areas should be enhanced and invested in as key open space areas, what areas were inappropriate as open space and had a more appropriate use and what areas that are not currently open space should be considered for purchase to improve the open space network.

There is no shortage of open space within the Brighton Area and it is a well-connected network that is constantly being upgraded. A major new park is to be developed in Bridgewater in 2018 with pathways and shelter to also be upgraded. As mentioned earlier, the Master Plan developed for Centacare Evolve also includes several park and open space upgrades nearby.

The proposed rezoning is consistent with the *Draft Residential Development Strategy 2011* prepared by the Office of the State Architect. This strategy aims to support State and regional settlement strategies and develop a broad vision for the provision of housing in Tasmania.

Consistent with this rezoning, the Strategy *promotes opportunities for greater housing choice, higher density, environmentally responsive and socially integrated residential developments, and the creation of more liveable and sustainable communities.*

The *Draft Residential Development Strategy 2011* also outlines the importance of a positive relationship between private residential land and public land, a relationship

that has been considered deeply as part of this draft amendment with the outcome of a very positive integration between these two land uses.

The draft amendment is consistent with Council's Strategic Plan 2015-2025.

The proposed rezoning is not only consistent with the above body of strategic work it furthers the objectives and implements recommendations made within them. As such, the draft amendment is entirely consistent with the relevant strategic framework.

### **Objectives of the Resource Management and Planning System of Tasmania**

The Objectives of the Resource Management and Planning System of Tasmania are listed below with appropriate planning comment:

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

With regard to the maintenance of ecological processes and genetic diversity, the site has been managed as vacant semi-urban Council land for decades. As such, the natural values of the site have been significantly degraded over the years with the loss of vegetation and invasion of exotic species. The amendment area is devoid of significant native vegetation and does not include any threatened vegetation listed under Schedule 3A of the *Nature Conservation Act 2000*. The proposed rezone area also does not contain any threatened flora or fauna species listed under the *Tasmanian Threatened Species Protection Act 1995*.

The proposal includes a landscaping, planting and buffering plan to ensure the area's attractiveness is improved, buffering between different land uses is strengthened and Council's *Greening Brighton Strategy* is furthered.

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

The rezoning will significantly improve the existing character of the area both in terms of new residential development at a good density but offering full Torrens title properties and in facilitating the improvement of the open space network. The proposal will also enable the establishment of real buffer treatments to manage the buffers between different land uses in an optimal way.

The draft amendment and associated boundary adjustment is strategically sound, will assist in meeting demand for new residential land and will help to provide opportunity for home ownership to people who may otherwise not have had the opportunity and housing to those who need it.

As such, the proposed amendment will provide for the fair, orderly and sustainable use and development of air, land and water.

- (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 object to council selling the land via the 'sale of public land' process, which no one did. Council's strategic documents, such as the Structure Plan, have also involved significant consultation.

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

The draft amendment will facilitate economic development in the area by providing suitable land for residential development. This development will help to meet the demand for residential land currently shown in the area and the associated population growth will help to consolidate Bridgewater as the main activity centre providing essential services to the surrounding area.

The site lends itself to efficient development and ongoing living given the good solar access and access to both pedestrian and vehicular networks.

The proposal also sets up the Light Industrial land at 115 Cove Hill Road for future development by establishing a long term boundary and by addressing buffering issues now so that they do not become an issue of uncertainty for future development.

- (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.*

Consultation will involve the Tasmanian Planning Commission, the Brighton Council, Centacare Evolve and the community.

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 seen as a strategic response to the demand for additional residential land as recognised in the JLUPI Land Use Strategy, the BSP and the STRLUS, which have all been endorsed by Council. Unlike some rezonings, there is a distinct plan for development of the subject land attached to this rezoning, which ensures a clear vision of how the land will be developed as opposed to myriad development options under the Residential zone.

The 43a also addresses the relationship of the residential development to the adjoining Light Industrial land in a pro-active and permanent manner. The strategic case for this draft amendment has been made in the “Strategic Assessment” section earlier in this report.

The proposed planning scheme amendment represents sound strategic planning and co-ordinated action by State and local government. Centacare Evolve is effectively a de facto agency of the state in this case, representing Housing Tasmania. This proposal is consistent with their long term master plan.

- (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. The proposed amendment will form part of the Planning Scheme, which controls the use, development and protection of land. The draft amendment will enable residential development to occur on land in a suitable area.



The draft amendment has been considered against a suite of planning instruments, including STRLUS, the BSP, the OSS, Council's Strategic Plan, the Bridgewater/Gagebrook Housing Regeneration Master Plan 2010 and the Holmes Dyer Bridgewater Gagebrook Master Plan Report (amended 2017).

- (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 environmental values of significance. The proposed rezoning will actually likely stimulate better environmental management of the land.

The subject site is in close proximity to a growing commercial and service activity centre at Bridgewater, educational opportunities from pre-school to year 12 and the South Central Trade Training Centre and growing employment opportunities of the Transport Hub and nearby industrial estate.

- (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 supports this Objective and is consistent with State, Regional and local planning policies and strategies. The BSP was developed after considering all the relevant policies for the area and after doing so recommended this area as a future urban growth area.

As demonstrated earlier in this report the draft amendment is consistent with the Regional Land Use Strategy (STRLUS). The draft amendment is also consistent with all state-level policies.

- (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*

This Objective is furthered by the use of Section 43a of the Act to apply for a combined rezoning and boundary adjustment approval.

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

The proposed rezoning utilises a strip of land that has no potential for useable public open space on the edge of a residential area for orderly residential development. It is a unique site in that it can be very efficiently developed by single lots at a reasonable density, all of which will have a proper road frontage. The amendment will also set up the vacant Light Industrial land at 115 Cove Hill Road for future development with an internal landscaped and planted buffer (ensured in perpetuity as a Part V Agreement on the land title) to separate it from the residential strip.

The proposed rezoning is considered very efficient in terms of the subject land's proximity to major transport routes, schools, the Bridgewater activity centre, public transport, pedestrian linkages and open space and recreation facilities.

In 2018, a major new park will be built below the LINC building nearby, walkways and shelters in the vicinity will be upgraded and it is likely that a neighbourhood scale park will be built adjacent to the site as part of another land transfer arrangement between council and Centacare Evolve.

- (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*

This Objective is not particularly relevant to the proposed amendment as the area 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 easily provided to the site.

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

The capability of the subject land has been considered and the proposal is suitable given the urban location.

### **State Policies**

#### *State Coastal Policy 1996*

The *State Coastal Policy 1996* (Coastal Policy) came into operation on 10 October 1996. This Policy applies to the coastal zone, which includes all State waters and land within 1 km from the High Water Mark (HWM).<sup>1</sup> The subject land is located within 1km of HWM in the Jordan River. However, the proposal is entirely consistent with the Policy.

#### *State Policy on Water Quality Management 1997*

The *State Policy on Water Quality Management 1997* (Water Quality Policy) came into operation on 27 September 1997. Clause 31.5 of the Water Quality Policy requires that a use or development be consistent with the physical capacity of the land so that the potential for erosion and subsequent water quality degradation is minimised.

The rezoning will lead to access and service extension and development. The risk of sediments being transported into surface waters such that environmental harm might be caused during development will be dealt with by future subdivision and development permit conditions in accordance with regional guidelines for best practice. A Soil and Water Management Plan will be required as per Schedule 4 of the Planning Scheme, by means of a permit condition to ensure practical measures are taken to prevent pollution from the construction site.

#### *The Revised State Policy for the Protection of Agricultural Land 2007 (PAL Policy)*

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<sup>1</sup> *State Coastal Policy Validation Act 2003*

The PAL Policy applies to all agricultural land in Tasmania. The subject land is located in a predominantly residential area with no legitimate agricultural potential and it is therefore considered that the Agricultural Policy does not apply to the land.

*National Environmental Protection Measures (NEPM).*

NEPMs are broad framework setting statutory instruments made under the *National Environment Protection Council (Tasmania) Act 1995* and are taken to be State Policies. Seven NEPMs have been made to date which deal with air quality, movement of waste, site contamination and used packaging materials. None of the NEPMs are considered relevant to the proposed draft amendment.

### **Gas Pipeline safety**

Section 20(1)(e) of the Act provides that a draft amendment must have regard to the safety requirements for gas pipelines.

No gas pipeline runs through the subject land. However, the gas main is located on the South side of Taylor Crescent and TasGas have advised that any works to take place within 3 metres of a gas main will require a “standover” during works.

### **Potential for Land Use Conflicts S 32 1 (e)**

There are not considered to be any potential land use conflicts caused by the proposed rezoning. In fact, the combined rezoning and boundary adjustment plays an active role in ensuring buffers between different land uses are properly managed and potential future conflicts are minimised in future. The rezoning will provide a logical continuation of an existing well established strip of residential properties on the northern side of Taylor Crescent.

The additional residential land will not compromise the integrity of the open space network because the section of land has no value as an open space lot and does not provide a desirable or primary pedestrian route.

The existing light industrial zoned area will also not be compromised by the proposed rezoning to residential. The light industrial zoned land is still large enough to be attractive for future developments. As suggested above, a landscaping buffer will be provided (and ensured via a Part V Agreement) between the residential and commercial properties to mitigate potential conflicts.

### **Regional Impacts s 32 1 (f)**

As discussed earlier in this report, the proposed rezoning is entirely consistent with the STRLUS in terms of the mix of infill and greenfield residential development and is well within the Urban Growth Boundary.

The proposed rezoning presents a positive regional impact. It is consistent with the finding for demand and the recommended areas for expansion, described in the BSP and offers a logical extension of existing residential land. Indeed the demand for additional affordable housing goes well beyond the Structure Plan area (the Municipality) – the proposal is assisting with a demand from the region as a whole. The proposed rezoning will also facilitate the provision of improved affordable housing options that will include a mix of ownership models.

There are no foreseeable significant adverse regional impacts.

## **Tasmanian Planning Scheme**

This rezoning to General Residential under the Interim Planning Scheme will be a simple like for like translation into the new statewide scheme. There are no inconsistencies or issues arising from this draft amendment relative to the new scheme.

### **Conclusion**

The proposed draft amendment seeks to convert sections of land currently zoned Open Space and Light Industrial to General Residential to allow for the orderly strategic expansion of the settlement of Bridgewater and to provide suitable lots for diverse and affordable housing options.

The land does not currently hold any significant community value as open space, but does have qualities that make it highly suitable for residential development, such as accessibility, aspect and proximity to services.

The draft amendment is strongly supported by all relevant local and regional strategies and plans and is consistent with all relevant policies and legislation. The draft amendment will also help to satisfy a proven demand for additional residential land in appropriate locations.

On the above basis, the amendment meets all the requirements for certification.

### **Part 2 Boundary Adjustment**

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#### **Assessment of the Boundary Adjustment Application (SA2017/00024)**

##### **Legislation**

Section 43A provides for an application for a permit when a planning scheme amendment is requested. S.43A(1) states:

*A person who requests a planning authority to amend a planning scheme may also request the planning authority to consider, in accordance with this Division, an application for a permit which would not be allowed if the planning scheme were not amended as requested.*

The permit application is for a boundary adjustment under 9.3 of BIPS as follows:

*An application for a boundary adjustment is permitted and a permit must be granted if:*

- (a) No additional lots are created;*
- (b) there is only minor change to the relative size, shape and orientation of the existing lots;*
- (c) no setback from an existing building will be reduced below the applicable minimum setback requirement;*
- (d) no frontage is reduced below the applicable minimum frontage requirement; and*
- (e) no lot boundary that aligns with a zone boundary will be changed.*

Arguably, an application for a permit for the boundary adjustment could be made under the existing zoning, but would be at Council's discretion as it will not comply with 9.3(e) above. However, Council would be unlikely to approve a minor boundary adjustment which did not align with the zone boundary.

**Site Detail:**

See Site Description in Part 1 of this report.

**Proposal**

The proposal is for a boundary adjustment in the proposed General Residential Zone, which joins the portion of land contained in 115 Cove Hill Road, (being the southern portion (approximately 4m) of land, the whole of which is excluded from the attenuation overlay) abutting that land contained in the portion of 1694+ Walker Crescent, Bridgewater (being the portion fronting on to Taylor Crescent between Cowell Road and the western side of the intersection of Taylor Crescent and Bisdee Road).

The application is supported by the attached documentation from the Applicant.

**Assessment**

The proposal, should rezoning of the land being applied be approved, will be a permitted development, and accordingly will satisfy the requirements of Clause 9.3 of BIPS.

Standard conditions in relation to the proposed boundary adjustment are recommended together with a condition requiring that a Part V Agreement be entered into between the land owner and the Brighton Council, which requires a 10m wide vegetation buffer to be planted along the southern boundary of the land at 115 Cove Hill Road, Bridgewater.

**Options:**

1. To certify the amendment and approve:
    - a. to rezone a portion of 1694+ Walker Crescent from Open Space to General Residential (the portion of the lot fronting on to Taylor Crescent between Cowell Road and the western side of the intersection of Taylor Crescent and Bisdee Road); and
    - b. to rezone a portion of Lot 115 Cove Hill Road from Light Industrial to General Residential (the southern portion (approximately 4m) portion of this land abutting the land identified above; the whole of which is excluded from the attenuation overlay); and
    - c. A boundary adjustment to incorporate the land identified in (a) and (b) above.
  2. To certify an alternative amendment and approve a boundary adjustment as determined by Council.
  3. To refuse to certify the amendment and boundary adjustment.
- 

**RECOMMENDATION:**

- A. That in accordance with Section 35(1) of the *Land Use Planning & Approvals Act 1993*, Council certifies that draft amendment RZ 2017/01 to rezone:

1. a portion of land known as Lot 1694+ Walker Crescent Bridgewater from Open Space to General Residential (the portion of the lot fronting on to Taylor Crescent between Cowell Road and the western side of the intersection of Taylor Crescent and Bisdee Road); and
  2. a portion of Lot 115 Cove Hill Road from Light Industrial to General Residential (the southern portion (approximately 4m) portion of this land abutting the land identified above; the whole of which is excluded from the attenuation overlay).
- B. That in accordance with Section 35(2) of the *Land Use Planning and Approvals Act 1993*, Council directs that draft amendment RZ 2017/01 be certified by instrument in writing affixed with the common seal of the Council; and
- C. That in accordance with Section 35(2) of the *Land Use Planning and Approvals Act 1993*, Council directs that a certified copy of draft amendment RZ 2017/01 be given to the Tasmanian Planning Commission within 7 days;
- D. That in accordance with Section 38 of the *Land Use Planning and Approvals Act 1993*, Council directs that draft amendment RZ 2017/01 be placed on public exhibition for four weeks; and
- E. That Council approves under Section 43C(1) of the *Land Use Planning and Approvals Act 1993*, the boundary adjustment to include a portion of Lot 115 Cove Hill Road (the southern portion (approximately 4m) portion of the land abutting the land the whole of which is excluded from the attenuation overlay), with the land contained in a portion of 1694+ Walker Crescent, Bridgewater (being the portion fronting on to Taylor Crescent between Cowell Road and the western side of the intersection of Taylor Crescent and Bisdee Road), subject to the following conditions:

**General**

1. The boundary adjustment layout or development must be carried out substantially in accordance with the application for planning approval, the endorsed drawings and with the conditions of this permit and must not be altered or extended without the further written approval of Council.
2. This permit shall not take effect and must not be acted on until 15 days after the date of receipt of this permit unless, as the applicant and the only person with a right of appeal, you notify Council in writing that you propose to commence the use or development before this date, in accordance with Section 53 of the *Land Use Planning and Approvals Act 1993*.

**Part 5 Agreement**

3. An Agreement pursuant to Part 5 of the *Land Use Planning and Approvals Act 1993* must be entered into prior to the sealing of the final plan of survey which requires the land owner to create, and maintain, a vegetation buffer with a minimum width of 10m to be located along the full length of the southern boundary of 115 Cove Hill Road, Bridgewater in perpetuity. The Part 5 Agreement must include a landscaping plan which shows the areas to be landscaped, the form of landscaping and plants species. The landscaping works must be completed in accordance with the endorsed landscape plan and to the satisfaction of Council's Manager Development Services within six (6) months.
4. Agreements made pursuant to Part 5 of the *Land Use Planning and Approvals Act 1993* must be prepared by the applicant on a blank instrument form to the satisfaction of the Council and registered with the Recorder of Titles. The subdivider must meet all costs associated with the preparation and registration of the Part 5 Agreement.

**Final plan**

5. A final approved plan of survey and schedule of easements as necessary, together with two (2) copies, must be submitted to Council for sealing for each stage. The final approved plan of survey must be substantially the same as the endorsed plan of boundary adjustment and must be prepared in accordance with the requirements of the Recorder of Titles.
6. A fee of \$280.00, or as otherwise determined in accordance with Council's adopted fee schedule, must be paid to Council for the sealing of the final approved plan of survey.
7. The developer must pay any Titles Office lodgment fees direct to the Recorder of Titles.

**Property Services**

8. Property services must be contained wholly within each lot served or an easement to the satisfaction of the Council's Municipal Engineer or responsible authority.

**Existing services**

9. 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 proposed works. Any work required is to be specified or undertaken by the authority concerned.

THE FOLLOWING ADVICE APPLIES TO THIS PERMIT: -

- A. This permit does not imply that any other approval required under any other legislation or by-law has been granted.
- B. This permit does not take effect until all other approvals required for the use or development to which the permit relates have been granted.



- C. This planning approval shall lapse at the expiration of two (2) years from the date of the commencement of planning approval if the development for which the approval was given has not been substantially commenced. Where a planning approval for a development has lapsed, an application for renewal of a planning approval for that development shall be treated as a new application.

**DECISION:**

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

**CARRIED**

**VOTING RECORD**

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

*The Ordinary Council meeting resumed.*

**11. REPORTS FROM OFFICERS:**

**11.1 LOCAL GOVERNMENT SHARED SERVICES MONTHLY REPORTS:**

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

**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 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

## 11.2 LED STREETLIGHT REPLACEMENT – PUBLIC TENDER EXEMPTION:

**AUTHOR:** Project Engineer  
(Mr C Pearce-Rasmussen)

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### Introduction:

This report considers the issue of the supply and installation of LED

Streetlights under the Accelerated Local Government Capital Program (ALGCP) and seeks approval from Council for the exemption from public tendering for this work and to enter into an agreement with TasNetworks to supply and install the Project lights.

### Background:

- Since the 30/11/2017 Council officers, along with the consultants from Ironbark Sustainability have been meeting with TasNetworks officers to discuss and negotiate a range of issues related to the supply and installation of LED streetlights.
- The major focus of these discussions has been in regard to the service agreement for supply and installation of LED Streetlights and the need for some councils implementing similar projects to have commencement of the project by 30 June 2018 as part of the State Government's ALGCP.
- The roll out process will be similar to the Northern Lights project undertaken by Launceston, Meander Valley, West Tamar, George Town, Northern Midlands and Break O'Day Councils.
- The light type to be installed is the 14W Gerard Street LED which includes the provision for connection to future smart cities networks. This is currently the only LED light type authorised by TasNetworks.
- It is noted that TasNetworks is also using the 14W LED as its standard replacement for all street lights across Tasmania over the coming years.
- The value of the procurement of the new LED lights \$711,407.
- Given the value of the procurement is in excess of \$250,000 Council must publicly tender for the procurement (as per section 333A of the *Local Government Act 1993*) unless Council approves the non-application of the public tender process, which is can do under prescribed situations.
- The prescribed situations are described in Section 27 of the *Local Government (General) Regulations 2015*. The applicable portion of Section 27 (i) states that the public tendering process does not have to be applied:  
*"... if the council resolves by absolute majority and states the reasons for its decision, that a satisfactory result would not be achieved by inviting tenders because of – (i) extenuating circumstances"*
- In this situation the extenuating circumstances are considered to be:

- The existing street lighting assets are owned by TasNetworks;
  - TasNetworks has undertaken an open tender for the supply of the street lights;
  - TasNetworks will be undertaking a tender for installation of the street lights, inviting all contractors currently authorised to work on TasNetworks infrastructure to provide a tender;
  - TasNetworks are also purchasing several thousand 14Watt LED lights for installation elsewhere in the State and are expected to achieve a significantly better purchase price than the Council would be able to;
  - There is only one 14W LED light from one manufacturer authorised to be used through the process; and
  - The Council would be unlikely to achieve the State Government Loan Agreement project deadline under the Accelerated Local Government Capital Program, if it was to undertake a public tender and manage the supply and installation contracts itself.
- A service agreement covering the supply and installation of the street lights has been prepared by TasNetworks and the issues raised by councils have been incorporated. Council has had the service agreement reviewed by the Municipal Engineer and Project Engineer.

### **Consultation:**

Project Engineer, Ironbark Sustainability Consultants, LGAT Policy Officers, Municipal Engineer, TasNetworks Officers

### **Risk Implications:**

- Engaging TasNetworks to undertake the works will significantly reduce the risk that the State Loan Agreement deadline would not be achieved.
- With TasNetworks managing the works, it is considered that this will result in lower technical, workplace health and safety and other risks than if the Council was managing the installation contractors directly.

### **Financial Implications:**

The current projected capital costs for procurement is \$711,407.

The time required to tender the supply and installation of LED streetlights is expected to exceed the starting deadline required by the ALGCP grant. Taking supply and installation of LED streetlights to tender has the potential to jeopardise the current funding arrangement.

### **Other Issues:**

Nil.

### **Assessment:**

The deadline under the State Government Loan Agreement is for the project to begin by 30 June 2018. It has been determined that the best way to ensure that this deadline can be met would be for TasNetworks to undertake the supply and installation of the new lights.

As the works are of greater than \$250,000 in value the Council is required to agree to an exemption from the public tendering process for this to take place under the Local Government Act. There are a number of extenuating circumstances as to why this is appropriate.

### **Options:**

1. As per the recommendation.
2. Proceed with a public tender for the supply and installation of LED streetlights acknowledging that this may place at risk current funding arrangements for the program.

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### **RECOMMENDATION:**

1. The report be received and noted.
2. The Council agree to an exemption from the requirement to publicly tender for the supply and installation of the energy efficient streetlights under Section 333A of the *Local Government Act 1993* and Section 27 (i) (i) of the Local Government (General) Regulations 2015 due to the following extenuating circumstances:
  - The existing street lighting assets are owned by TasNetworks;
  - TasNetworks has undertaken an open tender for the supply of the street lights;
  - TasNetworks are also purchasing several thousand 14Watt LED lights for installation elsewhere in the State and are expected to achieve a better purchase price than the Council would otherwise be able to;
  - There is only one 14W LED light from one manufacturer authorised to be used through the process; and
  - The Council would be unlikely to achieve the State Government Loan Agreement project deadline under the Accelerated Local Government Capital Program, if it was to undertake a public tender and manage the supply and installation contracts itself.

### **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 Garlick	
Cr Geard	
Cr Gray	
Cr Jeffries	
Cr Owen	
Cr Williams	

**11.3 MONTHLY PLANNING UPDATE:**

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

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The Manager Development Services reported directly to the meeting.

**Options:**

1. As per the recommendation.
  2. That the report not be received.
- 

**RECOMMENDATION:**

That Council receive the report.

**DECISION:**

*Cr Curran moved, Cr Geard seconded that the report be received.*

**CARRIED**

**VOTING RECORD**

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

*Cr Owen moved, Cr Garlick seconded that Council resolve into Committee*

**CARRIED**

**VOTING RECORD**

<b>In favour</b>	<b>Against</b>
Cr Curran	
Cr Foster	
Cr Garlick	
Cr Geard	
Cr Gray	
Cr Jeffries	
Cr Owen	
Cr 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 matters are listed in the Closed Meeting section of the Council Agenda in accordance with Regulation 15 of the Local Government (Meeting Procedures) Regulations 2015.

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

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

*Cr Owen moved, Cr Curran seconded that the minutes of the closed portion of the Ordinary Council meeting of 19<sup>th</sup> December 2017, be confirmed.*

**CARRIED**

**VOTING RECORD**

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



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

## **12.2 TENDER – GENERAL WASTE & KERBSIDE RECYCLING:**

*Cr Curran moved, Cr Jeffries seconded that Council resolve out of Committee and that the decisions made while in Committee be ratified.*

**CARRIED**

### **VOTING RECORD**

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

## **13. QUESTIONS ON NOTICE:**

*There were no questions on notice.*

Meeting closed at 5.55pm

Confirmed:

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

Date:

\_\_\_\_\_  
20<sup>th</sup> February 2018