



**Brighton
Council**

ATTACHMENTS

ORDINARY COUNCIL MEETING

19 NOVEMBER 2024





**Brighton
Council**

MINUTES OF THE ORDINARY COUNCIL MEETING
OF THE BRIGHTON COUNCIL, HELD IN THE COUNCIL CHAMBERS,
COUNCIL OFFICES, 1 TIVOLI ROAD, OLD BEACH
AT 5.30P.M. ON TUESDAY, 15 OCTOBER 2024

PRESENT: Cr Gray; Cr Curran; Cr De La Torre; Cr Geard; Cr Irons; Cr McMaster; Cr Murtagh; Cr Owen and Cr Whelan

IN ATTENDANCE: Mr C Pearce-Rasmussen (Acting Chief Executive Officer); Mr D Allingham (Director Development Services); Mr L Wighton (Acting Director Asset Services); Ms J Banks (Director, Governance & Regulatory Services) and Ms G Browne (Director Corporate Services)

1. Acknowledgement of Country

2. Apologies / Applications for leave of absence

All members were present.

3. Confirmation of Minutes

3.1 Ordinary Council Meeting

The Minutes of the previous Ordinary Council Meeting held on the 17th September 2024 were submitted for confirmation.

RECOMMENDATION:

That the Minutes of the previous Ordinary Council Meeting held on 17th September 2024, be confirmed.

DECISION:

Cr Curran moved, Cr McMaster seconded that the Minutes of the previous Ordinary Council Meeting held on 17th September 2024, be confirmed.

CARRIED

VOTING RECORD

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

3.2 Audit Panel Meeting

The Minutes of the Audit Panel Meeting held on the 23rd August 2024 were submitted for confirmation.

RECOMMENDATION:

That the Minutes of the Audit Panel Meeting held on the 23rd August 2024, be confirmed.

DECISION:

Cr Owen moved, Cr De La Torre seconded that the Minutes of the Audit Panel Meeting held on 23rd August 2024, be confirmed.

CARRIED**VOTING RECORD**

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

3.3 Planning Authority Minutes

The Minutes of the Planning Authority Meeting held on the 1st October 2024 were submitted for confirmation.

RECOMMENDATION:

That the Minutes of the Planning Authority Meeting held on the 1st October 2024, be confirmed.

DECISION:

Cr Irons moved, Cr Geard seconded that the Minutes of the Planning Authority Meeting held on 1st October 2024, be confirmed.

CARRIED

VOTING RECORD

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

4. 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.

There were no declarations of interest.

5. Public Question Time and Deputations

In accordance with the requirements of Part 2 Regulation 8 of the *Local Government (Meeting Procedures) Regulations 2015*, the agenda is to make provision for public question time.

There was no requirement for Public Question Time.

6. Reports from Council**6.1 Mayor's Communications**

The Mayor's communications were as follows:

- 18/9 Parliament House Dinner with Anita Dow and Jen Butler MP (+CEO in attendance)
- 25/9 LGAT Performance Sub-Committee and CEO Performance Review
- 25/9 Meeting with Brighton Football Club re Thompson Oval
- 1/10 Planning Authority Meeting
- 1/10 Council Workshop
- 2/10 Meeting with Boral Head of Property (+CEO in attendance)
- 4/10 Meeting with Minister Ellis via Teams (+CEO in attendance)

9/10 Southern Tasmanian Regional Land Use Strategy Steering Committee Meeting via Teams (+CEO in attendance)

15/10 LGAT CEO Performance Review

15/10 LGAT General Management Committee Meeting

RECOMMENDATION:

That the Mayor's communications be received.

DECISION:

Cr De La Torre moved, Cr Murtagh seconded that the Mayor's communications be received.

CARRIED

VOTING RECORD

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

6.2 Reports from Council Representatives

- Cr Geard, along with a consultant and Council staff, participated in discussions about bush fire management issues in specific parts of the municipality, such as Dromedary, focusing on aspects like water tanks and turn-off lanes.
- Cr Whelan attended the funeral of Peter Binny (Surveyor) who passed away recently.

RECOMMENDATION:

That the verbal reports from Council representatives be received.

DECISION:

Cr Irons moved, Cr De La Torre seconded that the verbal reports from Council representatives be received.

CARRIED

VOTING RECORD

In favour	Against
Cr Curran	
Cr De La Torre	
Cr Geard	
Cr Gray	
Cr Irons	
Cr McMaster	
Cr Murtagh	
Cr Owen	

Cr Whelan

7. Miscellaneous Correspondence

- Letter from Premier Rockliff MP dated 20th September 2024 regarding East Derwent Highway/Midland Highway interchange.
- Letter from the Associate Secretary, DPAC dated 24th September 2024 regarding an update on the proposed new youth justice facility at Pontville.
- Letter from Secretary, Department of State Growth dated 4th October 2024 inviting Brighton Council to participate in the Greater Hobart Committee as an adjunct Council.
- Letter from Minister for Transport, Eric Abetz MP dated 9th October 2024 regarding public transport and Bridgewater Bridge growth precinct.

8. Notification of Council Workshops

In accordance with the requirements of Section 8(2)(c) of the Local Government (Meeting Procedures) Regulations 2015.

One (1) Council workshop had been held since the previous Ordinary Council meeting.

A workshop was held on the 1st October 2024 at 5.45 pm to discuss the Brighton Activity Centre Strategy Project; Sorell Street Masterplan; Community Development/Youth Update and Infrastructure Contributions Policy.

Attendance: Cr Gray; Cr Curran; Cr De La Torre, Cr Geard, Cr McMaster, Cr Murtagh, Cr Owen & Cr Whelan

Apologies: Cr Irons

9. Notices of Motion

There were no Notices of Motion.

10. 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 Chief Executive Officer 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 Chief Executive Officer in accordance with the provisions of the *Local Government (Meeting Procedures) Regulations 2015*.

DECISION:

The Acting Chief Executive Officer reported that there were no supplementary agenda items.

11. Reports from Committees

There were no Committee Meetings held in October 2024.

12. Council Acting as a Planning Authority

Under the provisions of the *Land Use Planning and Approvals Act 1993* and in accordance with Regulation 25 of the *Local Government (Meeting Procedures) Regulations 2015*, the Council will act as a planning authority in respect to those matters appearing under Item 12 on this agenda, inclusive of any supplementary items.

12.1 Development Application SA 2023/00038 - Subdivision (1 Lot plus balance) at 5 Glen Lea Road, Pontville

Author: Planning Officers (K Min & D Van)

Authorised: Director, Development Services (D Allingham)

Applicant:	D G J Potter
Subject Site:	5 Glen Lea Road, Pontville
Proposal:	Subdivision (one lot plus balance)
Planning Scheme:	Tasmanian Planning Scheme - Brighton
Zoning:	Rural Living
Codes:	<ul style="list-style-type: none"> • Parking and Sustainable Transport Code • Road and Railways Assets Code • Bushfire-prone Areas Code
Local Provisions:	<ul style="list-style-type: none"> • Urban Rural Interface Specific Area Plan
Use Class:	Residential
Discretions:	<ul style="list-style-type: none"> • 11.5.1 P1 Lot Design • 11.5.1 P2 Frontage • 11.5.3 P2 Services • BRI-S8.8.1 P1 Lot Design
Representations:	<p>1 representation was received. The representor raised the following issues:</p> <ul style="list-style-type: none"> • Stormwater disposal impacts on properties • Flooding of stormwater drains assuming both internal and public. • Flooding of the waste water treatment system. • Dust nuisance from the proposed driveway location.

Recommendation:	Approval with conditions
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1. STATUTORY REQUIREMENTS

The purpose of this report is to enable the Planning Authority to determine application SA 2023/00038.

The relevant legislation is the *Land Use Planning and Approvals Act* 1993 (LUPAA). The provisions of LUPAA require a planning authority to take all reasonable steps to ensure compliance with the planning scheme.

Council's assessment of this proposal should also consider the issues raised in any representations received, the outcomes of the State Policies and the objectives of Schedule 1 of the Land Use Planning and Approvals Act, 1993 (LUPAA).

This report details the reasons for the officer recommendation. The Planning Authority must consider this report but is not bound to adopt the recommendation. Broadly, the Planning Authority can either:

- (1) adopt the recommendation, or
- (2) vary the recommendation by adding, modifying, or removing recommended reasons and conditions or replacing an approval with a refusal (or vice versa).

Any alternative decision requires a full statement of reasons to comply with the *Judicial Review Act* 2000 and the *Local Government (Meeting Procedures) Regulations* 2015.

2. SITE ASSESSMENT

The proposal is located at 5 Glen Lea Road, Pontville (47028/14).

The site subject to a one lot plus balance subdivision is 5 Glen Lea Road, Pontville. It is sized approximately 1.029 hectares (ha) and shaped rectangular (see Figure 1).

The site is fully within the Rural Living Zone and the Urban Rural Interface Specific Area Plan (refer to figure 2). Also, the site is fully within the Bushfire-Prone Areas Code overlay (Figure 3).

The site is not burdened by any easements.

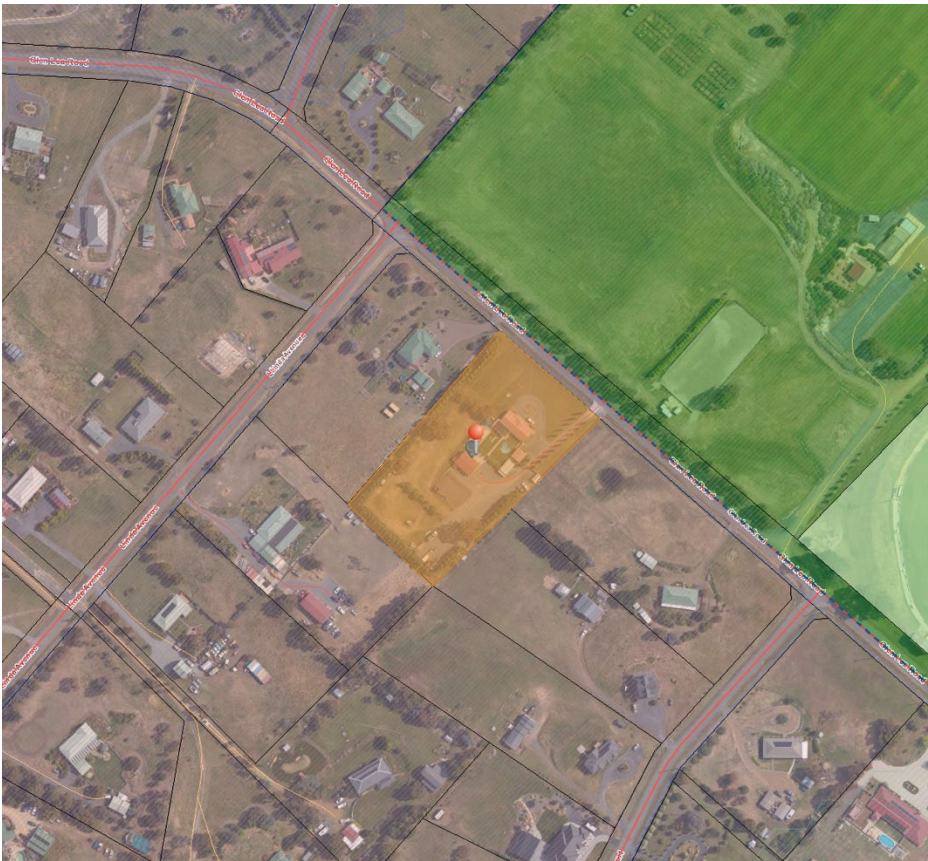


Figure 1: Site Map (source: Listmap)



Figure 2: Rural Living Zone & Urban Rural Interface Specific Area Plan (Source: Listmap)

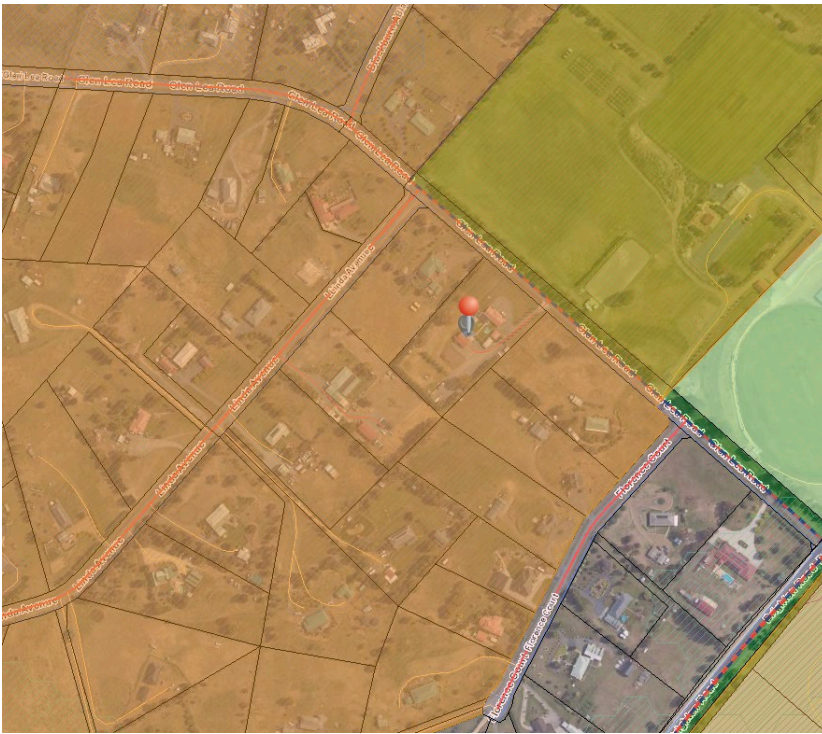


Figure 3: Bushfire Prone Areas Code (source: Listmap)

3. PROPOSAL

- The proposal seeks to subdivide 5 Glen Lea Road, Pontville from one lot into one lot plus balance (see Figure 4).
- Lot 1 and balance are within the Rural Living Zone and are sized 5000 square metres (m2) and 5300 square metres (m2) respectively.
- The application is supported by a subdivision plan, bushfire report and hazard management plan, and on-site wastewater assessment, all prepared by suitably qualified persons.

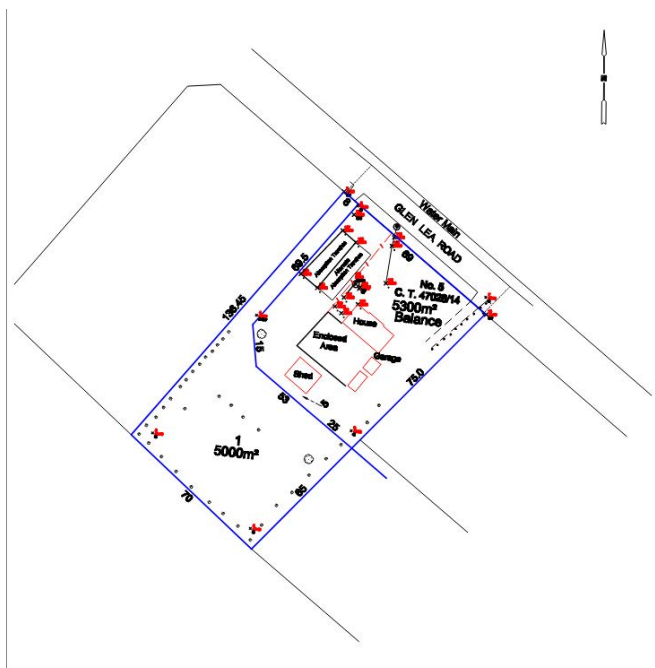


Figure 4. Proposed plan of subdivision

4. PLANNING SCHEME ASSESSMENT

Compliance with Applicable Standards:

5.6.1 A use or development must comply with each applicable standard in the State Planning Provisions and the Local Provisions Schedules.

5.6.2 A standard is an applicable standard if:

- (a) the proposed use or development will be on a site within:

 - (i) a zone;*
 - (ii) an area to which a specific area plan relates; or*
 - (iii) an area to which a site-specific qualification applies; or**
- (b) the proposed use or development is a use or development to which a relevant applies; and*
- (c) the standard deals with a matter that could affect, or could be affected by, the proposed use or development.*

5.6.3 Compliance for the purposes of subclause 5.6.1 of this planning scheme consists of complying with the Acceptable Solution or satisfying the Performance Criterion for that standard.

5.6.4 The planning authority may consider the relevant objective in an applicable standard to determine whether a use or development satisfies the Performance Criterion for that standard.

Determining applications (clause 6.10.1):

6.10.1 In determining an application for any permit for use or development the planning authority must, in addition to the matters required by section 51(2) of the Act, take into consideration:

- (a) all applicable standards and requirements in this planning scheme; and*
- (b) any representations received pursuant to and in conformity with section 57(5) of the Act,*

but in the case of the exercise of discretion, only insofar as each such matter is relevant to the particular discretion being exercised.

Use Class

The proposed development is for subdivision, which, pursuant to clause 6.2.6 of the Scheme, is not required to be categorised into a use class:

6.2.6 Notwithstanding sub-clause 6.2.1 of this planning scheme, development which is for subdivision, a sign, land filling, retaining walls or coastal protection works does not need to be categorised into one of the Use Classes.

Notwithstanding this, the site is within the Rural Living Zone, and future development of the sites will be assessed against the provisions of this zone.

Compliance with Performance Criteria

The proposal meets the Scheme's relevant Acceptable Solutions with the exception of the following:

- 11.5.1 A1/P1 Lot Design
- 11.5.1 A2/P2 Frontage
- 11.5.3 A2/P2 Services

BRI-S8.8.1 P1 Lot Design

Clause 11.5.1 A1/P1 Lot Design – Lot Size/Building Area

Objective:
That each lot: (a) has an area and dimensions appropriate for use and development in the zone; (b) is provided with appropriate access to a road; and (c) contains areas which are suitable for residential development.

Acceptable Solution	Performance Criteria
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <p>(a) have an area not less than specified in Table 11.1 and:</p> <ul style="list-style-type: none"> (i) be able to contain a minimum area of 15m x 20m clear of: <ul style="list-style-type: none"> a. all setbacks required by clause 11.4.2 A2 and A3; and b. easements or other title restrictions that limit or restrict development; and (ii) existing buildings are consistent with the setback required by clause 11.4.2 A2 and A3; 	<p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <ul style="list-style-type: none"> (a) the relevant requirements for development of existing buildings on the lots; (b) the intended location of buildings on the lots; (c) the topography of the site; (d) any natural or landscape values; (e) adequate provision of private open space; and

<p>(b) be required for public use by the Crown, a council or a State authority;</p> <p>(c) be required for the provision of Utilities; or</p> <p>(d) be for the consolidation of a lot with another lot provided each lot is within the same zone.</p>	<p>(f) the pattern of development existing on established properties in the area,</p> <p>and must be no more than 20% smaller than the applicable lot size required by clause 11.5.1 A1.</p>
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The subject site is within the Urban-Rural Interface Specific Area Plan. Clause BRI-S8.8.1 of the Urban-Rural Interface Specific Area Plan substitutes Clause 11.5.1 A1 and P1. Therefore, assessment against BRI-S8.8.1 will be provided below.

BRI-S8.3.1.1 - Local Area Objectives	
Urban-Rural Interface Specific Area Plan, shown on an overlay map as BRIS8.3.1.1	<p>Objectives:</p> <p>The land must develop at a higher density than other Rural Living Zone areas, capitalising on their proximity to settlements, whilst still providing for rural values and a high level of residential amenity and privacy.</p>
BRI-S8.8 Development standards for subdivision - Lot Design	
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> (a) have an area not less than 5,000m²; and (b) comply with the lot design standards required by Rural Living Zone – clause 11.5.1 Lot design A1, excluding lot area specified in Table 11.1. 	<p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <ul style="list-style-type: none"> (a) the relevant requirements for development of existing buildings on the lots; (b) the intended location of buildings on the lots; (c) the topography of the site; (d) any natural or landscape values; (e) adequate provision of private open space; and (f) the pattern of development existing on established properties in the area, (g) and must be not less than 5,000m².

The proposed subdivision creates one new lot and a balance lot. Both lots meet the 5000 sqm minimum lot size requirement within the Urban-Rural Interface Special Area Plan. However, the existing outbuilding of the balance lot does not satisfy the acceptable solution, being a 10m setback from the rear boundary. Therefore, assessment against the performance criteria is relied upon.

The balance lot is relatively flat and proposed to be 5300 square metres (m²). It has an existing residential use (single dwelling with associated outbuildings) on the site.

To determine whether the existing buildings on the Balance Lot can meet any relevant requirements for development, an onsite wastewater report was submitted to support the proposed subdivision. The report shows existing onsite wastewater and its absorption trenches to the northwest of the site adjoining the proposed vehicular driveway of Lot 1. The report concludes there is enough space between the current wastewater system and the proposed new lot boundaries. Therefore, it is considered to contain sufficient area for private open space and future developments suitable for the residential use and character of the Rural Living Zone.

The proposed Balance Lot still retains more than 2900 sqm of private open space. The site coverage is already above 400sqm of acceptable solution within the Rural Living Zone. Any future developments that increase the site coverage will be subjected to discretion approvals of Council.

There are no constraints for development regarding natural and landscape values.

The pattern of development on the balance lot is consistent with the existing developments on adjoining properties, such as 1 Linda Av, Pontville, 17 Linda Av, Pontville, and 11 Florence Ct, Pontville, which consist of outbuildings that have setbacks from side and rear boundaries of less than 10m.

The proposed subdivision aligns with the local area objectives of BRI-S8.3.1.1, allowing for higher density than other rural living zone areas. The minimum lot size of 5000 sqm is achievable with the proposal, and the proposed new lot is within the existing settlement area of Pontville.

On that basis, the proposed subdivision can meet this performance criteria and Specific Area Plan's objective.

Clause 11.5.1 A2/P2 Lot Design – Frontage

Objective:
That each lot:
(a) has an area and dimensions appropriate for use and development in the zone;
(b) is provided with appropriate access to a road; and
(c) contains areas which are suitable for residential development.

Acceptable Solution	Performance Criteria
<p>A2</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 40m.</p>	<p>P2</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to:</p> <ul style="list-style-type: none"> (a) the width of frontage proposed, if any; (b) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access; (c) the topography of the site; (d) the functionality and useability of the frontage; (e) the ability to manoeuvre vehicles on the site; and (f) the pattern of development existing on established properties in the area, <p>and is not less than 3.6m wide.</p>

Lot 1 is proposed to have an 8m frontage to Glen Lea Road. Therefore, assessment against the performance criteria is relied upon.

The proposed access will most likely accommodate a single dwelling. An 8-metre access strip is considered satisfactory for vehicular access. Turning and manoeuvring are available on the lot proper. The proposed vehicular access is for the private use of the proposed lot 1; there is no other right of the carriageway over.

The proposed 8 m-wide vehicular access is sufficient to comply with the Bushfire Prone Area Code, as detailed in the Bushfire Hazard Report.

The site is generally flat, falling to the northwestern corner adjacent to Glen Lea Rd, a council-maintained road constructed to a sealed rural standard. Glen Lea Rd has a posted speed limit of 50km/h.

The proposal was referred to Council's Development Officer/Engineer, who considers that the proposed access/frontage arrangements are suitable.

There are examples of an internal lot in the area. They are at 12A & 17 Linda Ave, 2 Florence Ct, and 13A Blackburn Av. Hence, the proposed subdivision will not change the pattern of development established in the area.

On that basis, the proposed subdivision can meet this standard's objectives and performance criteria.

Clause 11.5.3 A2/P2 Services

Objective:	
That each lot: (a) has an area and dimensions appropriate for use and development in the zone; (b) is provided with appropriate access to a road; and (c) contains areas which are suitable for residential development.	
Acceptable Solution	Performance Criteria
A2 Each lot, or a lot proposed in a plan of subdivision, excluding within Rural Living Zone C or Rural Living Zone D or for public open space, a riparian or littoral reserve or Utilities, must: (a) be connected to a reticulated sewerage system; or (b) be connected to a reticulated sewerage system if the frontage of each lot is within 30m of a reticulated sewerage system and can be connected by gravity feed.	P2 Each lot, or a lot proposed in a plan of subdivision, excluding within Rural Living Zone C or Rural Living Zone D or for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land.

The proposed Lot 1 and balance lot are outside the sewerage serviced area. Therefore, an assessment against P2 is required.

An onsite wastewater report, prepared by a suitably qualified individual, has been submitted to support the proposed subdivision.

According to the report, the proposed Lot 1, with the assumption that a future typical dwelling of 200-250sqm can be developed, has sufficient space to accommodate an onsite wastewater system.

For the Balance Lot, there is enough space between the current wastewater system and the proposed new lot boundaries.

On that basis, the proposed subdivision can meet this standard's objective and performance criteria.

5. Other Matters

5.1. Referrals

Development Officer/Engineer

The proposal was referred to Council's Development Officer/Engineer for assessment. The officers' comments are included in this report where applicable.

Environmental Health Officer

The representor raised concerns about the failure of the existing onsite wastewater system on the site. The proposal was referred to the Council's Senior Environmental Health Officer for comments. His comments were:

The wastewater system on the parent block needs to be repaired and there are issues with stormwater flooding this area during times of heavy rainfall, any 'reshaping' of this area will also need a new wastewater design to be submitted and approved prior to any works being undertaken.

Council's Senior Environmental Health Officer will serve a notice on the property owners over the coming weeks for the damaged system to be repaired. This matter will be dealt with outside the planning process.

However, once the wastewater system is repaired, there are no issues with the subdivision proceeding.

TasWater

TasWater have reviewed the proposal and have issued a Submission to Planning Authority Notice reference number TWDA 2023-01631-BTN dated 29th November 2023, which is to form part of any permit issued.

TasNetworks

The proposal was referred to TasNetworks, who have advised that based on the information provided, the development is not likely to adversely affect TasNetworks' operations.

5.2. Public Open Space

Requirements for public open space no longer sit in the planning scheme.

However, Council has powers and responsibilities under Sections 116 and 117 of the *Local Government (Buildings and Miscellaneous) Act 1993* in relation to public open space. Further guidance is provided by Council's Public Open Space Policy.

These provisions enable Council to

- a) Require a subdivider to provide to Council up to 5% of land being subdivided; or
- b) Require a subdivider to make a contribution cash-in-lieu of the provision of land, either in part or in whole.

In this instance, there is no land that is suitable for quality open space and a cash-in-lieu contribution is required for 5% of the unimproved value of the land contained in lot 1.

6. Representations

One (1) representation was received during the statutory public exhibition period between 10th August 2024 and 26th August 2024. The representation items are summarised in Table 1.

TABLE 1: SUMMARY OF A REPRESENTATION	
Issue Raised	Officer's Response
Stormwater flowing from proposed development site onto the adjacent property.	<p>Engineering comments:</p> <ul style="list-style-type: none"> - The land in the vicinity of the proposed subdivision is generally quite flat with gentle fall to the north west. In periods of heavy rainfall surface runoff will migrate in a north westerly direction and, given the minimal fall, will pond in low lying areas. The subdivision itself does not alter the existing situation and there is no requirement under the Tasmanian Planning Scheme for stormwater infrastructure to be provided as part of the subdivision. - Further development of Lot 1 will require the construction of a vehicular access along the length of the access strip. This driveway and associated drainage should intercept much of the overland flow currently coming from 5 Glen Lea Road onto 7 Glean Lea Road and redirect it to the roadside drain in Glen Lea Road. <p>Planning comments:</p> <ul style="list-style-type: none"> - The proposed subdivision does not trigger any assessment standards under the Tasmanian Planning Scheme – Brighton. This issue will be followed up by different legislation.
Flooding of the wastewater treatment system	<p>Engineering comments: Refer to Environmental Health Offices comments.</p> <p>Planning comments;</p> <ul style="list-style-type: none"> - The proposed subdivision does not trigger any assessment standards under the Tasmanian Planning Scheme – Brighton. This issue will be followed up with the investigation and enforcement by Council's Senior Environmental Health Officer.
Dust and noise nuisance from the proposed driveway location	<p>Engineering comments:</p> <ul style="list-style-type: none"> - No vehicular access is proposed to be constructed within the access strip to Lot 1 as part of the subdivision. - Further development of Lot 1 will be subject to further approvals and the provision of the driveway will be assessed at that time. - The acceptable solution is that the driveway would be sealed and provided with drainage. - There is no requirement under the Planning Scheme for lots to be fenced

Safety of the proposed driveway location for Lot 1	<p>Engineering comments:</p> <ul style="list-style-type: none"> - The location of the Lot 1 access complies with relevant sight distance standards. Given the low traffic volumes there are no restrictions to the proposed access being located opposite the access to the Pontville Equestrian area. - A Works in Road Reservation Permit will be required prior to undertaking any works in the road reservation including the construction of the vehicular access.
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7. Conclusion

The proposal for Subdivision (one lot plus balance) at 5 Glen Lea Road, Pontville in Tasmania, satisfies the relevant provisions of the Tasmanian Planning Scheme - Brighton, and as such is recommended for approval.

RECOMMENDATION:

That pursuant to the *Tasmanian Planning Scheme - Brighton*, Council approve application SA 2023/00038 for **Subdivision (one lot plus balance)** at **5 Glen Lea Road, Pontville** in Tasmania, for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

General

- (1) The subdivision layout or development must be carried out substantially in accordance with the application for planning approval, the endorsed drawings and with the conditions of this permit and must not be altered or extended without the further written approval of Council.
- (2) Where a conflict occurs between the application for planning approval, the endorsed drawings and conditions of this permit, the latter prevails.
- (3) This permit shall not take effect and must not be acted on until 15 days after the date of receipt of this letter or the date of the last letter to any representor, whichever is later, in accordance with section 53 of the *Land Use Planning and Approvals Act 1993*.

Bushfire Hazard Management

- (4) Prior to Council sealing the final plan of survey, the Bushfire Hazard Report and Bushfire Hazard Management Plan prepared by North Barker Ecosystem Services dated 27th March 2024 must be amended by a suitably qualified person in accordance with the approved subdivision plan. Alternatively, a statement from a suitably qualified person must demonstrate that the Bushfire Hazard Report and Bushfire Hazard Management Plan do not need to be amended.
- (5) Prior to Council sealing the final plan of survey the developer is to provide to Council certification from a suitably qualified person that all the requirements of the bushfire hazard management plan have been complied with.

Advice: This condition requires further information to be submitted and approved by Council's Municipal Engineer pursuant to s60(2) of the Land Use Planning and Approvals Act 1993.

Public Open Space

- (6) In accordance with the provisions of Section 117 of the Local Government (Building and Miscellaneous Provisions) Act 1993, payment of a cash contribution for Public Open Space must be made to the Council prior to sealing the Final Plan of Survey. The cash contribution amount is to be equal to 5% of the value of the land being subdivided [i.e., Lot 1] in the plan of subdivision at the date of lodgement of the Final Plan of Survey.

The value is to be determined by a Land Valuer within the meaning of the Land Valuers Act 2001 at the developers' expense.

- (7) The cash-in-lieu of public open space must be in the form of a direct payment made before the sealing of the final plan of survey.

Easements

- (8) Easements must be created over all drains, pipelines, wayleaves, and services in accordance with the requirements of the relevant authority and Councils Municipal Engineer. The cost of locating and creating such easements shall be at the developer's full cost.

Endorsements

- (9) The final plan of survey must be noted that Council cannot and or will not provide a means of stormwater drainage to all lots on the plan of survey.

Covenants

- (10) Covenants or other restrictive controls that conflict with any provisions or seek to prohibit any use provided within the planning scheme must not be included or otherwise imposed on the titles or lots created by this permit either by transfer, inclusion of such covenants in a Schedule of Easements or registration of any instrument creating such covenants with the Recorder of Titles unless such covenants or controls are expressly authorised by the terms of this permit or the consent in writing of Councils Director Development Services.

Final plan

- (11) A final approved plan of survey and schedule of easements as necessary, together with two (2) copies, must be submitted to Council for sealing for each stage. The final approved plan of survey must be substantially the same as the endorsed plan of subdivision including minimum lot size of not less than 5,000 square metres and must be prepared in accordance with the requirements of the Recorder of Titles.

- (12) Prior to Council sealing the final plan of survey for each stage, security for an amount clearly in excess of the value of all outstanding works and maintenance required by this permit must be lodged with the Brighton Council. The security must be in accordance with section 86(3) of the *Local Government (Building & Miscellaneous Provisions) Council 1993*. The amount of the security shall be determined by the Council's Municipal Engineer in accordance with Council Policy 6.3 following approval of any engineering design drawings and shall not be less than \$5,000.
- (13) All conditions of this permit, including either the completion of all works and maintenance or payment of security in accordance with this permit, must be satisfied before the Council seals the final plan of survey for each stage. It is the subdivider's responsibility to notify Council in writing that the conditions of the permit have been satisfied.
- (14) The subdivider must pay any Titles Office lodgement fees direct to the Recorder of Titles.

Engineering

- (15) The subdivision must be designed and constructed in accordance with the:
 - (a) Tasmanian Subdivision Guidelines October 2013.
 - (b) Tasmanian Standard Drawings by IPWEA Tas Division.
 - (C) Tasmanian Municipal Standard Specification by IPWEA Tas Division.as published by the Local Government Association of Tasmania (LGAT) and to the satisfaction of Councils Municipal Engineer.

Services

- (16) The subdivider must pay the cost of any alterations and/or reinstatement to existing services, Council infrastructure or private property incurred as a result of the proposed subdivision or development. Any work required is to be specified or undertaken by the authority concerned.
- (17) Any existing services shared between lots are to be separated to the satisfaction of Councils Municipal Engineer.
- (18) Property services must be contained wholly within each lot served or an easement provided in accordance with the requirements of the responsible authority and to the satisfaction of Councils Municipal Engineer.

Water

- (19) Each lot must be connected to a reticulated potable water supply.
- (20) The development must meet all the required conditions of approval specified by TasWater Amended Submission to Planning Authority notice TWDA 2023-01631-BTN dated 29/11/2023.

Telecommunication and Electrical Reticulation

- (21) Electrical and telecommunication services must be provided to each lot in accordance with the requirements of the responsible authority and to the satisfaction of Council's Municipal Engineer.
- (22) Prior to sealing the final plan of survey, the developer must submit to Council:
 - (a) A "Provision of Telecommunication Infrastructure – Confirmation of final payment or Certificate of Practical Completion of Developers Activities" from NBN Co.
 - (b) Written advice from TasNetworks confirming that all conditions of the agreement between the owner and the authority have been complied with and that future owners will not be liable for network extension or upgrade costs other than individual property connections at the time each lot is further developed.

Vehicular Access

- (23) A sealed vehicular access must be provided from the road carriageway to the property boundary of each lot.
- (24) The vehicular access to Lot 1 must be provided in accordance with Council standards and have a minimum trafficable width of 4 metres at the property boundary.
- (25) The existing vehicular access to the Balance Lot must be upgraded to comply with Council standards including
 - 1. a sealed surface for the full trafficable width, from the edge of the road to the property boundary
 - 2. Endwalls on both sides of the culvert

Access to Public Road

Advice: No works on or affecting any Council road reservation are to be commenced until the Brighton Council has issued a WORKS IN ROAD RESERVATION PERMIT. Application for the issue of the necessary works permit is to be made to the Brighton Council Asset Services Department prior to the proposed date of commencement of any works.

Soil and Water Management

- (26) Before any work commences install temporary run-off, erosion and sediment controls and maintain these controls at full operational capacity until the land is effectively rehabilitated and stabilised after completion of the development in accordance with the guidelines Soil and Water Management on Building and Construction Sites, by the Derwent Estuary Programme and NRM South and to the satisfaction of Council's General Manager.
- (27) All disturbed surfaces on the land, except those set aside for roadways, footways and driveways, must be covered with top soil and, where appropriate, re-vegetated and stabilised to the satisfaction of the Council's Municipal Engineer.

Construction Amenity

- (28) The developer must make good any damage to the road frontage of the development site including road, kerb and channel, footpath, and nature strip to the satisfaction of Council's Municipal Engineer.
- (29) The road frontage of the development site including road, kerb and channel, footpath, and nature strip, should be:
1. Surveyed prior to construction, photographed, documented and any damage or defects be noted in a dilapidation report to be provided to Council's Asset Services Department prior to construction.
 2. Be protected from damage, heavy equipment impact, surface scratching or scraping and be cleaned on completion.
- In the event a dilapidation report is not provided to Council prior to commencement, any damage on completion, existing or otherwise, may be deemed a result of construction activity and require replacement or repair to the satisfaction of Council's Municipal Engineer.
- (30) Works associated with the development must only be carried out between the following hours unless otherwise approved by the Council's General Manager
- Monday to Friday 7:00 am to 6:00 pm
 - Saturday 8:00 am to 6:00 pm
 - Sunday and State-wide public holidays 10:00 am to 6:00 pm
- (31) All works associated with the development of the land shall be carried out in such a manner so as not to unreasonably cause injury to, or prejudice or affect the amenity, function, and safety of any adjoining or adjacent land, and of any person therein or in the vicinity thereof, by reason of:
- (a) Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, ash, dust, wastewater, waste products, grit or otherwise.
 - (b) The transportation of materials, goods and commodities to and from the land.
 - (c) Appearance of any building, works or materials.
- (32) Any accumulation of vegetation, building debris or other unwanted material must be disposed of by removal from the site in an approved manner. No burning of such materials on site will be permitted unless approved in writing by the Council's General Manager.
- (33) Public roadways or footpaths must not be used for the storage of any construction materials or wastes, for the loading/unloading of any vehicle or equipment; or for the carrying out of any work, process or tasks associated with the subdivision during the construction period without written approval from Council's Municipal Engineer.

THE FOLLOWING ADVICE APPLIES TO THIS PERMIT:

- A. If any condition in this permit requires that further documents are to be submitted and approved, you will need to submit the relevant documentation to development@brighton.tas.gov.au for assessment pursuant to s60 of the *Land Use Planning and Approvals Act 1993*.

Where building approval is also required, it is recommended that documentation is submitted well before submitting documentation for building approval to avoid unexpected delays.

- B. This permit does not imply that any other approval required under any other legislation or by-law has been granted.
- C. This permit does not take effect until all other approvals required for the use or development to which the permit relates have been granted.
- D. No works on or affecting any Council road reservation are to be commenced until the Brighton Council has issued a WORKS IN ROAD RESERVATION PERMIT. Application for the issue of the necessary works permit is to be made to the Brighton Council Asset Services Department prior to the proposed date of commencement of any works.
- E. 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 Whelan seconded that the recommendation be endorsed.

CARRIED

VOTING RECORD

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

13. Officers Reports

13.1 Update to Investments Policy (Policy AP09)

Author: Director, Development Services (G Browne)

Background

The Audit Panel had recently reviewed and updated Council's Investment Policy.

This policy outlines the framework for the investment of Council's surplus funds, focusing on maximising returns while managing risks and ensuring liquidity.

The revised policy comprises investment guidelines, prohibited investments as well as risk management and liquidity provisions.

Consultation

Audit Panel, Senior Management Team

Risk Implications

Risk Management Guidelines are included in the policy.

Financial Implications

The policy includes maximising returns on Council's surplus funds while considering risk and security, ensuring that investments are made in a way that optimises financial returns.

Strategic Plan

4.2 be well-governed, providing quality service and accountability to our community

4.4 ensure financial and risk sustainability

Social Implications

Nil

Other Issues

Nil.

Assessment

The Audit Panel has reviewed and updated the Policy. Additionally, a Quarterly Report will be submitted to Council, outlining the investment portfolio's performance, total exposure, and maturity dates.

Options

1. Council approves the recommendation.
2. Other.

RECOMMENDATION:

That Council endorse the revised Investments Policy (Policy AP09).

DECISION:

Cr Geard moved, Cr Irons seconded that Council endorse the revised Investments Policy (Policy AP09).

CARRIED

VOTING RECORD

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

13.2 Update to Infrastructure Contributions Policy (Policy 1.7)

Author: Director, Development Services (D Allingham)

Background

The recently approved Burrows Avenue and South Brighton Specific Area Plans (SAPs) refer to Council's 'Key Infrastructure Investments and Defined Infrastructure Charges Policy' (the Policy). Through the development of these two SAPs it was identified that the Policy needs to be updated. The objective is to also change the existing Policy's name to 'Infrastructure Contributions Policy'.

The current Policy refers to Council funding infrastructure that are the responsibility of other authorities, such as TasWater.

Through the development of the two SAPs it was clear that this was no longer desirable for Council and that the Policy should be updated to clarify that the focus of the Policy relates to infrastructure that is the responsibility of Council, such as roads, bridges, stormwater, open space and the like.

The Policy has also been updated to have a greater emphasis on resolving the "first-move" problem which has been identified as a barrier to strategic development outcomes.

Consultation

Senior Management Team, Council Workshop

Risk Implications

The current wording in the policy carries the risk that there is an expectation that Council will fund infrastructure that is not the responsibility of Council. The update mitigates this risk and clarifies expectations.

Financial Implications

There are no financial implications with updating the Policy. There will obviously be financial implications if Council choose to utilise the policy that will need to be considered and approved by Council at the time.

Strategic Plan

The Policy further the following strategies from the Brighton Council Strategy 2023–2033.

- 1.1 *Engage with and enable our community.*
- 1.2 *Build resilience and opportunity*
- 3.1 *Implement strategic long-term asset management plan aligned to long-term financial plan*
- 3.2 *Infrastructure development and service delivery are guided by strategic planning to cater for the needs of a growing and changing population*
- 3.4 *Advocate and facilitate investment in our region*
- 4.1 *Be big picture, long-term and evidence based in our thinking*
- 4.2 *Be well-governed, providing quality service and accountability to our community*
- 4.4 *Ensure financial and risk sustainability*

Social Implications

Nil

Other Issues

Nil.

Assessment

The update to the Policy clarifies that it is to be used for Council infrastructure and is for the purpose of facilitating development where the first-move principle exists.

The update of the Policy reduces risk to Council and is better aligned with Council's approach to infrastructure management.

Options

1. Council approves the recommendation.
2. Council does not approve the recommendation.
3. Other.

RECOMMENDATION:

That Council endorse the revised Infrastructure Contributions Policy (Policy 1.7).

DECISION:

Cr De La Torre moved, Cr Whelan seconded that Council endorse the revised Infrastructure Contributions Policy (Policy 1.7).

CARRIED

VOTING RECORD

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

13.3 Sorell Street Masterplan - Community Consultation

Author: Senior Planner (J Blackwell)

Authorised: Director Development Services (D Allingham)

Purpose

This report aims to seek the endorsement of the Sorell Street Masterplan for community consultation.

Background

The draft Sorell Street Masterplan is the result of recommendations within the Brighton Structure Plan 2018 ('BSP') and forms part of precinct (Site 2 Serenity Drive) in the BSP. The site is located within the Urban Growth Boundary ('UGB') of the Southern Tasmanian Regional Land Use Strategy ('STRLUS'). The Bridgewater Waterfront Masterplan endorsed by Council at its meeting on 21st November 2023, further supports the rezoning of the project area.

Realm Studios have been engaged to prepare a Masterplan for the Sorell Street project area (See Figure 1). Preparation of the draft Masterplan has been informed by a Traffic Assessment (Attachment B), Aboriginal Heritage Assessment, Natural Values Assessment (Attachment D), flood modelling and constraints mapping using planning scheme overlays. As outlined in the section below, consultation on three options has also been carried out.

Using the above information, the draft Sorell Masterplan has been prepared for further consultation (see Attachment A). The purpose of this report is to obtain Council's endorsement to move to the next consultation phase.

If Council choose to endorse the Masterplan following the next round of consultation, it is intended that the Masterplan will form the basis to prepare a draft planning scheme amendment to insert a Specific Area Plan into the Tasmanian Planning Scheme – Brighton.



Figure 1: Sorell Street Masterplan study area

Consultation

Consultation to gather information from both stakeholders and the wider community was undertaken:

- through a public workshop held on 31st July 2024.
- Written submissions were invited through Council's Have Your Say page.
- Individual correspondence was forwarded via Australia Post to all land owners in the study area, Serenity Drive, Tranquillity Crescent, Riverside Drive, Wallace Street, Sorell Street and Old Main Road, Bridgewater.
- State agencies such as TasNetworks, TasWater, TasRail and Department of State Growth were also contacted.
- Council officers.

There was mixed feedback from the first round of consultation, which is summarised on page 7 of the draft Sorell Street Masterplan.

The next round of consultation will be conducted using a similar methodology. However, the “public workshop” will be run as a drop-in session between 4 and 6 p.m. as it was suggested by stakeholders that there needed to be an opportunity for people that have work commitments to attend.

Risk implications

There is a risk that there will be strong community opposition to the draft Masterplan. However, the purpose of community consultation is to seek the views of the community.

Financial implications

Nil

Strategic plan

This project aligns with the following strategies:

- Goal 1: Inspire a community that enjoys a comfortable life at every age,
 - 1.1 Engage with and enable our community
 - 1.2 Build resilience and opportunity
 - 1.3 Ensure attractive local areas that provide social, recreational and economic opportunities
 - 1.4 Encourage a sense of pride, local identity and engaging activities
- Goal 2: Ensure a sustainable environment
 - 2.1 Acknowledge and respond to the climate change and biodiversity emergency
 - 2.2 Encourage respect and enjoyment of the natural environment
 - 2.3 Demonstrate strong environmental stewardship and leadership
 - 2.4 Ensure strategic planning and management of assets has a long term-sustainability and evidence-based approach
- Goal 3 Manage infrastructure and growth effectively
 - 3.2 Infrastructure development and service delivery are guided by strategic planning to cater for the needs of a growing and changing population

Social implications

Engaging with the community will allow members to provide valuable insight into how the use of the project area can be developed in a positive way to enhance liveability.

Economic implications

Nil.

Environmental or climate change implications

Future development will be undertaken with best practice models, to protect the heritage and biodiversity associated with Ashburton Creek.

Other Issues

Nil.

Assessment

The Sorell Street Masterplan is a complex document which considers how the project area may be developed in line with the recommendations of the Brighton Structure Plan 2018 and the Southern Tasmanian Regional Land Use Strategy. The Masterplan demonstrates how the site can be developed for residential infill, and how opportunities for passive recreation can be created, whilst maintaining and protecting the natural values created by Ashburton Creek.

Seeking the communities input is a critical part of the development of the Masterplan.

Options

1. As per the recommendation; or
 2. Do not endorse the Sorell Street Masterplan and associated attachments for community consultation; or
 3. Other.
-

RECOMMENDATION:

That Council endorse the Sorell Street Masterplan and attachments for community consultation.

DECISION:

Cr De La Torre moved, Cr Murtagh seconded that Council endorse the Sorell Street Masterplan and attachments for community consultation.

CARRIED

VOTING RECORD

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

13.4 Review - Appointment of Council Representatives on Committees

Author: Chief Executive Officer (J Dryburgh)

Background

After the most recent Council election in 2022, representatives for each Council Committee were appointed on the 20th December 2022. Additional representatives have also been appointed since this time.

As it is approaching two years since the initial appointments, it is now an appropriate time to review each committee and update memberships (if required).

The *Local Government Act 1993*, Section 23 provides the following information relating to Council committees:-

- (1) A council may establish, on such terms as it thinks fit, council committees to assist it in carrying out its functions under this or any other Act.*
- (2) A council committee consists of councillors appointed by the council and any councillor who fills a vacancy for a meeting at the request of the council committee.*
- (3) A meeting of a council committee is to be conducted in accordance with prescribed procedures.*

Current committee memberships are listed below:-

Committee:	Council Representative(s):
Planning Authority	Cr Gray (Chair); Cr Owen (Deputy Chair); Crs Curran; De La Torre; Geard; Irons; Murtagh and Whelan
Finance	Cr Curran (Chair); Cr De La Torre (Deputy Chair); Crs Gray; Geard; McMaster; Murtagh, Owen & Whelan
Parks & Recreation	Cr Geard (Chair); Cr De La Torre (Deputy Chair); Crs Gray; McMaster; Murtagh; Owen & Whelan
Environment & Climate	Cr Curran (Chair); Cr Irons (Deputy Chair); Crs Gray; De La Torre; Murtagh & Owen
Waste Management	Cr Owen (Chair); Cr Geard (Deputy Chair); Crs Gray; Curran; McMaster; Murtagh & Whelan
Community Development	Cr De La Torre (Chair); Cr Curran (Deputy Chair); Crs Gray; Geard; Irons; McMaster; Murtagh; Owen & Whelan
Emergency Management Advisory	Cr Geard (Chair); Cr Owen (Deputy Chair)
General Managers Performance Review	Cr Gray (Chair); Cr Curran (Deputy Chair); Crs Geard & Whelan
Audit Panel	Crs Geard & Owen

Consultation:

Senior Management Team

Risk Implications:

Nil.

Financial Implications:

Nil.

Strategic Plan

S4.2: Be well governed, providing quality service and accountability to our community.

Social Implications

Not applicable.

Environmental or Climate Change Implications

Not applicable.

Economic Implications

Not applicable.

Options

1. To review and appoint Council representatives to each Council Committee.
2. Other.

RECOMMENDATION:

To review and appoint Council representatives to each of the Committee's listed below:

- Planning Authority
- Finance Committee
- Parks & Recreation Committee
- Environment & Climate Committee
- Waste Management Committee
- Community Development Committee
- Emergency Management Advisory Committee
- General Manager's Performance Review Committee
- Audit Panel

DECISION:

Cr Geard moved, Cr Irons seconded that the following Council representatives be appointed to each Council Committee:-

Planning Authority – Cr L Gray (Chair); Cr P Owen (Deputy Chair); Cr B Curran; Cr A De La Torre; Cr P Geard, Cr G Irons and Cr M Whelan.

Finance Committee – Cr B Curran (Chair); Cr A De La Torre (Deputy Chair); Cr L Gray; Cr P Geard; Cr J McMaster; Cr P Owen and Cr M Whelan.

Parks & Recreation Committee – Cr P Geard (Chair); Cr A De La Torre (Deputy Chair); Cr L Gray; Cr J McMaster; Cr T Murtagh; Cr P Owen & Cr M Whelan.

Environment & Climate Committee – Cr B Curran (Chair); Cr G Irons (Deputy Chair); Cr P Geard; Cr L Gray; Cr A De La Torre; Cr P Owen.

Waste Management Committee – Cr P Owen (Chair); Cr P Geard (Deputy Chair); Cr A De La Torre; Cr L Gray; Cr B Curran; Cr J McMaster and Cr M Whelan.

Community Development Committee – Cr A De La Torre (Chair); Cr B Curran (Deputy Chair); Cr L Gray; Cr P Geard; Cr G Irons; Cr J McMaster; Cr T Murtagh; Cr P Owen and Cr M Whelan.

Emergency Management Advisory Committee – Cr P Geard (Chair); Cr P Owen (Deputy Chair)

CEO's Performance Review Committee – Cr L Gray (Chair); Cr B Curran (Deputy Chair) Cr P Geard and Cr M Whelan.

Audit Panel – Cr P Geard and Cr P Owen

CARRIED

VOTING RECORD

In favour

Against

Cr Curran

Cr De La Torre

Cr Geard

Cr Gray

Cr Irons

Cr McMaster

Cr Murtagh

Cr Owen

Cr Whelan

14. Questions on Notice

There were no Questions on Notice for the October meeting.

Meeting closed: 6.00pm

Confirmed:

(Mayor)

Date:

19 November 2024



Brighton Council

MINUTES OF THE FINANCE COMMITTEE MEETING OF THE BRIGHTON COUNCIL, HELD IN THE COUNCIL CHAMBERS, COUNCIL OFFICES, 1 TIVOLI ROAD, OLD BEACH AT 5.35P.M. ON TUESDAY, 5 NOVEMBER 2024

PRESENT: Cr Curran (Chairperson); Cr Gray; Cr De La Torre; Cr Geard; Cr McMaster; Cr Owen and Cr Whelan

IN ATTENDANCE: Cr Murtagh; Mr C Pearce-Rasmussen (Director Asset Services); Ms J Banks (Director, Governance & Regulatory Services); Ms G Browne (Director Corporate Services); Mrs J Blackwell (A/Director, Development Services)

1. Acknowledgement of Country

2. Apologies

All members were present.

3. Public Question Time and Deputations

There was no requirement for Public Question Time.

4. Declaration of Interest

In accordance with 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 Chief Executive Officer, in writing, the details of any interest(s) that the councillor has declared within 7 days of the declaration.

Cr Geard declared an interest in Item 5.2

5. Business

5.1 Quarterly Finance Report - September 2024

Author: Director Corporate Services (G Browne)

Background

The finance Quarterly report was submitted for consideration. It contained the year to date Comprehensive Income Statement to 30th September 2024.

Consultation

Nil

Risk Implications

Nil

Financial Implications

Not Applicable

Strategic Plan

Goal 4 – S4.4 – Ensure Financial & Risk Sustainability

Social Implications

Not Applicable

Environmental or Climate Change Implications

Not Applicable

Economic Implications

Not Applicable

Other Issues

Nil

Assessment

Not Applicable

Options

1. As per the recommendation.
 2. Not receive the report
-

RECOMMENDATION:

That the September Quarterly Report be received.

DECISION:

Cr Geard moved, Cr McMaster seconded that the September Quarterly Report be received.

CARRIED

VOTING RECORD

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

Cr Geard had declared an interest in the following item and left the meeting at 5.46pm.

5.2 Tea Tree Hall – Request for financial assistance for Subdivision fees

Author: Executive Officer (M Braslin)

Authorised: Director Corporate Services (G Browne)

Background

The Tea Tree Community Association has written to Council seeking a contribution to the cost of subdivision fees to formalise land that has been gifted to them.

The Tea Tree Hall has been located outside its title boundaries since being built in 1912. The carpark and septic tanks are also outside the Halls titles boundary. This was at the approval of the neighbouring property.

Mr T Nus, the owner of the neighbouring property at 594 Tea Tree Road, Tea Tree, has gifted the land to the Community Hall and the Hall committee would like to formalise this and adjust the titled boundary correctly which will require a subdivision application.

The Hall committee had originally budgeted \$5,000 when it thought the land acquisition could be done as a permitted minor boundary adjustment. It has since been determined that the development application requires a full discretionary subdivision application and estimated the cost to be around \$20,000 to adjust the title through a subdivision for the land.

Since reviewing the proposal, Council's planning staff has identified that the new lot created by the boundary adjustment would have a split Rural and Agriculture Zone, which is not ideal for the expansion of their activities in the future. Council's staff has recommended that the land be rezoned to Community Purpose and the subdivision and rezoning can be done as a combined application.

The Tea Tree Hall is owned by the Tea Tree community and operated by a volunteer committee. The Hall is an integral part of the community constantly being used, providing a venue for: District Nurses elderly activity day each week, weekly yoga classes, birthday parties, baby showers, weddings, engagement parties, business meetings and conferences as well as Community Happy Hours, dances and social events.

With a commercial kitchen it is available for private hire to host a wide variety of classes, clubs and events.

The Tea Tree Community Association requests that Council considers assisting in the cost to the value of \$15,000 for the subdivision and rezoning of land.

Consultation

SMT, Planning Officer.

Risk Implications

If the neighbouring land were ever to be owned by someone else, they may not be as generous as Mr Nus and require the Hall infrastructure be removed from their land. Further development of the Hall could be restricted.

Financial Implications (Estimate of costs)

PDA	- Planning and plan preparation	\$2,750	
	- Surveying		\$4,500
GES	- Fire Assessment and report	\$2,250	
	- Likely outcome -1000L Fire tank at 596	\$2,910	
	- Likely outcome -1000L Fire tank at 594	\$2,910	
	- Gravel pads for tanks	\$ 300	
Council fees (in-kind)			
	- Assessing subdivision	\$604	
	- 2 x Lot fees		\$218 (\$109 each lot)
	- Final Sealing Plan		\$305
	- 2 x Lot fees		\$110 (\$55 per lot)
Planning scheme amendment fees(in-kind)		\$7,474	
Advertising fees		\$1,672	
TOTAL COUNCIL FEES		\$10,383	
Conveyancing costs (Tierney Law)			\$1,500
Valuer costs (if required)			\$750
Stamp Duty Costs (estimate)		\$850	
TOTAL ESTIMATED COSTS		\$29,103	
Less Council in-kind contribution (fees)		(\$8,711)	
Less Tea Tree Contribution			(\$5,000)
TOTAL COUNCIL CASH CONTRIBUTION		\$15,392	

Council will reimburse the Tea Tree Community Association up to \$15,392 for the subdivision and rezoning cost associated with the development application and creation of the title, plus \$8,711 in-kind contribution for waiving the Councils planning costs.

Strategic Plan

Relates to our Goal 1 to:

Inspire a proud community that enjoys a comfortable life at every age.

1.1 Engage with and enable our community.

Social Implications

Tea Tree Hall aids in the integration of newcomers to a community. By participating in or attending functions, they can build social networks and feel more connected to their new community.

The Tea Tree Community Hall serve as meeting points where local residents can gather for social events, discussions, and activities. This helps to foster a sense of belonging, building a cohesive community where individuals can engage with their neighbours and address common issues.

Other Issues

Nil.

Assessment

The Tea Tree Community Hall is important as it provides the local residents with a physical space for connection, civic engagement, and social enrichment as well as providing an affordable venue for events, and community groups.

Council has an opportunity to provide financial assistance to support the committee who are local volunteers which in turn supports the spirit of civic pride they embody, and it encourages greater community involvement.

Council providing financial assistance will help the community hall remain affordable and accessible to local residents. This, in turn, strengthens the social fabric, supports public engagement, and contributes to community wellbeing.

The Tea Tree Hall Association has provided Council with a copy of their financial statements to show their ability to fund their proportion of the project.

Options

1. Council approves the recommendation.
2. Council does not approve the recommendation.
3. Other.

RECOMMENDATION:

That Council provides funding up to \$15,392 for expenses towards the subdivision and rezoning of the Tea Tree Community Hall Title, plus \$8,711 in-kind contribution for waiving Council planning fees.

DECISION:

Cr Owen moved, Cr Gray seconded that Council provides funding up to \$15,392 for expenses towards the subdivision and rezoning of the Tea Tree Community Hall Title, plus \$8,711 in-kind contribution for waiving Council planning fees.

CARRIED**VOTING RECORD**

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

Cr Curran	
Cr De La Torre	
Cr Geard	
Cr Gray	
Cr McMaster	
Cr Owen	
Cr Whelan	

Cr Geard rejoined the meeting at 5.58pm.

5.3 Old Beach Cricket Club Lease – Jetty Road Old Beach

Author: Executive Officer, (M Braslin)

Approver: Director Corporate Services, (G Browne)

Background

Council recently met with the Old Beach cricket club to negotiate the new lease agreement for the clubrooms.

The club requested to have a 5-year lease agreement and to keep the rent amount the same as the current rent with CPI increase each year with the club to pay all outgoings for the premises.

Consultation

Works Manager, Council Community Facilities officer

Risk Implications

Losing a very good tenant and Community club, and not being able to tenant the clubrooms building in the near future.

Having a vacant building could attract vandalism and costs to Council.

Financial Implications

The Cricket Club are to pay all outgoings of the building and to maintain the building saving Council maintenance costs each year.

Council officers' cost to draft the lease agreement.

Strategic Plan

Relates to our Goal 1 to:

Inspire a proud community that enjoys a comfortable life at every age.

1.1 Engage with and enable our community.

Social Implications

Cricket can aid in the integration of newcomers to a community. By participating in or attending local matches, they can build social networks and feel more connected to their new community.

For young people, cricket can be a constructive outlet for their energy, offering structured activity and a sense of purpose. It helps in developing discipline, teamwork, and leadership skills. Regular exercise and participation in sports are linked to lower rates of obesity, mental health issues, and overall well-being.

Other Issues

Nil.

Assessment

The lease rent is outside the scope of the recently adopted Community Leasing policy.

Council value what the Old Beach Cricket club does for the Community and the upgrades the cricket club have made to councils' facilities at Jetty Road over the years. These factors were taken into consideration when setting the rent amount for the new lease agreement.

It is requested that Council consider keeping the rent the same as current rent amount with an annual CPI increase with all out goings to be also paid by the club.

Options

1. Council approves the recommendation
2. Council does not approve the recommendations.
3. Other

RECOMMENDATION:

That Council agrees to maintain the existing lease terms for the Old Beach Cricket Club Clubrooms located on Jetty Road, Old Beach.

DECISION:

Cr Gray 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 McMaster	
Cr Owen	
Cr Whelan	

Meeting closed: 6.00pm

Confirmed:

(Mayor)

Date:

19 November 2024



Brighton Council

**MINUTES OF THE PARKS & RECREATION COMMITTEE MEETING
OF THE BRIGHTON COUNCIL, HELD IN THE COUNCIL CHAMBERS,
COUNCIL OFFICES, 1 TIVOLI ROAD, OLD BEACH
AT 5.17P.M. ON TUESDAY, 5 NOVEMBER 2024**

PRESENT: Cr Geard (Chairperson); Cr De La Torre; Cr Gray; Cr McMaster; Cr Murtagh; Cr Owen and Cr Whelan

IN ATTENDANCE: Cr Curran; Mr C Pearce-Rasmussen (Director Asset Services); Ms J Banks (Director, Governance & Regulatory Services); Ms G Browne (Director Corporate Services); Mrs J Blackwell (A/Director, Development Services)

1. Acknowledgement of Country

2. Apologies

All members were present.

3. Public Question Time and Deputations

There was no requirement for Public Question Time.

4. Declaration of Interest

In accordance with 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 Chief Executive Officer, in writing, the details of any interest(s) that the councillor has declared within 7 days of the declaration.

There were no declarations of interest.

5. Business

5.1 Brighton Agricultural Show – Memorandum of Understanding

Author: Executive Officer (M Braslin)

Authorised: Director, Corporate Services (G Browne)

Background

Council has been working with the Brighton Show to formalise an agreement in the form of a Memorandum of Understanding (MoU).

This will be beneficial for several reasons:

- It will give clarity of expectations and responsibility and commitments of both parties.
- It will ensure there is a clear understanding of what each party will contribute to in the partnership.
- It can help allocate resources effectively.
- It will formalise the Council and Brighton Agricultural Show partnership.
- It will encourage communication leading to more successful outcomes.
- It will assist when there is a change of staff at Council and also if there is a change to the Brighton Agricultural Show board/committee .

This outlines mutual expectations and responsibilities and lists items that Brighton Council are responsible for and items that the Brighton Agricultural Show are responsible for in the 8 days of the Show in early November each year.

Consultation

SMT, Mayor Gray, Cr Geard, Works Manager, Sports Grounds Foreman, Councils Community Facilities officer, WHS Officer, Brighton Agricultural Show Committee.

Risk Implications

Lack of clear legal obligation; operational confusion regarding roles and responsibilities; cost sharing; reputational risk; compliance and safety.

A formal agreement mitigates any risks by providing transparency and accountability.

Financial Implications

An MoU specifies how costs are shared between the council and the show society.
Council provide some in-kind support to the event each year as detailed in the agreement.

Strategic Plan

Relates to our Goal 1 to:

Inspire a proud community that enjoys a comfortable life at every age.

1.1 Engage with and enable our community.

Social Implications

Many families make the annual Show event a tradition, attending together year after year. This can help reinforce family and community bonds.

The Show has educational components, such as livestock displays, farming demonstrations, and sustainability workshops. These offer the community, especially urban residents, insight into agriculture and food production.

An annual show provides significant social benefits, including community engagement, cultural celebration, and educational opportunities. However, it also brings challenges such as environmental impacts, social exclusion, traffic, and potential pressure on local services. However, if managed these issues effectively can enhance the positive impact of the event on the community.

Other Issues

Nil.

Assessment

Having an MoU between the Council and the Brighton Agricultural Show can provide a structured framework for the partnership, ensuring clarity, cooperation, and mutual benefit for both parties and the community. It outlines mutual expectations and responsibilities.

The President of the Show Society has signed the Memorandum of Understanding (MoU).

Options

1. Council approves the recommendation.
2. Council does not approve the recommendation.
3. Other.

RECOMMENDATION:

That Council adopts the MoU between Brighton Council and Brighton Agricultural Show Society.

DECISION:

Cr De La Torre moved, Cr McMaster seconded that Council adopts the MoU between Brighton Council and Brighton Agricultural Show Society with the minor changes as discussed i.e. timeframe on page 3 and backup plan on page 3 to be approved by Manager Works Services.

CARRIED

VOTING RECORD

In favour	Against
Cr De La Torre	
Cr Geard	
Cr Gray	
Cr McMaster	
Cr Murtagh	
Cr Owen	
Cr Whelan	

5.2 Risk Assessment – Cloak Oval, Old Beach

Author: Executive Officer (M Braslin)

Authorised: Director, Corporate Services (G Browne)

Background

In 2022, an issue with errant cricket balls at Cloak Oval, Old Beach, was raised by Cr Owen. The General Manager gave a response in the OCM of 18 October 2022, that at the time some risk mitigation strategies were put in place like signage, more planting of dense foliage trees, and funds in Council's 2024/25 budget for a net to be erected close to the children's playground area.

A concern was raised from the Old Beach Cricket Club through Mayor Gray in 2023, regarding the use of the Old Beach Community Hall for the Referendum voting at the same time a second-grade cricket game was scheduled to play. Increasing the overall number of cars and people around the cricket ground and in turn, increasing the likelihood of an incident of a cricket ball injuring property or a person.

After further research we have identified the Cricket Oval does not meet the requirements as per the Cricket Australia - Guidance Note 1 Playing Field (Updated Nov 23) for playing senior men's cricket with the current boundary (pitch to boundary line is 46 metres). There is a playground 68 metres from the pitch, and a community centre that is hired by casual users nearby.

However, I note that there have not been any reported incidents received by Council to the best of our knowledge.

Council have had a meeting with Cricket Tasmania to advise of the issues and they are prepared to work with Council and the rostering of men's grade cricket at Old Beach oval. Unfortunately, they have not yet been able to offer us information regarding similar issues and remedies of other locations.

Council have now engaged our insurance company MAV to conduct a targeted risk assessment who have given Council some recommendations to consider to reduce the risk of cricket balls breaking property or injuring a person.

The attached report is based on findings from the site assessment, physical dimensions of the site and distances measured from the cricket pitch to specific points of interest within the broader reserve.

Council met with the Old Beach Cricket Club to discuss the Risk Report, new Lease agreement and new nets to be installed.

Consultation

Senior Management Team, WHS Officer, Works Manager, Works Facilitator, Council Community Facilities officer, MAV Insurance.

Risk Implications

Using this consequence table along with Council's Risk Matrix, the assessment of the overall risk of errant balls from the ground is as follows:

Risk Description	Likelihood	Consequence	Risk Rating
Risk of Errant balls entering the playground and causing injuries to users.	Possible	Major	High
Risk of Errant balls entering the neighbouring residential property and causing injuries to residents/visitors.	Possible	Major	High
Risk of Errant balls leaving the overall property and causing injuries to persons.	Unlikely	Major	Moderate
Risk of Errant balls damaging property inside the reserve.	Likely	Minor	Moderate
Risk of Errant balls damaging property outside the reserve.	Possible	Minor	Moderate

Financial Implications

An allocated amount for a net to be erected for \$29,500 is included in the 2024/25 budget.

Strategic Plan

Relates to our Goal 1 to:

Inspire a proud community that enjoys a comfortable life at every age.

1.1 Engage with and enable our community.

Social Implications

Cricket can aid in the integration of newcomers to a community. By participating in or attending local matches, they can build social networks and feel more connected to their new community.

For young people, cricket can be a constructive outlet for their energy, offering structured activity and a sense of purpose. It helps in developing discipline, teamwork, and leadership skills. Regular exercise and participation in sports are linked to lower rates of obesity, mental health issues, and overall well-being.

Other Issues

Nil.

Assessment

The report details that 'the likelihood of cricket balls landing outside the property boundaries has been assessed as Possible' using Council's own Risk Management Policy. This can then be combined with the consequence scale to assess the overall risk associated with such errant balls.

As previously detailed in the background of the MAV report, there are two possible consequences associated with errant balls, the first being 'the relatively minor consequence of property being damaged (i.e. a broken window, damaged roof tiles or damage to vehicles), the second being the much rarer but more significant consequence should a person be hit.'

It is recommended by MAV Insurance, that if Council wish to allow tenant clubs/users to continue to play cricket at the current level (Open Age Community Club), consideration be given to the following mitigation measures:

- Installation of netting barriers adjacent to the playground as indicated in Items 2.2 and 3.3 of the report.
- This will result in the reduction of errant balls causing personal injuries in these two key locations from Possible, to at least Unlikely (depending on the height of the barrier netting installed).
- Additionally, it is recommended that Council ensure all barriers are subject to regular documented inspection and repair when necessary. Such inspections should be integrated into Council's existing proactive inspection program for sports reserves.
- Further reduction in Likelihood of errant balls in other areas of the reserve (e.g. the car park and club rooms) will require either the installation of extremely extensive, long barriers, or a reduction in the level of cricket played at the ground.

Further to the MAV recommendations, Council recommends:

- Minimise the use of the Old Beach Community Hall during men's grade cricket games.
- Not approve T20 type cricket matches at Old Beach but rather at Weily Park Oval.
- Long term, Council will need to look for a new venue for a new oval in the Old Beach area.
- Council value what the Old Beach Cricket Club does for the Community and the upgrades they have made to council facilities at Jetty Road and we take this into consideration when setting the rent amount for the new lease agreement.
- Council to consider keeping the rent the same as current rent amount with an annual CPI increase with all outgoings to be also paid by the Club.

Options

1. Council approves the MAV report recommendations.
 2. Council does not approve the MAV insurance recommendations.
 3. Council approve further recommendations.
 4. Council does not approve further recommendations
 5. Other.
-

RECOMMENDATION:

That Council approves the following:

MAV Insurance recommendations:

1. Installation of netting barriers adjacent to the playground.
2. Council ensures all barriers are subject to regular documented inspections and repair when necessary.
3. a reduction in the level of cricket played at the ground.

Further recommendations:

4. Council minimises the casual hire of the Old Beach Community Centre whilst open men's grade cricket is being played at Cloak Oval Old Beach.
5. Council do not allow T20 type cricket matches at Old Beach but rather at Weily Park Oval.
6. Council commences looking for a suitable site in Old Beach for a new sports ground to be constructed in the future and add this to the Asset Plan.
7. Keep the rent amount at the same as the current amount with a CPI increase calculated annually plus all outgoings.

DECISION:

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

CARRIED

VOTING RECORD

In favour	Against
Cr De La Torre	
Cr Geard	
Cr Gray	
Cr McMaster	
Cr Murtagh	
Cr Owen	
Cr Whelan	

Meeting closed: 5.35pm

Confirmed:

(Mayor)

Date:

19 November 2024

BRIGHTON COUNCIL AUDIT PANEL MEETING

MINUTES

Date: 13th September 2024

Venue: 1 Tivoli Road Old Beach

Time: 10.00am

1. ATTENDANCE & APOLOGIES:

Ric De Santi (Chair), David Strong, Councillor Phil Owen, Councillor Peter Geard (arrived 10.17am), James Dryburgh & Gillian Browne

2. ACKNOWLEDGEMENT OF COUNTRY:

3. DECLARATION OF INTEREST:

3.1 Declaration of Interest

Person and/or Organisation with Interest	Nature of Conflict of Interest	Perceived/ Potential/ Actual	Date of Declaration
Ric De Santi			
Audit Panels – Glenorchy, GSB, Sorell & Launceston	Chair & Panel Member	Perceived	25/5/23
Catholic Education Commission of Tasmania	Deputy Chair	Potential	25/5/23
Tas Community Fund	Board Member	Potential	25/5/23
Department of Treasury & Finance - Audit Risk Management Committee	Chairperson	Potential	1/7/24
Councillor Peter Geard			
Local Government Association	State Fire Rep	Perceived	25/5/23
Brighton SES	Unit Manager	Potential	25/5/23
Southern Poultry Association	Patron	Potential	25/5/23
Tea Tree Hall	Wife is a Member	Potential	18/8/23

Councillor Phil Owen			
Old Beach Neighbourhood Watch	Member	Potential	25/5/23
Old Beach Foreshore Group	Member	Potential	25/5/23
Voluntary Roles in other Community Groups		Potential	25/5/23
David Strong			
Audit Panel Tasman Council	Chair	Perceived	18/8/23
Tassie Flying Paws Dog Club	President	Potential	18/8/23
Tasmanian Canine Association (Tas Dogs)	Member	Potential	18/8/23
Audit Panel Member Sorell Council	Member	Potential	15/3/24

3.2 General Manager's Declaration

The General Manager declared no knowledge of any impending legal actions, legislation breaches or any actual or suspected fraud occurrences within the organisation since last reported to the panel.

4. CONFIRMATION OF MINUTES FOR MEETING HELD ON 23rd August 2024.

Minutes confirmed as correct

5. ACTIONS ARISING FROM PREVIOUS MEETING

- See Listing

6. GENERAL MANAGERS - EMERGING RISKS

- Well being of staff
- Change in staffing – more structural change due to incoming & outgoing staff
- Project Management – Capital & Strategic
- Regional Issues – Greater Hobart Group
- Current Government
- Time stress – staff time taken up by unnecessary admin from external sources
- State Budget – No surprises and election promises have already been budgeted

6. GENERAL BUSINESS

Financial

- Review of Tasmanian Audit Office Reports to Parliament
 - Private Works policy adopted by Council with TAO recommendations

- Performance audits to be undertaken by Tasmanian Audit Office – only a few that may effect Council
 - Effectiveness of the new Tasmanian Planning Scheme
 - Road Safety Enforcement

Risk Management

- Council decisions made against recommendation - Nil
- Legal Claims – Trip claim that has been referred to the Supreme Court. This is currently with Councils insurance solicitors.
- WH&S Report – Noted
 - Child Safety Regulation have already had a case that has been lodged
 - Due to the accident at the Show in 2023, follow up is required to make sure they have better process in place for reporting incidents.
- Review of Investment Policy – Endorsed with no changes
- Suspected cases of Fraud or illegal & unethical behaviour – Nil

Legislative Compliance

- Regulatory Update – Local Government Review looking at internal audits
- Monitor changes to Local Government Act 1993 – Looks like little changes will be made not a re-write.
- Any identified breaches of legislative requirements – Nil

Other business

- Audit Panel Annual Report – Endorsed

Action Item Review – Internal & Audit Finding

- See Listing

5. NEXT MEETING – 10.00am 8th November 2024

Meeting Closed at 11.37am

23/10/2024

To Brighton Council,

We wish to extend our thanks and appreciation for your support of our recent music event, (Thursday 10th October), at the Civic Centre by waiving the hall hire fee for the Civic Centre.

Although we had secured a small grant from Communities for Children – South East Tasmania, for the event, provision of the main hall without charge freed up funding to:

- reimburse musicians
- provide a face painter
- purchase resources for the activities to make instruments and
- provide sandwiches and fruit for the families that attended that was catered for by our local cafe Bean to Brew.

The event attracted between 60 and 70 people with about 2 thirds of those being children.

We had some fabulous feedback about how much they enjoyed the opportunity to experience something like this.

All the artists and activities were engaging and aimed to get the children involved and interacting in what was happening. There were some beautiful moments with the children playing instruments, getting up to dance, making their own instruments to take home and just generally having a fun and happy time experiencing music.

Please accept our certificate of appreciation as well as a copy of the story booklet summarising the event.

With warm wishes and thanks,

Nicki Kastner on behalf of Uniting Vic Tas

(Brighton Family and Community Support Worker)

Nicki Kastner

(nicki.kastner@vt.uniting.org)

CERTIFICATE OF APPRECIATION

THANK
YOU!

Brighton Council

for supporting our recent music event and providing use of the Brighton Civic Centre hall without charge. This enabled us to fund musicians and resources to deliver a fabulous interactive music event where children and their families could engage in a diverse range of music experiences.

October 2024



Uniting

BRIDGEWATER CELEBRATES MUSIC

THURSDAY 10TH OCTOBER, 2024
10 AM - 3 PM



Uniting

**BRIGHTON CIVIC CENTRE
BRIDGEWATER**

The enablers

Uniting Vic Tas - staff and printing of resources

Brighton Council - fee waiver for hall hire equating to nearly \$1,000.

Modern Music - Stuart Vanderplank - in kind provision of PA system to the value of \$460. Stuart also stayed the whole day and operated the system.

Tash from Aboriginal Education ran the clap stick making activity.

\$3,000 grant from Communities for Children paid for resources for craft activities, food from the local cafe and artist fees.

Between 60 - 70 participants with approximately two thirds of those children, 0 - 12 yo

Damien Goundrie, lecturer in music at UTas donated his time and assisted in the planning and preparation of the event - particularly in recruiting participants. He also MC'd the event and ran a mini DJ workshop session.

Ollie donated his time for the day, DJing during the gaps between scheduled sessions.

Katrina and Julia from Communities for Children helped run the instrument making station.



The Activities

Welcome to Country - spoken in language by Kori, a proud young palawa man. 15-year-old Kori volunteers for many local organisations and in 2022 he was named Brighton's Young Citizen of the Year.



Percussion and bongo drumming with Karai, Rochelle, Ally and Damien.





Dancing with the band
Ra Bellatrix





Getting glammed up with Jodi,
The Face Painting Lady

Learning the DJ
grooves with Damien
and Ollie



Funky dance
moves with
Dancing Divas



DJ OGP



Sandwiches, fruit platters and
raspberry muffins for lunch from the
local cafe, Bean to Brew.



Bubble fun!



Drumming with Taiko Drum.

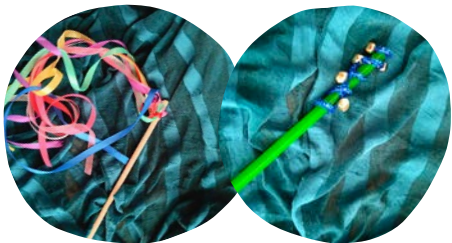




Making instruments



Shakers, Jingle Bells, Dancing Wands and Jingle Sticks



Making clap sticks
with Tash



Communities for
children
mascots!



PLEASE WRITE YOUR COMMENTS HERE

This was a great event. Thank you so much for offering this to the children and the community ♡

Thanks for the thought and care for involvement for a wide age bracket. Thanks for letting us try something new

Each child found a way to connect with music and community !!

The Stories

A new family to Bridgewater trying to make connections within the community and get out and do different things. Aunt bringing neices and their children along.

Young Aboriginal boy participating in the DJ session and dancing with 100% enthusiasm in modern hip hop style.

"Great neice doesn't get to do many things very often - I try to get her out doing things." This 8 year old girl participated in every session and activity that she could, including the 45 minute taiko drum session.

Conversations with community.

Local councillor popped in twice to see how it was going and was able to see the value of the event to community - and the benefit of council providing the space free of charge.

Local Mum and 5 year old daughter stayed all day. Her daughter didnt want to leave when it was all finished.

For profit business supporting this community event by providing expensive equipment for free and setting it up and manning it for the entire day.

WHAT WORKED WELL...

- impromptu interactions from Rochelle, Ally, Karai and Damien with the children and the bongo drums and other percussion instruments.
- the instrument making activities - especially the mini shakers and the dancing wands.
- having the bongo drums sitting around for the kids to use as and when they wanted.
- anything where the children could have a hands on experience and interact directly.
- there was not a lot of food left over.
- setting up the bulk of things the day before.

Some thoughts looking to the future:

- there is a lot of research available showing the importance of including music into children's lives from when they are a baby.
- Brighton LGA, especially Bridgewater, Gagebrook and Herdsmans Cove, present very few opportunities for children to engage in music based activities. (Unsure if there is a dedicated music program in any of the primary schools in the area) there wouldn't be many families that would have the capacity to pay for music lessons, especially in households with more than one child.
- we had a lot of positive feedback and comments around how it would be good to have a music event regularly, where children can participate in activities

(The next 2 pages are handouts we gave to families.)

LEARNINGS....

- started too early and went for too long - 11-2 or 12-3 would have been a better time and length.
- needed a finale to keep people until the very end - something to look forward to.
- more percussion instruments would have been beneficial
- would have benefited from a filler performer between sessions - as we had planned to have the circus lady for that purpose (she pulled out at the last minute).
- the civic centre felt too big for the number of people
- should have actively encouraged people to leave written feedback.
- would have been interesting to get postcodes.

Why is music good for us?

music brings us joy

dancing to music helps children build motor skills while allowing them to practice self-expression

music helps develop social skills when kids participate in group music activities

music allows kids to express their emotions without having to verbalise them

music increases and improves listening skills

music increases a child's awareness of their body and movement

musical experiences in early childhood increase brain development, especially in language development and reading skills

balance, coordination and rhythm is improved through dance and music activities

music is fun and if kids are having fun, their brain is more open to learning

music helps to set a mood
- quiet, soothing music calms and relaxes children

music helps children learn new words and concepts

music helps the body and the mind work together

Music improves small motor skills when kids are playing musical instruments

music and movement can be healing

music is one of the few activities that use both sides of the brain (logical and creative) this means music helps build important brain connections, which means we can think faster

music encourages creativity and imagination

music helps babies learn language

music gets kids moving, thinking and being creative

music helps strengthen memory skills

listening to and creating music helps children learn numeracy, literacy and emotional skills



How to increase music in our lives

make home made instruments using things from around the house

get up and dance

go to family friendly musical events with your kids

talk about how different songs can make you feel different emotions

music play is one of the easiest ways to play with children - it's mess free, portable, adaptable for all ages, and fun!

play music every day and have it as background noise around the house

download spotify onto your child's tech device - you can set controls



sing lullabies and nursery rhymes right from when your baby is born

play music in the car and encourage your child to choose songs

play musical games like musical chairs

introduce musical toys such as rattles, shakers and drums right from when they are babies

encourage movement and dance in your child when music is playing

establish a ritual for beginning and ending the day with a musical experience - sing a 'hello' song, and a 'goodbye' song every day

make up transition songs using traditional melodies and change the lyrics - this can be helpful with setting routines for getting ready for bed or for school or cleaning up a mess



PREMIER OF TASMANIA

ATTACHMENT
AGENDA ITEM 7

15 October 2024

Cr Leigh Gray
Mayor
Brighton Council
Email: admin@brighton.tas.gov.au

Dear Mayor Gray

I am writing to ask for your support in relation to the *Tell Someone* campaign, an important Tasmanian Government initiative to raise awareness and encourage the community to talk more openly about child safety and child sexual abuse – particularly how to prevent, detect and respond.

The Tell Someone campaign was originally launched in late 2023 by the Department for Education, Children and Young People and has proven highly effective in changing attitudes and building knowledge of child sexual abuse, and how to prevent, detect and respond to it. The Tell Someone campaign will be re-launched in late October and be broadened to a whole of community initiative. The first phase of re-launch will include multimedia community service advertisements (e.g. Free to air TV, radio, social media, website, internal bus advertising, newspapers, print advertising etc.).

Another important key aspect to the campaign is 'grassroots' activation. We need the help of local councils like yours, as you are in a unique position to influence your community and make sure that children and young people are safe and well-cared for. We acknowledge that local councils play a vital role within government systems, contributing people, expertise, infrastructure, and funding. Their involvement is crucial in ensuring the safety of children in every community.

I encourage [Council name] to support the *Tell Someone* campaign. By doing so, you will help build a culture of safety and care for all children. Together, we can create a brighter, safer future for Tasmania's children and young people.

If you would like more information or to get involved visit www.tellsomeone.tas.gov.au or email kcscommunications@dpac.tas.gov.au.

Thank you for your support. I look forward to working with you to make a real difference in the lives of our children and young people in Tasmania.

Yours sincerely

Jeremy Rockliff MP
Premier

MAYOR OF BRIGHTON
MR. LEIGH GRAY

11-10-24

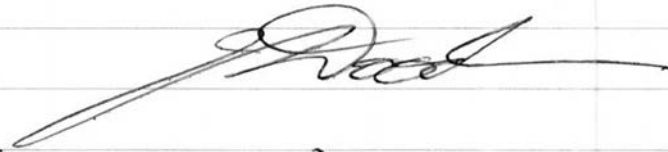
DEAR LEIGH

MY NAME IS JOHN WOOD, Y.O.B. 1944, RETIRED ON-ROAD
AMBULANCE PARAMEDIC.

I HAVE EMBARKED ON A PROJECT TO TRY AND HAVE THE NEW,
BRIDGE, CURRENTLY BEING BUILT ACROSS THE RIVER DERWENT,
DEDICATED TO THE MEMORY OF THE 2/40TH BATTALION, 2ND A.I.F.
I HAVE ENCLOSED A COPY OF A LETTER WHICH I WOULD LIKE
YOU TO PERUSE AND GIVE SOME CONSIDERATION TO.

IF YOU AGREE WITH MY PROPOSAL, WOULD YOU BE PREPARED TO
GIVE THE CONTENTS AN AIRING TO THE GOVERNMENT DEPARTMENT
CONCERNED AND IN DOING SO TRY AND HELP ME GET THIS PROJECT
MOVING IN THE RIGHT DIRECTION BEFORE THE BRIDGE GETS
NAMED AFTER SOME DISTANT PAST EXPLORER OR COLONIST.

THANKING YOU IN ANTICIPATION



MOB. 040 9975765 (CALL OR TEXT)

UNIT 1 / 1 LEPRENA ST. MONTAGU BAY 7018

JOHN.WOOD IS @ BIGPOND.COM

THE NAMING OF THE NEW BRIDGE CROSSING THE 'RIVER DERWENT' NEAR THE SUBURBS OF BRANTON AND BRIDGEWATER.

IN THE NEWSPAPERS, ON T.V. AND ON THE RADIO, THE NEW BRIDGE IS BEING REFERRED TO AS THE NEW BRIDGEWATER BRIDGE.

THE 'TASMAN BRIDGE' IS DEDICATED TO 'ABEL JANSZON TASMAN' AND IS NEVER REFERRED TO AS THE 'ROSE BAY BRIDGE' NOR THE 'MONTAGU BAY' BRIDGE.

THE 'BOWEN BRIDGE' IS DEDICATED TO 'JOHN BOWEN' AND IS NEVER REFERRED TO AS THE 'DOWSING POINT BRIDGE' OR THE 'GOODWOOD BRIDGE'.

MY THEORY FOR NAMING THE NEW BRIDGE IS THAT IT SHOULD BE DEDICATED TO THE SOLDIERS OF THE 2/40TH BATTALION, 2ND A.I.F..

THE 2ND/40TH BATTALION CONSISTED OF ABOUT 900 SOLDIERS WHO WERE, MAINLY, TASMANIANS. THE 2ND/40TH BATTALION TRAINED AT THE OLD 'BRIGHTON ARMY TRAINING CAMP' WHICH, IRONICALLY, IS JUST ALONG THE ROAD FROM THE NEW BRIDGE. THEY WERE THEN TRANSPORTED TO NEAR WODONGA NORTHERN VICTORIA TO COMPLETE THEIR TRAINING.

THEY WERE EVENTUALLY SHIPPED OFF TO TIMOR TO CONFRONT THE ADVANCING JAPANESE ARMY. THE 2/40TH WERE CAPTURED BY THE JAPANESE AND SOME 300 WERE KILLED OR WOUNDED BY THE JAPANESE.


THE REMAINING 2/40TH BATTALION TROOPS WERE BRUTALLY TREATED AND STARVED WHILE FORCED TO WORK ON THE BURMA/THAI RAILWAY. A FEW MADE IT BACK TO TASMANIA AFTER THE WAR BUT MANY PERISHED ON THAT RAILWAY LINE DUE TO CRUELTY, ILLNESS AND STARVATION.

THERE SHOULD BE A LARGE SIGN AT BOTH ENDS OF THE NEW BRIDGE

MEMORIAL BRIDGE

2/40TH BATTALION

2ND A.I.F.





25 October 2024

ATTACHMENT

AGENDA ITEM 7

Mr John Wood
Unit 1, 1 Leprena Street
MONTAGU BAY TAS 7018

Dear Mr Wood

NAMING OF THE NEW BRIDGEWATER BRIDGE

Thank you for your letter dated 11th October 2024, suggesting that the new Bridgewater Bridge be named Memorial Bridge in honour of the 2/40th Battalion 2nd A.I.F.

Although naming the new bridge isn't within Brighton Council's responsibilities, I will certainly share your letter with my fellow Councillors.

It should also be noted that any proposed name for the bridge will likely undergo the necessary consultation processes. Council would need to reserve providing support for any specific name until other members of the community have also had an opportunity to provide input.

Thank you for bringing this matter to our attention.

Yours sincerely

Cr Leigh Gray
MAYOR

Department of Premier and Cabinet

Executive Building 15 Murray Street HOBART TAS 7000 Australia

GPO Box 123 HOBART TAS 7001 Australia

Ph: 1300 135 513 Fax: (03) 6233 5685

Web: www.dpac.tas.gov.au



Mr James Dryburgh
General Manager
Brighton Council
C/- james.dryburgh@brighton.tas.gov.au

Dear Mr Dryburgh

Re: Tasmanian Youth Justice Facility at Pontville

I refer to our recent letter which provided an update on the preferred site at 466 Brighton Road, Pontville (the site) for the development of a new youth justice facility to replace the existing Ashley Youth Detention Centre (AYDC). The Tasmanian Government can now confirm that relevant assessments at the site at 466 Brighton Road have now been completed and Pontville will host this new facility. The temporary holding name for the new facility is the 'Tasmanian Youth Justice Facility'.

Construction of the new facility is a step forward for the Tasmanian Government in making fundamental changes to improve community safety and the lives of our most vulnerable children and young people. The development of the new facility will be led by the Department of Premier and Cabinet (DPAC) through the Youth Justice Reform Taskforce in close collaboration with the Department for Education, Children and Young People and the Department of State Growth.

A Youth Justice Reform Taskforce website has been established to provide an easily accessible and reliable online source of information for stakeholders and the community about the reform program and development of the new facility. To visit the website please go to: <https://keepingchildrensafe.tas.gov.au/youth-justice/>.

The project team will work closely with local stakeholders to address concerns such as visual amenity, impacts on local businesses, and heritage considerations. The Tasmanian Government is committed to minimising disruption and ensuring that the facility meets broader community expectations. We will be in touch with you again with information on the design process and how you can be involved.

The project team remains focused on working closely with those stakeholders that were interested in meeting regularly through the design process. We will be in touch with you again with information on the design process and how you can be involved.

From this point forward, please direct your enquiries to Caroline or Christa in our Stakeholder Engagement team at ERA Planning and Environment on (03) 6165 0443 or by email at yjreform@dpac.tas.gov.au.

Kind regards,

A handwritten signature in blue ink that reads "Courtney Hurworth". The signature is written in a cursive, flowing style.

Courtney Hurworth
Chief Reform Officer

30 October 2024



11th November 2024

ATTACHMENT

AGENDA ITEM 7

Hon Felix Ellis MP
Minister for Housing and Planning
State Planning Office
Department of Premier and Cabinet
GPO Box 123
HOBART TAS 7001

Dear Minister Ellis

DRAFT LUPA AMENDMENT (DEVELOPMENT ASSESMENT PANELS) BILL

Thank you for the opportunity to comment on the Draft LUPA Amendment (Development Assessment Panels) Bill. As stated in Council's previous submission to Minister Ferguson on 22 November 2023, the principle of Development Assessment Panels (DAPs), is supported but the draft Bill does not adequately address Council's concerns.

Council is disappointed that its previous concerns were not fully considered and maintains that the draft Bill does not meet the intent of depoliticising planning and reducing conflicts of interest. We are concerned about the draft's "choose your own adventure" approach, which increases complexity and undermines the planning process.

Council believes the DAP process should mirror the current process, where officers assess the application, and the DAP makes the final determination after public exhibition. The current "opt-in" system will only add complexity and delay, as seen in the proposed extended timelines.

The proposed Bill requires DAPs to rely on significant technical expertise. Whether these experts are employed directly by the Commission or as consultants, it will put a significant strain on the existing shortage of planners and development engineers currently facing the industry.

Council is frustrated that the introduction of DAPs will most likely remove the ability for it to work with stakeholders to achieve positive outcomes for the community, as seen and achieved for South Brighton which includes the Brighton High School, a Homes Tasmania subdivision, TasWater installing significant infrastructure to service infill development, and subsequent planning scheme amendment to allow implementation of ordinance to support that development.

Councils' detailed response to the draft Bill to support Councils submission is below.

Minister to direct a council to initiate a planning scheme amendment under draft s40BD

Council again notes that this section has nothing to with DAPs and questions why it forms part of the draft Bill.

The stated purpose of DAPs is to depoliticise the system, therefore Ministerial involvement should be avoided at all costs, and decisions should be made on good planning grounds, taking into account strategic land use planning that has been undertaken by councils.

Section 40B of LUPAA already allows a person to seek a review from the Commission relating to an application for planning scheme amendment. That process allows the Commission to direct a planning authority to reconsider an application, noting that the Act requires any planning scheme amendment to both the planning authority and the Commission to consider the LPS Criteria contained in s34 of the Act. Again, any planning scheme amendment should be based on strategic land use planning undertaken by councils.

If the intent of the DAPs is to 'take the politics out of planning' the Minister should not have a role in the planning system.

Types of development applications suitable for referral to a DAP for determination

The draft Bill provides that the following applications may be referred to the Commission for a discretionary permit where:

1. *An application that is endorsed by Homes Tasmania (HT) as including
 - (i) social or affordable housing
 - (ii) A subdivision for the purposes of social or affordable housing*
2. *Development valued at over \$10m or \$5m in a non-metropolitan municipality, by choice of the applicant, or by the planning authority with the consent of the applicant.*
3. *An applicant or planning authority, with the consent of the applicant, may request the Minister to refer an application to the DAP where the Minister is satisfied that the **DAP criteria** is met and agrees that it is a suitable determination.*
4. *A council can refer an application over \$1m in value to a DAP where it is both the applicant and the planning authority.*

DAP Criteria

- i. *The application is considered to be of a technical or complex nature in a municipality where the planning authority does not have the adequate skills or resources to undertake the assessment;*
- ii. *the application is expected to be, or is, highly contentious, controversial or subject to influence by matters outside the relevant planning considerations;*
- iii. *the application is considered to have significant social or economic importance to the local or broader area;*
- iv. *where the planning authority has or is likely to have a conflict of interest or there is perceived bias on the part of the planning authority.*

Council is appreciative of the additional information in the draft Bill which defines the criteria under which applications can be referred for assessment. However, Council's previous submission stands in relation to preferring that referral occurs after the close of public exhibition, based on the number of representations received. Council perceives applications with a significant amount of community interest as being the ones most likely to be problematic, and which are generally applications that receive a large number of representations and where representors and developers are both lobbying Councillors with opposing views.

This would have the added benefit of the planning assessment being undertaken by Council officers, utilising local knowledge, keep the process simple and timeframes to a minimum. Of note, is the extensive time frames proposed under the DAP framework, which are more than twice that afforded to the planning authority under s57 of the Act.

Council also disagrees with the ad-hoc approach to when an application can be referred to a DAP for assessment and maintains that referral should be after assessment and exhibition has occurred, but prior to determination.

Council is pleased to see that referrals for social and affordable housing are not mandatory under the draft Bill, and trusts that this will not become a mandatory requirement internally for Homes Tasmania and its housing providers. Brighton Council has a good working relationship with Homes Tasmania and its providers, and as evidenced by the complex applications approved by the planning authority, mandatory referral is not supported.

In relation to point 2 above, the threshold identified is considered too low. Council suggests that the figures should be increased to \$20m and \$10m respectively to take into account the market cost of development.

The draft Bill provides opportunity for applicants to make a direct request for DAP assessment, whilst at the same time requiring the planning authority to obtain consent from the applicant to do so. Council submits that a planning authority should be afforded the same respect as an applicant to directly refer an application to a DAP if it is of the opinion that it is unable to make a proper assessment, or if a conflict of interest or perceived bias exists. It is common practice for planning officers to discuss contentious applications with an applicant as part of its mediation process, however an amendment to this criterion would assist where a conflict of interest may arise, or even in the event of a stalemate. In any event, the draft Bill requires notification to affected parties should a request for DAP assessment be submitted to the Commission.

Where a Council is both applicant and planning authority, Council submits that the threshold should be removed from point 4 above. It is contended that applications which meet the criteria of council being both the applicant and planning authority may not necessarily achieve the \$1m threshold proposed, but still have the ability to cause controversy or perceived bias.

Council maintains its position that the determination of whether an application is expected to be, or is, highly contentious, controversial or subject to influence by matters outside the relevant planning considerations, is extremely ambiguous, as is the criterion relating to perceived bias. This criteria raises all kinds of issues about when an application should be referred and how Council comes to the decision to determine whether an application is contentious. Again, Council reiterates that referral to DAPs should be based on a pre-determined number of representations received.

Re-iterating Council's earlier submission, trying to determine whether an application is contentious prior to exhibition would be difficult and unreasonable. For example, an initial application may be seen as contentious when it is first submitted but may not be compliant with the scheme at all. Through the assessment process the contentious elements may be amended.

A further example is if an application is perceived as contentious but turns out to have little community interest or Council bias and could be assessed under delegation. Early referral would add an extra layer of assessment, complexity, time delays and cost to the process.

Council submits that, with regard to point (iii) above, that there is already Major Projects legislation within LUPAA to assess significant social and economic importance, and that there is no need for this to be replicated.

Appeal Rights

Council disagrees with the removal of appeal rights from the DAP process. The current system provides for councils, acting as planning authority, to make a determination based on sound planning advice, and recourse to TasCAT should an appellant wish to appeal.

The requirement in the draft Bill for a person to appear at a public hearing is likely to be intimidating. Further it is likely that DAP hearings end up operating like TasCAT appeals where parties are required to call on technical experts and lawyers, adding significant cost for developers and Councils, and straining resources.

Further, the process of advertising draft conditions implies that the proposal is fait accompli and gives a perception that there is little point in making a submission to an application.

Timeframes and Resourcing

The draft Bill provides an onerous time frame on council resourcing, reducing the amount of time council officers have to assess what are likely to be complex and contentious applications, within a shorter timeframe than what exists under the current legislation, including the provision of draft conditions prior to public exhibition. In contrast, DAPs will be provided with extended time frames in which to determine applications, compared to those available to the planning authority under s57 of the Act, whilst removing appeal rights for stakeholders.

The draft Bill allows the planning authority to request information in relation to impact on council assets, application of the *Local Government (Building and Miscellaneous Provisions) Act 1993* (LGBMP) and any other advice, however, it does not appear that there is opportunity for further consideration of that information by the planning authority. Are the DAPs assuming they have the complex knowledge of the local area and assets, sufficient to determine impact on council infrastructure without further input? The draft Bill provides that a DAP is able to determine whether or not the planning authority's request is relevant to the application. Surely, if the planning authority has requested further information to aid in assessment and drafting conditions, the DAP must make the request on behalf of the Planning Authority?

In addition to planners, Councils rely heavily on internal advice from their development engineers, environmental health officers, natural resource management officers, etc. to assess an application. It is unclear how the Commission intends to resource technical expertise for DAPs, particularly if it intends to review further information requests? As previously identified

there is already a significant shortage of planners and engineers across the state and the creation of DAPs is likely to exacerbate this issue.

Council maintains that the DAP will need to be available to field questions or clarification required by the applicant, for any conditions it imposes.

Council is concerned that the draft Bill places a significant impost on council officers to undertake assessments on behalf of the DAP, draft conditions, attend hearings, as well as prepare permit documentation and undertake the “after permit” care such as applications for minor amendments and enforcement of permit conditions, but has not provided any information as to how these resources will be funded.

Lastly, given the shortage of planning and development engineering professionals statewide, can the Minister guarantee that the assessment of applications referred to the DAP will be undertaken by candidates with greater experience than those currently undertaking the assessments?

As noted above, Council’s position remains that Council officers should continue to carry out the entire assessment process as it currently does, with a DAP referral coming at the end of an application. This ensures that local input and expertise are maintained throughout the process without duplication and unnecessary resource burden.

If you wish to discuss Council’s submission further please contact Jo Blackwell (Acting Director, Development Services) on 6268 7028 or jo.blackwell@brighton.tas.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'James Dryburgh', with a stylized, flowing script.

James Dryburgh
CHIEF EXECUTIVE OFFICER

Submission to Planning Authority Notice

Council Planning Permit No.	SA 2024 / 00002 RZ1	Council notice date	18/04/2024
TasWater details			
TasWater Reference No.	TWDA 2024/00456-BTN	Date of response	30/04/2024
TasWater Contact	Al Cole	Phone No.	0439605108
Response issued to			
Council name	BRIGHTON COUNCIL		
Contact details	development@brighton.tas.gov.au		
Development details			
Address	35 MIDLAND HWY, BRIGHTON	Property ID (PID)	5024431
Description of development	Local Provisions Schedule Amendments		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Brighton Council	RZ 2024-1	N/A	16/04/2024
Conditions			
<p>Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater makes the following submission(s):</p> <ol style="list-style-type: none"> TasWater does not object to the draft amendment to the Brighton Local Provisions Schedule and has no formal comments for the Tasmanian Planning Commission in relation to this matter and does not require to be notified of nor attend any subsequent hearings. 			
Advice			
<p>General</p> <p>For information on TasWater development standards, please visit https://www.taswater.com.au/building-and-development/technical-standards</p> <p>For application forms please visit https://www.taswater.com.au/building-and-development/development-application-form</p>			
Declaration			
The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.			
TasWater Contact Details			
Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

Dang Van

From: Guo, Xin <Xin.Guo@heritage.tas.gov.au>
Sent: Friday, 31 May 2024 1:30 PM
To: Kelly Min
Cc: Boersma, Ian
Subject: Heritage Tasmania Submission : Remove local heritage place: Referral (Local Provisions Schedule Amendments) - SA 2024 / 00002 RZ1 (168 Brighton Road, Brighton)

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Caution: This is an external email and may be **malicious**. Please take care when clicking links or opening attachments.

Good afternoon,

Thank you for the opportunity to comment and apologies for the delayed response.

Having reviewed the above request from Brighton Council, it is considered that the assessment report in support of the request has not fully addressed and much likely undervalued the heritage significance of the place.

Heritage assessments should be evidence based, in that each statement made should be supported. To determine whether a site is significant or not, a Heritage Significance Assessment report should be produced. A Statement of Heritage Impact is produced when proposed works are to take place within listed heritage curtilage.

- A place only requires fulfilment of one local historic heritage significance criteria, as outlined under Section C.3 of the Local Historic Heritage Code of the Tasmanian Planning Scheme - State Planning Provisions, to be considered locally significant.
 - The supplied heritage assessment only makes comment on the State significance criteria of the Historic Cultural Heritage Act 1995. This criteria differs to that of the Local Historic Heritage Code, as outlined above. The supplied heritage assessment does not appropriately address each of the Local Historic Heritage Code significance criteria providing justification as to why the site would not reach the threshold for local listing.
 - Namely, the report does not provide a historical overview/background of the site (local history), nor does it comment on the architectural value of the site (creative or technical achievement, class of building, aesthetic characteristics). The report mentions reduction in original heritage fabric (i.e. removal of fireplaces and skirting boards), however the overall original form of the structure remains intact (architectural value).
- The supplied heritage assessment places emphasis on the residence's relocation between 1979 and 2002 as the primary reason for delisting. The report notes that heritage practitioner Brad Williams gave evidence that *the cottage was relocated from nearer the street frontage back towards the centre of the allotment to make way for the construction widening of the Midlands Highway*. The supplied report makes the assumption that the reason for the relocation was not for these roadworks, but for property owner preference, however the supplied report does not provide evidence for this assumption.
 - The supplied heritage assessment quotes Article 9 of the Burra Charter (as below) as support for reduction in significance due to relocation. However, the residence was only moved slightly within the allotment, meaning the residence remains within its historical context (i.e. its original allotment).

It would appear that the report perhaps does not provide sufficient evidence for the removal of the property from the local heritage list. It is suggested undertaking an independent assessment of the property (by a suitably qualified Heritage Consultant) following the Heritage Tasmania or a similar guide to address each criterion with evidence as to why the site does not reach the threshold for significance, to ensure best heritage outcomes.

Kind regards

Xin



Xin Guo | Planner/Heritage Advisor
Heritage Tasmania | Heritage and Land Tasmania | Environment, Heritage
and Land

Department of Natural Resources and Environment Tasmania

Add: L6, 134 Macquarie Street, HOBART 7000 | GPO Box 618 Hobart TAS
7001

T: (03) 6165 3700 | 1300 850 332 (local call call) | M: 0427 061 627

E: Xin.Guo@heritage.tas.gov.au | W: www.heritage.tas.gov.au

**Please kindly note that my work days are Mon, Tuesday, Thursday &
Friday from 8:30am to 4:30pm.**

Delivering a sustainable Tasmania



*In recognition of the deep history and culture of this island, I acknowledge and
pay my respects to all Tasmanian Aboriginal people; the past and present custodians of the land.*

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From: Kelly Min <Kelly.Min@brighton.tas.gov.au>

Sent: Thursday, April 18, 2024 3:17 PM

To: Heritage Enquiries <Enquiries.Heritage@heritage.tas.gov.au>

Cc: Development <Development@brighton.tas.gov.au>

Subject: Referral Request (Local Provisions Schedule Amendments) - SA 2024 / 00002 RZ1 (168 Brighton Road, Brighton)

Dear Sir/Madam,

Please see the attached application for your consideration.

Kind regards,

KELLY MIN

PLANNING OFFICER



Brighton
going places



Click here to view the

2050
VISION



1 Tivoli Road, Old Beach TAS 7017

Tel: (03) 6268 7022

www.brighton.tas.gov.au

We acknowledge the traditional owners who once walked this country, the Mumirimina people, the original custodians of the skies, land and water of kutalayna (Jordan River). We forward our respect to the palawa/pakana (Tasmanian Aboriginal) community as the traditional and original owners of lutruwita (Tasmania).

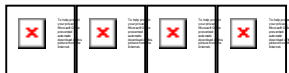
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21 October 2024

Reference: 2324-052

Mr James Dryburgh
Chief Executive Officer
Brighton Council
1 Tivoli Road
OLD BEACH TAS 7017

By email: development@brighton.tas.gov.au

Dear Mr Dryburgh,

**168 BRIGHTON ROAD, BRIGHTON – PLANNING SCHEME AMENDMENT
RESPONSE TO HERITAGE TASMANIA**

ERA Planning and Environment (ERA) act for Mr Rohan Targett, who – through Torelo Pty Ltd – is the owner of 168 Brighton Road, and the applicant for the draft planning scheme amendment.

On behalf of Mr Targett, we provide the following:

1. Background

The draft planning scheme amendment for the removal of 168 Brighton Road from Brighton's local heritage register was initiated by the planning authority on 16 April 2024 and was publicly exhibited from 20 April 2024 until 27 May 2024.

During the statutory exhibition period, no representations were made.

On 18 April 2024, the planning authority referred the application to Heritage Tasmania for comment in accordance with section 40FA of the *Land Use Planning and Approvals Act 1993* (the LUPA Act).

Following the conclusion of the public exhibition period of the draft planning scheme amendment for 168 Brighton Road, a representation was made by Heritage Tasmania, dated 31 May 2024. This representation was received outside the statutory exhibition period.

Heritage Tasmania's representation provided commentary on the supporting heritage impact assessment that was exhibited, prepared by Mr Graeme Corney, in relation to the draft amendment.

In response to the representation, and the issues raised within, an updated heritage impact assessment has been prepared by Mr Corney, dated 11 September 2024. In addition, a history of the site has been prepared by David Young.

This updated heritage impact assessment is included at Appendix A, while the history of the site is included at Appendix B.

2. Response to Heritage Tasmania comments

Table 1 details the comments made by Heritage Tasmania in its representation, and provides a response against each of those matters.

Table 1 - Heritage issues raised and response

Heritage Tasmania comment <p>A place only requires fulfilment of one local historic heritage significance criteria, as outlined under Section C.3 of the Local Historic Heritage Code of the Tasmanian Planning Scheme - State Planning Provisions, to be considered locally significant.</p>
Response <p>Clause C6.3.1 of the planning scheme defines 'local historic heritage significance' as:</p> <p><i>means significance in relation to a local heritage place or a local heritage precinct or local historic landscape precinct, and its historic heritage values as identified in the relevant list, in the relevant Local Provisions Schedule, because of:</i></p> <p>(a) <i>its role in, representation of, or potential for contributing to the understanding of:</i></p> <p>(i) <i>local history;</i></p> <p>(ii) <i>creative or technical achievements;</i></p> <p>(iii) <i>a class of building or place; or</i></p> <p>(iv) <i>aesthetic characteristics; or</i></p> <p>(b) <i>its association with:</i></p> <p>(i) <i>a particular community or cultural group for social or spiritual reasons; or</i></p> <p>(ii) <i>the life or works of a person, or group of persons, of importance to the locality or region,</i></p> <p><i>as identified in the relevant list in the relevant Local Provisions Schedule, or in a report prepared by a suitably qualified person, if not identified in the relevant list.</i></p> <p>The local heritage listing for the site (BRI-C6.1.23) lists the 'description, specific extent, statement of local heritage significance and historic heritage values' as:</p> <p><i>This is a weatherboard cottage with a central door, flanking double hung windows and hipped roof with narrow boxed eaves. The skillion veranda, on the street facade, has single posts and a timber valance.</i></p> <p>Section 5 of Mr Corney's updated heritage impact assessment addresses each of the criteria contained in clause C6.3.1 of the planning scheme.</p> <p>The planning scheme notes the heritage value of the veranda, its posts and valance. Mr Corney notes these are new additions, and while sympathetic to the style of the building, have no heritage value.</p> <p>Mr Corney is a suitably qualified and experienced person, and has prepared a detailed heritage assessment of the site. This assessment is also accompanied by a detailed history of the property. Given the heritage value of the site has been diminished through relocation and modern additions, Mr Corney concludes the site does not meet any of the criteria for local historic heritage significance, as defined in clause C6.3.1 of the planning scheme.</p>
Heritage Tasmania comment <p>The supplied heritage assessment only makes comment on the State significance criteria of the <i>Historic Cultural Heritage Act 1995</i>. This criteria differs to that of the Local Historic Heritage Code, as outlined above. The supplied heritage assessment does not appropriately address each of the Local Historic Heritage Code significance criteria providing justification as to why the site would not reach the threshold for local listing.</p> <p>Namely, the report does not provide a historical overview/background of the site (local history), nor does it comment on the architectural value of the site (creative or technical achievement, class of building, aesthetic characteristics). The report mentions reduction in original heritage fabric (i.e. removal of fireplaces and skirting boards), however the overall original form of the structure remains intact (architectural value).</p>
Response <p>Refer to commentary above.</p> <p>Mr Corney, in his updated heritage impact assessment, has assessed the site against the criteria contained in clause C6.3.1 for 'local historic heritage significance', as well as providing an assessment of the architectural value of the site. In addition, the heritage impact assessment is accompanied by a detailed history of the site, as prepared by historian Mr David Young. Mr Corney concludes that the site does not reach the threshold for local listing.</p>
Heritage Tasmania comment <p>The supplied heritage assessment places emphasis on the residence's relocation between 1979 and 2002 as the primary reason for delisting. The report notes that heritage practitioner Brad Williams gave evidence that the cottage was relocated from nearer the street frontage back towards the centre of the allotment to make way for the construction widening of the Midlands Highway. The supplied report makes the assumption that the reason for the</p>

relocation was not for these roadworks, but for property owner preference, however the supplied report does not provide evidence for this assumption.

Response

Mr Young's detailed history of the site provides the following commentary on the building's relocation on the site:

In May 1963 George Briggs sold the property to Charles and Rex Pennycuick, two Broadmarsh farmers (and presumably brothers) as tenants-in-common for an unrecorded price. Following Charles Pennycuick's death in 1966, his share of the property passed to his widow, Nellie Evelyn Pennycuick. At about this time, the cottage was physically moved several metres back from the road to clear the way for a proposed road-widening scheme. The cleared land was then sold to the Crown in 1971.

It is concluded that the building was relocated on the site to accommodate road widening.

Heritage Tasmania comment

The supplied heritage assessment quotes Article 9 of the Burra Charter (as below) as support for reduction in significance due to relocation. However, the residence was only moved slightly within the allotment, meaning the residence remains within its historical context (i.e. its original allotment).

Response

Section 6 of Mr Corney's updated heritage impact assessment provides a detailed response to the Burra Charter, and how relocation of the building may diminish heritage value.

Mr Corney concludes that the place, following its relocation, now has a much weaker connection to its local environs – both due to the building's relocation on the site, and the surrounding environs changing dramatically. This relocation and its change to the local heritage context, together with loss of heritage fabric, results in the property no longer meeting the criteria defined in clause C6.3.1 for 'local historic heritage significance'.

Heritage Tasmania comment

It would appear that the report perhaps does not provide sufficient evidence for the removal of the property from the local heritage list. It is suggested undertaking an independent assessment of the property (by a suitably qualified Heritage Consultant) following the Heritage Tasmania or a similar guide to address each criterion with evidence as to why the site does not reach the threshold for significance, to ensure best heritage outcomes.

Response

The draft planning scheme amendment is supported by a heritage impact assessment, prepared by Mr Corney – a suitably qualified, experienced and independent heritage consultant and architect.

In addition, a detailed history of the site has been compiled by Mr Young.

We trust that this is satisfactory for Council's consideration of the draft planning scheme amendment against the issues raised in the representation from Heritage Tasmania.

Should you have any questions, please do not hesitate in contacting me at enquiries@eraplanning.com.au or on 03 6165 0443.

Yours sincerely,



Patrick Carroll
Senior Planner

Attachments

Heritage impact assessment, prepared by Graeme Corney, dated 11 September 2024

History of 168 Brighton Road, prepared by David Young

Appendix A Heritage impact assessment

HERITAGE SIGNIFICANCE ASSESSMENT 11 September 2024 FOR PROPOSED DELISTING OF 168 BRIGHTON ROAD, BRIGHTON



Photo 1 168 Brighton Road

1 INTRODUCTION

I have been asked by the owner of the weatherboard cottage at 168 Brighton Road, Brighton to give an opinion on the potential removal of that place from the Brighton Council's Local Heritage Schedule.

The Local provisions of the Brighton Council list 168 Brighton Road on its local heritage schedule as item BRI-C6-1.23 'cottage'.

To assist with background context for the Heritage Council (THC) removal of 168 Brighton Road from the Tasmanian Heritage Register (THR) we have enquired about the assessment made by Heritage Tasmania (HT) officers to support its removal. It seems no formal assessment was made at the time of its removal. Nevertheless, this report provides an analysis of its heritage significance -against the definitions under C6.3.1 of the Tasmanian Planning Scheme.

To help understand why the place was included in the THR in 1997 I offer the following explanation - as the Senior Heritage Advisor to the THC at that time.

When the *Historic Cultural Heritage Act 1995* was proclaimed in 1997 the first task required of the THC was to establish a Tasmanian register of historic places. As part of that process the *Heritage Act* required an assessment of the places then listed by the National Trust of Australia (Tasmania). The task was to visit, photograph, electronically record and assess approximately 5,000 places listed by the Trust within 6 months with very few staff to carry out that function. 168 Brighton Road was one of those National Trust -listed places that were assessed. At that time there was for the most part no protection in planning schemes for heritage places. So, the THC consciously used a cautious approach for marginal places and included them on the register to provide some legislative protection. My estimate is there were probably about 500 places of the 5,000 that possibly would not be entered in the THR with a more thorough analysis. The THC is now progressively reviewing some

of those places to decide if removal from the THR is warranted. 168 Brighton Road was one of those places removed.

It is perfectly appropriate to now assess whether or not this place meets the threshold for entry in the local planning scheme.

2 RECENT HISTORY OF THE PLACE

The David Young Archival Research shows that....

- The cottage was relocated from nearer the street frontage back towards the centre of the allotment to make way for the construction widening of the Midlands Highway in c.1966

The relocation has necessitated at least three adverse heritage impacts:

1. The compromise of location, which I discuss below;
2. The loss of the (likely) brick fireplace/s as the centrepiece of the living room and possibly the kitchen. In cottages like this the fireplace is the single most significant internal fabric; and
3. The loss of the foundation- demonstrated by the house now sitting on Besser blocks and the loss of the original chimney as a consequence of the fireplace removal.



Photo 2 Relocated cottage now on Besser block foundations

3 ARCHIVAL HISTORY OF THE PLACE

Historian David Young has compiled an archival history of 168 Brighton Road -which is attached as appendix A. In summary....

1865	Irish convict John Cooney who was a ploughman and shearer, was the first owner of the land when he purchased it from the Crown.
c.1891	The cottage was likely built by carpenter James Belbin.
1893	Alfred Ernest Ibbott, a small farmer, purchased the cottage from Belbin.
1898	Susanna Briggs purchased the cottage from Ibbott.
1949	The property passed to George Joseph Briggs, likely a nephew of Susanna Briggs.
1963	Charles and Rex Pennycuik, Broadmarsh farmers, purchased the property from Briggs.
c.1966	The cottage was moved back from the road reserve to allow for road widening.
1973	The lot was divided into two parcels with the parcel containing the cottage becoming 168 Brighton Road.
1978, 1980 and 1981	The cottage changed hands three times with the last purchaser being Sue Neil-Fraser.
1985	Storeman David Porterhouse purchased the property from Neil-Fraser.
2022	The present owners Torelo Pty Ltd purchased the property from Porterhouse.

4 TASMANIAN PLANNING SCHEME C6.0 Local Historic Heritage Code

In C6.3.1 of the TPS local historic heritage significance is defined as follows:

It means significance in relation to a local heritage place or a local heritage precinct or local historic landscape precinct, and its historic heritage values as identified in the relevant list, in the relevant Local Provisions Schedule, because of:

- (a) its role in, representation of, or potential for contributing to the understanding of: (i) local history; (ii) creative or technical achievements; (iii) a class of building or place; or (iv) aesthetic characteristics; or
- (b) its association with: (i) a particular community or cultural group for social or spiritual reasons; or (ii) the life or works of a person, or group of persons, of importance to the locality or region, as identified in the relevant list in the relevant Local Provisions Schedule, or in a report prepared by a suitably qualified person, if not identified in the relevant list.

5 ASSESSMENT OF HERITAGE SIGNIFICANCE AGAINST TPS DEFINITIONS

5.01 Local History

The archival research compiled by historian David Young (appendix A) has not exposed any aspect of the place that is of historical importance to the local community. There is no event or activity of note to have taken place on this site or associated with its occupants. This criterion is not met.

5.02 Creative or Technical Achievements

The construction of the cottage is standard for the mid to late nineteenth century. It is clad in weatherboards and metal roofing, it is lined internally with timber boarding and modern plasterboard, the veranda is of modern construction, the double hung windows are standard for the period of construction, there is nothing unusual nor innovative nor creative nor technical about the place. This criterion is not met.

5.03 Class of Building or Place

The class of place would reasonably be categorised as Victorian Georgian. Reference to the well-known text identifying Australian architectural styles is made here. *A Pictorial guide to Identifying Australian Architecture* by Apperly, Irving and Reynolds, is the text predominantly employed by the THC to identify class of buildings and is appropriate to use here.

A Pictorial guide to Identifying Australian Architecture describes characteristics of Victorian Georgian architecture (c.1840-c.1890) as follows:

1 *Symmetrical façade*; 2 *Exposed brick or stone walling*; 3 Medium-pitch roof; 4 Broken-back roof; 5 Close eaves; 6 Boxed eaves; 7 Dormer; 8 *Veranda* under broken-back roof; 9 *Veranda* under separate roof; 10 Slender veranda post; 11 Decorative valance; 12 *Sash window* with small panes; 13 *Sash window* with large panes; 14 Casement or French window; 15 Louvred shutter; 16 Fanlight or transom light; 17 *Panelled door*; 18 Doorcase; 19 Stone lintel; 20 Flat arch; and 21 *Simple chimney*¹

Those characteristics shown in italics are identified by those authors as more important in demonstrating the style of place.

The characteristics of the Victorian Georgian style demonstrated by 168 Brighton Road are its *symmetrical façade*, medium-pitched roof, close eaves, *sash windows* with large panes, *panelled door*, and doorcase. (note the veranda has not been included as it is a modern addition and does not contribute to the heritage values of the place, albeit a sympathetic addition. It is not known if it was a reconstruction of an earlier veranda.

Externally the cottage still can demonstrate its original c.1880s external form. Most windows, weatherboard cladding and external architraves, and symmetrical façade are intact.

External alterations include the following:

- The veranda is a modern addition
- Better foundations are modern
- Original chimney has been replaced by a modern flue
- Downpipes are now plastic
- Veranda decking is modern

Internally alterations include the following;

- Original fireplace/s removed
- New ceilings and modern cornices installed
- Modern doors and architraves fitted

Original joinery (doors, architraves, skirtings etc) and fireplaces are normally considered to be heritage fabric of higher value as they best demonstrate the history of the place. This cottage has lost almost all of that joinery and of course the fireplace/s.

Nevertheless, it is reasonable to summarise that if no other factors came into play (such as a relocation of the cottage and/or a dramatic loss of its Victorian surrounding context) then the cottage would meet the threshold for inclusion as a place of local heritage significance based on a reasonable representation of the Victorian Georgian class of places.

5.04 Aesthetic Characteristics

The aesthetic criterion is employed for places of high aesthetic value and usually with an aesthetic setting. The high threshold for this criterion is demonstrated by the THR including only 2 of its over 5,000 places on this basis.

168 Brighton Road is a standard aesthetic for Victorian period weatherboard cottages, there is nothing unusual about its visual appearance to elevate it to meet this criterion. Certainly its local environs compromise any aesthetic values.

¹ A Pictorial Guide to Identifying Australian Architecture, by R Apperly, R Irving and P Reynolds, Angus & Robertson, 1989 reprinted 1994 with corrections, p.45.

5.05 Association with a Community or Cultural Group

To the author's knowledge (and taking into account the archival research written by David Young) there has been no association of the place with the current local community or any current cultural group. This aspect can be tested by the public advertising period required by its possible removal from the local heritage schedule. Strong opposition to its removal could demonstrate its importance to the local community or any local cultural group.

5.06 Association with the Life or Works of a Person, or Group of Importance to the Local Community

It is noted that among the more recent owners was convicted murderer Sue Neil-Fraser who owned the property between 1981-85. Although her conviction is of interest, it should not be interpreted that Neil-Fraser was of importance to the local community.

Of all of the owners since its first purchase in 1865 none have been shown to be of importance to the local community. No events of importance to the local community have taken place on this site or associated with this site.

Accordingly, this criterion for inclusion in the local heritage schedule is not met.

6 DISCUSSION OF ISSUES IMPACTING ON MEETING TPS DEFINITIONS

6.01 Relocation

The Foundation document for all conservation practice in Australia (and some other countries) is the Burra Charter -first endorsed by Australia ICOMOS in 1979.

The document The Burra Charter described the importance of 'Location' in its Article 9.

The physical location of a place is part of its cultural significance. A building, work or other component of a place should remain in its historical location. Relocation is generally unacceptable unless this is the sole practical means ensuring its survival.²

6.02 Changes to context

Google earth shows that the existing local environs on this southern side of the main road is of modern commercial buildings with flat roofs, dominant car parks and a variety of street setbacks. There is no consistent street edge. 168 Brighton Road is essentially an outlier in a modern commercial precinct. Any view that the relocation of 168 Brighton Road within its own site maintains its original context is not supported by the reality. The reality is that the context of the site should not and cannot be confined to the small allotment itself. The context includes surrounding environs, environs that have been compromised beyond recognition of its historic construction period.

It is this dramatic change of context, when coupled with its relocation and the loss of fabric brought about by that relocation, that diminishes the heritage values of the place to where it, in my opinion, it no longer meets the threshold for inclusion in the local heritage schedule.

As the place now has a much weaker connection to its local environs (through relocation and through dramatic changes to the local environs) it is argued that a relocation elsewhere would have no impact on any residual heritage values.

I have recently completed an assessment of 100 places in Cygnet for inclusion in the Huon Valley Planning Scheme as potential places of local heritage significance. I would not recommend inclusion of a similar place to 168 Brighton Road if known that it had dramatically changed its immediate environs, had been relocated onto modern foundations, had lost its chimney and other higher value heritage fabric, and had no association with important local people, events or community values.

² The Burra Charter 2013, p.5

The discussion presented above explains my opinion that 168 Brighton Road does not meet the threshold for inclusion in the Local heritage Schedule because of the **combination** of its relocation, the dramatic changes to its context, and its loss of its significant heritage fabric.

7 CONCLUSIONS AND RECOMMENDATION

It is my view that that because 168 Brighton Road, Brighton has been relocated, its context has been dramatically compromised, combined with the fact that it has lost much of its important heritage fabric, the place does not meet the threshold for entry to the Local Heritage Schedule and can be removed.

As its connection to its local environs are now tenuous (through previous relocation and through dramatic changes to the local environs) it may be appropriate that the cottage is relocated again to a new site within the municipal boundaries.

8 AUTHOR IDENTIFICATION

This assessment was prepared by Graeme Corney, architect & heritage consultant.

Between 1997 and 2007 I was the Senior Heritage Advisor for the Tasmanian Heritage Council, a role that involved establishment of the Tasmanian Heritage Register of 5,000 places and the provision of advice to the Tasmania Heritage Council on over 2,000 works applications over 10 years.

Since retirement from Government I have specialized in conservation of heritage places and the provision of heritage advice.

Architect and Heritage Consultant

3/78a Esplanade, Rose Bay 7015 tel (03) 6243 1994 or 0448 014 005



Photo 3 Internal view showing new doorway in original fireplace location

APPENDIX A: Archival history written by historian David Young.

168 Brighton Road, Brighton history



It would seem likely that the cottage standing at 168 Brighton Road was built in c1891 by James Belbin. However, Belbin was not the first owner of the block of land on which the cottage was built. The first European owner of the block was an Irish ex-convict called John Cooney. Cooney came from Roscommon, where he was born in c1804. He married, fathered three children, and in early 1844 he was apprehended in the company of several others ‘being armed and attacking houses by night’. His age was given as 35, but it is likely that he was a few years older.³

Cooney was sentenced to 14 years transportation, and left Ireland for Van Diemen’s Land aboard the *Cadet* in April 1844. He served 21 months in Jerusalem Probation Station at modern-day Colebrook. He was well behaved and on his release as a probationary pass holder was allowed the indulgence of bringing his wife Mary and his children, aged 14, 11 and 6, to Van Diemen’s Land.⁴

John Cooney was described as a ploughman and shearer, and it is possible that he committed his crime because of the desperate situation in Ireland at the start of the potato famine. His good record suggests that he was not a habitual criminal. And no doubt the arrival of his family in Van Diemen’s Land had a stabilising influence on him. In any event he established himself as a small farmer based in the Brighton/Pontville area. He purchased several small plots of land from the Crown during the late 1850s, the largest being a little over 11 acres, purchased in 1859.⁵ He bought four one-acre lots in the same year, possibly as investments.⁶ In 1866 Cooney bought two more small lots.⁷ The larger of them was 1 acre and 2 perches in area. It cost him £6.



Extract from PG 7/43g

John Cooney died of ‘dropsy’ in 1876 and was buried in the St Matthew’s Roman Catholic Cemetery, Pontville.⁸ In his will he left his one-acre block of land to Elizabeth Henrietta Belbin, the wife of James Belbin, a carpenter. The relationship between E H Belbin and Cooney is unclear; she was not one of his daughters. Mary Cooney proved her late husband’s will in September 1890, and the property passed to Elizabeth Belbin.⁹

³ TAHO: CON33-1-58 Image 22 & CON14-1-23 Image 105. These convict records gives 35 as Cooney’s age, but his age at the time of his death in 1876 is given as 72, suggesting that he was born in 1804, and therefore closer to 40 in 1844.

⁴ TAHO: GO33/1/72 p774.

⁵ Lands Tasmania Grants Book 45 p74.

⁶ Lands Tasmania Grants Book 43 p74-77.

⁷ Lands Tasmania Grants Book 58 p145 & 146.

⁸ *Mercury*, 14 October 1876 p1c1; TAHO: RGD 35/1/45 no. 32; <https://www.findagrave.com/memorial/230889267/john-cooney>.

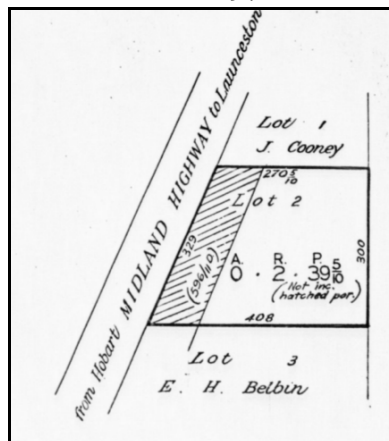
⁹ PG 7/43g.

In the Assessment Roll for Brighton in 1892, James Belbin is shown as owning and occupying a cottage on one acre of land in Pontville.¹⁰ In earlier assessment rolls, he is shown as occupying a cottage rented from other people.¹¹ In assessment rolls between 1866 and 1892 no cottage is shown on land belonging to John Cooney or Mary Cooney, either occupied by them or rented to others. This suggests that the cottage did not exist at this time, and that John Cooney's smaller parcels of land (the c1-acre blocks) were lumped in with his larger parcels of land for assessment purposes. Cooney himself is shown as occupying a cottage on a larger area of land, presumably his farm.¹² It would seem unlikely that Cooney built the cottage standing on his one-acre block at 168 Brighton Road, and more likely that James Belbin, the carpenter, built it in c1891.

The Belbins only lived at 168 Brighton Road until October 1893, when they sold the property to Alfred Ernest Ibbott for £350.¹³ Ibbott owned a small farm at Old Beach, where he lived. Although the Brighton Assessment Roll is far from clear on this point, it would seem likely that Mrs George Ibbott, who lived on a cottage on 1 acre of land at Pontville, was the occupier of the cottage at 168 Brighton Road.¹⁴ However, its ownership is attributed, somewhat mystifyingly, to the trustees of George Ibbott. In any event, Ibbott only owned the cottage for five years, selling it to Susanna Briggs in September 1898 for £250.¹⁵

Susanna Briggs was the wife of Arthur Briggs, who was the proprietor of a steam chaff cutter.¹⁶ She died intestate in 1904; and it would seem likely that her husband was also dead at this time, because her estate was administered by Mannix Michael Briggs, an engineer, and George Joseph Briggs, an agricultural contractor, both of Brighton. These two men were probably Arthur Briggs' brothers. They managed the property, presumably by running it as a rental, until 1949 when it passed to George Joseph Briggs alone.

In May 1963 George Briggs sold the property to Charles and Rex Pennycuick, two Broadmarsh farmers (and presumably brothers) as tenants-in-common for an unrecorded price.¹⁷ Following Charles Pennycuick's death in 1966, his share of the property passed to his widow, Nellie Evelyn Pennycuick. At about this time, the cottage was physically moved several metres back from the road to clear the way for a proposed road-widening scheme. The cleared land was then sold to the Crown in 1971.¹⁸



Extract from CT 3214/97

In 1973 the property was subdivided into two lots:

¹⁰ *Hobart Gazette*, 26 January 1892 p338.

¹¹ *Hobart Gazette*, 8 April 1890 p664.

¹² *Hobart Town Gazette*, 22 March 1870 p428.

¹³ CT 76/117 transfer 13700.

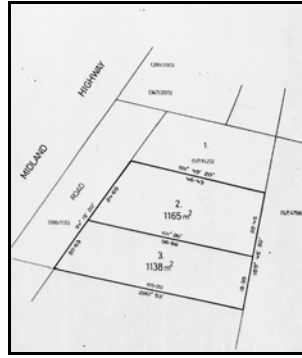
¹⁴ *Hobart Gazette*, 19 February 1895 p509.

¹⁵ CT 90/82 transfer 16925.

¹⁶ CT 108/102.

¹⁷ CT 1088/57.

¹⁸ CT 2899/2.



Extract from CT 3708/9

Lot 3 in the above diagram, which contained the cottage, was sold to Roy Roe, described as a labourer, and his wife, Auriel, and became 168 Brighton Road. The property was sold in 1978, 1980 and 1981, on the latter occasion to Sue Neil-Fraser. At the time, Neil-Fraser ran a pony stable and horse-riding school near Chauncey Vale. It is likely that she used 168 Brighton Road as a rental business. She sold it in 1985 to David Porterhouse, a storeman, and his wife, Shirley.¹⁹ Number 168 Brighton Road remained in the Porterhouse family until 2022, when it was sold to Torelo Pty Ltd, the present owner.²⁰

¹⁹ CT 3708/9.

²⁰ Premium Property Report: 168 Brighton Road.

Appendix B History of 168 Brighton Road

168 Brighton Road, Brighton

history

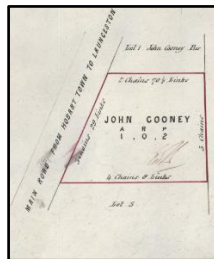


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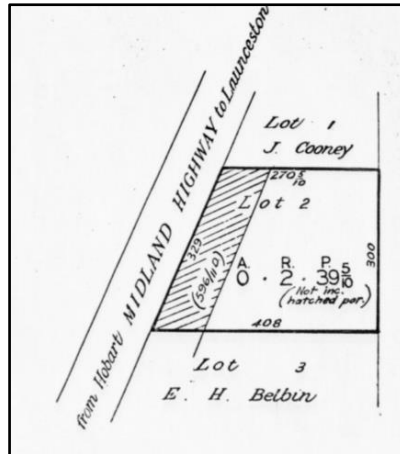
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¹⁴ CT 108/102.

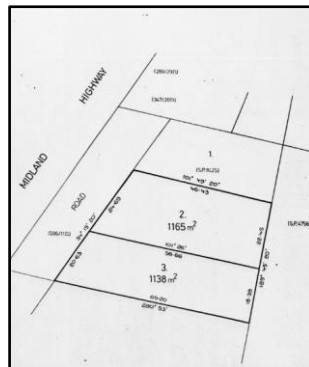
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Extract from CT 3214/97

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¹⁷ CT 3708/9.

¹⁸ Premium Property Report: 168 Brighton Road.

TASMANIAN PLANNING COMMISSION



Our ref: DOC/24/68528
Officer: Karen Fyfe
Phone: 03 6165 6808
Email: tpc@planning.tas.gov.au

11 June 2024

Mr James Dryburgh
General Manager
Brighton Council

By email: admin@brighton.tas.gov.au
kelly.min@brighton.tas.gov.au

Attention: Ms Kelly Min

Dear Mr Dryburgh

Tasmanian Planning Scheme - Brighton
Draft amendment RZ 2024-1

Delete Local Historic Heritage Code listing from 168 Brighton Road, Brighton

I refer to your correspondence dated 4 June 2024 seeking an extension of time in which to submit the planning authority's report on the representations on the above draft amendment.

An extension until 31 July 2024 is granted to allow for allow the planning authority to consider a revised heritage assessment and submit the section 40K report.

It is a condition of the grant of this extension of time that the applicant and all representors are advised in writing of the date that the report is to be considered by the planning authority.

If you wish to discuss this matter further, please contact Karen Fyfe, Planning Assistant, on 6165 6808.

Yours sincerely

Dan Ford
Senior Planning Consultant

TASMANIAN PLANNING COMMISSION



Our ref: DOC/24/78556
Officer: Karen Fyfe
Phone: 03 6165 6808
Email: tpc@planning.tas.gov.au

2 July 2024

Mr James Dryburgh
General Manager
Brighton Council

By email: admin@brighton.tas.gov.au
kelly.min@brighton.tas.gov.au

Attention: Kelly Min

Dear Mr Dryburgh

**Tasmanian Planning Scheme - Brighton
Draft amendment RZ 2024-1**

Delete Local Historic Heritage Code listing from 168 Brighton Road, Brighton

I refer to your correspondence dated 1 July 2024 seeking an extension of time in which to submit the planning authority's report on the representations on the above draft amendment.

An extension until 31 August 2024 is granted to allow for the planning authority to consider a revised heritage assessment and submit the section 40K report.

It is a condition of the grant of this extension of time that the applicant and all representors are advised in writing of the date that the report is to be considered by the planning authority.

If you wish to discuss this matter further, please contact Karen Fyfe, Planning Assistant, on 6165 6808.

Yours sincerely

Janelle Townsend
Senior Planning Adviser

TASMANIAN PLANNING COMMISSION



Our ref: DOC/24/100510
Officer: Karen Fyfe
Phone: 03 6165 6808
Email: tpc@planning.tas.gov.au

12 August 2024

Mr James Dryburgh
General Manager
Brighton Council

By email: admin@brighton.tas.gov.au
kelly.min@brighton.tas.gov.au

Attention: Ms Kelly Min

Dear Mr Dryburgh

**Tasmanian Planning Scheme - Brighton
Draft amendment RZ 2024-1**

Delete Local Historic Heritage Code listing from 168 Brighton Road, Brighton

I refer to your correspondence dated 12 August 2024 seeking a further extension of time in which to submit the planning authority's report on the representations for the above draft amendment.

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If you wish to discuss this matter further, please contact Karen Fyfe, Planning Assistant, on 6165 6808.

Yours sincerely

Dan Ford
Senior Planning Consultant

TASMANIAN PLANNING COMMISSION



Our ref: DOC/24/135530
Officer: Karen Fyfe
Phone: 03 6165 6808
Email: tpc@planning.tas.gov.au

28 October 2024

Mr James Dryburgh
General Manager
Brighton Council

By email: admin@brighton.tas.gov.au
dang.van@brighton.tas.gov.au

Attention: Dang Van

Dear Mr Dryburgh

**Tasmanian Planning Scheme - Brighton
Draft amendment RZ 2024-1**

Delete Local Historic Heritage Code listing from 168 Brighton Road, Brighton

I refer to your correspondence dated 25 October 2024 seeking a further extension of time in which to submit the planning authority's report on the representations for the above draft amendment.

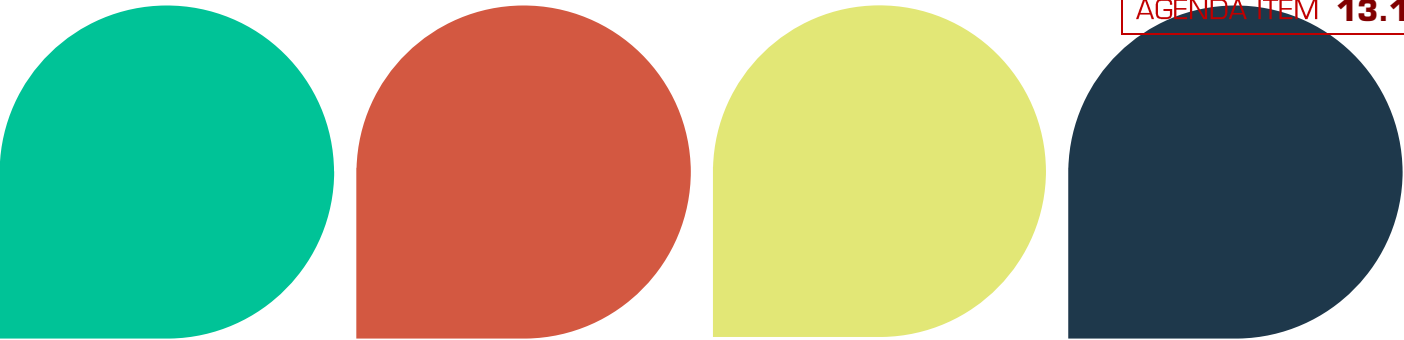
An extension until 30 November 2024 is granted to allow for the planning authority to consider a revised heritage assessment and submit the section 40K report.

It is a condition of the grant of this extension of time that the applicant and all representors are advised in writing of the date that the report is to be considered by the planning authority.

If you wish to discuss this matter further, please contact Karen Fyfe, Planning Assistant, on 6165 6808.

Yours sincerely

Dan Ford
Senior Planning Consultant



ANIMAL WELFARE ADVISORY COMMITTEE

INFORMATION PACKAGE

POSITION	Member (x2)
TERM	3 Years
LOCATION	Statewide, Tasmania. Interstate appointments will be considered.
CONTACT	Fiona Dejersey, Policy Officer, Animal Welfare 0428 504 150 or Fiona.Dejersey@nre.tas.gov.au

COMPOSITION
<p>The Animal Welfare Advisory Committee is established under Part 6 of the <i>Animal Welfare Act 1993</i> (the Act). The Committee’s membership, powers and procedures are outlined in section 40(1) of the Act. The functions include:</p> <ul style="list-style-type: none">• Providing advice to the Minister on matters referred to the Committee by the Minister and any matters relating to animal welfare including standards and guidelines.• To advise the Minister on any changes to animal welfare legislation.• Identify and develop educational strategies for animal welfare.• Any other functions as determined by the Minister and the Act. <p>The Animal Welfare Advisory Committee consists of 13 persons, which includes representatives of specified organisations and representatives from the community who are appointed by the Minister for Primary Industries and Water.</p>

ROLE DESCRIPTION
<p>The Members are responsible for:</p> <ul style="list-style-type: none">• Having a general understanding of the Act and the powers and functions of the Animal Welfare Advisory Committee

- Adequately preparing for, attending, and participating in meetings
- Adhering to all Animal Welfare Advisory Committee policies, including but not limited to the Terms of Reference, Conflicts of Interest, Code of Conduct and Confidentiality arrangements.
- Acting in the best interests of the Animal Welfare Advisory Committee
- Acting with the degree of care and diligence that a reasonable person might be expected to show in the role

MEETINGS

The Animal Welfare Advisory Committee meets four times a year or as required, with meetings held online (Microsoft Teams) or in person at Launceston.

Meetings are held during business hours, generally for half a day.

A time commitment of approximately three hours per month is required and includes preparing for and attending quarterly meetings.

REMUNERATION

Members may be eligible to receive a sitting fee to participate on the Animal Welfare Advisory Committee. Eligibility is in accordance with the Tasmanian Government Board Fee Policy.

The Animal Welfare Advisory Committee is sized as an E3 (Policy/Review – Narrow Focus) Committee under the Tasmanian Government Board Fee Policy. Sitting fees are determined by the Minister and are currently set at \$10 000 per annum for the Chairperson and \$200 per sitting for a member.

Expenses incurred as a member of the Animal Welfare Advisory Committee may also be reimbursed in compliance with the Department of Natural Resources and Environment Tasmania's travel and personal expenses policy.

SECRETARIAT

Biosecurity Tasmania within the Department of Natural Resources and Environment Tasmania provides secretariat support for the Animal Welfare Advisory Committee.

KEY SELECTION CRITERIA

Applicants are required to have knowledge or expertise in the following areas:

EXPERIENCE

ESSENTIAL	DESIRABLE
<ul style="list-style-type: none"> • Experience in a sport or recreation that involves animals; or 	<ul style="list-style-type: none"> • Experience representing members of a community that uses animals for recreation; or



<ul style="list-style-type: none"> • Experience working in or otherwise being involved in an intensive animal industry (such as pigs, poultry or aquaculture). 	<ul style="list-style-type: none"> • Experience representing an intensive animal industry.
SKILLS AND ATTRIBUTES	
ESSENTIAL	DESIRABLE
<ul style="list-style-type: none"> • Ability to read and interpret information about animal welfare. 	<ul style="list-style-type: none"> • Ability to research and prepare papers about animal welfare issues.
<ul style="list-style-type: none"> • Ability to engage in evidence-based discussions. 	<ul style="list-style-type: none"> • Ability to present information and lead discussions.
<ul style="list-style-type: none"> • Genuine interest in animal welfare. 	

THE RECRUITMENT PROCESS
HOW TO APPLY
<p>Should you wish to be considered for appointment, please submit the following:</p> <ul style="list-style-type: none"> • Completed Expression of Interest Form (including a Conflict of Interest Disclosure Form); • A maximum two-page statement that outlines your relevant qualifications and experience; and • Your current curriculum vitae <p>To statutoryauthorities@nre.tas.gov.au by 5pm, Sunday 27 October 2024.</p>
SHORTLISTING AND INTERVIEWS
<p>A panel will convene after the closure date to review all applications received. Shortlisted candidates may be invited for an interview. Recommendations of suitable candidates will be submitted to the Portfolio Minister for consideration.</p>
APPOINTMENT
<p>Government policy requires that a Minister briefs Cabinet on all proposed appointments and re-appointments to Tasmanian Government boards and committees. This briefing must occur before a potential appointee can be offered an appointment by way of an Instrument of Appointment.</p> <p>Appointments do not proceed without Cabinet endorsement.</p>
PROBITY CHECKS REQUIRED
<p>Candidate/s recommended for appointment will undergo the following probity checks:</p> <ul style="list-style-type: none"> • Australian Securities and Investment Commission (ASIC) • Australian Financial Security Authority (AFSA)
TIMING
<p>It is not uncommon for the process to take a period of three to six months.</p>



GENDER EQUITY GUIDELINES

The Tasmanian Government is committed to 50 per cent representation of women across all of its boards and committees. More information can be found in the Government's Women on Boards Strategy 2020-25 available at:

https://www.women.tas.gov.au/information_and_resources/women_on_boards_and_committees





**Local Government Representation Statement
in Support of Nomination for**

Animal Welfare Advisory Committee

Name of Nominee	
Council	
Address	
Phone	
Email	

Do you currently hold other positions as a representative of local government? Please detail.

Statement in support of nomination
Please provide a short statement in support of your nomination which describes your interest in the role and your capacity to meet the requirements of the role as specified in the terms of reference and/or criteria supplied and noting any relevant qualifications and experience.
Please attached a copy of CV to support your nomination

--

Referees	
Please provide two referees who are able to speak in support of your capacity to meet the requirements of the role.	
Referee 1: name	
Referee 1: email and phone	
Referee 2: name	
Referee 2: email and phone	

Nomination acknowledgement

Nominations to sit on a body on behalf of LGAT require the approval of the nominee's council. As General Manager I acknowledge that this approval has been given.

General Manager Name	
General Manager Signature	
Date	

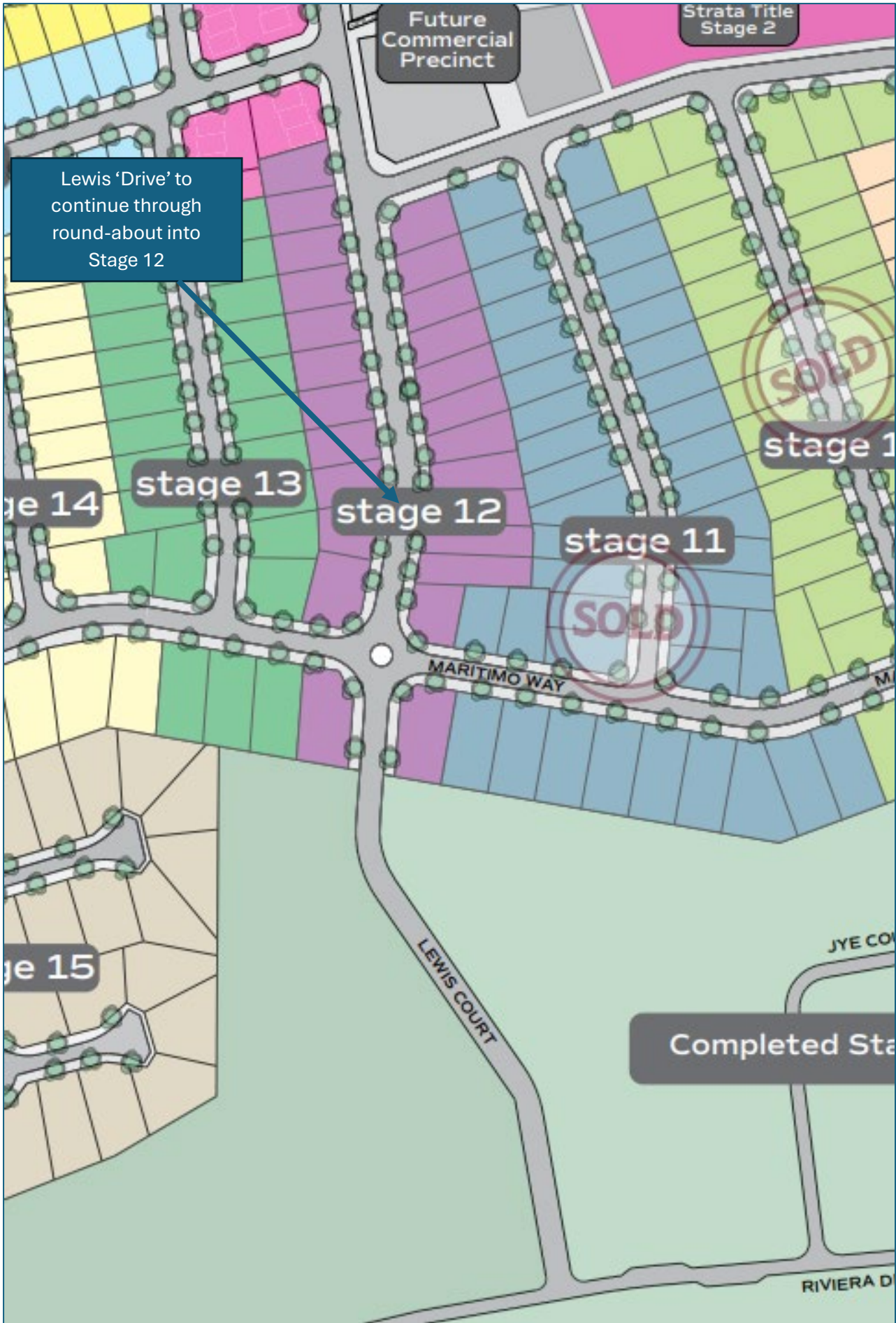
I acknowledge and accept that should I be appointed to represent LGAT that I will:

- Provide LGAT with updates of the group's discussions following each meeting via email.
- Seek the advice and direction of LGAT as needed on policy or advocacy matters that are likely to be of interest to the local government sector or LGAT. This will be informed by, but not limited to, LGAT's Strategic Plan, Annual Plan and resolutions made at LGAT's General Meetings.
- Not make public comment in my capacity as a representative on this group. All local government sector comment will be provided by the LGAT President or CEO. You'll provide supporting information, when required, to support LGAT's comments.
- Discuss my position with LGAT should I cease to be a local government elected member or officer and note that LGAT's preference is for our representatives to have current links with local government.

Nominee name	
Nominee signature	
Date	

This form will be submitted to the Local Government Association of Tasmania General Management Committee and a copy will be kept in the Association records system.
Authorised LGAT officers will have access to information provided.
Support staff for General Management Committee members may have access to the details in this form.

Attachment 1: Tivoli Green Site Map



Brighton Council

ANNUAL FINANCIAL REPORT
For the Year Ended 30 June 2024

**Brighton Council
Financial Report
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Statement of Comprehensive Income For the Year Ended 30 June 2024

	Note	Budget 2024 \$	Actual 2024 \$	Restated Actual 2023 \$
Income				
Recurrent income				
Rates and charges	2.1	13,578,855	13,691,351	12,479,560
Statutory fees and fines	2.2	778,000	871,987	883,291
User fees	2.3	964,900	934,402	1,032,473
Grants	2.4	2,331,583	2,819,864	4,085,585
Contributions - cash	2.5	200,000	294,630	192,510
Interest	2.6	300,000	416,023	333,578
Commercial Activities	2.7	1,111,448	1,372,873	1,300,236
Investment revenue from Water Corporation	2.9, 5.1	739,200	739,200	739,200
		20,003,986	21,140,330	21,046,433
Capital income				
Capital grants received specifically for new or upgraded assets	2.4	2,243,089	2,839,419	1,327,445
Contributions - non-monetary assets	2.5	-	-	2,908,922
Net gain/(loss) on disposal of property, infrastructure, plant and equipment	2.8	-	34,201	403,247
		2,243,089	2,873,620	4,639,614
Total income		22,247,075	24,013,950	25,686,047
Expenses				
Employee benefits	3.1	(4,934,214)	(7,101,606)	(6,695,885)
Materials and services	3.2	(7,788,984)	(7,248,302)	(6,341,986)
Contributions	3.3	(1,359,204)	(1,306,206)	(1,259,917)
Commercial activities	3.5	(10,000)	(166,645)	(27,395)
Depreciation and amortisation	3.4	(3,641,624)	(4,144,328)	(3,966,580)
Other expenses	3.6	(630,319)	(397,334)	(480,309)
Total expenses		(18,364,345)	(20,364,421)	(18,772,072)
Net result for the year from continuing operations		3,882,730	3,649,529	6,913,975
Net result for the year		-	3,649,529	6,913,975
Other comprehensive income				
Items that will not be reclassified subsequently to net result				
Fair value adjustments on equity investment	5.1, 8.1	-	2,628,041	1,292,651
Net asset revaluation increment/(decrement)	8.1	-	62,567,811	(4,254,054)
Total Other Comprehensive Income		-	65,195,852	(2,961,403)
Total Comprehensive result		3,882,730	68,845,382	3,952,572

The above statement should be read in conjunction with the accompanying notes.

Statement of Financial Position As at 30 June 2024

	Note	2024 \$	Restated 2023 \$
Assets			
Current assets			
Cash and cash equivalents	4.1	3,271,621	10,121,017
Trade and other receivables	4.2	1,374,780	888,812
Investments	4.3	700,215	2,650,206
Other assets	4.4	309,777	349,909
Assets held for sale	4.5	5,953,078	539,136
Total current assets		11,609,471	14,549,080
Non-current assets			
Trade and other receivables	4.2	64,039	62,114
Investment in water corporation	5.1	49,933,926	47,305,885
Property, infrastructure, plant and equipment	6.1	242,748,643	174,928,413
Intangible assets	6.2	-	-
Total non-current assets		292,746,608	222,296,412
Total assets		304,356,079	236,845,491
Liabilities			
Current liabilities			
Trade and other payables	7.1	987,565	1,003,918
Deposits held	7.2	760,354	517,270
Provisions	7.3	1,383,031	1,443,048
Contract liabilities	7.4	1,141,315	2,780,112
Interest-bearing loans and borrowings	7.5	720,000	-
Total current liabilities		4,992,265	5,744,348
Non-current liabilities			
Provisions	7.3	137,289	-
Interest-bearing loans and borrowings	7.5	-	720,000
Total non-current liabilities		137,289	720,000
Total liabilities		5,129,555	6,464,348
Net Assets		299,226,525	230,381,143
Equity			
Accumulated surplus		157,448,530	153,799,001
Reserves	8.1	141,777,994	76,582,142
Total Equity		299,226,525	230,381,143

The above statement should be read in conjunction with the accompanying notes.

Statement of Cash Flows For the Year Ended 30 June 2024

	Note	2024 Inflows/ (Outflows) \$	2023 Inflows/ (Outflows) \$
Cash flows from operating activities			
Rates		13,748,660	12,372,707
Statutory fees and fines		871,987	883,288
User charges and other fines		2,253,131	1,476,644
Grants		1,181,067	7,131,093
Developer contributions		294,630	192,510
Interest received		414,098	333,578
Commercial Income		1,372,873	1,300,236
Dividends	2.9	739,200	739,200
Payments to suppliers		(7,264,655)	(5,889,930)
Payments to employees		(7,024,334)	(6,496,768)
Commercial Expenses		(166,645)	(27,395)
Other payments		(3,525,413)	(2,261,005)
Net cash provided by (used in) operating activities	8.2	2,894,599	9,754,158
Cash flows from investing activities			
Payments for property, infrastructure, plant and equipment		(15,018,967)	(4,554,490)
Proceeds from sale of property, infrastructure, plant and equipment		242,478	802,168
Capital grants		2,839,419	1,327,445
Net cash provided by (used in) investing activities		(11,937,070)	(2,424,877)
Cash flows from financing activities			
Proceeds/(Payment) of deposits held		243,084	269,444
Proceed of investment		1,949,991	499,993
Net cash provided by (used in) financing activities		2,193,075	769,437
Net increase (decrease) in cash and cash equivalents		(6,849,396)	8,098,718
Cash and cash equivalents at the beginning of the financial year		10,121,017	2,022,299
Cash and cash equivalents at the end of the financial year	8.3	3,271,621	10,121,017

The above statement should be read in conjunction with the accompanying notes.

Statement of Changes in Equity For the Year Ended 30 June 2024

	Note	Accumulated Surplus 2024 \$	Asset Revaluation Reserve 2024 \$	Fair Value Reserve 2024 \$	Total Equity 2024 \$
2024					
Balance at beginning of the financial year		153,799,001	80,667,130	(4,084,988)	230,381,143
Net result for the year		3,649,529	-	-	3,649,529
Other Comprehensive Income:					
Fair Value adjustment on equity investment assets	5.1,8.1	-	-	2,628,041	2,628,041
Net asset revaluation increment/(decrement)	8.1	-	62,567,811	-	62,567,811
Total comprehensive income		157,448,530	143,234,941	(1,456,947)	299,226,525
Balance at end of the financial year		157,448,530	143,234,941	(1,456,947)	299,226,525

		Accumulated Surplus 2023 \$	Restated Asset Revaluation Reserve 2023 \$	Fair Value Reserve 2023 \$	Restated Total Equity 2023 \$
2023					
Balance at beginning of the financial year		146,885,026	84,921,184	(5,377,639)	226,428,571
Adjustment Prior period error on valuation of land	11	-	(4,433,634)	-	(4,433,634)
Adjusted/Restated opening balance		146,885,026	80,487,550	(5,377,639)	221,994,937
Net result for the year		6,913,975	-	-	6,913,975
Other Comprehensive Income:					
Fair Value adjustment on equity investment assets	5.1,8.1	-	-	1,292,651	1,292,651
Net asset revaluation increment/(decrement)	8.1	-	179,580	-	179,580
Total comprehensive income		153,799,001	80,667,130	(4,084,988)	230,381,143
Balance at end of the financial year		153,799,001	80,667,130	(4,084,988)	230,381,143

The above statement should be read with the accompanying notes.

Note 1 Overview

1.1 Reporting entity

- (a) The Brighton Council was established in 1863 and is a body corporate with perpetual succession and a common seal. Council's main office is located at 1 Tivoli Road Old Beach.
- (b) The purpose of the Council is to:
- provide for health, safety and welfare of the community;
 - to represent and promote the interests of the community;
 - provide for the peace, order and good government in the municipality.

1.2 Basis of accounting

These financial statements are a general purpose financial report that consists of Statements of Comprehensive Income, Financial Position, Changes in Equity, Cash Flows, and notes accompanying these financial statements for the 2024 financial year. The general purpose financial report complies with Australian Accounting Standards, other authoritative pronouncements of the Australian Accounting Standards Board, and the *Local Government Act 1993 (LGA1993) (as amended)*. Council has determined that it does not have profit generation as a prime objective. Consequently, where appropriate, Council has elected to apply options and exemptions within accounting standards that are applicable to not-for-profit entities.

This financial report has been prepared on the accrual and going concern basis.

All amounts are presented in Australian dollars.

Unless otherwise stated, all accounting policies are consistent with those applied in the prior year. Where appropriate, comparative figures have been amended to accord with current presentation, and disclosure has been made of any material changes to comparatives.

1.3 Use of judgements and estimates

Judgements and Assumptions

In the application of Australian Accounting Standards, Council is required to make judgements, estimates and assumptions about carrying values of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances, the results of which form the basis of making the judgements. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period or in the period of the revision and future periods if the revision affects both current and future periods.

Council has made no assumptions concerning the future that may cause a material adjustment to the carrying amounts of assets and liabilities within the next reporting period. Judgements made by Council that have significant effects on the financial report are disclosed in the relevant notes as follows:

Employee entitlements

Assumptions are utilised in the determination of Council's employee entitlement provisions. These assumptions are discussed in note 7.3.

Defined benefit superannuation fund obligations

Actuarial assumptions are utilised in the determination of Council's defined benefit superannuation fund obligations. These assumptions are discussed in note 8.4.

Fair value of property, infrastructure, plant & equipment

Assumptions and judgements are utilised in determining the fair value of Council's property, plant and equipment including useful lives and depreciation rates. These assumptions are discussed in note 6.1.

Investment in water corporation

Assumptions utilised in the determination of Council's valuation of its investment in TasWater are discussed in note 5.1.

1.4 Functions/Activities of the Council

(a) Revenue, expenditure and assets attributable to each function as categorised in (c) below:

	Grants \$	Other \$	Total Revenue \$	Total Expenditure \$	Surplus/ (Deficit) \$	Assets \$
Building Services						
2023 - 2024	1,293,890	322,510	1,616,400	2,362,954	(746,554)	32,919,209
2022 - 2023	-	396,311	396,311	1,760,418	(1,364,107)	26,583,518
Community Services						
2023 - 2024	622,726	-	622,726	1,076,495	(453,769)	-
2022 - 2023	1,017,526	2,409	1,019,935	1,000,729	19,206	-
Corporate Services						
2023 - 2024	-	1,013,741	1,013,741	2,740,443	(1,726,702)	-
2022 - 2023	-	1,082,040	1,082,040	2,716,221	(1,634,181)	-
Environmental Health/Environmental Management						
2023 - 2024	30,818	310,024	340,842	501,354	(160,512)	-
2022 - 2023	-	333,182	333,182	392,755	(59,573)	-
Parks and Recreation						
2023 - 2024	993,687	454,196	1,447,883	2,509,262	(1,061,379)	14,935,241
2022 - 2023	91,117	414,542	505,659	2,312,598	(1,806,939)	14,137,741
Planning Services						
2023 - 2024	47,901	352,072	399,973	1,108,009	(708,036)	-
2022 - 2023	121,782	326,957	448,739	1,039,037	(590,298)	-
Rates & Charges						
2023 - 2024	-	11,058,506	11,058,506	-	11,058,506	-
2022 - 2023	-	10,180,505	10,180,505	-	10,180,505	-
Roads, Streets & Bridges						
2023 - 2024	551,842	952,443	1,504,285	5,127,460	(3,623,176)	134,117,600
2022 - 2023	745,762	3,880,495	4,626,257	5,098,978	(472,721)	110,413,839
Tas Water						
2023 - 2024	-	739,200	739,200	-	739,200	49,933,926
2022 - 2023	-	739,200	739,200	-	739,200	47,305,885
Unallocated Services						
2023 - 2024	2,118,419	231,393	2,349,812	1,936,019	413,793	72,450,104
2022 - 2023	3,436,843	184,044	3,620,887	1,886,691	1,734,196	38,404,508
Waste Management						
2023 - 2024	-	2,967,013	2,967,013	3,048,856	(81,843)	-
2022 - 2023	-	2,695,529	2,695,529	2,526,842	168,687	-
Total						
2023 - 2024	5,659,283	18,401,098	24,060,381	20,410,852	3,649,529	304,356,079
2022 - 2023 - Restated	5,413,030	20,235,213	25,648,243	18,734,269	6,913,975	236,845,492

1.4 Functions/Activities of the Council (Continued)

(b) Reconciliation of Assets above with the Statement of Financial Position at 30 June:

	2024	2023
	\$	\$
Current assets	11,609,471	14,549,080
Non-current assets	292,746,608	226,730,046
	304,356,079	241,279,126

(c) Rates and Charges

Amount of rates raised each year for general rate and fire levy.

Corporate Services

Operation and co-ordination of council chambers, administration and councillors.

TasWater

Councils equity investment in Taswater infrastructure and dividends paid.

Parks and Recreation

Operation and maintenance of sporting facilities (includes active and passive recreation and recreation centres).

Planning Services

Administration of the town planning scheme, subdivisions and urban and rural renewal programs.

Building Services

The development and maintenance of building constructions standards.

Roads, streets and bridges

Construction, maintenance and cleaning of road, streets, footpaths, bridges, parking facilities and street lighting.

Community services

Administration and operation of dog registration, operation of pounds, control of straying stock, and noxious weeds. Operation of the Civic Centre and council halls and grounds. Community Development which provides for the implementation of a process by which strategies and plans can be developed so that the Council can fulfil their general responsibility for enhancing the quality of life of the whole community.

Environmental Health/Environmental Management

Environmental Health includes disease control, food surveillance, public-use building standards, health education and promotion, water quality, workplace safety and cemeteries. Environmental management includes strategies and programs for the protection of the environment and regulations of activities affecting the environment.

Waste Management

Collection, handling, processing and disposal of all waste materials.

Unallocated Services

Work not attributed elsewhere.

	2024	2023
	\$	\$
Note 2 Revenue		
Note 2.1 Rates and charges		
General	9,932,977	9,100,776
Garbage charge	2,098,194	1,893,903
Garbage charge - FOGO	457,129	405,152
Fire Levy	1,125,529	1,079,729
Waste Levy Charge	77,522	-
Total rates and charges	13,691,351	12,479,560

The date of the latest general revaluation of land for rating purposes within the municipality was 1 January 2018, and the valuation was first applied in the rating year commencing 1 July 2019. The Waste Levy was previously included in the Garbage Charge, but is now separately disclosed.

Accounting policy

Council recognises revenue from rates and annual charges for the amount it is expected to be entitled to at the beginning of the rating period to which they relate, or when the charge has been applied. Rates and charges in advance are recognised as a financial liability until the beginning of the rating period to which they relate.

Note 2.2 Statutory fees and fines

Infringements and costs	87,179	93,704
Town planning fees	352,072	326,957
Land information certificates	119,436	113,450
Permits	313,301	349,180
Total statutory fees and fines	871,987	883,291

Accounting policy

Statutory fees and fines are recognised as income when the service has been provided, the payment is received, or when the penalty has been applied, whichever first occurs

Note 2.3 User fees

Council Fees & Charges	422,747	518,564
Community Newspaper	14,779	22,491
Refuse Site Entry	334,169	396,473
Other Revenue	162,708	94,945
Total user fees	934,402	1,032,473

Accounting policy

Council recognises revenue from user fees and charges when or as the performance obligation is completed and the customer receives the benefit of the goods / services being provided.

Licences granted by Council are all either short-term or low value and all revenue is recognised at the time that the licence is granted rather than the term of the licence.

Notes to the Financial Report
For the Year Ended 30 June 2024

	2024	2023
	\$	\$
Note 2.4 Grants		
Grants were received in respect of the following:		
Summary of grants		
Federally funded grants	4,009,947	4,612,591
State funded grants	1,624,491	670,439
Others	24,845	130,000
Total	5,659,283	5,413,030
Grants - Recurrent		
Commonwealth Government Financial Assistance Grants	2,118,419	3,436,843
Department of Health	2,450	10,667
Department of Premier & Cabinet	47,900	74,729
Department of Industry	30,818	18,182
Department of Communities - Workforce Development	-	130,000
Department of State Growth - Jobs Tasmania	615,276	353,664
Department of Employment & Workplace Relations	5,000	-
The Crown in the Right of Tasmania	-	31,500
Central Highlands Council	-	10,000
Southern Midlands Council	-	10,000
Derwent Valley Council	-	10,000
Total recurrent grants	2,819,864	4,085,585
Capital grants received specifically for new or upgraded assets		
Commonwealth Government - Roads to Recovery	499,133	-
Department of Infrastructure & Regional Development - Local Roads Program	-	374,351
Department of Infrastructure Transport & Regional Development	230,000	-
Department of Agriculture Water & The Environment	-	21,238
Department of Industries	-	271,411
Centacare Evolve Housing	-	100,000
Department of Health	1,109,434	490,566
Department of Communities	906,155	69,879
Department of State Growth	52,709	-
Department of Industry, Science, Energy & Resources	22,142	-
Brighton Agricultural Society	15,045	-
Dogs Tasmania Club	4,800	-
Total capital grants	2,839,419	1,327,445
Total Grants	5,659,283	5,413,030

The Roads to Recovery Grant was not paid in the 2022/2023 year due to reporting requirements not being met. This Grant was received in the 2023/2024 financial year.

In both years the Commonwealth has made early payment of the grant instalments for the following year. The early receipt of instalments resulted in Commonwealth Government Financial Assistance Grants being above that originally budgeted in 2023-2024 by \$2,076,597, (2022-2023 \$2,513,698). There are no performance obligations associated with this grant. This has impacted the Statement of Comprehensive Income resulting in the net result for the year being under by \$437,101 (2022-2023 higher by \$1,023,965).

Unspent grants and contributions

Grants and contributions which were obtained on the condition that they be spent for specified purposes or in a future period, but which are not yet spent in accordance with those conditions, are as follows:

Operating		
Balance of unspent funds at 1 July	309,976	301,089
Add: Funds recognised as revenue in the reporting year but not yet spent in accordance with the condition	-	-
Add: Funds received and not recognised as revenue in the current year	455,850	231,258
Less: Funds recognised as revenue in previous years that have been spent during the reporting year	(181,316)	-
Less: Funds received in prior year but revenue recognised and funds spent in current year	(81,168)	(222,371)
Balance of unspent funds at 30 June	503,342	309,976
Capital		
Balance of unspent funds at 1 July	2,141,771	997,274
Add: Funds recognised as revenue in the reporting year but not yet spent in accordance with the condition	-	-
Add: Funds received and not recognised as revenue in the current year	-	1,235,614
Less: Funds recognised as revenue in previous years that have been spent during the reporting year	(2,041,944)	(91,117)
Less: Funds received in prior year but revenue recognised and funds spent in current year	-	-
Balance of unspent funds at 30 June	99,827	2,141,771
Total unspent funds - disclosed as contract liability (refer note 7.4)	603,168	2,451,747

	2024	2023
	\$	\$
Accounting policy		
Council recognises untied grant revenue and those without performance obligations when received. In cases where funding includes specific performance obligations or is to acquire or construct a recognisable non-financial asset, a liability is recognised for funds received in advance and recognises income as obligations are fulfilled.		
The performance obligations are varied based on the agreement, but include events and programs.		
Each performance obligation is considered to ensure that the revenue recognition reflects the transfer of control and within grant agreements there may be some performance obligations where control transfers at a point in time and others which have continuous transfer of control over the life of the contract. Where control is transferred over time, generally the input methods being either costs or time incurred are deemed to be the most appropriate methods to reflect the transfer of benefit.		
For construction projects, this is generally as the construction progresses in accordance with costs incurred since this is deemed to be the most appropriate measure of the completeness of the construction project as there is no profit margin. For acquisitions of assets, the revenue is recognised when the asset is acquired and controlled by the Council.		

Note 2.5 Contributions

(a) Cash		
Public Open Space	294,630	192,510
Total	294,630	192,510
(b) Non-monetary assets		
Land - Subdivision Donation	-	2,908,922
Total	-	2,908,922
Total contributions	294,630	3,101,432

Accounting policy		
Council recognises contributions without performance obligations when received. In cases where the contributions is for a specific purpose to acquire or construct a recognisable non-financial asset, a liability is recognised for funds received in advance and income recognised as obligations are fulfilled.		

Note 2.6 Interest

Interest on financial assets	373,941	306,857
Interest on rates	42,082	26,721
Total interest	416,023	333,578

Accounting policy		
Interest income		
Interest is recognised progressively as it is earned.		

Note 2.7 Commercial Activities

Professional Services & Private Works	1,011,203	1,027,605
Rental income	321,784	234,824
In-Kind Support	39,886	37,807
Total commercial activities	1,372,873	1,300,236

Council does not consider this a Significant Business Activity.

Accounting policy		
Professional Services & Private Works Income		
Professional Services & Private Works Income is recognised when the services has been provided.		
Rental income		
Rents are recognised as revenue when the payment is due. Rental payments received in advance are recognised as a payable until they are due.		

Operating leases as lessor		
Council is a lessor and enters into agreements with a number of lessees. These include commercial and non-commercial agreements. Where leases are non-commercial agreements, these are generally with not for profit, such as sporting, organisations. In these cases subsidised or peppercorn rents are charged because Council recognises part of its role is community service and community support. In these situations, Council records lease revenue on an accruals basis and records the associated properties as part of land and buildings within property, plant and equipment. Buildings are recognised at depreciated replacement cost.		
Where leases are commercial agreements, but properties leased are part of properties predominantly used by Council for its own purposes, Council records lease revenue on an accruals basis and records the associated properties as part of land and buildings within property, plant and equipment. Buildings are recognised at depreciated replacement cost.		

	2024	2023
	\$	\$
Note 2.8 Net gain/(loss) on disposal of property, infrastructure, plant and equipment.		
Proceeds of sale	242,478	875,804
Write down value of assets disposed	(208,277)	(472,557)
Total Net gain/(loss) on disposal	34,201	403,247

Accounting policy

Gains and losses on asset disposals

The profit or loss on sale of an asset is determined when control of the asset has irrevocably passed to the buyer.

Note 2.9 Investment revenue from water corporation		
Dividend revenue received	739,200	739,200
Total investment revenue from water corporation	739,200	739,200

Accounting policy

Investment revenue

Dividend revenue is recognised when Council's right to receive payment is established and it can be reliably measured.

Note 3 Expenses

Accounting policy

Expenses

Expenses are recognised in the Statement of Comprehensive Income when a decrease in future economic benefits related to a decrease in asset or an increase of a liability has arisen that can be measured reliably.

Note 3.1 Employee benefits		
Wages and salaries	6,241,739	5,922,764
Workers compensation	87,631	72,120
Payroll Tax	214,387	211,559
Superannuation	566,108	499,355
Other Employee Related Expenses	243,081	213,450
	7,352,945	6,919,248
Less amounts capitalised	(251,339)	(223,363)
Total employee benefits	7,101,606	6,695,885

Accounting policy

Employee benefits

Employee benefits include, where applicable, entitlements to wages and salaries, annual leave, sick leave, long service leave, superannuation and any other post-employment benefits.

	2024	2023
	\$	\$
Note 3.2 Materials and services		
Bank Fees	32,015	34,169
Building Maintenance	828,452	382,292
Climate Resilience	652	31,345
Collection Fees	41,735	39,899
Community Liasion	17,744	20,726
Community Newspaper	81,416	79,144
Contract Recycling	636,861	370,700
Fire Abatement	16,697	28,529
FOGO Collection & Disposal	300,292	327,984
GIS CAD CVS and other software	125,416	109,315
Internal Contractors	179,704	234,703
Land Tax	68,428	49,342
Insurance Premiums	282,780	239,612
Refuse Collection	257,038	238,778
Weed Control	83,124	93,435
Planning Legal Fees & Masterplans	231,557	223,519
Building Overheads	207,247	181,305
Reserve Maintenance	896,622	762,911
Road & Bridge Maintenance	757,121	847,734
Telephones	70,781	75,245
Street Lighting	152,561	136,008
Waste Bin Replacement	68,498	63,928
Waste Transfer Station & Tipping Expense	1,188,789	1,004,343
Waste Education	37,488	-
Printing & Stationery	31,950	28,263
Postage	33,741	39,975
Other	619,593	698,782
Total materials and services	7,248,302	6,341,986

Accounting policy

Materials and services expense

Expenses are recognised in the Statement of Comprehensive Income when a decrease in future economic benefits related to a decrease in asset or an increase of a liability has arisen that can be measured reliably.

Routine maintenance, repair costs, and minor renewal costs are expensed as incurred. Where the repair relates to the replacement of a component of an asset and the cost exceeds the capitalisation threshold the cost is capitalised and depreciated. The carrying value of the replaced asset is expensed.

Note 3.3 Contributions

State Fire Commission Levy	1,112,860	1,065,953
Cycling South	3,000	3,000
Tasmanian Canine Defence League	76,219	58,794
Local Government Association of Tasmania	50,683	49,381
Derwent Estuary	15,856	15,545
Valuation Charges	39,874	57,980
Southern Tasmanian Tourism	-	6,840
Southern Tasmanian Councils Association	7,715	2,424
Total contributions	1,306,206	1,259,917

Accounting policy

Contributions

Contributions to external organisations are expensed as incurred.

	2024	2023
	\$	\$
Note 3.4 Depreciation and amortisation		
<i>Property</i>		
Buildings	694,216	564,165
<i>Plant and Equipment</i>		
Plant and Vehicles	274,691	284,791
Furniture and Equipment	42,302	46,270
Small Machinery	10,398	8,817
<i>Infrastructure</i>		
Roads	2,537,758	2,534,012
Bridges	187,927	154,697
Drainage	397,036	364,647
<i>Intangible assets</i>		
Intangible assets	-	9,180
Total depreciation and amortisation	4,144,328	3,966,580

Accounting policy

Depreciation and amortisation expense

Buildings, land improvements, plant and equipment, infrastructure and other assets having limited useful lives are systematically depreciated over their useful lives to Council in a manner which reflects consumption of the service potential embodied in those assets. Estimates of remaining useful lives and residual values are made on a regular basis with major asset classes reassessed annually. Depreciation and amortisation rates and methods are reviewed annually.

Where assets have separate identifiable components that are subject to regular replacement, these components are assigned distinct useful lives and remaining values and a separate depreciation rate is determined for each component.

Land, heritage, artwork and road earthwork assets are not depreciated on the basis that they are assessed as not having a limited useful life.

Straight line depreciation is charged based on the residual useful life as determined each year.

Major depreciation and amortisation periods used are listed below and are consistent with the prior year unless stated:

Period

Buildings	
buildings	50 years
building improvements	50 years
Plant and Equipment	
plant, machinery and equipment	5-10 years
fixtures, fittings and furniture	5-10 years
computers and telecommunications	5-10 years
leased plant and equipment	5-10 years
Roads	
road pavements and seals	5-40 years
road substructure	70-100 years
road formation and earthworks	100 years
road kerb, channel and minor culverts	50-60 years
Bridges	
bridges deck	20-80 years
bridges substructure	20-80 years
Other Infrastructure	
footpaths and cycleways	15-40 years
drainage	80-100 years
recreational, leisure and community facilities	80 years
waste management	50 years
parks, open space and streetscapes	50 years
Intangible assets	
intangible assets	3-10 years

	2024	2023
	\$	\$
Note 3.5 Commercial Activities		
Professional Services and Private Works	166,645	27,395
Total commercial activities	166,645	27,395

Accounting Policy

Commercial Activities

Professional Services and private works are expenses that are incurred when work is undertaken for another Council or business organisation.

Note 3.6 Other expenses		
External auditors' remuneration (Tasmanian Audit Office)	57,435	36,979
Audit Panel Fees	8,500	-
Grants and Donations	52,442	55,541
Councillors' allowances	214,059	205,915
Councillors' Expenses	54,349	160,178
Bad Debt Write Off net of provision movement	10,548	21,696
Total other expenses	397,334	480,309

External audit fees for 2023/2024 Annual audit \$53,000 & Other Acquitalls \$4,435 & 2022/2023 Annual audit \$31,440 & Other Acquitalls

Accounting policy

Other expenses

Expenses are recognised in the Statement of Comprehensive Income when a decrease in future economic benefits related to a decrease in an asset, or an increase of a liability has arisen that can be measured reliably.

Note 4 Current Assets

Note 4.1 Cash and cash equivalents

Cash on hand	4,179	3,062
Cash at bank	3,267,443	10,117,955
Total cash and cash equivalents	3,271,621	10,121,017

Council's cash and cash equivalents are subject to a number of internal and external restrictions that limit amounts available for discretionary or future use. These include:

i) Deposits held (note 7.2)	760,354	517,270
ii) Leave Provisions (note 7.3)	1,520,320	1,443,048
iii) Unexpended Grant (note 7.4)	603,168	2,451,747
Restricted funds	2,883,843	4,412,065
Total uncommitted cash and cash equivalents	387,779	5,708,952
Total investments (note 4.3)	700,215	2,650,206
Total unrestricted funds	1,087,994	8,359,158

Council's cash and cash equivalents are currently low due to the impending settlement of the newly built Medical Centre in September

Accounting policy

Cash and cash equivalents

For the purposes of the Statement of Cash Flows, cash and cash equivalents include cash on hand, deposits at call, and other highly liquid investments with original maturities of three months or less, net of outstanding bank overdrafts.

Restricted funds

- i) Includes refundable subdivision and half deposits held in trust by Council for completion of specific purposes.
- ii) Represents grant funding received in advance until specific performance obligations required under funding arrangements are completed.
- iii) Long Service and Annual Leave provisions - This figure is provided for information only and has had the effect of putting the unrestricted cash & cash equivalents into the negative. Leave is not treated as an unrestricted item.

	2024	2023
	\$	\$
Note 4.2 Trade and other receivables		
Current		
Rates debtors	383,088	323,425
Infringements	266,682	234,829
Licences	18,659	12,740
Other debtors	685,564	337,978
Provision for expected credit loss - other debtors	(34,106)	(35,541)
GST receivable	54,893	15,381
Total	1,374,780	888,812
Non-current		
Mortgages over land sold	64,039	62,114
Total	64,039	62,114
Total trade and other receivables	1,438,819	950,926
Reconciliation of movement in expected credit loss		
Carrying amount at 1 July	(35,541)	(13,845)
Increase / (decrease) in provision recognised in profit or loss	1,435	(21,696)
Carrying amount at 30 June	(34,106)	(35,541)

For ageing analysis of the financial assets, refer to note 8.7

Accounting policy

Trade and other receivables

Trade receivables that do not contain a significant financing component are measured at amortised cost, which represents their transaction value. Impairment is recognised on an expected credit loss (ECL) basis. When determining whether the credit risk has increased significantly since initial recognition, and when estimating the ECL, Council considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis based on Council's historical experience, an informed credit assessment and forward-looking information. Council has established a provision matrix to facilitate the impairment assessment.

For rate debtors, Council takes the view that unpaid rates represent a charge against the rateable property that will be recovered when the property is next sold. For non-rate debtors, Council uses the presumptions that assets more than 30 days past due have a significant increase in credit risk and those more than 90 days will likely be in default. Council writes off receivables when there is information indicating that the debtor is in severe financial difficulty and there is no realistic prospect of recovery.

	2024	2023
	\$	\$
Note 4.3 Investments		
Current		
Managed funds	700,215	1,950,206
Term deposits - more than 3 months	-	700,000
Total investments	700,215	2,650,206

Accounting policy

Investments

Investment in financial assets with cash flows that are not solely payments of principal and interest are classified and measured at fair value through profit or loss, irrespective of the business model. As Council's Managed funds are actively managed and their performance is evaluated on a fair value basis, these investments are mandatorily required to be measured at fair value through profit or loss.

Note 4.4 Other Assets		
Prepayments	27,438	81,450
Accrued Income	282,340	268,459
Total Other Assets	309,777	349,909

Note 4.5 Assets held for sale		
Land held for resale	5,953,078	539,136
Total assets held for sale	5,953,078	539,136

Council has decided to sell land that is no longer required. Several parcels have been identified and are expected to be sold within one year. The land is valued at the lower of carrying value and fair value less cost to sell. In the 2023/2024 Council built a medical centre on land held for resale, it is expected that the property settlement will occur on the completed building in September 2024. During the 2022/2023 year land that was previously valued in land held for resale has been identified as not for sale and was transferred back at fair value to Land. Contracts that were previously extended have also been settled within this year.

Accounting policy

Assets held for sale

A non-current asset held for sale (including disposal groups) is measured at the lower of its carrying amount and fair value less costs to sell, and is not subject to depreciation. Non-current assets, disposal groups and related liabilities are treated as current and classified as held for sale if their carrying amount will be recovered through a sale transaction rather than through continuing use. This condition is regarded as met only when the sale is highly probable and the asset's sale (or disposal group sale) is expected to be completed within 12 months from the date of classification.

Note 5 Investments

Note 5.1 Investment in water corporation		
Opening balance	47,305,885	46,013,234
Change in fair value of investment	2,628,041	1,292,651
Total investment in water corporation	49,933,926	47,305,885

Council has derived returns from the water corporation as disclosed at note 2.9.

Accounting policy

Equity Investment

As Council's investment in TasWater is held for long-term strategic purposes, Council has elected under AASB 9: *Financial Instruments* to irrevocably classify this equity investment as designated at fair value through other comprehensive income. Subsequent changes in fair value on designated investments in equity instruments are recognised in other comprehensive income (for fair value reserve, refer note 9.1) and not reclassified through the profit or loss when derecognised. Dividends associated with the equity investments are recognised in profit and loss when the right of payment has been established and it can be reliably measured.

Fair value was determined by using Council's ownership interest against the water corporation's net asset value at balance date. At 30 June 2024, Council holds 2.64% (2023 2.70%) ownership interest in TasWater which is based on Schedule 2 of the Corporation's Constitution.

Note 6	Non-current assets		Restated
Note 6.1	Property, infrastructure, plant and equipment	2024	2023
		\$	\$
	Summary		
	at cost	6,211,544	7,723,995
	Less accumulated depreciation	(2,699,192)	(2,721,572)
		3,512,352	5,002,424
	at fair value as at 30 June	322,254,481	237,741,930
	Less accumulated depreciation	(83,018,190)	(67,815,941)
		239,236,291	169,925,989
	Total	242,748,643	174,928,413
	Property		
	Land		
	at fair value as at 30 June	14,935,241	14,137,741
		14,935,241	14,137,741
	Land under roads		
	at fair value at 30 June	57,264,241	18,790,891
		57,264,241	18,790,891
	Total Land	72,199,482	32,928,632
	Buildings		
	at fair value as at 30 June	36,318,312	28,518,869
	Less accumulated depreciation	(3,399,103)	(1,935,351)
	Total Buildings	32,919,209	26,583,518
	Total Property	105,118,691	59,512,150
	Plant and Equipment		
	Plant, machinery and equipment		
	at cost	2,626,028	2,485,632
	Less accumulated depreciation	(1,319,267)	(1,365,691)
		1,306,761	1,119,941
	Furniture and Equipment		
	at cost	1,418,990	1,418,990
	Less accumulated depreciation	(1,234,022)	(1,191,721)
		184,968	227,270
	Small Machinery		
	at cost	182,447	209,012
	Less accumulated depreciation	(145,903)	(164,160)
		36,544	44,852
	Total Plant and Equipment	1,528,273	1,392,062
	Infrastructure		
	Roads		
	at fair value as at 30 June	140,093,225	128,173,487
	Less accumulated depreciation	(54,334,603)	(49,703,417)
		85,758,622	78,470,070
	Bridges		
	at fair value as at 30 June	9,012,610	8,665,138
	Less accumulated depreciation	(3,250,501)	(2,937,254)
		5,762,109	5,727,884
	Drainage		
	at fair value as at 30 June	64,630,852	39,455,804
	Less accumulated depreciation	(22,033,982)	(13,239,919)
		42,596,869	26,215,885
	Total Infrastructure	134,117,600	110,413,839

Note 6.1 Property, infrastructure, plant and equipment (cont.)	2024	Restated 2023
	\$	\$
Works in progress		
Buildings at cost	15,581	858,125
Roads at cost	1,797,484	2,752,236
Reserves at cost	170,545	-
Drainage at cost	470	-
Total Works in progress	1,984,080	3,610,361
Total property, infrastructure, plant and equipment	242,748,643	174,928,413

Notes to the Financial Report
For the Year Ended 30 June 2024

Note 6.1 Property, infrastructure, plant and equipment (cont.)

Reconciliation of property, infrastructure, plant and equipment

2024	Balance at beginning of financial year	Acquisition of assets *	Revaluation increments (decrements) (note 8.1)	Depreciation and amortisation (note 3.4)	Written down value of disposals	Transfers In/Out	Balance at end of financial year
Property							
Land	14,137,741	880,000		-	(82,500)	-	14,935,241
Land under roads	18,790,891	-	38,473,350	-	-	-	57,264,241
Total land	32,928,632	880,000	38,473,350	-	(82,500)	-	72,199,482
Buildings	26,583,518	2,356,905	3,814,877	(694,216)	-	858,125	32,919,209
Total buildings	26,583,518	2,356,905	3,814,877	(694,216)	-	858,125	32,919,209
Total property	59,512,150	3,236,905	42,288,227	(694,216)	(82,500)	858,125	105,118,691
Plant and Equipment							
Plant, machinery and equipment	1,119,941	587,288	-	(274,691)	(125,777)	-	1,306,761
Furniture and Equipment	227,270	-	-	(42,302)	-	-	184,968
Small Machinery	44,852	2,090	-	(10,398)	-	-	36,544
Total plant and equipment	1,392,063	589,378	-	(327,391)	(125,777)	-	1,528,273
Infrastructure							
Roads	78,470,070	3,794,660	3,279,412	(2,537,758)		2,752,236	85,758,621
Bridges	5,727,884	-	222,152	(187,927)		-	5,762,109
Drainage	26,215,885	-	16,778,020	(397,036)	-	-	42,596,869
Total infrastructure	110,413,839	3,794,660	20,279,584	(3,122,721)	-	2,752,236	134,117,599
Works in progress							
Buildings	858,125	15,581	-	-	-	(858,125)	15,581
Roads	2,752,236	1,797,484	-	-	-	(2,752,236)	1,797,484
Reserves	-	170,545	-	-	-	-	170,545
Drainage	-	470	-	-	-	-	470
Total works in progress	3,610,361	1,984,080	-	-	-	(3,610,361)	1,984,080
Total property, infrastructure, plant and equipment	174,928,413	9,605,023	62,567,811	(4,144,328)	(208,277)	-	242,748,643

* Acquisition of Assets does not include any non-monetary contributions, note 2.5(b).

Note 6.1 Property, infrastructure, plant and equipment (continued)

Reconciliation of property, infrastructure, plant and equipment (continued)

2023	Balance at beginning of financial year	Acquisition of assets *	Restated Revaluation increments (decrements) (note 8.1)	Depreciation and amortisation (note 3.4)	Written down value of disposals	Restated Transfers In/Out	Restated Balance at end of financial year
Property							
Land	11,932,117	-	1,690,241	-	-	515,383	14,137,741
Land under roads	18,790,891	-	-	-	-	-	18,790,891
Total land	30,723,008	-	1,690,241	-	-	515,383	32,928,632
Buildings	24,865,543	449,279	1,660,980	(564,165)	-	171,881	26,583,518
Total buildings	24,865,543	449,279	1,660,980	(564,165)	-	171,881	26,583,518
Total property	55,588,551	449,279	3,351,221	(564,165)	-	687,264	59,512,150
Plant and Equipment							
Plant, machinery and equipment	1,262,187	180,102	-	(284,791)	(37,557)	-	1,119,941
Furniture and equipment	266,249	7,291	-	(46,270)	-	-	227,270
Small machinery	33,105	20,564	-	(8,817)	-	-	44,852
Total plant and equipment	1,561,541	207,957	-	(339,878)	(37,557)	-	1,392,063
Infrastructure							
Roads	88,463,018	3,116,435	(10,600,768)	(2,534,012)	-	25,397	78,470,070
Bridges	4,994,675	33,969	853,937	(154,697)	-	-	5,727,884
Drainage	24,393,565	45,411	2,141,556	(364,647)	-	-	26,215,885
Total infrastructure	117,851,258	3,195,815	(7,605,275)	(3,053,356)	-	25,397	110,413,839
Works in progress							
Buildings	171,881	858,125	-	-	-	(171,881)	858,125
Roads	25,397	2,752,236	-	-	-	(25,397)	2,752,236
Total works in progress	197,278	3,610,361	-	-	-	(197,278)	3,610,361
Total property, infrastructure, plant and equipment	175,198,628	7,463,412	(4,254,054)	(3,957,399)	(37,557)	515,383	174,928,413

* Acquisition of Assets does not include any non-monetary contributions, note 2.5(b).

Note 6.1 Property, infrastructure, plant and equipment (continued)

Accounting policy

Recognition and measurement of assets

Acquisitions of assets are initially recorded at cost. Cost is determined as the fair value of the assets given as consideration plus costs incidental to the acquisition.

Property, plant and equipment and infrastructure received in the form of contributions, are recognised as assets and revenues at fair value by Council valuation where that value exceeds the recognition thresholds for the respective asset class. Fair value is the price that would be received to sell the asset in an orderly transaction between market participants at the measurement date.

Where assets are constructed by Council, cost includes all materials used in construction, direct labour, borrowing costs incurred during construction, and an appropriate share of directly attributable variable and fixed overheads.

The following classes of assets have been recognised. In accordance with Council's policy, the threshold limits detailed below have applied when recognising assets within an applicable asset class and unless otherwise stated are consistent with the prior year:

	Threshold \$'000
Land	
Land	10
Land under roads	10
Land improvements	10
Buildings	
Buildings	10
Building improvements	10
Leasehold building improvements	10
Heritage buildings	10
Plant and Equipment	
Plant, machinery and equipment	5
Fixtures, fittings and furniture	5
Computers and telecommunications	5
Leased plant and equipment	5
Roads	
Road pavements and seals	10
Road substructure	10
Road formation and earthworks	10
Road kerb, channel and minor culverts	10
Bridges	
Bridges deck	10
Bridges substructure	10
Other Infrastructure	
Footpaths and cycleways	10
Drainage	10
Recreational, leisure and community facilities	10
Waste management	10
Parks, open space and streetscapes	10
Off street car parks	10

Note 6.1 Property, infrastructure, plant and equipment (continued)

Accounting policy (Cont.)

Revaluation

Council has adopted the following valuation bases for its non-current assets:

Land	fair value
Plant and machinery	cost
Furniture, fittings and office equipment	cost
Stormwater and drainage infrastructure	fair value
Roads and streets infrastructure	fair value
Bridges	fair value
Buildings	fair value
Parks, recreation facilities and community amenities	cost
Heritage	cost
Investment in water corporation	fair value

Subsequent to the initial recognition of assets, non-current physical assets, other than plant and equipment, small machinery and work in progress, are measured at their fair value in accordance with AASB 116 *Property, Plant & Equipment* and AASB 13 *Fair Value Measurement*. At balance date, Council reviewed the carrying value of the individual classes of assets measured at fair value to ensure that each asset class materially approximated its fair value. Where the carrying value materially differed from the fair value at balance date the class of asset was revalued.

In addition, Council undertakes a formal revaluation of land, buildings, and infrastructure assets on a regular basis to ensure valuations represent fair value. The valuation is performed either by experienced Council officers or independent experts.

Fair value valuations are determined in accordance with a valuation hierarchy. Changes to the valuation hierarchy will only occur if an external change in the restrictions or limitations of use on an asset result in changes to the permissible or practical highest and best use of the asset.

Where the assets are revalued, the revaluation increments are credited directly to the asset revaluation reserve except to the extent that an increment reverses a prior year decrement for that class of asset that had been recognised as an expense in which case the increment is recognised as revenue up to the amount of the expense. Revaluation decrements are recognised as an expense except where prior increments are included in the asset revaluation surplus for that class of asset in which case the decrement is taken to the reserve to the extent of the remaining increments. Within the same class of assets, revaluation increments and decrements within the year are offset.

Impairment of assets

Impairment losses are recognised in the statement of comprehensive income under other expenses.

Reversals of impairment losses are recognised in the statement of comprehensive income under other revenue.

Land under roads

Council recognised the value of land under roads it controls at fair value.

	2024	2023
	\$	\$
Note 6.2 Intangible assets		
Software at cost	30,000	220,103
less accumulated amortisation	(30,000)	(220,103)
Total intangible assets	-	-

Accounting policy

Intangible assets

Intangible assets with finite lives that are acquired separately are carried at cost less accumulated amortisation and accumulated impairment losses. Amortisation is recognised on a straight-line basis over their estimated useful lives. The estimated useful life and amortisation method are reviewed at the end of each reporting period, with the effect of any changes in estimate being accounted for on a prospective basis. Intangible assets with indefinite useful lives that are acquired separately are carried at cost less accumulated impairment losses.

In accordance with Council's policy, the threshold limits applied when recognising intangible assets is \$5,000 and consistent with the prior year.

The estimated useful lives for current and comparative periods are as follows:

Software developed in-house

5 years

	2024	2023
	\$	\$
Note 7 Current liabilities		
Note 7.1 Trade and other payables		
Trade payables	150,350	297,190
Accrued expenses	825,092	679,405
GST payable	12,123	27,323
Total trade and other payables	987,565	1,003,918

Accounting policy

Trade and other payables

Liabilities are recognised for amounts to be paid in the future for goods and services provided to Council as at balance date whether or not invoices have been received. General Creditors are unsecured, not subject to interest charges and are normally settled within 30 days of invoice receipt.

For ageing analysis of trade and other payables, refer to note 8.7

Note 7.2 Deposits Held		
Refundable subdivision deposits	733,803	510,066
Refundable hall booking deposits	26,551	7,204
Total deposits held	760,354	517,270

Accounting policy

Deposits Held

Amounts received as subdivision bonds and hall booking deposits are held in respect of damage indemnity, facilities booking and various performance related sureties.

	Annual leave	Long service leave	Total
Note 7.3 Provisions			
2024			
Balance at beginning of the financial year	749,141	693,907	1,443,048
Net Additional provisions	65,572	11,700	77,272
Balance at the end of the financial year	814,713	705,607	1,520,320
Current	814,713	568,318	1,383,031
Non-current	-	137,289	137,289
Total provisions	814,713	705,607	1,520,320
2023			
Balance at beginning of the financial year	611,345	632,586	1,243,931
Net Additional provisions	137,796	61,321	199,117
Balance at the end of the financial year	749,141	693,907	1,443,048
Current	749,141	693,907	1,443,048
Non-current	-	-	-
Total provisions	749,141	693,907	1,443,048
(a) Employee benefits	2024	2023	
Employee Numbers (Head Count)	75	74	

	2024 \$	2023 \$
Accounting policy		
Employee benefits		
<i>i) Short term obligations</i>		
Liabilities for wages and salaries, including non-monetary benefits, annual leave and accumulating sick leave expected to be wholly settled within 12 months after the end of the period in which the employees render the related service are recognised in respect of employees' services up to the end of the reporting period and are measured at the amounts expected to be paid when the liabilities are settled. The liability for annual leave is recognised in the provision for employee benefits. All other short-term employee benefit obligations are presented as payables.		
<i>ii) Other long term employee benefit obligations</i>		
The liability for long service leave and annual leave which is not expected to be wholly settled within 12 months after the end of the period in which the employees render the related service is recognised in the provision for employee benefits and measured as the present value of expected future payments to be made in respect of services provided by employees up to the end of the reporting period using the projected unit credit method. Consideration is given to expected future wage and salary levels, experience of employee departures and periods of service. Expected future payments are discounted using market yields at the end of the reporting period on national government bonds with terms to maturity and currency that match, as closely as possible, the estimated future cash outflows.		
The obligations are presented as current liabilities in the statement of financial position if the entity does not have an unconditional right to defer settlement for at least twelve months after the reporting date, regardless of when the actual settlement is expected to occur.		
<i>iii) Sick leave</i>		
No accrual is made for sick leave as Council experience indicates that, on average, sick leave taken in each reporting period is less than the entitlement accruing in that period, and this experience is expected to recur in future reporting periods. Council does not make payment for untaken sick leave.		
<i>iv) Defined benefit plans</i>		
A liability or asset in respect of defined benefit superannuation plans would ordinarily be recognised in the statement of financial position, and measured as the present value of the defined benefit obligation at the reporting date plus unrecognised actuarial gains (less unrecognised actuarial losses) less the fair value of the superannuation fund's assets at that date and any unrecognised past service cost. The present value of the defined benefit obligation is based on expected future payments which arise from membership of the fund to the reporting date, calculated annually by independent actuaries using the projected unit credit method. Consideration is given to expected future wage and salary levels, experience of employee departures and periods of service. However, when this information is not reliably available, Council accounts for its obligations to defined benefit plans on the same basis as its obligations to defined contribution plans i.e as an expense when it becomes payable.		
Council makes superannuation contributions for a number of its employees to the Quadrant Defined Benefits Fund (the Fund), a sub-fund of the Tasplan Superannuation Fund (Tasplan). The Quadrant Defined Benefits Fund has been classified as a multi-employer sponsored plan. As the Fund's assets and liabilities are pooled and are not allocated by employer, the Actuary is unable to allocate benefit liabilities, assets and costs between employers. As provided under paragraph 34 of AASB 119 <i>Employee Benefits</i> , Council does not use defined benefit accounting for these contributions. Refer Note 8.4.		
<i>v) Defined contribution plans</i>		
Contributions to defined contribution plans are recognised as an expense as they become payable. Prepaid contributions are recognised as an asset to the extent that a cash refund or a reduction in the future payments is available.		

	2024	2023
	\$	\$
Note 7.4 Contract Liabilities		
Rates and charges in advance	330,719	328,365
Grant Liability	603,168	2,451,747
Infrastructure Contribution	207,428	-
Total Contract Liabilities	1,141,315	2,780,112

Accounting policy

Council recognised the following contract liabilities with customers:

- i) Rates and charges in advance represents amounts received by Council prior to the commencement of the rating or charging period. Revenue is recognised by council at the beginning of the rating or charge period to which the advance payment relates.
- ii) Upfront sundry debtor payments are recognised as a contract liability until invoices are raised in accordance with AASB 15 and recognition is met.
- iii) Infrastructure Contributions are amounts that have been received by Council in relation to upgrading of Council assets outside the budget process. Revenue will be recognised when expenditure is undertaken.

Note 7.5 Interest-bearing loans and borrowings

Borrowings - secured	720,000	720,000
Total interest bearing loans and borrowings	720,000	720,000

Borrowings

Borrowings are secured over rates payable

The maturity profile for Council's borrowings is

Within one year	720,000	-
Later than one year and not later than five years	-	720,000
Total	720,000	720,000

Accounting policy

Interest bearing liabilities

The borrowing capacity of Council is limited by the *Local Government Act 1993*. Interest bearing liabilities are initially recognised at fair value, net of transaction costs incurred. Subsequent to initial recognition these liabilities are measured at amortised cost. Any difference between the proceeds (net of transaction costs) and the redemption amount is recognised in the Statement of Comprehensive Income over the period of the liability using the effective interest method.

Interest is expensed as it accrues and no interest has been capitalised during the current or comparative reporting period. There have been no defaults or breaches of the loan agreement during the period. Borrowings are secured by way of mortgages over the general rates of the Council.

Note	8	Other financial information	Restated Balance at beginning of reporting year	Restated Increment/(Decrement)	Restated Balance at end of reporting year
Note	8.1	Reserves	\$	\$	\$
		(a) Asset revaluation reserve			
		2024 Property			
		Land	10,257,589	-	10,257,589
		Land Under Roads	6,500,967	38,473,350	44,974,317
		Buildings	3,911,784	3,814,877	7,726,661
			20,670,340	42,288,227	62,958,567
		Infrastructure			
		Roads	39,148,833	3,279,412	42,428,245
		Bridges	2,932,930	222,152	3,155,082
		Drainage	17,915,027	16,778,020	34,693,047
			59,996,790	20,279,584	80,276,374
		Total asset revaluation reserve	80,667,130	62,567,811	143,234,941
		2023 Property			
		Land	8,567,348	1,690,241	10,257,589
		Land under Roads	6,500,967	-	6,500,967
		Buildings	2,250,804	1,660,980	3,911,784
			17,319,119	3,351,221	20,670,340
		Infrastructure			
		Roads	49,749,601	(10,600,768)	39,148,833
		Bridges	2,078,993	853,937	2,932,930
		Drainage	15,773,471	2,141,556	17,915,027
			67,602,065	(7,605,275)	59,996,790
		Total asset revaluation reserve	84,921,184	(4,254,054)	80,667,130
The asset revaluation reserve was established to capture the movements in asset valuations upon the periodic revaluation of Council's assets.					
		(b) Fair value reserve			
		2024 Equity Investment assets			
		Investment in water corporation	(4,084,988)	2,628,041	(1,456,947)
		Total fair value reserve	(4,084,988)	2,628,041	(1,456,947)
		2023 Equity Investment assets			
		Investment in water corporation	(5,377,639)	1,292,651	(4,084,988)
		Total fair value reserve	(5,377,639)	1,292,651	(4,084,988)

Council has to designate its investment in Taswater as an equity investment at fair value through other comprehensive income. Subsequent changes in fair value are reflected in the reserve and will not be reclassified through the profit or loss when derecognised.

	2024	Restated 2023
	\$	\$
Asset Revaluation Reserve	143,234,941	80,667,130
Fair Value Reserve	(1,456,947)	(4,084,988)
Total Reserves	141,777,994	76,582,142

	2024	2023
	\$	\$
Note 8.2 Reconciliation of cash flows from operating activities to surplus (deficit)		
Net results for the year	3,649,529	6,913,975
Depreciation/amortisation	4,144,328	3,966,580
(Profit)/loss on disposal of property, infrastructure, plant and equipment	(34,201)	(403,247)
Contributions non monetary	-	(2,908,922)
Capital grants received specifically for new or upgraded assets	(2,839,419)	(1,327,445)
<i>Change in assets and liabilities:</i>		
Decrease/(increase) in trade and other receivables	(487,892)	1,933,940
Decrease/(increase) in other assets	40,131	(76,608)
Increase/(decrease) in trade and other payables	(16,353)	309,114
Increase/(decrease) in provisions	77,272	199,117
Increase/(decrease) in contract liabilities	(1,638,797)	1,147,655
Net cash provided by/(used in) operating activities	2,894,599	9,754,158
 Reconciliation of liabilities arising from financing activities		
Cash received from bonds held	(462,153)	(378,892)
Cash repayments from bonds held	219,070	109,447
Net cash provided by/(used in) financing activities	(243,084)	(269,445)
 Note 8.3 Reconciliation of cash and cash equivalents		
Cash and cash equivalents (see note 4.1)	3,271,621	10,121,017
Total reconciliation of cash and cash equivalents	3,271,621	10,121,017

Note 8.4 Superannuation

Council makes superannuation contributions for a number of its employees to the Quadrant Defined Benefits Fund (the Fund), a sub-fund of Spirit Super. The fund has been classified as a multi-employer sponsored plan. As the Fund's assets and liabilities are pooled and are not allocated by employer, the Actuary is unable to allocate benefit liabilities, assets and costs between employers. As provided under paragraph 34 of AASB 119 *Employee Benefit*, Council does not use defined benefit accounting for these contributions.

For the year ended 30 June 2024 Council contributed 3.5% (2023, 3.5%) of employees' gross income to the Fund. Assets accumulate in the fund to meet member benefits as they accrue, and if assets within the fund are insufficient to satisfy benefits payable, Council is required to meet its share of the deficiency.

Deloitte Consulting Pty Ltd undertook the last actuarial review of the Fund at 30 June 2023. The review disclosed that at that time the net market value of assets available for funding member benefits was \$48,442,000, the value of vested benefits was \$39,789,000 the surplus over vested benefits was \$8,653,000, the value of total accrued benefits was \$39,479,000 and the number of members in the fund was 77. These amounts relate to all members of the Fund at the date of valuation and no asset or liability is recorded in the Spirit Super's financial statements for Council employees.

The financial assumptions used to calculate the Accrued Benefits for the Fund were:

- Net Investment Return 4.5% p.a.
- Salary Inflation 3.00% p.a.
- Price Inflation n/a

The actuarial review concluded that:

- The value of assets of the Fund was adequate to meet the liabilities of the Fund in respect of vested benefits as at 30 June 2023
- The value of assets of the Fund was adequate to meet the value of the liabilities of the Fund in respect of accrued benefits as at 30 June 2023.
- Based on the assumptions used, and assuming the Employer contributes at the levels described below, the value of the assets is expected to continue to be adequate to meet the value of the liabilities of the Fund in respect of vested benefits at all times during the period up to 30 June 2023.

Given the strong financial position of the Fund, the Actuary recommended that the Council consider their contribution holiday and contribute 0% of salaries towards the defined benefit arrangements in the Fund from 1 July 2024 until 1 July 2027. This contribution rate is subject to normal review processes which include reviewing the contribution rate if needed to respond to extreme movements in financial markets. In addition, employers pay contributions towards defined benefit members' accumulation accounts where required by agreements.

The Actuary will continue to undertake a brief review of the financial position of the Fund at the end of each financial year to confirm that the contribution rates remain appropriate. The next full triennial actuarial review of the Fund will have an effective date of 30 June 2026 and is expected to be completed late in 2026.

Council also contributes to other accumulation schemes on behalf of a number of employees; however the Council has no ongoing responsibility to make good any deficiencies that may occur in those schemes.

During the year Council made the required superannuation contributions for all eligible employees to an appropriate complying superannuation fund as required by the *Superannuation Guarantee (Administration) Act 1992*.

As required in terms of paragraph 148 of AASB 119 *Employee Benefits*, Council discloses the following details:

- The 2023 actuarial review used the "aggregate" funding method. This is a standard actuarial funding method. The results from this method were tested by projecting future fund assets and liabilities for a range of future assumed investment returns. The funding method used is consistent with the method used at the previous actuarial review in 2020.

Under the aggregate funding method of financing the benefits, the stability of the Councils' contributions over time depends on how closely the Fund's actual experience matches the expected experience. If the actual experience differs from that expected, the Councils' contribution rate may need to be adjusted accordingly to ensure the Fund remains on course towards financing members' benefits.

- In terms of Rule 15.2 of the Spirit Super Trust Deed (Trust Deed), there is a risk that employers within the Fund may incur an additional liability when an Employer ceases to participate in the Fund at a time when the assets of the Fund are less than members' vested benefits. Each member of the Fund who is an employee of the Employer who is ceasing to Participate is required to be provided with a benefit at least equal to their vested benefit. However, there is no provision in the Trust Deed requiring an employer to make contributions other than its regular contributions up to the date of cessation of contributions.
- The application of Fund assets on Spirit Super being wound-up is set out in Rule 20.2. This Rule provides that expenses and taxation liabilities should have first call on the available assets. Additional assets will initially be applied for the benefit of the then remaining members and/or their Dependents in such manner as the Trustee considers equitable and appropriate in accordance with the Applicable Requirements (broadly, superannuation and taxation legislative requirements and other requirements as determined by the regulators).

The Trust Deed does not contemplate the Fund withdrawing from Spirit Super.

- The Fund is a defined benefit Fund.
- The Fund has been classified as a multi-employer sponsored plan. As the Fund's assets and liabilities are pooled and are not allocated by employer, the Actuary is unable to allocate benefit liabilities, assets and costs between employers. Thus the Fund is not able to prepare standard AASB119 defined benefit reporting.
- During the reporting period the amount of contributions paid to defined benefits schemes was \$2,552 (2022-2023, \$2,563), and the amount paid to accumulation schemes was \$841,022 (2022-2023, \$770,018).

Note 8.4 Superannuation (continued)

- During the next reporting period the expected amount of contributions to be paid to defined benefits schemes is \$2,640, and the amount to be paid to accumulation schemes is \$915,000.
- As reported on the first page of this note, Assets exceeded accrued benefits as at the date of the last actuarial review, 30 June 2023. Favourable investment returns, since that date, has seen further improvements in the financial position of the Fund. The financial position of the Fund will be fully investigated at the actuarial review as at 30 June 2026.
- An analysis of the assets and vested benefits of sub-funds participating in the Scheme, prepared by Deloitte Consulting Pty Ltd as at 30 June 2023, showed that the Fund had assets of \$48.44 million and members' Vested Benefits were \$49.79 million. These amounts represented 0.17% and 0.15% respectively of the corresponding total amounts for Spirit Super.
- As at 30 June 2023 the Fund had 77 members and the total employer contributions and member contributions for the year ending 30 June 2023 were \$738,101 and \$190,798 respectively.

	2024 \$	2023 \$
Fund		
Defined benefits fund		
Employer contributions to Spirit Super	2,552	2,563
	<u>2,552</u>	<u>2,563</u>
Accumulation funds		
Employer contributions to all accumulation funds	841,022	770,018
	<u>841,022</u>	<u>770,018</u>

Note 8.5 Commitments

Capital Expenditure Commitments

Roads	99,826	99,826
Buildings	-	1,946,083
Total Capital expenditure commitments	<u>99,826</u>	<u>2,045,909</u>

Grants received for building projects that had not been completed in the 2022/2023 year have now been completed and revenue recognised in 2023/2024.

Contractual commitments

Contractual commitments at end of financial year but not recognised in the financial report are as follows:

Garbage collection contract	-	310,088
FOGO collection contract	30,665	783,540
Total contractual commitments	<u>30,665</u>	<u>1,093,628</u>

The tender for the Garbage collection contract will be undertaken in the 2024/25 financial year. This will mean a new contract will be signed for both garbage and fogo collection with the effective date being August 2024.

Note 8.6 Contingent liabilities and contingent assets

Contingent liabilities

There are no contingent liabilities or contingent assets

Note 8.7 Financial Instruments

Managing Financial Risk

Council has exposure to the following risks from its use of financial instruments:

- (a) Interest rate risk
- (b) Credit risk
- (c) Liquidity risk; and
- (d) Market risk.

The (General Manager/Chief Executive Officer) has overall responsibility for the establishment and oversight of Council's risk management framework. Risk management policies are established to identify and analyse risks faced by Council, to set appropriate risk limits and controls, and to monitor risks and adherence to limits.

(a) Interest rate risk

Interest rate risk refers to the risk that the value of a financial instrument or cash flows associated with the instrument will fluctuate due to changes in market interest rates. Interest rate risk arises from interest bearing financial assets and liabilities that we use. Non derivative interest bearing assets are predominantly short term liquid assets. Our interest rate liability risk arises primarily from long term loans and borrowings at fixed rates which exposes us to fair value interest rate risk.

Our loan borrowings are sourced from major Australian banks by a tender process. Finance leases are sourced from major Australian financial institutions. Overdrafts are arranged with major Australian banks. We manage interest rate risk on our net debt portfolio by:

- ensuring access to diverse sources of funding;
- reducing risks of refinancing by managing in accordance with target maturity profiles; and
- setting prudential limits on interest repayments as a percentage of rate revenue.

We manage the interest rate exposure on our debt portfolio by appropriate budgeting strategies and obtaining approval for borrowings from the Department of Treasury and Finance each year.

Investment of surplus funds is made with approved financial institutions under the *Local Government Act 1993*. We manage interest rate risk by adopting an

- conformity with State and Federal regulations and standards,
- capital protection,
- appropriate liquidity,
- diversification by credit rating, financial institution and investment product,
- monitoring of return on investment,
- benchmarking of returns and comparison with budget.

Maturity will be staggered to provide for interest rate variations and to minimise interest rate risk.

2024

	Weighted average interest rate	Floating interest rate	Fixed interest maturing in:			Non-interest bearing	Total
			1 year or less	Over 1 to 5 years	More than 5 years		
Financial assets							
Cash and cash equivalents	4.35%	3,267,443	-	-	-	4,179	3,271,621
Other Financial Services	5.05%	64,039	700,215	-	-	-	764,254
Trade and other receivables	9.85%	383,088	-	-	-	991,691	1,374,780
Investment in water corporation		-	-	-	-	49,933,926	49,933,926
Total financial assets		3,714,570	700,215	-	-	50,929,796	55,344,581
Financial liabilities							
Trade and other payables		-	-	-	-	987,565	987,565
Trust funds and deposits		-	-	-	-	760,354	760,354
Interest-bearing loans and borrowings	1.92%	-	-	-	-	720,000	720,000
Total financial liabilities		-	-	-	-	2,467,920	2,467,920
Net financial assets (liabilities)		3,714,570	700,215	-	-	48,461,877	52,876,661

2023

	Weighted average interest rate	Floating interest rate	Fixed interest maturing in:			Non-interest bearing	Total
			1 year or less	Over 1 to 5 years	More than 5 years		
Financial assets							
Cash and cash equivalents	4.10%	10,117,955	-	-	-	3,062	10,121,017
Other Financial Services	4.63%	62,114	2,650,206	-	-	-	2,712,320
Trade and other receivables	9.85%	323,425	-	-	-	565,387	888,812
Investment in water corporation		-	-	-	-	47,305,885	47,305,885
Total financial assets		10,503,494	2,650,206	-	-	47,874,334	61,028,034
Financial liabilities							
Trade and other payables		-	-	-	-	1,003,918	1,003,918
Trust funds and deposits		-	-	-	-	517,270	517,270
Interest-bearing loans and borrowings	1.92%	-	-	-	-	720,000	720,000
Total financial liabilities		-	-	-	-	2,241,188	2,241,188
Net financial assets (liabilities)		10,503,494	2,650,206	-	-	45,633,146	58,786,846

Note 8.7 Financial Instruments (Continued)

(b) Credit risk

Credit risk

Credit risk is the risk that a contracting entity will not complete its obligations under a financial instrument and cause Council to make a financial loss. Council have exposure to credit risk on some financial assets included in our Statement of Financial Position. To help manage this risk we only invest surplus funds with financial institutions which have a recognised credit rating specified in our investment policy.

Credit risk arises from Council's financial assets, which comprise cash and cash equivalents, and trade and other receivables. Council's exposure to credit risk arises from potential default of the counterparty, with a maximum exposure equal to the carrying amount of these instruments. Exposure at balance date is addressed in each applicable policy note. Council generally trades with recognised, creditworthy third parties, and as such collateral is generally not requested, nor is it Council's policy to securitise its trade and other receivables.

In addition, receivable balance are monitored on an ongoing basis with the result that Council's exposure to bad debts is not significant.

Council may also be subject to credit risk for transactions which are not included in the Statement of Financial Position, such as when Council provides a guarantee for another party. Details of our contingent liabilities are disclosed in note 8.6.

Credit quality of contractual financial assets that are neither past due nor impaired

	Financial Institutions (AAA credit rating)	Government agencies (BBB credit rating)	Other (min BBB credit rating)	Total
	\$	\$	\$	\$
2024				
Cash and cash equivalents	3,271,621	-	-	3,271,621
Total contractual financial assets	3,271,621	-	-	3,271,621
2023				
Cash and cash equivalents	10,121,017	-	-	10,121,017
Total contractual financial assets	10,121,017	-	-	10,121,017

Movement in Provisions for Impairment of Trade and Other Receivables

	2024	2023
	\$	\$
Balance at the beginning of the year	35,540	13,845
New Provisions recognised during the year	(1,434)	21,695
Balance at end of year	34,106	35,540

Ageing of Trade and Other Receivables

At balance date other debtors representing financial assets were past due but not impaired. These amounts relate to a number of independent customers for whom there is no recent history of default. The ageing of the Council's Trade and Other Receivables was:

	2024	2023
	\$	\$
Current (not yet due)	533,021	71,487
Past due by up to 30 days	9,574	59,680
Past due between 31 and 180 days	119,485	34,475
Past due between 181 and 365 days	134,759	212,313
Past due by more than 1 year	612,046	546,399
Total Trade & Other Receivables	1,408,886	924,354

Note 8.7 Financial Instruments (Continued)

(b) Credit risk (Continued)

Ageing of individually impaired Trade and Other Receivables

At balance date, other debtors representing financial assets with a nominal value of \$34,106 in 2023-2024 (2022-23 \$35,540) were impaired. The amount of the provision raised against these debtors was \$34,106 in 2023-2024 (2022-23 \$35,540). The individually impaired debtors relate to general and sundry debtor and have been impaired as a result of their doubtful collection. Included in this ageing of debtors are outstanding rates debts that are being recovered on the sale of the property. Many of the long outstanding past due amounts have been lodged with Council's debt collectors or are on payment arrangements.

The ageing of Trade and Other Receivables that have been individually determined as impaired at reporting date was:

	2024 \$	2023 \$
Current (not yet due)	-	-
Past due by up to 30 days	-	-
Past due between 31 and 180 days	-	-
Past due between 181 and 365 days	-	-
Past due by more than 1 year	34,106	35,540
Total Trade & Other Receivables	34,106	35,540

(c) Liquidity risk

Liquidity risk includes the risk that, as a result of our operational liquidity requirements:

- we will not have sufficient funds to settle a transaction on the date;
- we will be forced to sell financial assets at a value which is less than what they are worth; or
- we may be unable to settle or recover a financial assets at all.

The Council's exposure to liquidity risk is deemed insignificant based on prior periods' data and current assessment of risk.

The table below lists the contractual maturities for non-lease Financial Liabilities.

These amounts represent the discounted cash flow payments (ie principal only).

2024	6 mths or less \$	6-12 months \$	1-2 years \$	2-5 years \$	>5 years \$	Contracted Cash Flow \$	Carrying Amount \$
Trade and other payables	987,565	-	-	-	-	987,565	987,565
Trust funds and deposits	760,354	-	-	-	-	760,354	760,354
Interest-bearing loans and borrowings	720,000	-	-	-	-	720,000	720,000
Total financial liabilities	2,467,920	-	-	-	-	2,467,920	2,467,920

2023	6 mths or less \$	6-12 months \$	1-2 years \$	2-5 years \$	>5 years \$	Contracted Cash Flow \$	Carrying Amount \$
Trade and other payables	1,003,918	-	-	-	-	1,003,918	1,003,918
Trust funds and deposits	517,270	-	-	-	-	517,270	517,270
Interest-bearing loans and borrowings	-	-	-	720,000	-	-	696,773
Total financial liabilities	1,521,188	-	-	720,000	-	1,521,188	2,217,961

Note 8.7 Financial Instruments (Continued)

(d) Market risk

Market risk is the risk that the fair value or future cash flows of our financial instruments will fluctuate because of changes in market prices. Council's exposures to market risk are primarily through interest rate risk with only insignificant exposure to other price risks and no exposure to foreign currency risk. Refer to the previous Interest Rate risk discussion for details on market risk exposures.

Sensitivity disclosure analysis

Taking into account past performance, future expectations, economic forecasts, and management's knowledge and experience of the financial markets, the Council believes the following movements are 'reasonably possible' over the next 12 months:

- A parallel shift of +1% and -1% in market interest rates (AUD) from year-end rates.

The table below discloses the impact on net operating result and equity for each category of financial instruments held by Council at year-end, if the

		Interest rate risk			
		-1 %		+1%	
		-100 basis points		+100 basis points	
		Profit \$	Equity \$	Profit \$	Equity \$
2024	\$				
Financial assets:					
Cash and cash equivalents	3,267,443	(32,674)	(32,674)	32,674	32,674
Investments	764,254	(7,643)	(7,643)	7,643	7,643
Trade and other receivables	1,374,780	(13,748)	(13,748)	13,748	13,748
Financial liabilities:					
Interest-bearing loans and borrowings	720,000	(7,200)	(7,200)	7,200	7,200

		Interest rate risk			
		-1 %		+1%	
		-100 basis points		+100 basis points	
		Profit \$	Equity \$	Profit \$	Equity \$
2023	\$				
Financial assets:					
Cash and cash equivalents	10,117,955	(101,180)	(101,180)	101,180	101,180
Investments	2,712,320	(27,123)	(27,123)	27,123	27,123
Trade and other receivables	888,812	(8,888)	(8,888)	8,888	8,888
Financial liabilities:					
Interest-bearing loans and borrowings	720,000	(7,200)	(7,200)	7,200	7,200

Fair Value

The aggregate net fair values of financial assets and financial liabilities, both recognised and unrecognised, at balance date are as follows:

Financial Instruments	Total carrying amount as per		Aggregate net fair value	
	2024	2023	2024	2023
	\$	\$	\$	\$
Financial assets				
Cash and cash equivalents	3,271,621	10,121,017	3,271,621	10,121,017
Other financial assets	764,254	2,712,320	764,254	2,712,320
Trade and other receivables	1,319,887	888,812	1,374,780	888,812
Investment in water corporation	49,933,926	47,305,885	49,933,926	47,305,885
Total financial assets	55,289,688	61,028,034	55,344,581	61,028,034
Financial liabilities				
Trade and other payables	975,442	1,003,918	987,565	1,003,918
Trust funds and deposits	760,354	517,270	760,354	517,270
Interest-bearing loans and borrowings	720,000	720,000	720,000	720,000
Total financial liabilities	2,455,797	2,241,188	2,467,920	2,241,188

Note 8.8 Fair Value Measurements

Council measures and recognises the following assets at fair value on a recurring basis:

- Investment property
- Investment in water corporation
- Property, infrastructure plant and equipment
 - Land and land under roads
 - Buildings, including footpaths & cycleways
 - Roads
 - Bridges

Council does not measure any liabilities at fair value on a recurring basis.

Council also has assets measured at fair value on a non-recurring basis as a result of being reclassified as assets held for sale. These comprise of identified surplus land as disclosed in note 4.5. A description of the valuation techniques and the inputs used to determine the fair value of this land is included below under the heading 'Land held for sale'.

(a) Fair Value Hierarchy

AASB 13 *Fair Value Measurement* requires all assets and liabilities measured at fair value to be assigned to a level in the fair value hierarchy as follows:

- Level 1 Unadjusted quoted prices in active markets for identical assets or liabilities that the entity can access at the measurement date.
- Level 2 Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly.
- Level 3 Unobservable inputs for the asset or liability.

The table below shows the assigned level for each asset and liability held at fair value by the Council. The table presents the Council's assets and liabilities measured and recognised at fair value at 30 June 2024.

The fair values of the assets are determined using valuation techniques which maximise the use of observable data, where it is available, and minimise the use of entity specific estimates. If one or more of the significant inputs is not based on observable market data, the asset is included in level 3. This is the case for Council infrastructure assets, which are of a specialist nature for which there is no active market for similar or identical assets. These assets are valued using a combination of observable and unobservable inputs.

As at 30 June 2024

	Note	Level 1	Level 2	Level 3	Total
		\$	\$	\$	\$
Recurring fair value measurements					
Investment in water corporation	5.1	-	-	49,933,926	49,933,926
Land and land under roads	6.1	-	14,935,241	57,264,241	72,199,482
Buildings	6.1	-	32,919,209	-	32,919,209
Roads	6.1	-	-	85,758,622	85,758,622
Bridges	6.1	-	-	5,762,109	5,762,109
Drainage	6.1	-	-	42,596,869	42,596,869
		-	47,854,450	241,315,767	289,170,217
Non-recurring fair value measurements					
Assets held for sale	4.5	-	5,953,078	-	5,953,078
		-	5,953,078	-	5,953,078

As at 30 June 2023

	Note	Level 1	Level 2	Restated Level 3	Restated Total
		\$	\$	\$	\$
Recurring fair value measurements					
Investment in water corporation	5.1	-	-	47,305,885	47,305,885
Land and land under roads	6.1	-	14,137,741	18,790,891	32,928,632
Buildings	6.1	-	26,583,518	-	26,583,518
Roads	6.1	-	-	78,470,070	78,470,070
Bridges	6.1	-	-	5,727,884	5,727,884
Drainage	6.1	-	-	26,215,885	26,215,885
		-	40,721,259	176,510,615	217,231,874
Non-recurring fair value measurements					
Assets held for sale	4.5	-	539,136	-	539,136
		-	539,136	-	539,136

Note 8.8 Fair Value Measurements (Continued)

(a) Fair Value Hierarchy (Continued)

Transfers between levels of the hierarchy

There were no transfers between levels 1 and 2 during the year, nor between levels 2 and 3.

(b) Highest and best use

AASB 13 Fair Value Measurement, requires the fair value of non-financial assets to be calculated based on their "highest and best use". A number of Council assets are not being used for their highest and best use. This is mainly in relation to a number of Council buildings that are leased to community groups on a user pays system. A number of parcels of vacant land are also used throughout the municipality for parklands and sporting grounds. Council has identified that community groups require a place to meet and operate from at a minimal cost to their organisation which in turn contributes to a sense of community within the municipality. Council also sees that it has a commitment to the health and wellbeing of the ratepayers to provide adequate sporting grounds and recreational walking tracks.

(c) Valuation techniques and significant inputs used to derive fair values (Continued)

Land

Land fair values were determined by a qualified independent valuer LG Valuation Services Pty Ltd effective 30 June 2019. Since that date to ensure the current values represent fair value, Council have applied an index of 10% as at 30 June 2022 and 50% as at 30 June 2023, using the Index/adjustment factor from The Valuer Generals Office. The next full valuation is planned for 30 June 2026.

Land held for sale

Council identified land that is no longer required and is in the process of looking to see this within the next year. Land classified as held for sale during the reporting period was measured at the lower of its carrying amount and fair value less cost to sell at the time of reclassification.

Land under roads

The value of the Land Under Road network at 30 June 2024 is based on valuation data determined by the Valuer-General. The valuation approach uses adjusted land values and areas for all properties within the municipality depending upon its classification and then applying a discount appropriate to the respective classification. This adjustment is an unobservable input in the valuation. The market value of land varies significantly depending on the location of the land and the current market conditions. Currently land values range between \$0.79577 and \$58.18703 per square metre.

Buildings

The fair value of buildings were determined by a qualified independent valuer LG Valuation Services Pty Ltd valued 1st July 2018 but effective 30 June 2019. Indexation occurs for these buildings each year based on the ABS producer Price Index for the March quarter. This index takes into account the movement in construction costs for Hobart and is multiplied by the total building value, as at March 2024 this was 4.62%. Buildings are revalued every 5 years.

In determining the level of accumulated depreciation the asset has been disaggregated into significant components which exhibit useful lives. Allowance has been made for the typical asset life cycle and renewal treatments of each component, residual value at the time the asset is considered to be no longer available for use.

Infrastructure assets

All Council infrastructure assets were fair valued using written down current replacement cost. This valuation comprises the asset's gross replacement cost (GRC) less accumulated depreciation calculated on the basis of such cost to reflect the already consumed or expired future economic benefits of the asset. Council first determined the gross cost of replacing the full service potential of the asset and then adjusted this amount to take account of the expired service potential of the asset.

GRC was measured by reference to the lowest cost at which the gross future economic benefits of the asset could currently be obtained in the normal course of business. The resulting valuation reflects the cost of replacing the existing economic benefits based on an efficient set of modern equivalent assets to achieve the required level of service output.

The unit rates (labour and materials) and quantities applied to determine the GRC of an asset or asset component were based on the modern equivalent cost of replacement with a new asset including components that may not need to be replaced, such as earthworks.

The level of accumulated depreciation for infrastructure assets was determined based on the age of the asset and the useful life adopted by Council for the asset type. Estimated useful lives and residual values are disclosed in Note 6.1.

The calculation of GRC involves a number of inputs that require judgement and are therefore classed as unobservable. While these judgements are made by qualified and experienced staff, different judgements could result in a different valuation.

Note 8.8 Fair Value Measurements (Continued)

Roads, including footpaths & cycleways

Council categorises its road infrastructure into urban and rural roads and then further sub-categorises these into sealed and unsealed roads. Urban roads are managed in segments from major intersection to major intersection. All road segments are then componentised into formation, pavement, sub-pavement and seal (where applicable). Council assumes that environmental factors such as soil type, climate and topography are consistent across each segment. Council also assumes a segment is designed and constructed to the same standard and uses a consistent amount of labour and materials.

GRC is based on the road area multiplied by a unit price; the unit price being an estimate of labour and material inputs, services costs, and overhead allocations. Council assumes that pavements are constructed to depths of 250mm on sealed roads and 100mm on unsealed roads. For internal construction estimates, material and services prices are based on existing supplier contract rates or supplier price lists and labour wage rates are based on Council's Enterprise Bargaining Agreement (EBA). Where construction is outsourced, GRC is based on the average of completed similar projects over the last few years. Council engineers undertook a full revaluation in 2023 on current unit pricing. Indexation of road assets is undertaken each year based on the ABS Producer Price Index for road and bridge construction. The indexation used was for the June 2024 quarter this being 4.01%.

Bridges

A full valuation of bridges assets was undertaken by independent valuers, TasSpan, effective 30 June 2023. Each bridge is assessed individually and componentised into sub-assets representing the deck and sub-structure. The valuation is based on the material type used for construction and the deck and sub-structure area. Indexation of bridge assets is undertaken each year based on the ABS Producer Price Index for road and bridge construction. The indexation used was for the June 2024 quarter this being 4.01%

Drainage

A full valuation of drainage infrastructure was undertaken by Council's Engineer, effective 30 June 2024. Similar to roads, drainage assets are managed in segments; pits and pipes being the major components.

Consistent with roads, Council assumes that environmental factors such as soil type, climate and topography are consistent across each segment and that a segment is designed and constructed to the same standard and uses a consistent amount of labour and materials.

Other Infrastructure

Other infrastructure is not deemed to be significant in terms of Council's Statement of Financial Position.

(d) Valuation processes

Revaluation of Council assets is undertaken on a regular basis. Valuation of roads, drainage and bridges are undertaken every 5 years and land and buildings every 5 years by independent valuers. At the end of each financial year a review of all assets is undertaken to make sure that assets are still current and have a future economic benefit. Indexation of Council assets by independent sources is undertaken in between revaluation years. These independent sources are the Producer Price Index, the Valuer General Adjustment index and the Consumer Price Index.

Council's current policy for the valuation of property, infrastructure, plant and equipment, investment in water corporation and investment property (recurring fair value measurements) is set out in notes 5.1, 6.1 & 6.2 respectively.

Non-recurring fair value measurements are made at the point of reclassification by a registered valuer.

(e) Assets and liabilities not measured at fair value but for which fair value is disclosed

Council has assets and liabilities which are not measured at fair value, but for which fair values are disclosed in other notes.

Council borrowings are measured at amortised cost with interest recognised in profit or loss when incurred. The fair value of borrowings disclosed in note 8.7 is provided by Tascorp (level 2).

The carrying amounts of trade receivables and trade payables are assumed to approximate their fair values due to their short-term nature (Level 2).

Note 8.9 Events occurring after balance date

- (a) There are no events occurring after the balance date.

Note 9 Other matters

Note 9.1 Related party transactions

- (i) **Councillor Remuneration 2024**

Name	Position	Period	Allowances	Total Compensation AASB 124	Expenses ¹	Total allowances and expenses section 72
			\$	\$	\$	\$
Leigh Gray	Mayor	Full Year	\$59,936	\$59,936	-	\$59,936
Barbara Curran	Deputy Mayor	Full Year	\$33,394	\$33,394	-	\$33,394
Peter Geard	Councillor	Full Year	\$17,126	\$17,126	-	\$17,126
Aaron De La Torre	Councillor	Full Year	\$17,126	\$17,126	-	\$17,126
Philip Owen	Councillor	Full Year	\$17,126	\$17,126	\$402	\$17,528
Tennille Murtagh	Councillor	Full Year	\$17,126	\$17,126	-	\$17,126
Greg Irons	Councillor	Full Year	\$17,126	\$17,126	-	\$17,126
Michael Whelan	Councillor	Full Year	\$17,126	\$17,126	-	\$17,126
John McMaster	Councillor	Full Year	\$17,126	\$17,126	\$446	\$17,572
Total			\$213,211	\$213,211	\$848	\$214,059

Councillor Remuneration 2023

Name	Position	Period	Allowances	Total Compensation AASB 124	Expenses ¹	Total allowances and expenses section 72
			\$	\$	\$	\$
Leigh Gray	Mayor	Full Year	\$57,887	\$57,887	-	\$57,887
Barbara Curran	Deputy Mayor	Full Year	\$32,250	\$32,250	-	\$32,250
Wayne Garlick	Councillor	to 7/11/22	\$5,409	\$5,409	-	\$5,409
Peter Geard	Councillor	Full Year	\$16,540	\$16,540	-	\$16,540
Aaron De La Torre	Councillor	Full Year	\$16,540	\$16,540	-	\$16,540
Moya Jeffries	Councillor	to 7/11/22	\$5,409	\$5,409	-	\$5,409
Philip Owen	Councillor	Full Year	\$16,540	\$16,540	-	\$16,540
Jessica Whelan	Councillor	to 7/11/22	\$5,409	\$5,409	-	\$5,409
Tennille Murtagh	Councillor	Full Year	\$16,540	\$16,540	-	\$16,540
Greg Irons	Councillor	From 8/11/22	\$11,131	\$11,131	-	\$11,131
Michael Whelan	Councillor	From 8/11/22	\$11,131	\$11,131	-	\$11,131
John McMaster	Councillor	From 8/11/22	\$11,131	\$11,131	-	\$11,131
Total			\$205,915	\$205,915	-	\$205,915

¹ Section 72(1)cb of the *Local Government Act 1993* requires the disclosure of expenses paid to Councillors.

Note 9.1 Related party transactions (continued)
(ii) Key Management Personnel Remuneration 2024

Remuneration Band	Number of Employees	Short term employee benefits		Post employment benefits		Total \$
		Salary ¹ \$	Vehicles ² \$	Super-annuations ³ \$	Non-monetary Benefits ⁴	
\$260,000 to \$280,000	1	\$237,525	\$12,796	\$34,439	(\$22,723)	\$262,037
\$200,000 to \$220,000	1	\$152,450	\$12,546	\$31,289	\$4,373	\$200,658
\$180,000 to \$200,000	2	\$319,147	\$26,971	\$56,765	(\$13,746)	\$389,137
\$160,000 to \$180,000	1	\$128,614	\$10,044	\$18,957	\$8,876	\$166,491
Sub-total		\$837,736	\$62,357	\$141,450	(\$23,219)	\$1,018,323

Key Management Personnel Remuneration 2023

Remuneration Band	Number of Employees	Short term employee benefits		Post employment benefits		Total \$
		Salary ¹ \$	Vehicles ² \$	Super-annuation ³ \$	Non-monetary Benefits ⁴	
\$260,000 to \$280,000	1	\$222,195	\$12,894	\$31,105	(\$980)	\$265,214
\$200,000 to \$220,000	1	\$149,766	\$13,571	\$25,719	\$11,802	\$200,858
\$180,000 to \$200,000	2	\$286,317	\$29,138	\$43,279	\$19,896	\$378,630
\$160,000 to \$180,000	1	\$176,390	\$17,662	\$24,630	(\$41,166)	\$177,516
Sub-total		\$834,668	\$73,265	\$124,733	(\$10,448)	\$1,022,218

¹ Gross Salary includes all forms of consideration paid and payable for services rendered, compensated absences during the period and salary sacrifice

² Includes total cost of providing and maintaining vehicles provided for private use, including registration, insurance, fuel and other consumables, maintenance cost and parking (including notional value of parking provided at premises that are owned or leased and fringe benefits tax).

³ Superannuation means the contribution to the superannuation fund of the individual.

⁴ Non-monetary benefits include annual and long service leave movements and non-monetary benefits.

(iii) Remuneration Principles

Councillors

Councillors do not receive any superannuation, vehicle or any other monetary or non monetary benefits.

Executive

The employment terms and conditions of senior executives are contained in individual employment contracts and prescribe total remuneration, superannuation, annual and long service leave, vehicle and salary sacrifice provisions. In addition to their salaries, Council also provides non-cash benefits and contributes to post-employment superannuation plans on their behalf.

The performance of each senior executive, is reviewed annually which includes a review of the remuneration package. The terms of employment of the General Manager contains a termination clause that requires Council to provide a minimum notice period prior to termination of the contract.

(iv) Transactions with related parties

In accordance with s84(2)(b) of the *Local Government Act 1993*, no interests have been notified to the General Manager in respect of any body or organisation with which the Council has major financial dealings.

(v) Transactions with related parties that have not been disclosed

Most of the entities and people that are related parties of council live and operate within the municipality. Therefore, on a regular basis ordinary citizen transactions occur between Council and its related parties. Some examples include:

- Payment of rates
- Dog registration

Council has not included these types of transaction in its disclosure, where they are made on the same terms and conditions available to the general public.

Note 9.2 Other significant accounting policies and pending accounting standards

(a) Taxation

Council is exempt from all forms of taxation except Fringe Benefits Tax, Payroll Tax and the Goods and Services Tax.

Goods and services tax (GST)

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Tax Office. In these circumstances the GST is recognised as part of the cost of acquisition of the asset or as part of an item of the expense. Receivables and payables in the balance sheet are shown inclusive of GST.

Cash flows are presented in the Statement of Cash Flows on a gross basis, except for the GST component of investing and financing activities, which are disclosed as operating cash flows.

(b) Impairment of non-financial assets

At each reporting date, Council reviews the carrying value of its assets to determine whether there is any indication that these assets have been impaired. If such an indication exists, the recoverable amount of the asset, being the higher of the asset's fair value less costs to sell and value in use, is compared to the assets carrying value. Any excess of the assets carrying value over its recoverable amount is expensed to the Statement of Other Comprehensive Income, unless the asset is carried at the revalued amount in which case, the impairment loss is recognised directly against the revaluation reserve in respect of the same class of asset to the extent that the impairment loss does not exceed the amount in the revaluation surplus for that same class of asset. For non-cash generating assets of Council such as roads, drains, public buildings and the like, value in use is represented by the deprival value of the asset approximated by its written down replacement cost.

(c) Allocation between current and non-current

In the determination of whether an asset or liability is current or non-current, consideration is given to the time when each asset or liability is expected to be settled. The asset or liability is classified as current if it is expected to be settled within the next twelve months, being Council's operational cycle, or if Council does not have an unconditional right to defer settlement of a liability for at least 12 months after the reporting date.

(d) Financial guarantees

Financial guarantee contracts are recognised as a liability at the time the guarantee is issued. The liability is initially measured at fair value, and if there is material increase in the likelihood that the guarantee may have to be exercised, at the higher of the amount determined in accordance with AASB 137 *Provisions, Contingent Liabilities and Contingent Assets* and the amount initially recognised less cumulative amortisation, where appropriate. In the determination of fair value, consideration is given to factors including the probability of default by the guaranteed party and the likely loss to Council in the event of default.

(e) Contingent assets, contingent liabilities and commitments

Contingent assets and contingent liabilities are not recognised in the Statement of Financial Position, but are disclosed by way of a note and, if quantifiable, are measured at nominal value. Contingent assets and liabilities are presented inclusive of GST receivable or payable respectively.

Commitments are not recognised in the Statement of Financial Position. Commitments are disclosed at their nominal value inclusive of the GST payable.

(f) Budget

The estimated revenue and expense amounts in the Statement of Other Comprehensive Income represent revised budget amounts and are not audited.

(g) Adoption of new and amended accounting standards

In the current year, Council has reviewed and assessed all the new and revised Standards and Interpretations issued by the Australian Accounting Standards Board, and determined that none would have a material effect on Council's operations or financial reporting."

(h) Pending Accounting Standards

Certain new accounting standards and interpretations have been published that are not mandatory for 30 June 2024 reporting periods. Council's assessment of the impact of the relevant new standards and interpretations is set out below.

AASB 2022-10 Amendments to Australian Accounting Standards – Fair Value Measurement of Non-Financial Assets of Not-for-Profit Public Sector

This Standard modifies AASB 13 *Fair Value Measurement* for application by not-for-profit public sector entities such as Council. It includes authoritative implementation guidance when fair valuing non-financial assets, not held primarily for their ability to generate cash inflows. This includes guidance and clarification regarding the determination of an assets highest and best use, the development and use of internal assumptions for unobservable inputs and allows for greater use of internal judgements when applying the cost approach in the measurement and determination of fair values. Although Council is yet to fully determine the impact of this standard, the changes will be evaluated in the future assessment of all property and infrastructure assets measured at fair value. The Standard applies prospectively to annual periods beginning on or after 1 January 2025, with earlier application permitted.

Note 10 Correction of prior period error

Comparatives have been restated in the Statements of Comprehensive Income, Financial Position and Statement of changes in Equity. These changes are a result of prior period errors in accordance with AASB 108 *Accounting Policies, Changes in Accounting Estimates and Errors*. In preparation of the 2023/2024 financial statements, Council identified land that had been incorrectly valued.

The value of the error on the land and asset revaluation reserve totals was \$4,433,634.

As these adjustments reflected assets that existed in the prior period, an adjustment to the prior period balances has been made. This is classified as an error in accordance with AASB 108. The prior period adjustment are detailed below, with the Statements of Comprehensive Income, Financial Position and Changes in Equity balances as at 30 June 2023 restate as follows:

Statement of Comprehensive Income

Net asset revaluation increment/decrement, Total Other Comprehensive Income and Total Comprehensive results have all been updated.

Statement of Financial Position

Property, infrastructure, plant and equipment were decreased by \$4,433,634.

Total Non-Current Assets, Total Assets, Net Assets have all be subsequently updated as a result

Accumulated surplus and Total Equity were decreased by \$4,433,634

Statement of Changes in Equity

The opening balance of Asset Revaluation Reserve and Total Equity decreased by \$4,433,634.

The following prior year balances in note 6 have been restated due to the above error

	2023 (unadjusted) \$'000	2023 (adjusted) \$'000	2023 Prior year error adjustment \$'000
Total Property, Infrastructure, plant and equipment	179,362,047	174,928,413	(4,433,634)
Land			
at fair value as at 30 June	18,571,375	14,137,741	(4,433,634)
Total	18,571,375	14,137,741	(4,433,634)
 Reconciliation of Property, Infrastructure, plant and equipment			
Balance at beginning of financial year	175,198,628	175,198,628	-
Acquisition of assets	7,463,412	7,463,412	-
Revaluation increments/ (decrements)	179,580	(4,254,054)	(4,433,634)
Depreciation and amortisation	(3,957,399)	(3,957,399)	-
Written down value of disposals	(37,557)	(37,557)	-
Transfers in/out	515,383	515,383	-
Balance at end of financial year	179,362,047	174,928,413	-4,433,634
 Adjustment - Note 8.1 - Reserves			
Asset revaluation reserve			
Property			
Land	14,691,223	10,257,589	(4,433,634)
Total property reserve	25,103,974	20,670,340	(4,433,634)
Total asset revaluation reserve	85,100,764	80,667,130	(4,433,634)

Note	11	Management indicators	Benchmark	2024 \$'000	2023 \$'000	2022 \$'000	2021 \$'000
		(a) Underlying surplus or deficit					
		Adjusted Recurrent Income*		21,612	20,428	17,161	16,703
		less					
		Recurrent Expenditure		20,286	18,772	16,829	17,129
		Underlying surplus/deficit	0	1,326	1,655	331	(426)

The intent of the underlying result is to show the outcome of a council's normal or usual day to day operations.

*Adjusted recurrent income includes:

total income less capital grants less non-monetary assets less prepaid financial assistance grant current year add prepaid financial assistance grant prior year.

(b) Underlying surplus ratio							
Underlying surplus or deficit		1,326	1,655	331	(426)		
Recurrent income*		21,612	20,428	17,161	16,703		
Underlying surplus ratio %	0%	6%	8%	2%	(3%)		

This ratio serves as an overall measure of financial operating effectiveness.

(c) Net financial liabilities							
Liquid assets less		5,345	13,659	7,873	9,868		
total liabilities		5,129	6,464	4,539	5,296		
Net financial liabilities	0	216	7,195	3,334	4,572		

This measure shows whether Council's total liabilities can be met by its liquid assets. An excess of total liabilities over liquid assets

(d) Net financial liabilities ratio							
Net financial liabilities		(216)	(7,195)	(3,334)	(4,572)		
Recurrent income*		21,612	20,428	17,161	16,703		
Net financial liabilities ratio %	0% - (50%)	(1%)	(35%)	(19%)	(27%)		

This ratio indicates the net financial obligations of Council compared to its recurrent income.

(e) Asset consumption ratio

An asset consumption ratio has been calculated in relation to each asset class required to be included in the long-term strategic asset management plan of Council.

Transport Infrastructure

Fair value (Carrying amount)	91,547	84,197	93,457	84,601
Current replacement cost (Gross)	149,165	136,838	149,564	134,716
Asset consumption ratio %	61%	62%	62%	63%

Buildings

Fair value (Carrying amount)	32,919	26,583	24,866	21,541
Current replacement cost (Gross)	36,318	28,518	26,232	22,405
Asset consumption ratio %	91%	93%	95%	96%

Drainage

Fair value (Carrying amount)	42,596	26,215	24,393	22,740
Current replacement cost (Gross)	64,630	39,455	36,142	33,231
Asset consumption ratio %	66%	66%	67%	69%

This ratio indicates the level of service potential available in Council's existing asset base.

Council is tracking as per the asset management and long term financial plan

Note	11	Management indicators (continued)	2024 \$'000	2023 \$'000	2022 \$'000	2021 \$'000
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(f) Asset renewal funding ratio

An asset renewal funding ratio has been calculated in relation to each asset class required to be included in the long-term strategic asset management plan of Council.

Transport Infrastructure

Projected capital funding outlays**		37,480	42,009	46,542	51,752
Projected capital expenditure funding***		37,480	42,009	46,542	51,752
Asset renewal funding ratio %	90-100%	100%	100%	100%	100%

Buildings

Projected capital funding outlays**		12,461	15,075	17,341	18,545
Projected capital expenditure funding***		12,461	15,075	17,341	18,545
Asset renewal funding ratio %	90-100%	100%	100%	100%	100%

*** Value of projected capital expenditure funding for an asset identified in Council's long-term strategic asset management plan.

** Current value of projected capital funding outlays for an asset identified in Council's long-term financial plan.

This ratio measures Council's capacity to fund future asset replacement requirements.

(g) Asset sustainability ratio

Capex on replacement/renewal of existing assets		6,148	1,288	6,435	2,531
Annual depreciation expense		4,066	3,966	3,641	3,461
Asset sustainability ratio %	100%	151%	32%	177%	73%

This ratio calculates the extent to which Council is maintaining operating capacity through renewal of their existing asset base.

In the 2022/2023 year the capex is unusually low due to contractor and market conditions.

2024	Capital renewal expenditure \$'000	Capital new /upgrade expenditure \$'000	Total Capital Expenditure \$'000
By asset class			
Land	-	980	980
Buildings	1,158	1099	2257
Plant & Vehicle	587	-	587
Furniture & Equipment	-	-	-
Small Machinery	2	-	2
Roads	2,636	1159	3795
Bridges	-	-	-
Drainage	-	-	-
WIP	1765	219	1984
	6,148	3,457	9,605

2023	Capital renewal expenditure \$'000	Capital new /upgrade expenditure \$'000	Total Capital Expenditure \$'000
By asset class			
Land	-	-	-
Buildings	124	497	621
Plant & Vehicle	180	-	180
Furniture & Equipment	7	-	7
Small Machinery	20	-	20
Roads	215	18	233
Bridges	34	-	34
Drainage	-	45	45
WIP	908	2702	3,610
Total	1,488	3,262	4,750

Certification of the Financial Report

The financial report presents fairly the financial position of the Brighton Council as at 30 June 2024 and the results of its operations and cash flows for the year then ended, in accordance with the *Local Government Act 1993* (as amended), Australian Accounting Standards and other authoritative pronouncements issued by the Australian Accounting Standards Board.



Gillian Browne
Acting General Manager

Date : 28th October 2024

MATERIAL INSTITUTE

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ATTACHMENT

AGENDA ITEM 13.4

Monday 14 October 2024

Mr. James Dryburgh
Chief Executive Officer
Brighton Council
1 Tivoli Road
Old Beach TAS 7017

Dear James,

Re: Request for Extension of Lease Terms at 2a Eddington Street, Bridgewater 7030

We hope this letter finds you well. On behalf of Material Institute, we would like to express our sincere gratitude for the continued support and collaboration we have received from Brighton Council since the establishment of our activities at Bond Place, Gagebrook, and through our lease agreement for the premises at 2a Eddington Street, Bridgewater, since 2019. Our partnership with Council has been instrumental in allowing us to serve the residents of Brighton community, with a focus on children, young people and their families. The strength of the collaboration and the mutually aligned outcomes of our organisations social impact is clearly demonstrated in [Council's 2024/25 Annual Plan](#).

As a registered charity, Material Institute is committed to a future where all children, young people and their families in Lutruwita are healthy, thriving and able to achieve their full potential. Through our corporate sponsorship arrangement with the Musuem of Old and New Art (MONA), we are able to leverage significant professional services and organisational expertise across a range of areas. This includes a commitment from MONA to provide ongoing capital to support the charitable activities of Material Institute, most notably our core food education program [24 Carrot Gardens](#), now operating statewide.

Over the past five years, we have made substantial investments to enhance the site at 2a Eddington Street, and expand the services we provide to the community. These have included:

1. **General Repairs and Maintenance:** We have undertaken significant repairs and maintenance of the existing garden infrastructure, ensuring a safe and welcoming environment for all visitors. This has also included repairs and replacement of the eastern boundary fence, installation of a sophisticated security camera system, local area network for high-speed wifi access, and upgrades to the internal parking areas and driveways.

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2. Development of a Thriving, Abundant Food Garden and Plant Nursery: Whilst the site had previously been used as a commercial nursery, it was significantly under-utilised and had fallen into significant disrepair. Since becoming the caretakers of the site, our horticulture team have cultivated a thriving 1-hectare food garden, polytunnels, and a mixture of in-ground and raised garden beds. In addition, we have recently expanded capacity for production of heirloom vegetable seedlings & native plant propagation. These initiatives promote sustainable practices and provide fresh produce to local residents.
3. Capital investment to the value of 1.5M:
 - a. The Beauty Lab: In collaboration with strategic corporate, commercial, and philanthropic partners, we have established a state-of-the-art science laboratory valued at approximately \$500,000. The Beauty Lab offers hands-on science educational programming and operates as a social enterprise producing bespoke natural beauty products under the Material Institute brand. We intend to expand capacity in the future to integrate on-the-job training and work experience opportunities targeting local young people.
 - b. The Material Institute Kitchen: Nearing completion, this project represents a capital investment of approximately \$1.1 million. The facility will feature a commercial kitchen, a social enterprise café, and a cooking classroom, all designed to foster community engagement and provide vocational training opportunities.

Given these substantial investments and our commitment to the long-term success of these projects, we respectfully request an extension to the terms of our lease in the form of a 5 + 5 + 5-year agreement.

The extended lease term will provide several key benefits:

- **Long-Term Planning and Sustainability:** A stable lease arrangement will enable us to plan effectively for the future, ensuring the sustainability of our programs and initiatives.
- **Maximising Community Impact:** With the security of a longer lease, we can continue to develop and expand services that directly benefit the community, including educational programs, vocational training, and social enterprises.
- **Strengthening Partnerships:** An extended lease will solidify our relationships with funding providers and stakeholders, demonstrating a mutual commitment to long-term community development.

We believe that this extension aligns with the Council's objectives of supporting local charities and enhancing community services. Our ongoing projects not only enrich the lives of residents but also contribute positively to the local economy and social fabric.

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We kindly request the Council's consideration of this proposal and are available at your convenience to discuss the terms further. We are committed to maintaining the property to the highest standards and continuing our collaborative relationship with the Council.

Thank you for your attention to this matter. We look forward to the opportunity to continue our partnership and jointly serve our community for many years to come.

Yours sincerely,



Sarah Proud
CEO, Material Institute

sarah.proud@materialinstitute.org



Patrick Kelly
CEO, Museum of Old and New Art
Secretary/Treasurer, Material Institute
patrick@mona.net.au