



**Brighton
Council**

**MINUTES OF THE FINANCE COMMITTEE MEETING
OF THE BRIGHTON COUNCIL HELD IN THE COUNCIL CHAMBERS, COUNCIL OFFICES
OLD BEACH AT 5.35 P.M. ON TUESDAY, 7 NOVEMBER 2023**

1. Acknowledgement of Country

2. Attendance

Cr B Curran (Chairperson); Cr A De La Torre (Deputy Chairperson); Cr P Geard; Cr L Gray; Cr P Owen and Cr M Whelan.

IN ATTENDANCE: Cr G Irons; Cr J McMaster; Cr T Murtagh; Mr J Dryburgh (General Manager); Mr D Allingham (Director Development Services); Ms J Banks (Director Governance & Regulatory Services); Ms G Browne (Director Corporate Services)

3. Apologies

All members were present.

4. Public Question Time and Deputations

There was no requirement for public question time.

5. Declaration of Interest

In accordance with the requirements of Part 2 Regulation 8 of the *Local Government (Meeting Procedures) Regulations 2015*, the chairperson of a meeting is to request Councillors to indicate whether they have, or are likely to have, a pecuniary interest or conflict of interest in any item on the Agenda.

In accordance with Section 48(4) of the *Local Government Act 1993*, it is the responsibility of councillors to then notify the general manager, in writing, the details of any interest(s) that the councillor has declared within 7 days of the declaration.

Cr Whelan declared an interest in Item 6.1.

6. Business

Cr Whelan had declared an interest and left the meeting 5.35pm

6.1 Request to purchase land for Town Square - Part of 162 Brighton Road, Brighton

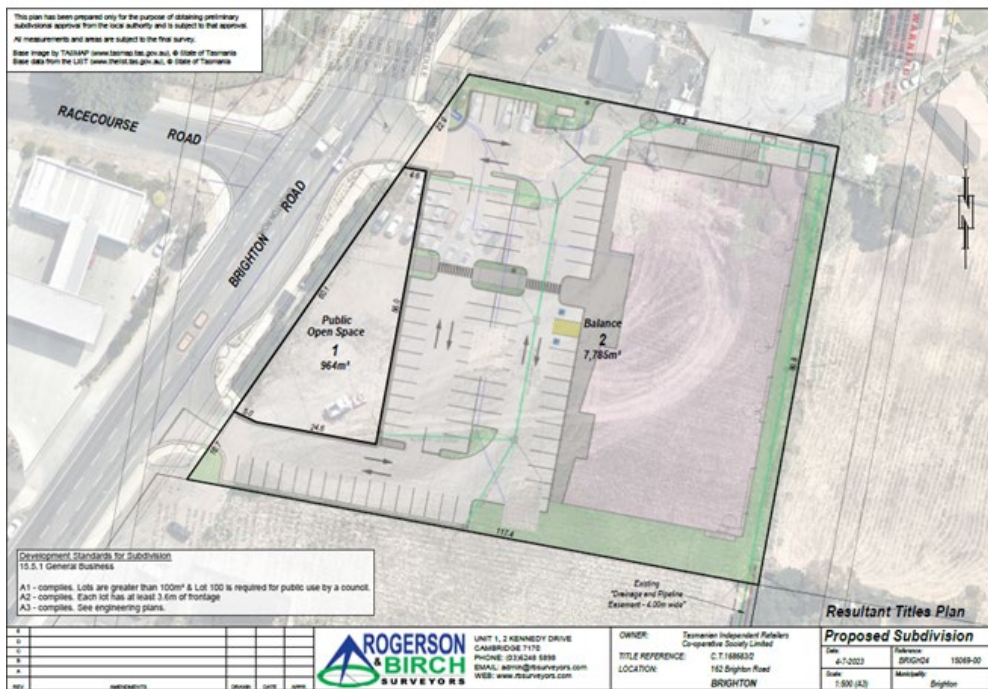
Author: Executive Officer Risk & Property (Megan Braslin)

Authorised: Director, Corporate Services (Gillian Browne)

Background

The Tasmanian Independent Retailers Co-Operative is currently developing the vacant land at 162 Brighton Road, Brighton to build new premises for the existing IGA. This development has created an opportunity for Council to acquire land at the front of this property to construct a Town Square.

The land is 946m² on CT168683/2 seen in the below map:



Council has approved capital expenditure for the purpose of a town square development over the past two budget periods. It is envisioned that this space will be a multifunctional area, as per the attached plan B, that caters to diverse community needs, including but not limited to:

- Hosting cultural events, markets, and festivals
- Providing a recreational area for residents and visitors

- Stimulating local businesses and economic activities
- Fostering community cohesion and social interaction

The proposal satisfies Strategy 10 of the Brighton Structure Plan to 'investigate locations for a Brighton town square'.

Councils draft Social Infrastructure plan discusses the requirement for more areas to support creative, educational, and cultural uses.

Consultation

Senior Management Team, Senior Technical Officer (Assets), Technical Officer (Assets) Senior Planner.

Risk Implications

Nil

Financial Implications

The purchase price for the land is \$1.00.

Tasmanian Independent Retailers Co-operative Society Limited will contribute \$25,000 towards the development of the town square.

The Council will pay for subdivision costs and legal costs.

Strategic Plan

Relates to Goal 1: Inspire a proud community that enjoys a comfortable life at every age.

Goal 3: Manage infrastructure and growth effectively (3.4)

Social Implications

The purchase of the land for the development of the Brighton Town Square will have positive social impacts on the Brighton Community. These impacts can affect the quality of life, sense of community and overall well-being of the residents. It will create a community gathering space, possible cultural exchange, introduce a sense of identity and pride amongst residents and improve accessibility for people with disabilities, making public spaces more welcoming and open to a diverse range of people.

Environmental or Climate Change Implications

This piece of land is currently undeveloped. The Town Square will incorporate green spaces, trees and landscaping providing habitats for local fauna and preserving biodiversity. The trees and vegetation can absorb carbon dioxide helping mitigate the effects of climate change.

Economic Implications

Town squares are often designed to serve as a central hub for social, cultural and economic activities in the community.

Other Issues

Nil

Assessment

The Tasmanian Independent Retailers Co-operative Society Limited have been very generous in offering the land for Council to develop as a public space. They have requested that Council acknowledge their donation by way of a plaque to be installed and maintained on the Property, along with other 'acknowledgement' options as mutually agreed between TIRCL and the Council.

The development will be a positive result of Council and the Private sector working together to create a space that provides numerous community benefits including;

- Increased community engagement and social cohesion
- Enhancement of the town's aesthetic appeal and quality of life
- Potential for increased economic activity and local business growth
- Creation of a central hub for cultural and recreational activities
- Improvement of the town's overall attractiveness for residents and tourists

This is a pivotal opportunity for the Council to enhance the town's liveability, economic vitality, and community spirit. The proposed project aligns with the Council's strategies and responds to the needs of our community.

Options

1. Approve the recommendation.
2. Don't approve the recommendation.
3. Other

RECOMMENDATION:

1. That Council approve the purchase of part of 162 Brighton Road, Brighton as per the attached subdivision plan A for \$1.00 and undertake development of the site as per attached plan B for the purposes of a Town Square; and
2. A plaque to be installed acknowledging the donation of the land to Brighton Council by Tasmanian Independent Retailers Co-operative Society Limited.

DECISION

Cr De La Torre moved, Cr Owen seconded that the recommendation be adopted.

CARRIED

VOTING RECORD

In favour	Against
-----------	---------

Cr Curran	
-----------	--

Cr De La Torre	
----------------	--

Cr Geard	
----------	--

Cr Gray	
---------	--

Cr Owen	
---------	--

Cr Whelan rejoined the meeting 5.39pm

6.2 1 Bedford Street, Brighton - Medical Centre Lease and Rent Remission

Author: Executive Officer Risk & Property (Megan Braslin)

Authorised: Director Corporate Services (Gillian Browne)

Background

As a result of a recent expression of interest advertisement in the Brighton Community News for office space at 1 Bedford Street, Brighton, DJ Shepherd Psychology Pty Ltd submitted a lease proposal to Council (see attachment). This included a request for a rent remission for the first six months. Negotiations are currently underway with DJ Sheperd Psychology Pty Ltd to take on a lease of two rooms.

Having a psychologist working in the community can offer several valuable benefits. Psychologists are mental health professionals trained to assess, diagnose, and treat a wide range of psychological and emotional issues. When they work in the community, they can make a significant positive impact in various ways.

Consultation

Senior Management Team, Admin and Facilities Management Officer.

Risk Implications

Low risk of a possible new business failure.

Financial Implications

Council have calculated the rent amount for the two office spaces in accordance with an independent market rent valuation completed in February 2023, conducted by LG Valuation Services.

The total floor space of 20.84m² representing 8.68% of the total building floor space (less the common areas) therefore the total annual rent amount is \$7,899 + GST or \$658 per month.

Remission amount calculation is:

\$658 x 3 months = \$1,974.87

+ 3 months 50% discount = \$329 x 3 = \$987

Total remission request equals \$2,961

Strategic Plan

Relates to our Goal 1 to Strengthen our communities and Our Strategies S1.1 Understand/Improve Health and Wellbeing.

Social Implications

As the Brighton Municipality continues to grow so does the need for medical services. Although health is not strictly a Local Government issue, it is important when the opportunity arises to increase health options within the municipality that Council supports this.

Brighton and surrounding areas are desperate for more allied health services and the municipality does not currently have a psychologist. Approving this remission is a step forward to securing the lease and potentially easing the burden on the struggling mental health system in our community.

Environmental or Climate Change Implications

No significant climate or environmental-related issues.

Any tenant will be required to engage in activities to promote sustainable living behaviours.

Economic Implications

Demand of medical services currently exceeds supply, this lease to the Psychologist will have a positive impact on the Brighton Community and approving the request for rent remission for the first six months will give the business a positive start.

It is important for the Brighton Council to find occupants to fully lease our buildings and maximise the revenue return.

Other Issues

Nil.

Assessment

The proposal from the psychologist is to lease two rooms at 1 Bedford Street in our primary medical precinct. Having a psychology business in our municipality will assist in addressing the current shortage of allied health services in the community and surrounding areas. It is also important that any new tenant complements the other medical services of the GP and Dentist that is currently operating out of the building.

The submission requests a discount of rent for the first six months, made up of a full remission for the first three months and a 50% discount for the following three months.

Having the services of a psychologist within the community makes it easier for people to access the help and support they need to lead healthier, more fulfilling lives. It contributes to the overall well-being of individuals and the community as a whole.

Options

1. As per the recommendation.
2. Do not adopt the recommendation.
3. Other.

RECOMMENDATION:

That Council approve DJ Shepherd Psychology Pty Ltd to lease two rooms at 1 Bedford Street, Brighton and approve the proposal to remit the first three months of rent in full followed by a further three-month 50% reduction of rent upon the signing of a five (5) year lease.

DECISION

Cr De La Torre moved, Cr Geard seconded that the recommendation be adopted.

CARRIED

VOTING RECORD

In favour	Against
Cr Curran	
Cr De La Torre	
Cr Geard	
Cr Gray	
Cr Owen	
Cr Whelan	

Meeting closed: 5.45pm

Confirmed: _____

(Mayor)

Date: _____

19 December 2023