

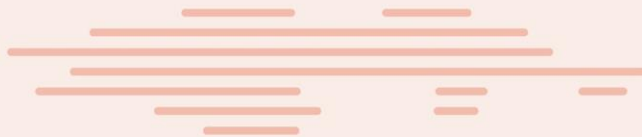


**Brighton
Council**

**Expression of Interest
Allied Health Services
Lease**

1 Bedford Street, Brighton





We acknowledge the traditional owners who once walked this country: the Mumirimina people.

The Mumirimina belonged to the Oyster Bay tribe. This was the largest tribe in Tasmania and covered 8000 square kilometres. kotalayna levee in Brighton was a significant meeting place where hundreds of generations of Aboriginal families hunted, gathered, corroboreed, camped and traded.

In the course of colonisation, dispossession of the Mumirimina was early, rapid and extensive.

We acknowledge the Tasmanian Aboriginal Community today as the continuing custodians of this land, and pay our respects to Elders past and present.

Through our words and actions we strive to build a community that reflects and respects the history and hopes for all the people of Brighton.



Background

Brighton Council are seeking an expression of interest (EOI) proposal from a suitably qualified applicant to provide Health and/or Wellbeing Services to the Brighton community and surrounding areas at our property known as 1 Bedford Street Brighton.

The proposed tenancy will comprise of a health/wellbeing professional to operate in a manner that is complementary to the local community and the facility and will join two current tenants, a GP and Dentist.

The successful application may be offered a lease of the particular areas within the building shown on the diagram (see Building Specifications’).

The expression of interest is a competitive process solely for the benefit of identifying a respondent with who the Brighton Council might enter further negotiations with.

The Council recognises and is committed to meeting the needs of the community, to have access to Council owned property through appropriate lease or hire arrangements.



About the Municipality

Brighton is located approximately 20 kilometres north-east of Hobart on the eastern side of the Derwent River and forms part of the urban-rural interface of Greater Hobart. The municipality is bordered by Derwent Valley, Southern Midlands and Clarence Councils and is traversed by the Midland Highway, East Derwent Highway, the main north-south railway line and the Jordan River.

The municipality consists of nine suburbs. Dromedary, Honeywood and Tea Tree are predominantly rural. Bridgewater, Brighton, Gagebrook, Herdsman’s Cove and Old Beach are predominantly urban and house the vast bulk of the population, and Pontville is a significant colonial era village.

Brighton has a proud rural heritage and today is home to wineries, cherry growers and a host of other niche produce.

The municipal area is approximately 170 square kilometres. It is Tasmania’s fastest growing community with a municipal population exceeding 19,000, and an annual growth rate well in excess

of 2 per cent. Brighton has a relatively young population with a median age of 34 compared to the State average of 42.

The main activity centre is in Bridgewater at Green Point / Cove Hill which provides two supermarkets and other key commercial, community and office services. However, the Brighton township has historically acted as a rural hub and with its rapid growth is becoming a more significant provider of commercial and community services.

Industrial land use is a key feature of the municipality and its future growth. It is centred upon the Transport Hub, which is the major transport interchange for Southern Tasmania. A number of associated industrial areas providing for warehousing and freight-related commercial development and clustering industries are expected to continue to develop and, together, will constitute one of the region's three major industrial conglomerations, with the most potential to expand further.

Brighton is home to a proud community with a strong sense of identity and optimism.

Brighton Council are host to several large project in the coming years including the new Bridgewater Bridge, the new Brighton High School, the new Brighton IGA and town square.

Building Description:

The building is located on the corner of Brighton's main Road and Bedford Street in the heart of the Brighton's commercial precinct.

The building is a single storey dwelling. 4 Entry points with:

- Office
- Reception
- Waiting area
- Kitchen
- laundry
- Unisex staff toilets
- Treatment rooms
- Consult rooms
- 3 public toilets (both male and female toilets which also includes disabled toilet)

Subject Location -Map

1 Bedford Street, Brighton 7030



EOI Inspections

Interested applicants may request an Inspection of the Premises by appointment with Ishita by calling 62 687000.

Attributes of the Premises Location

The property was built 10 years ago in a joint partnership with the State Government.

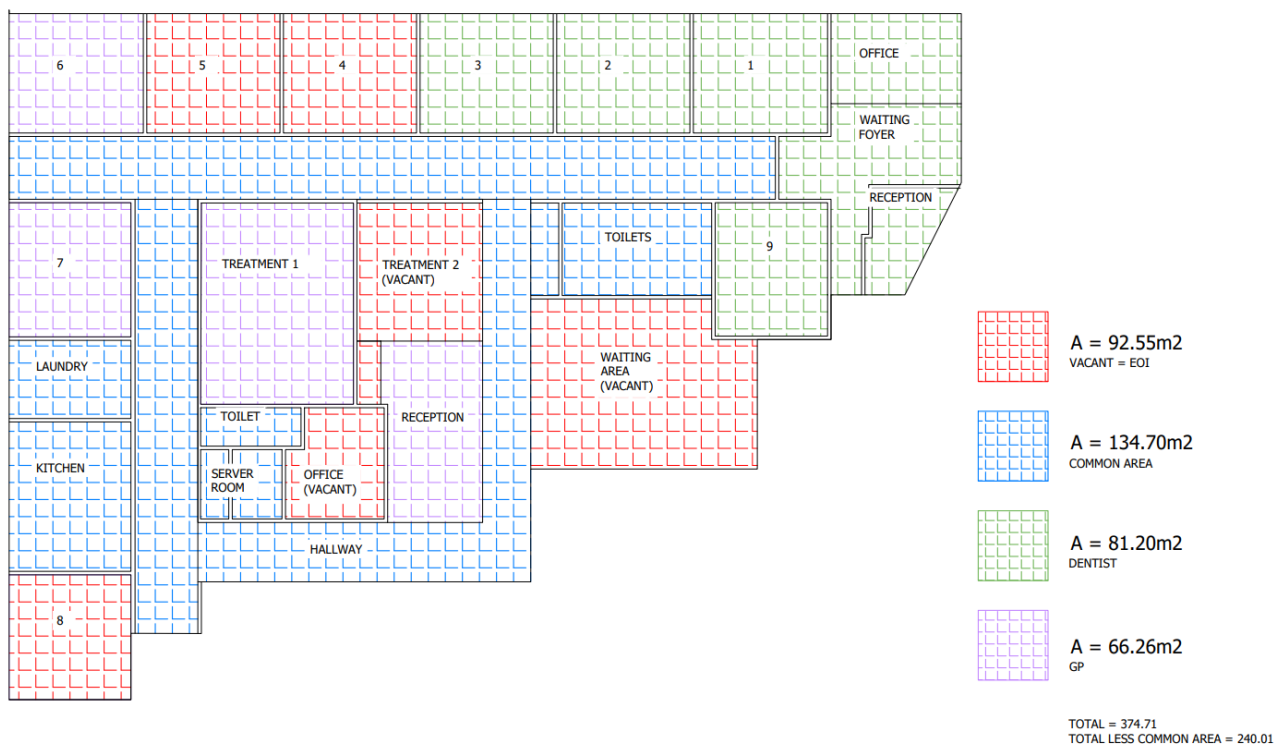
The Premise has the benefit of being in a busy commercial medical precinct. There is onsite and offsite parking.

Building Specifications

The total area of the building is 374.71m² and the leased area on offer is in Red totalling 95.55m².

- 3 Consult rooms (Number 4,5,8)
- 1 Office
- 1 Treatment room (2)
- Waiting area

Plus the use of the common/shared areas in blue.



Lease details

Term of lease – to be negotiated.

Hours of use – not limited.

Lease amount – to be determined by the amount of rooms/area.

Objectives

The core objectives:

- Contribute to ensuring that the community of Brighton and surrounding areas have access to a wide range of opportunities for health and wellbeing services.
- Ensure the facility is managed in the best interests of the ratepayers and the community and is in accordance with Council's Strategic Plan Goal 1 "Inspire a proud community that enjoys a comfortable life at every age". <https://www.brighton.tas.gov.au/council/2050-vision/>

Stakeholders

Key stakeholders include:

- Brighton Council
- Community of Brighton and surrounding areas
- Other Tenants

Indicative EOI Timeline

Date	Activity
1 September 2023	Submissions close
September 2023	Review of applications
Sept/Oct 2023	Recommendation of preferred candidate/s may be presented to Council meeting
Sept/Oct 2023	Appointment of preferred candidate/s

Evaluation Criteria

- Experience in a Health/Wellbeing profession.
- Understanding of the needs and strengths of the community
- Financial Viability
- Fit with Council's 2050 vision.

How to Apply

If you have the necessary skills and wish to be considered for this opportunity you can register your interest by completing the EOI Submission form and addressing the evaluation criteria.

Assessment of Submissions

Responses to the EOI criteria will be scored by a selection panel.

You may be invited to a post-EOI interview to seek further information.

Applicants will be advised whether their submission was successful or not following a Council resolution.

Submission Closing Date

All EOI Submission must be forwarded by close of business **4.00pm Friday 1st September 2023.**

Contact

EOI may either be posted to:
The General Manager
Brighton Council
1 Tivoli Road
OLD BEACH TAS 7017
or
Emailed to admin@brighton.tas.gov.au

Contact Details

For further information regarding the expression of interest, please contact Megan Braslin on 03 62687000 or email to admin@brighton.tas.gov.au attention Megan Braslin.

Disclaimer

This is not a legal offer or tender process and neither the EOI itself nor any response to it will constitute a contract.

Brighton Council is not legally bound in any way to the respondents and is not obligated to proceed any further with the process.

Brighton Council is under no obligation to give reason for any decision made or not made in relation to this EOI.

Council will keep all information relating to the submission and EOI confidential to relevant Council staff.

Brighton Council reserve the right to:

- Not proceed with the EOI process
- Suspend or vary the EOI process
- Terminate any negotiations being conducted at any time for any reason
- Accept or reject any submission received after the EOI closing date and time.
- Postpone or delay the process at any stage.



population is on the rise increasing by 3% every year compared to .78% across Tasmania

19,263 people live in Brighton



34

average age compared with 42 for Tasmania

who is our community?



95.7% of our dwellings are occupied

63% of our dwellings are mortgaged or owned outright

17.1% are private rentals
14.1% are social housing



Labour force has increased by 22.9%

Unemployment rate is very similar to greater Hobart

Health and social care, retail and construction are our biggest employment industries

7.6% of us need daily support



37% of us reported 1 or more health issues

13% of us provided unpaid care

MENTAL HEALTH, ARTHRITIS AND ASTHMA ARE OUR THREE BIGGEST HEALTH ISSUES



11.6% of us identify as Aboriginal compared with 5.4% for Tasmania

6.3% of us were born overseas compared with 15.4% of greater Hobart



Brighton Council