



**Brighton
Council**

**Finance
Committee
Agenda**

5 November 2024

Name:

I N D E X

Finance Committee Meeting: 5th November 2024

NOTICE OF MEETING	3
AGENDA	4
Audio Recording of Meetings	4
1. Acknowledgement of Country	4
2. Apologies	4
3. Public Question Time and Deputations	4
4. Declaration of Interest	4
5. Business	5
5.1 Quarterly Finance Report - September 2024	5
5.2 Tea Tree Hall – Request for financial assistance for Subdivision fees	7
5.3 Old Beach Cricket Club Lease – Jetty Road Old Beach	10



**Brighton
Council**

Council Representatives: Cr Curran (Chairperson); Cr A De La Torre (Deputy Chairperson); Cr L Gray; Cr P Geard; Cr J McMaster; Cr P Owen & Cr M Whelan

NOTICE OF MEETING

Dear Councillor,

Notice is hereby given that the next **Finance Committee Meeting** will be held in the Council Chambers, Council Offices, Old Beach at **5.30 p.m.** on **Tuesday, 5th November 2024**, to discuss business as printed below.

Qualified Person Certification

I HEREBY CERTIFY that in accordance with Section 65 of the *Local Government Act 1993*, any advice, information and recommendation contained in the reports related to the Agenda have been prepared by persons who have the qualifications or experience necessary to give such advice, information and recommendations.

Dated at Old Beach this *31st* day of *October 2024*.

A handwritten signature in black ink, appearing to read 'James Dryburgh'. The signature is fluid and cursive, with a long horizontal stroke at the end.

James Dryburgh

CHIEF EXECUTIVE OFFICER

Being the General Manager as appointed by Brighton Council pursuant to Section 61 of the *Local Government Act 1993*

AGENDA

Audio Recording of Meetings

An audio recording of this Planning Authority Meeting will be made in accordance with our Audio Recording of Council and Committee Meetings Policy 7.11. The audio recording will be available on Council's website within seven (7) business days after the meeting.

1. Acknowledgement of Country

Brighton Council acknowledges the palawa/pakana (Tasmanian Aboriginal) community as the traditional and original owners of the skies, land and water of lutruwita (Tasmania) and forward our respect to their elders both past and present.

Brighton Council acknowledges the continued connection the Tasmanian Aboriginal people still have to the skies, land and water of lutruwita that provides them with the food, medicine and craft celebrated through ceremony today.

2. Apologies

3. Public Question Time and Deputations

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.

5. Business

5.1 Quarterly Finance Report - September 2024

Attachment(s): September Quarterly Report

Author: Director Corporate Services (G Browne)

Background

The attached Quarterly report is for consideration. It contains 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:

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

Attachment(s): Letter from Tea Tree Hall Committee Treasurer

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:

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
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RECOMMENDATION:

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

DECISION: